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RE REGULATORY RECORD

RERA Document

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OMR Thoraipakkam,
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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF RESIDENDIAL BUILDING AT PLOT NO : 20, COMPRISED IN S.NO: 955/2,958/1,2,960,961,962,963

T.S.NO:102/3,102/5, BLOCK NO:23, WARD -B, OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, GREATER CHENNAI CORPORATION, DIVISION :25, ZONE -03 .

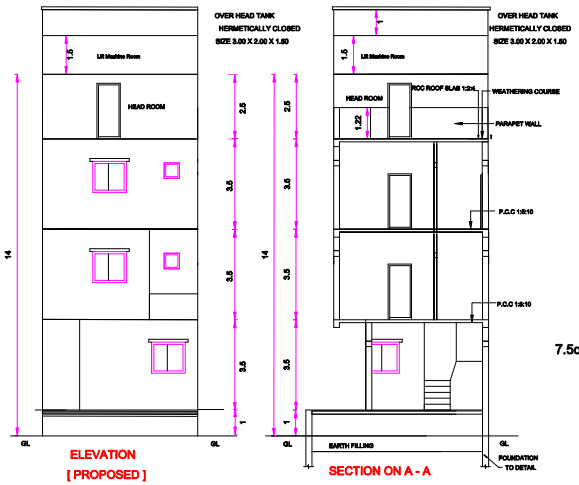
LAYOUT APPROVED VIDE NO:LA/WDCN03/00028/2025,DATED :10.12.2025.SD/WDCN03/00561/2025

Greater Chennai Corporation [Qr Code]

PPA No : PPA/WDCN03/02968/2026
BA No: BA/WDCN03/046612026

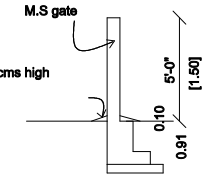
AREA In Sq.m

BLOCK/ FLOOR	OCCUPANCY/ SUB-OCCUPANCY	FLOOR AREA	DEDUCTION AREA	FSI AREA	NON FSI AREA	DWELLING UNITS	Proposed/ Existing
BLK_1 / FLR_0	Apartment / Service apartments	57.9	5.72	52.18	8.45	1	Proposed
BLK_1 / FLR_1	Apartment / Service apartments	56.1	0	56.1	0	0	Proposed
BLK_1 / FLR_2	Apartment / Service apartments	56.1	0	56.1	0	0	Proposed
BLK_1 / FLR_	Head Room Area	0	0	0	10.63	0	Proposed
	Total:	170.1	5.72	164.38	19.11	1	

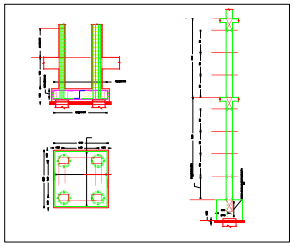


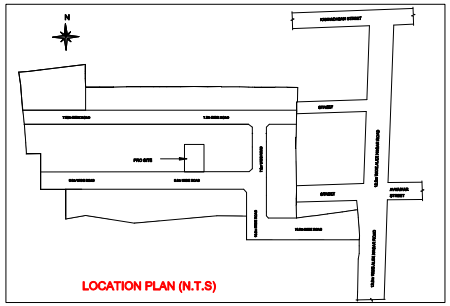
ELEVATION
[PROPOSED]

SECTION ON A - A



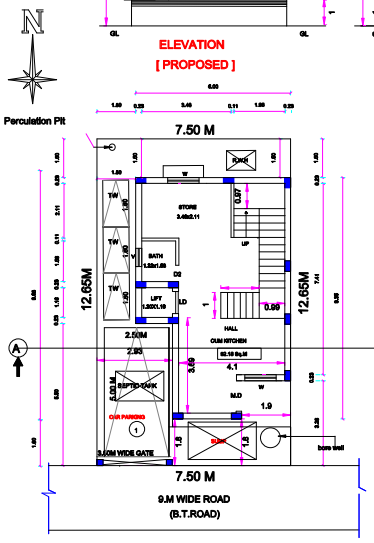
Sec of Compound Wall



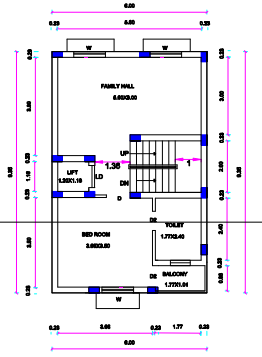




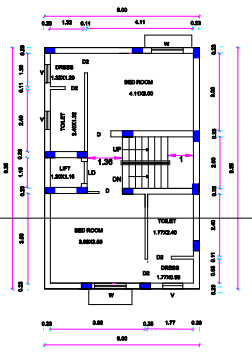




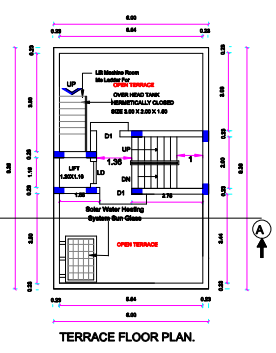
SITE CUM GROUND FLOOR PLAN
[PROPOSED]



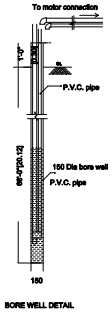
FIRST FLOOR PLAN
[PROPOSED]



SECOND FLOOR PLAN
[PROPOSED]



TERRACE FLOOR PLAN.
[PROPOSED]



BORE WELL DETAIL

Schedule Of Joinery :-	
Main Door (M.D)	1.00 x 2.10
Door (D)	0.90 x 2.10
Window [W]	1.80 x 1.20
Window [W1]	1.40 x 1.20
Door(D2)	0.76 x 2.10
Ventilator (V)	1.00 x 0.60

SCALE 1" = 8' OR 1:100

NOTE

NO OF KITCHEN UNIT DETAILS

GROUND FLOOR	1 UNIT

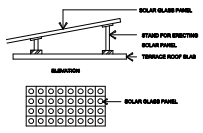
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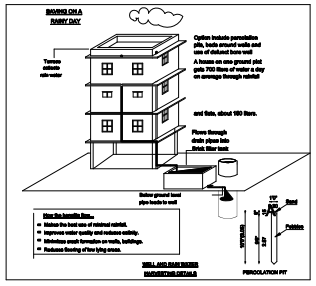
* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" TK RCC BEAM WITH M25 MIX.
* FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
* SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
* ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

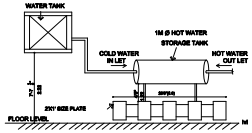
AREA DETAILS		Sq Mt
PLOT AREA	As Per Patta	94.88
	As Per Documnet	94.88
	As Per Site	94.88
GROUND FLOOR PLAN		52.18
FIRST FLOOR PLAN		56.10
SECOND FLOOR PLAN		56.10
TOTAL F.S.I AREA		164.38
Head Room	[NON FSI]	10.63
Lift	[NON FSI]	2.76
TOTAL NON F.S.I AREA		13.39
TOTAL BUILTUP AREA		177.77
Floor Space Index		1.73

COLOUR INDEX

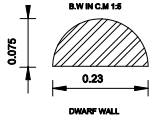
PROPOSED	
SITE BOUNDARY	
DEMOLISHED	



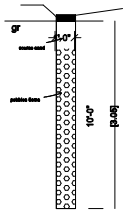


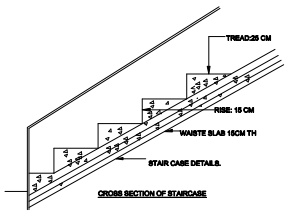


SOLAR HOT WATER SYSTEM DETAIL



DWARF WALL





Parking Calculation Details		
	Required	Proposed
CAR	1	1
TWO WHEELER	2	3

Signature valid

Assistant ExecutiveEngineer
[AEE]

Signature valid

SIGNATURE OF OWNER

Signature valid

Executive Engineer
[EE]

Signature valid

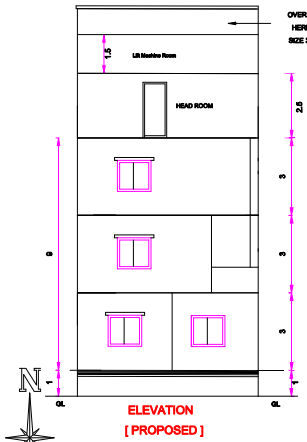
REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF RESIDENDIAL BUILDING AT PLOT NO : 22, COMPRISED IN S.NO: 955/2,958/1,2,960,961,962,963

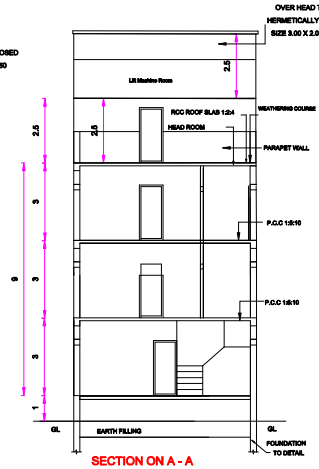
T.S.NO:102/3,102/5, BLOCK NO:23, WARD -B, OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, GREATER CHENNAI CORPORATION, DIVISION :25, ZONE -03 .

LAYOUT APPROVED VIDE NO:LA/WDCN03/00028/2025,DATED :10.12.2025.SD/WDCN03/00561/2025

Greater Chennal Corporation [Qr Code]

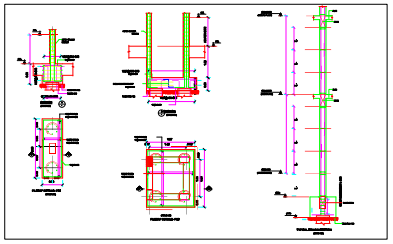


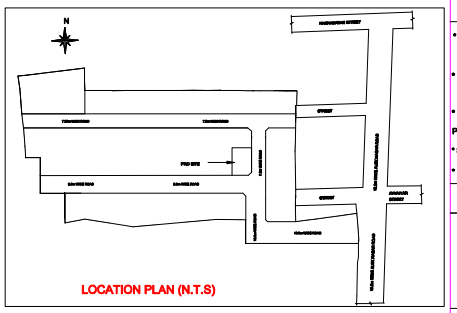
ELEVATION
[PROPOSED]



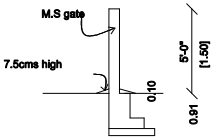
SECTION ON A - A

PPA No : PPA/WDCN03/02965/2026 BA No: BA/WDCN03/04662/2026							
	AREA in Sq.m						
BLOCK/ FLOOR	OCCUPANCY/ SUB OCCUPANCY	FLOOR AREA	DEDUCTION AREA	FSI AREA	NON FSI AREA	DWELLING UNITS	Proposed/ Existing
BLK_1 / FLR_0	Apartment / Service apartments	65.87	10.58	55.29	13.34	1	Proposed
BLK_1 / FLR_1	Apartment / Service apartments	65.91	0	65.91	0	0	Proposed
BLK_1 / FLR_2	Apartment / Service apartments	65.91	0	65.91	0	0	Proposed
BLK_1 / FLR_	Head Room Area	0	0	0	9.3	0	Proposed
	Total	197.69	10.58	187.11	22.64	1	

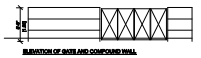




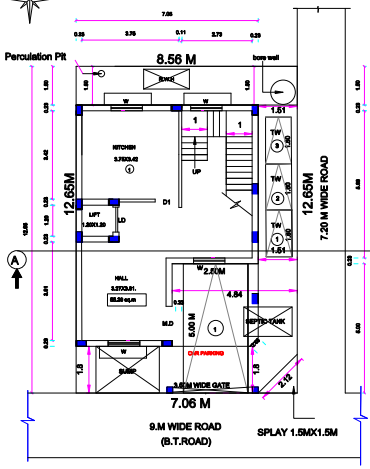
LOCATION PLAN (N.T.S)



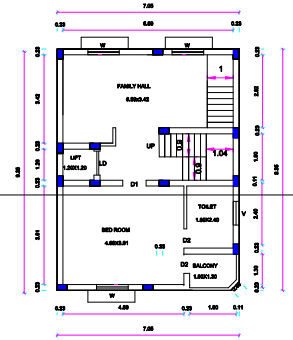
Sec of Compound Wall



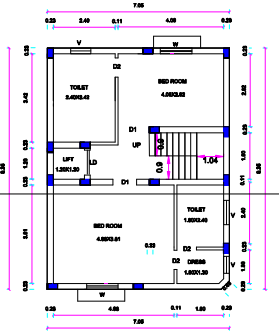
ELEVATION OF GATE AND COMPOUND WALL



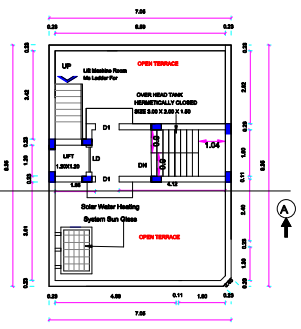
SITE CUM GROUND FLOOR PLAN
[PROPOSED]



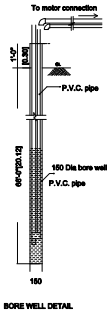
FIRST FLOOR PLAN
[PROPOSED]



SECOND FLOOR PLAN
[PROPOSED]



TERRACE FLOOR PLAN.
[PROPOSED]



BORE WELL DETAIL

Schedule Of Joinery :-	
Main Door(M.D)	1.00 x 2.10
Door(D)	0.90 x 2.10
Window [W]	1.80 x 1.20
Door(D2)	0.76 x 2.10
Ventilator (V)	1.00 x 0.60

SCALE 1" = 8' OR 1:100

NOTE

NO OF KITCHEN UNIT DETAILS

GROUND FLOOR	1 UNIT

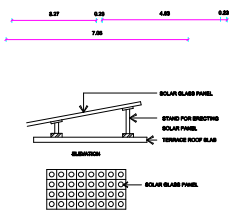
GENERAL SPECIFICATION

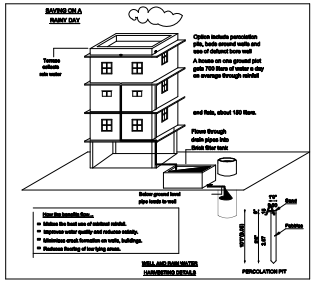
* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" TK RCC BEAM WITH M25 MIX.
* FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
* SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
* ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

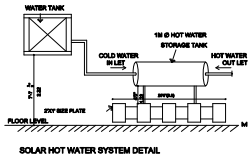
AREA DETAILS		Sq Mt
PLOT AREA	As Per Patta	107.16
	As Per Documnet	107.16
	As Per Site	107.16
GROUND FLOOR PLAN		55.29
FIRST FLOOR PLAN		65.91
SECOND FLOOR PLAN		65.91
TOTAL F.S.I AREA		187.11
Head Room	[NON FSI]	9.30
Lift	[NON FSI]	2.76
TOTAL NON F.S.I AREA		12.06
TOTAL BUILTUP AREA		199.17
Floor Space Index		1.746

COLOUR INDEX

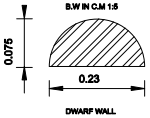
PROPOSED	
ROAD	
SITE BOUNDARY	
DEMOLISHED	



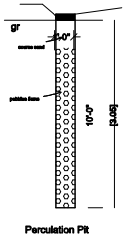




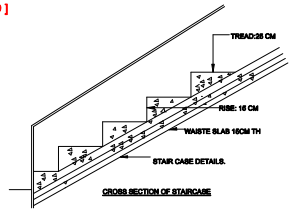
SOLAR HOT WATER SYSTEM DETAIL



DWARF WALL



Percolation Pit



CROSS SECTION OF STAIRCASE

Parking Calculation Details		
	Required	Proposed
CAR	1	1
TWO WHEELER	3	3

Signature valid

Assistant ExecutiveEngineer
[AEE]

Signature valid

Executive Engineer
[EE]

Signature valid

SIGNATURE OF OWNER

Signature valid

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF RESIDENDIAL BUILDING AT PLOT NO : 21, COMPRISED IN S.NO: 955/2,958/1,2,960,961,962,963

T.S.NO:102/3,102/5, BLOCK NO:23, WARD -B, OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, GREATER CHENNAI CORPORATION, DIVISION :25, ZONE -03 .

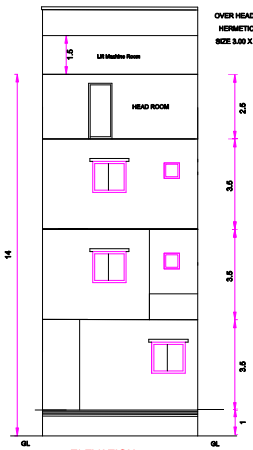
LAYOUT APPROVED VIDE NO:LA/WDCN03/00028/2025,DATED :10.12.2025.SD/WDCN03/00561/2025

Greater Chennai Corporation [Qr Code]

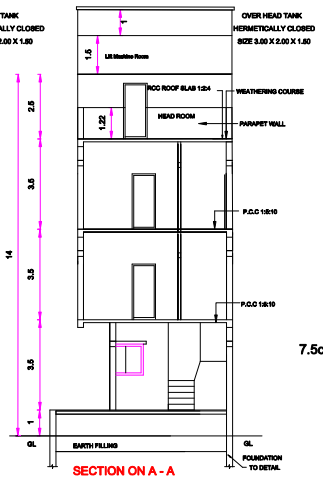
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BA No: BA/WDCN03/04663/2026

AREA In Sq.m

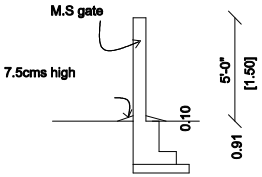
BLOCK/ FLOOR	OCCUPANCY/ SUB-OCCUPANCY	FLOOR AREA	DEDUCTION AREA	FSI AREA	NON FSI AREA	DWELLING UNITS	Proposed/ Existing
BLK_1 / FLR_0	Apartment / Service apartments	57.9	5.72	52.18	8.45	1	Proposed
BLK_1 / FLR_1	Apartment / Service apartments	56.1	0	56.1	0	0	Proposed
BLK_1 / FLR_2	Apartment / Service apartments	56.1	0	56.1	0	0	Proposed
BLK_1 / FLR_	Head Room Area	0	0	0	10.63	0	Proposed
	Total:	170.1	5.72	164.38	19.11	1	



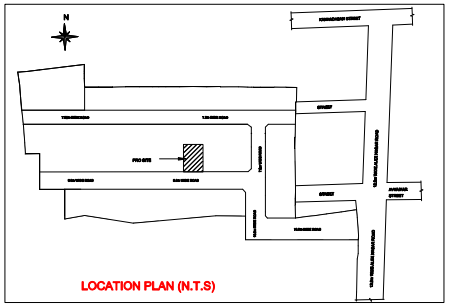
ELEVATION
[PROPOSED]

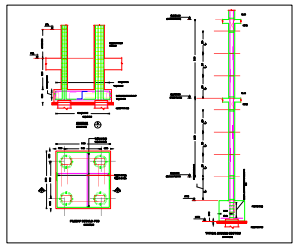


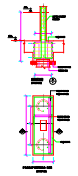
SECTION ON A - A

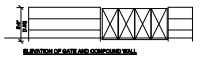


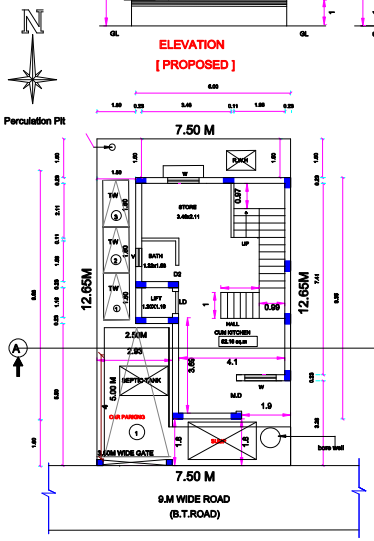
Sec of Compound Wall



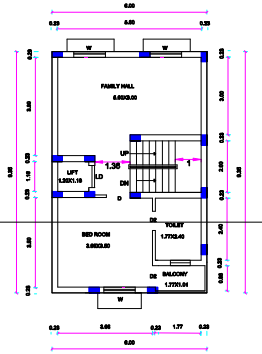




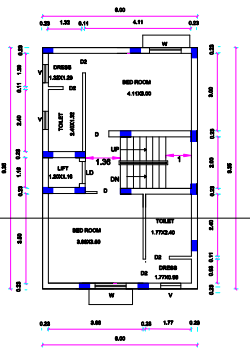




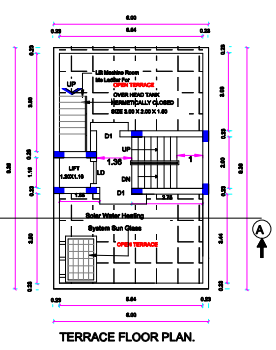
SITE CUM GROUND FLOOR PLAN
[PROPOSED]



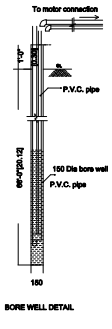
FIRST FLOOR PLAN
[PROPOSED]



SECOND FLOOR PLAN
[PROPOSED]



TERRACE FLOOR PLAN.
[PROPOSED]



BORE WELL DETAIL

Schedule Of Joinery :-	
Main Door(M.D)	1.00 x 2.10
Door(D)	0.90 x 2.10
Window [W]	1.80 x 1.20
Door(D2)	0.76 x 2.10
Ventilator (V)	1.00 x 0.60

SCALE 1" = 8' OR 1:100

NOTE

NO OF KITCHEN UNIT DETAILS

GROUND FLOOR	1 UNIT

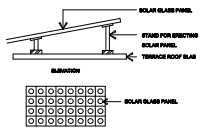
GENERAL SPECIFICATION

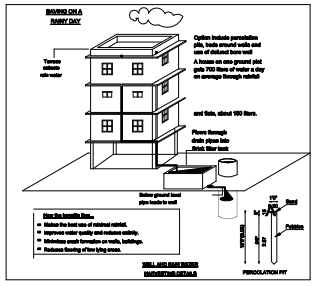
* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" TK RCC BEAM WITH M25 MIX.
* FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
* SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
* ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

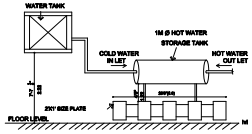
AREA DETAILS		Sq Mt
PLOT AREA	As Per Patta	94.88
	As Per Documnet	94.88
	As Per Site	94.88
GROUND FLOOR PLAN		52.18
FIRST FLOOR PLAN		56.10
SECOND FLOOR PLAN		56.10
TOTAL F.S.I AREA		164.38
Head Room	[NON FSI]	10.63
Lift	[NON FSI]	2.76
TOTAL NON F.S.I AREA		13.39
TOTAL BUILTUP AREA		177.77
Floor Space Index		1.73

COLOUR INDEX

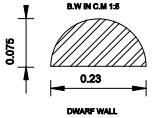
PROPOSED	
ROAD	
SITE BOUNDARY	
DEMOLISHED	



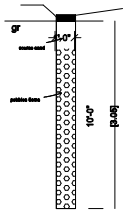


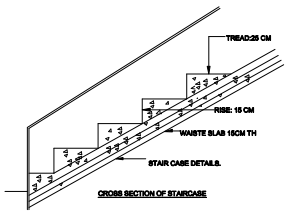


SOLAR HOT WATER SYSTEM DETAIL



DWARF WALL





CROSS SECTION OF STAIRCASE

Parking Calculation Details		
	Required	Proposed
CAR	1	1
TWO WHEELER	3	3

Signature valid

Assistant ExecutiveEngineer
[AEE]

Signature valid

Executive Engineer
[EE]

Signature valid

SIGNATURE OF OWNER

Signature valid

REGISTERED ENGINEER

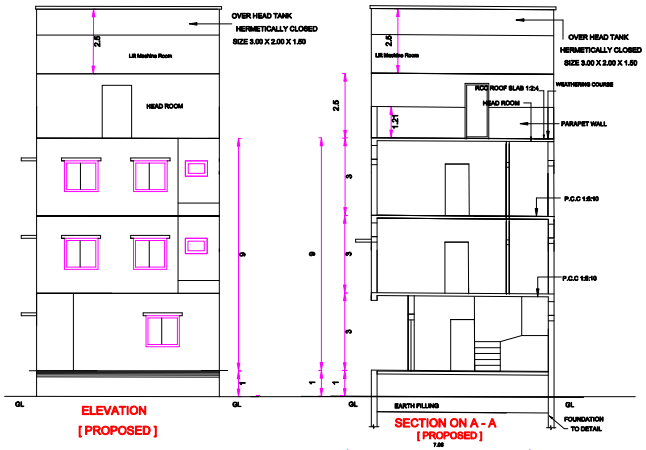
PLAN SHOWING THE NEW PROPOSED CONSTRUCTION OF RESIDENDIAL BUILDING AT PLOT NO : 9, COMPRISED IN S.NO: 955/2,958/1,2,960,961,962,963

T.S.NO:102/3,102/5, BLOCK NO:23, WARD -B, OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, GREATER CHENNAI CORPORATION, DIVISION :25, ZONE -03 .

Greater Chennai Corporation [Qr Code]

LAYOUT APPROVED VIDE NO:LA/WDCN03/00028/2025,DATED :10.12.2025.

SD/WDCN03/00561/2025



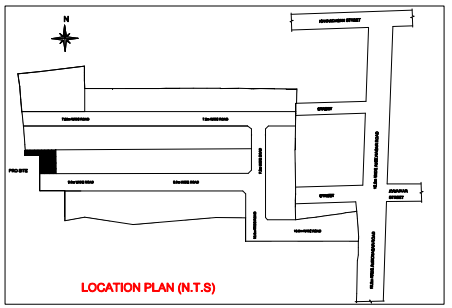
ELEVATION
[PROPOSED]

SECTION ON A - A
[PROPOSED]

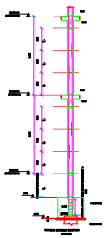
PPA No : PPA/WDCN03/02963/2026
BA No: BA/WDCN03/04664/2026

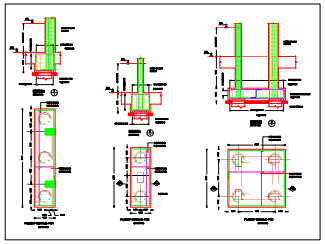
AREA In Sq.m

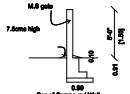
BLOCK/ FLOOR	OCCUPANCY/ SUB OCCUPANCY	FLOOR AREA	DEDUCTION AREA	FSI AREA	NON FSI AREA	DWELLING UNITS	Proposed/ Existing
BLK_1 / FLR_0	Apartment / Semidet apartments	66.01	5.78	60.23	6.54	1	Proposed
BLK_1 / FLR_1	Apartment / Semidet apartments	66.01	0	66.01	0	0	Proposed
BLK_1 / FLR_2	Apartment / Semidet apartments	66.01	0	66.01	0	0	Proposed
BLK_1 / FLR_	Head Room Area	0	0	0	12.33	0	Proposed
	Total:	198.03	5.78	192.25	20.87	1	



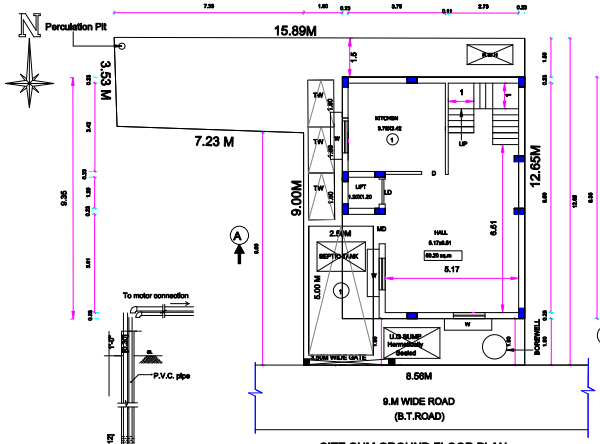
LOCATION PLAN (N.T.S)





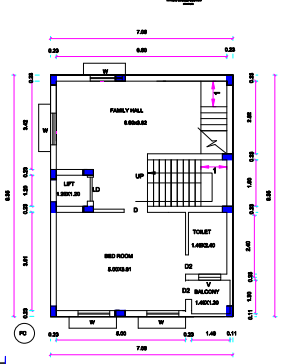




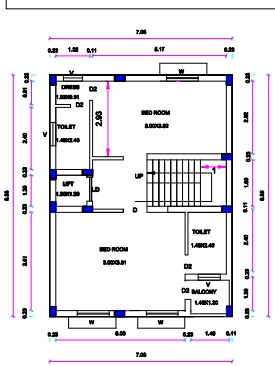


SITE CUM GROUND FLOOR PLAN
[PROPOSED]

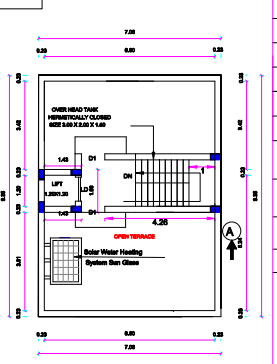
BORE WELL DETAIL



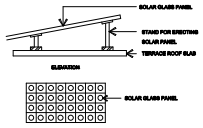
FIRST FLOOR PLAN
[PROPOSED]

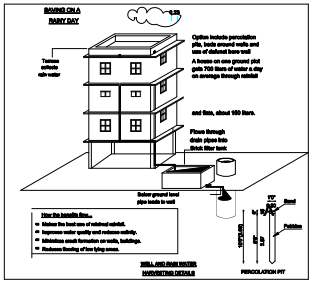


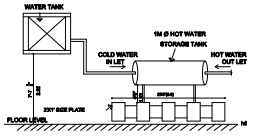
SECOND FLOOR PLAN
[PROPOSED]



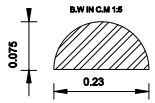
TERRACE FLOOR PLAN
[PROPOSED]



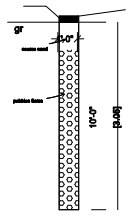




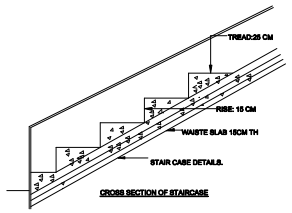
SOLAR HOT WATER SYSTEM DETAIL



DWARF WALL



Percolation Pit



Schedule Of Joinery :-

Main Door(M.D)	1.00 x 2.10
Door(D)	0.90 x 2.10
Door(D2)	0.76 x 2.10
Window [W]	1.80 x 1.20
Ventilator (V)	1.00 x 0.60

SCALE 1" = 8' OR 1:100

NOTE

NO OF KITCHEN UNIT DETAILS

GROUND FLOOR	1 UNIT

Parking Calculation Details

	Required	Proposed
CAR	1	1
TWO WHEELER	3	3

GENERAL SPECIFICATION

* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" TK RCC BEAM WITH M25 MIX.
* FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
* SUPER STRUCTURE WITH 8" THICK BRICK WALL IN C.M. 1:3.
* ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

AREA DETAILS		Sq Mt
PLOT AREA	As Per Patta	134.27
	As Per Documnet	134.27
	As Per Site	134.27
GROUND FLOOR PLAN		60.20
FIRST FLOOR PLAN		66.01
SECOND FLOOR PLAN		66.01
TOTAL F.S.I AREA		192.22
Head Room	[NON FSI]	12.33
Lift	[NON FSI]	2.76
TOTAL NON F.S.I AREA		15.09
TOTAL BUILTUP AREA		207.31
Floor Space Index		1.47

COLOUR INDEX

PROPOSED	
ROAD	
SITE BOUNDARY	
DEMOLISHED	

Signature valid

Assistant ExecutiveEngineer
[AEE]

Signature valid

SIGNATURE OF OWNER

Signature valid

Executive Engineer
[EE]

Signature valid

REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO :- 7A-1 ,

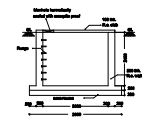
COMPRISED IN T.S.NO :- 102 / 3 & 102 / 5 OF MADHAVARAM VILLAGE ,

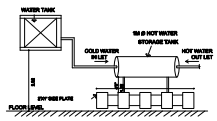
GREATER CHENNAI CORPORATION , DIVISION : 25 , ZONE - 03 , SCALE 1 : 100

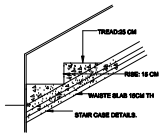
EARLIER SUB - DIVISION LAYOUT APPROVED :-

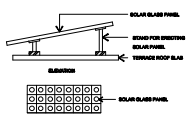
SD / WDCN03 / 00561 / 2025 , DATE :- 10 / 12 / 2025

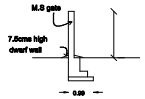
LAY OUT APPROVED VIDE NO :- LA / WDCN03 / 00028 / 2025 , DATE :- 10 / 12 / 2025

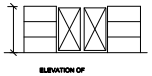


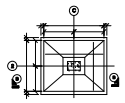


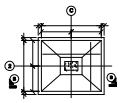


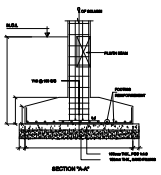


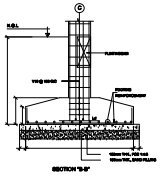


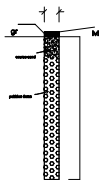


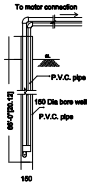


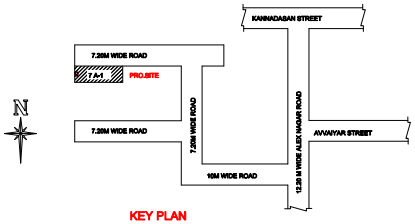












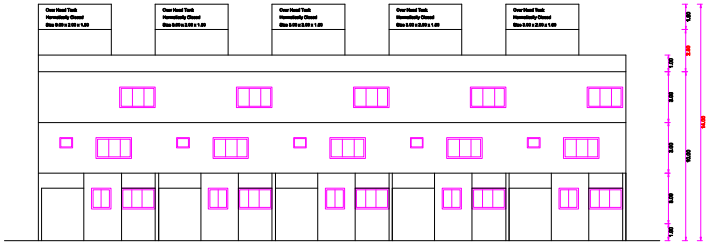
KEY PLAN

NOT TO SCALE

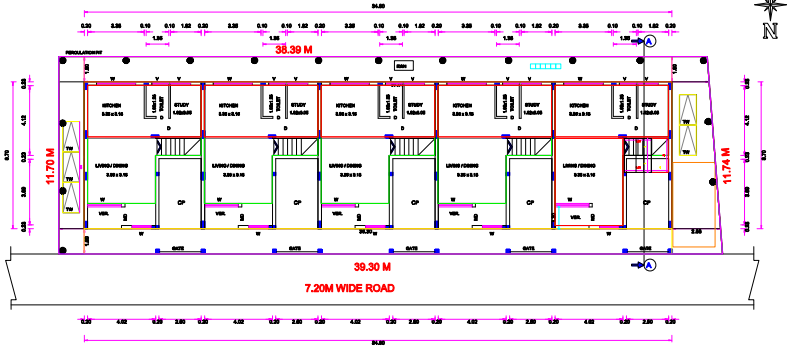


SECTION ON A - A

PROPOSED

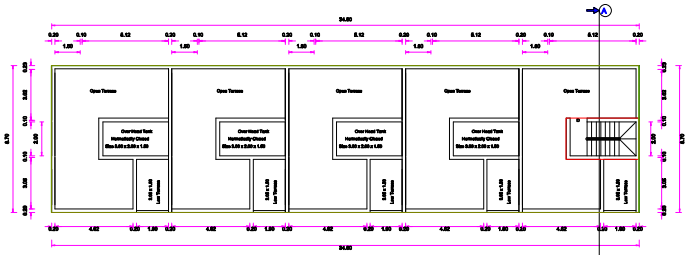


ELEVATION [PROPOSED]



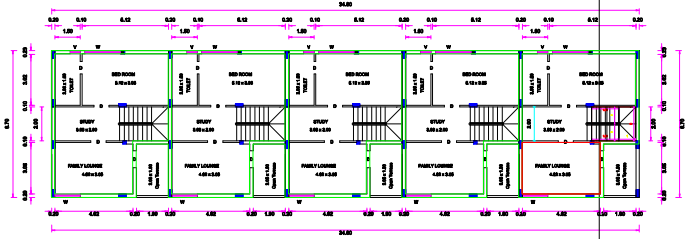
SITE CUM GROUND FLOOR PLAN

[PROPOSED]



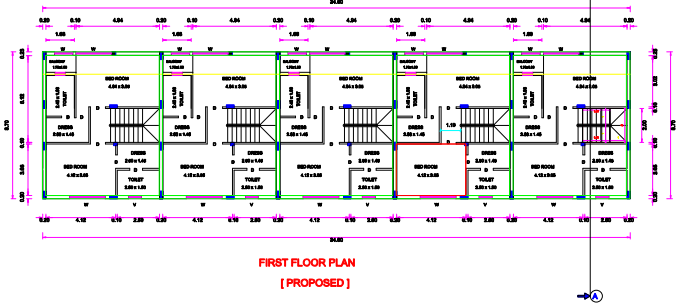
TERRACE FLOOR PLAN

[PROPOSED]



SECOND FLOOR PLAN

[PROPOSED]



FIRST FLOOR PLAN

[PROPOSED]

PLOT USE	AS PER APPROVED PLAN	AS PER PROPOSED PLAN	DEVIATION	USE	VALUE (Rs.)	DWELLING UNITS	Proposed / Existing
G.F. / I.F./S.F.	Approved	302.76	0	RES	302.76	5	Proposed
G.F. / I.F./S.F.	Approved	302.76	0	RES	302.76	5	Proposed
G.F. / I.F./S.F.	Approved	272.24	0	RES	272.24	5	Proposed
G.F. / I.F./S.F.	Approved	0	0	RES	0.0	0	Proposed
	Total	877.76	0		877.76	0.0	0

Greater Chennai Corporation [Qr Code]

GENERAL SPECIFICATION

* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK BAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:6 OVER 16" THICK RCC BEAM WITH M25 MIX.
* FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T BAND FILLING.
* SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:5.
* ROOF SLAB WITH RCC M25 MIX 4 1/2" THICK.

Parking Calculation Details

	Required	Proposed
CAR	6	6
TW	4	4

Colour Index

Proposed	
Road	
Site Boundary	
Demolition	

Schedule Of Joinery :-

Main Door	1.00 x 2.10
Door	0.90 x 2.10
Window	1.80 x 1.20
F.Window	3.00 x 1.50
Ventilator	1.00 x 0.60

AREA DETAILS — Sq Mt

Plot Area	As Per Patta	454.58
	As Per Document	454.58
	As At Site	454.58
F.S.I AREA		
	Ground Floor Plan	302.76
	First Floor Plan	302.76
	Second Floor Plan	272.24
	Total F.S.I Area	877.76
NON F.S.I AREA		
	Head Room	10.50
	Total Non F.S.I Area	10.50
Total [FSI & NON FSI] Area		288.26
Floor Space Index		1.930
NO OF DWELLING UNIT - 5 UNIT		

Signature valid

Assistant Exe. Engineer

Signature valid

Signature Of Owner

Signature valid

Executive Engineer

Signature valid

Registered 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.