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RE REGULATORY RECORD

RERA Document

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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.NO: 98/85A1 OF KANATHUR REDDYKUPPAM VILLAGE AND PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

THIRUPORUR PANCHAYAT UNION LIMIT.

FILE NO: SWP / BPA / 416279 / 2024 / TCP

AS PER DOCUMENT EXTENT - 0.25 Acre / 1011.50 Sq.mt

AS PER PATTA EXTENT - 1050.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILT-UP AREA SQ.M
1.	PRO. RESIDENTIAL APARTMENT STILT FLOOR	28.38	530.61	558.99
2.	PRO. RESIDENTIAL APARTMENT FIRST FLOOR	558.99	-	558.99
3.	PRO. RESIDENTIAL APARTMENT SECOND FLOOR	558.99	-	558.99
4.	PRO. RESIDENTIAL APARTMENT THIRD FLOOR	558.99	-	558.99
5.	PRO. RESIDENTIAL APARTMENT FOURTH FLOOR	558.99	-	558.99
6.	PRO. RESIDENTIAL APARTMENT FIFTH FLOOR	339.64	-	339.64
7.	LIFT HEAD ROOM AND STAIRCASE HEAD ROOM AREA	-	54.09	54.09
	TOTAL EXTENT	2603.98	584.70	3188.68

Floor Space Index :- 2603.98 / 1011.50 FSI ARCHIVED = 2.57 %

PREMIUM FLOOR SPACE INDEX - 580.98 Sq.mt / 0.57 %

	FLOOR DETAILED	NOS OF DWELLING	AREA	PARKING	
				Nos Of Car	Nos Of TW
1.	FIRST FLOOR	DWELLING UNIT-1	133.72	1 Nos	1 Nos
		DWELLING UNIT-2	123.60	1 Nos	1 Nos
		DWELLING UNIT-3	123.42	1 Nos	1 Nos
		DWELLING UNIT-4	133.70	1 Nos	1 Nos
2.	SECOND FLOOR	DWELLING UNIT-1	133.72	1 Nos	1 Nos
		DWELLING UNIT-2	123.60	1 Nos	1 Nos
		DWELLING UNIT-3	123.42	1 Nos	1 Nos
		DWELLING UNIT-4	133.70	1 Nos	1 Nos
3.	THIRD FLOOR	DWELLING UNIT-1	133.72	1 Nos	1 Nos
		DWELLING UNIT-2	123.60	1 Nos	1 Nos
		DWELLING UNIT-3	123.42	1 Nos	1 Nos
		DWELLING UNIT-4	133.70	1 Nos	1 Nos
4.	FOURTH AND FIFTH FLOOR	DWELLING UNIT-1	216.12	1 Nos	1 Nos
		DWELLING UNIT-2	196.57	1 Nos	1 Nos
		DWELLING UNIT-3	195.78	1 Nos	1 Nos
		DWELLING UNIT-4	216.10	1 Nos	1 Nos

PARKING DETAILS:

PARKING DESCRIPTION	REQUIRED	PROVIDED
Car Parking- Residental Apartment Building	16 Nos	14 Nos PH- 02 Nos
Two Wheelers Parking- Res Apartment Building	16 Nos	14 Nos PH- 02 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 x 2.20
FD	FRENCH DOOR	2.40 x 2.40
D	DOOR	0.90 x 2.20
D1	DOOR - 1	0.75 x 2.20
W	WINDOW	1.22 x 2.10
W1	WINDOW-1	1.83 x 2.10
W2	WINDOW-2	1.22 x 1.22
KW	KITCHEN WINDOW	1.20 x 1.40
V	VENTILATOR	0.90 x 0.60

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
BATH ROOM	16	16
WATER CLOSET	16	16
SINK	16	16
WATER TAP	16	16

ALL DIMENSIONS ARE IN METER

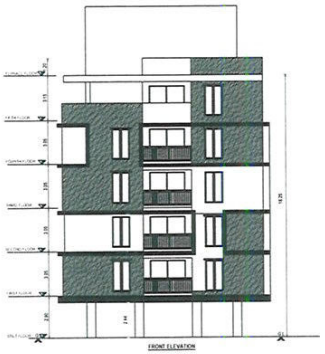
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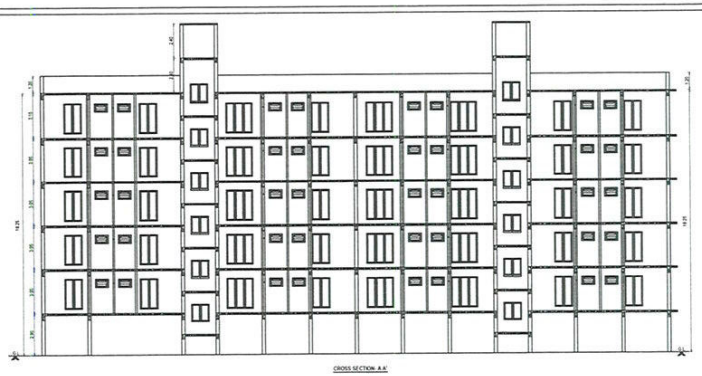
Er. P. RAMAN, B.E.(Civil), M.E. (Struct), M.S., I.Engg.
Registered Structural Engineer (Retd.) (SE)
STCP Reg. No. CGLR/ME/ER-I/2019/07522
S.S. Mansions Apartment,
No.5/13, Thandavan Road Extn.,
Velu Nagar, Chennai-600 028.

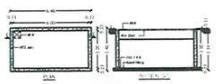
STRUCTURAL ENGINEER :-

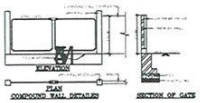
G. RAJESHWAR,
REGISTERED ENGINEER,
CGL/DISTRICT/I/2024/09/007,
No. 7, G.N. Mahadevan Street,
Gnanapuria - 603 001,
Mobile : 9787849972.

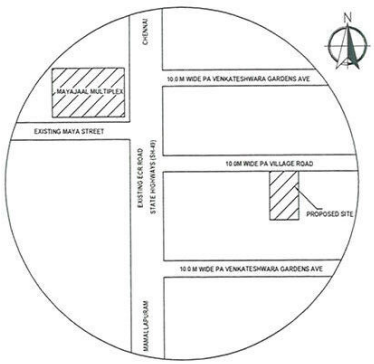
REGISTERED ENGINEER :-



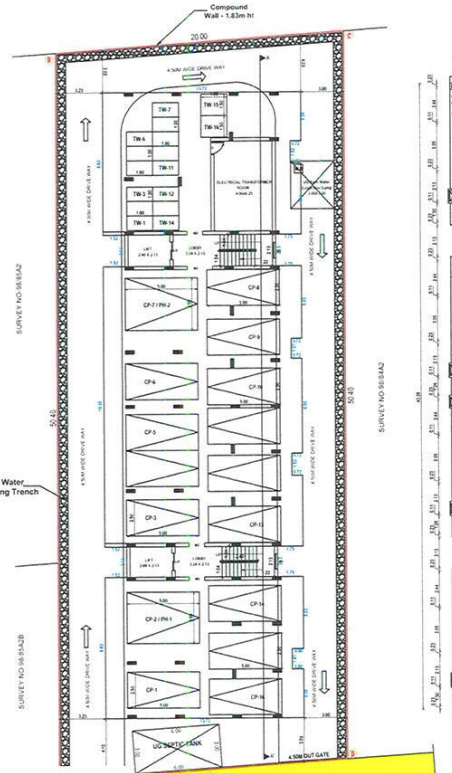




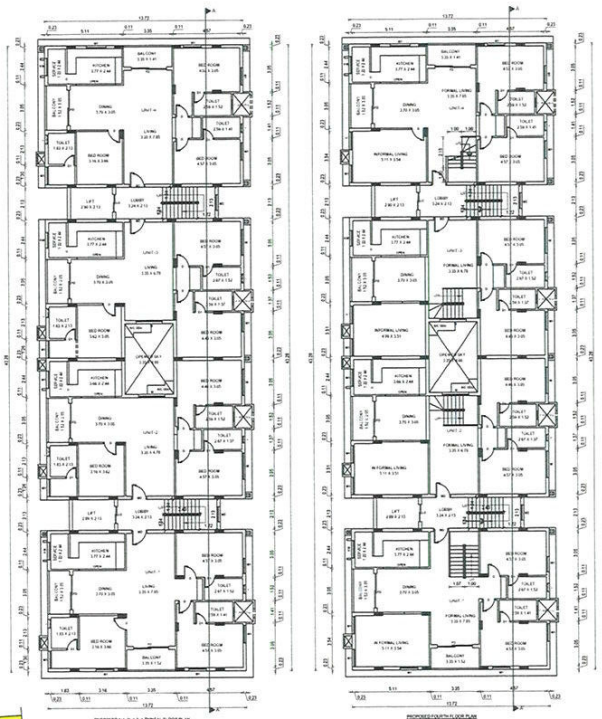


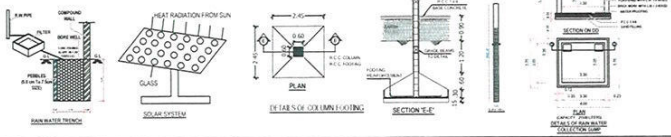


KEY PLAN (NOT TO SCALE)



SITE PLAN
SCALE - 1:100





DETAILS OF COLUMN FOOTING

SCALE - 1:100

Scrutiny Reference No: SP/44V21
Online Application No: SWP/BPA/416279/2024
SITE BOUNDARY SHOWN AS A to D
BUILDING TECHNICAL APPROVAL NUMBER:
SWP/Residential Building/B P - MLPA/CD-51/No. 13/2025

Validity unknown

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.NO: 98/85A1 OF KANATHDUR REDDYKUPPAM VILLAGE AND PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT. THIRUPORUR PANCHAYAT UNION LIMIT.

AS PER DOCUMENT EXTENT - 0.25 Acre / 1011.50 Sq.mt

AS PER PATTA EXTENT - 1050.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	PRO. RESIDENTIAL APARTMENT STILT FLOOR	28.38	523.05	551.43
2.	PRO. RESIDENTIAL APARTMENT FIRST FLOOR	551.43	-	551.43
3.	PRO. RESIDENTIAL APARTMENT SECOND FLOOR	551.43	-	551.43
4.	PRO. RESIDENTIAL APARTMENT THIRD FLOOR	551.43	-	551.43
5.	PRO. RESIDENTIAL APARTMENT FOURTH FLOOR	551.43	-	551.43
6.	PRO. RESIDENTIAL APARTMENT FIFTH FLOOR	348.30	-	348.30
	TOTAL EXTENT	2582.40	523.05	3105.45

Floor Space Index :- 2582.40 / 1011.50 FSI ARCHIVED = 2.553 %

PREMIUM FLOOR SPACE INDEX - 593.52 Sq.mt / 0.586 %

	FLOOR DETAILED	NOS OF DWELLING	AREA	PARKING	
				Nos Of Car	Nos Of TW
1.	FIRST FLOOR	DWELLING UNIT-1	133.43	1 Nos	1 Nos
		DWELLING UNIT-2	125.08	1 Nos	1 Nos
		DWELLING UNIT-3	124.97	1 Nos	1 Nos
		DWELLING UNIT-4	135.34	1 Nos	1 Nos
2.	SECOND FLOOR	DWELLING UNIT-1	133.43	1 Nos	1 Nos
		DWELLING UNIT-2	125.08	1 Nos	1 Nos
		DWELLING UNIT-3	124.97	1 Nos	1 Nos
		DWELLING UNIT-4	135.34	1 Nos	1 Nos
3.	THIRD FLOOR	DWELLING UNIT-1	133.43	1 Nos	1 Nos
		DWELLING UNIT-2	125.08	1 Nos	1 Nos
		DWELLING UNIT-3	124.97	1 Nos	1 Nos
		DWELLING UNIT-4	135.34	1 Nos	1 Nos
4.	FOURTH AND FIFTH FLOOR	DWELLING UNIT-1	215.66	1 Nos	1 Nos
		DWELLING UNIT-2	198.44	1 Nos	1 Nos
		DWELLING UNIT-3	198.33	1 Nos	1 Nos
		DWELLING UNIT-4	218.74	1 Nos	1 Nos

PARKING DETAILS:

PARKING DESCRIPTION	REQUIRED	PROVIDED
Car Parking- Residential Apartment Building	16 Nos	16 Nos PH- 02 Nos
Two Wheelers Parking- Res Apartment Building	16 Nos	16 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.10 x 2.20
FD	FRENCH DOOR	2.45 x 2.40
D	DOOR	0.90 x 2.20
D1	DOOR - 1	0.75 x 2.20
W	WINDOW	1.22 x 2.10
W1	WINDOW-1	1.83 x 2.10
W2	WINDOW-2	1.22 x 1.22
KW	KITCHEN WINDOW	1.20 x 1.40
V	VENTILATOR	0.90 x 0.60

S

SCALE - 1:100

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE :-

STRUCTURAL ENGINEER :-

G. RAJESH,B.E.,
REGISTERED ENGINEER,
CGL DIST/RE / Gr-I / 2024/09/007,
No: 7, C.N. Mahadevan Street,
Chengalpattu - 603 001,
Mobile : 9791649972.

REGISTERED ENGINEER :-

FRONT ELEVATION

CROSS SECTION- A.A'

SITE CUM GROUND FLOOR PLAN

SCALE- 1:100

PROPOSED 1st, 2nd, 3rd TYPICAL FLOOR PLAN

PROPOSED FOURTH FLOOR PLAN

PROPOSED FIFTH FLOOR PLAN

PROPOSED TERRACE FLOOR PLAN

ELEVATION
COMPOUND WALL DETAILES

PLAN

SECTION OF GATE

PLAN

SECTION 'C-C'
U.G.SEPITIC TANK

RAIN WATER TRENCH

SOLAR SYSTEM

PLAN
DETAILS OF COLUMN FOOTING

SECTION 'E-E'

SECTION ON DD
PLAN
DETAILS OF RAIN WATER COLLECTION SUMP.

Signature Not Verified
Signed by Village Panchayat President
Location: Chengalpattu
Date: 2025.02.18 12:48:07

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

Verified RealEstate
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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.