Verified RealEstate™

RE REGULATORY RECORD

RERA Document

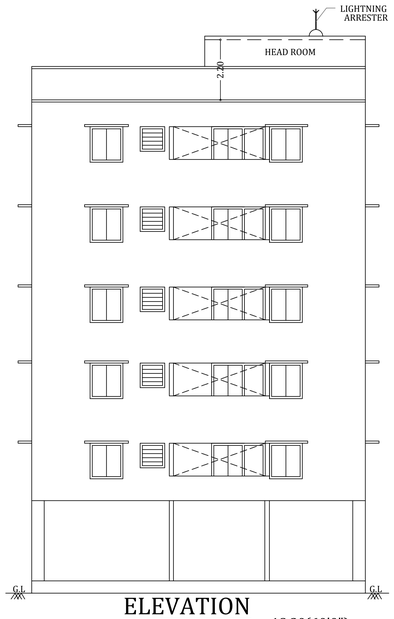
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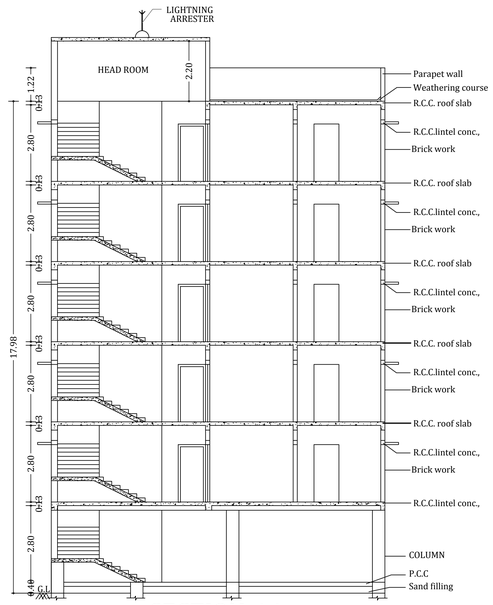
Verified RealEstate™
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Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

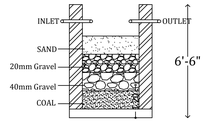
DIGITALLY VERIFIED RECORD



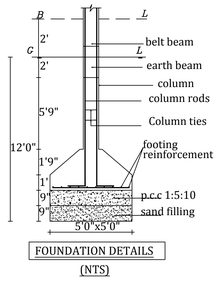
ELEVATION



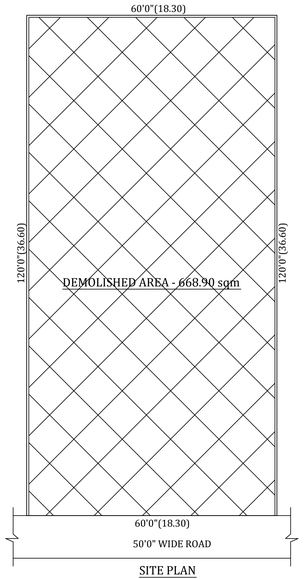
SECTION-AA



RAIN WATER COLL. TANK
(NTS)
RWH_CAPACITY_L=5000LTRS

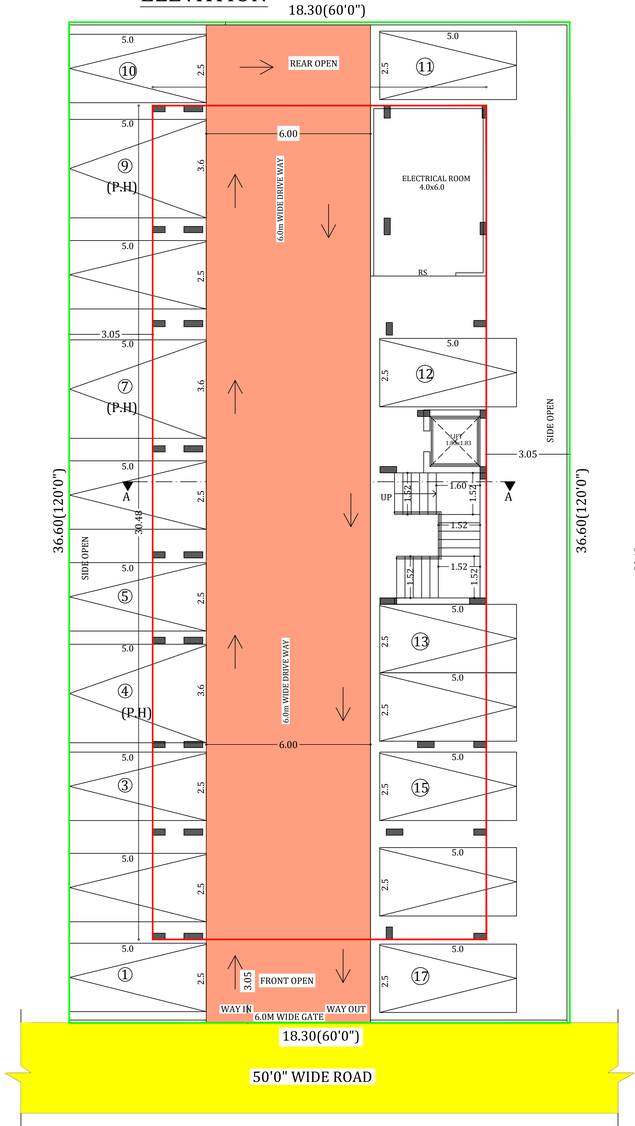


FOUNDATION DETAILS
(NTS)

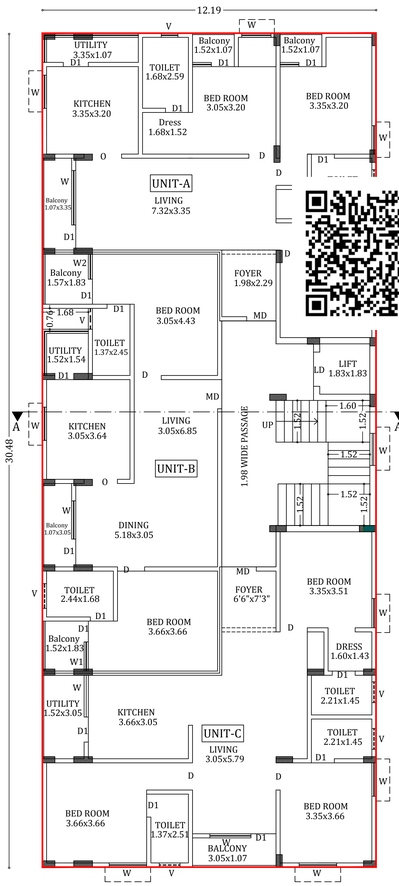


SITE PLAN
(DEMOLISHED AREA)
(SCALE 1:200)

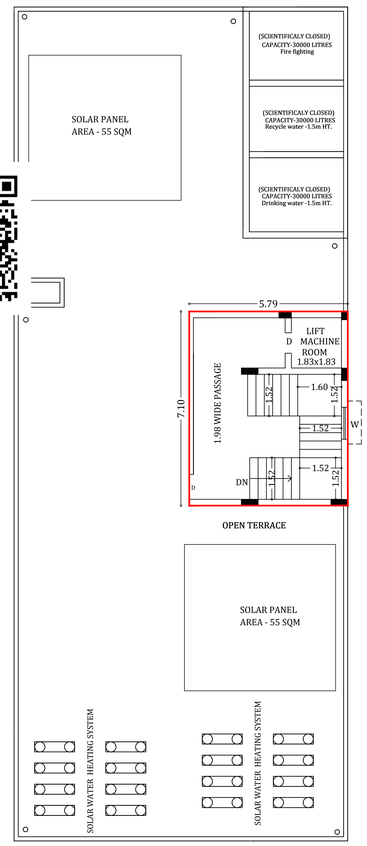
N



STILT FLOOR PLAN



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



TERRACE FLOOR PLAN

SPECIAL CONDITION:

"AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE MADURAI CORPORATION. THE CORPORATION HAS TO DECIDED ON THE DEMOLITION PLAN AND ENSURE THE EXISTING BUILDING ARE DEMOLISHED BEFORE APPROVAL OF THE PLAN FOR PROPOSED BUILDING.

திட்ட அனுமதி

மனை ஒப்புதல் மற்றும் திட்ட அனுமதி மதுரை உள்ளூர் திட்டகுழுமம் மதுரை-17

ந.க.எண்:**SWP/BPA/120328/2024** உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குப்பட்டு **'A'** முதல் **'D'** வரை எல்லையிடப்பட்டு மனையிட ஒப்புதலும் கட்டிடத்திற்கு திட்ட அனுமதியும் அளிக்கப்படுகிறது.

ம.வ/ம.உ..தி.கு எண் : 73/2024

திட்ட/அனுமதி எண் : 82A/2024

SHEET NO : 01

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.WARD:19, BLOCK:10, T.S NO:12, (OLD R.S.NO: 28/3A(pt.), 29/1,2(pt.)), PLOT NO:40, SATHAMANGALAM VILLAGE, MADURAI NORTH TALUK, MADURAI DISTRICT.

SCALE - 1:100

AREA DETAILS:		SQM	
AREA OF THE SITE (DOCUMENT)	(7200.0sqft)	668.90	Consider least Area of the Site
AREA OF THE SITE (TSLR)		669.00	
SUPER IMPOSED PLOT AREA		668.90	
AREA OF THE SITE		668.90	

AREA DETAILS:	F.S.I SQM	NON F.S.I SQM	TOTAL SQM
AREA OF STILT FLOOR		371.61	371.61
AREA OF FIRST FLOOR	370.33	--------	370.33
AREA OF SECOND FLOOR	370.33	--------	370.33
AREA OF THIRD FLOOR	370.33	--------	370.33
AREA OF FOURTH FLOOR	370.33	--------	370.33
AREA OF FIFTH FLOOR	370.33	--------	370.33
AREA OF HEAD ROOM	--------	41.10	41.10
TOTAL AREA	1851.65	412.71	2264.36

F.S.I 1851.65/668.90 (PREMIUM F.S.I) 2.768 < 2.8

UNIT	AREA SQ.M	NO.OF UNIT
A	114.98	5
B	99.10	5
C	114.15	5
TOTAL NO. OF UNIT		15

AREA ABOVE 75.00sq.m - 15 units
AREA BELOW 75.00sq.m - Nil
NO. OF CAR PARKING PROVIDED - 15+2(P.H) nos (STILT PARKING)

JOINERY DETAILS:-

R.S	- Rolling shutter	3.00 x 2.10
M.D	- Main Door	1.22 x 2.10
L.D	- Lift Door	1.07 x 2.10
D	- Door	0.91 x 2.10
O	- Open	0.91 x 2.10
D1	- Door	0.76 x 2.10
W	- Window	1.50 x 1.37
V	- Ventilator	0.91 x 0.76

REFERENCE:
SITE ROAD
PROPOSAL Drive way

NOTE:
DRAINAGE TO BE CONNECTED WITH PUBLIC SEWER WITH NECESSARY PERMISSION.
SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
STRUCTURE IS SAFE FOR EARTHQUAKE
FE - FIRE EXTINGUISHER TO BE PROVIDED △
SWD - SOLID WASTE DISPOSAL PROVIDED

OFFICE USE

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T. VEERAMANI B.E.
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MADURAI - 652009
Reg. No. SE.02/2022 (Gr.II)

STRUCTURAL ENGINEER

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shelters.cs@gmail.com

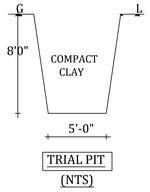
ARCHITECT

For NIMO AGRI PRIVATE LIMITED
Director

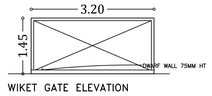
APPLICANT

Er.S.SAMSUDEEN SYEDKHAN,D.C.E.,D.C.Tech.,
REGISTERED CONSTRUCTION ENGINEER
REGN No:RCE 2022/01/001
15, MOHAMADIAR STREET, GONIPALAYAM
MADURAI-625 002. CELL:9952441775
email:sksamika99@gmail.com

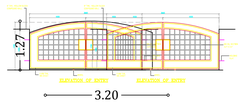
ENGINEER

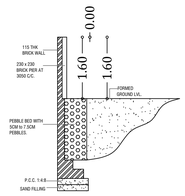


TRIAL PIT
(NTS)

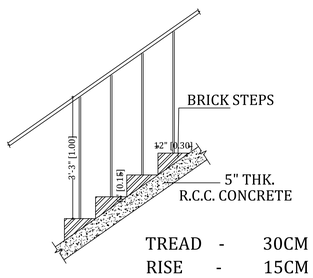


WIKET GATE ELEVATION



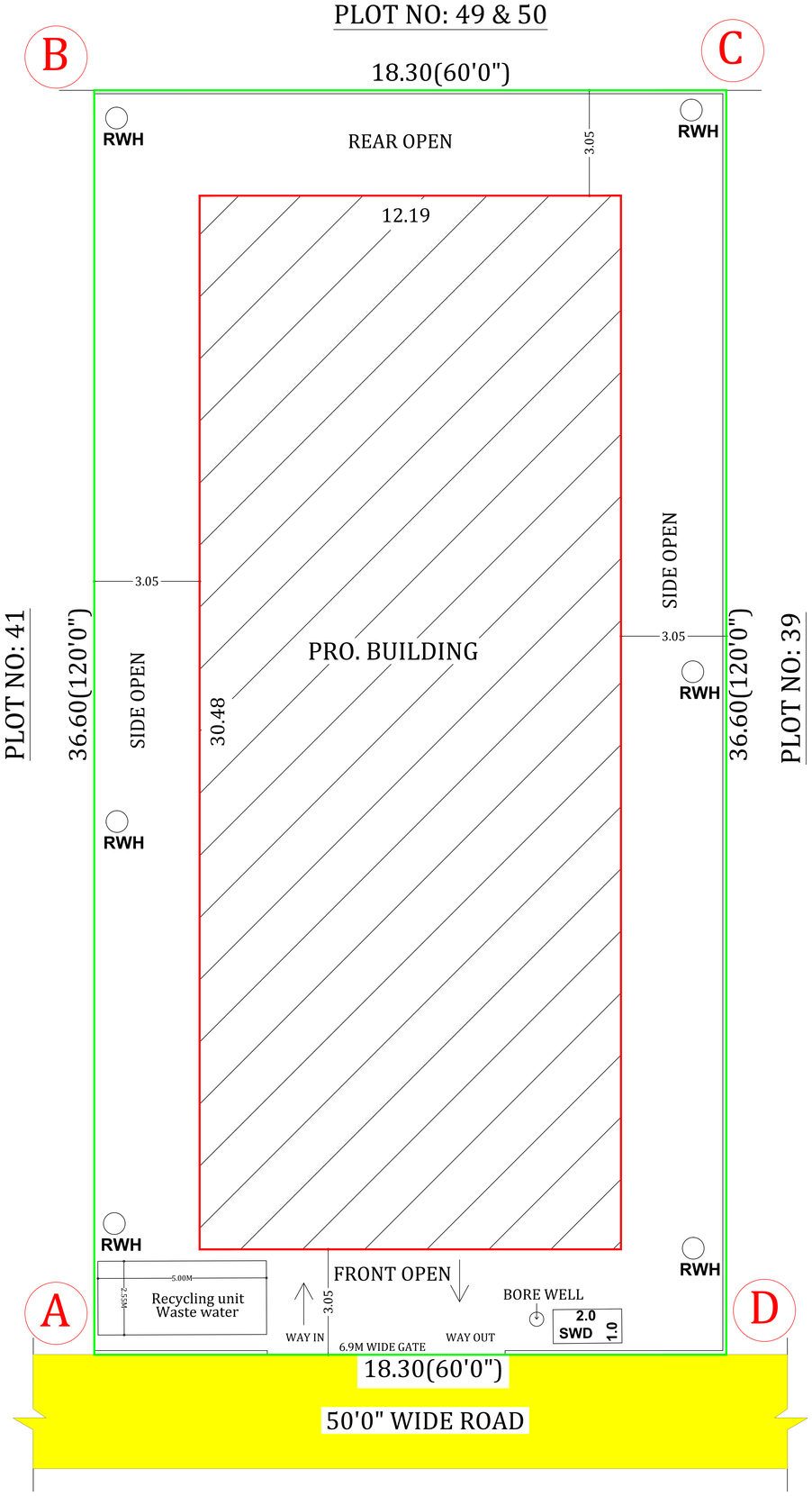


SECTION OF COMPOUND WALL & RAINWATER COLLECTING PIT



TREAD - 30CM
RISE - 15CM

STAIRCASE DETAILS
(Scale 1:25)



SITE PLAN

திட்ட அனுமதி

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ம.வ/ம.உ.தி.கு எண் : 73/2024

திட்ட/அனுமதி எண் : 82**B**/2024

SHEET NO : 02

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REFERENCE:
SITE ROAD
PROPOSAL

NOTE:
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SOLAR WATER HEATING SYSTEM TO BE PROVIDED IN TERRACE FLOOR.
STRUCTURE IS SAFE FOR EARTHQUAKE
FE - FIRE EXTINGUISHER TO BE PROVIDED △
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Reg. No. SE.02/2022 (Gr.II)

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ARCHITECT

For NIMO AGRI PRIVATE LIMITED
Director

APPLICANT

Er.S.SAMSUDEEN SYEDKHAN,D.C.E.,D.C.Tech.,
REGISTERED CONSTRUCTION ENGINEER
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15, MOHAMADIAR STREET. GOMPALAYAM
MADURAI-625 002. CELL:9952441775
email:sksamika99@gmail.com

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.