Verified RealEstate™

RE REGULATORY RECORD

RERA Document

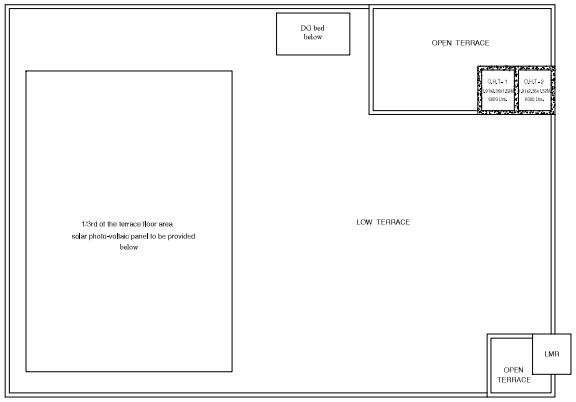
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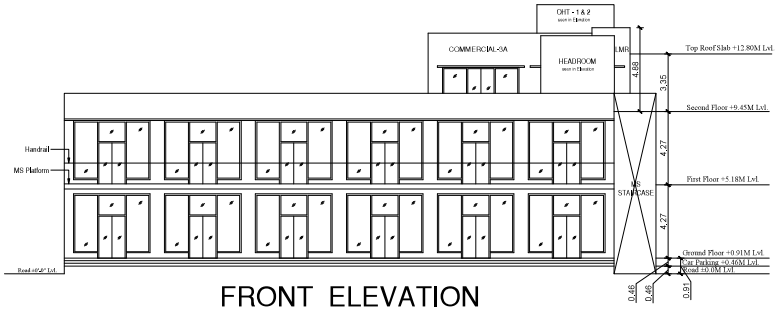
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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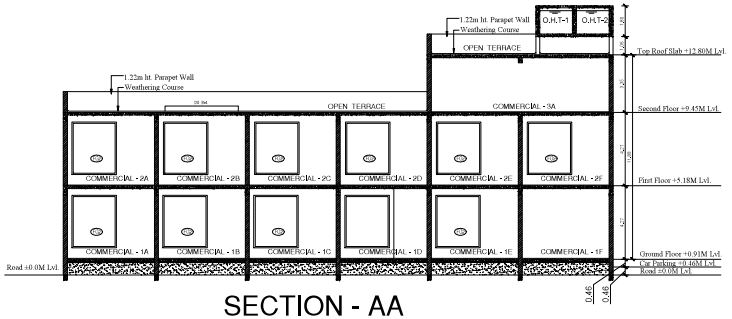
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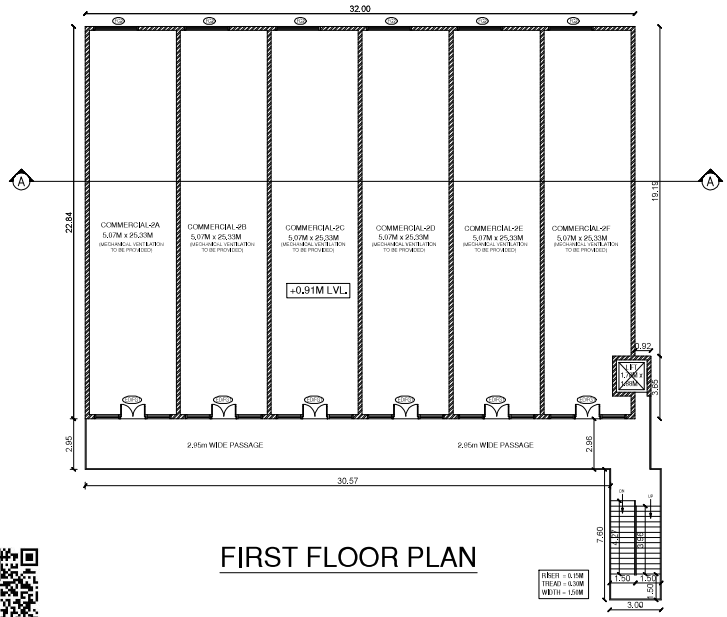
TERRACE FLOOR PLAN



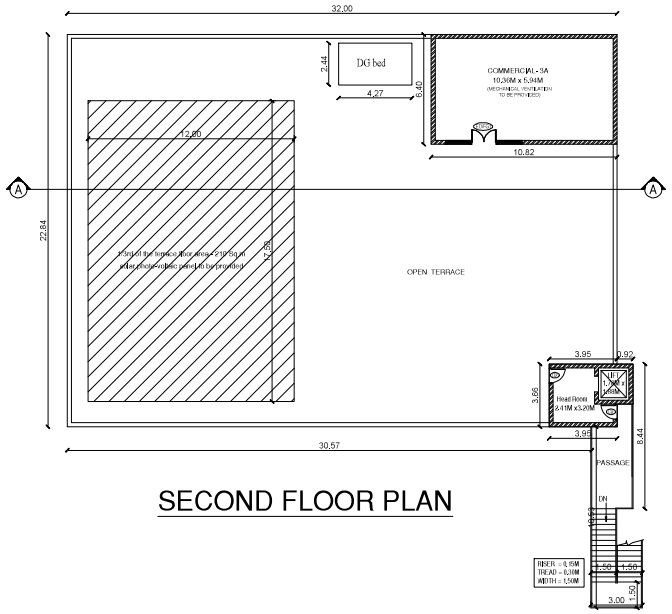
FRONT ELEVATION



SECTION - AA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SHEET NO : 02 / 02

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING FOR M/S.BOOMI & BUILDINGS PVT LTD, IN S.F. NO : 465/3A2C2 AT PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NORTH POINT:

AREA STATEMENT (SQ.M)

PLOT EXTENT (AS PER DOCUMENT)			1497.00
FLOORS	FSI AREA	NON FSI AREA	TOTAL BLT-UP AREA
GROUND FLOOR PLAN	827.42	-	827.42
FIRST FLOOR PLAN	733.00	-	733.00
SECOND FLOOR PLAN	69.24	-	69.24
HEADROOM	-	16.62	16.62
TOTAL	1629.66	16.62	1646.28

JOINERY DETAILS

S.NO	DESCRIPTION	SIZE
ED/FG1	ENTRANCE DOOR / FIXED GLAZING	4.46M X 3.73M
FG2	FIXED GLAZING	2.44M X 2.90M
D1	DOOR	0.91M X 2.13M
D2	DOOR	0.76M X 2.13M
V	VENTILATOR	0.61M X 0.61M

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

SITE BOUNDARY

SCALE : 1: 100

NOTE: ALL DIMENSIONS ARE IN METRES

OWNER SIGNATURE:-

For BHOOMI AND BUILDINGS PVT LTD.
Managing Director

ARCHITECT SIGNATURE:-

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar, Adyar, Chennai - 600 054.
dhinesh.architect@gmail.com

STRUCTURAL ENGINEER SIGNATURE:-

C. KANNAN, S.E., M.E. (Structure)
Structural Engineer
Door No: 21, Flat No: B,
2nd Floor, 4th Main Road,
Indira Nagar, Chennai - 600 020

FOR OFFICE USE ONLY

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

Applicant Name: M/s. Bhoomi and Buildings Private Limited

DCR Number : DCR820254L3XB

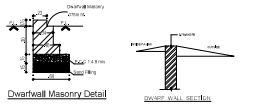
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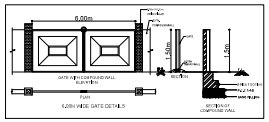
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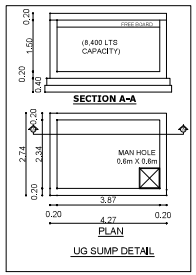
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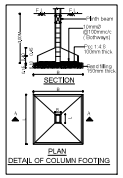
SWP/Commercial Building/MLPA/DTCP(CD3) No.107/2025

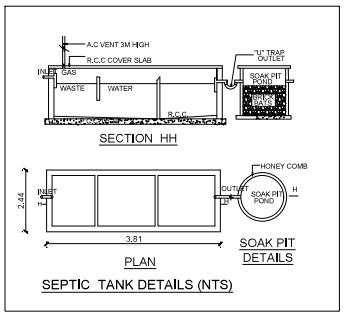
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING FOR M/S.BOOMI & BUILDINGS PVT LTD, IN S.F. NO : 465/3A2C2 AT PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

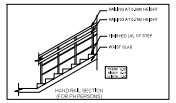


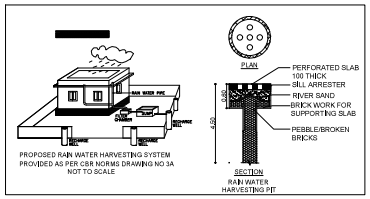


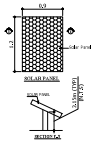




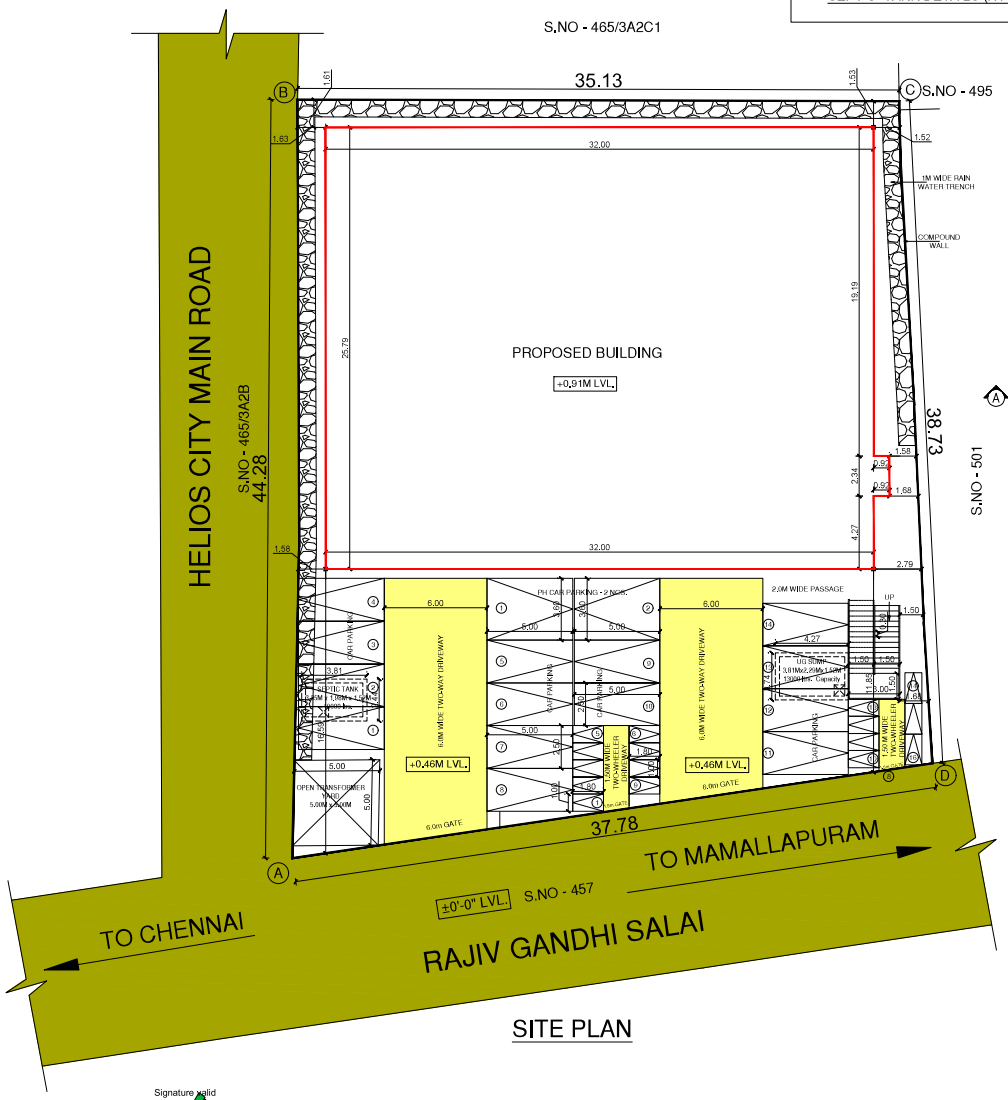




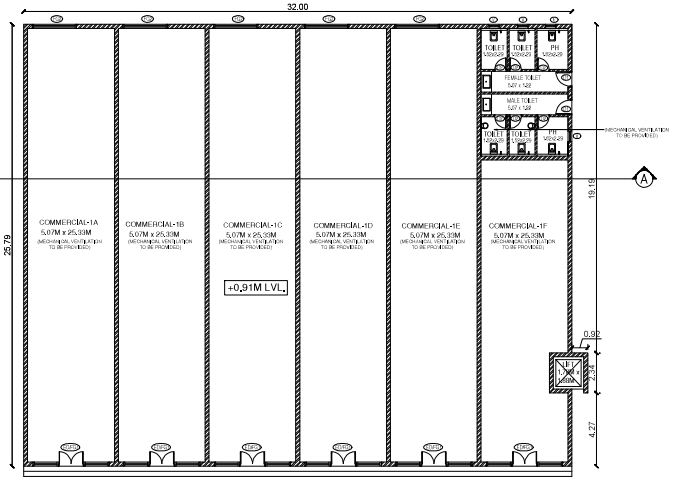




S.NO - 465/3A2C1



SITE PLAN



GROUND FLOOR PLAN

SANITATION DETAILS				
	MALE		MALE	
DESCRIPTION	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	02	02	02	02
WATER CLOSET (PH)	01	01	01	01
WASH BASIN	03	03	03	03
ABLUTION TAP	02	02	02	02
ABLUTION TAP (PH)	01	01	01	01
URINALS	03	03	00	00

NORTH POINT:

AREA STATEMENT (SQ.M)

PLOT EXTENT (AS PER DOCUMENT)			1497.00
PLOT EXTENT (AS PER PATTA)			1497.00
FLOORS	FSI AREA	NON FSI AREA	TOTAL BLT-UP AREA
GROUND FLOOR PLAN	827.42	-	827.42
FIRST FLOOR PLAN	733.00	-	733.00
SECOND FLOOR PLAN	69.24	-	69.24
HEADROOM	-	16.62	16.62
TOTAL	1629.66	16.62	1646.28
FSI ACHIEVED	(1629.66 / 1497.00) = 1.089		

PARKING CALCULATIONS:

75% of F.S.I. AREA = 1629.66X75% = 1222.25SQ.M

1. CAR PARKING

REQUIRED CAR PARKING NOS = 1 CAR SPACE FOR EVERY 75 SQ.M.
= 1222.25/75 = 16.30 NOS.

REQUIRED CAR PARKING NOS = 16 NOS.
PROVIDED CAR PARKING NOS = 16 NOS.

2. TWO WHEELER PARKING

REQUIRED TWO - WHEELER PARKING NOS = 1 TWO WHEELER SPACE FOR EVERY 75 SQ.M.
= 1222.25/75 = 16.30 NOS.

REQUIRED TWO - WHEELER PARKING NOS = 16 NOS.

PROVIDED TWO - WHEELER PARKING NOS = 16 NOS.

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	16 NOS	16 NOS
TWO - WHEELER PARKING	16 NOS	16 NOS

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY

SCALE : 1: 100

NOTE : ALL DIMENSIONS ARE IN METRES

OWNER SIGNATURE:-

For BHOOMI AND BUILDINGS PVT LTD.
Managing Director

ARCHITECT SIGNATURE:-

Dhinesh I Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar, Adyar, Chennai - 600 054.
dhinesh.architect@gmail.com

STRUCTURAL ENGINEER SIGNATURE:-

C. KANNAN S.E., M.E. (Structure)
Structural Engineer
Door No: 21, Flat No: B,
2nd Floor, 4th Main Road,
Indira Nagar, Chennai - 600 020.

FOR OFFICE USE ONLY

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
Applicant Name: M/s. Bhoomi and Buildings Private Limited
DCR Number : DCR820254L3XB
Online Application : SWP/BPA/626529/2025
Scrutiny Reference : SA5YDMLT
PLANNING PERMISSION NO:
SWP/Commercial Building/MLPA/DTCP(CD3) No.107/2025

Signature valid

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.