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.

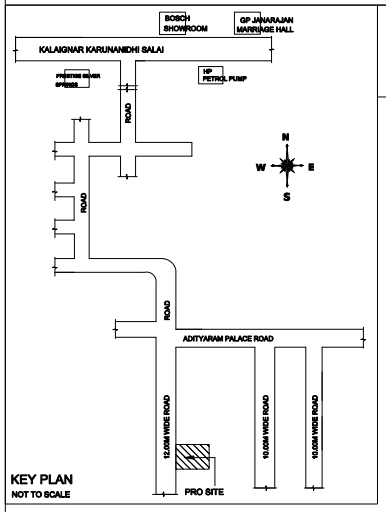
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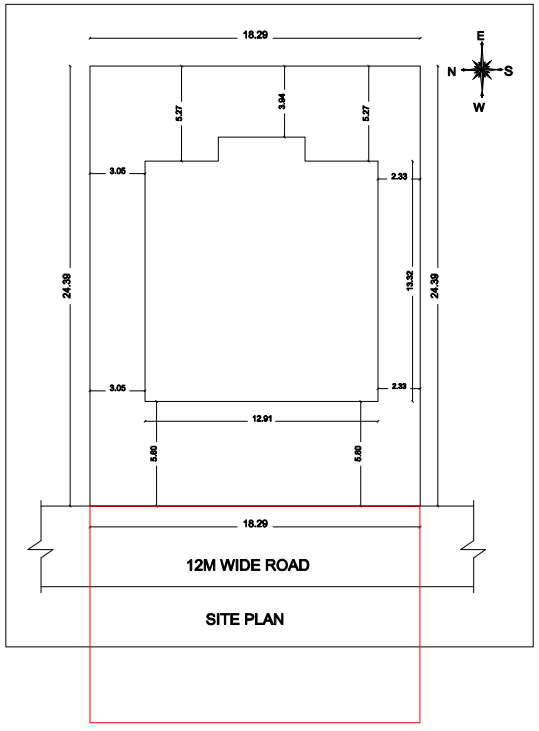
DIGITALLY VERIFIED RECORD

# PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO. 6, ADITYARAM PALACE ROAD, 'ADITYARAM PALACE CITY - ROYAL', COMPRISED IN SURVEY NO. 101, 102/1B2, 102/2A AND 118/1A, OF SHOLINGANALLUR VILLAGE, GREATER CHANNAI CORPORATION, ZONE - 15, DIVISION - 197.

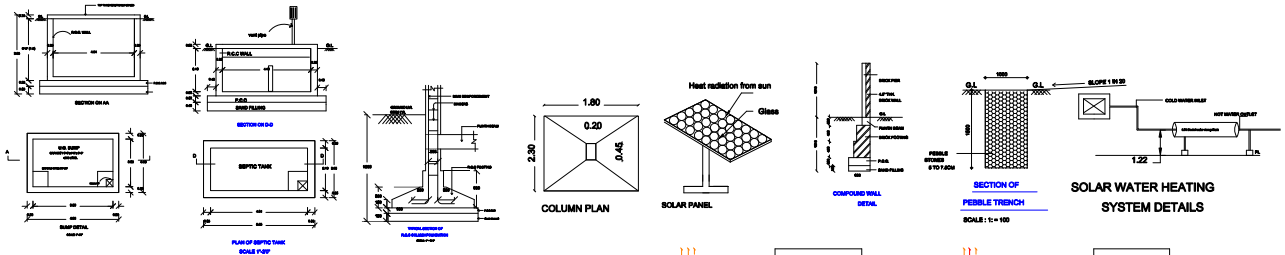
NOTE:- 1. LAYOUT APPROVED VIDE NO: PPD/LO. NO: 138/2023, PERMIT NO: 15452, LETTER NO: LAYOUT-1 /0071 / 2023, DATED: 16/05/2023 AND LA/WDCN15/00019/2023, SD/WDCN15/00410/2023, DATED: 12/06/2023.

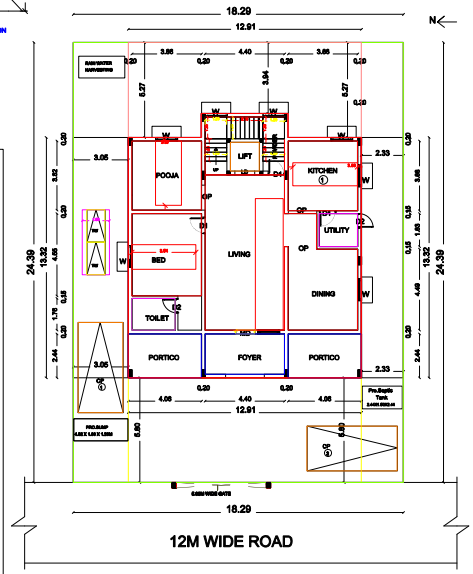



KEY PLAN
NOT TO SCALE

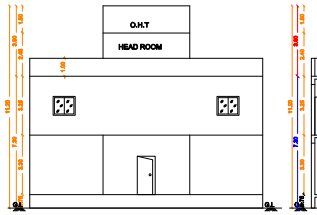


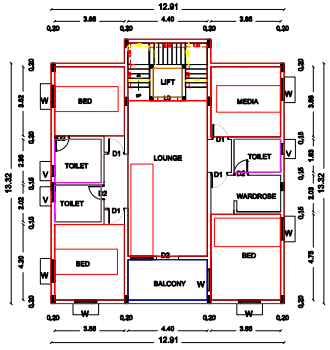

SITE PLAN



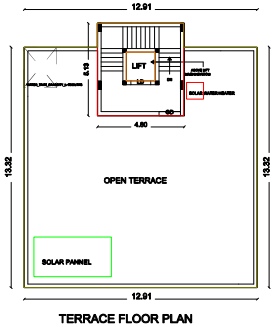




SITE CUM GROUND FLOOR PLAN
(PROPOSED)




FIRST FLOOR PLAN
(PROPOSED)




TERRACE FLOOR PLAN
(PROPOSED)

PPA No : PPA/WDCN15/01298/2026
BA No: BA/WDCN15/01961/2026

| BLOCK/ FLOOR | AREA in Sq.m OCCUPANCY/ SUB OCCUPANCY | FLOOR AREA | DEDUCTION AREA | FSI AREA | NON FSI AREA | DWELLING UNITS | Proposed/ Existing |
|---|---|---|---|---|---|---|---|
| BLK_1 / FLR_0 | Individual residence | 178.42 | 0 | 178.42 | 2.56 | 1 | Proposed |
| BLK_1 / FLR_1 | Individual residence | 178.42 | 0 | 178.42 | 0 | 0 | Proposed |
| | Total | 356.84 | 0 | 356.84 | 2.56 | 1 | |

QR CODE

Schedule Of Joinery

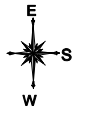
| | | |
|---|---|---|
| MD | DOOR | 3'6"x 7'0" 1.06 x 2.13 |
| D1 | DOOR | 3'0"x 7'0" 0.90 x 2.13 |
| D2 | DOOR | 2'6"x 7'0" 0.76 x 2.13 |
| W | WINDOW | 4'6"x 4'6" 1.37 x 1.37 |
| V | VENTILATOR | 2'0"x 1'6" 0.60 x 0.45 |

| Area Statement | SQ.ft | SQ.M |
|---|---|---|
| Plot Area (AS PER PATTA) | 4801.71 | 446.09 |
| Plot Area (AS PER DOC) | 4801.71 | 446.09 |
| Plot Area (AS PER SITE) | 4801.71 | 446.09 |
| **FSI Area** | | |
| Ground Floor Area | 1920.51 | 178.42 |
| First Floor Area | 1920.51 | 178.42 |
| Total FSI Area | 3841.02 | 356.84 |
| **NON-FSI Area** | | |
| Lift And Head Room Area | 292.56 | 27.18 |
| Total NON FSI Area | 292.56 | 27.18 |
| Net Total FSI & NON FSI Area | 4133.58 | 384.02 |

| | |
|---|---|
| Plot Coverage | 39.99% |
| F.S.I | 0.799 |

NO OF DWELLING UNITS - 01

Colour Index :-
Proposed
Existing
Road
Boundary




Signature valid

AEE SIGNATURE

Signature valid

APPLICANT SIGNATURE

Signature valid

EE SIGNATURE

Signature valid

P.MAKESH, B.TECH
Registered Engineer BE/1022/2020-R
Greater Chennai Corporation
MEGAMIND, 01, 7th Street, New Colony, Ashoknagar, Chennai-600 083.
Mobile: 88000 25486

REGISTERED ENGINEER

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.