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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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT -18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS (AFFORDABLE HOUSING UNITS) AT DEVI NAGAR , AYAPPAKKAM ,CHENNAI , COMPRISED IN S.NO: 61/2, 61/3A, AND 61/3B , NEW SUB DIVISION S.NO,61/2D, 61/3A2, AND 61/3B1 OF AYAPPAKKAM VILLAGE ,WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1250.00
AREA AS PER DOCUMENT	1231.33
AREA CONSIDERED FOR FSI	1231.33
STREET ALIGNMENT/ROAD WIDENING/LINK ROAD	0.00
CSR AREA	0.00
TOTAL FSI AREA	3186.99
FSI FACTOR	2.586
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	6	19
TWO WHEELER	44	47
CYCLE	-	0

FLOOR WISE FSI STATEMENT (M. BLDG)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RES.	INST.			FSI AREA
STILT PARKING FLOOR	OUT	27.69	OUT	OUT	0	27.69
FIRST FLOOR	OUT	639.85	OUT	OUT	8	639.85
SECOND FLOOR	OUT	639.85	OUT	OUT	8	639.85
THIRD FLOOR	OUT	639.85	OUT	OUT	8	639.85
FOURTH FLOOR	OUT	639.85	OUT	OUT	8	639.85
FIFTH FLOOR	OUT	639.85	OUT	OUT	8	639.85
Overhead Tank	OUT	7.25	OUT	OUT	0	7.25
Total	OUT	3186.23	OUT	OUT	40	3186.23

BUILT-UP AREA STATEMENT

BUILDING	NO OF SIMILAR BUILDING	FLOOR WISE BUILT-UP AREA				DU	TOTAL
		COMM.	RES.	INST.			BUILT-UP AREA
RESIDENTIAL BUILDING		OUT	3186.23	OUT	OUT	40	3186.23
Total		OUT	3186.23	OUT	OUT	40	3186.23

FRONT ELEVATION

SECTION - AA

DESIGN OF SEPTIC TANK WITH UPFLOW FILTER

NO OF DWELLING UNIT = 40 Nos
NO OF USERS = 40 x 5 = 200 Nos

FIXTURE UNIT PER DWELLING
TOTAL NO OF FIXTURE UNIT = 2 x 40 = 80 Nos
ASSUME A PEAK FACTOR OF 3LPH/FIXTURE UNIT = 12 x 40 = 480 LPH

SEPTIC TANK
SURFACE AREA REQUIRED = 980 X 0.05 = 44.19 M2

VOLUME OF FREE BOARD = 44.19 x 0.30 = 13.25 M3
VOLUME OF SEDIMENTATION = 44.19 x 0.25 = 11.05 M3
VOLUME OF DIGESTION = 200 x 0.232 = 6.40 M3
VOLUME OF SLUDGE = 200 X 960 X 0.002 = 148.20 M3
TOTAL VOLUME = 178.90 M3

DEPTH OF SEPTIC TANK = 178.90 / 44.19 = 4.05 M
PROVIDING L:B = 2:1
SIZE OF SEPTIC TANK = 10.50 x 4.83 x 4.10

UPFLOW FILTER
CAPACITY FROM GRAVITY = 200 x 0.045 = 8.9 M3
DEPTH = 4.10M (MINIMUM)
HORIZ AREA OF FINAL EFFLUENT SUMP = 8.9/4.10 = 2.19 SQ.M
SIZE OF FINAL EFFLUENT SUMP = 1.50 x 1.50 x 0.60M
SIZE OF UPFLOW FILTER - 1 = 1.22 x 4.83 x 4.10M
SIZE OF UPFLOW FILTER - 2 = 1.22 x 4.83 x 4.10M

Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

DUG WELL

ELEVATION

PLAN

SECTION-BB

DWARF WALL DETAIL

SITE PLAN

SITE CUM STILT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TYPICAL - 3, 4& 5 FLOOR PLAN

TERRACE FLOOR PLAN

APPROVAL CONDITION

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE DEVELOPING MENTIONED IN THIS OFFICE

Signature valid

Signature valid

Signature valid

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

User Defined Imperial (60.00 x 40.00Inches)

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.