Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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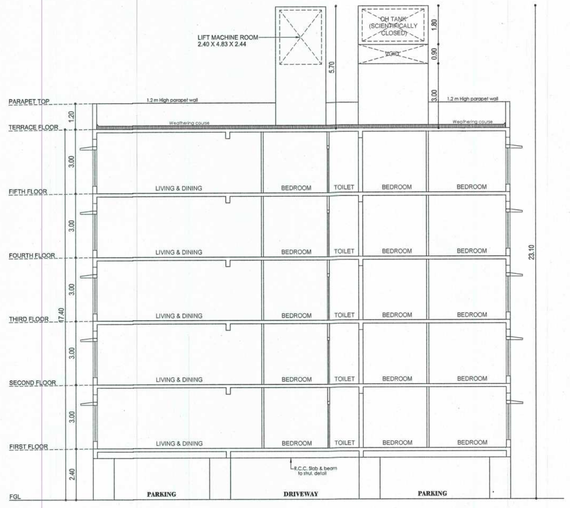
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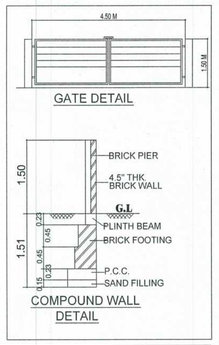
DIGITALLY VERIFIED RECORD

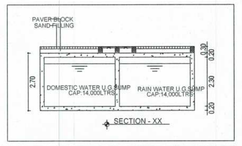


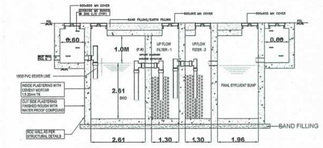
FRONT SIDE ELEVATION

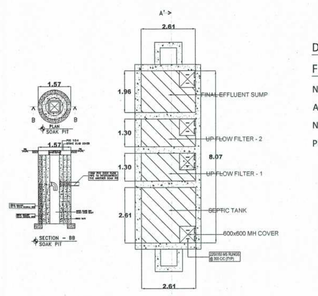


SECTION - AA

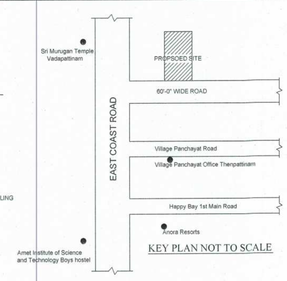








PLAN OF U.G. SEPTIC TANK WITH UP FLOW FILTER OF 14,000LTS CAPACITY



KEY PLAN NOT TO SCALE

DESIGN OF SEPTIC TANK WITH UPFLOW FILTER FOR 10 DWELLINGS :

NUMBER OF FLATS: 35 FLATS

ASSUMING 4 PERSONS FOR FLATS : 35 X 4 = 140 NOS.

NUMBER OF USERS ASSUMING 2 FIXTURES PER FLAT = 140 X 2 = 280 FU

PER HOUR DISCHARGE = 280 X 6 = 1680 LPM.

SEPTIC TANK

SURFACE AREA NEEDED = 1680 X 0.92/35 = 55.17 SAY 5.6 M

VOLUME OF SEDIMENTATION:

ASSUMING 0.30M DEPTH 5.6 X 0.3 = 1.68 SQ.M

FOR DIGESTION 56 X 0.032 = 1.795Q.M

FOR SLUDGE STORAGE = 0.0002 X 365 X 56 = 4.08 SQ.M

FREE BOARD FOR SLUDGE = 2.5 X 0.3 = 0.75 SQ.M

DEPTH = VOLUME / VOLUME = 3.5/2 = 1.75M

SIZE OF SEPTIC TANK 6.2 X 2.0 X 1.75

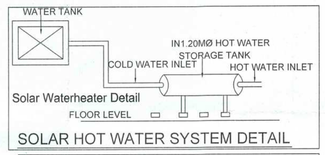
UP FLOW FILTER:

LIQUID DEPTH OF SEPTIC TANK = 2.0M

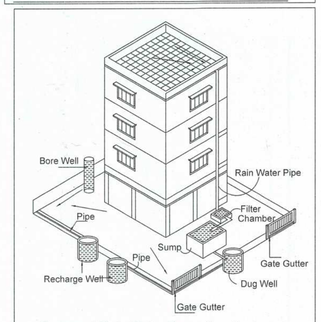
UP FLOW FILTER DEPTH
ALLOWING 0.30M FREE BOARD 2.0 - 0.3 = 1.7M

AREA NEEDED = 1.7 / 1.7 = 1.0M

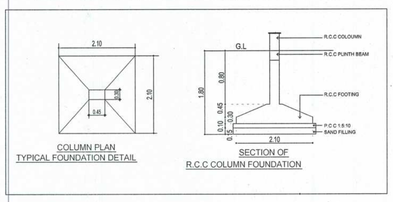
SIZE OF UP FLOW FILTER: 1.50 X 1.50
UP FLOW FILTER NO.1 = 1.0 X 1.5 X 1.6M
UP FLOW FILTER NO.2 = 1.0 X 1.5 X 1.6M



SOLAR HOT WATER SYSTEM DETAIL



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



JOB TITLE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS (HEIGHT - 17.40m) RESIDENTIAL BUILDING WITH 35nos DWELLING UNITS AT PLOT NO: 21, S.NO: 615/3C, THENPATTINAM, MUGAIYUR VILLAGE, CHEYYUR TALUK, CHENGALPET DISTRICT.

AREA STATE MENT	Area in Sq.M.		
PLOT EXTENT	: 1114.83		
DESCRIPTION	FSI AREA	NON FSI AREA	TOTAL BUILT UP AREA
STILT FLOOR	87.98	652.02	740.00
FIRST FLOOR AREA	646.90	-	646.90
SECOND FLOOR AREA	646.90	-	646.90
THIRD FLOOR AREA	646.90	-	646.90
FOURTH FLOOR AREA	646.90	-	646.90
FIFTH FLOOR AREA	646.90	-	646.90
TERRACE FLOOR AREA	9.68	-	9.68
HEAD ROOM	-	28.52	28.52
TOTAL	3332.16	680.54	4012.70
F.S.I.	2.98 %		
NO.OF DWELLINGS	35 nos		

CAR PARKING CALCULATIONS	REQUIRED	PROVIDED
CAR PARKING	8 nos	14 nos
PC CAR PARKING	2 nos	2 nos
VISITORS CAR PARKING	2 nos	5 nos
TOTAL CAR PARKING	12 nos	21 nos

TWO WHEELER PARKING CALCULATIONS	REQUIRED	PROVIDED
TWO WHEELER PARKING	35 nos	35 nos
PC TWO WHEELER PARKING	2 nos	2 nos
VISITORS TWO WHEELER PARKING	3 nos	3 nos
TOTAL TWO WHEELER PARKING	40 nos	40 nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.00 x 2.10
ED	ENTRANCE DOOR	1.20 x 2.10
DD	DOUBLE DOOR	1.80 x 2.10
D	DOOR	1.10 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.75 x 2.10
W	WINDOW	3.35 x 2.00
W1	WINDOW	1.22 x 2.00
W2	WINDOW	1.00 x 2.00
V	VENTILATOR	2.00 x 0.90
V1	VENTILATOR	0.90 x 0.90
V2	VENTILATOR	0.60 x 0.90

NORTH POINT N

COLOUR INDICATION
PROPOSED BUILDING
PLOT BOUNDARY
ACCESS ROAD

DRAWING TITLE
SITE PLAN, FLOOR PLANS, ELEVATION & SECTION

SCALE
1:100

OWNER 'S SIGNATURE
For AD REALTY
Partner

STRUCTURAL ENGINEER
S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I DTCP (R.No:CGLRGNISE/G-I/2019/906/15)
36, Suppa Colony, Guindy, Ch-32. 9952040424

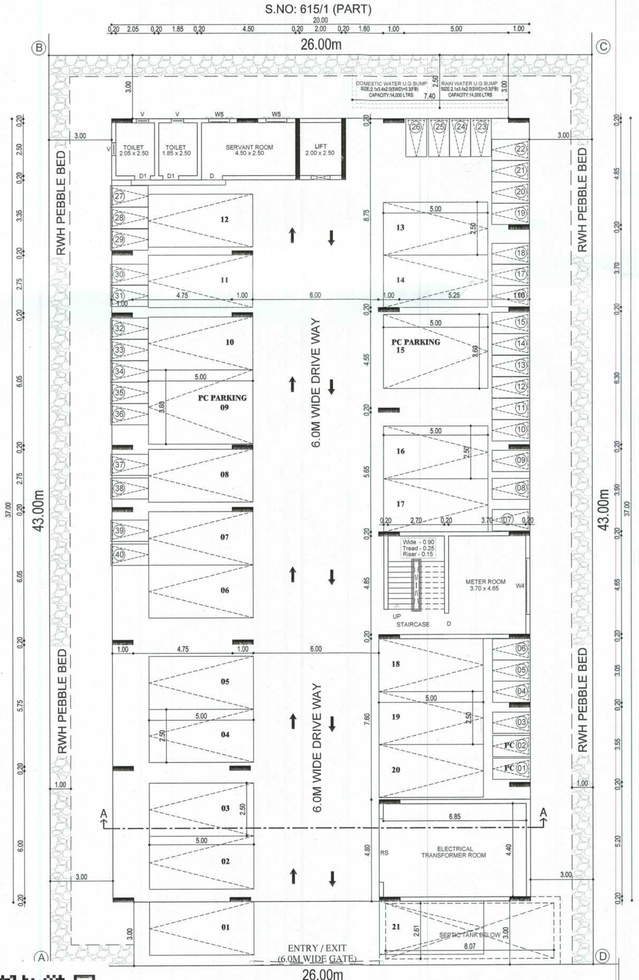
CONSTRUCTION ENGINEER
K.MUNUSWAMY, B.E.,
Registered Construction Engineer
No.RCE/2019/05/003
No.322, South Street, Perumalleri Village
Vallakadambadi Post,
Cheng.alpattu District - 603 104
9789851713 / 9345171401

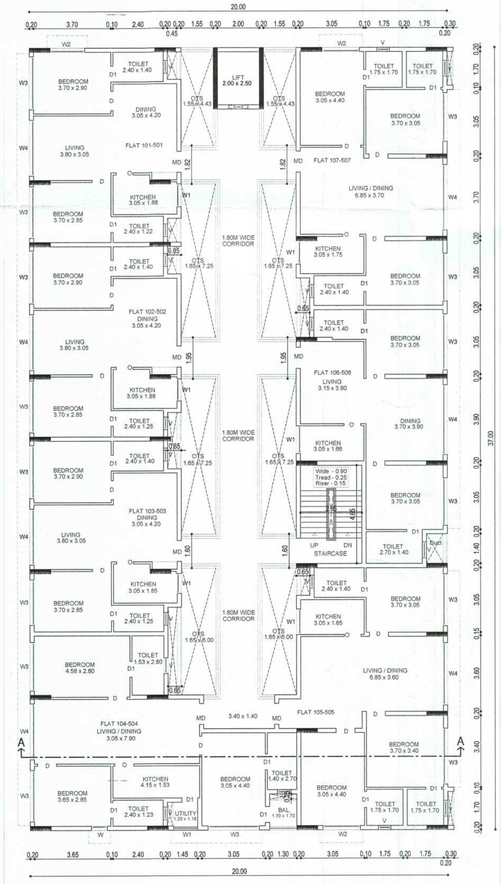
GEO-TECH ENGINEER

LICENSED SURVEYOR
JAGANNATHAN VAIDHIYANATHAN, B.E.,M.L.
Registered Engineer RE/Gr-II/2025/05/007,
No.4, Lal Bahadur Shastri Street,
Sholinganallur, Chennai – 600119.
Mobile : 9840115495

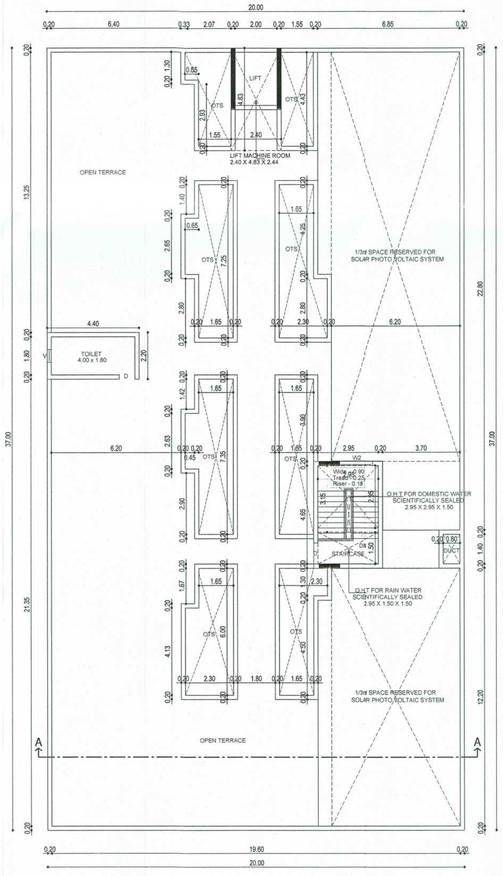
SHEET NO: 001

S.NO: 615/1 (PART)





TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH & FIFTH)



TERRACE FLOOR PLAN

JVATHUR — 18.0M WIDE EXISTING ROAD S.NO: 615/5 — TO BEACH ROAD

SITE CUM STILT FLOOR PLAN

தலைவர்
தென்பட்டினம் ஊராட்சி
இலத்தூர் ஊராட்சி ஒன்றியம்

TAMILNADU STATE SINGLE WINDOW PORTAL
ONLINE APPLICATION NO: SWP/BPA/0593798/2025
SCRUTINY REFERENCE NO: 2TEZIR9O
SWP/RESIDENTIAL APARTMENT BUILDING/A.D.D.T.C.P.(CD3) NO: 98 /2025

Signature Not Verified
Digitally signed by Director Lineation Chennai Metropolitan Area 2026.02.06 12:47:13 IST

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.