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RE REGULATORY RECORD

# RERA Document

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

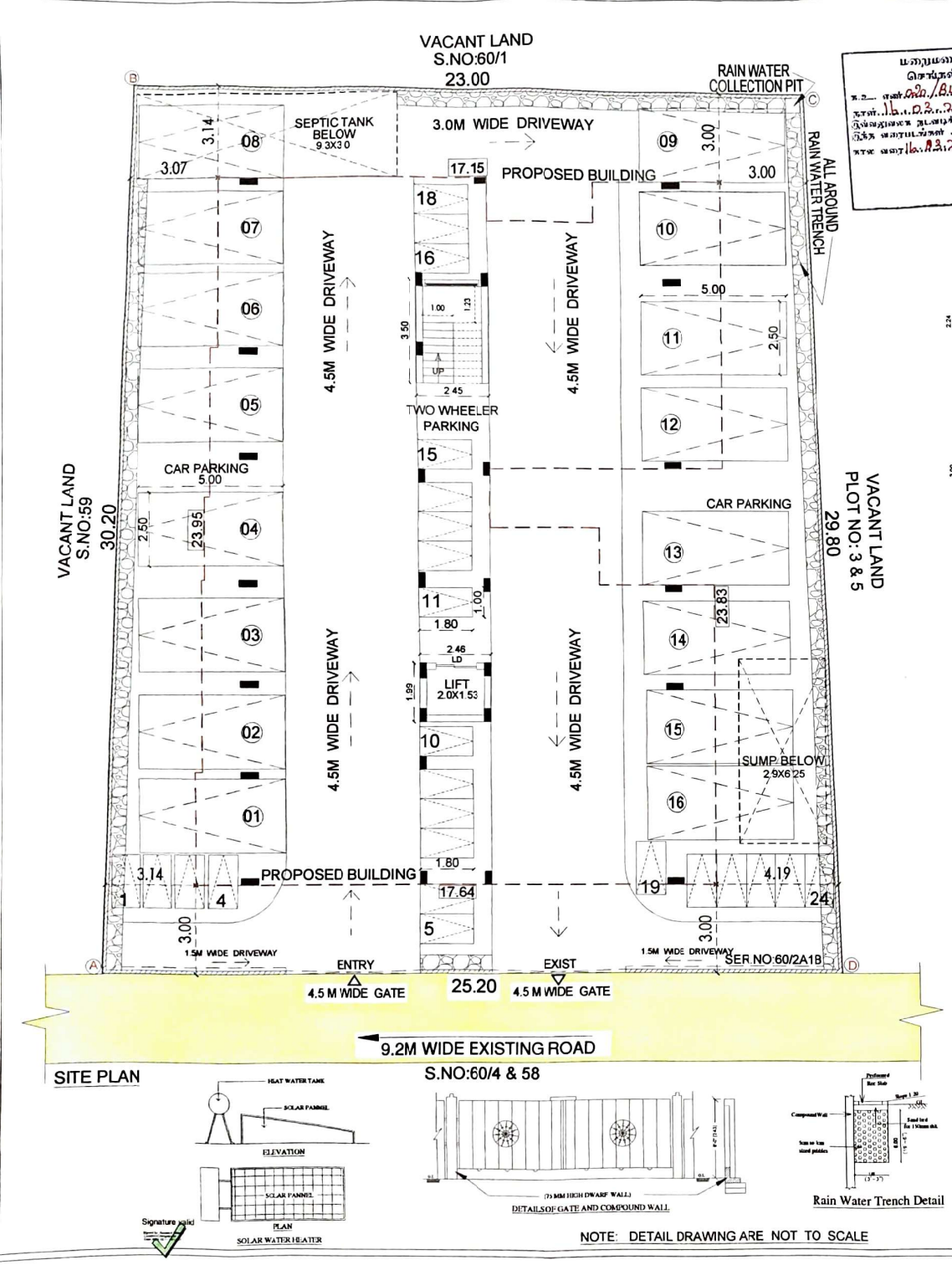
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DIGITALLY VERIFIED RECORD

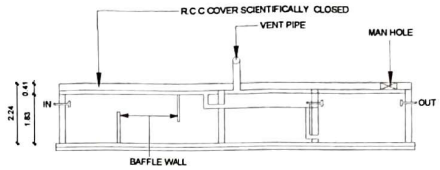
# PLAN SHOWING PROPOSED APARTMENT BUILDING AT PLOT NO . 1 & 2, S.Nos .60/2A1B. AS PER PATTA NO: 1275 SITUATED AT NINNAIKARAI VILLAGE , CHENGALPATTU TALUK , CHENGALPET DISTRICT - 603203.

LAYOUT APPROVAL NO: 50/2004, DATE: 15/02/24
LOCAL BODY LAYOUT APPROVAL NO: 1310/2003/A1.
DATE: 28.06.2004

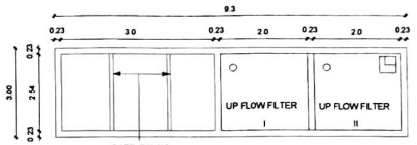



SITE PLAN

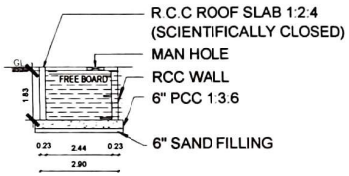


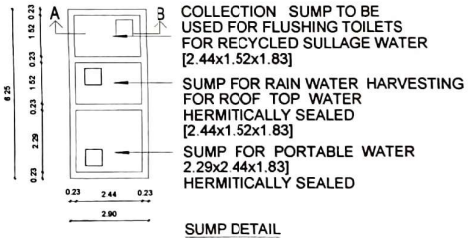

SECTION- BB'




SEPTIC TANK PLAN




SECTION-AB




SUMP DETAIL

| AREA DETAILS | | | | |
|---|---|---|---|---|
| LAND EXTENT AS PER PATTA - 7 0 ARES - 700 00 SQ M | | | | |
| LAND EXTENT AS PER DOC - 7771 SQFT - 721.949 SQ M | | | | |
| FLOORS | FLATS | NON FSI (SQ M) | FSI (SQ M) | BUILTUP AREA (SQ M) |
| STILT FLOOR AREA | | 387.00 | - | 387.00 |
| FIRST FLOOR AREA | 1A | - | 74.42 | 74.42 |
| | 1B | - | 68.69 | 68.69 |
| | 1C | - | 34.50 | 34.50 |
| | 1D | - | 86.09 | 86.09 |
| | 1E | - | 73.75 | 73.75 |
| ELECTRICAL ROOM | | - | 30.67 | 30.67 |
| COMMON AREA | | - | 30.00 | 30.00 |
| SECOND FLOOR AREA | 2A | - | 74.42 | 74.42 |
| | 2B | - | 68.69 | 68.69 |
| | 2C | - | 34.50 | 34.50 |
| | 2D | - | 86.09 | 86.09 |
| | 2E | - | 73.75 | 73.75 |
| STORE ROOM | | - | 13.06 | 13.06 |
| COMMON AREA | | - | 30.42 | 30.42 |
| THIRD FLOOR AREA | 3A | - | 74.42 | 74.42 |
| | 3B | - | 68.69 | 68.69 |
| | 3C | - | 34.50 | 34.50 |
| | 3D | - | 86.09 | 86.09 |
| | 3E | - | 73.75 | 73.75 |
| MEETING ROOM | | - | 13.06 | 13.06 |
| COMMON AREA | | - | 30.42 | 30.42 |
| FOURTH FLOOR AREA | 4A | - | 74.42 | 74.42 |
| | 4B | - | 68.69 | 68.69 |
| | 4C | - | 34.50 | 34.50 |
| | 4D | - | 86.09 | 86.09 |
| | 4E | - | 73.75 | 73.75 |
| AMENITY ROOM | | - | 13.06 | 13.06 |
| COMMON AREA | | - | 30.42 | 30.42 |
| FIFTH FLOOR AREA | 5A | - | 74.42 | 74.42 |
| | 5B | - | 69.62 | 69.62 |
| | 5C | - | 74.50 | 74.50 |
| | 5D | - | 73.75 | 73.75 |
| COMMON AREA | | - | 32.36 | 32.36 |
| HEAD ROOM | | 24.50 | - | 24.50 |
| TOTAL AREA | | 411.5 | 1865.56 | 2277.06 |
| F.S.I + 30% PREMIUM FSI (2.60) | | | = 2.6 | |
| PLOT COVERAGE | | | = 55.28% | |
| NO OF DWELLING | | | = 24 NOS | |

| PARKING DETAILS | | | | |
|---|---|---|---|---|
| FLOOR AREA | NOS OF UNITS | VEHICLE | REQUIRED | PROVIDED |
| 25 - 50 SQM | 04 | CAR | 12 | 16 |
| 50 - 75 SQM | 16 | TWO WHEELER | 24 | 24 |
| ABOVE 75 SQM | 04 | | | |

| COLOR INDEX | SCALE 1:100 |
|---|---|
| ROAD | Title : |
| PROPOSED BUILDING | SITE PLAN, |
| SITE BOUNDARY | DETAIL DRAWING. |

N W E S

OWNER

R. ARULNITHI, B.Arch.
Regd. Architect
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ARCHITECT

Er. S. VIJAYAKUMAR, M.Tech
Reg. Structural Eng. STCP-CHENNAI/SE/GR-I/2025.01.003
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STRUCTURAL ENGINEER

APPLICATION REFERENCE NO SWP/BPA/675783/2025
DATE 11/10/2025
SCRUTINY REFERENCE NO. ZQZTBDT
DRAWING SCRUTINY REFERENCE NO 603510-2025-HY
SITE BOUNDARY SHOWING AS: "A - D"
SWP / RESIDENTIAL BUILDING /A D/
D.T.C.P(CD)3 NO. 126 / 2025



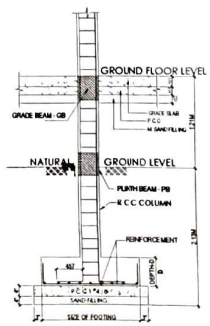




DETAILS OF GATE AND COMPOUND WALL



Rain Water Trench Detail




TYPICAL FOOTING DETAIL

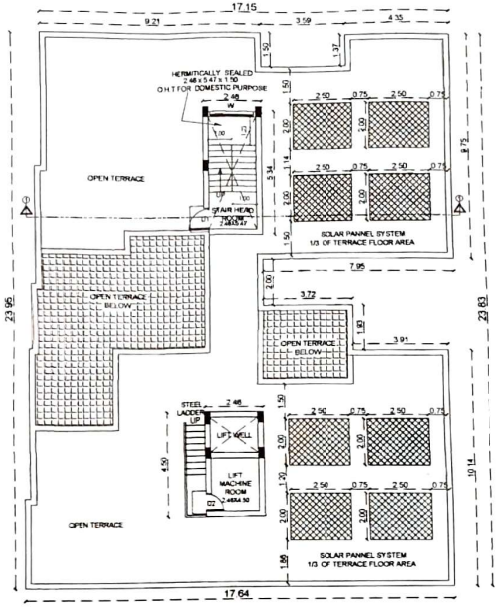
NOTE: DETAIL DRAWING ARE NOT TO SCALE

PLAN SHOWING PROPOSED APARTMENT BUILDING AT PLOT NO . 1 & 2, S.Nos .60/2A1B, AS PER PATTA NO: 1275 SITUATED AT NINNAIKARAI VILLAGE , CHENGALPATTU TALUK , CHENGALPET DISTRICT - 603203.

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AREA DETAILS

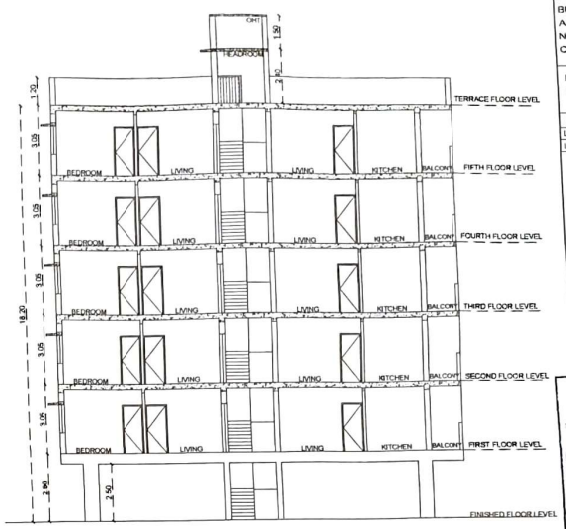
| | |
|---|---|
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| LAND EXTENT AS PER DOC 7771 SQFT | 721.949 SQ M |



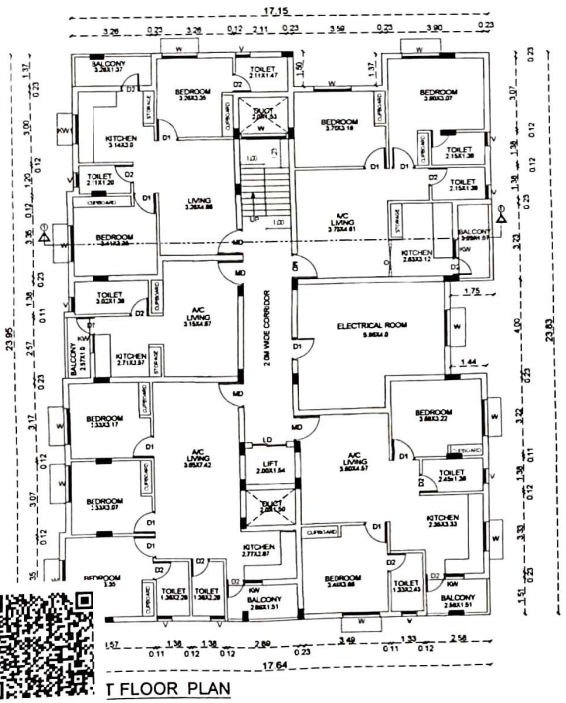

TERRACE PLAN



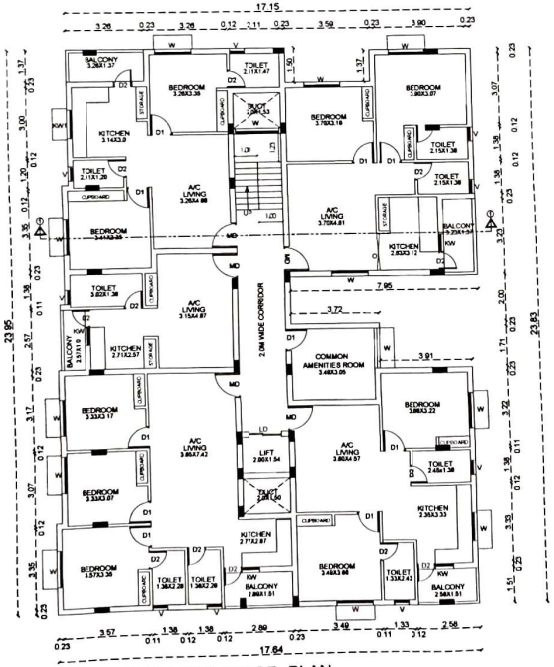

ELEVATION



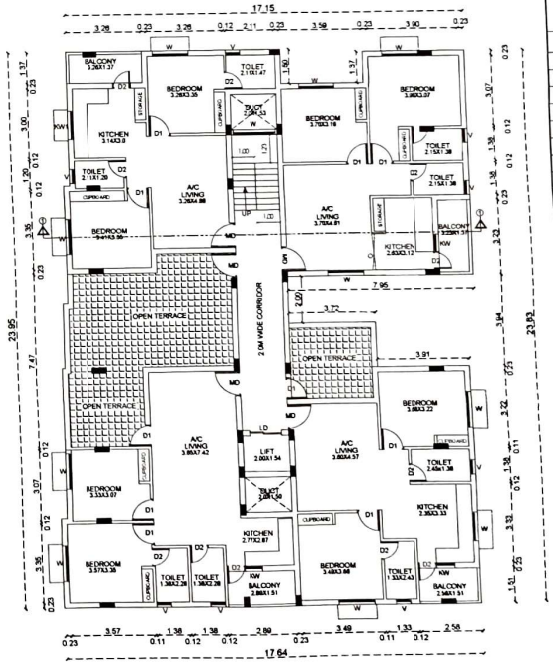

SECTION- 1-1




T FLOOR PLAN




SECOND TO FOURTH FLOOR PLAN




FIFTH FLOOR PLAN

JOINERY

| | | |
|---|---|---|
| MD | MAIN DOOR | 1.00 x 2.13 |
| D | DOOR | 0.91 x 2.13 |
| D1 | DOOR | 0.76 x 2.13 |
| W | WINDOW | 1.52 x 1.37 |
| W1 | WINDOW | 4.00 x 1.37 |
| KW | WINDOW | 0.76 x 1.22 |
| KW1 | WINDOW | 1.22 x 1.22 |
| V | VENTILATOR | 0.61 x 0.61 |
| LD | LIFT DOOR | 0.91 x 2.13 |

SOLAR PANEL COVERAGE AREA

| | |
|---|---|
| OPEN TERRACE AREA | 362.50 SQM |
| 1/3 TERRACE AREA | 120.83 SQM |
| SOLAR PANEL COVERAGE AREA | 122.0 SQM |

COLOR INDEX — SCALE 1:100

ROAD
PROPOSED BUILDING — SITE PLAN
SITE BOUNDARY — DETAIL DRAWING

OWNER

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ARCHITECT

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.