Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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DRAWING TITLE :

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO: 4, KAMARAJAR STREET, OKKIYAM THORAIPAKKAM, CHENNAI- 600 097.

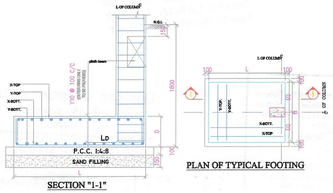
COMPRISED IN PATTA NO: 12258, AS PER PATTA S.NOS: 224/1B, 224/2A, 224/2B2, 232/1B, 232/2B, 232/3B, 232/5, 232/6, 232/7, 232/9, OF OKKIYAM THORAIPAKKAM VILLAGE, ZONE: 15, DIVISION: 195, GREATER CHENNAI CORPORATION.

GENERAL SPECIFICATION

* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
* FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
* SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
* ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

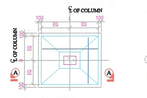
NOTE:

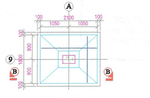
LAYOUT PLAN APPROVED VIDE SD/WDCN15/00677/2024, LA/WDCN15/00026/2024. DATED: 15.11.2024.

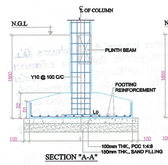


SECTION "1-1"

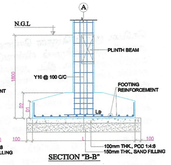
PLAN OF TYPICAL FOOTING


PLAN OF SLOPED FOOTING

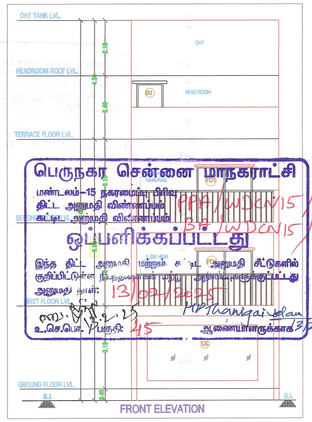

PLAN OF SLOPED FOOTING-F2



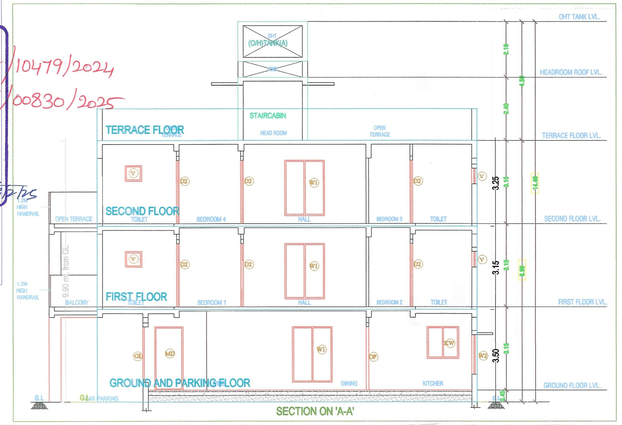
SECTION "A-A"



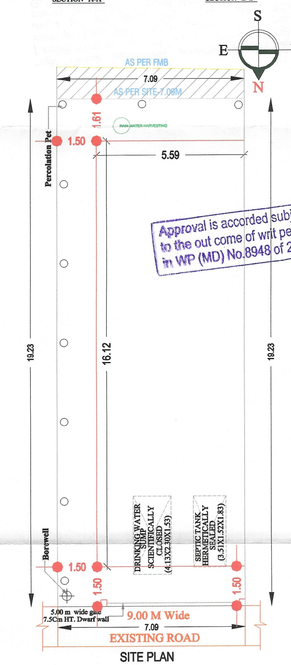
SECTION "B-B"



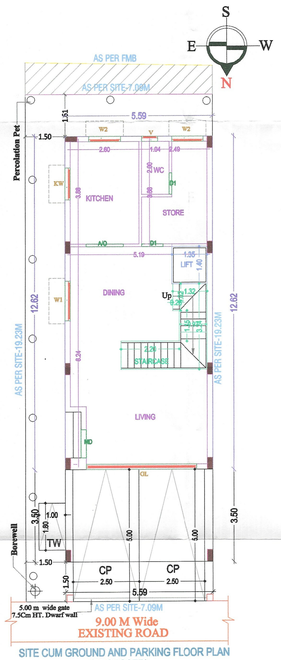
FRONT ELEVATION



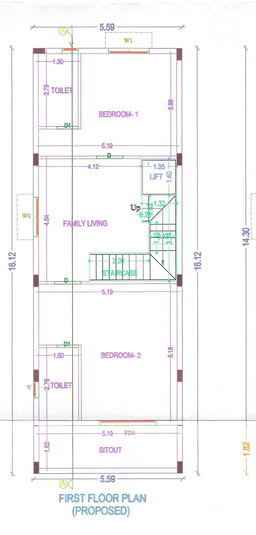
SECTION ON 'A-A'



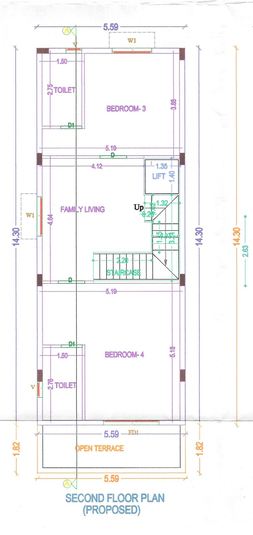
SITE PLAN



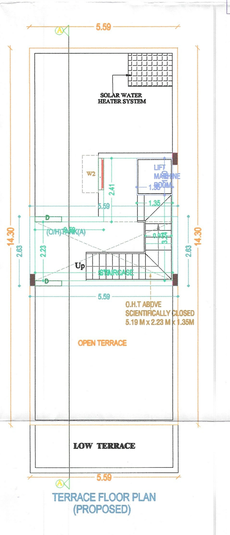
SITE CUM GROUND AND PARKING FLOOR PLAN (PROPOSED)



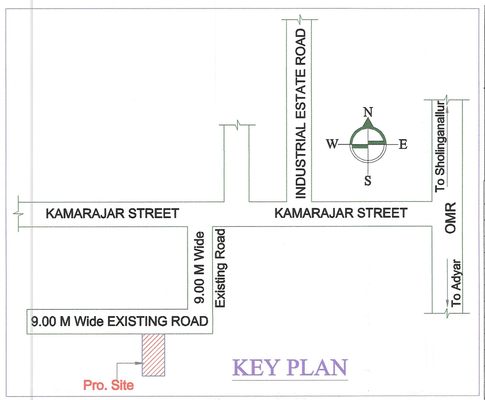
FIRST FLOOR PLAN (PROPOSED)



SECOND FLOOR PLAN (PROPOSED)

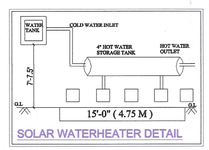


TERRACE FLOOR PLAN (PROPOSED)

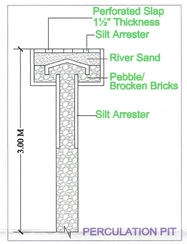


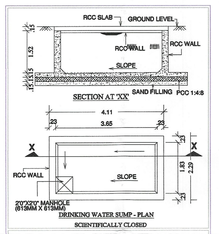
KEY PLAN



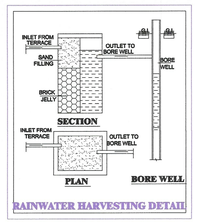


SOLAR WATERHEATER DETAIL

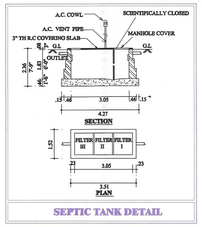




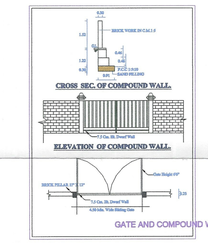
SUMP DETAIL



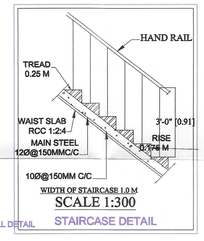
RAINWATER HARVESTING DETAIL



SEPTIC TANK DETAIL



GATE AND COMPOUND WALL DETAIL



STAIRCASE DETAIL

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2016

PROJECT DETAIL

File No.:	COC/21469/24		
Case Type:	New	Name of Road:	KAMARAJAR STREET
Type of Proposal:	Primary Residential	Plot No.:	4
Category :	Ordinary Bldg	Door No.:	-
Zone:	Zone-15	Division :	Div - 195
Survey No.:	224/1B, 224/2A, 224/2B2, 232/1B, 232/2B, 232/3B, 232/5, 232/6, 232/7, 232/9	Survey Village:	OKKIYAM THORAIPAKKAM
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		136.30
PLOT AREA AS PER DOCUMENT		136.30
PLOT AREA AS PER SITE		136.30
PLOT AREA AS PER DRAWING		136.26
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	136.26
BALANCE AREA OF PLOT	(B)	136.26
NET AREA OF PLOT	(C)	136.26
NET BALANCE AREA OF PLOT	(D)	136.26
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		88.22
Total Proposed Coverage Area	(64.74%)	88.22
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	272.52
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	272.52
Residential FSI		234.91
Proposed Floor (FSI) Area		234.91
TOTAL PROPOSED FSI AREA		234.91
CONSUMED FSI		1.72
TOTAL PROP. BUILT UP AREA		278.00

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

For Ocean Lifespaces India Private Limited
Authorised Signatory
SIGNATURE OF OWNER

N. DINESH KUMAR, M.Tech., (Struct.)
Registered Engineer 200602/24 Gr-II
Greater Chennai Corporation
G1+Plot No.43, Raghas Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ullagaram, Puzhuthivakkam,
Chennai - 600 091.Mobile: 9551213123
SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.
* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

BUILDING DETAILS

Building Name	Use	SubUse	Structure
A (100)	Primary Residential	Residential Bldg	Bldg Upto 15.25mt. Ht.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	CAR (nos) by rule	REQD.
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	1	1.00	2
Total	Required	-	-	-	2
Total	Proposed	-	-	-	2

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	Two WHEELER by rule	REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	1

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	2	25.00	2	25.00
-	Two Wheeler	0	0.00	1	1.80
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	25.00	-	46.37

FLOORWISE FSI STATEMENT FOR: A (100)

FLOORS	FSI AREA Existing	COMM.	RESI.	IND	SPEC.	BALCONY	ARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.96	1.89	-	0.00	0.00	17.85	0
SECOND FLOOR	0.00	0.00	78.04	0.00	0.00	0.00	0.00	78.04	0.00	-	1.89	-	0.00	0.00	79.93	0
FIRST FLOOR	0.00	0.00	88.22	0.00	0.00	0.00	0.00	88.22	0.00	-	1.89	-	0.00	0.00	90.11	0
GROUND AND PARKING FLOOR	0.00	0.00	68.65	0.00	0.00	0.00	0.00	68.65	0.00	0.00	1.89	-	0.00	19.57	90.11	1
Total	0.00	0.00	234.91	0.00	0.00	0.00	0.00	234.91	0.00	15.96	7.56	-	0.00	19.57	278.00	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	05
KW	1.20	1.20	01
W2	1.20	1.20	02
W1	1.50	1.20	05
FD1	2.10	1.20	02
GL	4.19	1.20	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.80	2.10	06
D	1.00	2.10	04
MD	1.07	2.10	01
A/O	1.40	2.10	01

TOTAL FSI STATEMENT

BUILDING	FSI AREA Existing	COMM.	RESI.	IND.	SPEC.	TOTAL FSIAREA	TOTAL BUILTUP
A-1 (100)	0.00	0.00	234.91	0.00	0.00	234.91	278.00
Total	0.00	0.00	234.91	0.00	0.00	234.91	278.00





"No Construction Materials Shall be Placed in The Roads / Footpath There by Obstructing the usage of it".

NOTE:

1) The building owner / builder has to inform the Division 195 AEJE on completion of foundation for which an acknowledgement to the building owner / builder will be given vide Annexure-I (Contact No. of Dn. AEJE 9445190195 Name of Dn. AEJE 195

2) Failure on the part of building owner / builder to inform the Division 195 AEJE on completion of foundation will lead to temporary suspension of Building Plan Permit.

3) If the construction is as per the approved Plan the Division 195 AEJE will issue letter as per Annexure-II at the site itself to proceed further as per the Approved Plan.

பெருநகர சென்னை மாநகராட்சி
மண்டலம்–15, நகரமைப்பு பிரிவு
குறிப்பு

1. மனுதாரர் தங்கள் வீட்டின் முன் பகுதியில் அவர்கள் சொந்த செலவில் கண்டிப்பாக குப்பைத் தொட்டி (Bin) ஒன்று அலுவலக அடைக்க வேண்டுகோள் வைக்கவேண்டும்.
2. மனுதாரர் தங்கள் வீட்டில் மழைநீர் சேகரிப்பு முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

பெருநகர சென்னை மாநகராட்சி சட்டப்பிரிவு அனுமதி அளிப்பதன்முலம் விண்ணப்பதாரரின் மேல் நில உரிமையை உறுதிப்படுத்தவில்லை. திட்ட அனுமதி அளிப்பதற்கு முன்பு விண்ணப்தாரரின் விண்ணப்பத்துடன் சமர்பித்த ஆவணங்களில் (வில்லையத்திலும், ஒத்தகை பத்திரம், பட்டா, தாளப்பத்திலும், பொது அதிகார பத்திரம் மெதும் உல விண்ணப்புவர் வளர்ச்சி செய்ய உரிமையுள்ளதா என்று மட்டுமே சரிபார்க்கப்படுகிறது. அவ்வாறாக முதற்கட்டமாக விண்ணப்பதாருக்கு வளர்ச்சி செய்ய உரிமை உள்ளதா என்று பார்க்கப்படுகிறது.

சொத்தினை வாங்க விளைவும் எந்த நபரும், விண்ணப்பதாருக்கு சொத்திலிருந்து உரிய உரிமையை நபரிமாக உறுதிப்படுத்தி வைக்க வேண்டும். மேலும் அவ்வப்போ வேறுயாரேனும் தனி நபர் உரிமை கோரினால், அவர்கள் அவரை சொந்தமான ஏதுகிலான நீதிமன்றத்தின் முன் தீர்த்து கொள்ளவும். நிலை முடிவுசெய்ய தெபெள குழுமம் / பெருநகர சென்னை மாநகராட்சி சொந்தமான அமைப்பு அல்ல.

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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.