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RE REGULATORY RECORD

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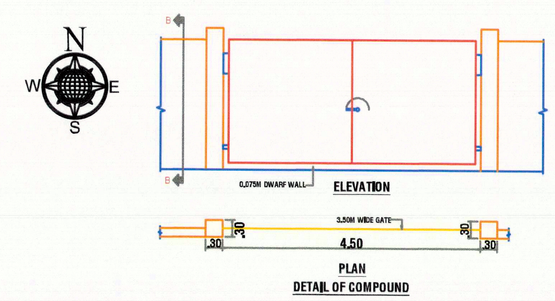
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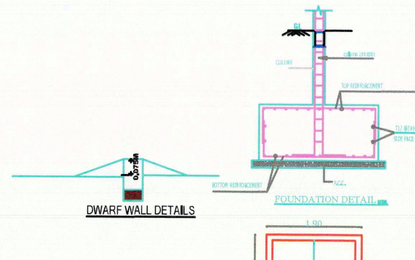
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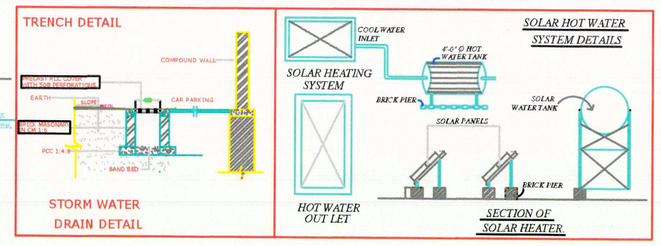
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DIGITALLY VERIFIED RECORD







DTCP APPROVED NO : SWP/BP/A.D.D.D.T.C.P (CD3) NO: 01/2024

Car & Two wheeler Parking Calculation Panchayat Areas

RESIDENTIAL		Dwelling X Floors	Dwelling X Floors	CAR REQUIRED	Two wheeler
Floor area above 50 sq.m and upto 75 sq.m	1 Two Wheeler space	TYPICAL FLOORS 6 x 14 = 84			84
Floor area above 75 sq.m and upto 100 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit	TYPICAL FLOORS 10 x 14 = 140 / 2 = 70		70 Nos	140
Floor area above 100 sq.m	1 car space for every 100 sq.m	TYPICAL FLOORS 2 x 14 = 28	GROUND FLOOR 6 X 1 = 6	34 Nos	
			TOTAL	104 Nos	224 Nos
Recreational Clubs					
1 car space for every 100sq.m of Floor area or part thereof		CLUB HOUSE AREA			
		3899.48 SQ.MT / 100 SQ.MT =		39 NOS	
		TOTAL NO CARS		143	
		10 % Visiter car Parking		15	
TOTAL NO CARS & TWO WHEELER REQUIRED				158 NOS	224 Nos
TOTAL NO CARS & TWO WHEELER PROVIDED				163 NOS	250 Nos
PHYSICALLY CHALLENGED CAR PARKING PROVIDED				2 NOS	

DTCP APPROVED SURVEY NO
SWP/BP/A.D.D.D.T.C.P (CD3) NO: 01/2024
Plot : P23/2 Part , Paranur Village, Chengalpattu Taluk and District

Sl.No	Survey No	Extent to be leased in Acres
1	34/3	0.15
2	35/3	0.035
3	36/1	1.08
4	36/2	0.96
5	37	0.38
6	38	1.50
7	39/1	0.25
8	39/2	0.26
9	39/3	0.60
10	40	0.61
11	41	0.49
12	51/1	0.02
13	51/2	0.06
14	52/3	0.145
15	53/2	0.15
16	164/1	0.03
17	164/2	0.29
18	203/1	0.36
19	203/2	0.33
20	203/3	0.30
21	204/1	0.32
22	204/2	0.22
23	204/3	0.21
24	204/4	0.25
25	204/5	0.24
26	205	0.56
27	206/1	1.22
28	206/2	1.21
29	206/3	1.19
30	207/1	0.46
31	207/2	0.41
32	221	0.08
33	223/1	0.57
34	223/2	0.70
TOTAL		15.64

DTCP APPROVED NO : SWP/BP/A.D.D.D.T.C.P (CD3) NO: 01/2024

AREA DETAILS

PLR/RMB Area	63292.73	15.64 Acres		
Document Area	63292.73	15.64 Acres		
SUPER IMPOSED PLOT AREA	**63292.73**	15.64 Acres		
TOTAL FSI AREA	0.498			
Plot Coverage percentage	8.684%			

Floorwise Breakup

Typical Block Name	Floor Name	Total Builtup Area	NON FSI	Net FSI Area	No of Dwellings
TOWER - 1 (WING- A , B, C)	FLOOR-GROUND	1227.45		1227.45	6
	FLOOR01	1,876.16		1,876.16	18
	FLOOR02	1,876.16		1,876.16	18
	FLOOR03	1,876.16		1,876.16	18
	FLOOR04	1,876.16		1,876.16	18
	FLOOR05	1,876.16		1,876.16	18
	FLOOR06	1,876.16		1,876.16	18
	FLOOR07	1,876.16		1,876.16	18
	FLOOR08	1,876.16		1,876.16	18
	FLOOR09	1,876.16		1,876.16	18
	FLOOR10	1,876.16		1,876.16	18
	FLOOR11	1,876.16		1,876.16	18
	FLOOR12	1,876.16		1,876.16	18
	FLOOR13	1,876.16		1,876.16	18
	FLOOR14	1,876.16		1,876.16	18
	TERRACE	207.87	207.87		
	Total	**27731.56**	**207.87**	**27483.69**	**258**
CLUBHOUSE	FLOOR-GROUND	3416.58		3416.58	
	FLOOR01	482.90		482.90	
	Total	**3899.48**		**3899.48**	
OTHERS	GENERATOR ROOM	32.00		17.76	
	METER ROOM	3.76			
	SECURITY - 1	8.40			
	SECURITY - 2	8.40		25.90	
	SECURITY - 3	9.10			
	OWC	90.00		90.00	
	GAS BANK	20.16		20.16	
	DG PANEL ROOM	23.56		23.56	
	Total	**177.40**		**177.40**	
GRAND TOTAL		**31778.44**	**207.87**	**31570.57**	

PARKING DETAILS		
Car Required	143	NOS
10% Visitors Parking	15	NOS
Car Provided	163	NOS
Physically Challenged Car Parking Required	2	NOS
Physically Challenged Car Parking Provided	2	NOS
Two Wheeler Required	224	NOS
Two Wheeler Provided	250	NOS

PROPOSED (TOWER -2 & 5)

Car & Two wheeler Parking Calculation Panchayat Areas

RESIDENTIAL			Dwelling X Floors	Dwelling X Floors	CAR REQUIRED	Nos Two wheeler
TOWER-2	Floor area above 50 sq.m and upto 75 sq.m	1 Two Wheeler space	TYPICAL FLOORS 4 x 14 = 56			56
	Floor area above 75 sq.m and upto 100 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit	TYPICAL FLOORS 6 x 14 = 84 / 2 = 42	GROUND FLOOR 4X1 = 4/2=2	44 Nos	88
	Floor area above 100 sq.m	1 car space for every 100 sq.m	TYPICAL FLOORS 2 x 14 = 28		28 Nos	
	TOWER - 2 TOTAL				72 Nos	144 Nos
TOWER-5	Floor area above 50 sq.m and upto 75 sq.m	1 Two Wheeler space	TYPICAL FLOORS 4 x 14 = 56			56
	Floor area above 75 sq.m and upto 100 sq.m	1 car space for every 2 dwelling units and 1 Two Wheeler space for every dwelling unit	TYPICAL FLOORS 6 x 14 = 84 / 2 = 42		42 Nos	84
	Floor area above 100 sq.m	1 car space for every 100 sq.m	TYPICAL FLOORS 2 x 14 = 28		28 Nos	
	TOWER - 5 TOTAL				70 Nos	140 Nos
TOTAL (TOWER - 2 & 5)					142 NOS	284 NOS
10% VISITORS PARKING					15	29
TOTAL PARKING REQUIRED					157	313
TOTAL NO CARS PARKING PROVIDED					157 NOS	
TOTAL NO TWO WHEELER PROVIDED					316 NOS	

PROPOSED SURVEY NO
Plot : P23/2 Paranur Village, Chengalpattu Taluk and District

Sl.No	Survey No	Extent to be leased in Acres
1	196 Pt	0.25
2	197 Pt	0.40
3	202/1 Pt	1.605
TOTAL		2.255

PROPOSED AREA STATEMENT

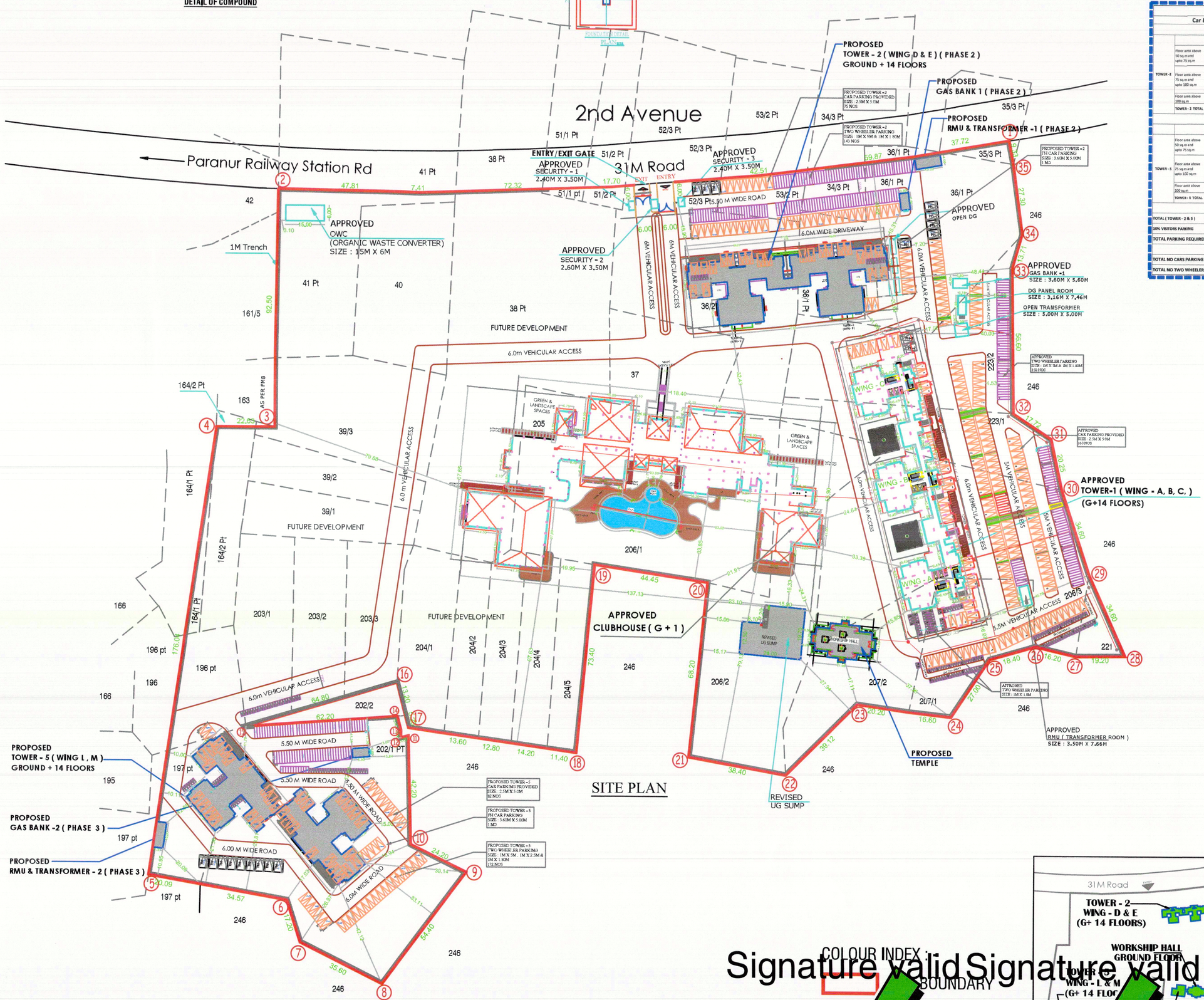
				S.NO	PARKING STATEMENT	
EXISTING DTCP APPROVED LAND AREA	63292.73	15.64 Acres		1	Car Required	142
PROPOSED LAND AREA	9125.66	2.255 Acres		2	10% Visitors Parking	15
TOTAL LAND AREA AS PER DOC	**72418.39**	**17.895 acres**		3		
TOTAL LAND AREA AS PER SITE	72416.26			4	Total Car Required	157
EXISTING DTCP APPROVED FSI AREA	31570.57				**TOTAL CAR PROVIDED**	**157**
PROPOSED FSI AREA	36735.60					
TOTAL FSI AREA	**68306.17**			5	Two Wheeler Required	284
				6	10% Visitors Parking	29
FSI ACHIEVED	0.943				**TOTAL TWO WHEELER PROVIDED**	**316**
PLOT COVERAGE PERCENTAGE	11.50%					

FLOORWISE BREAKUP (TOWER - 2)

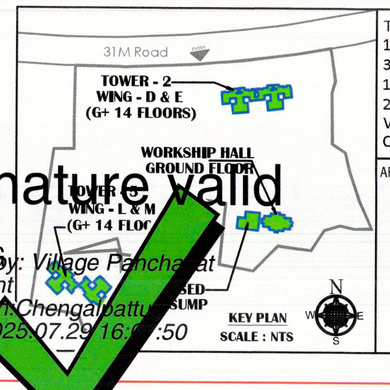
Typical Block Name	Floor Name	Total Builtup Area	DEDUCTION	NON FSI AREA	Net FSI Area	No of Dwellings	CAR PARKING REQUIRED	TWO WHEELER PARKING REQUIRED
TOWER - 2 (WING- D , E)	STILT / GROUND	1259.65	16.98	477.28	782.37	4	4	8
	FLOOR01	1259.65	38.96		1259.65	12	5	10
	FLOOR02	1259.65	38.96		1259.65	12	5	10
	FLOOR03	1259.65	38.96		1259.65	12	5	10
	FLOOR04	1259.65	38.96		1259.65	12	5	10
	FLOOR05	1259.65	38.96		1259.65	12	4	10
	FLOOR06	1259.65	38.96		1259.65	12	5	10
	FLOOR07	1259.65	38.96		1259.65	12	5	10
	FLOOR08	1259.65	38.96		1259.65	12	5	10
	FLOOR09	1259.65	38.96		1259.65	12	5	10
	FLOOR10	1259.65	38.96		1259.65	12	5	10
	FLOOR11	1259.65	38.96		1259.65	12	5	10
	FLOOR12	1259.65	38.96		1259.65	12	5	10
	FLOOR13	1259.65	38.96		1259.65	12	5	10
	FLOOR14	1259.65	38.96		1259.65	12	5	10
	TERRACE	306.65		306.65	0.00	0		
	Total	**19201.40**	**562.42**	**783.93**	**18417.47**	**172**	**72**	**144**

FLOORWISE BREAKUP (TOWER - 5)

Typical Block Name	Floor Name	Total Builtup Area	DEDUCTION	NON FSI	Net FSI Area	No of Dwellings	CAR PARKING REQUIRED	TWO WHEELER PARKING REQUIRED
TOWER - 5 (WING- L , M)	STILT / GROUND	1259.66	0.00	889.20	370.46	0	0	0
	FLOOR01	1259.66	39.87		1259.66	12	5	10
	FLOOR02	1259.66	39.87		1259.66	12	5	10
	FLOOR03	1259.66	39.87		1259.66	12	5	10
	FLOOR04	1259.66	39.87		1259.66	12	5	10
	FLOOR05	1259.66	39.87		1259.66	12	5	10
	FLOOR06	1259.66	39.87		1259.66	12	5	10
	FLOOR07	1259.66	39.87		1259.66	12	5	10
	FLOOR08	1259.66	39.87		1259.66	12	5	10
	FLOOR09	1259.66	39.87		1259.66	12	5	10
	FLOOR10	1259.66	39.87		1259.66	12	5	10
	FLOOR11	1259.66	39.87		1259.66	12	5	10
	FLOOR12	1259.66	39.87		1259.66	12	5	10
	FLOOR13	1259.66	39.87		1259.66	12	5	10
	FLOOR14	1259.66	39.87		1259.66	12	5	10
	TERRACE	306.82		306.82	0.00	0		
	Total	**19201.72**	**558.18**	**1196.02**	**18005.70**	**168**	**70**	**140**
TOWER 2 & 5 TOTAL		**38403.12**	**1120.60**	**1979.95**	**36423.17**	**340**	**142**	**284**
WORKSHIP HALL AREA					**264.91**			
PHASE - 2 GAS BANK 1					**23.76**			
PHASE - 3 GAS BANK 2					**23.76**			
GRAND TOTAL FSI IN SQ.MT					**36735.60**			
TOTAL NON FSI IN SQ.MT					**1979.95**			
TOTAL BUILTUP AREA IN SQ.MT					**38715.55**			



COLOUR INDEX :
PROPOSED BUILDING
EXISTING ROAD
BOUNDARY



THE PLAN SHOWING PROPOSED ADDITIONAL BUILDING AT DTCP APPROVED LAYOUT NO : 10/2023, PLOT NO : P23/2 , COMPRISED IN SURVEY NUMBERS:- 34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT, 164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 OF PARANUR VILLAGE, VEERAPURAM PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

ARCHITECTS SIGNATURE	STRUCTURAL ENGINEER SIGNATURE	APPLICANT:-
		For ASHIANA HOUSING LTD. Authorised Signatory

SITE PLAN

SCALE - 1 : 400 | SHEET NO : 1 / 32

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2025.06.26 13:22:40

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2025.07.29 16:[illegible]:50

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.