Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

T.D.NO.33/2021 [TYPE- A]
G + 5 FLOORS (8 UNITS / FLOOR)
[48 UNITS / BLOCK]

SITE PLAN FOR RESIDENTIAL BUILDING OF (G + 5) FLOORS 504 TENEMENTS AT **PERIYAR NAGAR PHASE - I** IN S.No.1677/6, 1691/5 OF VADAKKU VALLIYUR VILLAGE, VALLIYUR TOWN PANCHAYAT RADHAPURAM TALUK & TIRUNELVELI DISTRICT.

AREA DETAILS:

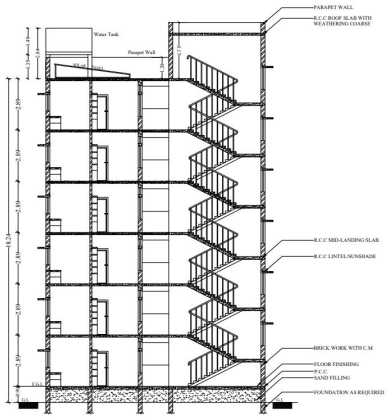
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 39.26 sq.m
COMMON AREA / UNIT	- 8.10 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 31.16 sq.m
CARPET AREA / UNIT	- 25.24 sq.m

SCHEDULE OF JOINERIES

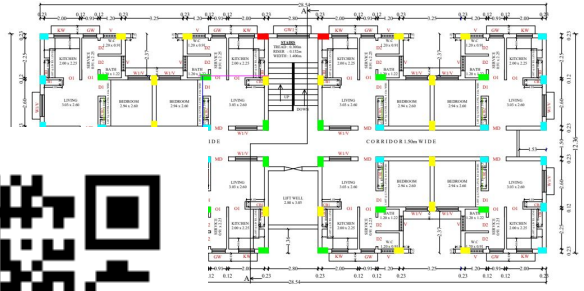
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 1.98
D1	DOOR	0.91 x 1.98
D2	DOOR	0.76 x 1.98
O1	OPENING	0.91 x 1.98
AD	ACCESSIBLE FRIENDLY FOR DISABILITIES	0.91 x 1.98
W1/V	WINDOW (ABOVE LINTEL) VENTILATOR	1.22 x 1.22 1.22 x 0.38
KW	KITCHEN WINDOW	0.91 x 0.91
GW	GRILL WINDOW	0.76 x 1.22
GW1	GRILL WINDOW	1.82 x 1.22
V	VENTILATOR	0.83 x 0.61



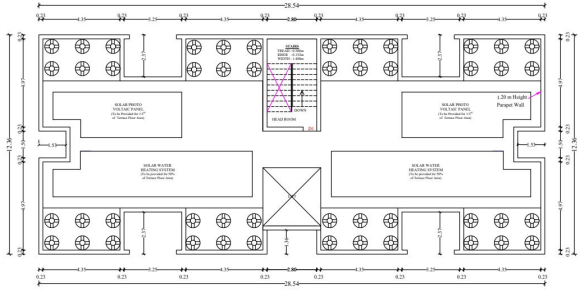
FRONT ELEVATION (Typical Blocks : A1, A2 & A3)



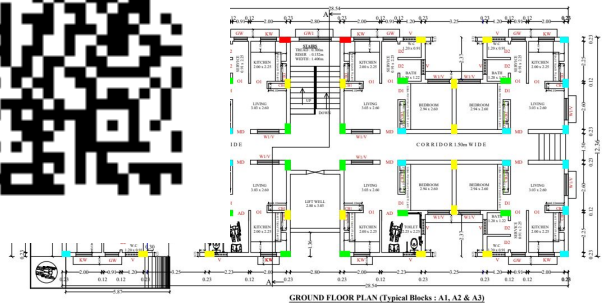
SECTION-AA (Block : D1)



ST, SECOND, THIRD, FOURTH & FIFTH (Typical Blocks : A1, A2 & A3)

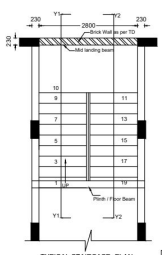


TERRACE FLOOR PLAN (Typical Blocks : A1, A2 & A3)

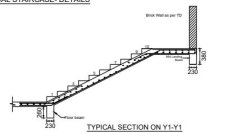


GROUND FLOOR PLAN (Typical Blocks : A1, A2 & A3)

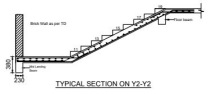
TYPICAL STAIRCASE- DETAILS



TYPICAL STAIRCASE- PLAN



TYPICAL SECTION ON Y1-Y1

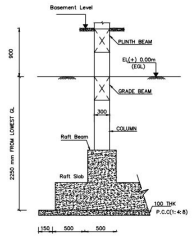


TYPICAL SECTION ON Y2-Y2

TREAD=300mm
RISE=152mm

NOTE:

1. All the Dimensions are in mm. Not to Scale



TYPICAL CROSS SECTION OF COLUMNS WITH Raft Foundation

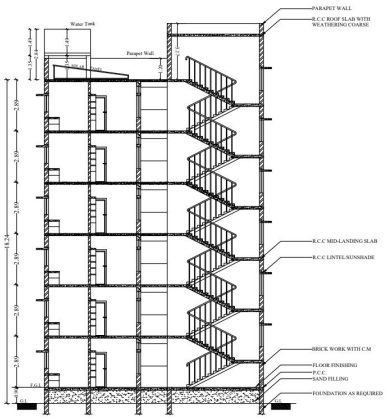
EXECUTIVE ENGINEER
TNUHDB

EXECUTIVE ENGINEER, T.N.U.H.D.B., TIRUNELVELI Dn.,

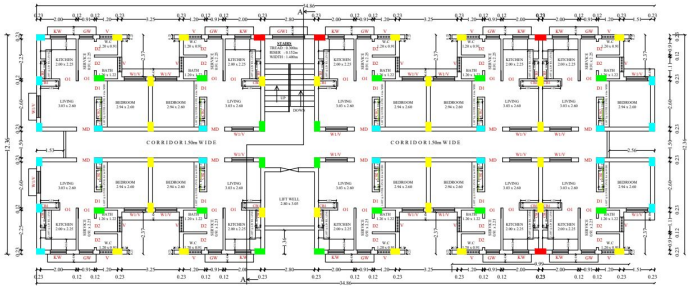
STRUCTURAL ENGINEER
TNUHDB



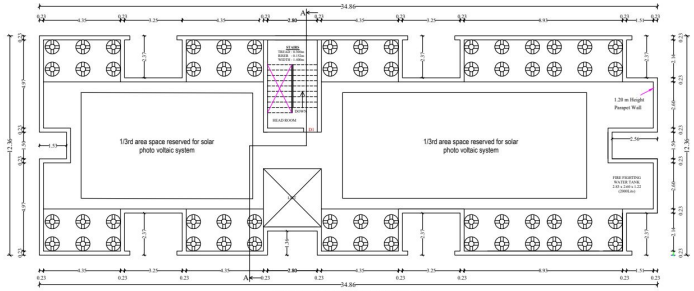
FRONT ELEVATION (Typical Blocks : B1 - B2)



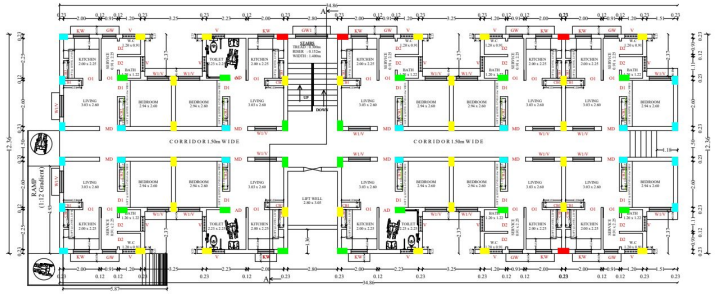
SECTION-AA (Block : D1)



FLOOR PLAN - FIRST, SECOND, THIRD, FOURTH & FIFTH (Typical Blocks : B1 - B2)

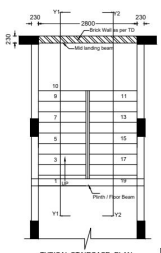


TERRACE FLOOR PLAN (Typical Blocks : B1 - B2)

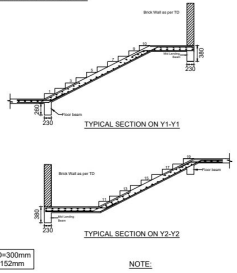


GROUND FLOOR PLAN - (Typical Blocks : B1 - B2)

TYPICAL STAIRCASE- DETAILS



TYPICAL STAIRCASE- PLAN

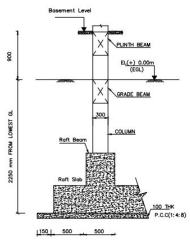


TYPICAL SECTION ON Y1-Y1

TYPICAL SECTION ON Y2-Y2

TREAD=300mm
RISE=152mm

NOTE:
1. All the Dimensions are in mm. Not to Scale



TYPICAL CROSS SECTION OF COLUMNS WITH Raft Foundation

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET : 3/5

T.D.NO.33/2021 [TYPE- B]
G + 5 FLOORS (10 UNITS / FLOOR)
[60 UNITS / BLOCK]

SITE PLAN FOR RESIDENTIAL BUILDING OF (G + 5) FLOORS 504 TENEMENTS AT **PERIYAR NAGAR PHASE - I** IN S.No.1677/6, 1691/5 OF VADAKKU VALLIYUR VILLAGE, VALLIYUR TOWN PANCHAYAT RADHAPURAM TALUK & TIRUNELVELI DISTRICT.

AREA DETAILS:

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 38.26 sq.m
COMMON AREA / UNIT	- 7.28 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 30.98 sq.m
CARPET AREA / UNIT	- 25.24 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 1.98
D1	DOOR	0.91 x 1.98
D2	DOOR	0.76 x 1.98
O1	OPENING	0.91 x 1.98
AD	ACCESSIBLE FRIENDLY FOR DISABILITIES	0.91 x 1.98
W1/V	WINDOW (ABOVE LINTEL) VENTILATOR	1.22 x 1.22 / 1.22 x 0.38
KW	KITCHEN WINDOW	0.91 x 0.91
GW	GRILL WINDOW	0.76 x 1.22
GW1	GRILL WINDOW	1.82 x 1.22
V	VENTILATOR	0.83 x 0.61

EXECUTIVE ENGINEER, T.N.U.H.D.B., TIRUNELVELI Dn.

EXECUTIVE ENGINEER
TNUHDB

EXECUTIVE ENGINEER, T.N.U.H.D.B., TIRUNELVELI Dn.

STRUCTURAL ENGINEER
TNUHDB

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

T.D.NO.33/2021 [TYPE- C]
G + 5 FLOORS (12 UNITS / FLOOR)
[72 UNITS / BLOCK]

SITE PLAN FOR RESIDENTIAL BUILDING OF (G + 5) FLOORS 504 TENEMENTS AT **PERIYAR NAGAR PHASE - I** IN S.No.1677/6, 1691/5 OF VADAKKU VALLIYUR VILLAGE, VALLIYUR TOWN PANCHAYAT RADHAPURAM TALUK & TIRUNELVELI DISTRICT.

AREA DETAILS:

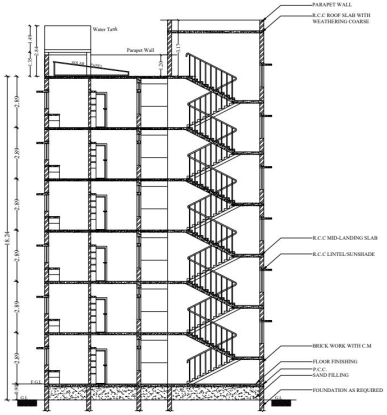
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 39.84 sq.m
COMMON AREA / UNIT	- 8.68 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 31.16 sq.m
CARPET AREA / UNIT	- 25.24 sq.m

SCHEDULE OF JOINERIES

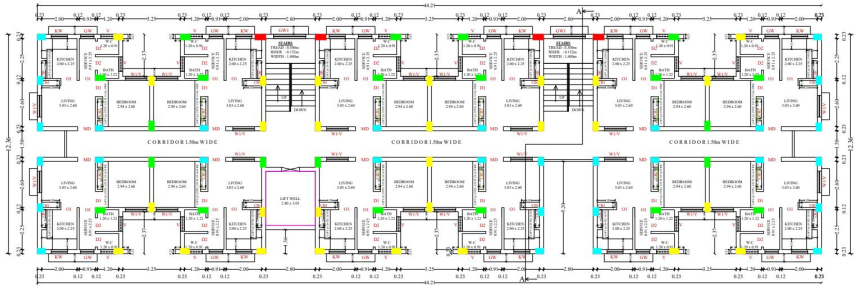
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 1.98
D1	DOOR	0.91 x 1.98
D2	DOOR	0.76 x 1.98
O1	OPENING	0.91 x 1.98
AD	ACCESSIBLE FRIENDLY FOR DISABILITIES	0.91 x 1.98
W1/V	WINDOW (ABOVE LINTEL) VENTILATOR	1.22 x 1.22 / 1.22 x 0.38
KW	KITCHEN WINDOW	0.91 x 0.91
GW	GRILL WINDOW	0.76 x 1.22
GW1	GRILL WINDOW	1.82 x 1.22
V	VENTILATOR	0.83 x 0.61



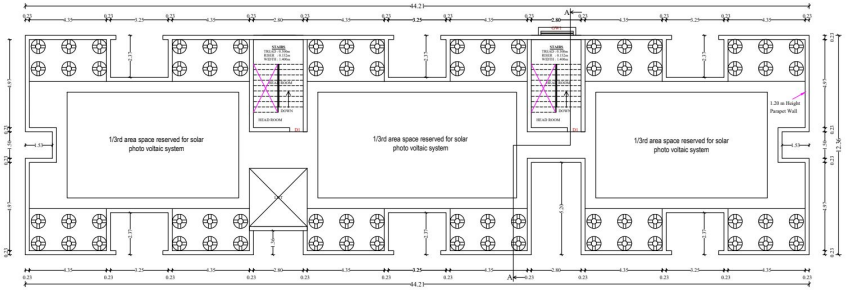
FRONT ELEVATION (Typical Blocks : C1 - C2)



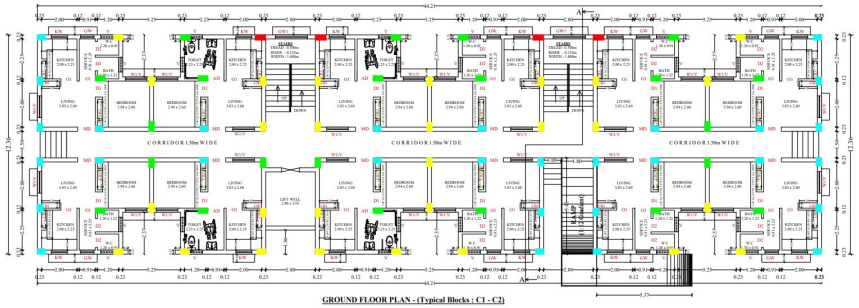
SECTION-AA (Block : D1)



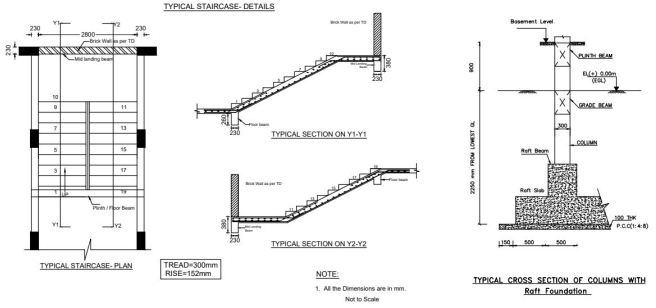
FLOOR PLAN - FIRST, SECOND, THIRD, FOURTH & FIFTH (Typical Blocks : C1 - C2)



TERRACE FLOOR PLAN (Typical Blocks : C1 - C2)



GROUND FLOOR PLAN - (Typical Blocks : C1 - C2)



NOTE:
1. All the Dimensions are in mm.
Not to Scale

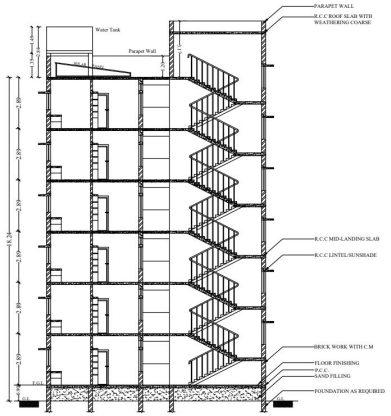
TYPICAL CROSS SECTION OF COLUMNS WITH Raft Foundation

EXECUTIVE ENGINEER
TNUHDB

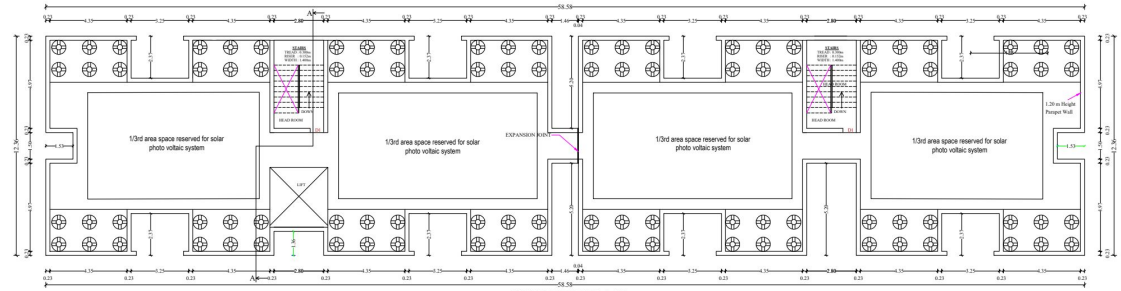
STRUCTURAL ENGINEER
TNUHDB



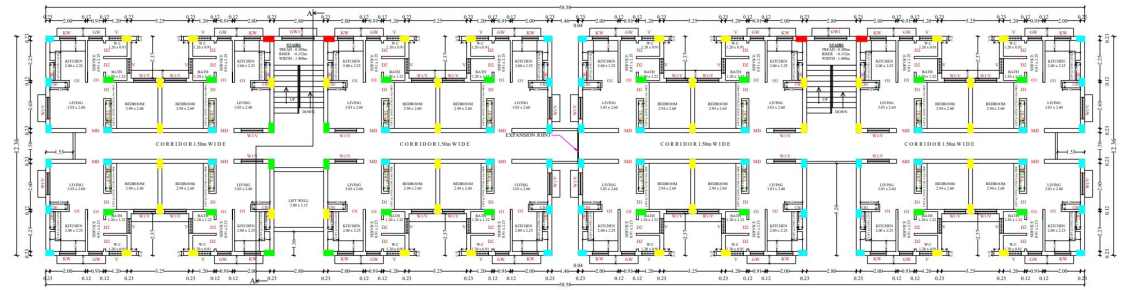
FRONT ELEVATION (Block : D1)



SECTION-AA (Block : D1)



TERRACE FLOOR PLAN (Block : D1)

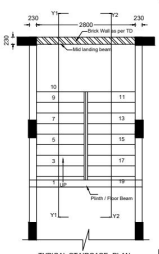


FLOOR PLAN - FIRST, SECOND, THIRD, FOURTH, FIFTH & SIXTH (Block : D1)

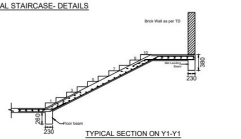


GROUND FLOOR PLAN (Block : D1)

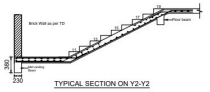
TYPICAL STAIRCASE- DETAILS



TYPICAL STAIRCASE- PLAN



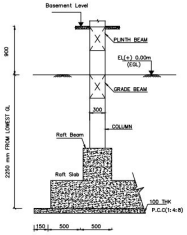
TYPICAL SECTION ON Y1-Y1



TYPICAL SECTION ON Y2-Y2

TREAD=300mm
RISE=152mm

NOTE:
1. All the Dimensions are in mm.
Not to Scale



TYPICAL CROSS SECTION OF COLUMNS WITH Raft Foundation

TAMIL NADU
SLUM CLEARANCE BOARD

SHEET : 5/5

T.D.NO.33/2021 [TYPE- D]
G + 5 FLOORS (16 UNITS / FLOOR)
[96 UNITS / BLOCK]

SITE PLAN FOR RESIDENTIAL BUILDING OF (G + 5) FLOORS 504 TENEMENTS AT **PERIYAR NAGAR PHASE - I** IN S.No.1677/6, 1691/5 OF VADAKKU VALLIYUR VILLAGE, VALLIYUR TOWN PANCHAYAT RADHAPURAM TALUK & TIRUNELVELI DISTRICT.

AREA DETAILS:

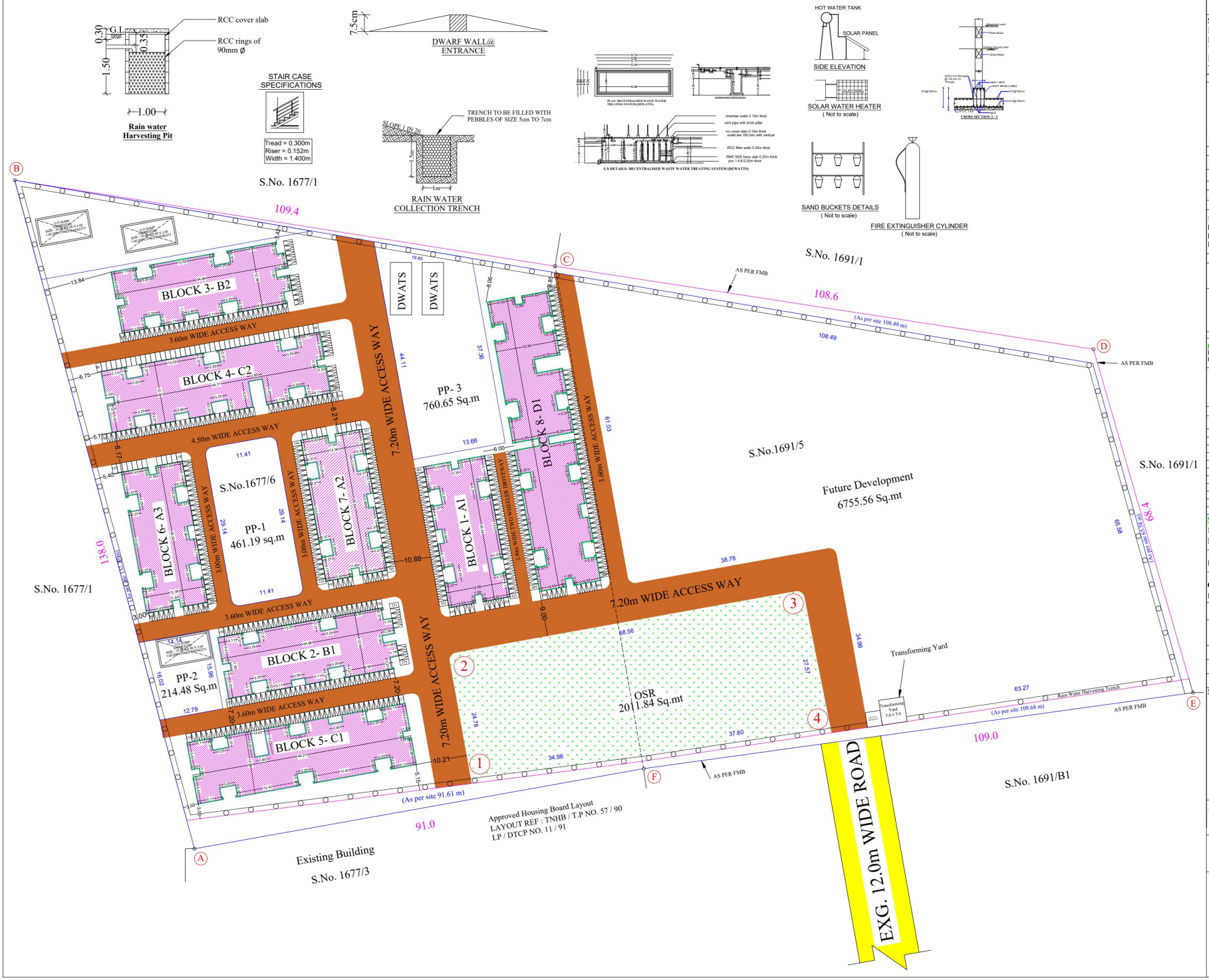
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 39.06 sq.m
COMMON AREA / UNIT	- 7.90 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 31.16 sq.m
CARPET AREA / UNIT	- 25.24 sq.m

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00 x 1.98
D1	DOOR	0.91 x 1.98
D2	DOOR	0.76 x 1.98
O1	OPENING	0.91 x 1.98
W1/V	WINDOW (ABOVE LINTEL) VENTILATOR	1.22 x 1.22 1.22 x 0.38
KW	KITCHEN WINDOW	0.91 x 0.91
GW	GRILL WINDOW	0.76 x 1.22
GW1	GRILL WINDOW	1.82 x 1.22
V	VENTILATOR	0.83 x 0.61

EXECUTIVE ENGINEER
TNUHDB

STRUCTURAL ENGINEER
TNUHDB



TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SHEET :1/5

SITE PLAN FOR RESIDENTIAL BUILDING OF (G + 5) FLOORS 504 TENEMENTS AT **PERIYAR NAGAR PHASE - I** IN S.No.1677/6, 1691/5 OF VADAKKU VALLIYUR VILLAGE, VALLIYUR TOWN PANCHAYAT, RADHAPURAM TALUK & TIRUNELVELI DISTRICT.

REFERENCE:	TYPE- A	TYPE- B	TYPE- C	TYPE- D
ADOPTED T.D.NO.	33/2021	33/2021	33/2021	33/2021
NO. OF FLOORS	G + 5	G + 5	G + 5	G + 5
PLINTH AREA / UNIT	39.26 sq.m	38.26 sq.m	39.84 sq.m	39.06 sq.m
NO. OF UNITS/FLOOR	08	10	12	16
NO. OF BLOCKS	3 Nos.	2 Nos.	2 Nos.	1 No.
GROUND FLOOR AREA	314.08 Sq.mt	382.60 Sq.mt	478.08 Sq.mt	624.96 Sq.mt
NO. OF UNITS / BLOCK	[48 in 1]	[60 in 1]	[72 in 1]	[96 in 1]
PLINTH AREA / BLOCK	1884.48 sq.m	2295.60 sq.m	2868.48 sq.m	3749.76 sq.m
NUMBER OF UNITS	144 Nos.	120 Nos.	144 Nos.	96 Nos.
TOTAL AREA	5653.44 Sq.mt	4591.20 Sq.mt	5736.96 Sq.mt	3749.76 Sq.mt

TOTAL NUMBER OF TENEMENTS (144+120+144+96) = 504 Nos.

ONLINE FILE NO: SWP / BPA / 485432 / 2025 / TCP

SCALE.	PROJECT	PERIYAR NAGAR
1:400		
SIZE	DWG. TITLE	SITE PLAN
A0		

AREA STATEMENT:

PLOT EXTENT (As on FMB)	**- 20,258.00 sq.m**
PLOT EXTENT (As on Site)	**- 20,066.48 sq.m**
LEAST EXTENT TO BE TAKEN	**- 20,066.48 sq.m**

FLOOR WISE AREA DETAILS:

FLOOR	TYPE-A (A1, A2,A3)	TYPE-B (B1 - B2)	TYPE-C (C1 - C2)	TYPE-D BLK.: D1	TOTAL FSI	TOTAL NON-FSI	TOTAL BUILDUP
	FSI AREA in sq.m	FSI AREA in sq.m	FSI AREA in sq.m	FSI AREA in sq.m	AREA in sq.m	AREA in sq.m	AREA in sq.m
GROUND FLOOR	314.08 x 3	382.60 x 2	478.08 x 2	624.96 x 1	3288.56	--	3288.56
FIRST FLOOR	314.08 x 3	382.60 x 2	478.08 x 2	624.96 x 1	3288.56	--	3288.56
SECOND FLOOR	314.08 x 3	382.60 x 2	478.08 x 2	624.96 x 1	3288.56	--	3288.56
THIRD FLOOR	314.08 x 3	382.60 x 2	478.08 x 2	624.96 x 1	3288.56	--	3288.56
FOURTH FLOOR	314.08 x 3	382.60 x 2	478.08 x 2	624.96 x 1	3288.56	--	3288.56
FIFTH FLOOR	314.08 x 3	382.60 x 2	478.08 x 2	624.96 x 1	3288.56	--	3288.56
HEAD ROOM	(3.26x5.43x3)	(3.26x5.43x2)	(3.26x5.43x2)	(3.26x5.43x1)	--	141.61	141.61
TOTAL AREA	5653.44	4591.20	5736.96	3749.76	19731.36	141.61	19872.97

FLOOR SPACE INDEX

FSI - FSI AREA / SITE AREA - 19872.97 / 20066.48

FSI - 0.99

TWO WHEELER PARKING DETAILS:

No. of Parking Required (504+51)	- 555 Nos.
No. of Parking Provided	- 555 Nos.
Parking lot size	- (1.0 x 1.80) m.

OSR DETAILS:

Site Extent - 20066.48 Sq.mt

Required OSR - 10% of 20066.48 Sq.mt

Provided OSR - 2011.84 Sq.mt

PARKING CALCULATION DETAILS

BLOCKS	UNITS	REQUIRED 2-WHEELER	PROVIDED 2-WHEELER
BLOCK - B2	UNITS(1-10) x 6	60 Nos	60 Nos
BLOCK - C2	UNITS(1-12) x 6	72 Nos	72 Nos
BLOCK - A3	UNITS(1-08) x 6	48 Nos	48 Nos
BLOCK - A2	UNITS(1-08) x 6	48 Nos	48 Nos
BLOCK - B1	UNITS(1-10) x 6	60 Nos	60 Nos
BLOCK - C1	UNITS(1-12) x 6	72 Nos	72 Nos
BLOCK - A1	UNITS(1-08) x 6	48 Nos	48 Nos
BLOCK - D1	UNITS(1-16) x 6	96 Nos	96 Nos
SUB TOTAL		504 Nos	504 Nos
10% of Visitors Parking		51 Nos	51 Nos
Total No.of Parking		555 Nos	555 Nos

SOLAR CALCULATION DETAILS:

NO. OF TENEMENTS	**: 504 Nos**
NO. OF PERSON/TENEMENTS	**: 4.0 Persons.**
TOTAL NO. OF PERSONS	**: 2016 Nos.**
REQUIRED WATER FOR 1 PERSON	**: 60 Lit/Day**
TOTAL WATER REQUIREMENT	**: 1,21,000 Lit/day**
ONE SOLAR CAPACITY	**: 3000 Lit**
REQUIRED SOLAR	**: 40 Nos**

COLOR CODE

SITE BOUNDARY	
OSR	
PROPOSED ROAD	
EXISTING ROAD	

NOTE:

1. **All dimensions are in meter.**
2. **The Type design to be adopted for periyar Nagar Phase I**
3. **Septic tank with up flow filters provided and monitored for the disposal of sewage within the site itself.**
4. **Rain water harvesting system shall be provided.**
5. **Solar water heating system shall be provided.**
6. **Fire Fighting System with Emergency Alarm shall be provided.**
7. **Solid waste Bin to be provided.**
8. **U-Trap shall be provided to septic tank to prevent curb breeding of mosquitoes as per G.O.Ms.No.341, Dated:03.11.2004.**
9. **Lightning arresters shall be provided.**

OFFICE USE

SWP / BPA / 485432 / 2025

B.P / TVLDTCP / NO : SWP / 101 / 2025

EXECUTIVE ENGINEER, T.N.U.H.D.B., TIRUNELVELI Dt.,

EXECUTIVE ENGINEER TNUHDB

EXECUTIVE ENGINEER, T.N.U.H.D.B., TIRUNELVELI Dt.,

STRUCTURAL ENGINEER TNUHDB

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.