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RE REGULATORY RECORD

RERA Document

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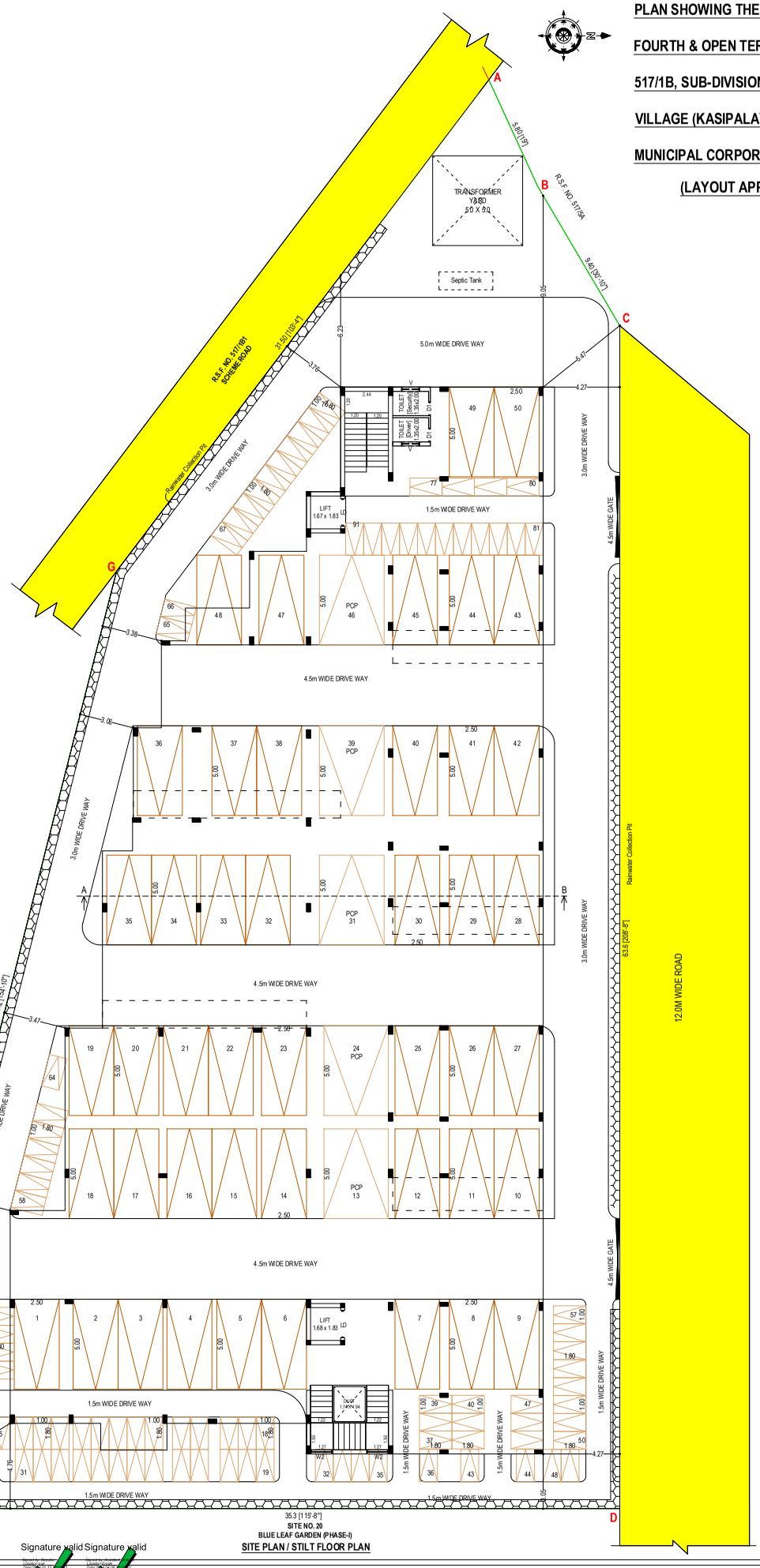
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DIGITALLY VERIFIED RECORD

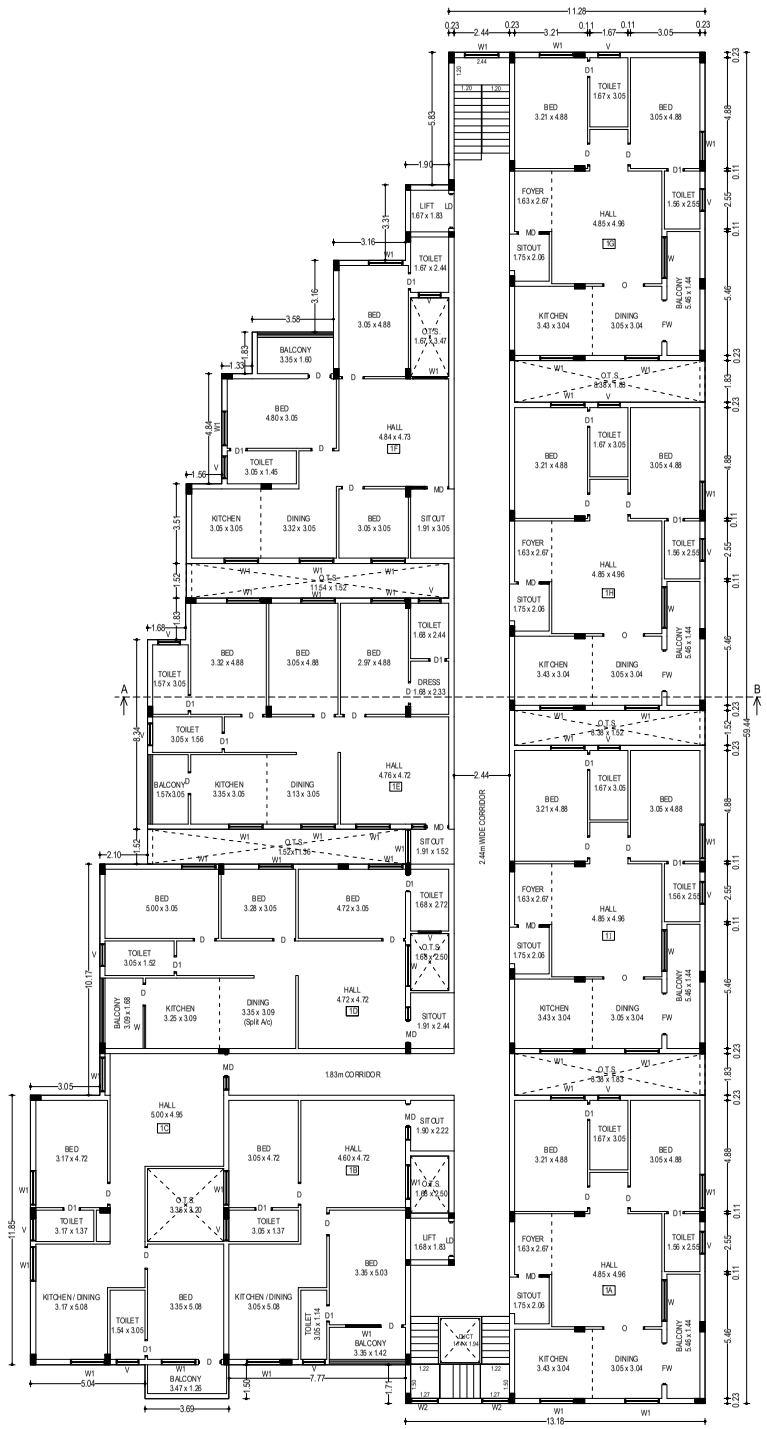
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. TERRACED ROOF STILT(PARKING), FIRST, SECOND, THIRD, FOURTH & OPEN TERRACE FLOOR BUILDING FOR " RESIDENTIAL PURPOSE (NO. OF DWELLING - 45 Nos) " IN R.S.F.NO. 517/1B, SUB-DIVISION R.S.F. NO. 517/1B2, SITE NO. 10, 11, 12, 13, 14, OLD WARD NO. 46, NEW WARD NO. 49, ERODE " C " VILLAGE (KASIPALAYAM), AT BLUE LEAF GARDEN (PHASE-II), IRANIYAN 2nd STREET (ANNA NAGAR), ERODE CITY MUNICIPAL CORPORATION, ERODE TALUK & DISTRICT. **APPLICANT:** **Mr.E.SARAVANAN, S/o. K.S.ESWARAMOORTHY.**

(LAYOUT APPROVAL NO. 21/2022)

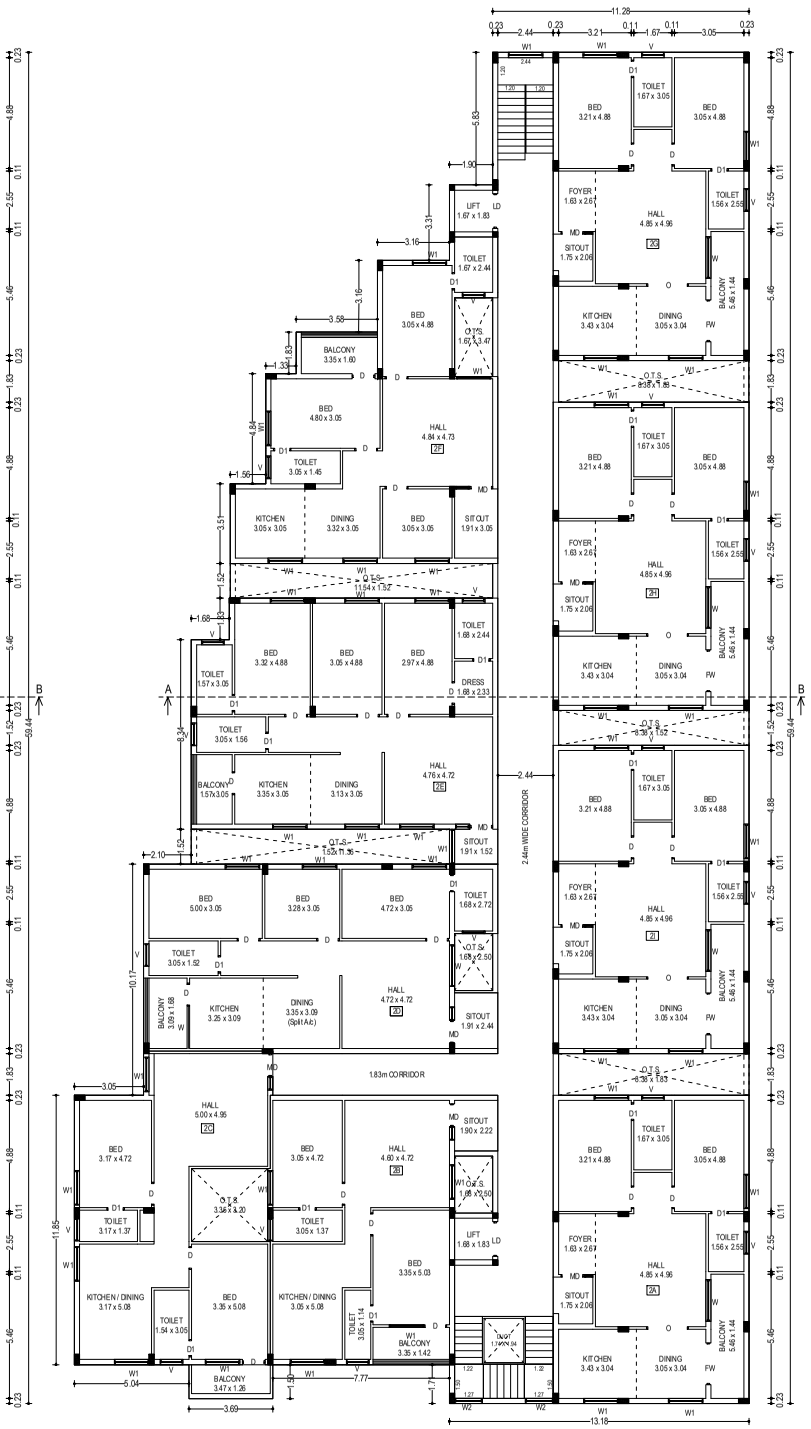


SITE PLAN / STILT FLOOR PLAN

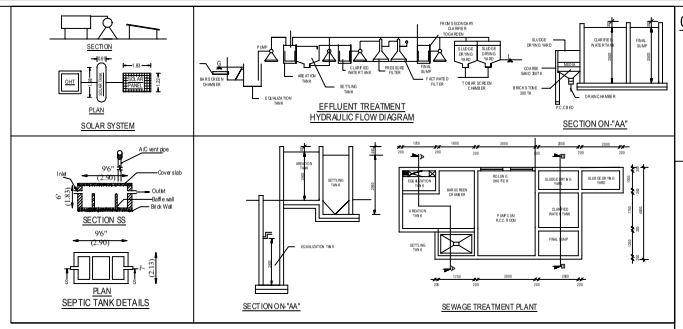
SITE NO. 20
BLUE LEAF GARDEN (PHASE-I)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



OFFICE USE:-

SHEET NO.1/3

SNO	DWELLING NO.	Nos	AREA [SQ.M]
1	1A, 2A, 3A, 4A, 5A	05	116.81
2	1B, 2B, 3B, 4B, 5B	05	101.16
3	1C, 2C, 3C, 4C, 5C	05	102.08
4	1D, 2D, 3D, 4D, 5D	05	124.44
5	1E, 2E, 3E, 4E, 5E	05	137.40
6	1F, 2F, 3F, 4F, 5F	05	119.27
7	1G, 2G, 3G, 4G, 5G	05	116.80
8	1H, 2H, 3H, 4H, 5H	05	116.80
9	1I, 2I, 3I, 4I, 5I	05	116.83
	TOTAL	**45**	

		SQ.M.
AREA OF THE APPLICANT SITE	AS PER DOCUMENT (24862 Sft)	2309.74
	AS PER SURVEY RECORD	2220.00
	SUPER IMPOSED AREA	2220.00

REVISED FLOOR WISE BREAKUP AREA

AREA DETAILS	NO. OF DWELLING	TOTAL BUILDUP AREA [Sq.m]	NON FSI AREA COVERED T PARKING	NON FSI AREA DEDUCTION (O.T.S.) [Sq.m]	RESIDENTIAL NET FSI [Sq.m]
STILT FLOOR	-	1349.87	1346.50	3.37	--
FIRST FLOOR	09	1349.87	--	106.59	1243.28
SECOND FLOOR	09	1349.87	--	106.59	1243.28
THIRD FLOOR	09	1349.87	--	106.59	1243.28
FOURTH FLOOR	09	1349.87	--	106.59	1243.28
FIFTH FLOOR	09	1349.87	--	106.59	1243.28
HEAD ROOM	-	68.08	68.08	--	--
TOTAL	45	8167.30	1414.58	536.32	6216.40

APPROVED DTCP HEAD OFFICE NUMBER " B.P./DTCP NO. 206/2023 "
ALREADY APPROVED STATEMENT

AREA DETAILS	RESIDENTIAL NET FSI [Sq.m]	NON FSI AREA	TOTAL BUILDUP AREA [Sq.m]	NO. OF DWELLING
STILT FLOOR	--	139.76	1389.76	-
FIRST FLOOR	1241.62	148.14	1389.76	07
SECOND FLOOR	1241.62	148.14	1389.76	07
THIRD FLOOR	1241.62	148.14	1389.76	07
FOURTH FLOOR	1241.62	148.14	1389.76	07
FIFTH FLOOR	1241.62	148.14	1389.76	07
HEAD ROOM	--	53.19	53.19	-
TOTAL	6208.10	2183.65	8391.75	35

JOINERY DETAILS		METRE
MD	MAIN DOOR	1.68 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	1.52 X 2.13
W	WINDOW	2.51 X 1.83
W1	WINDOW	1.83 X 1.83
W2	WINDOW	1.52 X 1.83
W3	WINDOW	1.22 X 1.83
V	VENTILATOR	1.00 X 0.76

PLOT COVERAGE = $\frac{1243.28}{2220.00}$ X 100 = 56.00%

FLOOR SPACE INDEX = $\frac{6216.40}{2220.00}$ = 2.80 < 2.80 (Premium FSI)

REQ. CAR SPACE	= 50 Nos
PROVIDED CAR SPACE	= 50 Nos
REQ. TWO WHEELER	= 00
PRO. TWO WHEELER	= 31 Nos

COLOUR INDEX:-
SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

STRUCTURAL ENGINEER

M.P. SURESHKUMAR M.E
REGD.STRUCTUTAL ENGR. GRADE-I
140/2020/RSE-GR.I/EDTCP
15-A,CHENNIMALAI ROAD,
OPP. TO ITI,ERODE-638009.

SUPERVISOR

DRAUGHTSMAN - III

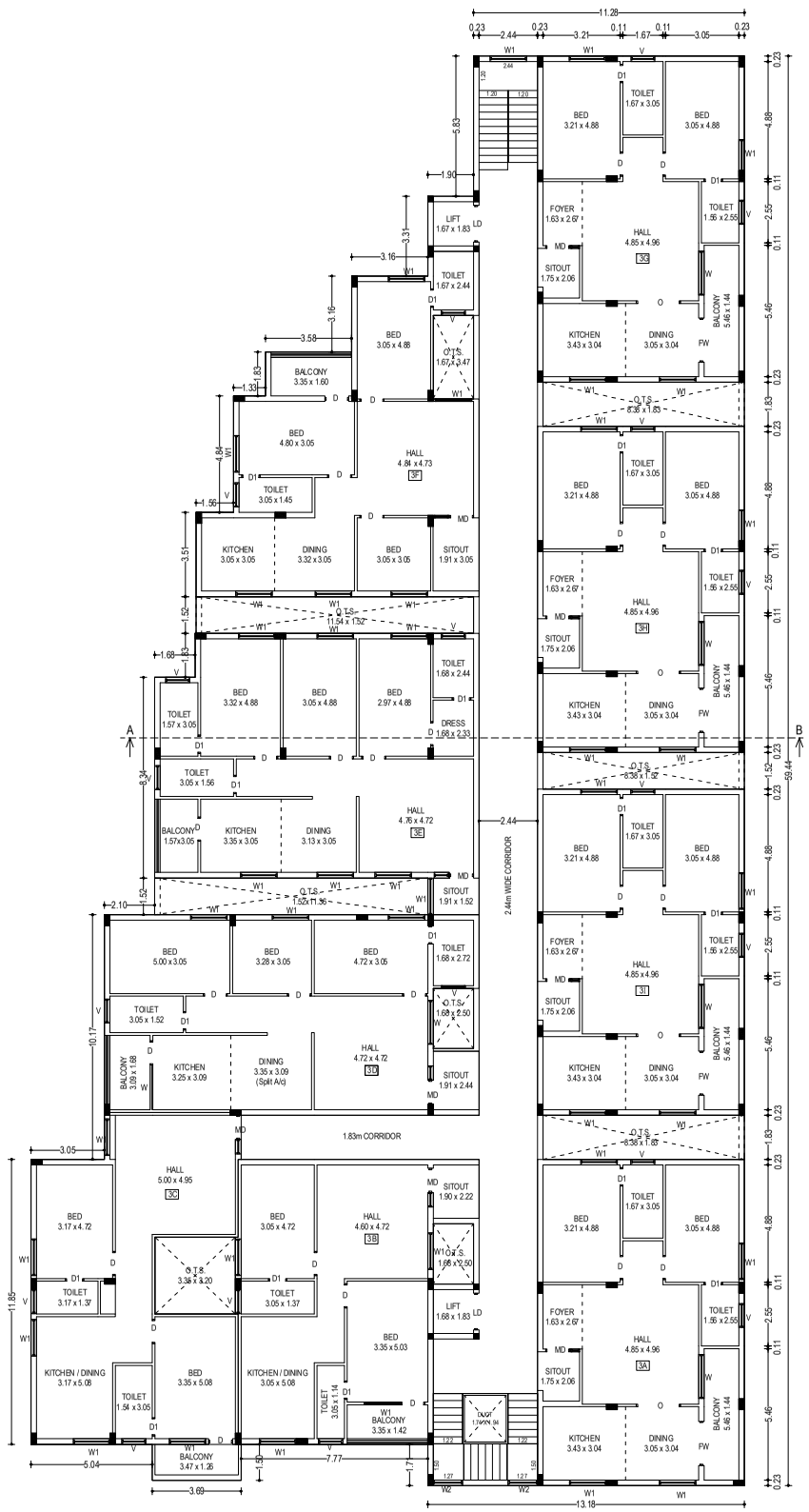
SURVEYOR

APPLICANT

ENGINEER / LBS

Er. M.P. SURESHKUMAR
Reg. Engineer Grade - I
01/2022 / RE - Gr. I / EDTCP
sureshkumarmpcivil@gmail.com
Cell : 99443 65702

Signature valid Signature valid



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(LAYOUT APPROVAL NO. 21/2022)

APPLICANT: Mr.E.SARAVANAN,

S/o. K.S.ESWARAMOORTHY.

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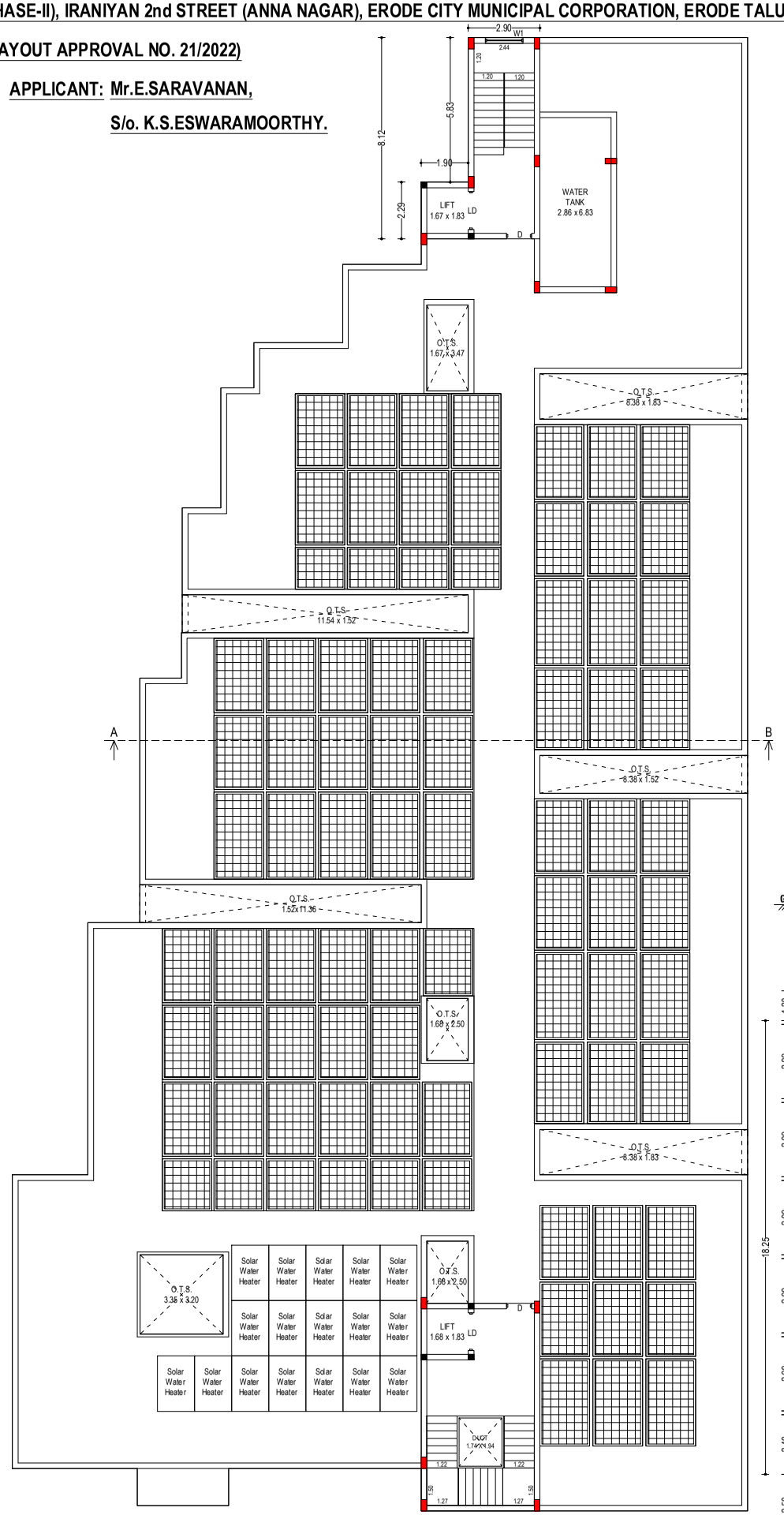
STRUCTURAL ENGINEER		
	SUPERVISOR	
M.P. SURESHKUMAR M.E REGD.STRUCTURAL ENGR. GRADE-I /10/2020/RSE-GR.1/EDTCP 18-A,CHENNIMALAI ROAD, OPP. TO ITI,ERODE-638009.	DRAUGHTSMAN - III	
	SURVEYOR	
APPLICANT	ENGINEER / LBS	

Er. M.P. SURESHKUMAR
Reg. Engineer Grade - I
01/2022 / RE - Gr. I / EDTCP
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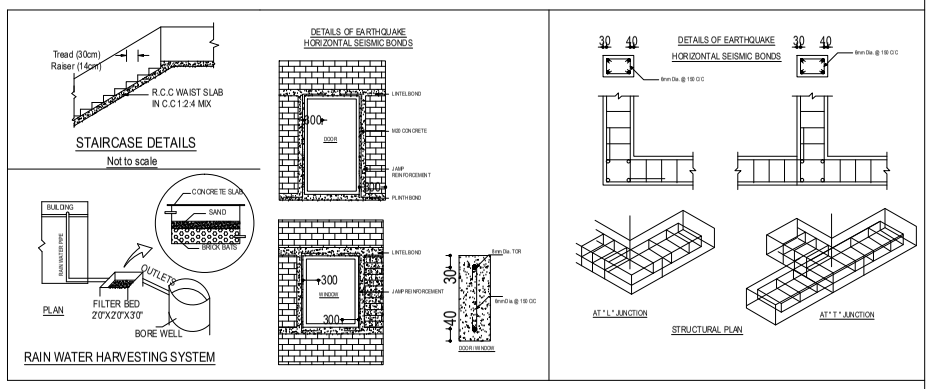
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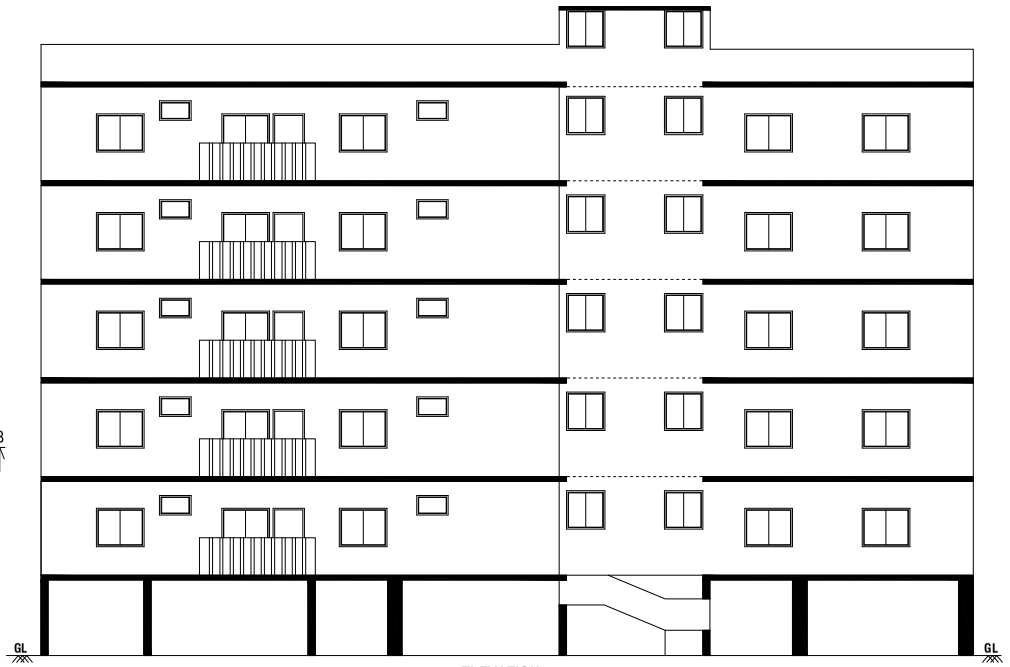
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APPLICANT: **Mr.E.SARAVANAN,**
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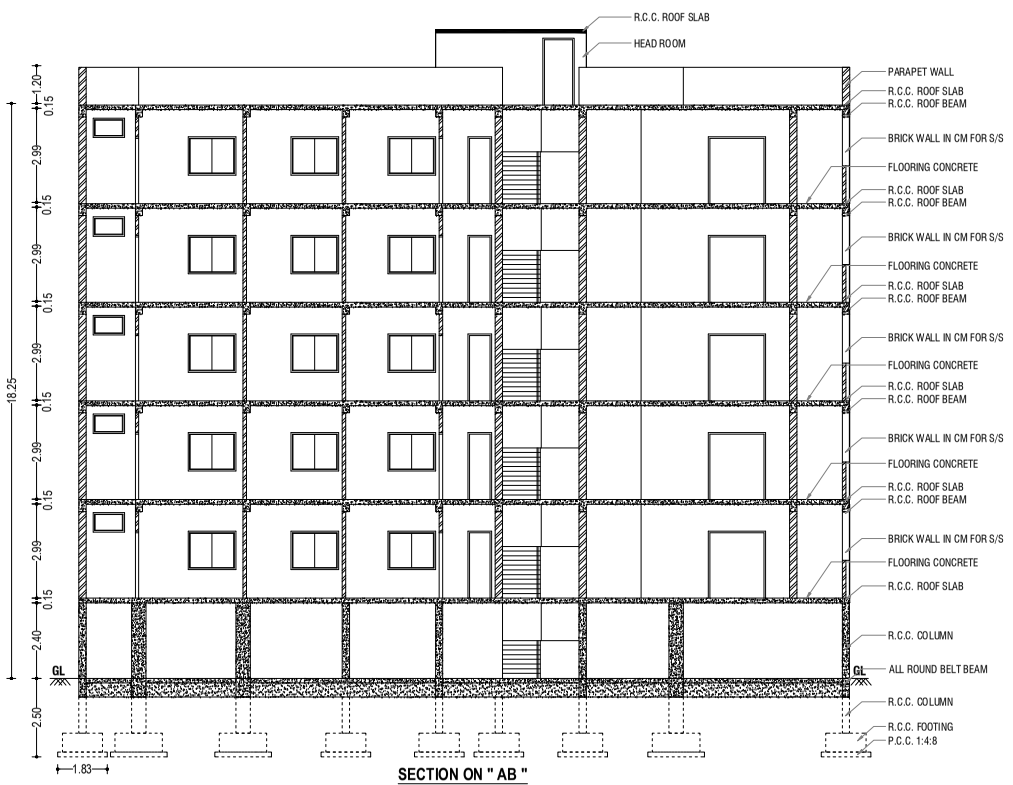


OPEN TERRACE FLOOR PLAN





ELEVATION



SECTION ON " AB "

JOINERY DETAILS		METRE
MD	MAIN DOOR	1.68 X 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.76 X 2.13
LD	LIFT DOOR	1.52 X 2.13
W	WINDOW	2.51 X 1.83
W1	WINDOW	1.83 X 1.83
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W3	WINDOW	1.22 X 1.83
V	VENTILATOR	1.00 X 0.76

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	DRAUGHTSMAN - III	
	SURVEYOR	

APPLICANT	ENGINEER / LBS
	Er. M.P. SURESHKUMAR Reg. Engineer Grade - I 01/2022 / RE - Gr. I / EDTCP sureshkumarmpcivil@gmail.com Cell : 99443 60702

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.