Verified RealEstate™

RE REGULATORY RECORD

RERA Document

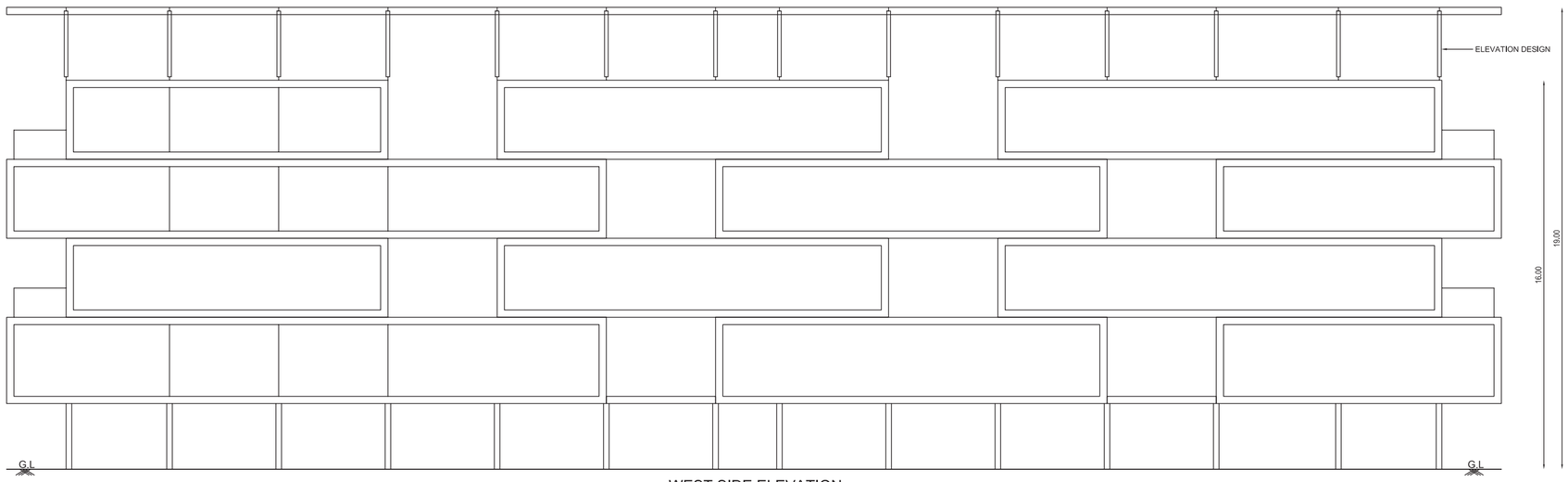
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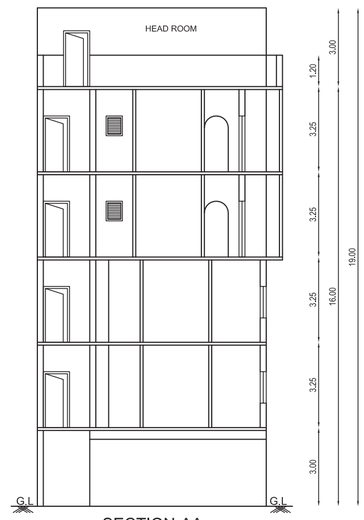
Verified RealEstate™
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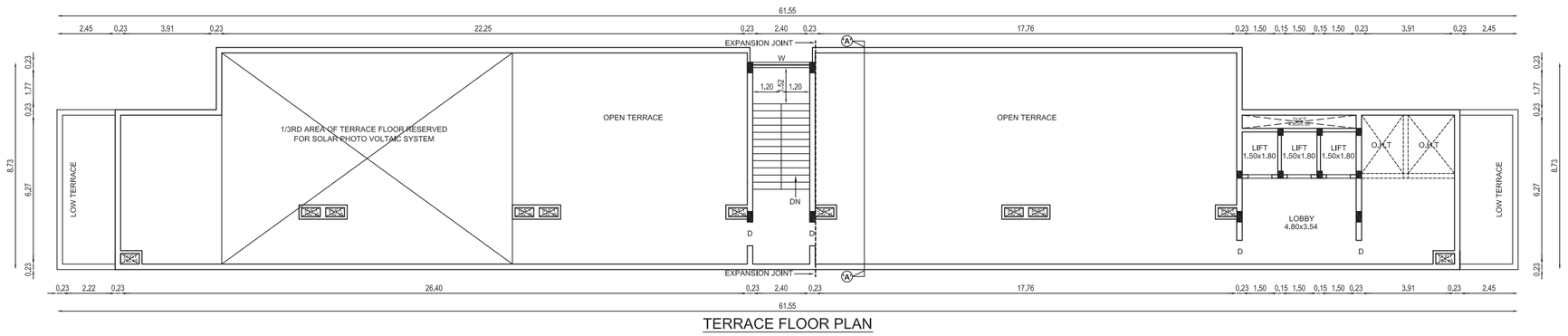
DIGITALLY VERIFIED RECORD



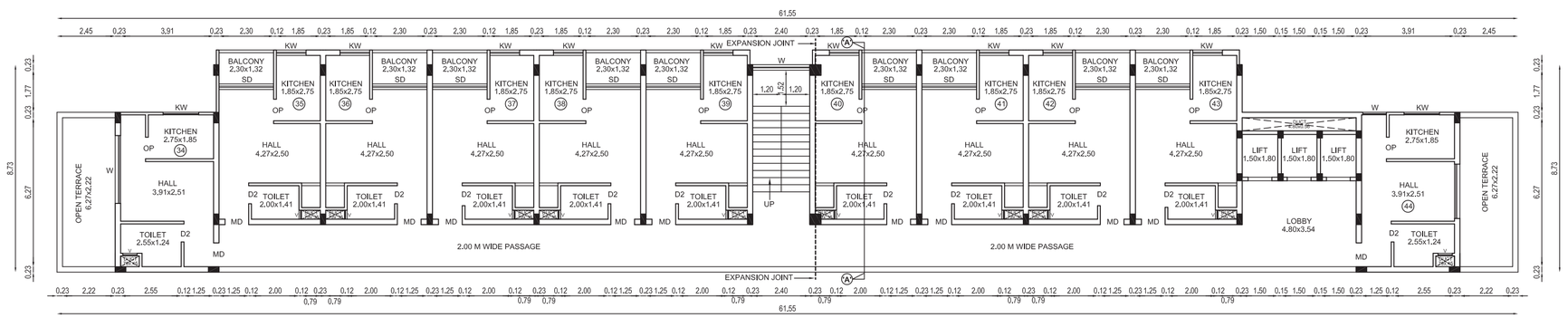
WEST SIDE ELEVATION



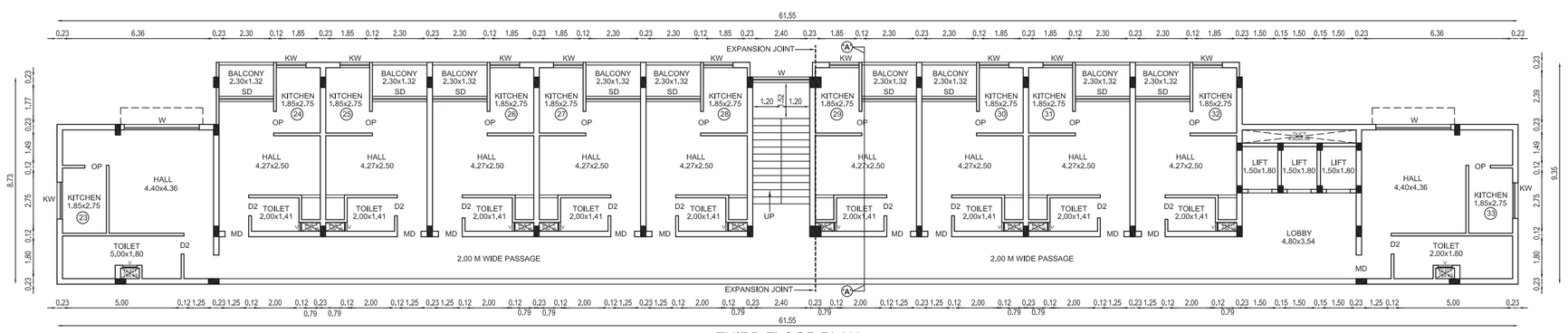
SECTION-AA



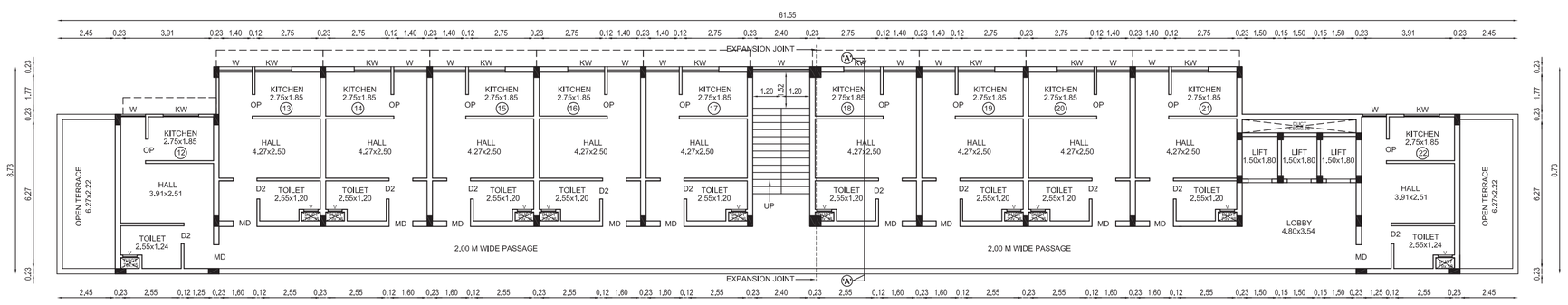
TERRACE FLOOR PLAN



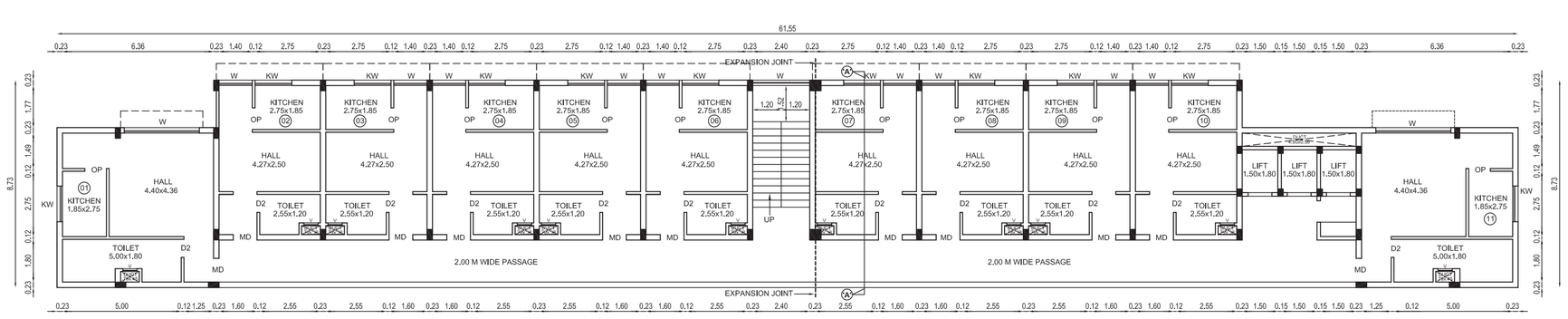
FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SITE CUM STILT FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT S.NO: 209/7A & 8 OF MUGAIYUR VILLAGE, CHEYYUR TALUK, CHENGALPATTU DISTRICT.

SPECIFICATION

FOUNDATION	: COLUMN FOOTING OVER PCC AND SAND RC FOOTING OVER 150 THK PCC OVER 150 THK SAND
SUPER STRUCTURE	: BRICK WORKS IN CM 1:5 LINTELS, BEAMS AND SLABS IN RCC 1:2:4
FLOORING	: PCC FLOORING FINISHED WITH MOSAIC TILES
PLASTERING	: INTERIOR WITH CM 1:4 EXTERIOR WITH CM1:5 CEILING WITH CM 1:3
PAINTING	: 3 COATS OF DISTEMPER FOR INNER WALLS
JOINERY	: BEST INDIAN TEAKWOOD

SCHEDULE OF JOINERY

MD	DOOR	1.00 x 2.13
D1	DOOR	0.91 x 2.13
OP	OPEN	0.76 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.50 x 1.20
KW	WINDOW	1.35 x 1.20
V	VENTILATOR	0.60 x 0.60

AREA STATEMENTS

SITE EXTENT 1050.00 Sq.m

SL NO.	DESCRIPTION	TOTAL F.S.I AREA. Sq.m	NON F.S.I AREA. Sq.m	TOTAL BUILT UP AREA. Sq.m
1.	STILT FLOOR	-	500.63	500.63
2.	FIRST FLOOR	494.66	-	494.66
3.	SECOND FLOOR	461.68	-	461.68
4.	THIRD FLOOR	519.75	-	519.75
5.	FOURTH FLOOR	486.77	-	486.77
6.	HEAD ROOM	-	24.97	24.97
	TOTAL	1962.86	525.60	2488.46

FSI = 1962.86 / 1050.00 = 1.87

PLOT COVERAGE = 519.75 / 1050.00 X 100 = 49.50 %

TOTAL DWELLING UNITS - 44 Nos

PARKING CALCULATION	REQUIRED	PROVIDED
CAR	-	8 NOS
TWO WHEELER	88 NOS	95 NOS

NO.	DESCRIPTION	NO.OF DWELLING UNITS	CAR PARKING	TWO WHEELER PARKING
1.	STILT FLOOR	-	-	-
2.	FIRST FLOOR	11	-	22 Nos
3.	SECOND FLOOR	11	-	22 Nos
4.	THIRD FLOOR	11	-	22 Nos
5.	FOURTH FLOOR	11	-	22 Nos
	TOTAL	44	-	88 Nos

ALL DWELLING UNITS AREA IN BELOW 50 Sq.m

SANITARY REQUIRED

DESCRIPTION	Required	Provided
WATER CLOSET (W.C)	44	44
SINK	44	44
WATER TAP	44	44

COLOUR INDEX

PROPOSED BUILDING

ROAD

SITE BOUNDARY

SCALE - 1 : 100

ALL DIMENSIONS ARE IN METER

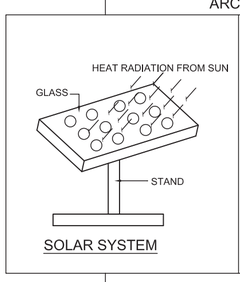
OWNER

Er. P. ANAND RAJU
M.E. (STRUCTURAL),FIV.,
STRUCTURAL CONSULTANT,
Registered Structural Engineer Grade - I (SE)
DTCP No. CGLRGN/SE/D-(D2)19/66/017
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6th Main Road, Anna Nagar,Chennai-600 040.
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E-mail : anandassociate@yahoo.co.in

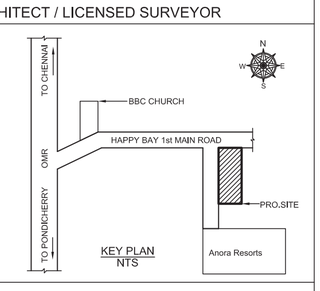
STRUCTURAL ENGINEER

Ar. B.Bagam Priyal, M.Arch
Architect - CA/2011/51217
No:2, Covindassmy Street, Jothi Nagar,
Chitlapakkam, Chennai - 600 064
Ph. No: 9488482777

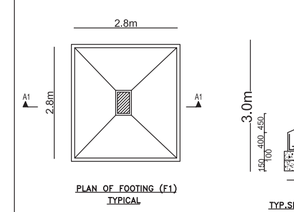
ARCHITECT / LICENSED SURVEYOR



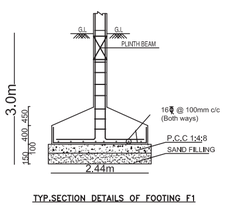
SOLAR SYSTEM



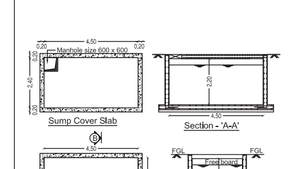
KEY PLAN NTS



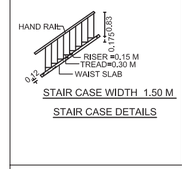
PLAN OF FOOTING (F1) TYPICAL



TYP.SECTION DETAILS OF FOOTING F1

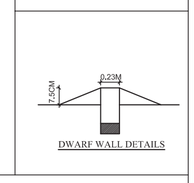


SUMP DETAILS

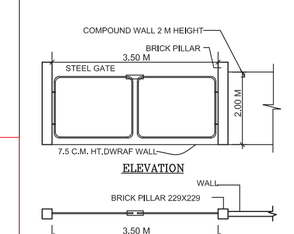


STAIR CASE WIDTH 1.50 M

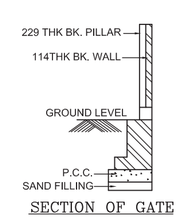
STAIR CASE DETAILS



DWARF WALL DETAILS



PLAN GATE



SECTION OF GATE

SCRUTINY REFERENCE NO: ZQ4A40DS
ONLINE APPLICATION NO: SWP/BPA/0375319/2024
SITE BOUNDARY SHOWN AS A to E
BUILDING TECHNICAL APPROVAL NUMBER
SWP/Residential Building /A.D/DTCP(CD-3)No.05/2025

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2025.01.11 15:11:42

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.05.09 10:14:08

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.