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™
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OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

S.NO. 102/1A

S.NO. 51/3C2A

S.NO. 51/3C2B

S.NO. 102/1B

S.NO. 103

S.NO. 102/1C

S.NO. 102/2A

S.NO. 102/2B

S.NO. 100

EXISTING 9 m PERUMATTUNALLUR MAIN ROAD

TO PERUMATTUNALLUR

TO DARGAS

OSR - 590.066 Sqm

4.5m WIDE DRIVEWAY

7m WIDE DRIVEWAY

HT LINE

UNDER GROUND SEWAGE TREATEMENT PLANT CAPACITY : 100 KLD

TRANSFORMER 500 KVA

METER ROOM 5.79 x 5.60

GARBAGE CHUTE ROOM 2.65 x 3.25

PUMP ROOM 2.14 x 3.27

CARETAKER BOOTH 2.00 x 2.10

LIFT LOBBY 2.57 x 4.00

ASSOCIATION ROOM 5.80 x 7.61

GYM 8.02 x 5.99

SERVED FOR PHYSICALLY CHALLENGED

METER ROOM 5.19 x 2.74

ROLLING SHUTTER

ENTRY

4.5m WIDE AISLE

BORE WELL

DOMESTIC W.R.REQ.SUMP CAPACITY : 34 KL

FIRE WATER SUMP CAPACITY : 240 KL

PUMP ROOM 3.25m x 3.25m

SEWAGE TREATMENT PLANT CAPACITY : 100 KLD

METER ROOM 5.82 x 4.11

GARBAGE CHUTE ROOM 2.65 x 3.25

CARETAKER BOOTH 3.35 x 2.84

LIFT LOBBY 2.72 x 4.00

GYM 12.30 x 8.20

METER ROOM 2.40 x 4.11

CARETAKER BOOTH 3.35 x 2.84

5.20m WIDE ENTRY GATE

5.24m WIDE EXIT GATE

9.00m WIDE GATE

17.68 As per FMB

41.10m As per Super Imposed Layout

20.43m As per Site/Super Imposed Layout

22.8m As per FMB

9.81

20.43

32.57

45.37

1.23

78.27m As per Site

88.4m As per Site

60.05m As per Super Imposed Layout

60m As per FMB

19.92m As per Super Imposed Layout

20m As per FMB

18.61m As per Site

16.36m As per Site/Super Imposed Layout

20m As per FMB

60.34m As per Super Imposed Layout

49.30m As per Site

49.30m As per Super Imposed Layout

60.34m As per Site

54.72m As per Site

54.72m As per Super Imposed Layout

54.72m As per Site

54.72m As per Super Imposed Layout

84.6m As per Site

84.6m As per FMB

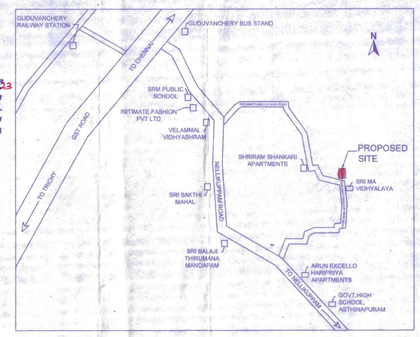
STILT CUM SITE PLAN

Technical Concurrence issued vide Rcpt.No.20 663/22) Tiles, Dt. 07.12.22 is given.

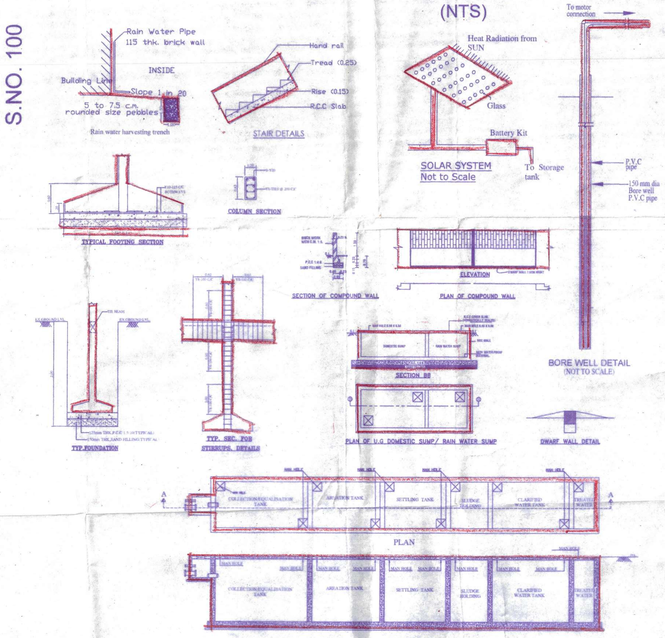
DIRECTOR OF TOWN AND COUNTRY PLANNING

கட்டிட வரைபட அனுமதி
மாவட்ட நகர ஊரமைப்பு அலுவலகம்
செங்கல்பட்டு மாவட்டம்

நகர ஊரமைப்பு இளை இயக்குநர்
செங்கல்பட்டு மாவட்டம்



KEY PLAN (NTS)



PLAN SHOWING THE PROPOSED STILT + 5 FLOORS RESIDENTIAL BUILDING (AFFORDABLE HOUSING) IN S.NO.51/3C2A, 102/1B, 102/2A OF VILLAGE NO-14. PERUMATTUNALLUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

PROJECT NAME

SPYKA BLISS

JOINERY DETAIL

S.No	DESCRIPTION	WIDTH	HEIGHT	SILL HT
1	MD - Main Door	1.07	2.10	-
2	MD1 - Main Door	1.20	2.10	-
3	D1 - Door	0.91	2.10	-
4	D2 - Door	0.76	2.10	-
5	SD - Sliding Door	2.10	2.10	-
6	SD1 - Sliding Door	1.80	2.10	-
7	DD - Double Door	1.52	2.10	-
8	DD1 - Double Door	2.13	2.10	-
9	DD2 - Double Door	1.32	2.10	-
10	GD - Garbage Room Door	2.00	2.10	-
11	KO - Kitchen Opening	0.76	2.10	-
12	W - Window	1.20	1.20	0.90
13	W1 - Window	0.90	1.20	0.90
14	W2 - Window	1.52	1.20	0.90
15	W3 - Window	1.80	1.20	0.90
16	KW - Kitchen Window	1.20	0.90	1.20
17	KW1 - Kitchen Window	0.90	0.90	1.20
18	SW - Staircase Window	1.20	0.90	0.90
19	SW1 - Staircase Window	0.90	0.90	0.90
20	FW - French Window	1.80	1.80	0.30
21	FW1 - French Window	1.20	1.80	0.30
22	FW2 - French Window	0.90	1.80	0.30
23	V - Ventilator	0.60	0.60	1.50

AREA STATEMENT

PLR/FMB AREA (SQM)	5800.00
DOCUMENT AREA (SQM)	5868.78
SUPER IMPOSED PLOT AREA (SQM)	6013.11
OSR (SQM)	590.066

FLOORS	FSI AREA (SQM) RES	FSI AREA (SQM) COM	NON-FSI AREA (SQM) RES	NON-FSI AREA (SQM) COM	TOTAL AREA (SQM)	TOTAL NO OF DWELLING UNITS
BLOCK - A						
STILT FLOOR	136.60	-	1128.21	-	1264.81	-
FIRST FLOOR	874.87	302.82	-	-	1177.69	13 + 10 Shops
SECOND FLOOR	1164.07	-	-	-	1164.07	17
THIRD FLOOR	1164.07	-	-	-	1164.07	17
FOURTH FLOOR	1164.07	-	-	-	1164.07	17
FIFTH FLOOR	1164.07	-	-	-	1164.07	17
HEAD ROOM & LMR	-	-	69.28	-	69.28	-
BLOCK - B						
STILT FLOOR	220.24	-	1103.80	-	1324.04	-
FIRST FLOOR	1173.80	-	-	-	1173.80	19
SECOND FLOOR	1176.76	-	-	-	1176.76	19
THIRD FLOOR	1176.76	-	-	-	1176.76	19
FOURTH FLOOR	1176.76	-	-	-	1176.76	19
FIFTH FLOOR	1176.76	-	-	-	1176.76	19
HEAD ROOM & LMR	-	-	69.21	-	69.21	-
TOTAL (SQM)	11768.83	302.82	2370.50	-	14442.15	
GRAND TOTAL (SQM)	12071.65		2370.50		14442.15	176 DU + 10 Shops

All Dwelling Units are less than 90 Sqm (Affordable Housing)

FSI	2.081

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
TWO-WHEELER PARKING	107 Nos	155 Nos
CAR PARKING	5 Nos	63 Nos
VISITORS CAR PARKING	1 Nos	1 Nos
VISITORS TWO WHEELER PARKING	11 Nos	11 Nos
SHOP CAR PARKING	3 Nos	3 Nos
SHOP TWO WHEELER PARKING	3 Nos	3 Nos

TITLE	STILT CUM SITE PLAN
SHEET SIZE	A0
SHEET NO	1 / 10
SCALE	1:125

N

FLOOR WISE DWELLING UNIT AREA STATEMENT BLOCK - A

FLOOR	DWELLING UNIT	AREA IN SQM
1st FLOOR	A101	71.81
	A102	64.80
	A103	70.06
	A104	66.51
	A105	68.23
	A106	65.99
	A107	50.36
	A108	66.36
	A109	65.49
	A110	50.59
	A111	57.66
	A112	23.43
	A113	71.99
	SHOP-1	23.86
	SHOP-2	23.77
	SHOP-3	22.53
	SHOP-4	26.39
	SHOP-5	23.38
	SHOP-6	26.20
	SHOP-7	21.82
	SHOP-8	18.62
	SHOP-9	36.08
	SHOP-10	30.82
2nd FLOOR	A201	73.81
	A202	64.80
	A203	70.06
	A204	66.51
	A205	68.23
	A206	66.50
	A207	66.49
	A208	62.99
	A209	51.22
	A210	66.36
	A211	50.36
	A212	50.36
	A213	45.69
	A214	50.59
	A215	57.66
	A216	23.43
	A217	71.97
TYPICAL 3rd - 5th FLOOR	A301 / A401 / A501	73.81
	A302 / A402 / A502	64.80
	A303 / A403 / A503	70.06
	A304 / A404 / A504	66.51
	A305 / A405 / A505	74.94
	A306 / A406 / A506	66.60
	A307 / A407 / A507	68.69
	A308 / A408 / A508	92.08
	A309 / A409 / A509	51.12
	A310 / A410 / A510	45.99
	A311 / A411 / A511	50.36
	A312 / A412 / A512	66.36
	A313 / A413 / A513	65.65
	A314 / A414 / A514	50.59
	A315 / A415 / A515	57.66
	A316 / A416 / A516	23.43
	A317 / A417 / A517	71.97

FLOOR WISE DWELLING UNIT AREA STATEMENT BLOCK - B

FLOOR	DWELLING UNIT	AREA IN SQM
1st FLOOR	B101	77.12
	B102	59.29
	B103	57.32
	B104	72.28
	B105	58.16
	B106	40.13
	B107	63.17
	B108	64.37
	B109	43.44
	B110	42.76
	B111	35.13
	B112	40.22
	B113	52.92
	B114	47.66
	B115	37.68
	B116	34.81
	B117	58.81
	B118	58.80
	B119	80.90
TYPICAL 2nd - 5th FLOOR	B201 / B301 / B401 / B501	77.12
	B202 / B302 / B402 / B502	59.29
	B203 / B303 / B403 / B503	57.32
	B204 / B304 / B404 / B504	72.28
	B205 / B305 / B405 / B505	58.16
	B206 / B306 / B406 / B506	40.13
	B207 / B307 / B407 / B507	63.17
	B208 / B308 / B408 / B508	64.37
	B209 / B309 / B409 / B509	43.44
	B210 / B310 / B410 / B510	43.76
	B211 / B311 / B411 / B511	32.13
	B212 / B312 / B412 / B512	40.22
	B213 / B313 / B413 / B513	52.92
	B214 / B314 / B414 / B514	47.66
	B215 / B315 / B415 / B515	37.68
	B216 / B316 / B416 / B516	37.23
	B217 / B317 / B417 / B517	58.81
	B218 / B318 / B418 / B518	58.80
	B219 / B319 / B419 / B519	66.90

PARKING REQUIREMENT CALCULATION (Site Lies in Panchayat Area)

DWELLING UNIT AREA	NO OF DWELLING UNITS	REQUIRED CAR PARKING	REQUIRED TWO-WHEELER PARKING
FLOOR AREA UPTO 50 SQM	69	NIL	NIL
FLOOR AREA ABOVE 50 SQM AND UPTO 75 SQM	97	NIL	97
FLOOR AREA ABOVE 75 SQM AND UPTO 100 SQM	10	5	10
FLOOR AREA ABOVE 100 SQM	NIL	NIL	NIL
SHOPS	155.45 SQM	3	3
VISITORS PARKING	10%	1	11
TOTAL	176 DU + 10 SHOPS	9	121

APPLICANT	For SPYKA HOMES PVT.LTD. ANBUNATHI P Director, DIN : 06750302

ARCHITECT/ REGISTERED ENGINEER

MARZBELVI.M
REGISTERED ENGINEER (Grade-II)
Reg No.COLDIST / RE / Gr-II / 2020 / 10 / 005
No.123-A, Thanjai Ulvai Street,
Virugambakkam, Chennai - 600 092.

COLOUR INDEX

PROPOSED

ROAD

BOUNDARY

ALL DIMENSIONS ARE IN METERS

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.