Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

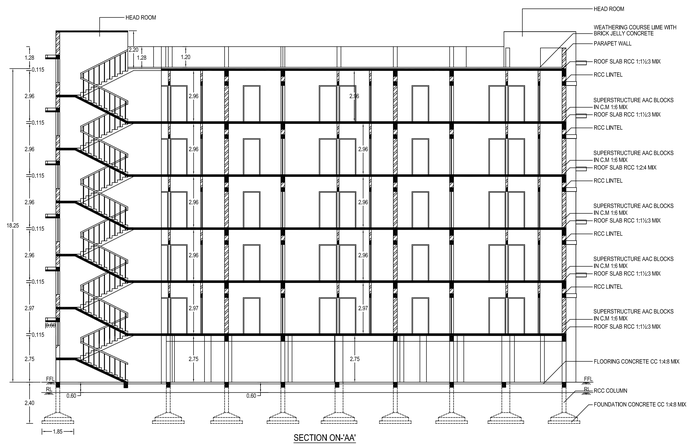
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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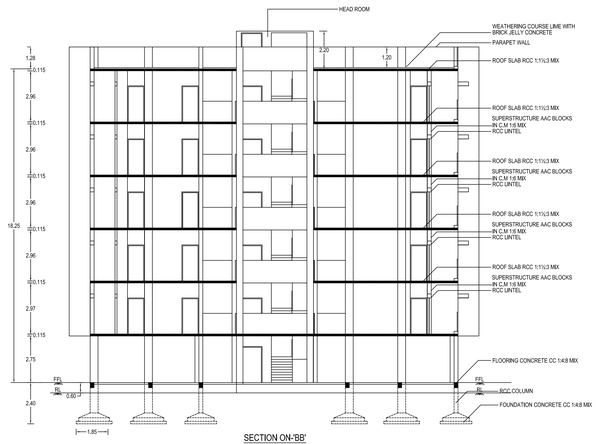
SOUTH SIDE ELEVATION

SCALE-1:100



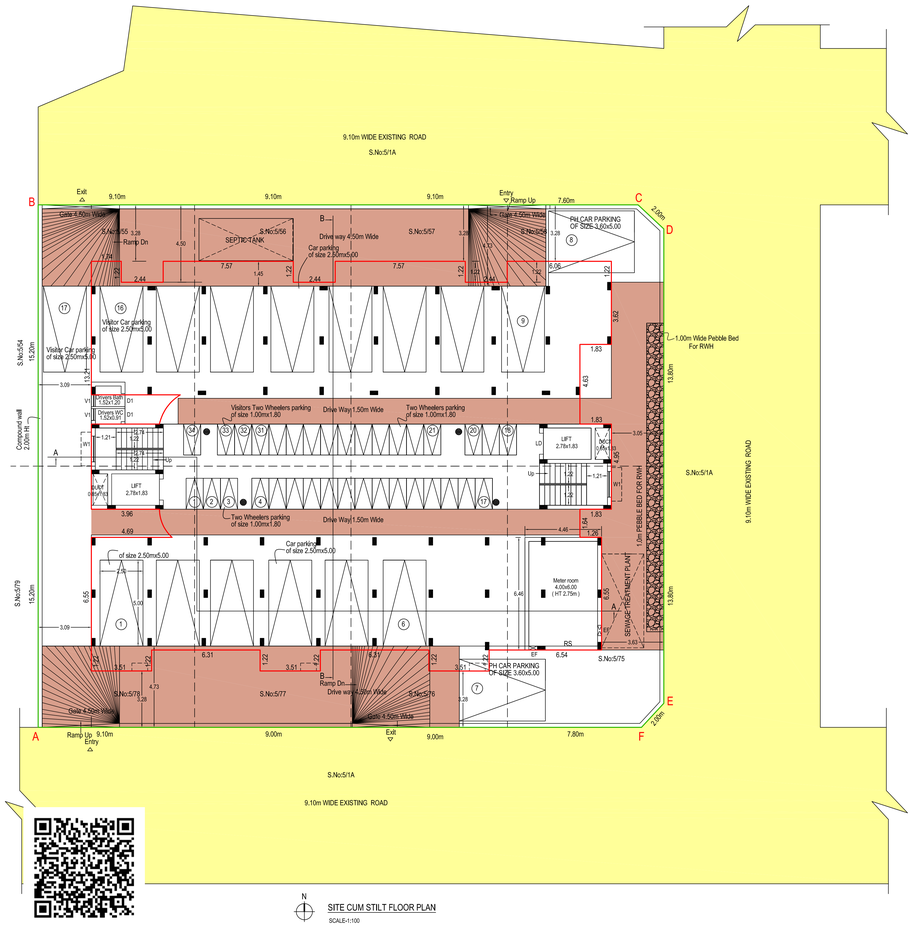
SECTION ON-'AA'

SCALE-1:100



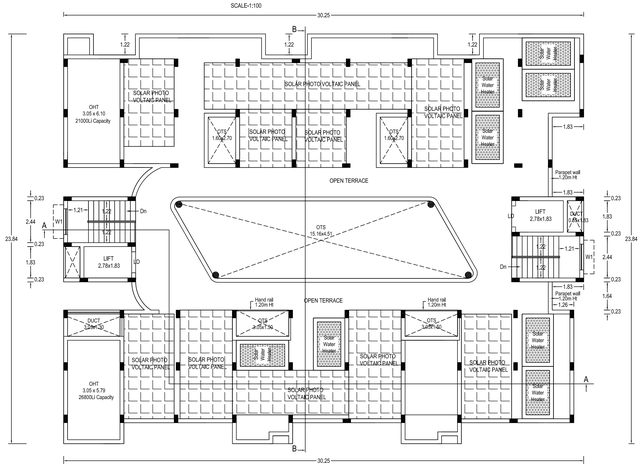
SECTION ON-'BB'

SCALE-1:100



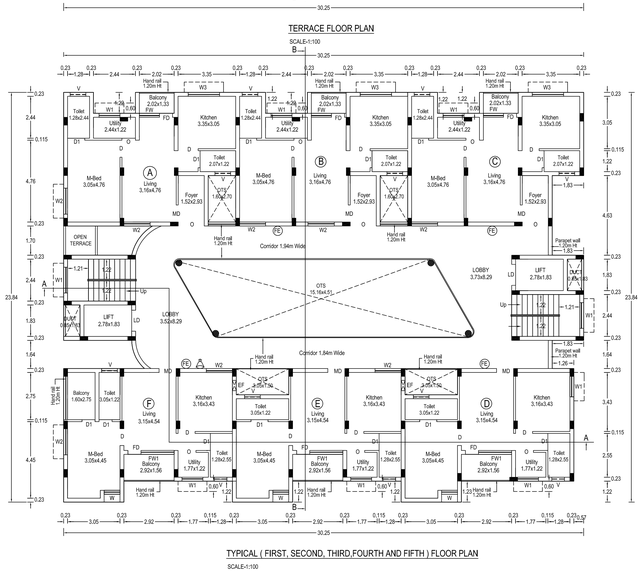
SITE CUM STILT FLOOR PLAN

SCALE-1:100



TERRACE FLOOR PLAN

SCALE-1:100



TYPICAL (FIRST, SECOND, THIRD,FOURTH AND FIFTH) FLOOR PLAN

SCALE-1:100

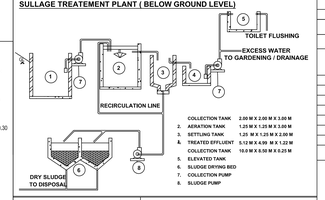
SITE APPROVAL

Roc No.SWP / BPA / 0478759 / 2025
Site Boundary shown as " A to F" and numbered as SWP / DTCP / SALEM / Site Approval No:183/ 2025.

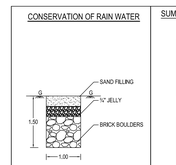
PLANNING PERMISSION

Roc No.SWP / BPA / 0478759 / 2025
Planning Permission No: 75 / 2025.

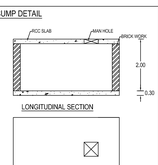
SECTIONAL ELEVATION FOR SEWAGE / SULLAGE TREATEMENT PLANT (BELOW GROUND LEVEL)



CONSERVATION OF RAIN WATER

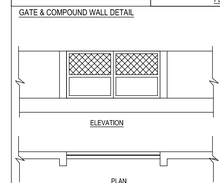


SUMP DETAIL

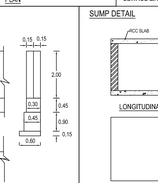


SULLAGE LINE
RAIN WATER LINE
SEWAGE LINE
DRINKING WATER LINE
SULLAGE TREATED WATER LINE
EXISTING DRAIN

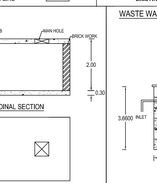
GATE & COMPOUND WALL DETAIL



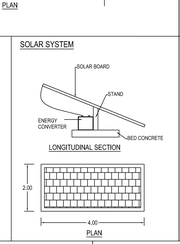
SUMP DETAIL



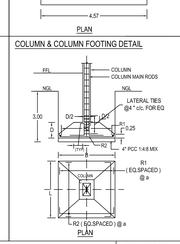
WASTE WATER RECYCL UNIT



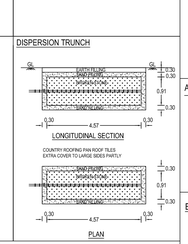
SOLAR SYSTEM



COLUMN & COLUMN FOOTING DETAIL



DISPERSION TRUNCH

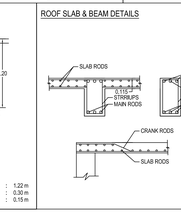


STAIRCASE DETAILS

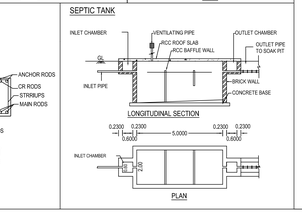


WIDTH OF THE STAIRCASE : 1.22 m
TREAD : 0.30 m
RISE : 0.15 m

ROOF SLAB & BEAM DETAILS



SEPTIC TANK



PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC TERRACED ROOF RESIDENTIAL APARTMENT BUILDING (30 DWELLING UNITS) IN REGULARIZATION APPROVED LAYOUT No : 50/2018,DATED:19.03.2019 AMALGAMATION OF PLOT No: 60,61,62,63,80,81,82, 83, S.No: 5/55,5/56,5/57,5/58,5/75,5/76,5/77,5/78 AT KONDAPPANAICKENPATTY VILLAGE/ PANCHAYAT,SALEM PANCHAYAT UNION,SALEM TALUK, SALEM DISTRICT.

NAME OF THE APPLICANT:

M/s.VILVA HOMES PRIVATE LTD,
DIRECTORS :1. Mr.PR.GANESAN,
2.Mr.S.K.SENTHIL KUMAR.

COLOUR INDEX

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DRIVE WAY

SCALE:-
ALL DIMENSIONS ARE IN METER
SCALE 1:100

FE FIRE EXTINGUISHER APRATUS PROVIDED IN NECESSARY PLACES.
FIRE ALARM
EXHAUST FAN

* SOLAR APARATUS TO BE PROVIDED
X RAIN WATER HARVESTING SYSTEM & SULLAGE WATER TREATMENT PLANT & TANKS ARE PROVIDED AS PER STANDARD PROVISIONS.

JOINERY DETAIL:-

RS	MS ROLLING GRILL SHUTTER	:	3.00 x 2.10
MD	MAIN DOOR	:	1.05 x 2.10
D	DOOR	:	1.00 x 2.10
D1	DOOR	:	1.00 x 2.10
FD	FRENCH DOOR	:	0.76 x 2.10
LD	LIFT DOOR	:	1.22 x 2.10
O	OPEN	:	0.76 x 2.10
W	WINDOW	:	1.00 x 1.83
W1	WINDOW	:	1.22 x 1.52
W2	WINDOW	:	1.52 x 1.52
W3	WINDOW	:	1.83 x 1.52
FW	FRENCH WINDOW	:	1.20 x 2.00
FW1	FRENCH WINDOW	:	1.90 x 2.00
V	VENTILATOR	:	1.00 x 0.91
V1	VENTILATOR	:	0.70 x 0.91
EF	EXHAUST FAN	:	0.45 x 0.45

AREA STATEMENT:

AREA OF SITE

S.No	DESCRIPTION	AS PER DOCUMENT Sqm	AS PER PATTA Sqm
1.	S.No:5/55	139.41	139.00
2.	S.No:5/56	139.41	139.00
3.	S.No:5/57	139.41	139.00
4.	S.No:5/58	138.24	138.00
5.	S.No:5/75	138.24	138.00
6.	S.No:5/76	139.41	139.00
7.	S.No:5/77	139.41	139.00
8.	S.No:5/78	139.41	139.00
	TOTAL AREA	1112.94	1110.00

BUILDING AREA

DESCRIPTION	NON FSI AREA Sqm	FSI AREA Sqm	TOTAL AREA Sqm
STILT FLOOR AREA	629.42	28.81	658.23
FIRST FLOOR AREA	----	568.62	568.62
SECOND FLOOR AREA	----	568.62	568.62
THIRD FLOOR AREA	----	568.62	568.62
FOURTH FLOOR AREA	----	568.62	568.62
FIFTH FLOOR AREA	----	568.62	568.62
HEAD ROOM AREA	37.77	----	37.77
TOTAL CONSTRUCTION AREA	667.19	2871.91	3539.10

SITE AREA : 1110.00
FLOOR SPACE INDEX (TOTAL PLINTH AREA / TOTAL SITE AREA)
FLOOR SPACE INDEX (2871.91/1110.00) : 2.587
PREMIUM FSI : 0.587

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING 2.50x5.00		
CAR PARKING PROVIDED	13 No's	13 No's
VISITORS CAR PARKING PROVIDED	2 No's	2 No's
PH CAR PARKING 3.60x5.00		
CAR PARKING PROVIDED	2 No's	2 No's
TWO WHEELER PARKING 1.00x1.80		
TWO WHEELER PROVIDED	30 No's	30 No's
VISITORS TWO WHEELER PROVIDED	4 No's	4 No's

NOTE:

		Sqm
DWELLING UNIT -A AREA	:	70.66
DWELLING UNIT -B AREA	:	70.12
DWELLING UNIT -C AREA	:	70.68
DWELLING UNIT -D AREA	:	64.54
DWELLING UNIT -E AREA	:	63.93
DWELLING UNIT -F AREA	:	69.34

APPLICANT:

For VILVA HOMES (P) LTD.
Managing Director.

For VILVA HOMES (P) LTD.
Managing Director.

ENGINEER:

Er. P.R. GANESAN, B.Tech
Registration No. 45/RE-1/2019
Registered Engineer Grade-I
304-2, Sona Nagar,
Alagapuram Panni Pudur,
SALEM - 636 016.

Er. S.K. SENTHIL KUMAR, B.E.,F.I.V.,
STRUCTURAL ENGINEER GRADE-II
REG. NO: 04/2022
CHOLA BUILDERS,
119-C, GREENWAYS ROAD,
FAIRLANDS, SALEM-636 016.
PH: 0427-2445752 CELL: 98427 44352

Er. G. VIGNESH, B.E.
Registration No: 07/2022-CE
Registered Construction Engineer
10/92A, Mettu Kannan Street,
Near Town Railway Station,
SALEM - 636 001.

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.