Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SRI KUMARAN ASSOCIATES

Regd. Office: 5/265/1, NGGO Colony, Salem road, Namakkal – 637 001. Ph:99944 94406.

To
TNRERA,
Chennai,
Tamilnadu.

Subject: Submission of Local Body Approved Details – Total Number of Floors and Dwelling Units - Regarding

Dear Sir/Madam,

With reference to your queries for the local body approved letter mentioning the total number of floors and total dwelling units, I would like to inform you that as per the approved building plan, the project comprises **Stilt + 4 Floors** with a total of **16 dwelling units**.

The said plan has been **approved by the local body**, and we have also been issued the **official proceedings/approval document** accordingly.

In view of the above, I kindly request you to **consider this information and do the needful**.

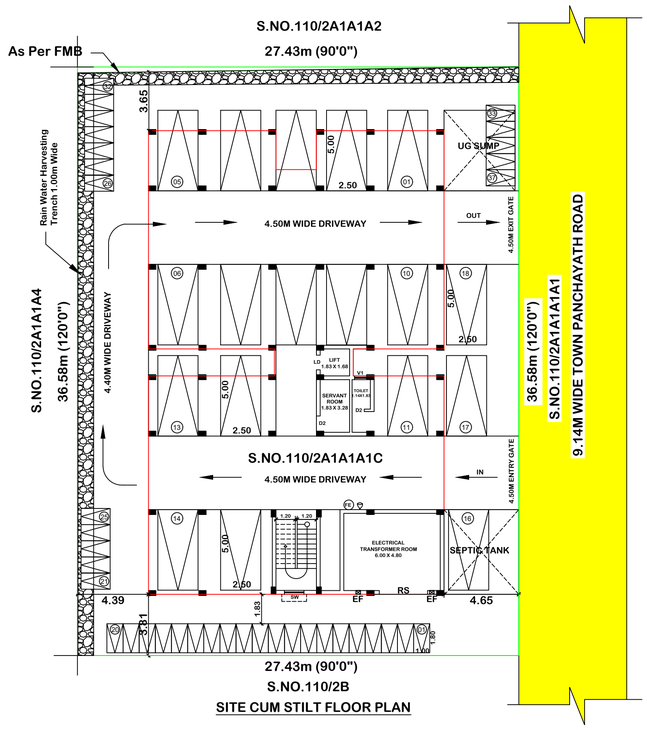
Thank you for your attention and support.

Yours faithfully,

N.SENTHILKUMARAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C - TERRACED ROOF STILT +4 FLOORS RESIDENTIAL APARTMENT BUILDING "(VIZ.,) MAGILAM RESIDENCY " IN OLD S.NO.110/2A, WARD :13, NEW S.NO.110/2A1A1A1C, WARD :14, KARUPPUR EAST KATTUVATTAM , KARUPPUR VILLAGE & TOWN PANCHAYAT , OMALUR TALUK & SALEM DISTRICT.

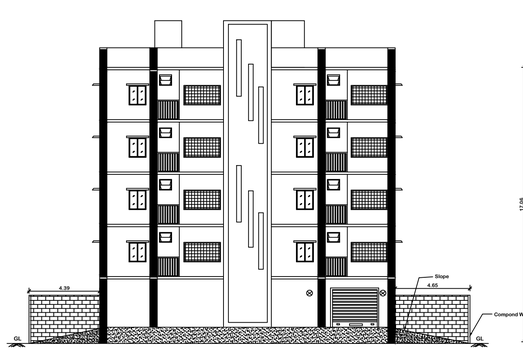
APPLICANT : Mr.M.MANI S/o. Mr.MUTHUSAMY



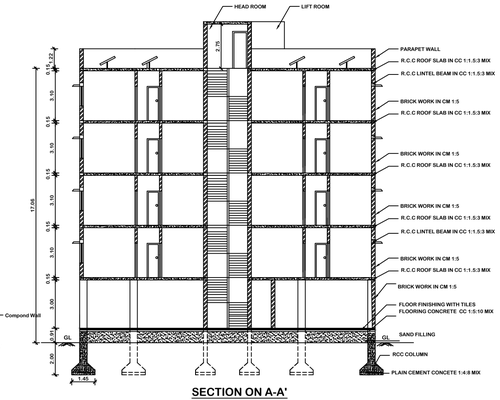
SITE CUM STILT FLOOR PLAN

N W E S

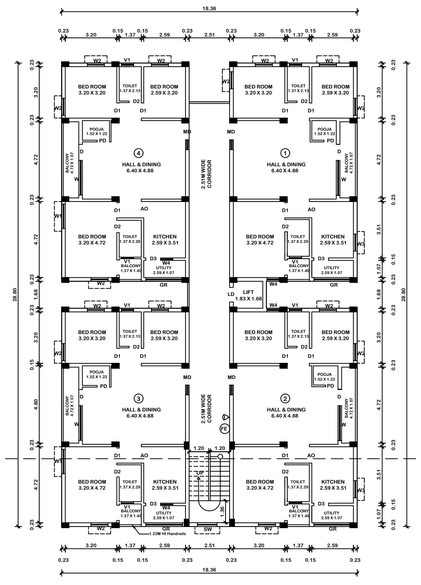
SITE PLAN
SCALE : 1:100



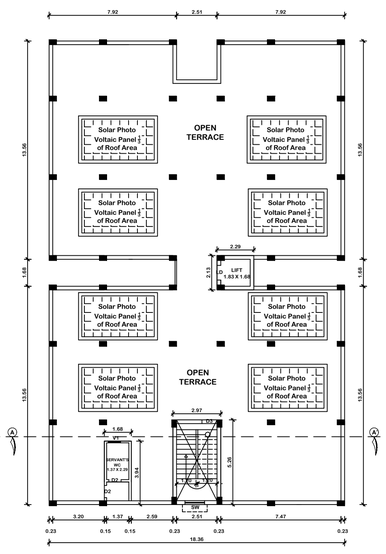
FRONT ELEVATION



SECTION ON A-A'

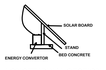


FIRST , SECOND , THIRD, FOURTH FLOOR PLAN - TYPICAL



TERRACE FLOOR PLAN

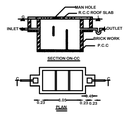
SOLAR SYSTEMS



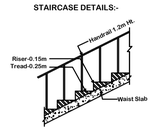
LONGITUDINAL SECTION

PLAN

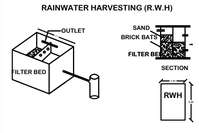
SEPTIC TANK DETAILS:-



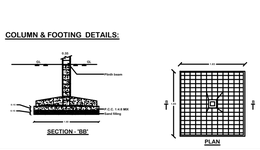
STAIRCASE DETAILS:-



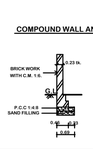
RAINWATER HARVESTING (R.W.H)



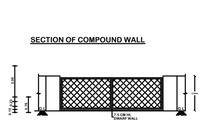
COLUMN & FOOTING DETAILS:



COMPOUND WALL AND GATE DETAILS:-



SECTION OF COMPOUND WALL



OFFICE USE ONLY

FE FIRE EXTINGUSHER APPARATUS PROVIDED IN NECESSARY PLACES

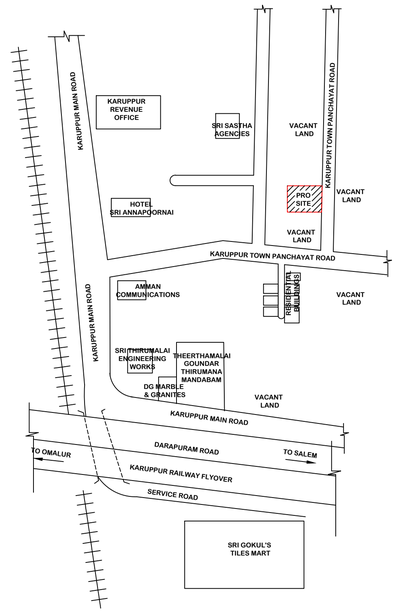
FIRE ALARM

DWELLING AREA DETAILS

FLOOR	UNIT	AREA
BLOCK 1 - TYPICAL FLOOR 1,2,3,4	1	107.49 Sq.m
	2	107.49 Sq.m
	3	107.49 Sq.m
	4	107.49 Sq.m

KEY PLAN
Not to Scale

N W E S



AREA STATEMENT

SHEET : 1 OF 1

DESCRIPTIONS			Sq.METER
SITE EXTENT :-			
AS PER DEED AREA (10800.00 SQFT) AS PER PATTA			1003.34 1003.00
BUILDING AREA :-			
FLOOR NAME	FSI AREA (In Sq.m)	NON FSI AREA (In Sq.m)	BUILTUP AREA (In Sq.m)
STILT FLOOR	---	500.32	500.32
FIRST FLOOR	500.32	---	500.32
SECOND FLOOR	500.32	---	500.32
THIRD FLOOR	500.32	---	500.32
FOURTH FLOOR	500.32	---	500.32
LIFT & HEAD ROOM & SERVANT'S WC	---	27.10	27.10
GRAND TOTAL IN Sq.m	2001.28	527.42	2528.70
GRAND TOTAL IN Sq.ft	21541.78	5677.14	27218.93

FLOOR SPACE INDEX (F.S.I) :- SCALE 1:100

F.S.I AREA / PLOT AREA = 2001.28 / 1003.00 = 1.995 < 2

ALL DIMENSIONS ARE IN 'METER'

PLOT COVERAGE (P.C) :-

MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 500.32 / 1003.00 x 100 = 49.88 %

COLOUR INDEX

SITE BOUNDRY SHOWN

PROPOSED BUILDING SHOWN

EXISTING ROAD SHOWN

N W E S

JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
MD	MAIN DOOR	1.00 x 2.13
D	DOOR	1.00 x 2.13
D1	DOOR 1	0.91 x 2.13
D2	DOOR 2	0.76 x 2.13
D3	DOOR 3	0.91 x 2.13
AO	ARCH OPEN	0.91 x 2.13
W	WINDOW	2.17 x 1.83
W1	WINDOW 1	1.52 x 1.22
W2	WINDOW 2	1.07 x 1.22
W3	WINDOW 3	1.07 x 0.91
W4	WINDOW 4 (FRENCH WINDOW)	0.76 x 1.83
V1	VENTILATOR	0.76 x 0.61
RS	ROLLING SHUTTER	3.00 x 2.44
GR	GRILL	2.28 x 1.22

PARKING DETAILS

VECHICLE	REQUIRED	PROVIDED
CAR PARKING	18	18
TWO WHEELERS	0	37

APPLICANT:-

REGISTERED ENGINEER :

Rtn. Er. P.L. SRRINIVASAN, M.E.,
STRUCTURAL ENGINEER
LOGU ASSOCIATES (Regd)
ENGINEERS, ARCHITECTS AND CONSTRUCTORS
6/1, Thirunavukarasu Street,
Advaithu Ashram Road, SALEM-4
SCMC No. 8/2017-18 ULBA No. 36-RE-0115-ASR-E/2019

STRUCTURAL ENGINEER :

Er.N.SENTHIL KUMARAN,M.E.,(Struct),
Registered Structural Engineer Grade-I (TNSE/2019/2020)
Registered Engineer Grade-III (RN3058/2020)
No-150A, 2nd Floor, P.S.Sivasamy Salai,
Mylapore, Chennai-04. Ph:9994494406.

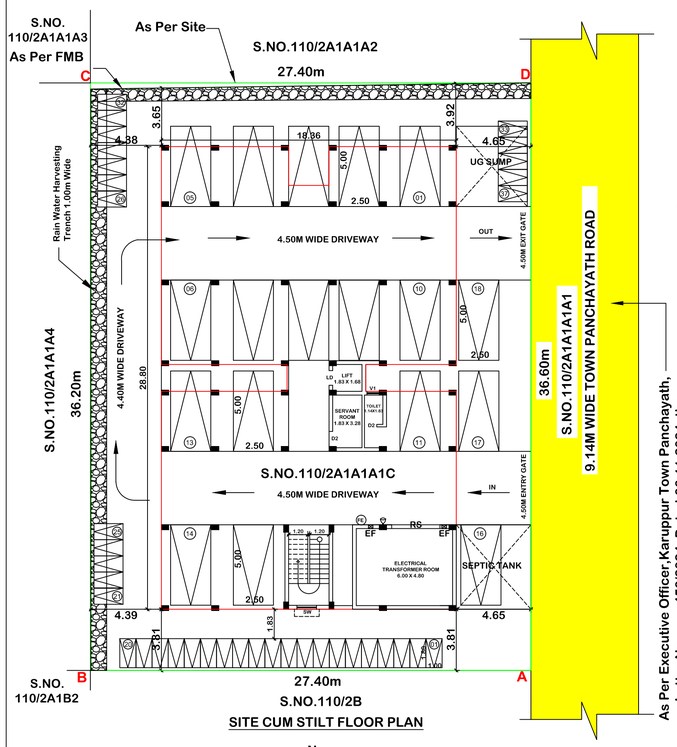
CONSTRUCTION ENGINEER :

Er.A.SEENIVASAN, B.E.,
Registered Construction Engineer,
Salem DTCP Regn.No. : 03/2022/CE
5/318-B, State Bank Colony-II
Junction Main Road, SALEM - 4.
Contact No. 98247-12227

Signature Not Verified
Signed by: Executive Officer
Location: Salem
Date: 2025.02.26 10:30:06

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C - TERRACED ROOF STILT +4 FLOORS RESIDENTIAL APARTMENT BUILDING [16 DWELLINGS] "(VIZ.,) MAGILAM RESIDENCY " IN OLD S.NO.110/2A, WARD :13, NEW S.NO.110/2A1A1A1C , KARUPPUR VILLAGE & TOWN PANCHAYAT , OMALUR TALUK & SALEM DISTRICT.

APPLICANT : Mr.M.MANI S/o. Mr.MUTHUSAMY

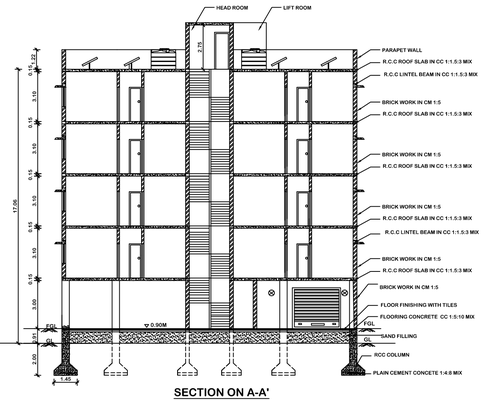


SITE CUM STILT FLOOR PLAN

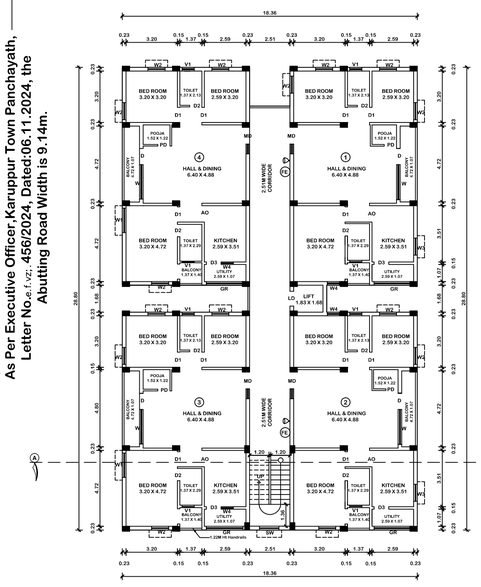
N
W E
S

SITE PLAN
SCALE : 1:100

FRONT ELEVATION



SECTION ON A-A'



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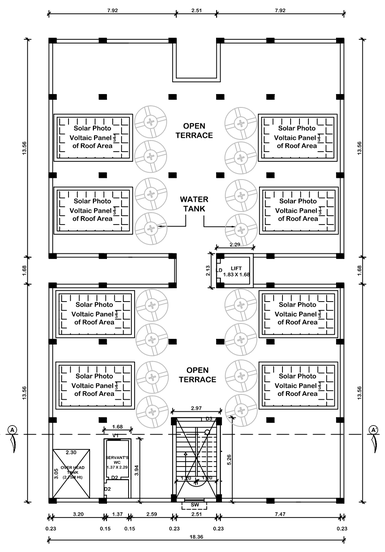
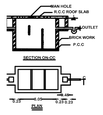


TERRACE FLOOR PLAN

SOLAR SYSTEMS

SEPTIC TANK DETAILS:-



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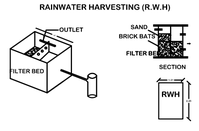

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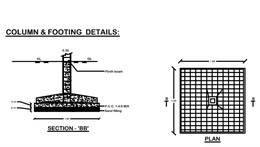

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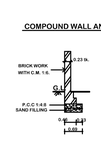
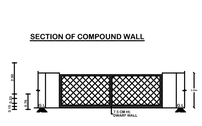


SECTION OF COMPOUND WALL



Signature Not Verified
Signed by Assistant Director
Location: Salem
Date:2024.12.24 17:19:15

OFFICE USE ONLY

SITE APPROVAL

Roc No: SWP/BPA/400282/2024
Site Boundary Shown as "A to D" and Numbered as SWP/DTCP/SALEM/
Site Approval No : 336/2024

PLANNING PERMISSION

Roc No: SWP/BPA/400282/2024
Planning Permission No : 119/2024

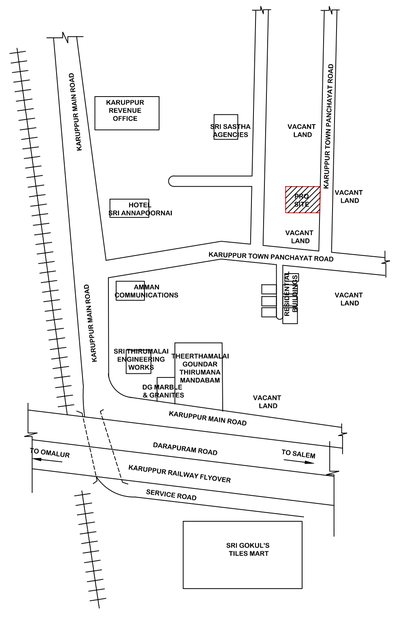
(FE) FIRE EXTINGUSHER APPARATUS PROVIDED IN NECESSARY PLACES

FIRE ALARM

DWELLING AREA DETAILS

FLOOR	UNIT	AREA
BLOCK 1 - TYPICAL FLOOR 1,2,3,4	1	107.49 Sq.m
	2	107.49 Sq.m
	3	107.49 Sq.m
	4	107.49 Sq.m

KEY PLAN
Not to Scale



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BUILDING AREA :-			
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STILT FLOOR	33.96	466.36	500.32
FIRST FLOOR	500.32	---	500.32
SECOND FLOOR	500.32	---	500.32
THIRD FLOOR	500.32	---	500.32
FOURTH FLOOR	500.32	---	500.32
LIFT & HEAD ROOM & SERVANT'S WC	---	27.10	27.10
GRAND TOTAL IN Sq.m	2035.24	493.46	2528.70
GRAND TOTAL IN Sq.ft	21907.32	5311.60	27218.93
FLOOR SPACE INDEX (F.S.I) :-			SCALE 1:100
F.S.I AREA / PLOT AREA = 2035.24 / 1003.00 = 2.029 > 2			ALL DIMENSIONS ARE IN 'METER'
PLOT COVERAGE (P.C) :-			
MAX FLOOR AREA AT ANY FLOOR / PLOT AREA x 100 = 500.32 / 1003.00 x 100 = 49.88 %			

COLOUR INDEX

SITE BOUNDRY SHOWN	
PROPOSED BUILDING SHOWN	
EXISTING ROAD SHOWN	

N
W E
S

JOINERY DETAILS

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RS	ROLLING SHUTTER	3.00 x 2.44
GR	GRILL	2.28 x 1.22
SW	STAIRCASE WINDOW	1.22 x 1.22

PARKING DETAILS

VECHICLE	REQUIRED	PROVIDED
CAR PARKING	18	18
TWO WHEELERS	0	37

APPLICANT:-

REGISTERED ENGINEER :

Rtn. Er. P.T. ARRINIVASAN, M.E.,
STRUCTURAL ENGINEER
LOGU ASSOCIATES (Regd)
ENGINEERS, ARCHITECTS AND CONSTRUCTORS
LOGU 61, Thiruvalluvanagar, Shevapet, Ayyagiru Ashram Road, SALEM-4
SCMC No. 8/2017-18 LIC No. 38-AE-1/15-ASE-1/2018

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Registered Engineer Grade-II (RE/2018/12020)
No-150A, 2nd Floor, P.S.Sivasamy Salai,
Mylapore, Chennai-04. Ph:9994494406.

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Registered Construction Engineer,
Salem DTCP Regn.No. : 03/2022/CE
5/318-B, State Bank Colony-II
Junction Main Road, SALEM - 4.
Contact No. 98247-12227

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.