Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD

Annexure I

(Specification and salient features)

FOUNDATION:

R C C framed structure shall be designed to withstand earthquake poof zone III by leading structural consultant.

SUPER STRUCTURE:

R C C columns and beams, all MAIN WALLS 9" and PARTITIONS WALLS 4 ½ "

plaster inner walls with sponge finish – outer walls- rough finish.

KITCHEN:

GRANITE PLATFORM with S S sink and ceramic tiles – DADO of 2 feet.

SERVICE AREA will be provide with provision for vessels cleaning and provision for washing machine.

Provision for R O water purified . Only plumbing and power point will beprovided.

DOORS AND WINDOWS:

All the DOOR and WINDOW frames are FULLY COUNTRY WOOD. The MAIN DOOR will be SOLID TEAK WOOD with POLICH AND ORANMENTAL BORDERS all round to design.

All the WINDOWS are made up UPVC with grills.

The INTERNAL DOORS are 32 mm . AMERICAL MOULDED skin doors withpaint finishing and SS fittings.

The TOILET doors are flush doors with chemical treatment and waterproofand painted both sides.

LOFTS:

LOFTS will be provided based on the requirement.

FLOORING:

FLOORING with 4" x 3 " VITRIFIED tiles of JOHNSONS KAJARIA / ASIAN BRANDS and the rate.

BALCONY flooring will be rusting ceramic tiles of 2" x 2" of the above brands.

ALL OTHER lobbies and stair case with polished granite slabs as per theArchitect design.

The drive ways finished with finished with coloured inter-locking pavingblocks.

DINING:

Modular Wash basin with hand wash will be provided.

TOILETS:

Design tile concepts as per architect's design. Tiles will be provided up to 7 feet height.

GRANITE counter basin will be provided in toilet.

SANITARY fitting of KHOLAR or equivalent brand will be provided.

WALL MOUNTED cascade closet in one bath room, one Indian Closet will be provided as per the choice of the client.

PAINTING:

Outer wall texture painting .

INNER painting of emulsion of Nerolac / Asian Nippon with Birla carewall putty.

The MAIN DOOR will be polished and bedroom / Toilet doors will bepainted.

ELECTRICAL:

CONCEALED electrical wiring and modular switches of MK / CRABTREE/LEGRAND SWITHCHES.

A C Power points for all the bed rooms and one in living rooms.

Adequate fan and light points as per the need of the client.

Cables will be FINOLEX/ ANCHOR / Q-FLEX.

Sufficient panel board with generator change over.

T V, Telephone for all bed rooms and in living and dining rooms.

WATER SUPPLY:

Adequate bore well and sufficient capacity of RCC sump for metro water.

All water storage tanks / sumps will be laid tiles internally for easiermaintenance.

Adequate OVERHEAD tank with two compartments for water supply fromthe bore well and form the sump.

Ladder facility for cleaning the tank – Automatic overflow control for tank.

STAIRCASE:

GRANINITE finish staircase and lobby with stainless steel hand rail.

PEST:

Pest control treatment to be carried out as per National building code toprotect from white ants.

GENERATOR PROVISION:
Adequate diesel GANSET for full building including for LIFT and internal Apartmentlightings but EXCLUDING all power points of AC.

LIFT:

The entire block will be provided ONE FULLY AUTOMATIC six passengerJOHNSON /ACCORD lift.

DISH ANTENNA:

Common DISH antenna including cabling will be provided for all the Apartments including bed rooms.

SECURITY:

Video door phone access from security room

Access control system for the LOBBY.

TERRACE:

Designed landscaped terrace with proper water proofing over weathering course with pressed tiles using lime and brick jelly and granite counter wash basin for hand wash

COMMON FACILITIES:

Security room with Driver's Toilet.

Landscaping and modern lighting.

Water treatment plant if necessary.

CC TV with camera for entire building.

SALIENT FEATURE:

- Granite finish steps with stainless steel hand rail.
- Designed toilet concepts
- Pest control treatment
- Putty finished walls for all rooms
- modular switches
- Name plates for each Apartment
- Video door phone with security access control system
- Automatic lift of Johnson/accord make of six or eight passenger capacity
- Backup generator for common lights and lift

- Landscaping with modern lighting
- Driver's room with Driver's Toilet
- 9" thick parapret wall
- RCC cover head tank of adequate capacity with two compartments
- Automatic over head tank controlrain water harvesting.
- Rain water harvesting

In case of any other requirements to the owner in the specifications the same will be included after mutual discussions.

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.