Verified RealEstate™

RE REGULATORY RECORD

RERA Document

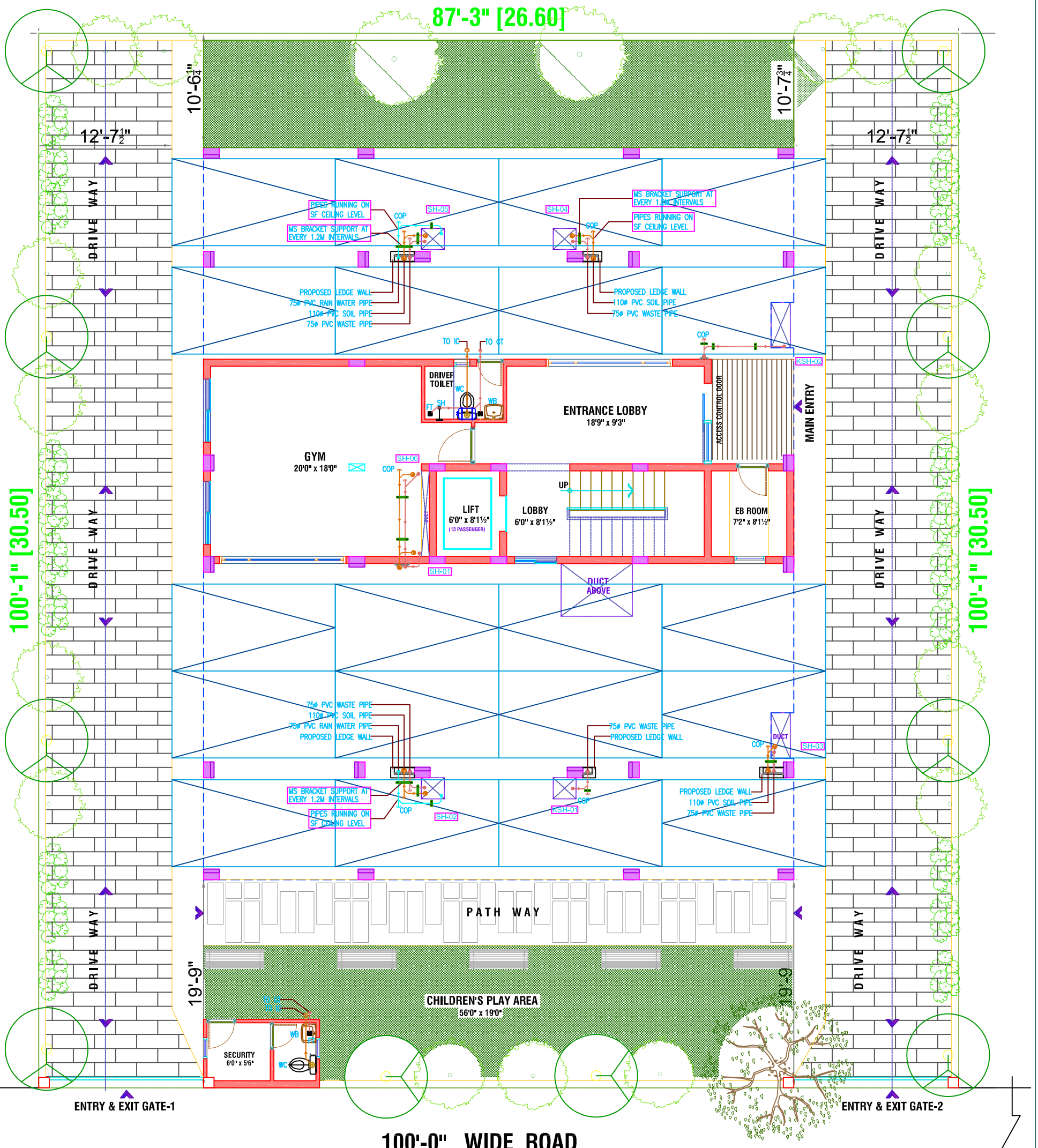
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



LEGEND		
	EWC	EUROPEAN WATER CLOSET(FLOOR MOUNTED WITH EXPOSED CISTERN)
	FT	FLOOR TRAP (110ø X75ø OUTLET)
	SP	110ø PVC SOIL PIPE(6 Kg/Sq.cm Pr. Rated)
	WP	75ø PVC WASTE PIPE (6 Kg/Sq.cm Pr. Rated)
	RWP	110ø&75ø RAIN WATER PIPE (4 Kg/Sq.cm Pr. Rated)

GENERAL NOTES :

1. ALL DIMENSIONS ARE IN MM/ FEET AND ARE UNFINISHED DIMENSIONS UNLESS OTHERWISE SPECIFIED.
2. DO NOT SCALE THE DRAWINGS. ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE NOTICE OF THE CONSULTANT PRIOR TO EXECUTION.
3. FOR DETAILS OF TOILETS, U.G.SUMP, OH TANK ETC REFER RELEVANT PLUMBING DRAWING.
4. THESE DRAWINGS SHALL BE CORRELATED AND READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S / CONSULTANT'S APPROVED DRAWINGS FOR STRUCTURAL MEMBERS, SERVICES SUCH AS ELECTRICAL, WATER PROOFING AND LANDSCAPING. ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE NOTICE OF THE CONSULTANT'S PRIOR TO EXECUTION.

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SI.NO	DATE	REVISION	BY

SI.NO	DATE	PRINT ISSUED TO	BY
01	16.02.23	FOR APPROVAL	A.V

CLIENT:
M/s. NOVA LIFESCAPE Pvt LTD.,
CHENNAI.

ARCHITECT:
CHETTINAAD DESIGN
Architecture | Interior Design | Master Planning
31/14 Cenotaph Road,1st Street,Alwarpet,
Chennai – 600 018.
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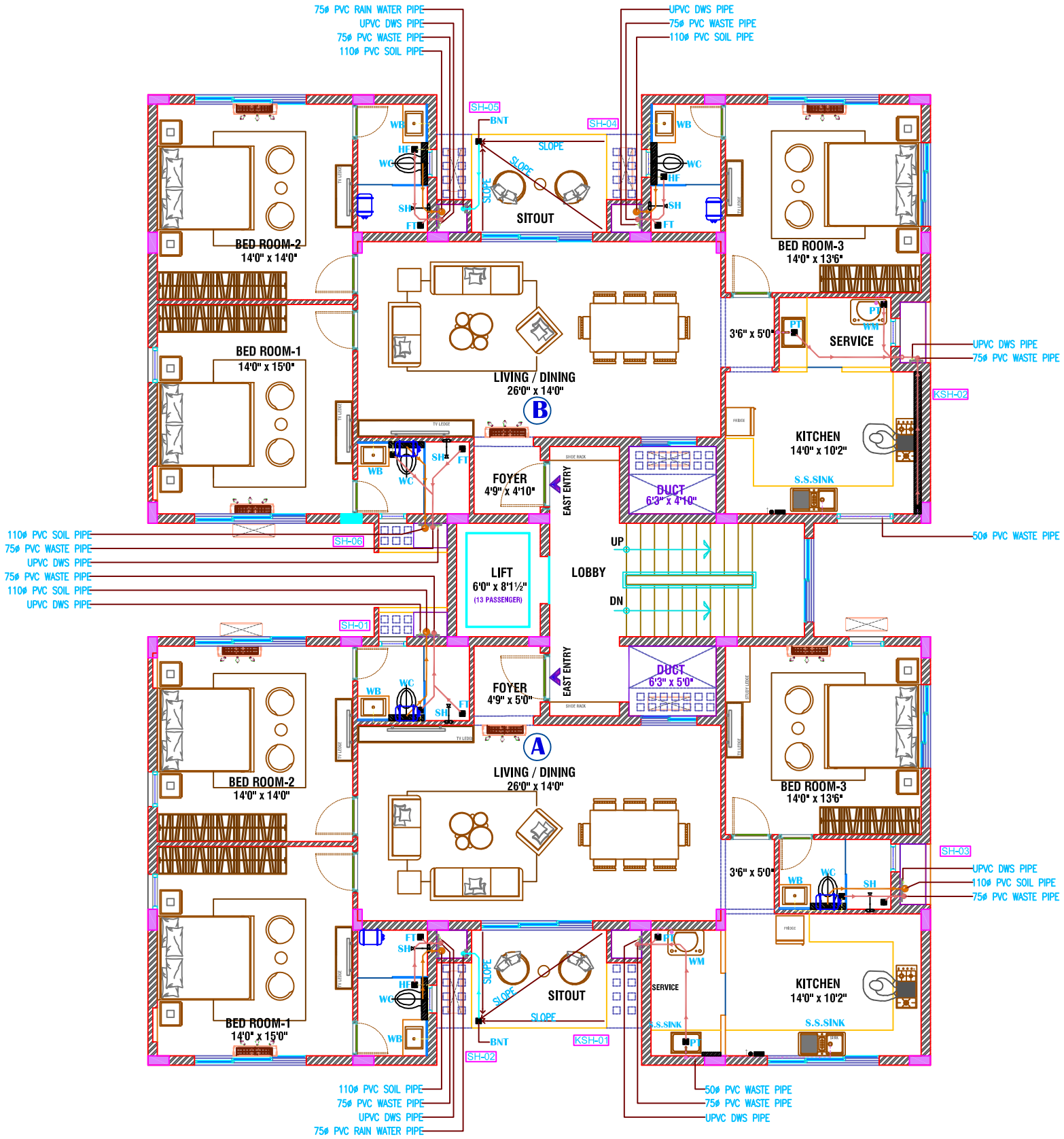
PROJECT:
PROPOSED RESIDENTIAL APARTMENT AT THIRUMANGALAM,CHENNAI.

DRAWING TITLE:
STILT FLOOR PLAN SHOWING PLUMBING LAYOUT

DATE: 16.02.2023
SCALE: 1:75 @ A2
DRAWING NO: D&R/NL/PL-07

DRAWN: A.VAISHNAVI
CHECKED: S.DURAI
REVISION NO: 00

PLUMBING CONSULTANTS:
M/s.D&R ASSOCIATES.,
Srijees Apartment
Flat.No–1A,First floor
Plot.No:1879,18th Main Road,
Anna Nagar West
Chennai–600040.
E–Mail:projects.dandrassociates@gmail.com



LEGEND

	EWC	EUROPEAN WATER CLOSET(WALL MOUNTED WITH CONCEALED CISTERN)
	WB	WASH BASIN(RECTANGLE)
	SH	SHOWER ARM WITH ROSE
	SLD	SINGLE LEVER DIVERTER
	S.S.SINK	STAINLESS STEEL SINK(BOWL WITH DRAINBOARD)
	S.S.SINK	STAINLESS STEEL SINK(BOWL WITHOUT DRAINBORD)
	AQ	AQUAGUARD
	GEY	GEYSER
	FT	FLOOR TRAP (110øX75ø OUTLET)
	BNT	BABY NAHANI TRAP FOR BALCONY
	PT	P-TRAP(110øX110ø OUTLET)
	BT	BOTTLE TRAP FOR WASH BASIN
	SP	110ø PVC SOIL PIPE(6 Kg/Sq.cm Pr. Rated)
	WP	75ø PVC WASTE PIPE (6 Kg/Sq.cm Pr. Rated)
	RWP	110ø&75ø RAIN WATER PIPE (4 Kg/Sq.cm Pr. Rated)
	WP	50ø PVC WASTE PIPE (15Kg/Sq.cm Pr. Rated)
	WP	40ø PVC WASTE PIPE (15Kg/Sq.cm Pr. Rated)
	DWS	UPVC DOMESTIC WATER SUPPLY PIPE (SCH-80)

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info@chettinaaddesign.com,
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www.chettinaaddesign.com

PROJECT:
PROPOSED RESIDENTIAL APARTMENT AT THIRUMANGALAM,CHENNAI.

DRAWING TITLE:
TYPICAL FLOOR PLAN (1ST TO 5TH) SHOWING PLUMBING LAYOUT

DATE: 16.02.2023
SCALE: 1:75 @ A2
DRAWING NO: D&R/NL/PL-08

DRAWN: A.VAISHNAVI
CHECKED: S.DURAI
REVISION NO: 00

PLUMBING CONSULTANTS:
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Srijees Apartment
Flat.No-1A,First floor
Plot.No:1879,18th Main Road,
Anna Nagar West
Chennai-600040.
E-Mail:projects.dandrassociates@gmail.com

87'-3" [26.60]

100'-1" [30.50]

100'-1" [30.50]

10'-6¼"

10'-7¾"

12'-7½"

12'-7½"

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

DRIVE WAY

PIPE RUNNING BELOW GROUND LEVEL

160ø PVC SEWER LINE (6 KG/Sq.cm PR. RATED) SLOPE 1 IN 150(TYP)

PIPE RUNNING BELOW GROUND LEVEL

160ø PVC SEWER LINE (6 KG/Sq.cm PR. RATED) SLOPE 1 IN 150(TYP)

PIPE RUNNING BELOW GROUND LEVEL

IC :0.60X0.60M
IL :(–)0.675M

IC :0.60X0.60M
IL :(–)0.630M

IC :0.60X0.60M
IL :(–)0.600M

6.8M

4.6M

5'-0" [1500]

3'-3" [975]

3'-3" [975]

1'-3" [368]

5'-9" [1725]

DRIVER TOILET

WC

SH

FT

WB

ENTRANCE LOBBY
18'9" x 9'3"

ACCESS CONTROL DOOR

MAIN ENTRY

GYM
20'0" x 18'0"

LIFT
6'0" x 8'1½"
(13 PASSENGER)

LOBBY
6'0" x 8'1½"

UP

EB ROOM
7'2" x 8'1½"

DUCT

DUCT

75ø PVC WASTE PIPE

110ø PVC SOIL PIPE

DUCT ABOVE

4'-0" [1200]

IL :(–)0.645M

5'-2" [1549]

3'-9" [1124]

IC :0.60X0.60M
IL :(–)0.600M

6.8M

4'-0" [1200]

IC :0.60X0.60M
IL :(–)0.730M

PIPE RUNNING BELOW GROUND LEVEL

160ø PVC SEWER LINE (6 KG/Sq.cm PR. RATED) SLOPE 1 IN 150(TYP)

PIPE RUNNING BELOW GROUND LEVEL

160ø PVC SEWER LINE (6 KG/Sq.cm PR. RATED) SLOPE 1 IN 150(TYP)

DUCT

SH-03

IC :0.60X0.60M
IL :(–)0.765M

4'-11" [1476]

4'-11" [1476]

IC :0.60X0.60M
IL :(–)0.630M

IC :0.60X0.60M
IL :(–)0.600M

4'-0" [1200]

6.8M

4.6M

4.5M

IL :(–)0.705M

IC :0.60X0.60M
IL :(–)0.660M

2'-0" [599]

2'-0" [599]

5'-9" [1725]

PATH WAY

1'-3" [380]

CHILDREN'S PLAY AREA

19'-9"

IC :0.60X0.60M
IL :(–)0.793M

SECURITY

WB

HF

WC

ENTRY & EXIT GATE-1

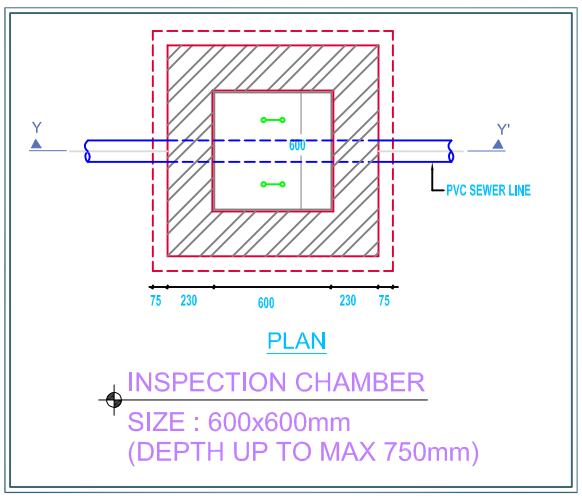
IL :(–)0.815M

FILTER WATER U.G.SUMP
SIZE:1.3X1.5X2.7(SWD)+0.3(FB)
CAPACITY:5,000 LTRS

RAW WATER U.G.SUMP
SIZE:3.0X1.5X2.7(SWD)+0.3(FB)
CAPACITY:12,000 LTRS

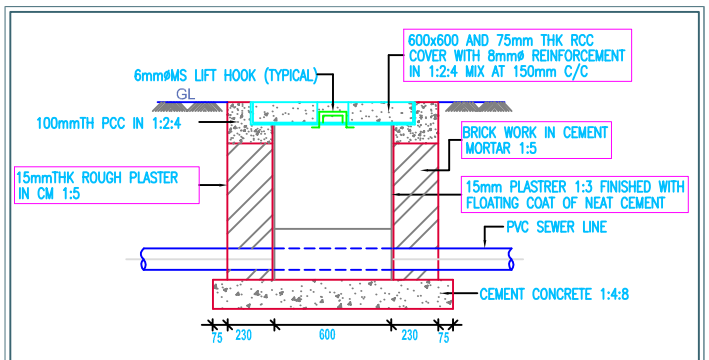
ENTRY & EXIT GATE-2

100'-0" WIDE ROAD



PLAN

INSPECTION CHAMBER
SIZE : 600x600mm
(DEPTH UP TO MAX 750mm)



INSPECTION CHAMBER
SECTION - Y Y'

S.NO	LEGEND	DESCRIPTION
1.	GT	GULLY TRAP – 300MM X 300MM
2.	IC	INSEPECTION CHAMBER – 600MM X 600MM
3.		160ø PVC SEWER LINE (6Kg / Sq.cm Pr. Rated) SLOPE 1 IN 150 (TYP.)
4.		600mmX600mm MANHOLE

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chettinaaddesign@gmail.com
www.chettinaaddesign.com

PROJECT:
PROPOSED RESIDENTIAL APARTMENT
AT THIRUMANGALAM,CHENNAI.

DRAWING TITLE:
SITE PLAN SHOWING EXTERNAL DRAINAGE LAYOUT

DATE: 16.02.2023
SCALE: 1:75 @ A2
DRAWING NO: D&R/NL/PL-03

DRAWN: A.VAISHNAVI
CHECKED: S.DURAI
REVISION NO: 00

PLUMBING CONSULTANTS:
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Flat.No–1A,First floor
Plot.No:1879,18th Main Road,
Anna Nagar West
Chennai–600040.
E–Mail:projects.dandrassociates@gmail.com

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.