Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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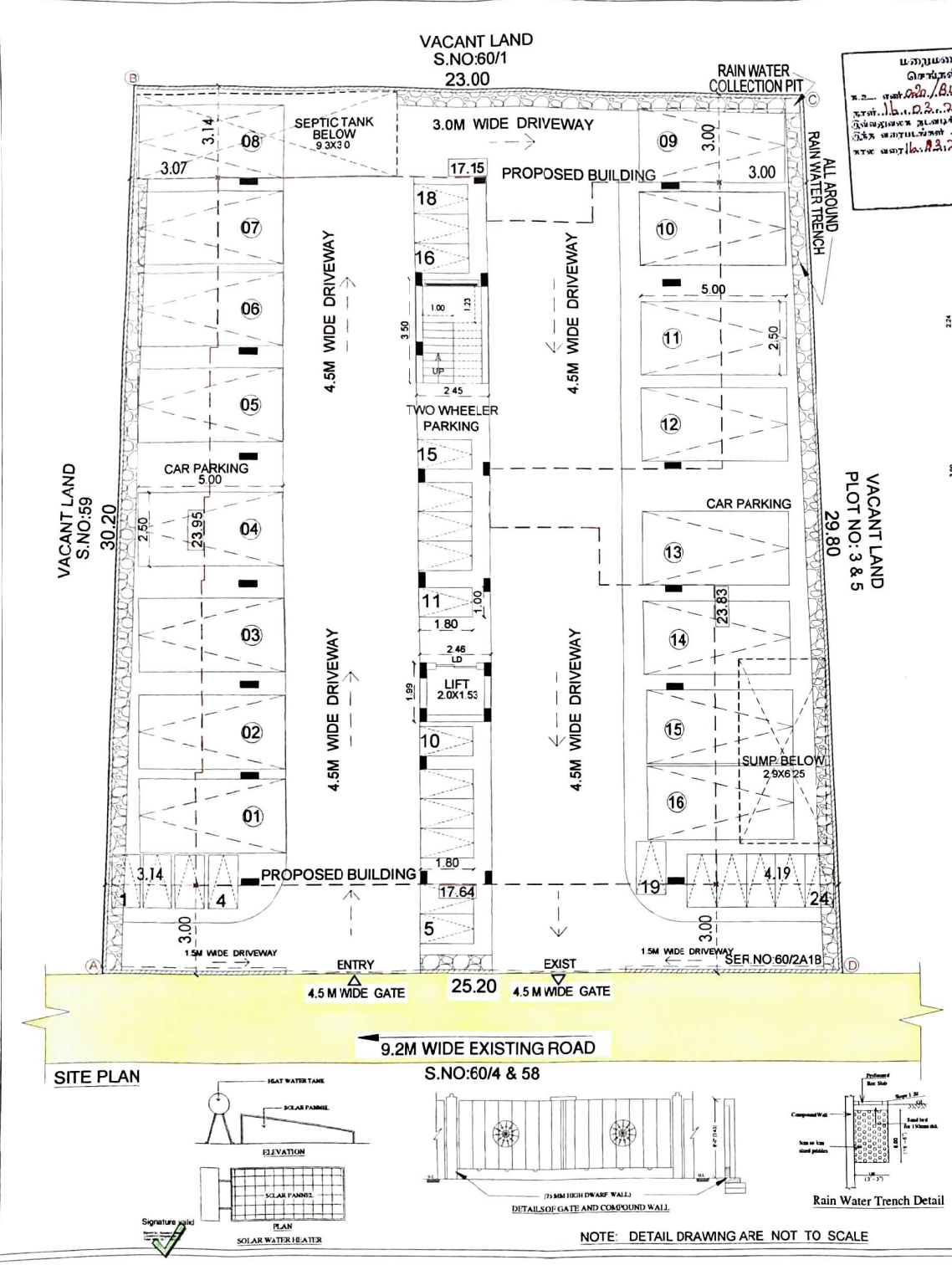
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
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DIGITALLY VERIFIED RECORD

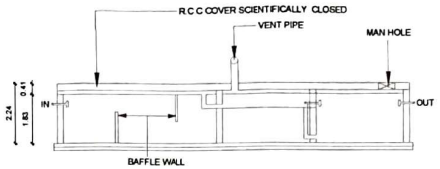
PLAN SHOWING PROPOSED APARTMENT BUILDING AT PLOT NO . 1 & 2, S.Nos .60/2A1B. AS PER PATTA NO: 1275 SITUATED AT NINNAIKARAI VILLAGE , CHENGALPATTU TALUK , CHENGALPET DISTRICT - 603203.

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

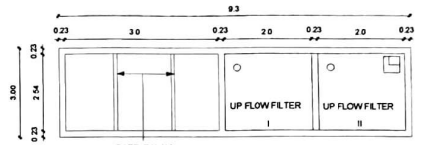


SITE PLAN

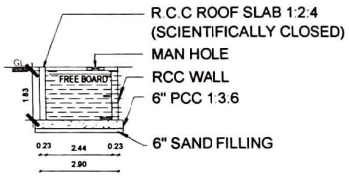




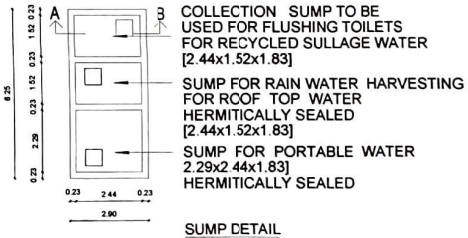
SECTION- BB'



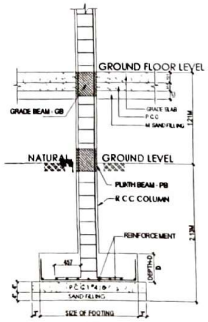
SEPTIC TANK PLAN



SECTION-AB



SUMP DETAIL



TYPICAL FOOTING DETAIL

DETAILSOF GATE AND COMPOUND WALL

Rain Water Trench Detail

NOTE: DETAIL DRAWING ARE NOT TO SCALE

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

ROAD
PROPOSED BUILDING
SITE BOUNDARY

SCALE 1:100

Title : SITE PLAN, DETAIL DRAWING.

N W E S

OWNER

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Reg. Structural Eng. STCP-CHENNAI/SE/GR-I/2025.03.003
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Email: sriji.shankar.civil@gmail.com, Mob: 9944227383

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

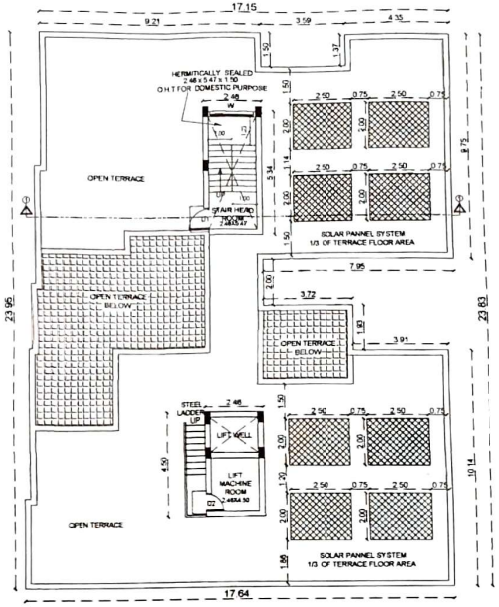
Signature valid

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AREA DETAILS

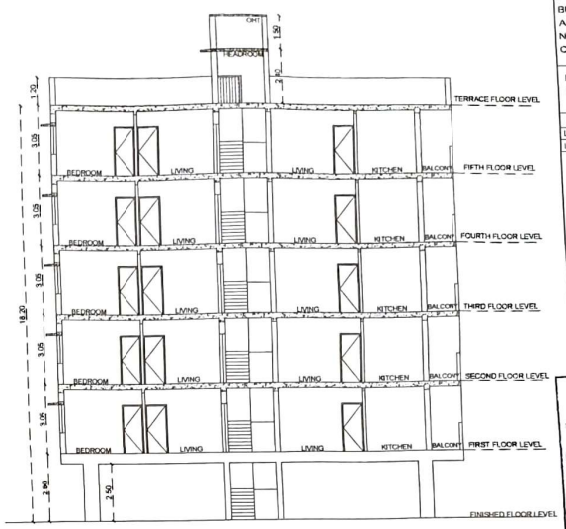
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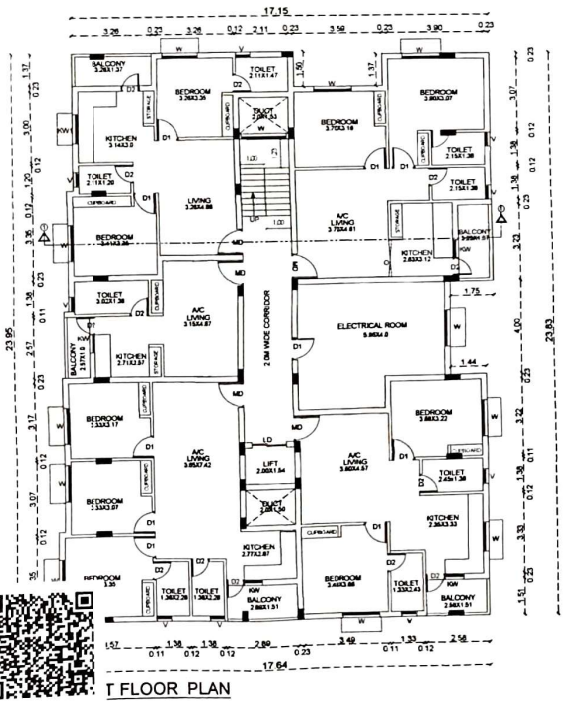
TERRACE PLAN



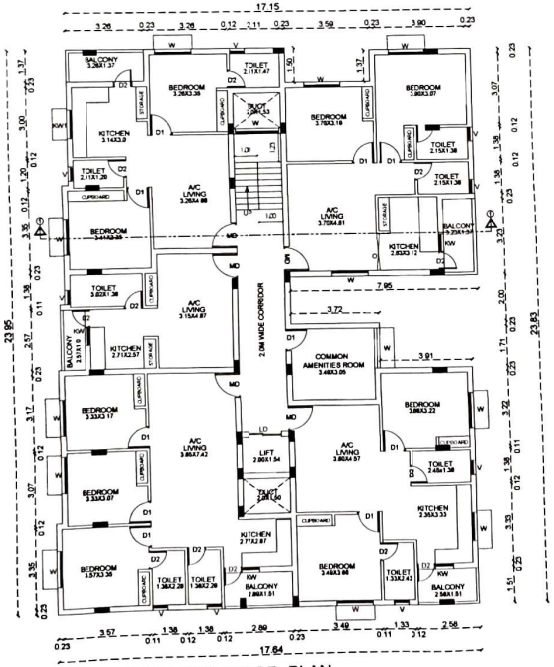
ELEVATION



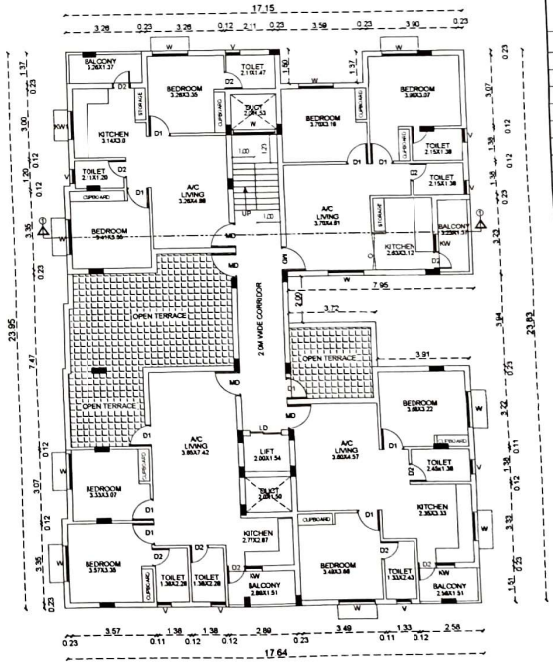
SECTION- 1-1



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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Vrishchalam Nagar, Chengalpattu-603001
Cell: 99941 68973

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

Verified RealEstate
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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.