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.

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

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DIGITALLY VERIFIED RECORD

A) WATER SUPPLY

Domestic Water Supply system (Potable Water Supply)

Domestic water supply system is consisting of,

- Domestic water storage tank,
- Water supply through gravity system from overhead tank.
- Supply through pipe line network for each floor and each apartment.

B) SEWAGE DISPOSAL

Sewage Treatment Plant is planned for entire building.

The drain from all the Flat's toilets will be flowing down due to gravity.

1. Water from bathroom and kitchen runs through one main drainage pipe leading to the Sewage Treatment Plant.
2. The sewage generated from the various sources will be collected in the equalization tank through the screen chamber to remove floating material and particle size greater than 20 mm. The Screened sewage is then led to the aeration tank through Raw Sewage Transfer Pump. Coarse bubble diffusers are provided in the collection tank. In the aeration tank, air is diffused through special type of diffusers to oxidize the organic matters with the help of air blower & diffuser arrangement. Biological treatment takes place through MBBR media. The MBBR (Moving Bed Bio Reactor) media which introduced in to the aeration system to increase the surface area of the aeration tank, the bacteria will fix in the rough surface the plastic media is submersible floating conditions will enhance the growth of microorganism and improve the BOD reduction in the aeration tank, Then the overflow from aeration tank is sent to the Settler tank for settling. The bioflocs formed in the aeration tank will be settled at the bottom of the Settler tank through Clarifier rake mechanism and the settled sludge will be pumped to the sludge holding tank through the return sludge pump. From sludge holding tank, the sludge will be fed to filter press unit.

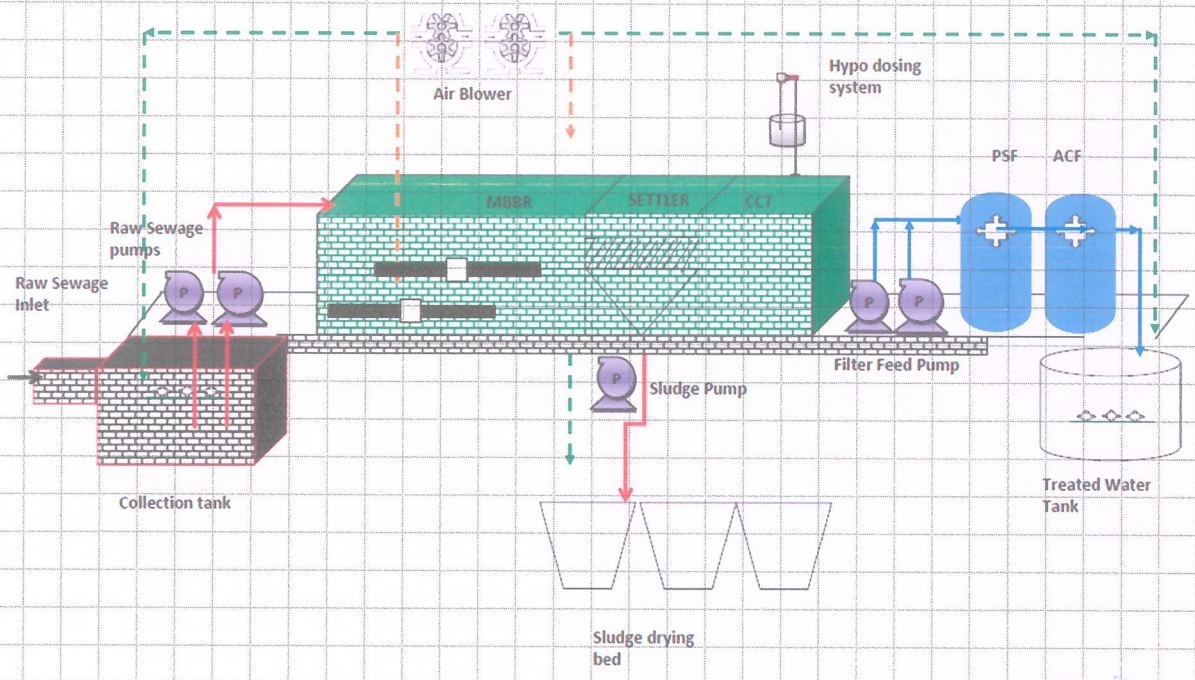
For ROYAL LAND & DEVELOPERS PVT. LTD.

Director

ROYAL LAND & DEVELOPERS PRIVATE LIMITED
New No. 6, Old No. 23, Western Wing, Krishnama Road, 1st Floor, Nungambakkam, Chennai - 600 034.
Mobile : +91 99621 10860 Email : support@rldsweethomez.com CIN : U70101TN 2004PTC055007
Website : www.rldsweethomez.com

3. The clarified overflow will be collected in the Clarified water tank where sodium hypochlorite is given online with the help of dosing system for disinfection purpose. The disinfected water is then fed to the Pressure Sand Filter, Activated. Carbon Filter and Water Softener through Filter feed pump for the removal of suspended solids, organic matter, odour and salt of Calcium & magnesium (Hardness).In this process MLSS concentration in aeration tank will be maintained. To maintain this concentration sludge from secondary clarifier will be recirculated to aeration tank. The microorganisms present in the sludge will digest the organic compounds present in the sewage and thus reduces BOD and COD content of the inlet sewage. Oxygen required for the survival of the microorganisms will be supplied through air blower and diffuser arrangements.

The treated water can be used for flushing & gardening purpose.



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C) SOLID WASTE DISPOSAL –

Mechanical Composting is the most efficient and effective mode of Municipal solid waste disposal, carried out through a cylindrical container having multipurpose churning and chopping systems working simultaneously to crush and mix the waste matter so as to cut down on the volume and faster pre-decomposition.

The 100% segregated bio-degradable waste has to be treated in the mechanical composting machine.

D) RENEWABLE ENERGY

ROOF TOP SOLAR PV SYSTEM:

A rooftop PV system, is a photovoltaic (PV) system that has its electricity-generating solar panels mounted on the rooftop of a residential building. This system can be On-grid or Off-grid.

E) FIRE FIGHTING (For MSB) – Provided As per NBC

F) EMERGENCY EVACUATION SERVICES (For MSB) – provided As per NBC

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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.