Verified RealEstate™

RE REGULATORY RECORD

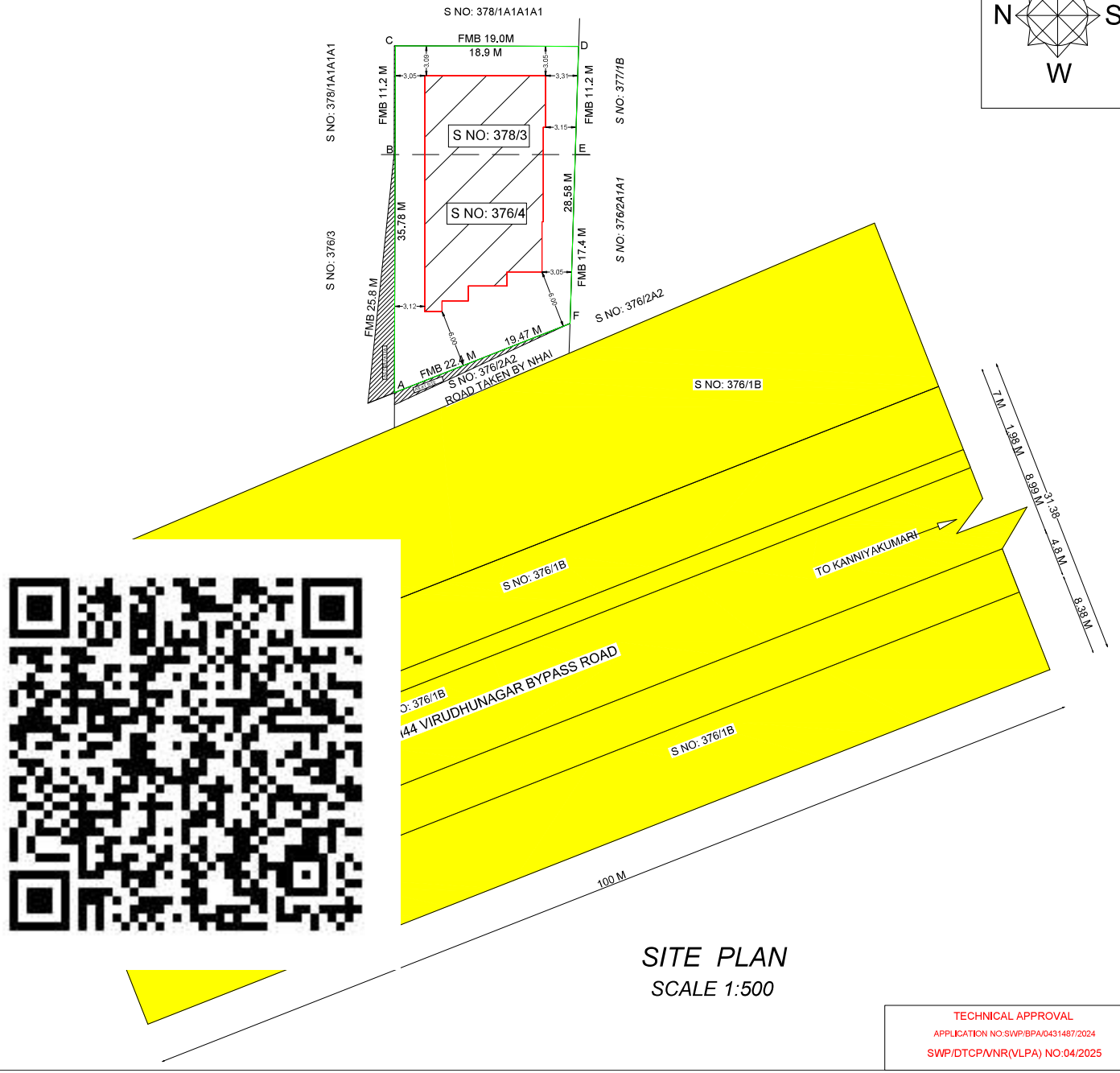
RERA Document

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

Verified RealEstate™
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OMR Thoraipakkam,
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SITE PLAN
SCALE 1:500

E
N S
W

SHEET NO: 1/4

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING OF STILT FLOOR + 5 FLOORS AT SURVEY NO:376/4, 378/3, AFTER MUTATION OF OLD SURVEY NO: 376/2A, 378, PLOT NO: 36,36A, MADURAI TO KANNIYAKUMARI BYPASS ROAD, KOTAIPATTI VILLAGE, KOORAIKUNDU PANCHAYAT, VIRUDHUNAGAR TALUK, VIRUDHUNAGAR DISTRICT.
NAME OF THE OWNERS : Mr B.VIJAYAKUMAR & Mrs V.VANAJA
PLANNING AREA

SITE EXTENT

AS PER DOCUMENT	= 743.09 SQM
AS PER PATTA	= 640.00 SQM
AS AT SITE	= 604.84 SQM
SUPER IMPOSED	= 593.67 SQM

SCALE 1:500

ALL DIMENSIONS ARE IN METER

FLOOR AREA DETAIL

S.NO	DESCRIPTION	DWELLING UNITS	TOTAL AREA IN SQM	DEDUCTION AREA IN SQM	FSI AREA IN SQM	NON FSI AREA IN SQM
1	STILT FLOOR	-	268.58		11.10	257.48
2	FIRST FLOOR	3	268.58	5.54	263.04	
3	SECOND FLOOR	3	268.58	5.54	263.04	
4	THIRD FLOOR	3	268.58	5.54	263.04	
5	FOURTH FLOOR	3	268.58	5.54	263.04	
6	FIFTH FLOOR	3	268.58	5.54	263.04	
7	TERRACE FLOOR	-	15.28		-	15.28
	TOTAL	15	1626.76	27.7	1,326.30	272.76

FSI = $\frac{1326.30 \text{ SQM}}{593.67 \text{ SQM}}$ = 2.23

PREMIUM FSI REQUIRED = 12%

PLOT COVERAGE = $\frac{268.58 \text{ SQM}}{593.67 \text{ SQM}}$ X100 = 45.24%

COLOR CODE REFERENCE

SITE BOUNDARY
PROPOSED BUILDING
EXISTING ROAD

SITE BOUNDARY:
A,B,C,D,E,F

TECHNICAL APPROVAL
APPLICATION NO:SWP/BPA/0431487/2024
SWP/DTCP/VNR(VLPA) NO:04/2025

Er.V.VENGADESH,BE.
Registered Engineer
Registration No : RE 02/2021 (Gr.III)
2/209, West Street, K.Vellaiyapuram,
Vembakkottai, Virudhunagar - 626 203

ENGINEER

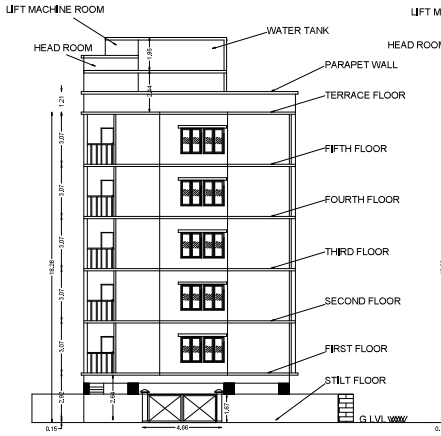
Er.S.ARUNKUMAR
B.Tech., (Civil) M.E., (Struct)
Registered Structural Engineer (LPA)
Reg No. SE.07/2023 (Gr.I)
37/17, West Masi Street,
MADURAI - 625 001
Ph: 0452-4231020 Mob: 99525 94490

STRUCTURAL ENGINEER

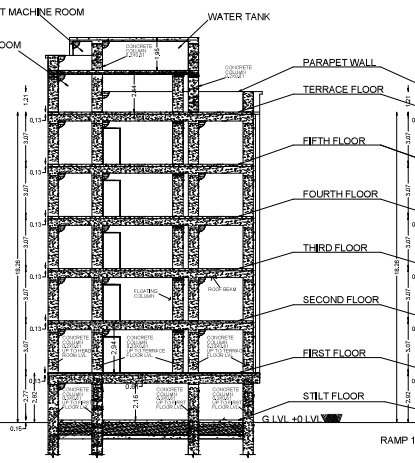
V. Vanaja

APPLICANT

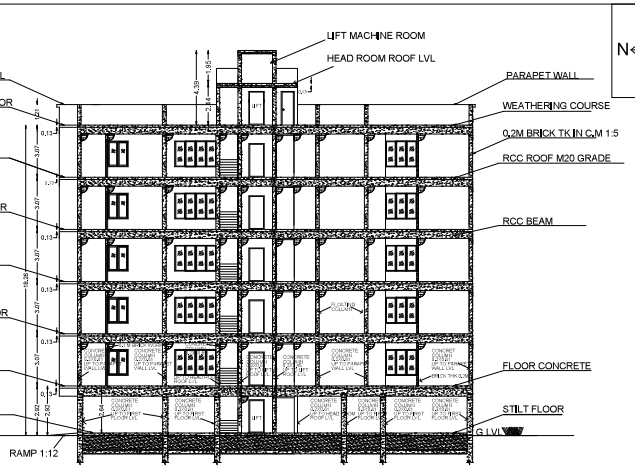
ENGINEER / ARCHITECT



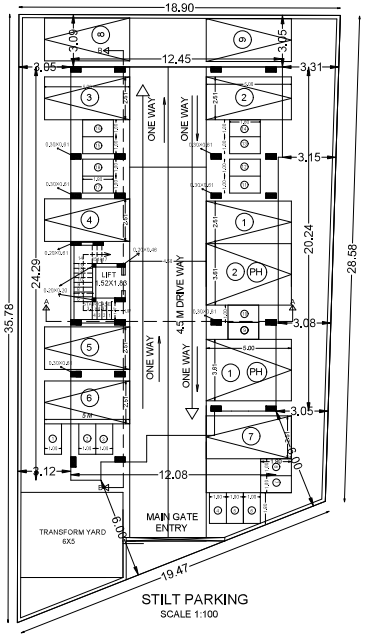
FRONT ELEVATION



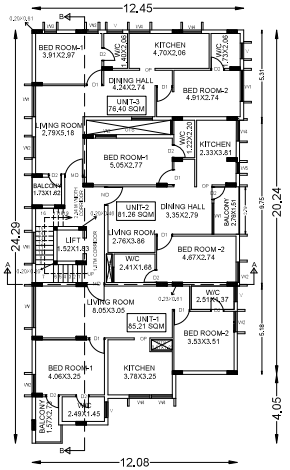
SECTION A-A



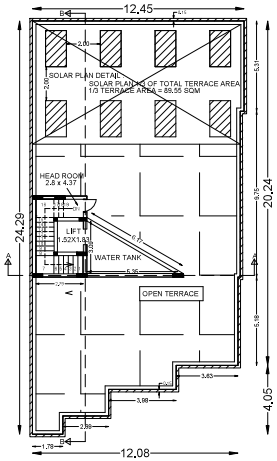
SECTION B-B



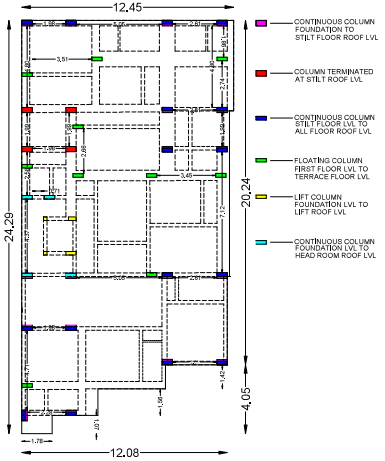
STILT PARKING
SCALE 1:100



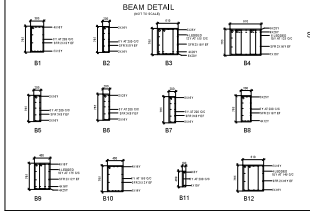
TYPICAL FLOOR PLAN 1,2,3,4,5
SCALE 1:100

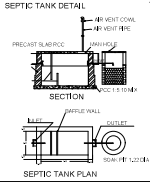


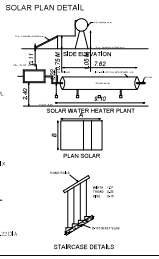
TERRACE FLOOR PLAN
SCALE 1:100

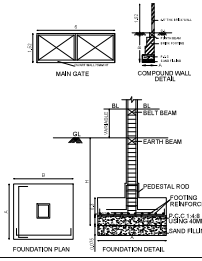


COLUMN MARKING & BEAM DRAWING
SCALE 1:100

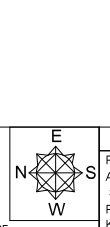












SHEET NO: 2/4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING OF STILT FLOOR + 5 FLOORS AT SURVEY NO:376/4, 378/3, AFTER MUTATION OF OLD SURVEY NO: 376/2A, 378, PLOT NO: 36,36A, MADURAI TO KANNIYAKUMARI BYPASS ROAD, KOTAIPATTI VILLAGE, KOORAIKUNDU PANCHAYAT, VIRUDHUNAGAR TALUK, VIRUDHUNAGAR DISTRICT.

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SUPER IMPOSED	=	593.67 SQM

SCALE 1:100

ALL DIMENSIONS ARE IN METER

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3	SECOND FLOOR	3	268.58	5.54	263.04	-
4	THIRD FLOOR	3	268.58	5.54	263.04	-
5	FOURTH FLOOR	3	268.58	5.54	263.04	-
6	FIFTH FLOOR	3	268.58	5.54	263.04	-
7	TERRACE FLOOR	-	15.28		-	15.28
	TOTAL	15	1626.76	27.7	1326.30	272.76

FSI = 1326.30 SQM / 593.67 SQM = 2.23

PREMIUM FSI REQUIRED = 12 %

PLOT COVERAGE = 268.58 SQM / 593.67 SQM X100 = 45.24%

JOINERY DETAILS

S.NO	DESCRIPTION	IN METER
MD	MAIN DOOR	1.06X2.13
D1	DOOR	0.91X2.13
D2	TOILET & BALCONY DOOR	0.76X2.13
OP	OPENING	0.91X2.13
W	WINDOWS	2.44X1.52
W1	WINDOWS	1.83X1.52
W2	WINDOWS	1.22X1.52
W3	WINDOWS	0.69X1.52
W4	WINDOWS	1.22X0.91
W5	WINDOWS	0.69X0.91
V	VENTILATION	0.91X0.61

PARKING DETAILS

FLOOR NAME	PARKING AREA		REQUIRED		
ANNEXURE-IV PART-1	CAR REQUIRED		CAR REQUIRED	CAR PROVIDE	TOTAL CAR PARKING
TYPICAL FLOOR 1,2,3,4,5	DWELLING UNITS = 15 NOS / 2 = 7.5	=8 NOS	9 NOS	11 NOS	11 NOS
1 CAR SPACE FOR EVERY 2 DWELLING UNITS AND 1 TWO WHEELER SPACE FOR EVERY DWELLING UNIT	PHYSICALLY CHALLENGED	=2 NOS			
	VISITORS PARKING	=1 NOS			
	TOTAL PARKING	= 11 NOS			
	TWO WHEELER REQUIRED		TWO WHEELER REQUIRED	TWO WHEELER PROVIDE	TOTAL TWO WHEELER PARKING
	DWELLING UNITS X 1 TWO WHEELER REQUIRED	= 15 NOS	17 NOS	18 NOS	18 NOS
	VISITORS PARKING	= 2 NOS			
	TOTAL TWO WHEELER PARKING	= 17 NOS			

S.NO	DESCRIPTION	STILT FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL AREA	TOTAL DWELLING UNITS
1	DWELLING UNITS	-	3 NOS	3 NOS	3 NOS	3 NOS	3 NOS	-	15 NOS
2	UNIT-1 AREA	-	85.21 SQM	85.21 SQM	85.21 SQM	85.21 SQM	85.21 SQM	426.05 SQM	-
3	UNIT-2 AREA	-	81.26 SQM	81.26 SQM	81.26 SQM	81.26 SQM	81.26 SQM	406.30 SQM	-
4	UNIT-3 AREA	-	76.40 SQM	76.40 SQM	76.40 SQM	76.40 SQM	76.40 SQM	382 SQM	-
5	STAIRCASE & LIFT & CARDOOR	15.28	25.68 SQM	25.68 SQM	25.68 SQM	25.68 SQM	25.68 SQM	143.68 SQM	-

TECHNICAL APPROVAL

APPLICATION NO:SWP/BPA/0431487/2024

SWP/DTCP/VNR(VLPA) NO:04/2025

Signature valid
Signed by: Assistant Director
Location:Virudhunagar
Date:2025.04.12 08:53:09

Signature valid
Signed by: Village Panchayat President
Location:Virudhunagar
Date:2025.04.28 12:00:16

ENGINEER

STRUCTURAL ENGINEER

APPLICANT

ENGINEER / ARCHITECT

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.