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RE REGULATORY RECORD

RERA Document

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OMR Thoraipakkam,
Chennai 600 097, India

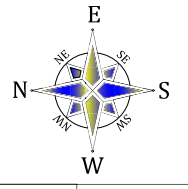
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF STILT, FIRST, SECOND,THIRD, FOURTH & TERRACE FLOOR RESIDENTIAL APARTMENT BUILDING IN PLOT No: A-2 & A-3, S.No: 11/4 & 11/5, AT (DTCP APPROVED LAYOUT No: 239/92) GOKUL NAGAR OF RANGOPANDITHA AGRAHARAM VILLAGE, ONNALVADI PANCHYAT, HOSUR PANCHYAT UNION & TALUK, KRISHNAGIRI DISTRICT.

SCALE 1:100

SHEET No: 1/2



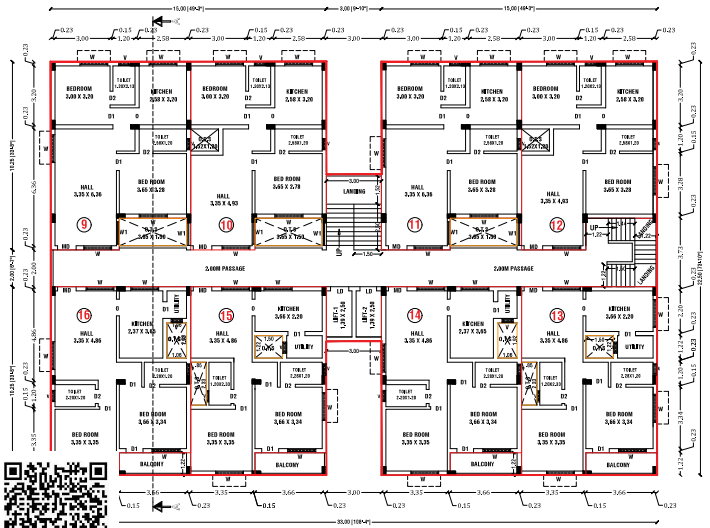
COLOR INDEX	
SITE BOUNDRY	
PROPOSED BUILDING	
EXISTING ROAD	
DRIWAY	



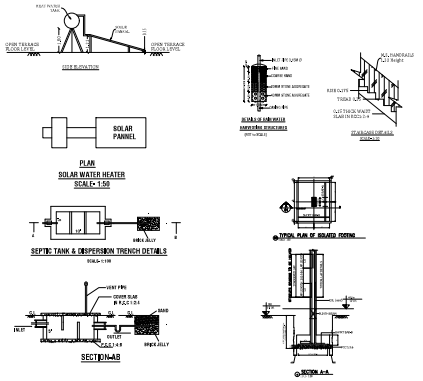
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



SECOND FLOOR PLAN



PARKING DETAILS

NAME	REQUIRED	PROVIDED
CAR	0	11
PHYSICALLY CHALLENGED CAR	0	1
TWO WHEELER	29	30
PHYSICALLY CHALLENGED TWO WHEELER	3	3

SCHEDULE OF JOINERIES

MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	DOOR	0.76X2.13
W	WINDOW	1.52X1.52
V	VENTILATOR	0.91X0.61
O	OPEN	0.91X2.13
AO	ARCH OPEN	1.22X2.13
LD	LIFT DOOR	1.00X2.13

AREA DETAILS

PARTICULARS	FSI Sq.mt.	Non FSI Sq.ft.	Built up Sq.ft.
TOTAL AREA OF THE SITE FOR PATTA	1000.00		
TOTAL AREA OF THE SITE FOR DOC	999.00		
AREA OF THE SITE	999.00		
AREA OF PRO. STILT FLOOR	-	702.28	702.28
AREA OF PRO. FIRST FLOOR	670.50	-	670.50
AREA OF PRO. SECOND FLOOR	670.50	-	670.50
AREA OF PRO. THIRD FLOOR	670.50	-	670.50
AREA OF PRO. FOURTH FLOOR	670.50	-	670.50
AREA OF PRO. HEAD ROOM	-	48.37	48.37
AREA OF PRO. LIFT AREA	-	6.92	6.92
TOTAL AREA	2682.00	757.57	3439.57

AREA DETAILS/FLOOR

S.No	FLAT NAME	EACH FLAT	UNITS	TOTAL AREA
1	1,9,17,25	71.33	4	285.32
2	2,10,18,26,	68.98	4	275.92
3	3,11,19,27	71.33	4	285.32
4	4,12,20,28	68.98	4	275.92
5	5,13,21,29	70.96	4	283.84
6	6,14,22,30	73.31	4	293.24
7	7,15,23,31	70.96	4	283.84
8	8,16,24,32	73.31	4	293.24
TOTAL UNIT AREA		569.16	32	2276.64
UNITS PER FLOOR= 8 UNITS				
TOTAL UNITS = (8 UNITS X 4 FLOORS)				
TOTAL UNITS = 32 UNITS				

NOTES

PLOT COVERAGE	142.25
FLOOR SPACE INDEX	2.685

SITE APPROVAL

ROC No: SWP/BPA/452418/2025, DATED : 11.04.2025
SITE BOUNDARY EAR MARKED AS A* TO E * AND NUMBERED AS L.P/H.N.T.D.A (K.D) No: 66/2025
SITE APPROVAL ISSUED.

OFFICE USE

PLANNING PERMISSION

ROC No: SWP/BPA/452418/2025, DATED : 11.04.2025
BUILDING PLAN NUMBER AS B.P/H.N.T.D.A (K.D) No: 42/2025
PLANNING PERMISSION ISSUED.
PLANNING PERMISSION PERIOD -11.04.2025 TO 10.04.2033

REGISTERED CONSTRUCTION ENGINEER

Er. V. VINOTHKUMAR M.E (Structural).
Chartered Engineer & Regd. Professional Engineer, HCMC Govt./Regd. Engineer Reg. No: 01/2022 (RS-GR-III). DTCP Govt./Regd. Engineer Reg. No: 36/2024 (RS-GR-III). 36/2024 (CE), 26/2022 (RSS-GR-II), 14/2022 (RD).
Yuktha Construction, Shanthi Nagar East, 2nd Cross, Hosur-635109, Ph: 9750381769.

OWNER

For VISHWAKARMA BUILDERS
Partner
M/s. VISHWAKARMA BUILDERS,

REGISTERED ENGINEER/STRUCTURAL ENGINEER

Er. J. ANAND SUBASH, M.Tech (Struct)
Consulting Civil Engineer & contractor
Govt. Regd. Engineer Grade-I (RE), HNTDA No. 03/2019
Govt. Structural Engineer Grade-I (SE), HNTDA No. 03/2019
N. 144, TNHB-II, Opp. Railway Station, Hosur-635109
Cell - 9585232417

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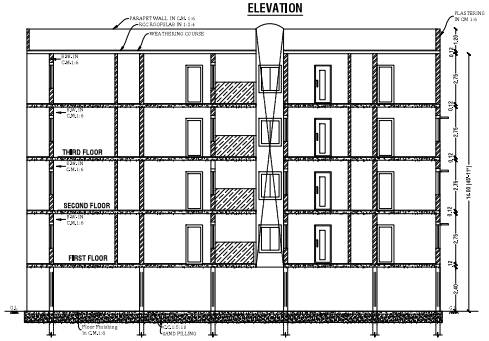
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E / NE / SE / N / S / NW / SW / W

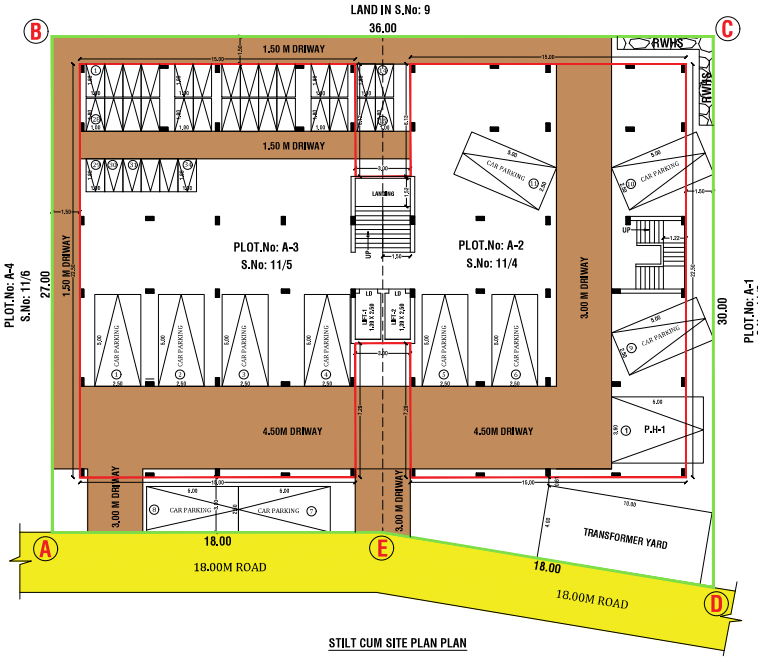
COLOR INDEX	
SITE BOUNDRY	
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ELEVATION



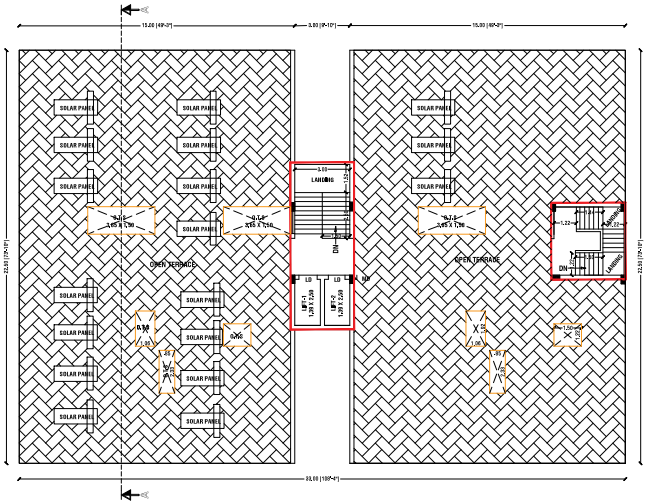
SECTION -AA



STILT CUM SITE PLAN PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

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Govt. Structural Engineer Grade-I (SE), HNTDA No. 02/2019
A. 164, TNHB-II, Opp. Railway Station, Hosur-635109
Cell - 9585232417

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.