Verified RealEstate™

RE REGULATORY RECORD

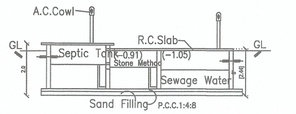
RERA Document

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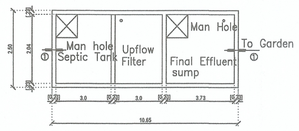
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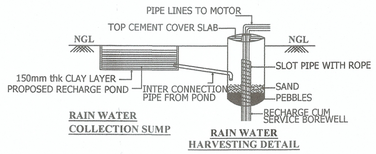
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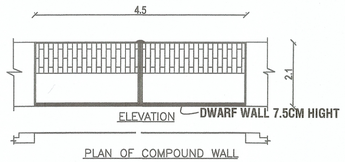


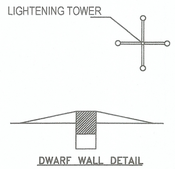
SECTION 1–1



SEPTIC TANK WITH UP–FLOW DETAILS







Signature valid
Signed by: Assistant Commissioner
Date: 2023.12.19 [illegible]

D.T.C.P APPROVED NO: 216/2015

AREA DETAILS :

PREVIOUS APPROVED FSI IN SQ.M - 2484.37

PLAN SHOWING THE REVISED CONSTRUCTION OF THE RESIDENTIAL APARTMENT BUILDING AT WARD No.D BLOCK No. 26, T.S.No. 1/9B, PERIYAKUPPAM VILLAGE, THIRUVALLUR MUNICIPALITY & DISTRICT.

ALL DIMENSIONS ARE IN METRES | *SCALE 1:100*

COLOUR INDEX

PROPOSED BUILDING

EXISTING ROAD

PLOT BOUNDARY

DRIVEWAY

NOTE

F.E. = FIRE EXTINGUSHIER TO BE PROVIDED

AREA DETAILS SQ.MT.

PLOT AREA : 1860.00

SL.NO	BUILDING NAME	NON FSI AREA IN Sq m	FSI AREA IN Sq m	TOTAL BUILTUP AREA IN Sq m
1.	APARTMENT BUILDING			
	GROUND FLOOR	-	728.98	728.98
	FIRST FLOOR	-	755.88	755.82
	SECOND FLOOR	-	686.43	686.43
	THIRD FLOOR	-	317.32	317.32
	HEAD ROOM	18.93	-	18.93
	LIFT AREA	4.65	-	4.65
	SECURITY ROOM	6.25		6.25
	TOTAL	-	2488.61	2512.13

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX	2488.61 / 1860.00	2.0	1.33

DWELLING AREA

NUMBER OF DWELLING UNIT – 42 No's

FLOOR NAME	UNIT	SQ.M	FLOOR NAME	UNIT	SQ.M
GROUND FLOOR	1	50.49	FIRST FLOOR	1	57.04
	2	52.86		2	56.67
	3	54.58		3	51.75
	4	49.35		4	56.98
	5	54.62		5	56.22
	6	54.26		6	50.84
	7	48.84		7	57.74
	8	54.90		8	55.80
	9	53.60		9	36.39
	10	36.39		10	56.98
	11	55.25		11	56.60
	12	54.63		12	53.64

FLOOR NAME	UNIT	SQ.M	FLOOR NAME	UNIT	SQ.M
SECOND FLOOR	1	57.01	THIRD FLOOR	1	41.46
	2	56.70		2	42.13
	3	51.75		3	37.27
	4	42.79		4	46.45
	5	41.36		5	42.60
	6	36.78		6	38.08
	7	43.06			
	8	41.35			
	9	36.39			
	10	56.98			
	11	56.61			
	12	53.64			

OWNER'S SIGNATURE

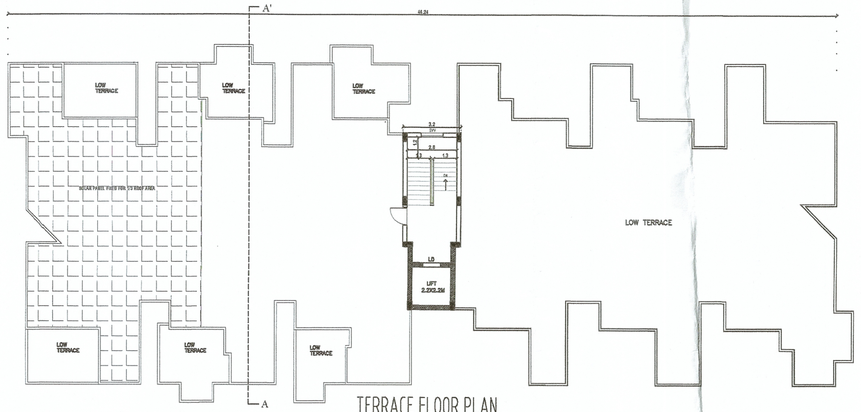
P. MARIAPPAN, B.E., MIE.,
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Registered Structural
Engineer Grade-II-CGL RGN /SE/ GR-II / 2019 / 07 / 011
DTCP
Ph : 26745655, Cell : 9841296750

STRUCTURAL ENGINEER

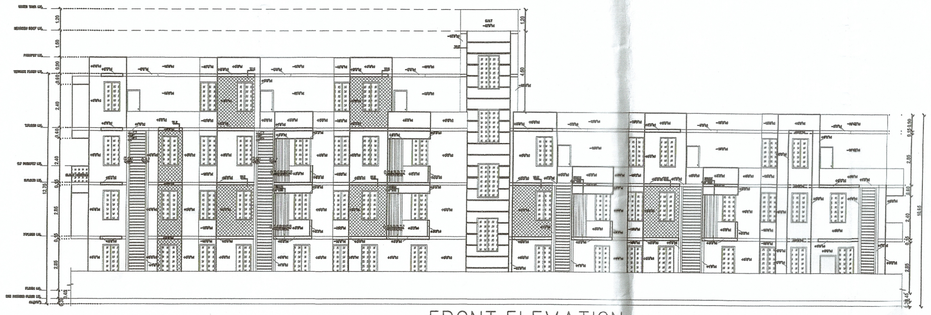
Commissioner
Tiruvallur Municip[illegible]

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ARCHITECT ENGINEER



TERRACE FLOOR PLAN



FRONT ELEVATION

D.T.C.P APPROVED NO: 218/2015	
AREA DETAILS :	
PREVIOUS APPROVED FSI IN SQ.M - 2484.37	

PLAN SHOWING THE REVISED CONSTRUCTION OF THE RESIDENTIAL APARTMENT BUILDING AT WARD No.D BLOCK No. 26, T.S.No. 1/9B, PERIYAKUPPAM VILLAGE, THIRUVALLUR MUNICIPALITY & DISTRICT.

ALL DIMENSIONS ARE IN METRES | SCALE 1:100

COLOUR INDEX

PROPOSED BUILDING	
EXISTING ROAD	
PLOT BOUNDARY	
DRIVEWAY	

NOTE

F.E. - FIRE EXTINGUISHER TO BE PROVIDED

SCHEDULE OF JOINERY

M.D.	DOOR	4'0" X 7'0"	[1.22 X 2.13]
D2	DOOR	3'6" X 7'0"	[1.14 X 2.13]
W1	WINDOW	2'0" X 4'0"	[0.61 X 1.22]
SW	STAIR WINDOW	4'0" X 4'0"	[1.22 X 1.22]
V	VENTILATOR	2'0" X 2'0"	[0.61 X 0.61]
GLW	GLASS WINDOW	4'0"X 6'0"	[1.22 X 1.83]
D1	DOOR	2'0" X 7'0"	[0.61 X 2.13]
LD	LIFT DOOR	3'6" X 7'0"	[0.91 X 2.13]

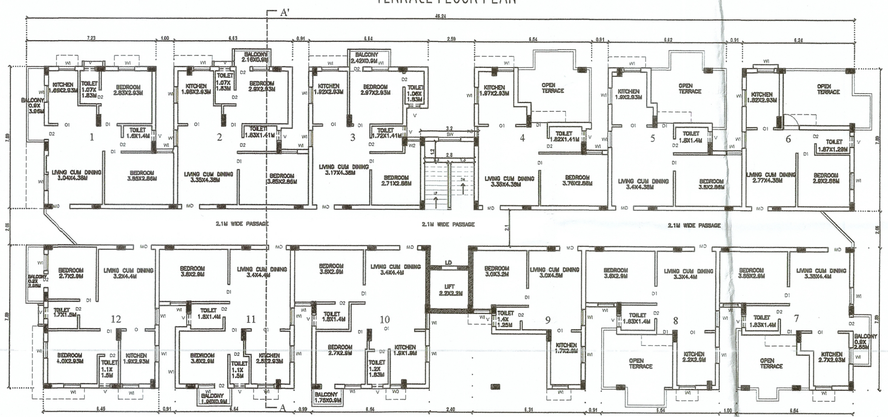
P. MARIAPPAN, B.E., M.I.E.,
Consulting Civil & Structural Engineer,
Registered Structural
Engineer Grade-II-CCL Rcn: SE/ GR-II/ 2819 / 87 / 011,
DTCP
Ph : 26765455, Cell : 9841294750

STRUCTURAL DRAWINGS

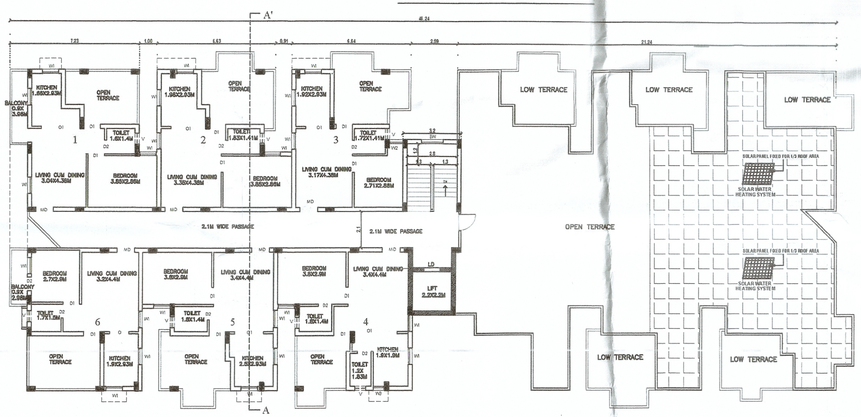
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OWNER'S SIGNATURE

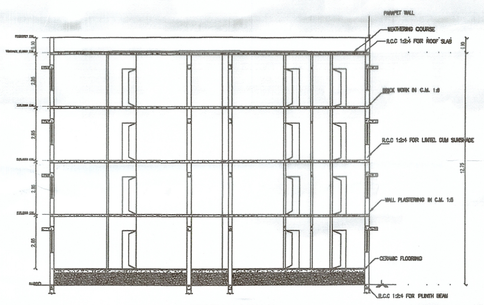
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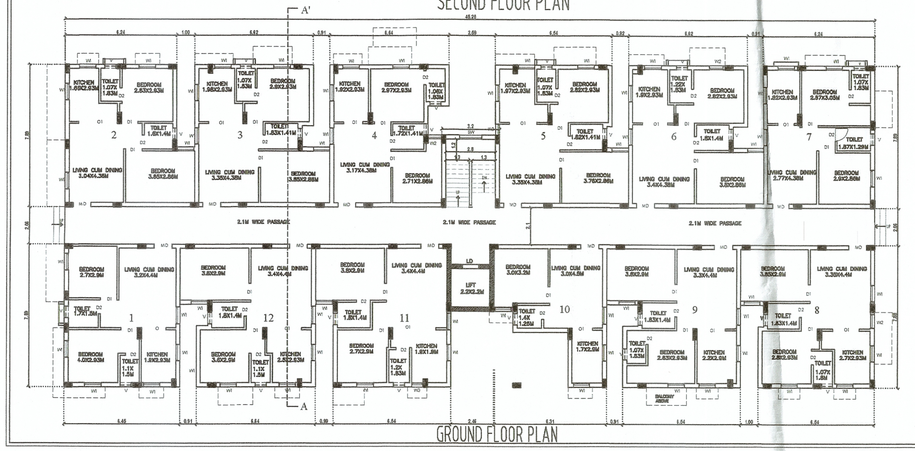
SECOND FLOOR PLAN



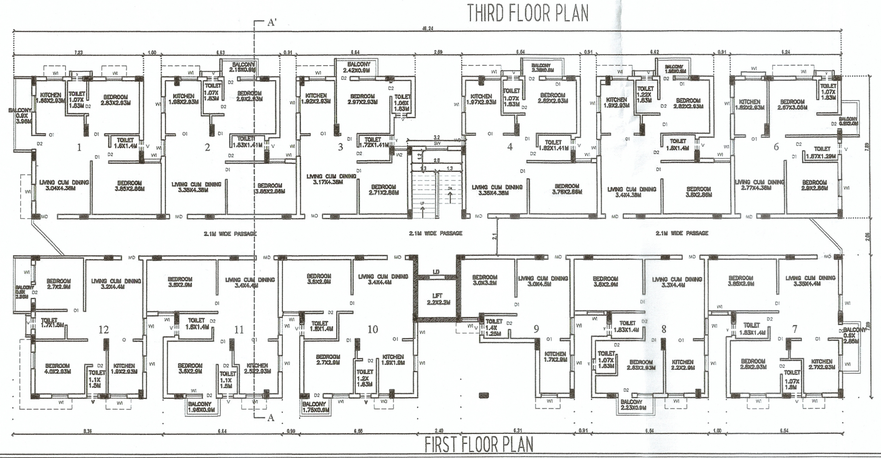
THIRD FLOOR PLAN



SECTION ON 'AA'

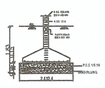


GROUND FLOOR PLAN



FIRST FLOOR PLAN





Commissioner
Tiruvallur Municipality

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.