Verified RealEstate™

RE REGULATORY RECORD

RERA Document

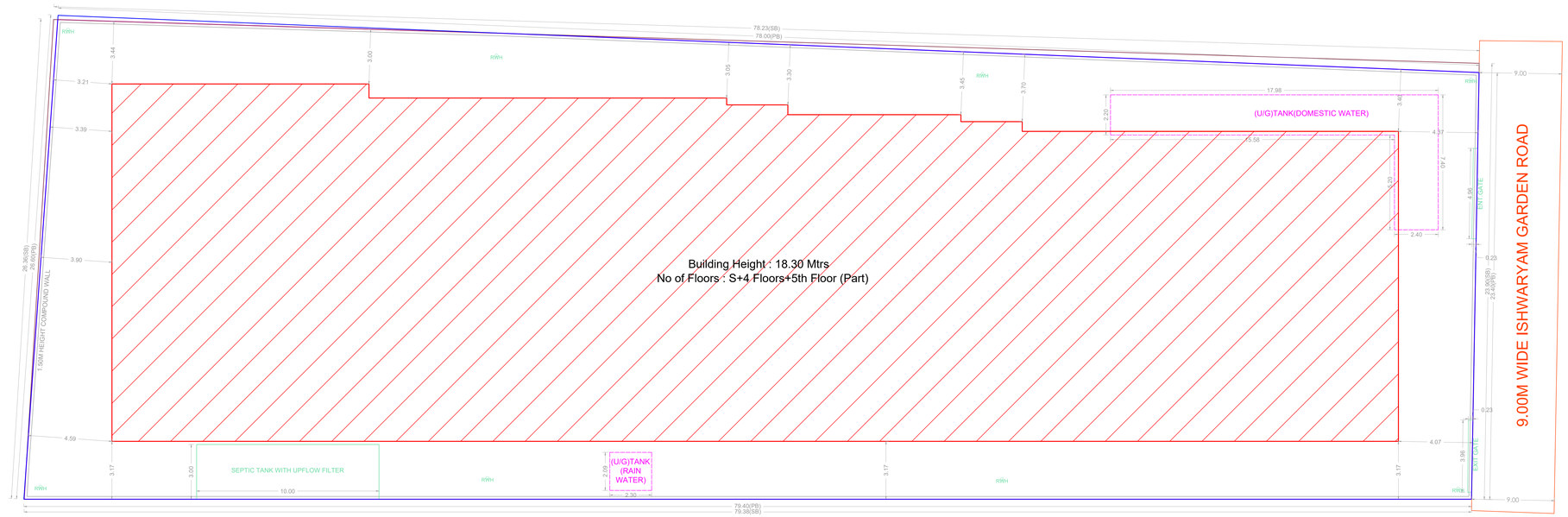
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Published for reference. The authority's own register is the operative record.

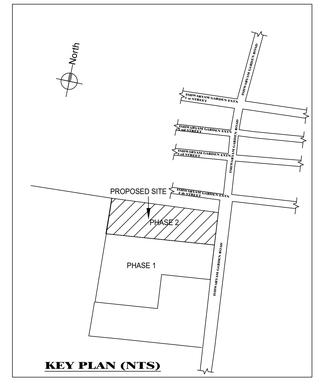
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DIGITALLY VERIFIED RECORD



SITE PLAN



Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 2

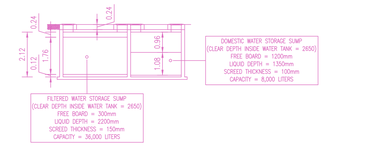
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 46 DWELLING UNITS FOR AFFORDABLE HOUSING (ASSOCIATION ROOM & INDOOR GAMES AT 5TH FLOOR) AT ISHWARYAM GARDEN ROAD, VENGAIVASAL, CHENNAI COMPRISED IN OLD S.NOS.15/1 & 15/2 (DOCUMENT), NEW S.NO.15/1A & 15/2A1A (PATTA) OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.

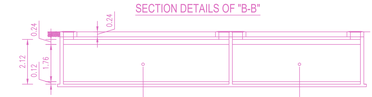
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1915.00
AREA AS PER DOCUMENT	1973.72
AREA CONSIDERED FOR FSI	1915.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4976.83
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

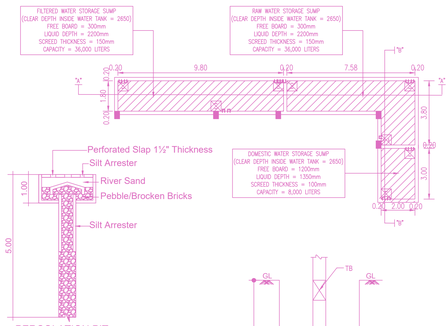
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	34	51
TWO WHEELER	33	51
CYCLE	-	0



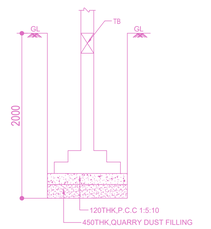
SECTION DETAILS OF "B-B"



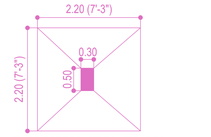
SECTION DETAILS OF "A-A"



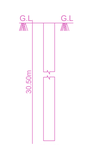
PERCOLATION PIT



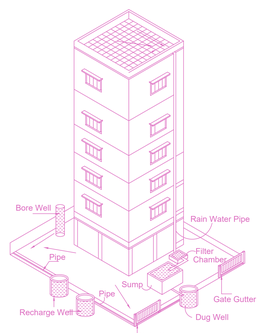
SECTION OF TYPICAL FOUNDATION



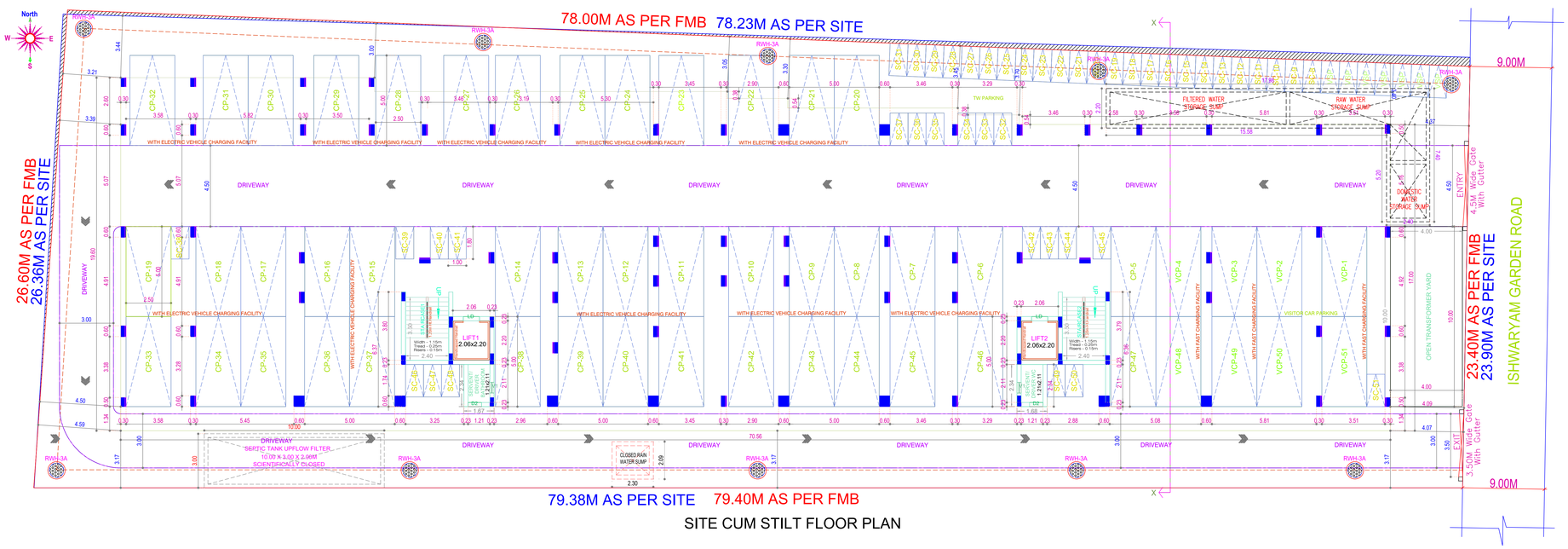
COLUMN (F2) PLAN TYPICAL FOUNDATION DETAIL



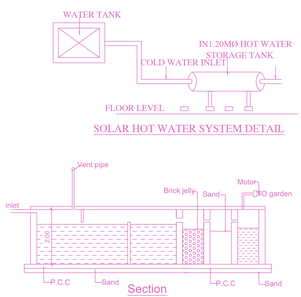
Detail bore well



Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

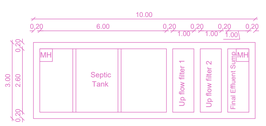


SITE CUM STILT FLOOR PLAN

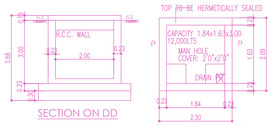


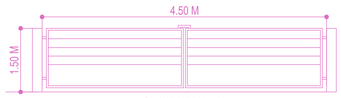
SOLAR HOT WATER SYSTEM DETAIL

Section

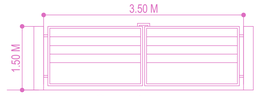


Plan
Septic tank with upflow filter system

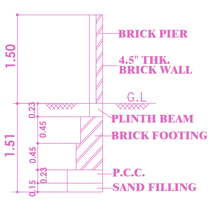




GATE DETAIL



GATE DETAIL



COMPOUND WALL DETAIL

No.of Flats	:	46 Nos.
Total No .of users	:	230 Nos.
assume a standard users	:	115 Nos
Total no.of fixture units assume a peaking factor of 6 lpm.fixture unit	:	115 x 6 Liters = 690 liters per minutes
SEPTIC TANK		
Surface area required for the septic tank	:	690 x 0.92 / 10 = 63.48 sq.m Say 64 sq.m
Volume of free board	:	64.00 x 0.30m = 19.20 cu.mt
Volume of sedimentation	:	64.00 x 0.30m = 19.20 cu.mt
Volume of digestion	:	230 x 0.033 = 7.59 cu.mt
Volume of sludge	:	230 x 365 x 0.0002 = 16.79 cu.mt
Total volume	:	20.4 cu.mt.
Depth of Septic tank volume / Surface area	:	20.4 / 64.0 = 0.31m
Intel pipe invert level assuming a Gradient of 1 in 8 starting from first chamber	:	1.03m
Total Liquid Depth	:	0.31 + 1.03m = 1.34M
Required size of septic tank	:	2.60m x6.00m x 1.34m
UPFLOW FILTERS		
Capacity for 75 users	:	230 x 0.045 = 10.35 cu.mt
Depth (assumed)	:	1.34 (minimum)
Hence area of final effluent sump	:	3.37 / 1.34 = 2.51 sq.m
Size of final effluent sump	:	2.60 x 1.00 x1.34m
Size of up flow filter (1)	:	2.60 x 1.00 x1.34m
Size of up flow filter (2)	:	2.60 x 1.00 x1.34m

FLOOR WISE FSI STATEMENT: A (1)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	1039.22	0.00	0.00	10	1039.22
SECOND FLOOR	0.00	1039.22	0.00	0.00	10	1039.22
THIRD FLOOR	0.00	1039.22	0.00	0.00	10	1039.22
FOURTH FLOOR	0.00	1039.22	0.00	0.00	10	1039.22
FIFTH FLOOR	0.00	819.95	0.00	0.00	6	819.95
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4976.83	0.00	0.00	46	4976.83

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (1)		0.00	4976.83	0.00	0.00	46	4976.83
Total		0.00	4976.83	0.00	0.00	46	4976.83

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

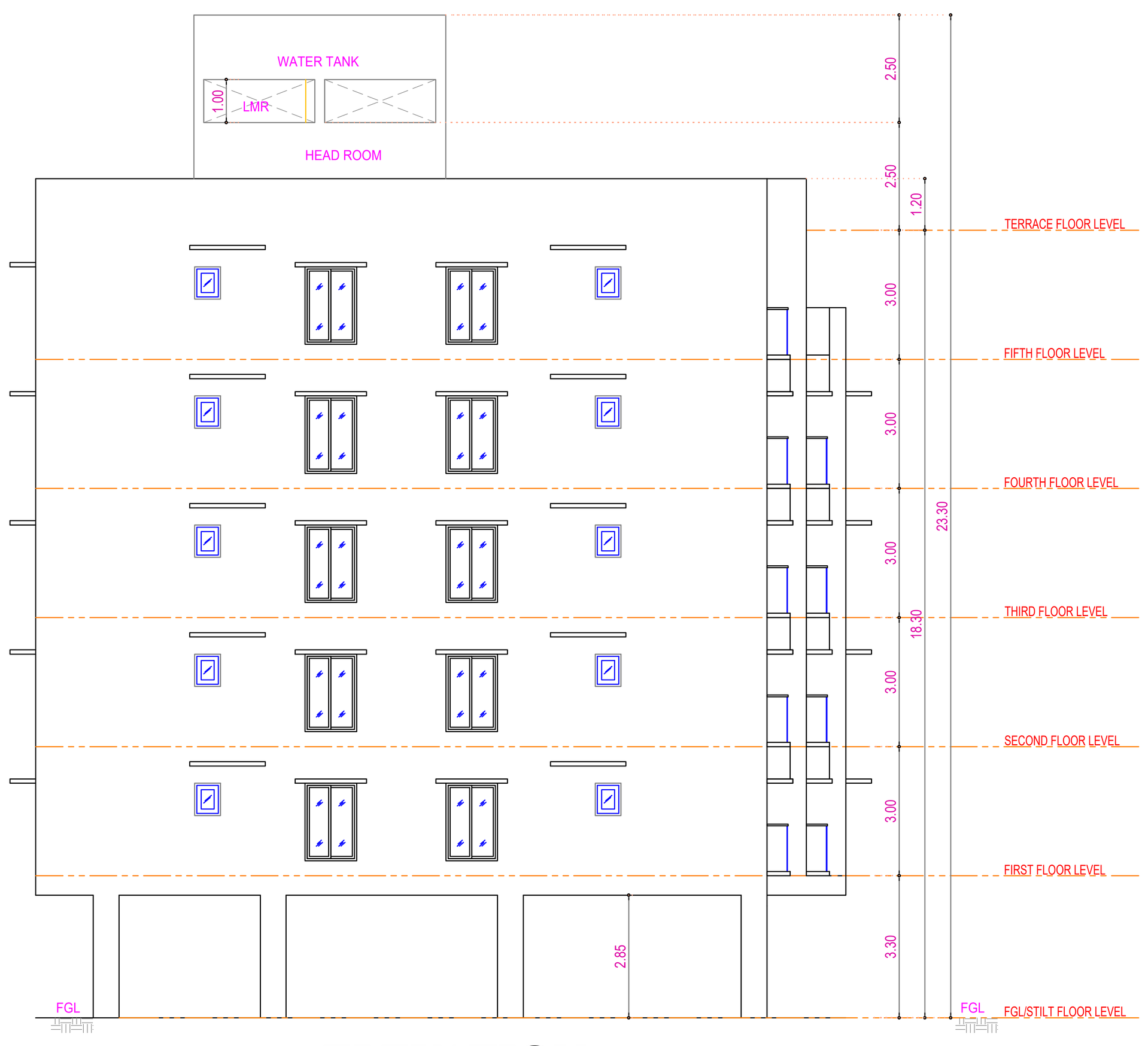
QR CODE

ARCH_E_(36.00_x_48.00_Inches)

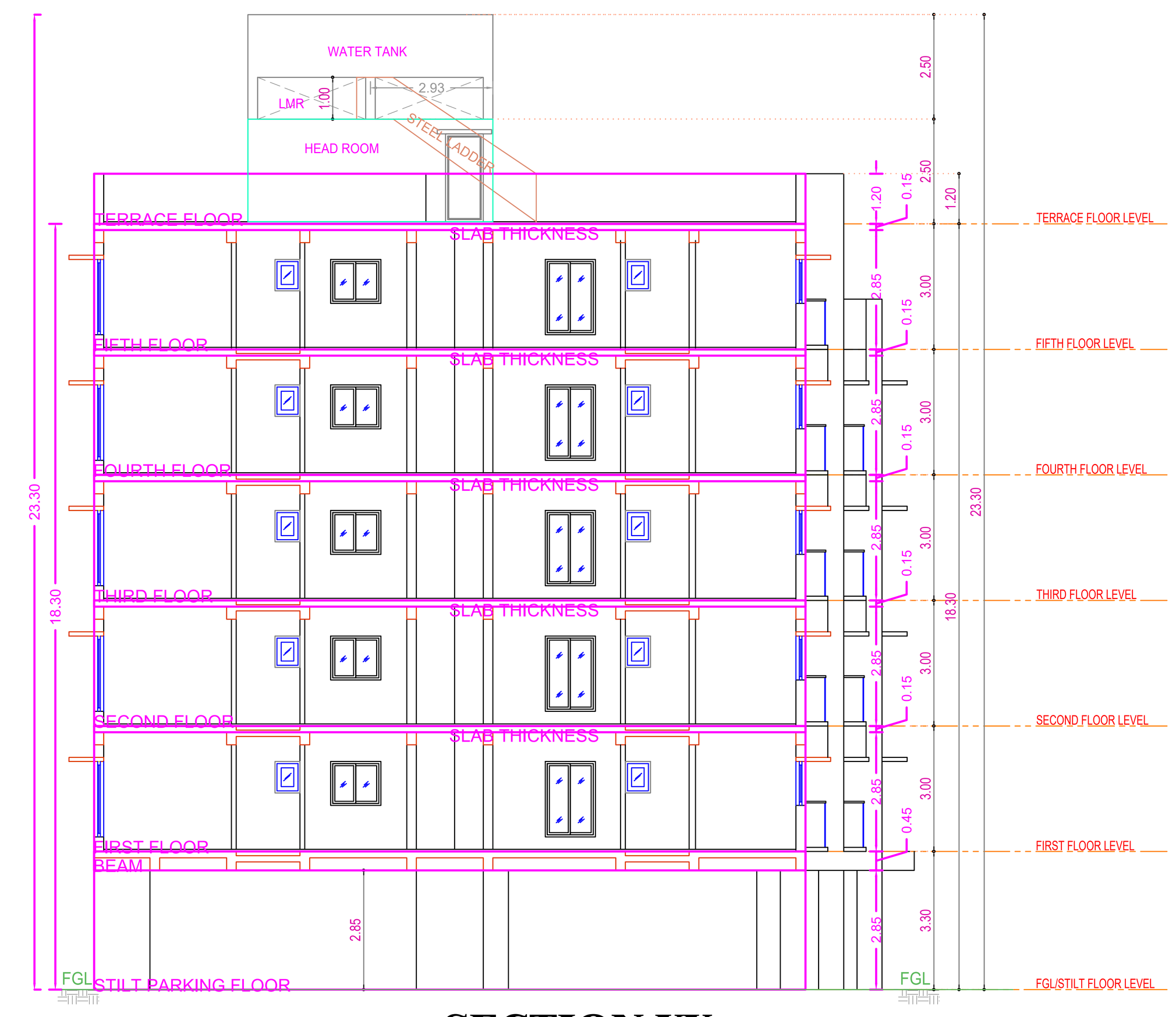
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

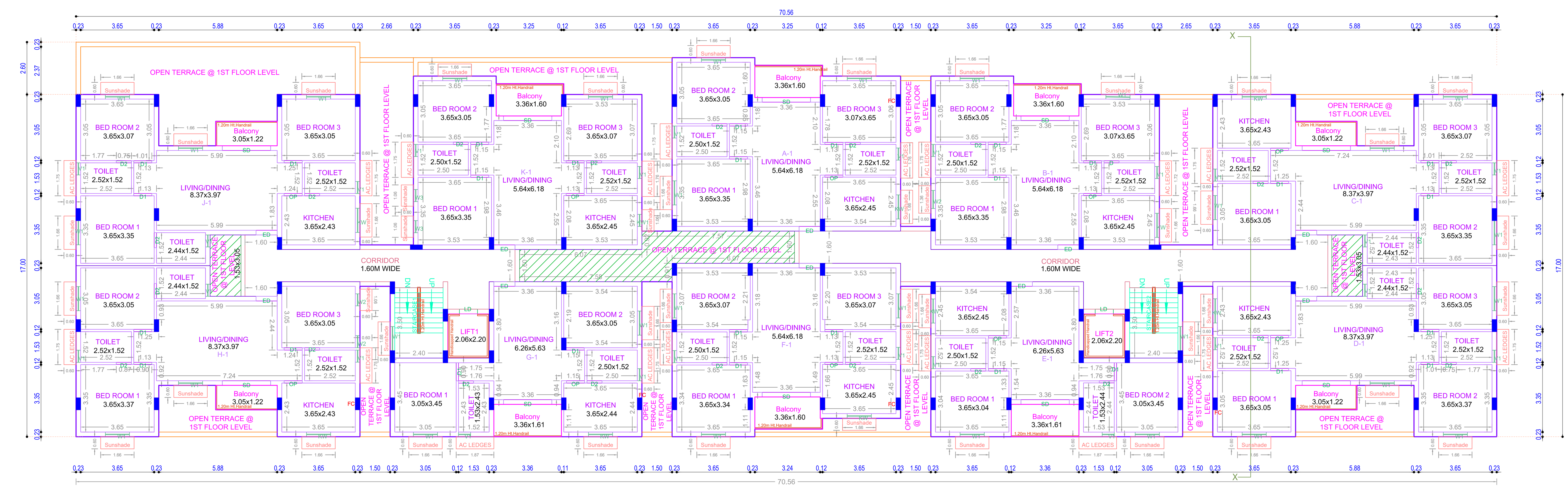
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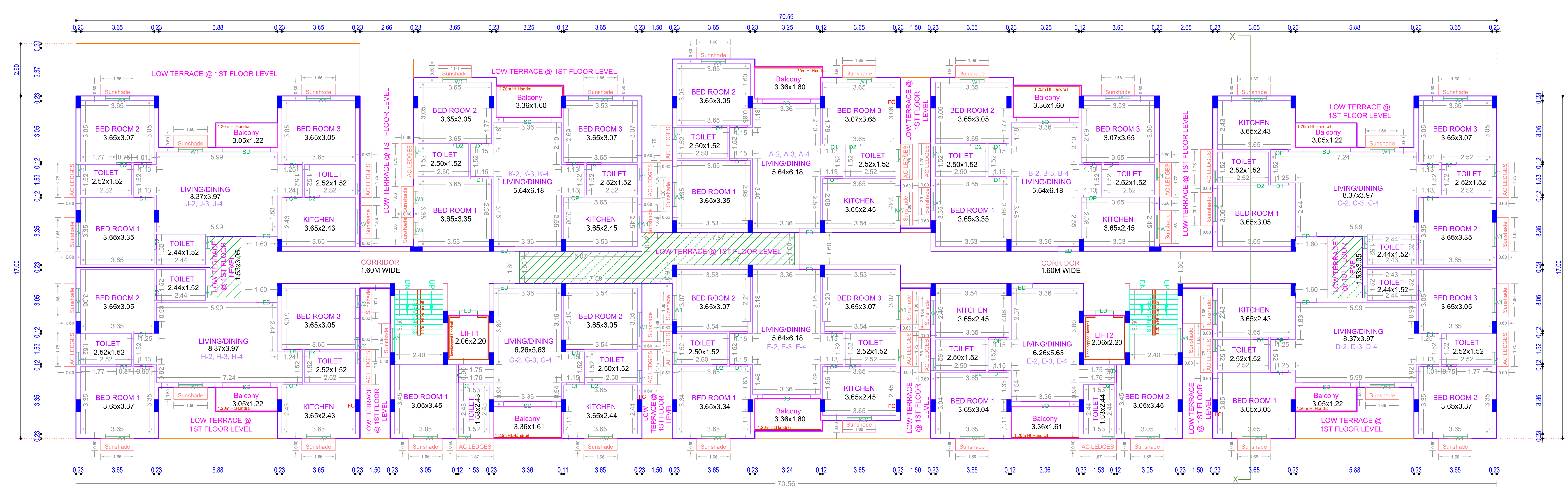
ELEVATION



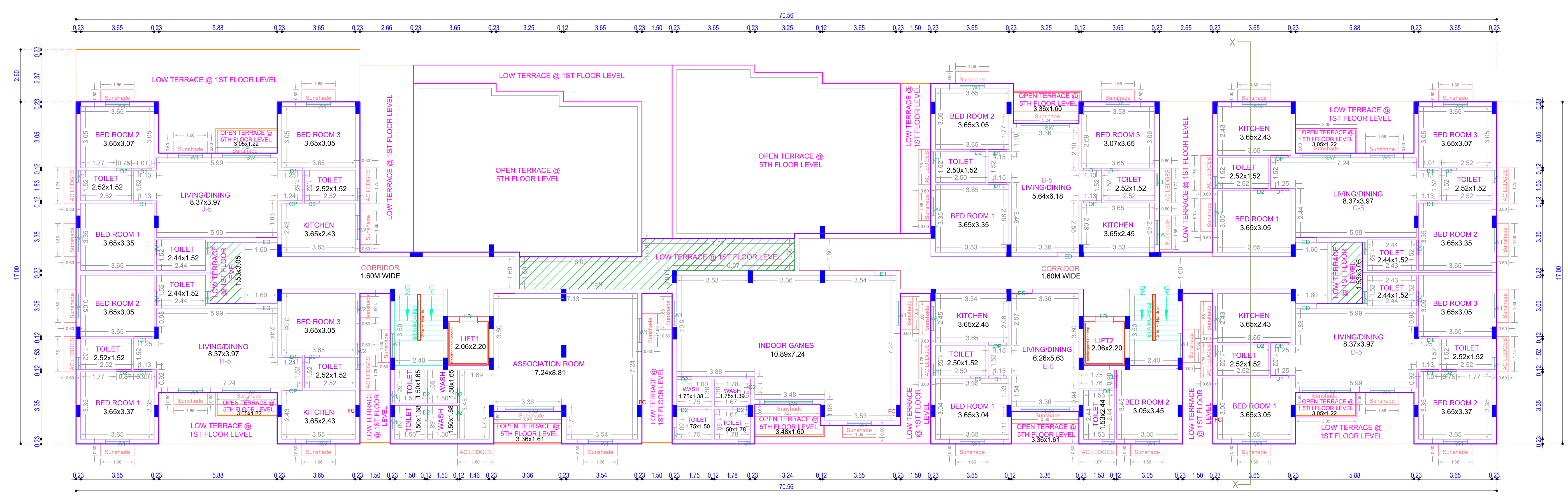
SECTION XX



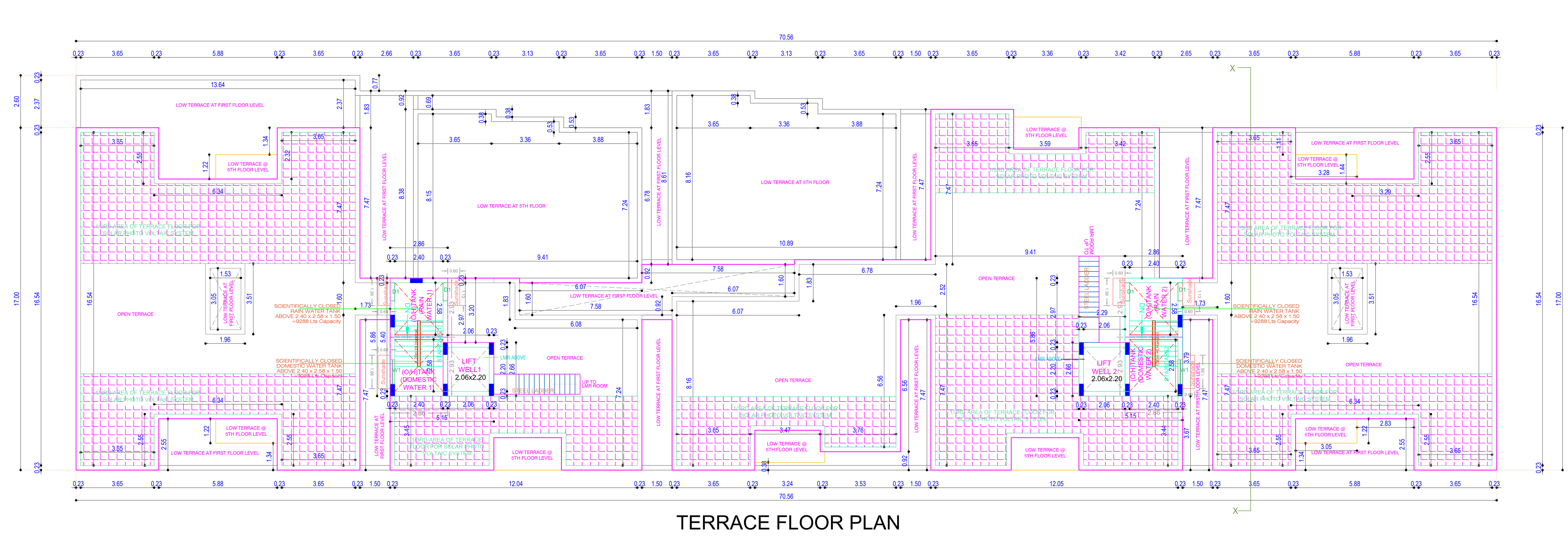
FIRST FLOOR PLAN



TYPICAL - 2, 3 & 4 FLOOR PLAN



FIFTH FLOOR (PART) PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

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QR CODE

Applicants (Owner / Developer / Power of Attorney)

UserDefinedImperial (60.00 x 40.00Inches)

This is a system generated drawing as per the soft copy submitted by the Architect/ License 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

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.