Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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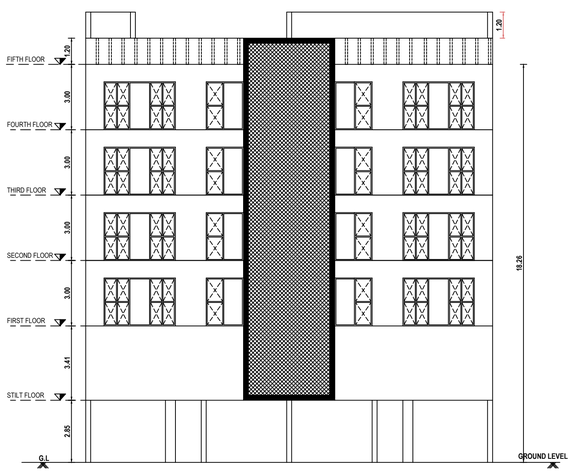
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+5 FLOORS RESIDENTIAL APARTMENT BUILDING (16 DWELLINGS) AND RENTAL SHOP BUILDING S.NO: 111/2A1A1A, 3A3A1 (PLOT NO-1) , 2A1A2, & 3A3B OF KANATHUR REDDYKUPPAM VILLAGE AND PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMIT.

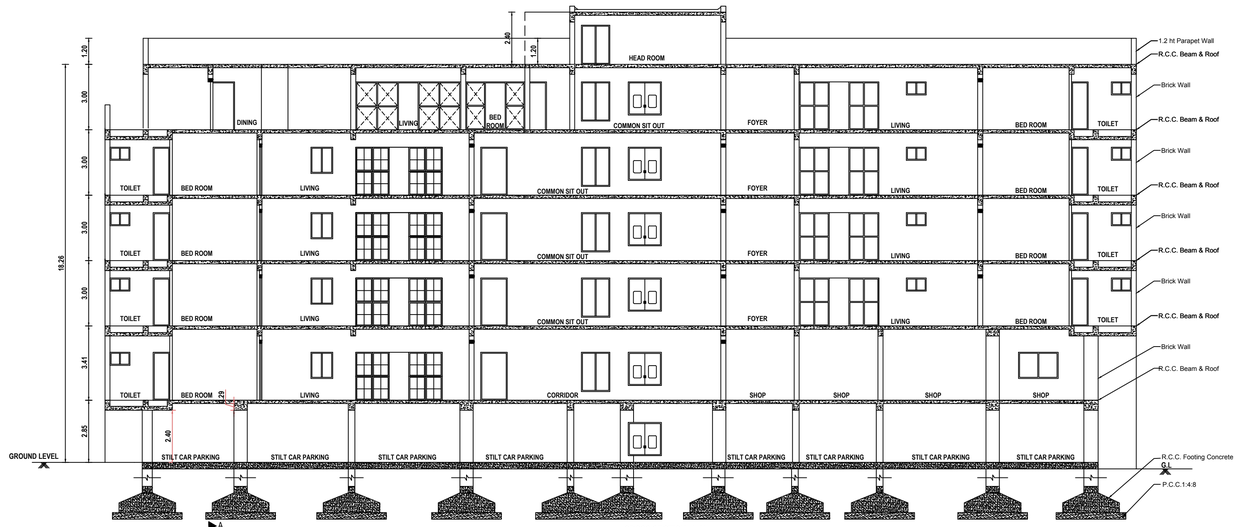
ONLINE APPLICATION NO: SWP / BPA / 466271 / 2025 / TCP

SCHEDULE OF JOINERY

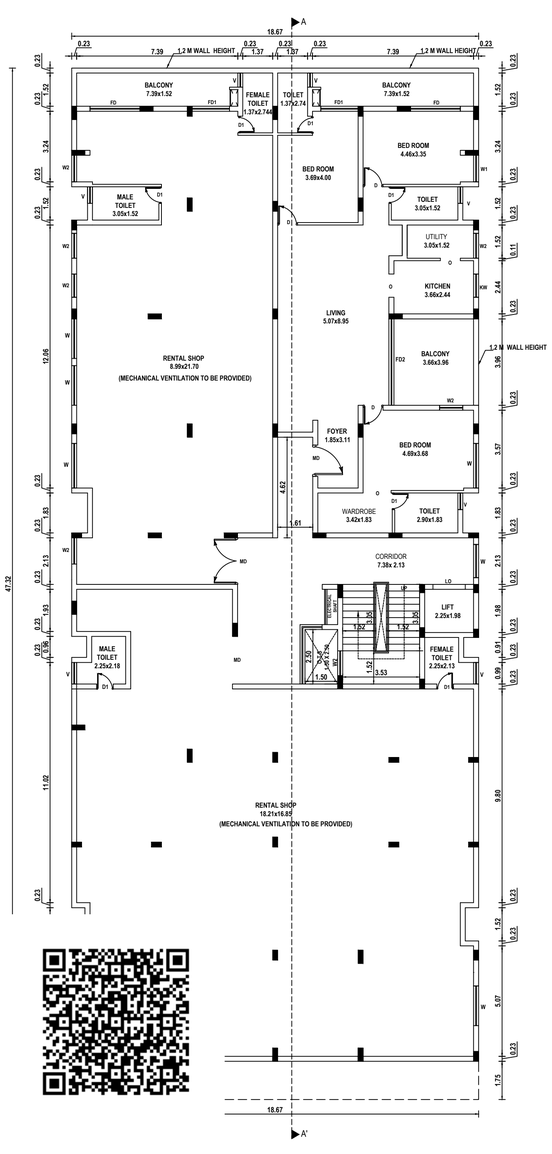
TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	2.13 x 2.50
MD	MAIN DOOR	1.20 x 2.20
FD	FRENCH DOOR	2.29 x 2.20
FD1	FRENCH DOOR-1	1.71 x 2.20
FD2	FRENCH DOOR-2	3.96 x 2.20
FD3	FRENCH DOOR-3	3.66 x 2.20
FD4	FRENCH DOOR-4	4.82 x 2.20
FD5	FRENCH DOOR-5	2.71 x 2.20
D	DOOR	0.90 x 2.20
D1	DOOR - 1	0.75 x 2.20
LO	LIFT OPEN	1.50 x 2.20
W	WINDOW	1.82 x 1.20
W1	WINDOW-1	1.20 x 1.20
W2	WINDOW-2	1.00 x 1.20
KW	KITCHEN WINDOW	1.00 x 1.20
V	VENTILATOR	0.90 x 0.60



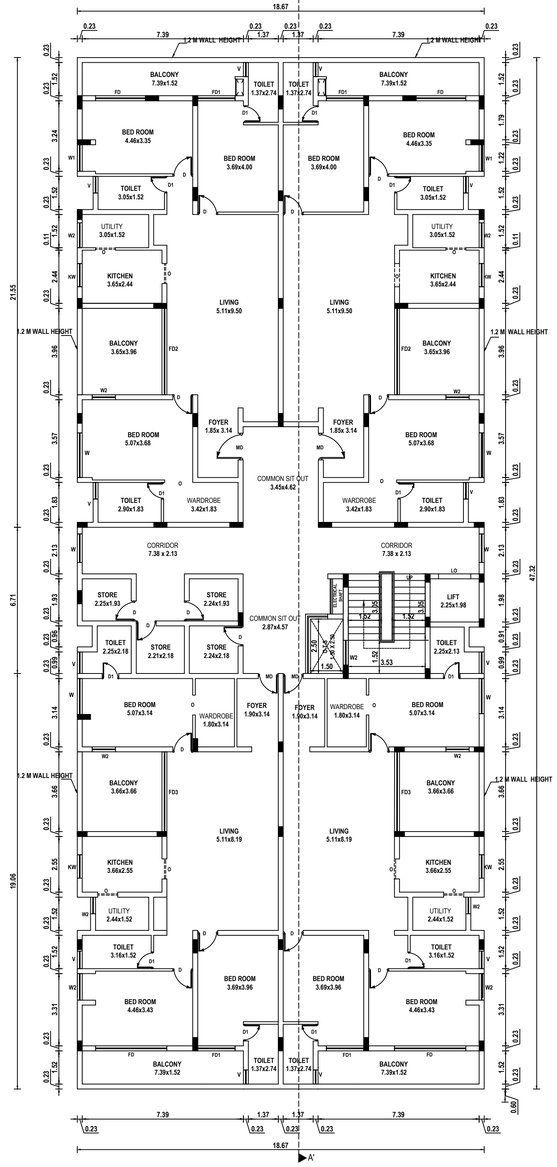
WEST FACE ELEVATION



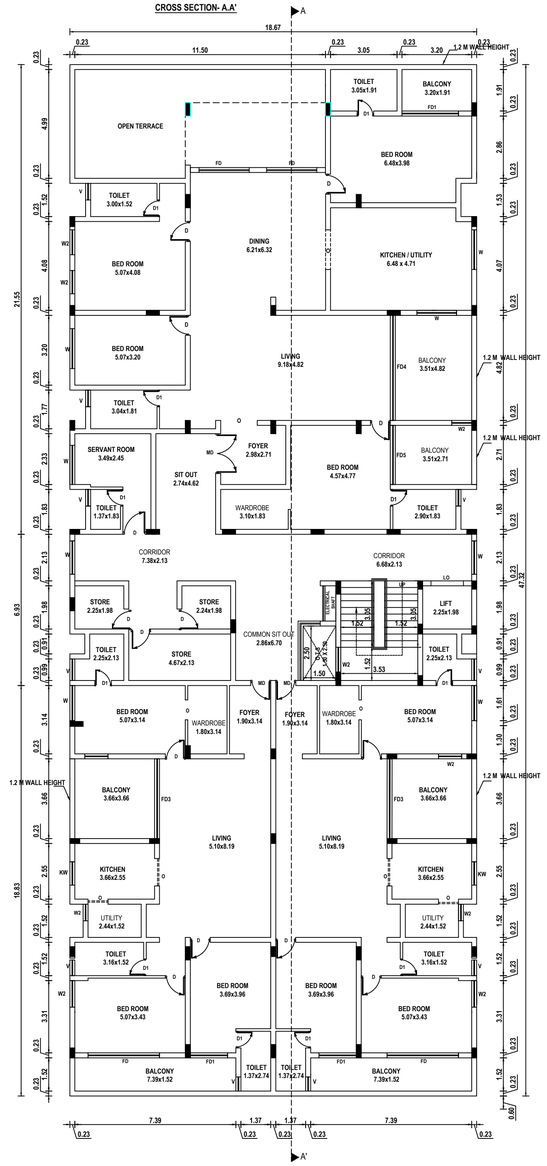
CROSS SECTION- A.A'



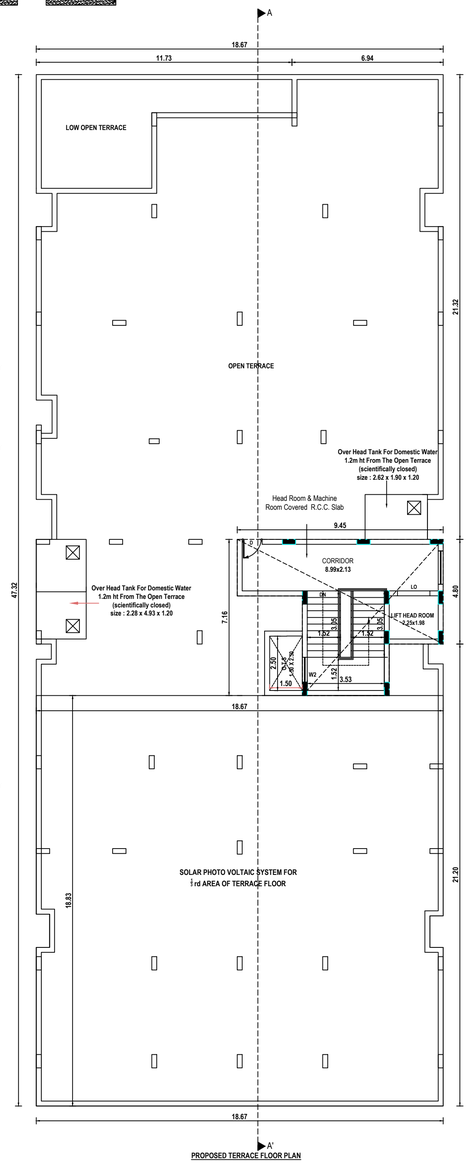
PROPOSED FIRST FLOOR PLAN



PROPOSED 2nd, 3rd & 4th TYPICAL FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

N

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE :-

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. DTCP - CGLRGNISE/GR - 1/2015/051003
No: 20, 4th Cross Street, Anna Nagar, Chengalpattu.
E-Mail : anjiconstructions05@gmail.com, Mob : 9443101912

STRUCTURAL ENGINEER :-

G. RAJESH, B.E.,
REGISTERED ENGINEER,
CGL DIST/RE/Gr-I/2024/09/007,
No: 7, C.N. Mahadevan Street,
Chengalpattu - 603 001,
Mobile : 9797649972,

REGISTERED ENGINEER :-

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS RESIDENTIAL APARTMENT BUILDING (16 DWELLINGS) AND RENTAL SHOP BUILDING S.NO: 111/2A1A1A,3A3A1 (PLOT NO-1) , 2A1A2, & 3A3B OF KANATHUR REDDYKUPPAM VILLAGE AND PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMIT.

ONLINE APPLICATION NO: SWP / BPA / 466271 / 2025 / TCP

AS PER DOCUMENT EXTENT - 19198.75 Sq.ft / 1783.60 Sq.mt

AS PER PATTA EXTENT - 1784.00 Sq.mt

அனுமதி பெற்ற மனைப்பிரிவு எண்:

கோப்பு எண்- INK2MVWS/2024 மா.உ.தி.கு.(செ.மா.-5)

ம.வ./மா.உ.தி.கு. (செ.மா.) எண்: 57/2024, தேதி-18-03-2024

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	PRO. RESIDENTIAL APARTMENT STILT FLOOR	-	871.63	871.63
2.	PRO. RESIDENTIAL APARTMENT FIRST FLOOR	196.32	-	196.32
3.	PRO. COMMERCIAL RENTAL SHOP FIRST FLOOR	675.31	-	675.31
4.	PRO. RESIDENTIAL APARTMENT SECOND FLOOR	871.63	-	871.63
5.	PRO. RESIDENTIAL APARTMENT THIRD FLOOR	871.63	-	871.63
6.	PRO. RESIDENTIAL APARTMENT FOURTH FLOOR	871.63	-	871.63
7.	PRO. RESIDENTIAL APARTMENT FIFTH FLOOR	832.69	-	832.69
8.	HEAD & LIFT ROOM (TERRACE FLOOR)	-	48.19	48.19
	TOTAL EXTENT	4319.21	919.82	5239.03

Floor Space Index :-

Allowable FSI Area = 2.0 @ 3567.20

Premium FSI Area = 0.421@ 752.01

$$\text{FSI ARCHIVED} = \frac{4319.21}{1783.60} = 2.421 < 3.0$$

	FLOOR DETAILED	NOS OF DWELLING	AREA	PARKING	
				Nos Of Car	Nos Of TW
1.	FIRST FLOOR	DWELLING UNIT-1	196.32	1 Nos	1 Nos
2.	SECOND FLOOR	DWELLING UNIT-1	189.10	1 Nos	1 Nos
		DWELLING UNIT-2	189.10	1 Nos	1 Nos
		DWELLING UNIT-3	180.25	1 Nos	1 Nos
		DWELLING UNIT-4	186.62	1 Nos	1 Nos
3.	THIRD FLOOR	DWELLING UNIT-1	189.10	1 Nos	1 Nos
		DWELLING UNIT-2	189.10	1 Nos	1 Nos
		DWELLING UNIT-3	180.25	1 Nos	1 Nos
		DWELLING UNIT-4	186.62	1 Nos	1 Nos
4.	FOURTH FLOOR	DWELLING UNIT-1	189.10	1 Nos	1 Nos
		DWELLING UNIT-2	189.10	1 Nos	1 Nos
		DWELLING UNIT-3	180.25	1 Nos	1 Nos
		DWELLING UNIT-4	186.62	1 Nos	1 Nos
5.	FIFTH FLOOR	DWELLING UNIT-1	354.33	3 Nos	3 Nos
		DWELLING UNIT-2	180.25	1 Nos	1 Nos
		DWELLING UNIT-3	186.62	1 Nos	1 Nos
	TOTAL PARKING			18 Nos	18 Nos
	10% Visitors Parking - (Residential)			02 Nos	02 Nos
	DA Car Parking for Residential Apartment			02 Nos	02 Nos
	Commercial Building = 683.83-75 / 75 = 8.12			09 Nos	09 Nos
	TOTAL REQUIRED PARKING			31 Nos	31 Nos

PARKING DESCRIPTION	REQUIRED	PROVIDED
TOTAL CAR PARKING	31 Nos	33 Nos
TOTAL TWO WHEELER PARKING	31 Nos	31 Nos

NO OF WORKERS / PERSONS - 25 NOS

SANITATION REQUIREMENTS(FOR COMMERCIAL)

DESCRIPTION	REQUIRED	PROVIDED
URINALS	02	02
WATER CLOSET-MALE	02	02
WATER CLOSET-FEMALE	02	02
WASH BASIN	02	02

N

SCALE - 1:100

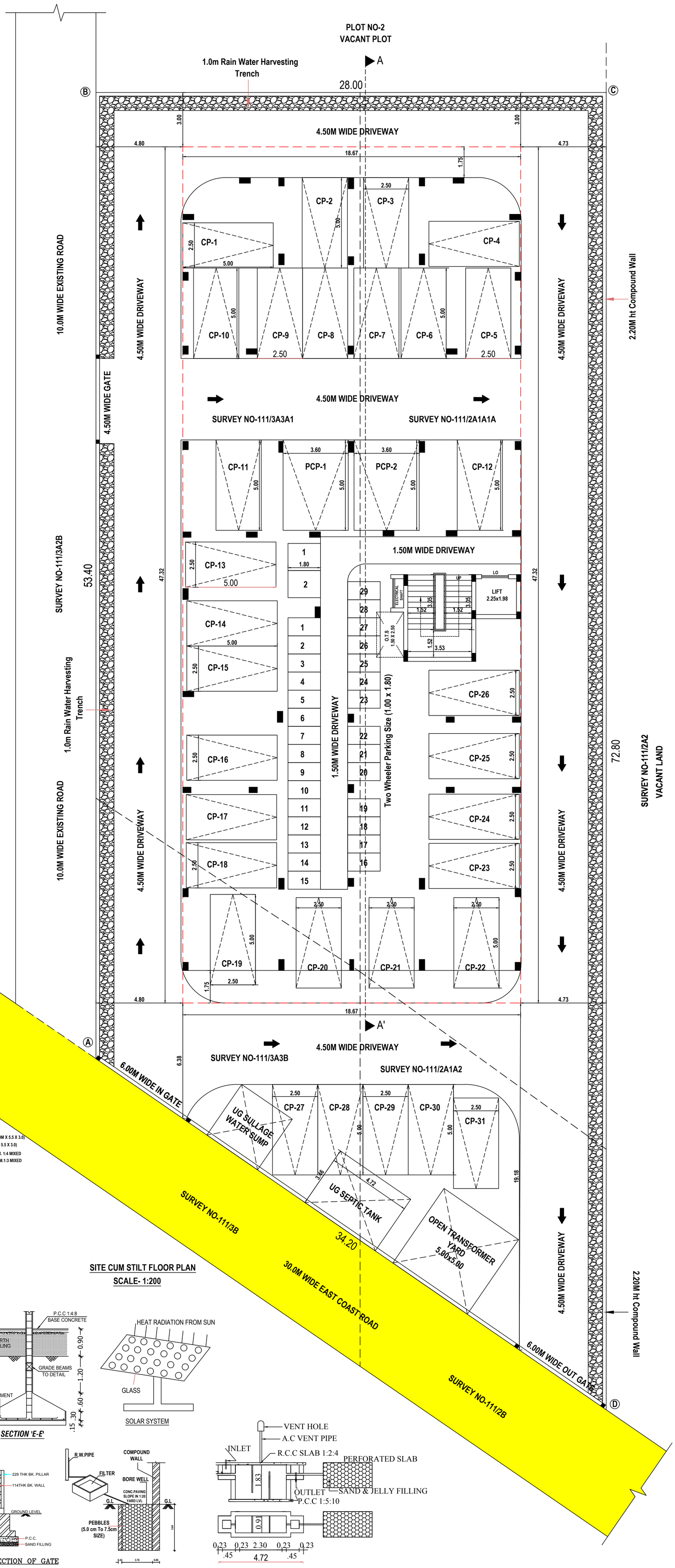
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E-Mail : anjuconstructions05@gmail.com. Mob : 9443101912

STRUCTURAL ENGINEER :-

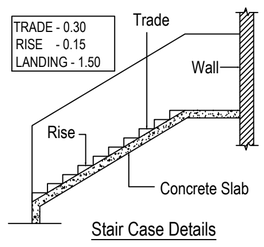
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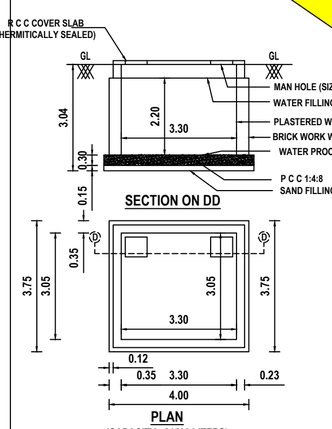


SITE CUM STILT FLOOR PLAN

SCALE- 1:200



Stair Case Details

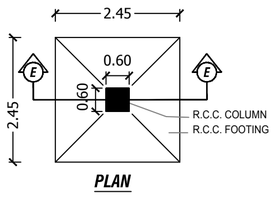


SECTION ON DD

PLAN

(CAPACITY : 21500 LITERS)

DETAILS OF RAIN WATER COLLECTION SUMP

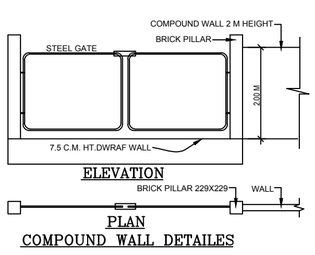


PLAN

DETAILS OF COLUMN FOOTING

SECTION 'E-E'

SOLAR SYSTEM



ELEVATION

PLAN

COMPOUND WALL DETAILES

SECTION OF GATE

RAIN WATER TRENCH

SEPTIC TANK DETAILS

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.