Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

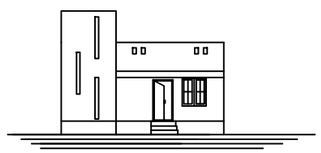
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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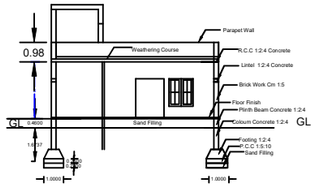
Plan Showing The Proposed Construction Of Ground Floor Rcc Roof Residential Building in IN S.no.105/1A,1B,

Patta.S.No. 105/1A9 , 2231 , Plot.No.12 , Thappukundu Village & Panchayat, Theni Taluk, Theni District.

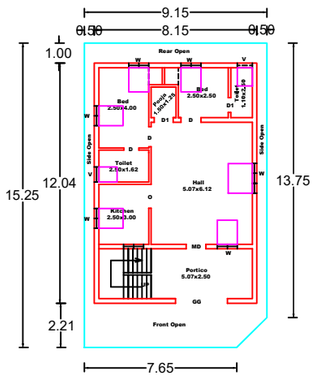
Applicant Name:- Mr T.Ganeshbabu S/O Thiruvaranganathan

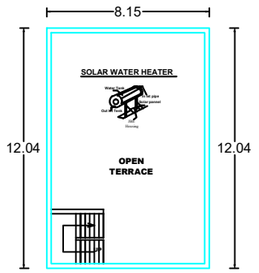


Elevation



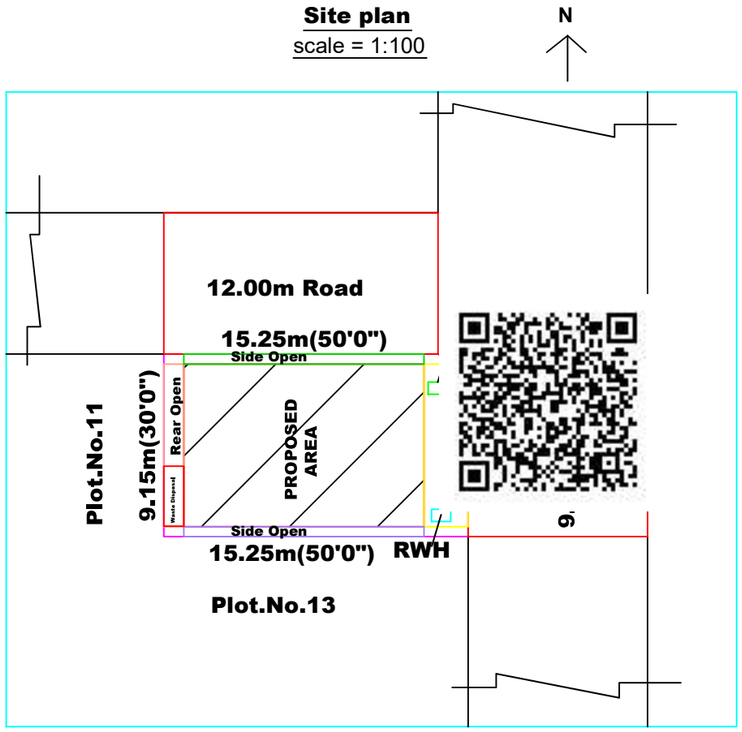
Section - AA





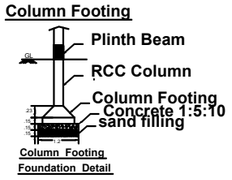
Open Terrace

Ground Floor Plan



PLAN INFO
SURVEY_NO=105/1A,1B
PATTA_NO= 2231
PLOT_NO=12-
TALUK=THENI
REVENUE_VILLAGE=THAPPUKUNDU
DISTRICT=THENI
LAYOUT=APPROVED_LAYOUT
WASTE_DISAPOSAL=NO
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
TYPICAL_FLOOR_PLAN_0
ACCESS_WIDTH_M=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=139.48 M
AS_AT_SITE=139.48
AS_PER_DOCUMENT=139.48M
FMB_OR_PLR=139.48M
CARPET_AREA_M2=73.56M
PREMIUM_FSI_REQUIRED=YES
AVG_PLOT_DEPTH= 9.25 M
AVG_PLOT_WIDTH=15.25M
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
AREA_TYPE=OTHERS
ROAD_WIDTH=12.00M
ROAD_LENGTH=200 M
LAND_USE_ZONE = RESIDENTIAL
BUILDING_RESIDENTIAL
RWH_DECLARED=YES
PERMIUM_FSI_REQUIRED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=YES
JURISDICTION_TYPE= PANCHAYAT

Column Footing

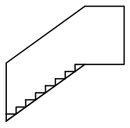


REFERENCE :-

SITE BOUNDARY
ROAD
PROPOSED

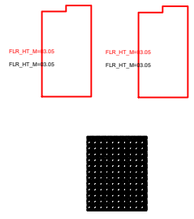
NOTE :

KITCHEN WASTE WATER IS TO BE USED.
FOR GARDEN PURPOSE
RAIN WATER HARVESTING TANK IS PROVIDED.
WC WATER TO BE CONNECTED WITH MUGD.



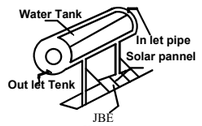
Stair

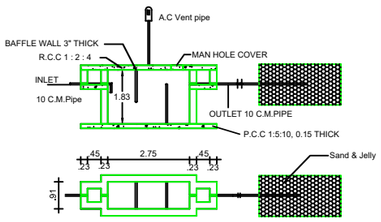
HAND RAIL	=	1.00M
STAIR WIDTH	=	0.90M
RAISER	=	0.18M
TREAD	=	0.25M



RainWater Harvesting TanK

SOLAR WATER HEATER





SEPTIC TANK AND TRENCH

JOINERIES		FT	M
MD	DOOR	5'0" X 7'0"	1.52 X 2.13
D	DOOR	3'0" X 7'0"	0.91 X 2.13
D1	DOOR	2'6" X 7'0"	0.76 X 2.13
W1	WINDOW	3'0" X 3'0"	0.91 X 0.91
V	VENTILATOR	2'6" X 2'0"	0.76 X 0.60
SV	VENTILATOR	3'0" X 3'0"	0.91 X 0.91

Area Details	SQ.M	S.FT
As Per Document plot Total Area	5400.83	58112.93
As Per Plot no.12 Area	139.53	1501.42
As Per FMB Total Area	139.48	1501.42
As Per Site Total Area	139.48	1501.42
Super Imposed Area	138.40	1489.18
G.Floor Build Up Area	98.00	1055.00
Carpet Area	73.56	791.87
Open Space	40.40	434.18

APPLICANT :

Engineer
Ln. Er. B. NITHYANANTHAM
Grade III Register Engineer
R.No: 125/LS/2019/00013

Signature valid
Signed by: Babu SK
Location: Theni
Date:2020.04.07 17:57:09

Drawn by.SBK7-susi-07.04.206
Plan-AO-1:100

OFFICE USE :

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
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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.