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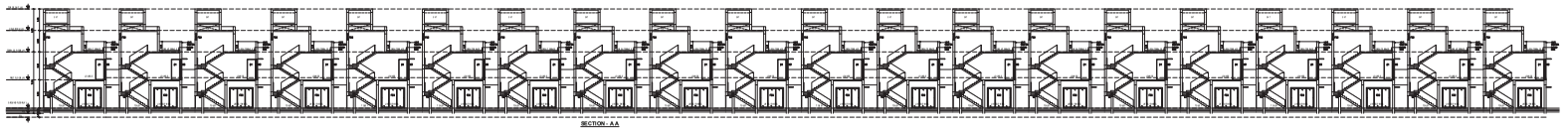
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

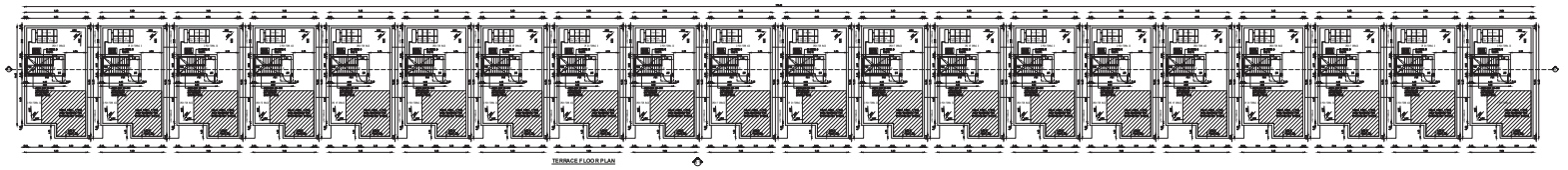
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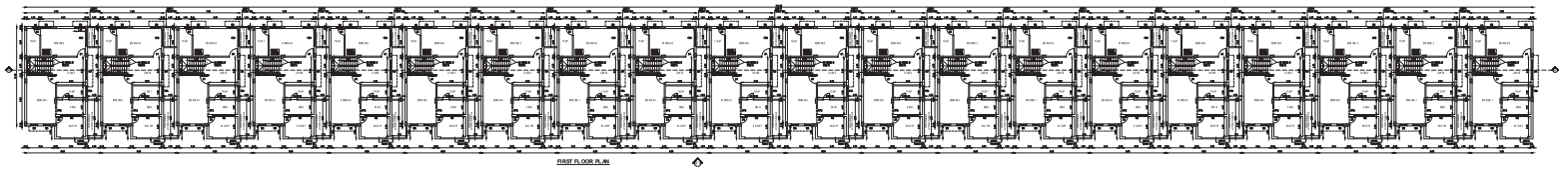
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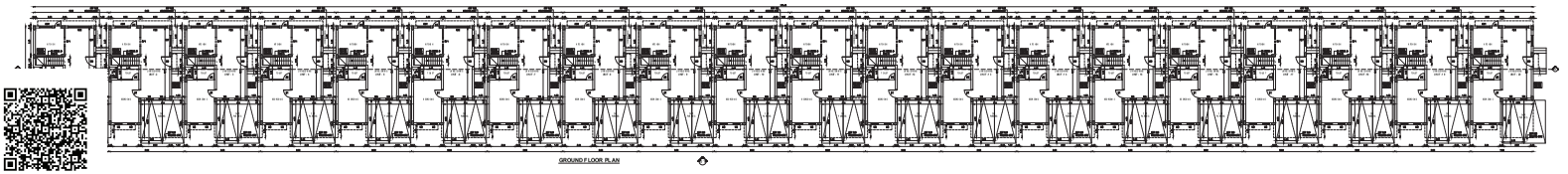
ELEVATION 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY

TYPE	SIZE	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
SD	0.90 X 2.1	DOOR
FD1	3.60ft 2.40	FRENCH DOOR
FD2	3.55ft 2.40	FRENCH DOOR
FD3	3.00 X2.40	FRENCH DOOR
FD4	3.55 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.00 X2.40	FRENCH DOOR
FD7	1.50 X2.40	FRENCH DOOR
OP1	1.80 X 2.40	WALL OPENING
OP2	0.60 X 2.40	WALL OPENING
W1	3.30X 2.30ft	WINDOW
W2	4.95X 4.30ft	WINDOW
W3	2.40X 2.30ft	WINDOW
W4	2.10 X 2.30ft	WINDOW
W5	1.35 X 2.30ft	WINDOW
W6	0.7Y0X2.30ft	WINDOW
W7	0.80X2.30ft	WINDOW
W8	1.20 X 1.20	WINDOW
WV1	1.80 X 1.05ft	WINDOW
WV2	1.80X1.05	WINDOW
WV3	0.75X2.30ft	WINDOW
V1	1.20 X 0.40	VENTILATOR
V2	1.60 X 0.40	VENTILATOR
V3	1.80 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.70 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.60 X 0.40	VENTILATOR

BLOCK -1 | SHEET NO: 01/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:1 1/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Country wood / Enginnred Doors.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 24 FEB 2026

N W E S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

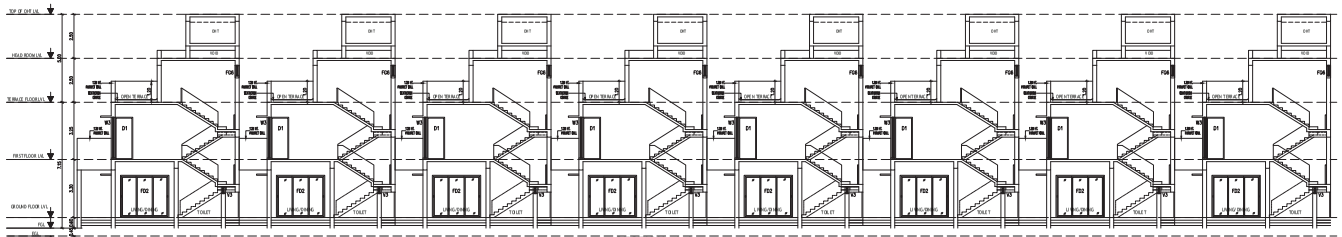
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

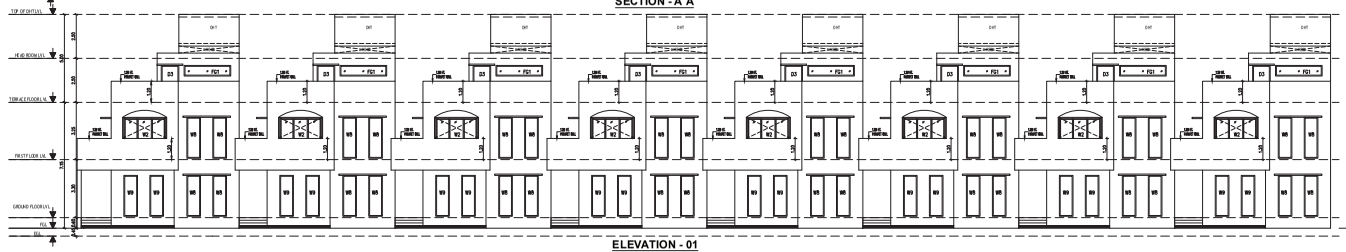
Dhinesh I Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

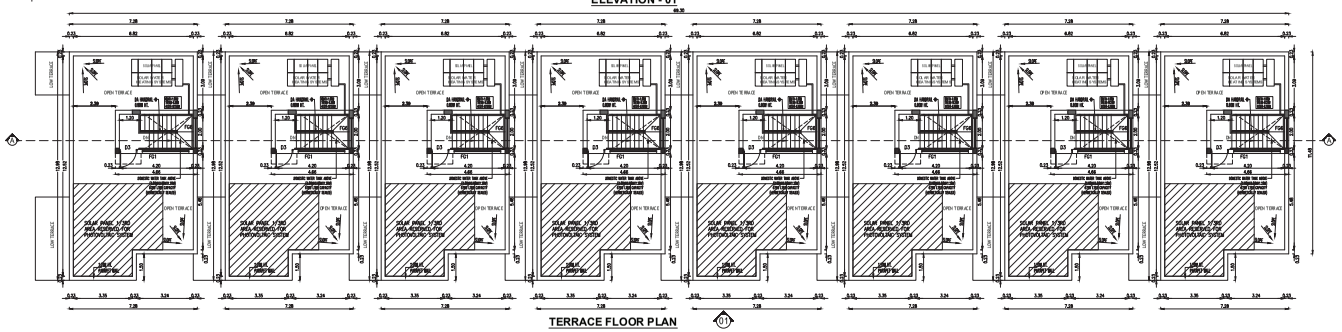
DR. I. DINESH B.E., MIE., Ph.D.
Structural Consultant
Plot No. 535, VGP Layout, Main Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE/100182019
Reg. No. CGLDIST/ SE / Gr-I / 2024/ 07/ 005



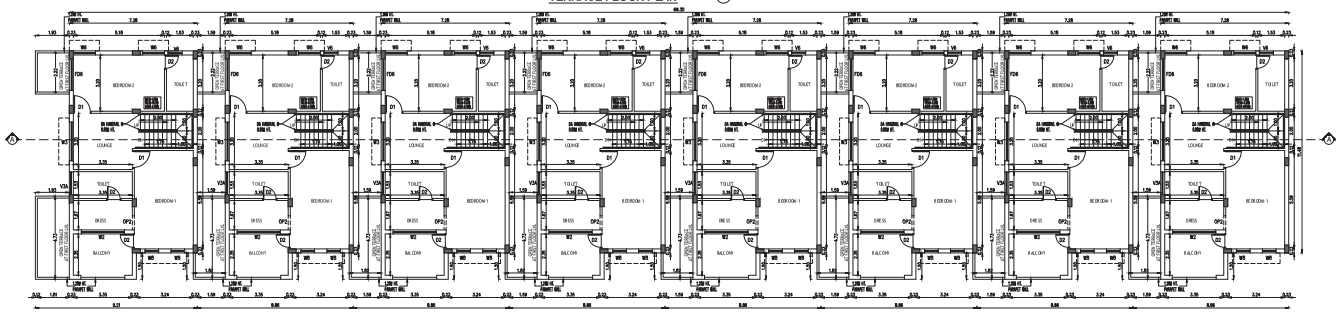
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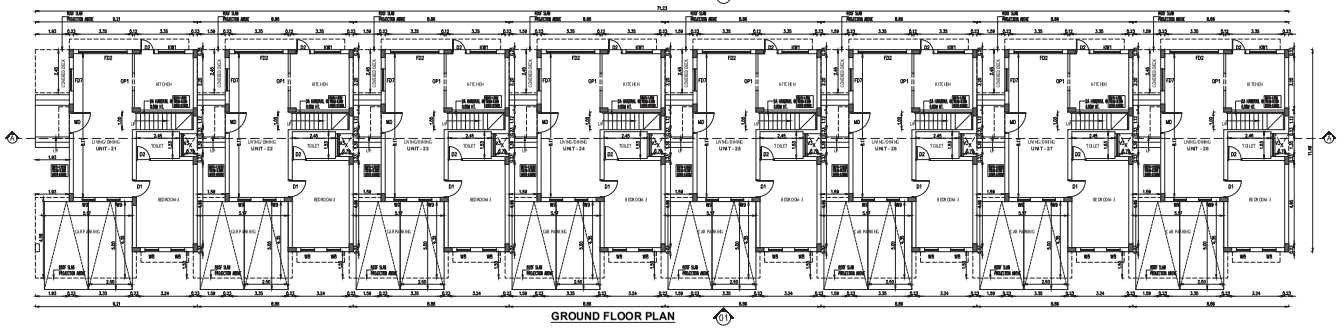
ELEVATION - 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.20 X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20 X 2.325	WINDOW
W2	3.00 X 2.325	WINDOW
W3	2.45 X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.770 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

BLOCK -2 | SHEET NO: 02/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)

BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Country wood / Engivred Doors.

WEATHERING COURSE : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.

PAINTING : White washing with two coats over the one coat of primer for Ceiling,Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 24 FEB 2026

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

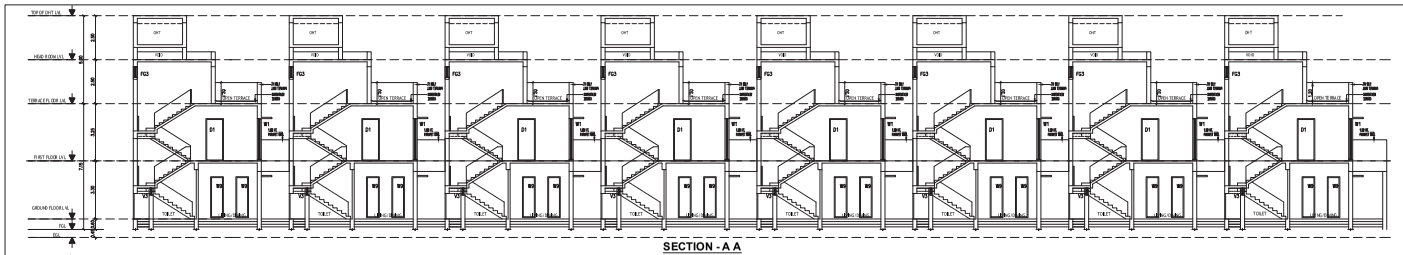
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

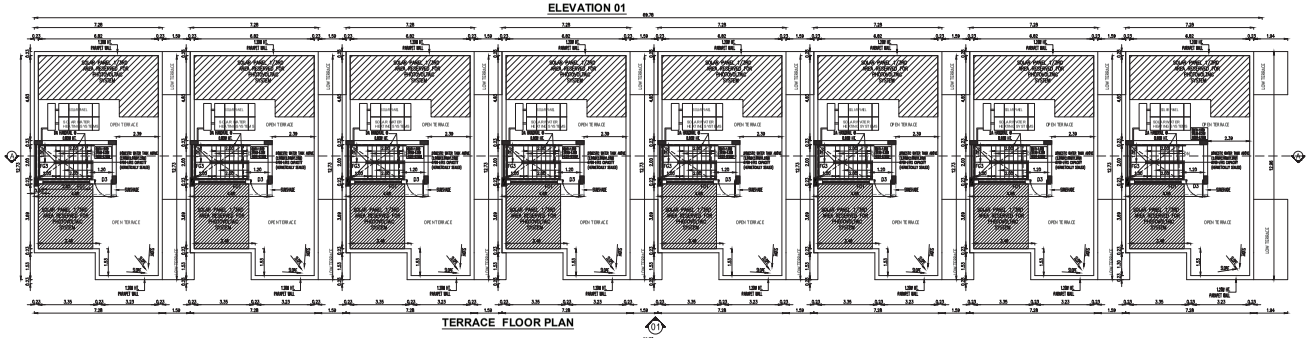
Dr. J. SURESH, B.E., MIE., Ph.D.
Structural Consultant
Plot No. 555, VGP Layout, Mahai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. ISSE(IOI)/6/2019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005



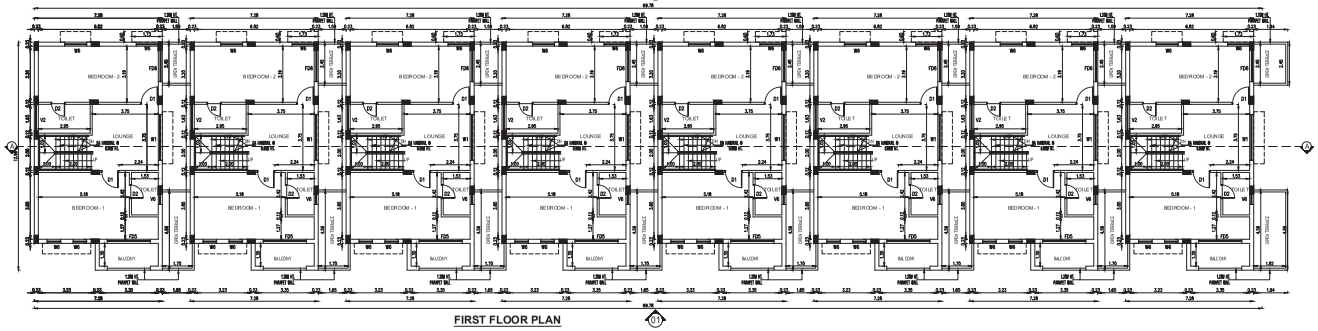
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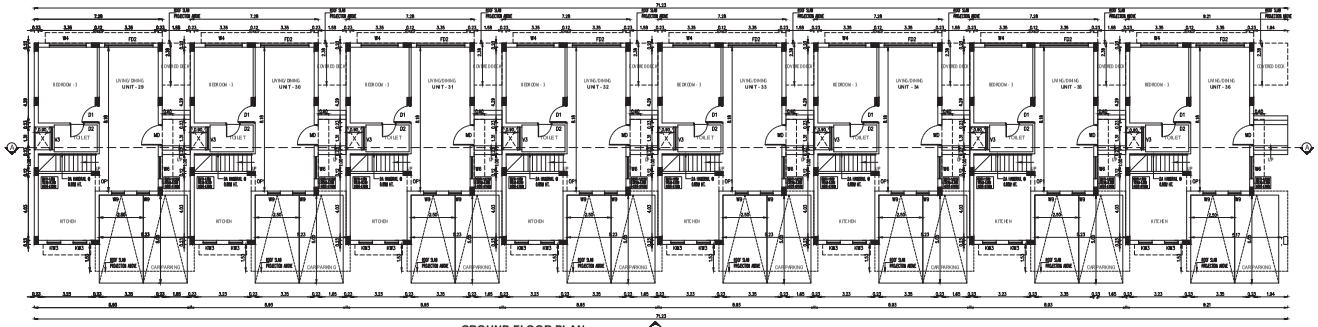
ELEVATION 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.20X2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.770 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

BLOCK -3 | SHEET NO: 03/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)

BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Country wood / Enginred Doors.

WEATHERING COURSE : 0" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.

PAINTING : White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 24 FEB 2026

W S N E

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

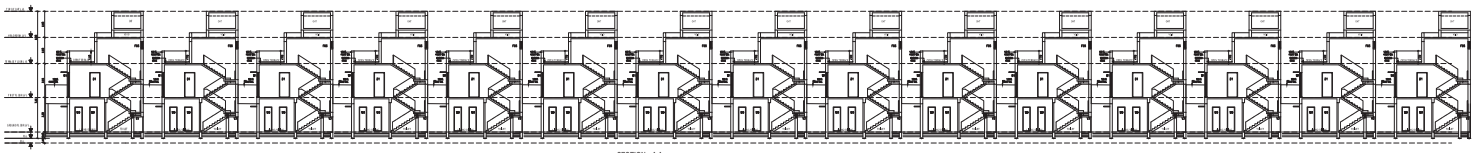
ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

Dr. T. DINESH B.E., MIE., Ph.D.
Plot No. 555, VGP Layout, Mittai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No: ISSE(IDC)/62019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

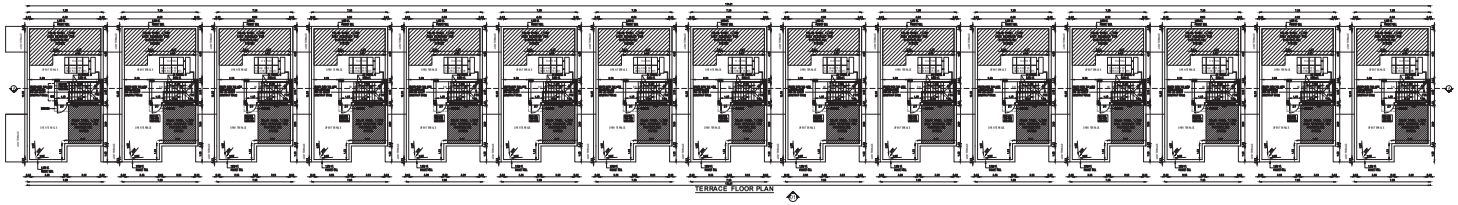
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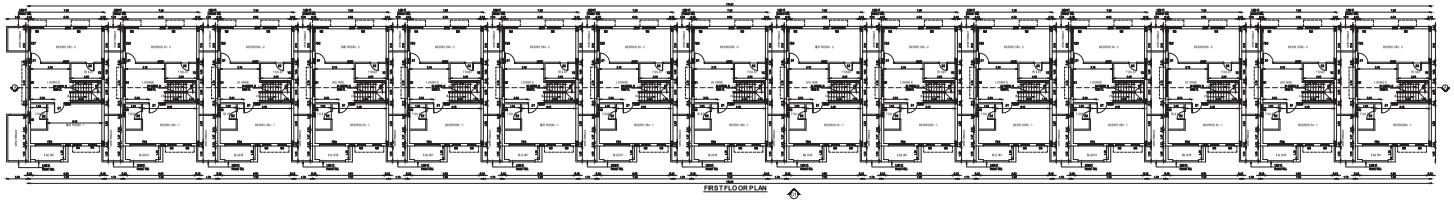
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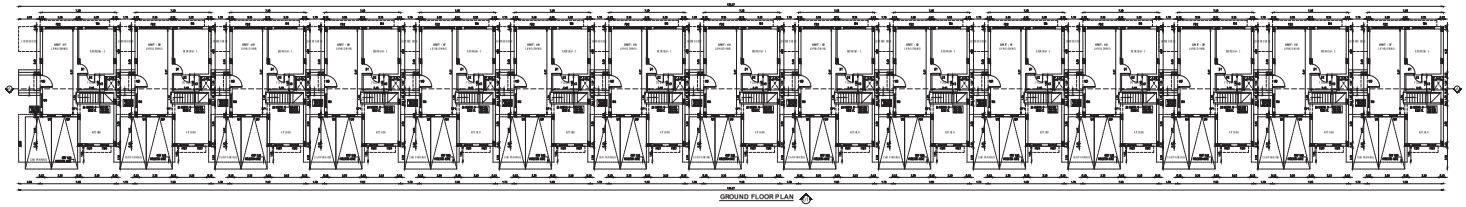
ELEVATION 01
BLOCK - 04



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DISCRIPTION
MD	1.20X2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.80 X 2.1	DOOR
FD1	3.65X2.40	FRENCH DOOR
FD2	3.35X2.40	FRENCH DOOR
FD3	3.27X2.40	FRENCH DOOR
FD4	3.05X2.40	FRENCH DOOR
FD5	2.40X2.40	FRENCH DOOR
FD6	2.20X2.40	FRENCH DOOR
FD7	1.80X2.40	FRENCH DOOR
OP1	1.00 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.30 X 2.325	WINDOW
W2	3.00 X 2.325	WINDOW
W3	2.45 X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.77.5X2.325	WINDOW
W7	0.60.X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
HW1	1.5 0 X 1.55	WINDOW
HW2	1.20X1.55	WINDOW
HW3	0.77.5X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.77.5 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

BLOCK -4 | SHEET NO: 04/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:1 1/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Country wood / Enginrred Doors.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 24 FEB 2026

N W E S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

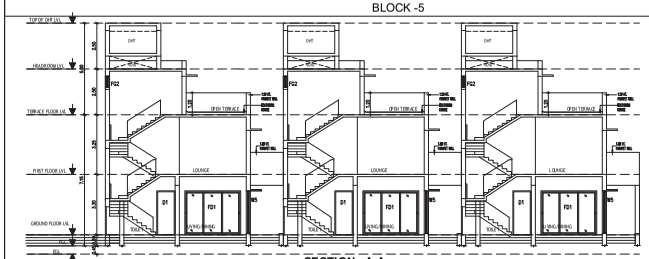
ARCHITECT / REGISTERED ENGINEER :

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dhinesh.architect@gmail.com

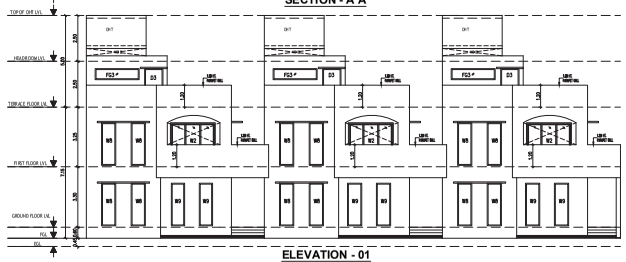
REGISTERED STRUCTURAL ENGINEER :

Dr. P. SURESH B.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Nehlai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. ISC100192019
Reg. No. CGLDIST/ SE / Gr-I / 2024/ 07/ 005

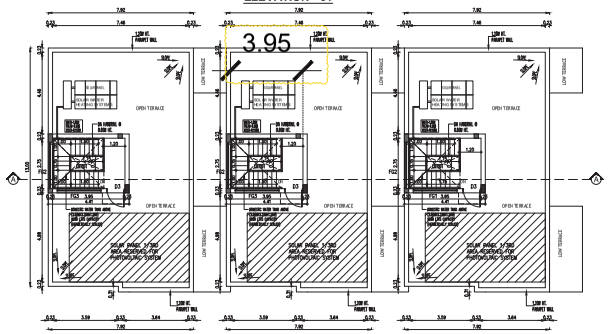
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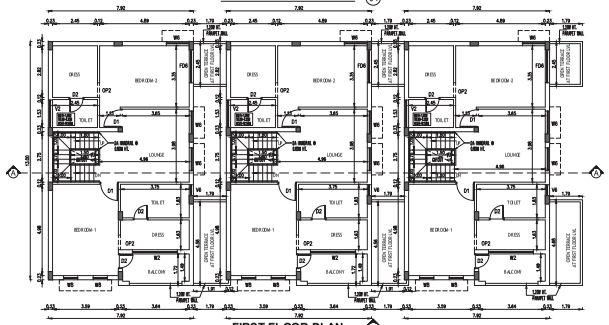
SECTION - A A



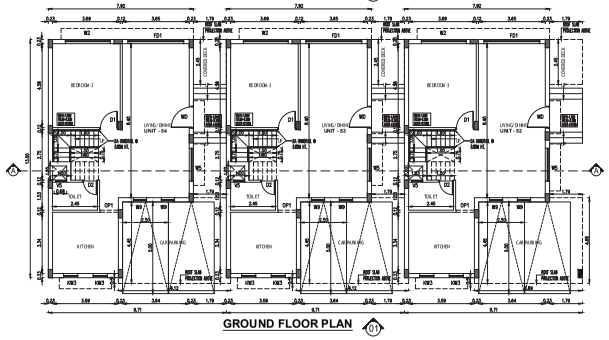
ELEVATION - 01



TERRACE FLOOR PLAN 01



FIRST FLOOR PLAN 01

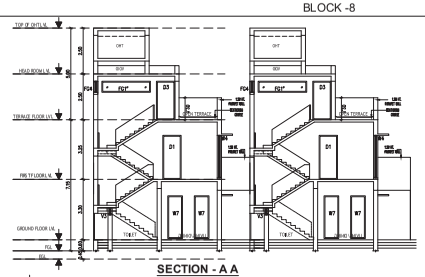


GROUND FLOOR PLAN 01

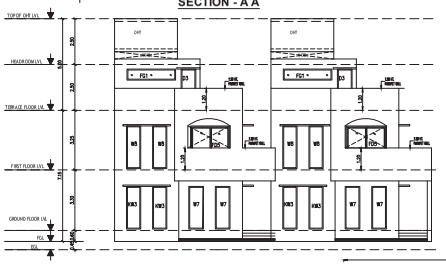
SCHEDULE OF JOINERY

TYPE	SIZE	DESCRIPTION
D1	0.90 X 2.10	DOOR
D2	0.80 X 2.10	DOOR
D3	0.80 X 2.10	DOOR
D5	1.00 X 2.1	DOOR
FD1	0.90 X 2.40	FIRE RCH DOOR
FD2	0.90 X 2.40	FIRE RCH DOOR
FD3	0.90 X 2.40	FIRE RCH DOOR
FD4	0.90 X 2.40	FIRE RCH DOOR
FD5	0.90 X 2.40	FIRE RCH DOOR
FD6	0.90 X 2.40	FIRE RCH DOOR
FD7	0.90 X 2.40	FIRE RCH DOOR
OP1	1.05 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	0.90 X 2.10	WINDOW
W2	0.90 X 2.10	WINDOW
W3	0.90 X 2.10	WINDOW
W4	0.90 X 2.10	WINDOW
W5	1.05 X 2.10	WINDOW
W6	0.60 X 1.05	WINDOW
W7	0.60 X 1.05	WINDOW
KW1	1.80 X 1.05	WINDOW
KW2	1.05 X 1.05	WINDOW
KW3	0.75 X 0.30	WINDOW
V1	1.20 X 0.45	VENTILATOR
V2	1.50 X 0.45	VENTILATOR
V3	1.50 X 0.45	VENTILATOR
V4	1.50 X 0.45	VENTILATOR
V5	0.60 X 0.45	VENTILATOR
V6	0.60 X 0.45	VENTILATOR
V7	0.60 X 0.45	VENTILATOR

BLOCK -8

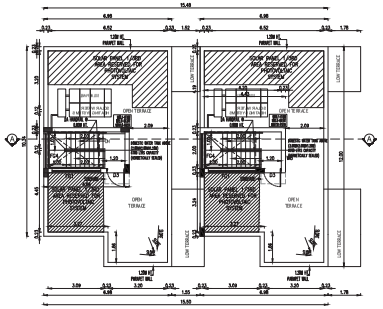


SECTION - A A

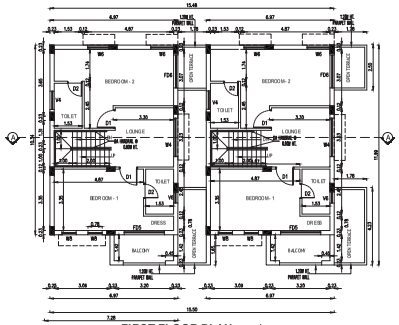


SCHEDULE OF JOINERY

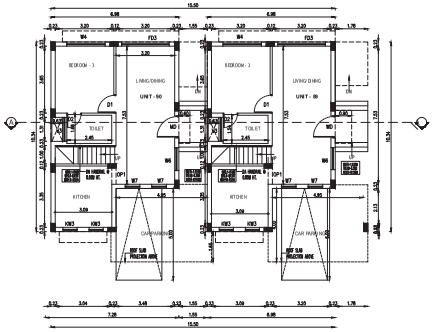
TYPE	SIZE	DESCRIPTION
D3	0.90 X 2.10	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D5	0.90 X 2.1	DOOR
FD1	0.90 X 2.40	FRENCH DOOR
FD2	0.90 X 2.40	FRENCH DOOR
FD3	0.90 X 2.40	FRENCH DOOR
FD4	0.90 X 2.40	FRENCH DOOR
FD5	0.90 X 2.40	FRENCH DOOR
FD6	0.90 X 2.40	FRENCH DOOR
FD7	0.90 X 2.40	FRENCH DOOR
OP1	1.05 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	0.90 X 2.10	WINDOW
W2	0.90 X 2.10	WINDOW
W3	0.90 X 2.10	WINDOW
W4	0.90 X 2.10	WINDOW
W5	1.05 X 2.10	WINDOW
W6	0.60 X 1.05	WINDOW
W7	0.60 X 1.05	WINDOW
KW1	1.80 X 1.05	WINDOW
KW2	1.05 X 1.05	WINDOW
KW3	0.75 X 0.30	WINDOW
V1	1.20 X 0.45	VENTILATOR
V2	1.50 X 0.45	VENTILATOR
V3	1.50 X 0.45	VENTILATOR
V4	1.50 X 0.45	VENTILATOR
V5	0.60 X 0.45	VENTILATOR
V6	0.60 X 0.45	VENTILATOR
V7	0.60 X 0.45	VENTILATOR



TERRACE FLOOR PLAN 01



FIRST FLOOR PLAN 01



GROUND FLOOR PLAN 01

BLOCK -5 & 8 | SHEET NO: 05/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:1:1/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:1:1/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Country wood / Enginrred Doors.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 24 FEB 2026

W S N E

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

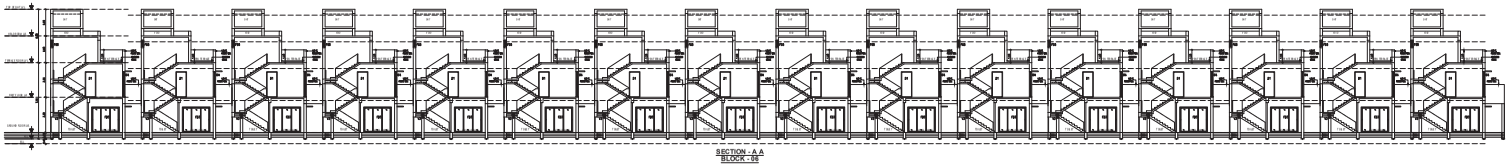
ARCHITECT / REGISTERED ENGINEER :

Dhinesh I Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

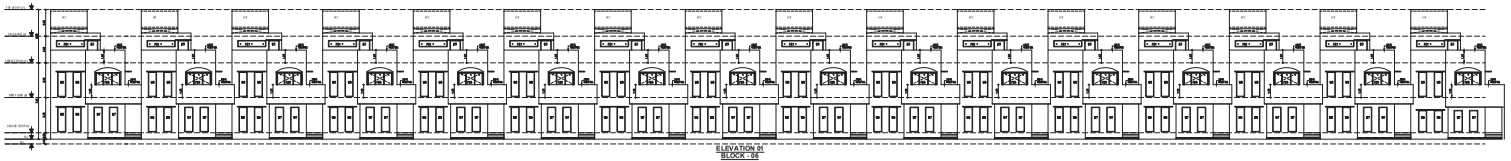
REGISTERED STRUCTURAL ENGINEER :

Dr. P. SURESH, B.E., M.E., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Millai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. ISCE100/182019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

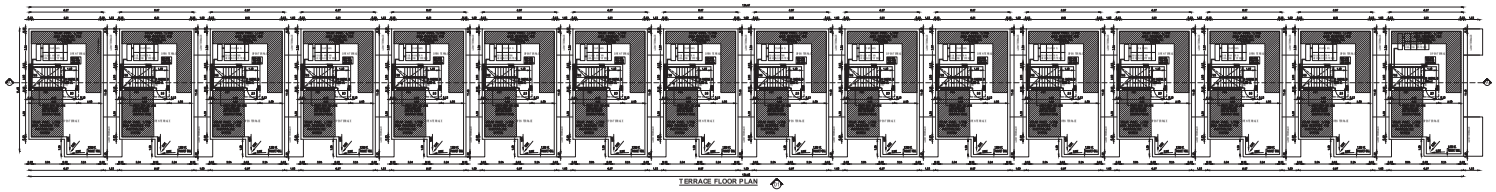
BLOCK -06



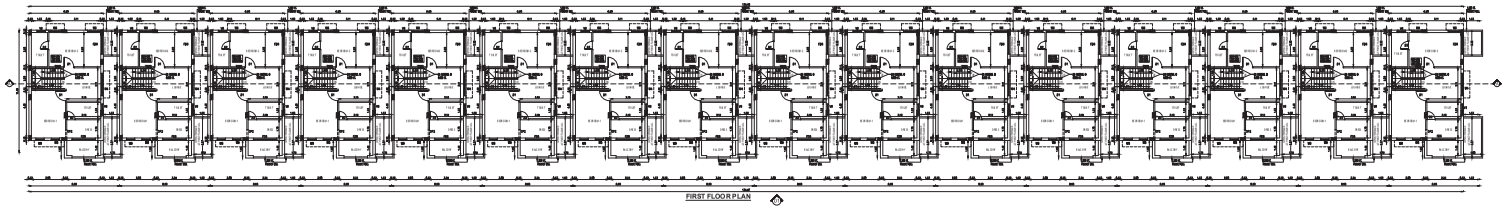
SECTION - A A
BLOCK - 06



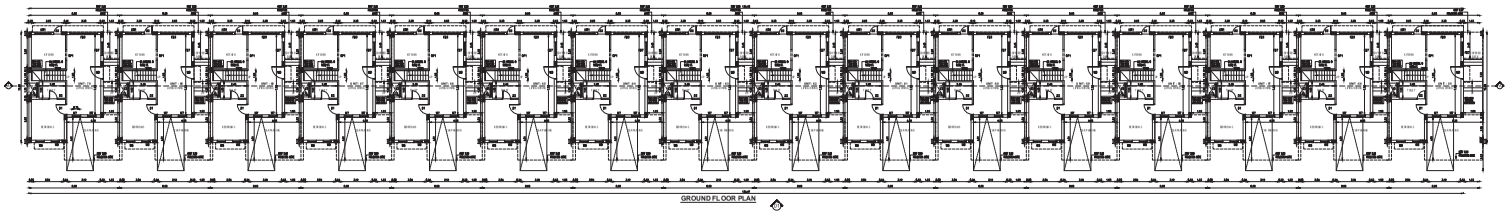
ELEVATION 01
BLOCK - 06



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY

TYPE	W.(ft)	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.90 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.60X 2.40	FRENCH DOOR
FD2	3.00X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.40 X2.40	FRENCH DOOR
FD6	7.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
OP2	0.60 X 2.40	WALL OPENING
W1	3.00X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.77502.325	WINDOW
W7	0.6252.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.65	WINDOW
KW2	1.20X1.65	WINDOW
KW3	0.77502.325	WINDOW
V1	1.75 X 0.60	VENTILATOR
V2	1.50 X 0.60	VENTILATOR
V3	1.30 X 0.60	VENTILATOR
V4	1.00 X 0.60	VENTILATOR
V5	0.770 X 0.60	VENTILATOR
V6	0.60 X 0.60	VENTILATOR
V7	0.60 X 0.60	VENTILATOR

BLOCK -6 | SHEET NO: 06/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	: RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	: All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	: B.W in Basement & Superstructure are in CM 1:5.
JOINERY	: Joineries are made with Country wood / Enginrred Doors.
WEATHERING COURSE	: 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	: Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	: White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100
DATE : 24 FEB 2026

N
W E
S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

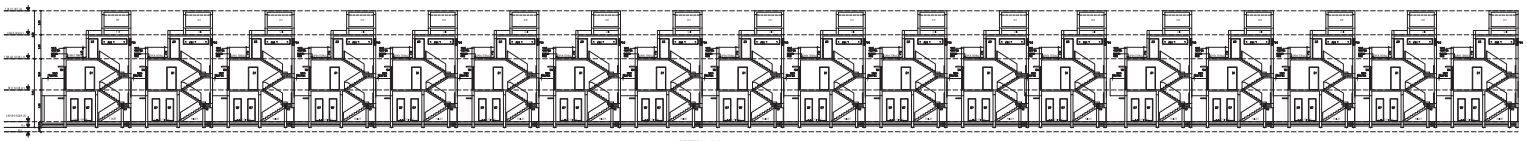
ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

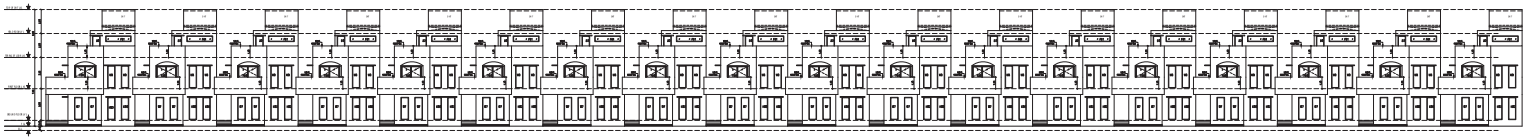
REGISTERED STRUCTURAL ENGINEER :

Dr. P. SURESH M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mettai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE100182019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

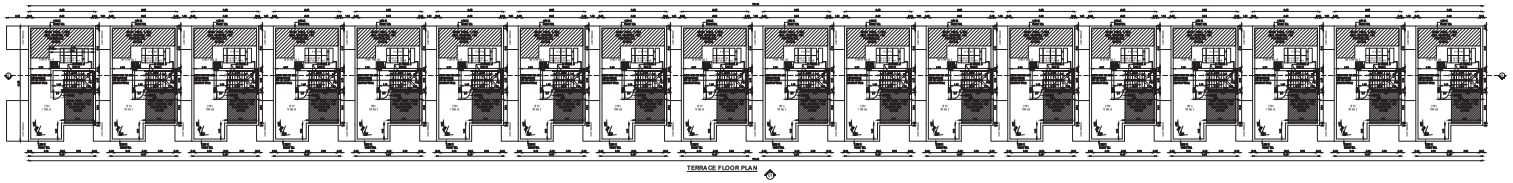
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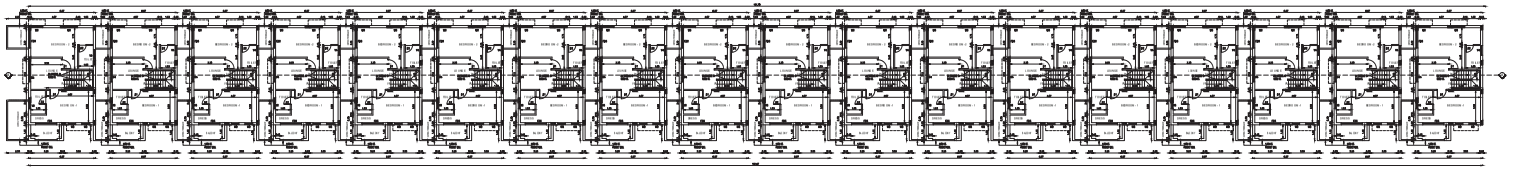
SECTION - A A



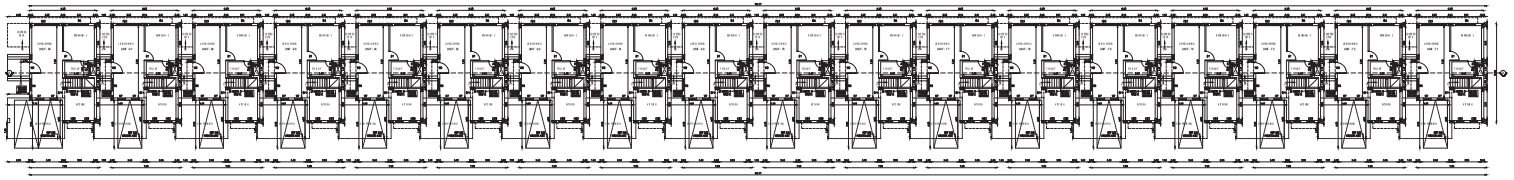
ELEVATION 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.30 X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.80 X 2.1	DOOR
FD 1	3.65 X 2.40	FRENCH DOOR
FD 2	3.30 X 2.40	FRENCH DOOR
FD 3	3.20 X2.40	FRENCH DOOR
FD 4	3.05 X2.40	FRENCH DOOR
FD 5	2.45 X2.40	FRENCH DOOR
FD 6	2.20 X2.40	FRENCH DOOR
FD 7	1.80 X2.40	FRENCH DOOR
OP1	1.00 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20 X 2.325	WINDOW
W2	3.00 X 2.325	WINDOW
W3	2.45 X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.20 X 2.325	WINDOW
W6	0.77 X 2.325	WINDOW
W7	0.60 X 2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20 X 1.05	WINDOW
KW3	0.77 X 2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.77 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

BLOCK -7 | SHEET NO: 07/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Country wood / Enginrred Doors.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 24 FEB 2026

S E W N

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

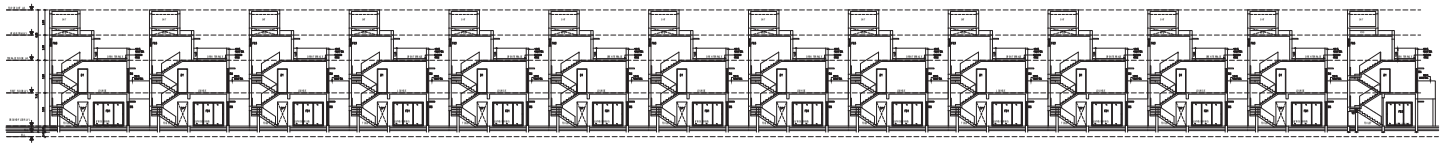
ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

Dr. P. SURESH, B.E., M.E., Ph.D.
Structural Consultant
Plot No. 555, VGP Layout, Mittai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. ISC100302019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

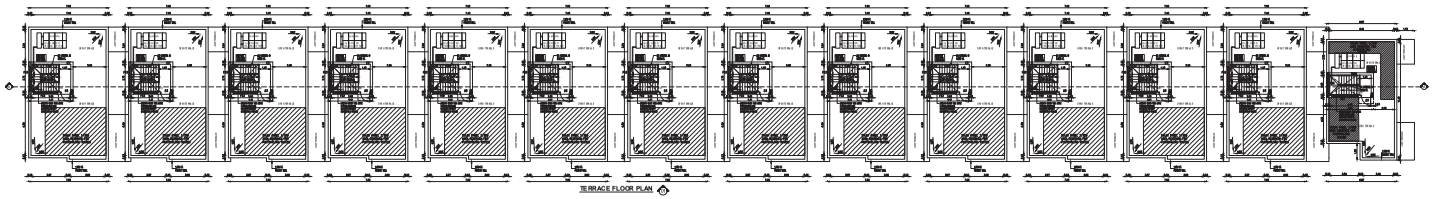
BLOCK -09



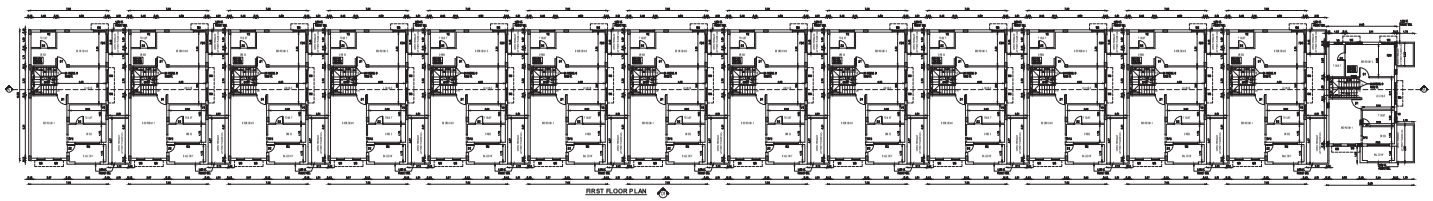
SECTION - A A
BLOCK - 09



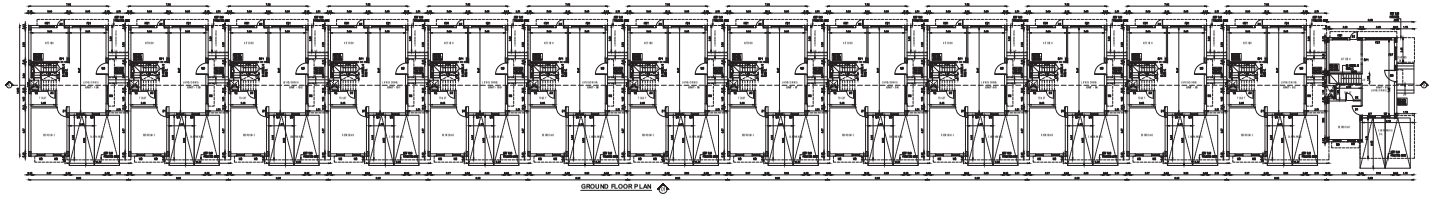
ELEVATION - 01
BLOCK - 09



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY

TYPE	SIZE	DESCRIPTION
MD	1.00X2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	1.30X 2.40	FRENCH DOOR
FD3	3.20 X 2.40	FRENCH DOOR
FD4	3.05 X 2.40	FRENCH DOOR
FD5	2.45 X 2.40	FRENCH DOOR
FD6	2.20 X 2.40	FRENCH DOOR
FD7	1.80 X 2.40	FRENCH DOOR
OP1	1.00X 2.40	WALL OPENING
OP2	4.60X 2.40	WALL OPENING
W1	3.60X 2.30S	WINDOW
W2	3.00X 2.30S	WINDOW
W3	2.45X 2.30S	WINDOW
W4	2.10 X 2.30S	WINDOW
W5	1.20 X 2.30S	WINDOW
W6	0.77 W 2.30S	WINDOW
W7	0.60X2.30S	WINDOW
W8	1.20 X 1.35	WINDOW
AW1	1.60 X 1.15	WINDOW
AW2	1.00X1.15	WINDOW
AW3	0.77 W 2.30S	WINDOW
V1	1.75 X 0.45	VENTILATOR
V2	1.30 X 0.45	VENTILATOR
V3	1.20 X 0.45	VENTILATOR
V4	1.00 X 0.45	VENTILATOR
V5	0.70 X 0.45	VENTILATOR
V6	0.60 X 0.45	VENTILATOR
V7	0.60 X 0.45	VENTILATOR

BLOCK -9 | SHEET NO: 08/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	: RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	: All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	: B.W in Basement & Superstructure are in CM 1:5.
JOINERY	: Joineries are made with Country wood / Enginrred Doors.
WEATHERING COURSE	: 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	: Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	: White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100
DATE : 24 FEB 2026

N
W E
S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

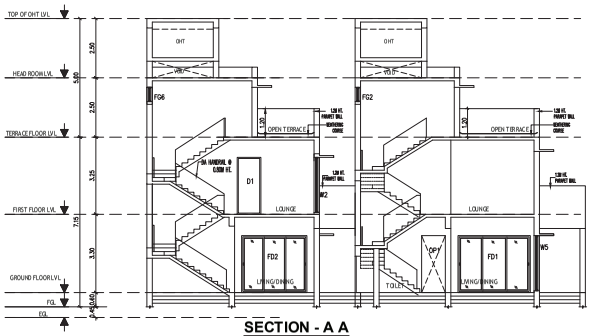
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

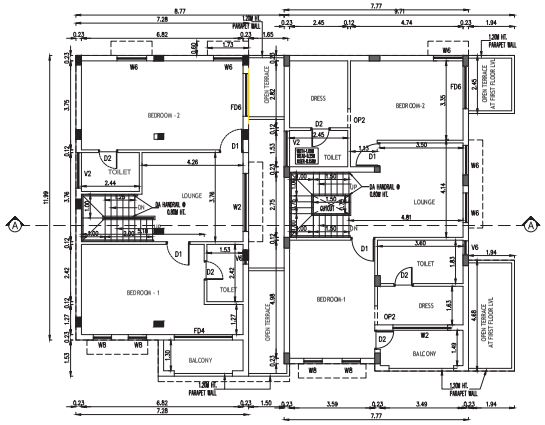
Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

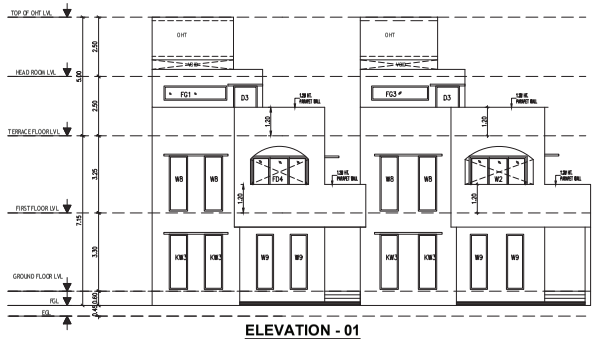
Dr. V. SURESH B.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE/100/382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005



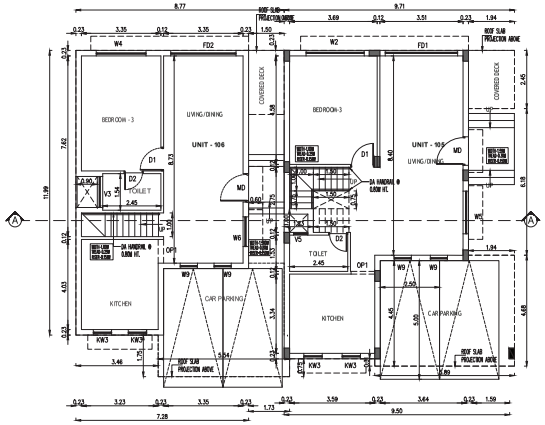
SECTION - A A
BLOCK - 10



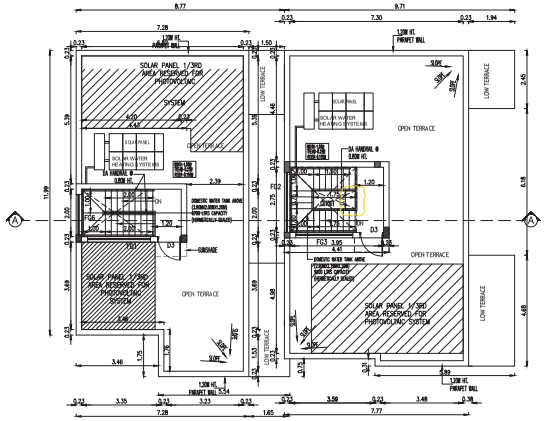
FIRST FLOOR PLAN
BLOCK - 10



ELEVATION - 01
BLOCK - 10



GROUND FLOOR PLAN
BLOCK - 10



TERRACE FLOOR PLAN
BLOCK - 10

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
D.DOORS		
MD	1.20 X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.092 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20X 2.32	WINDOW
W2	3.00X 2.32	WINDOW
W3	2.45X 2.32	WINDOW
W4	2.10 X 2.32	WINDOW
W5	1.25 X 2.32	WINDOW
W6	0.77X2.32	WINDOW
W7	0.610X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20 X 1.55	WINDOW
KW3	0.77 X 2.32	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.20 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.77 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.60 X 0.40	VENTILATOR

BLOCK -10	SHEET NO: 09/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Country wood / Enginrred Doors.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100
DATE : 18 FEB 2026

W S N E

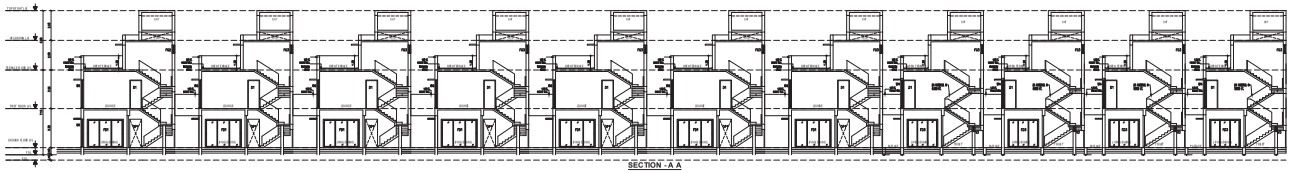
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

REGISTERED STRUCTURAL ENGINEER :

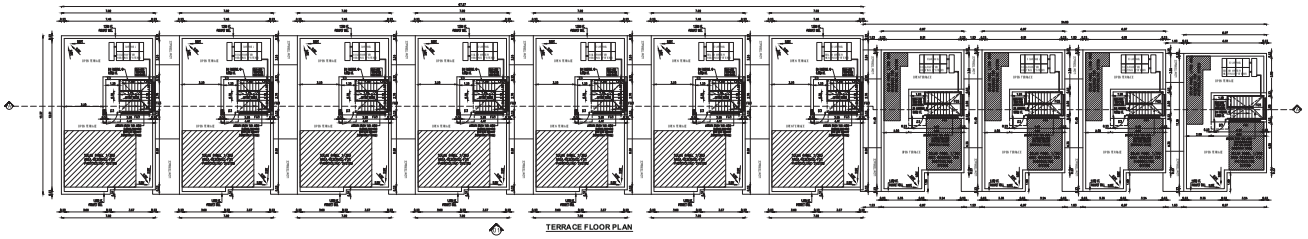
BLOCK -11



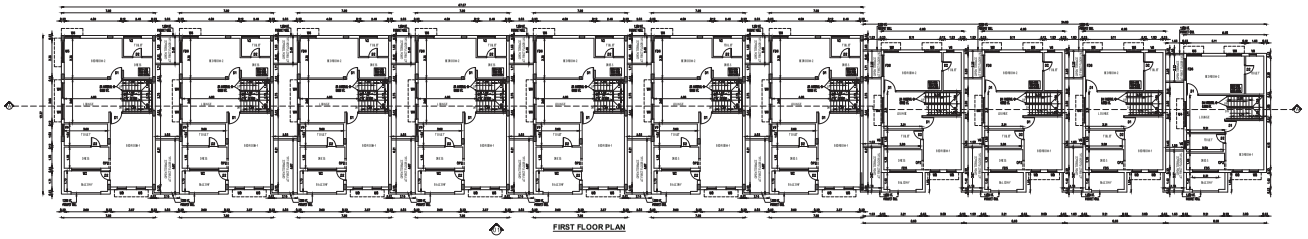
SECTION - A A



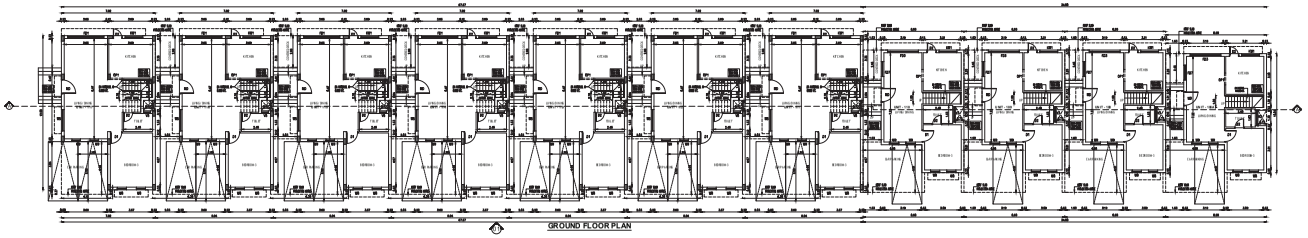
ELEVATION - 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.770 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

BLOCK -11 | SHEET NO: 10/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:11/2:3(M-25)
BRICKWORK	:	B.W in Basement & Superstructure are in CM 1:5.
JOINERY	:	Joineries are made with Country wood / Enginred Doors.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	:	Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.
PAINTING	:	White washing with two coats over the one coat of primer for Ceiling.Colour washing with two coats over one coat of primer for all Walls.

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 24 FEB 2026

E N S W

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

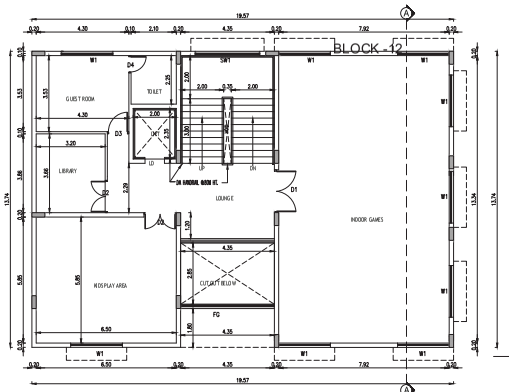
ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

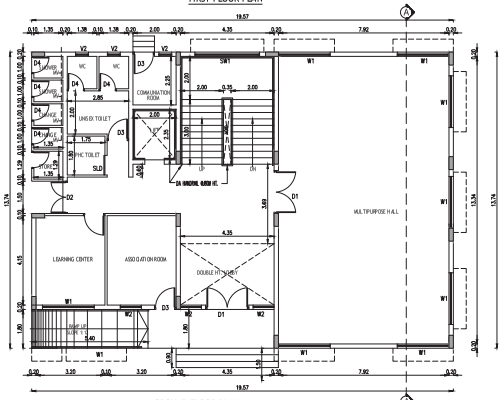
REGISTERED STRUCTURAL ENGINEER :

Dr. J. SURESH M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. KSE100192019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

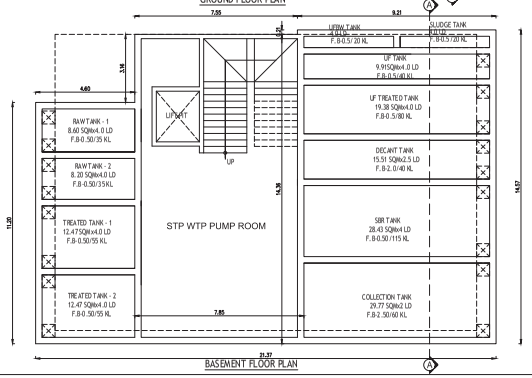
BLOCK -12



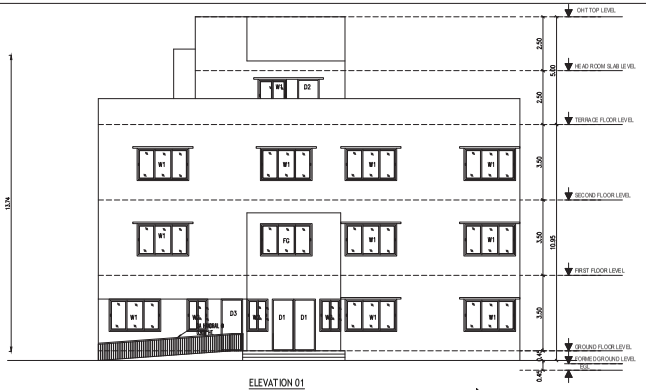
FIRST FLOOR PLAN



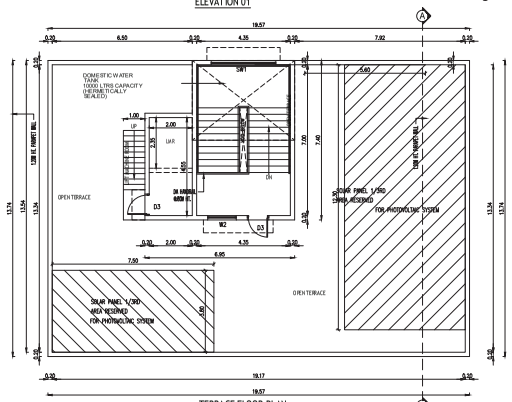
GROUND FLOOR PLAN



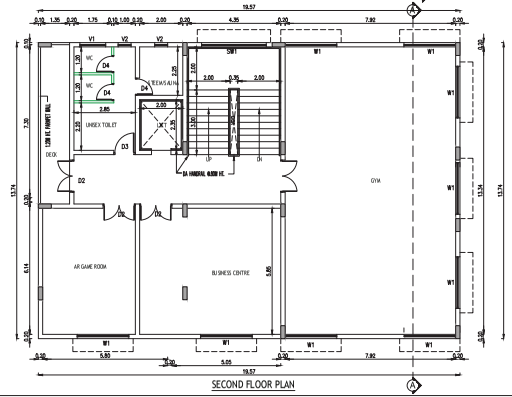
BASEMENT FLOOR PLAN



ELEVATION 01

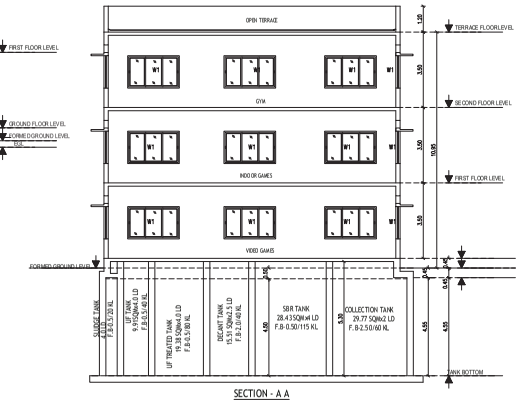


TERRACE FLOOR PLAN



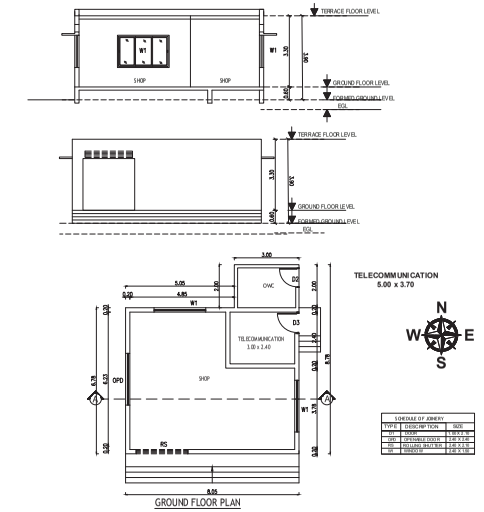
SECOND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
D1	DOUBLE DOOR	2.0 X 2.10
D2	DOOR	1.20 X 2.10
D3	DOOR	1.00 X 2.10
D4	DOOR	0.80 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.33 X 1.50
FG	FIXED GLASS	5.05 X 1.50
V1	VENTILATOR	1.20 X 1.00
V2	VENTILATOR	0.60 X 1.00
LD	LIFT DOOR	0.90 X 2.10
		3.00 X 1.50



SECTION - A A

BLOCK -13



GROUND FLOOR PLAN

BLOCK -12 & 13 | SHEET NO: 11/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION	:	RCC 1:1 1/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
RCC WORK	:	All Column, Beams, Roof Slab, Lintel,& Sunshade are in CC 1:1 1/2:3(M-25)
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JOINERY	:	Joineries are made with Country wood / Enginrred Doors.
WEATHERING COURSE	:	9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
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COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:100

DATE : 24 FEB 2026

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

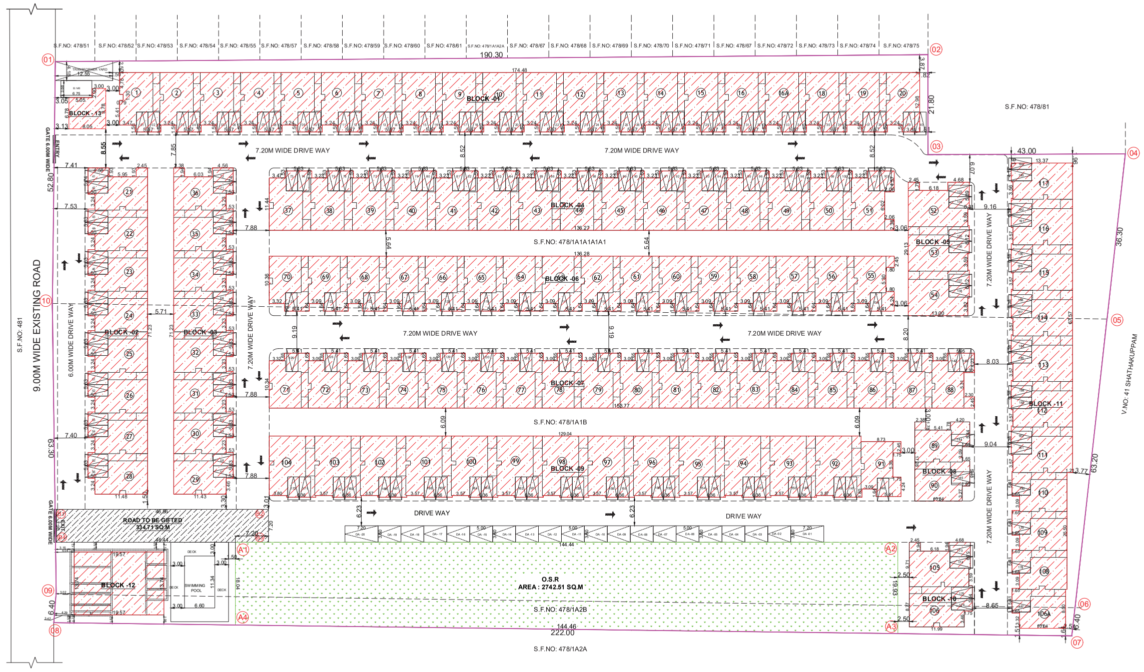
Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

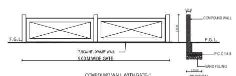
Dr. D. SURESH B.E., M.E., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mallai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

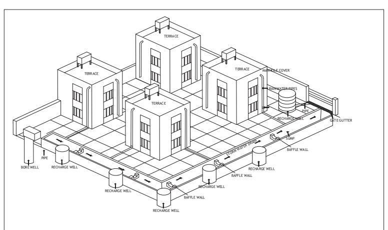
SITE PLAN	SHEET NO: 12/12

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

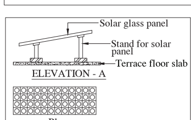


SITE PLAN
SCALE 1:400

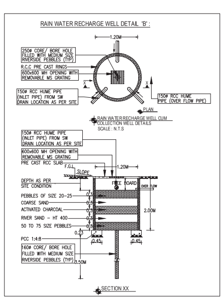


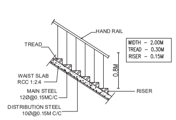


RWH -3B
RAINWATER HARVESTING IN GROUP DEVELOPMENTS
(ROOFTOP AND SURFACE RUNOFF THROUGH STORM WATER DRAWIN, GATE GUTTER TO RECHARGE WELLS)

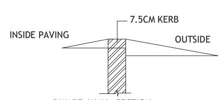


Solar Photo Voltic Panel

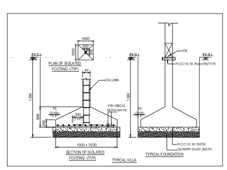


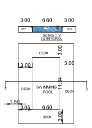


STAIR CASE DETAILS-COMMERCIAL
SCALE 1:100

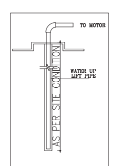


DWARF WALL SECTION





SWIMMING POOL DETAIL



BORE WELL DETAIL
[NOT TO SCALE]

UNITS AREA DETAILS

Block	Typical Units	Total no of Dwelling Units (Nos)	Dwelling Unit Area (Sq.m)
Block -01	Units - 01 to 19	19	188.51 sq.m
Block -01	Units - 20	1	177.45 sq.m
Block -02	Units - 21	1	191.05 sq.m
Block -02	Units -22 to 28	7	188.93 sq.m
Block -03	Units - 29 to 35	7	188.17 sq.m
Block -03	Units - 36	1	190.25 sq.m
Block -04	Units -51	1	192.49 sq.m
Block -04	Units - 37 to 50	14	189.63 sq.m
Block -05	Units - 53 to 54	2	220.34 sq.m
Block -05	Units - 52	1	220.27 sq.m
Block -06	Units - 70 to 56	15	166.05 sq.m
Block -06	Units - 55	1	167.51 sq.m
Block -07	Units - 88	1	170.83 sq.m
Block -07	Units - 71 to 87	17	165.95 sq.m
Block -08	Units - 90	1	166.39 sq.m
Block -08	Units - 89	1	167.84 sq.m
Block -09	Units - 104 to 93	12	222.68 sq.m
Block -09	Units - 92	1	223.01 sq.m
Block -09	Units - 91	1	167.12 sq.m
Block -10	Units - 106	1	188.62 sq.m
Block -10	Units - 105	1	215.99 sq.m
Block -11	Units - 117	1	210.05 sq.m
Block -11	Units - 116 to111	6	218.31 sq.m
Block -11	Units - 110	1	165.75 sq.m
Block -11	Units - 109 to 108	2	166.08 sq.m
Block -11	Units - 106A	1	161.43 sq.m
TOTAL		117	

SITE AREA DETAILS

S.F.NO	PATTA AREA (SQ.M)
478/1A1A1A1A1	12145.00
478/1A1B	14170.00
478/1A2B	1400.00
TOTAL	27715.00

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No RSE100382019
Reg. No. CGLDIST/SE/Gr-I/2024/07/005

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT	: 27715.00 SQ.M
SITE AREA AS PER PATTA	: 27715.00 SQ.M
ROAD TO BE GIFTED	: 334.71 SQ.M
SUPER IMPOSED SITE AREA	: 27380.29 SQ.M

PROPOSED BUILDING AREA DETAILS :

S.NO	DESCRIPTION	DWELLING UNITS	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	BLOCK-01 - RESIDENTIAL				
	GROUND FLOOR	20 NOS	1993.85	-	1993.85
	FIRST FLOOR		1784.61	-	1784.61
	HEAD ROOM	-	-	229.20	229.20
	SUB TOTAL	20 NOS	3778.46	229.20	4007.66
02	BLOCK-02 - RESIDENTIAL				
	GROUND FLOOR	08 NOS	799.72	-	799.72
	FIRST FLOOR		713.84	-	**713.84**
	HEAD ROOM	-	-	91.68	91.68
	SUB TOTAL	08 NOS	1513.56	91.68	1605.24
03	BLOCK- 03 - RESIDENTIAL				
	GROUND FLOOR	08 NOS	795.52	-	795.52
	FIRST FLOOR		712.01	-	712.01
	HEAD ROOM	-	-	91.68	91.68
	SUB TOTAL	08 NOS	1507.53	91.68	1599.21
04	BLOCK- 04 - RESIDENTIAL				
	GROUND FLOOR	15 NOS	1511.04	-	1511.04
	FIRST FLOOR		1334.99	-	1334.99
	HEAD ROOM	-	-	171.90	171.90
	SUB TOTAL	15 NOS	2846.03	171.90	3017.93
05	BLOCK- 05 - RESIDENTIAL				
	GROUND FLOOR	03 NOS	349.12	-	349.12
	FIRST FLOOR		312.38	-	312.38
	HEAD ROOM	-	-	42.48	42.48
	SUB TOTAL	03 NOS	661.50	42.48	703.98
06	BLOCK- 06 - RESIDENTIAL				
	GROUND FLOOR	16 NOS	1407.45	-	1407.45
	FIRST FLOOR		1250.90	-	1250.90
	HEAD ROOM	-	-	183.36	183.36
	SUB TOTAL	16 NOS	2658.35	183.36	2841.71
07	BLOCK- 07 - RESIDENTIAL				
	GROUND FLOOR	18 NOS	1585.05	-	1585.05
	FIRST FLOOR		1407.10	-	1407.10
	HEAD ROOM	-	-	206.28	206.28
	SUB TOTAL	18 NOS	2992.15	206.28	3198.43
08	BLOCK- 08 - RESIDENTIAL				
	GROUND FLOOR	02 NOS	177.25	-	177.25
	FIRST FLOOR		156.50	-	156.50
	HEAD ROOM	-	-	22.92	22.92
	SUB TOTAL	02 NOS	333.75	22.92	356.67
09	BLOCK- 09 - RESIDENTIAL				
	GROUND FLOOR	14 NOS	1629.92	-	1629.92
	FIRST FLOOR		1435.18	-	1435.18
	HEAD ROOM	-	-	195.54	195.54
	SUB TOTAL	14 NOS	3065.10	195.54	3260.64
10	BLOCK- 10 - RESIDENTIAL				
	GROUND FLOOR	02 NOS	219.63	-	219.63
	FIRST FLOOR		195.26	-	195.26
	HEAD ROOM	-	-	25.62	25.62
	SUB TOTAL	02 NOS	414.89	25.62	440.51
11	BLOCK- 11 - RESIDENTIAL				
	GROUND FLOOR	11 NOS	1164.85	-	1164.85
	FIRST FLOOR		1042.71	-	1042.71
	HEAD ROOM	-	-	144.96	144.96
	SUB TOTAL	11 NOS	2207.56	144.96	2352.52
12	BLOCK-12 - CLUB HOUSE				
	BASEMENT FLOOR	-	112.72	181.44	294.16
	GROUND FLOOR	-	268.90	-	268.90
	FIRST FLOOR	-	248.66	-	248.66
	SECOND FLOOR	-	268.90	-	268.90
	HEAD ROOM	-	-	46.04	46.04
	SUB TOTAL	-	899.18	227.48	1126.66
13	BLOCK-13 - RETAIL SHOP				
	GROUND FLOOR	-	60.54	-	60.54
	TOTAL	117 NOS	22938.60	1633.10	24571.70

TOTAL FSI AREA = 22938.60 SQ.M

FLOOR SPACE INDEX = $\frac{22938.60}{27380.29}$ = 0.838

PROPOSED PARKING CALCULATION:

PARKING DETAILS :

PARKING CATEGORY	DWELLING UNITS	CAR REQUIRED	TWO WHEELER REQUIRED
RESIDENTIAL ABOVE 100	117 NOS	117 NOS	-
VISITORS PARKING OF 10%	-	12 NOS	-
TOTAL	117 NOS	129 NOS	-

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	116+13DA = 129 NOS (EV)	194 +20DA = 214 NOS (EV)

PARKING SLOT SIZE :

194 CARS WITH DIMENSION 2.50 x 5.0M
20 DA CARS WITH DIMENSION 3.60 x 7.0M

O.S.R DETAILS :

O.S.R REQUIRED	= 2738.03 SQ.M
O.S.R PROVIDED	= 2742.51 SQ.M
APPROACH ROAD FOR OSR TO BE GIFTED	= 334.71 SQ.M

COLOUR INDEX :
PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :
SCALE : 1:400
DATE : 24 FEB 2026

N W E S

Signature valid

Signature valid

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.