Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**TNCD LLP**
Formerly Town & City Developers
**GSTIN :** 33AAGFT8799R1ZX

TNCD
BUILDING DREAMS

## PLUMBING REPORT

(NEXUS CITY, T.S. No-89/1,89/2, Ward No-Z (26), Block No-6 (Old S.F. No-435/1) IN VILANKURICHI VILLAGE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION)

| | Category | Description |
|---|---|---|
| | **Potable water** | |
| | U.G sump | UG Sump – Domestic – a) Raw/Fire water Tank-1- 30,000 L (1.5 Day Storage) b) Raw/Fire water Tank-2- 30,000 L (1.5 Day Storage) Raw/Fire water Tank-1- 60,000 L (1.5 Day Storage) c) Filtered water – 60000 L (1day storage) d) Metro water provision 15000 L 1.5 Day Storage) e) Flushing water – 45000 L (one day requirement for flushing the WC alone, as a part of STP) |
| | OHT | Sintex (Or) Equivalent tank: Domestic water tank = 40,000 L (8 Nos of 5000Ltrs sintex) and Metro water tank = 10000 L (2 nos of 5000Ltrs sintex) and Flushing water tank 20,000L (4 Nos of 5000 Ltrs sintex) and Fire Fighting Tank as per NBC - 25000 L (1 nos). |
| | Bore well | No of bores will be done as per the water demand |
| | Water treatment | A basic water treatment plant will be provided based only on a water sample test report. If the groundwater is portable / Good in nature then this item will not be applicable |
| | Distribution | Gravity system will be used for Domestic, Flush water from the OHT for all floors. Metro water will be supply by gravity to the kitchen sink point only. |
| | **Drainage** | |
| | System | Soil & Wastewater disposal from toilets, utilities, and Kitchens is done by A two-stack system only with SWR Type – B, approved make. The disposal from the vertical stack into a basement as ceiling hung system and exiting through the basement retaining wall and pass through a battery network of inspection chambers to STP by SWR type – B / PVC DWC Pipe combination of 110mm, 150mm, and 200mm based on the design with required slope. |
| | STP | A STP Capacity of 99 KLD SBR / FBBR type technology and UF treated water is recommended for flushing. The excess treated water will be disposed through nearest municipal connections |
| | Distribution | Vertical 2-way stacks of sizes 50/75/110mm Dia used separate for grey and black waters and necessary gullies and cowls to prevent return foul airs to toilets, which in turn connects to a horizontal network of underground drainage lines of SWR pipe makes with sufficient inspection chambers of 600mm X 600mm sizes and slopes ranging from 1% to 1.5% terminating to STP for Treatment. |
| | **Rainwater** | |
| | Distribution | Agri pipe 6kg/sq.cm – 110 & 150 mm dia pipes collecting rainwater vertically from terrace and closed drains with sufficient catch basin chambers and along the entire perimeter of the property collects the rainwater and discharges into stormwater trench/rainwater percolation pits of required numbers located strategically on the driveway of the project for maximum recharge of ground table. Excess water is channelled out from these drains to the Municipality provided drains in the layout. |

**For TNCD LLP**

**Designated Partner**

M.PRESTON VARGHESE
REG.No. CA/2008/42873
Coimbatore LPAIRA/GR-I/19/04/019

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

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# 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.