Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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SITE PLAN

SHEET NO : 01/13

PLAN SHOWING PROPOSED RESIDENTIAL GROUP DEVELOPMENT IN S.NO .190 / 13B2, 14B2, 15A, 15B, 16A1, 16B1, 16B2, 16B3, 192/1A, 1B, 2, 10, 193/1A, 1B, & 9A1 IN PUDUPAKKAM VILLAGE AND PANCHAYAT VANDALUR TALUK, CHENGALPATTU DISTRICT.

ONLINE FILE NO : SWP / BPA / 227111 / 2024 / TCP
SCRUTINY NO : DEJWIQWA

LAND DETAILS FOR 5.68 ACRES

SI.NO.	SURVEY NO.	SUB DIVISION NO .	AREA IN ACRES DOC
1	190	13B2	0.25
2	190	14B2	0.05
3	190	15A	0.12
4	190	15B	0.12
5	190	16A1	0.62
6	190	16B1	0.67
7	190	16B2	0.05
8	190	16B3	0.11
9	192	1A	0.20
10	192	1B	0.43
11	192	2	0.57
12	192	10	0.73
13	193	1A	1.36
14	193	1B	0.17
15	193	9A1	0.23
		TOTAL LAND AREA	5.68

AREA CALCULATION

No	Block 1	G.F	F.F	S.F	Plinth Area	Cars	TOTAL
1	Villa 1	75.06	78.51	--	153.55	1	1.00
2	Villa 2	78.714	80.27	--	158.98	1	1.00
	Total	153.754	158.78		292.534		2.00
No	Block 2	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 3	79.41	80.81	--	160.22	1	1.00
2	Villa 4	84.23	84.53	--	168.76	1	1.00
	Total	163.640	165.34		328.98		2.00
No	Block 3	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 5	88.00	93.50	--	181.50	1	1.00
2	Villa 2	96.17	93.50	--	189.67	1	1.00
3	Villa 3	97.28	93.50	--	190.78	1	1.00
4	Villa 4	97.17	93.50	--	190.67	1	1.00
	Total	378.64	374.00		752.64		4.00
No	Block 4	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	70.00	66.00	--	136.00	1	1.00
2	Villa 2	72.77	66.00	--	138.77	1	1.00
3	Villa 3	72.77	66.00	--	138.77	1	1.00
4	Villa 4	72.77	66.00	--	138.77	1	1.00
5	Villa 5	72.77	66.00	--	138.77	1	1.00
6	Villa 6	72.77	66.00	--	138.77	1	1.00
7	Villa 7	72.77	66.00	--	138.77	1	1.00
8	Villa 8	72.77	66.00	--	138.77	1	1.00
9	Villa 9	72.77	66.00	--	138.77	1	1.00
10	Villa 10	72.77	66.00	--	138.77	1	1.00
11	Villa 11	70.51	75.79	--	146.30	1	1.00
12	Villa 12	72.52	75.79	--	148.31	1	1.00
13	Villa 13	72.52	75.79	--	148.31	1	1.00
14	Villa 14	72.52	75.79	--	148.31	1	1.00
15	Villa 15	72.52	75.79	--	148.31	1	1.00
16	Villa 16	72.52	75.79	--	148.31	1	1.00
17	Villa 17	72.52	75.79	--	148.31	1	1.00
18	Villa 18	72.52	75.79	--	148.31	1	1.00
19	Villa 19	73.02	75.79	--	148.81	1	1.00
20	Villa 20	73.02	79.84	--	152.91	1	1.00
	Total	1449.37	1422.00		2871.37		20.00
No	Block 5	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	69.11	63.86	--	132.97	1	1.00
2	Villa 2	73.91	63.02	--	136.93	1	1.00
3	Villa 3	73.85	75.29	--	149.14	1	1.00
4	Villa 4	70.02	74.29	--	144.31	1	1.00
5	Villa 5	71.98	74.27	--	146.25	1	1.00
6	Villa 6	75.28	62.17	--	138.05	1	1.00
	Total	434.15	413.50		847.65		6.00
No	Block 6	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	70.85	62.00	--	132.85	1	1.00
2	Villa 2	73.10	62.00	--	135.10	1	1.00
3	Villa 3	74.50	62.00	--	136.50	1	1.00
4	Villa 4	72.31	62.00	--	134.31	1	1.00
5	Villa 5	72.32	72.32	--	144.82	1	1.00
6	Villa 6	73.10	62.00	--	135.10	1	1.00
7	Villa 7	72.71	74.09	--	146.80	1	1.00
8	Villa 8	72.81	74.09	--	146.90	1	1.00
9	Villa 9	72.37	74.09	--	146.46	1	1.00
10	Villa 10	70.65	74.09	--	144.72	1	1.00
	Total	725.00	678.56		1403.56		10.00
No	Block 7	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	66.00	61.00	--	127	1	1.00
2	Villa 2	74.02	61.00	--	135.02	1	1.00
3	Villa 3	74.02	61.00	--	135.02	1	1.00
4	Villa 4	73.70	61.00	--	134.70	1	1.00
5	Villa 5	74.02	61.00	--	135.02	1	1.00
6	Villa 6	74.02	61.00	--	135.02	1	1.00
7	Villa 7	73.79	73.21	--	147.04	1	1.00
8	Villa 8	70.62	73.21	--	143.87	1	1.00
9	Villa 9	74.83	73.21	--	148.08	1	1.00
10	Villa 10	74.83	73.21	--	148.08	1	1.00
11	Villa 11	74.00	73.21	--	147.25	1	1.00
12	Villa 12	74.00	73.21	--	147.10	1	1.00
13	Villa 13	70.62	73.21	--	143.87	1	1.00
14	Villa 14	74.02	61.00	--	135.02	1	1.00
	Total	1029.57	952.61		1982.18		14.00
No	Block 8	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	95.09	101.44	60.32	256.85	2	2.00
2	Villa 2	99.54	101.44	60.32	261.30	2	2.00
3	Villa 3	99.27	101.44	60.32	261.03	2	2.00
4	Villa 4	99.27	101.44	60.32	261.03	2	2.00
5	Villa 5	105.93	101.44	60.32	267.69	2	2.00
6	Villa 6	84.73	83.75	--	168.48	1	1.00
7	Villa 7	79.49	83.69	--	163.183	1	1.00
8	Villa 8	85.29	83.45	--	168.74	1	1.00
	Total	748.59	758.09	301.62	1808.30		13.00
No	Block 9	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	92.45	90.02	--	182.47	1	1.00
2	Villa 2	92.45	93.55	--	186.00	1	1.00
3	Villa 3	92.45	93.55	--	186.00	1	1.00
4	Villa 4	92.45	93.55	--	186.00	1	1.00
5	Villa 5	92.45	73.70	--	166.15	1	1.00
6	Villa 6	92.45	93.55	--	186.00	1	1.00
7	Villa 7	92.45	93.55	--	186.00	1	1.00
8	Villa 8	89.58	93.83	--	183.41	1	1.00
	Total	716.73	725.80		1442.03		8.00
No	Block 10	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	69.66	62.00	--	131.678	1	1.00
2	Villa 2	73.76	62.00	--	135.758	1	1.00
3	Villa 3	73.76	62.00	--	135.758	1	1.00
4	Villa 4	73.76	62.00	--	135.758	1	1.00
5	Villa 5	74.78	74.21	--	148.968	1	1.00
6	Villa 6	69.39	74.29	--	143.678	1	1.00
7	Villa 7	72.75	74.29	--	147.038	1	1.00
8	Villa 8	72.75	74.29	--	147.038	1	1.00
9	Villa 9	72.75	74.62	--	147.368	1	1.00
10	Villa 10	74.78	60.04	--	134.818	1	1.00
	Total	728.15	678.14		1406.49		10.00
No	Block 11	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	72.00	75.55	--	147.55	1	1.00
	Total				147.55		1.00
No	Block 12	G.F	F.F	S.F	Plinth Area	Cars	
1	Villa 1	90.59	98.64	52.8	241.63	2	2.00
2	Villa 2	91.55	93.76	52.8	238.11	2	2.00
3	Villa 3	91.55	93.76	52.8	238.11	2	2.00
4	Villa 4	91.55	93.76	52.8	238.11	2	2.00
5	Villa 5	91.55	93.76	52.8	238.11	2	2.00
6	Villa 6	91.55	93.76	52.8	238.11	2	2.00
7	Villa 7	91.55	93.76	--	185.31	1	1.00
	Total	639.49	661.20	316.83	1617.52		13.00
	CARS REQUIRED						103.00
	10 % VISITORS CAR						10.00
	TOTAL CARS REQUIRED						113.00

BLOCK - 1		Sq.m	
Floor Detail	F.S.I.Area	Non FSI Deduction	Total Buildup Area
Ground floor area	153.75	-	153.75
First floor area	138.78	-	138.78
Head room area	-	18.92	18.92
Total floor area	292.53	18.92	311.45
BLOCK - 2		Sq.m	
Ground floor area	163.64	-	163.64
First floor area	165.34	-	165.34
Head room area	-	20.58	20.58
Total floor area	328.98	20.58	349.56
BLOCK - 3		Sq.m	
Ground floor area	378.64	-	378.64
First floor area	374.00	-	374.00
Head room area	-	37.80	37.80
Total floor area	752.64	37.80	790.44
BLOCK - 4		Sq.m	
Ground floor area	1449.37	-	1449.37
First floor area	1422.00	-	1422.00
Head room area	-	189.2	189.20
Total floor area	2871.37	189.2	3060.57
BLOCK - 5		Sq.m	
Ground floor area	434.15	-	434.15
First floor area	413.50	-	413.50
Head room area	-	56.76	56.76
Total floor area	847.65	56.76	904.41
BLOCK - 6		Sq.m	
Ground floor area	725.00	-	725.00
First floor area	678.56	-	678.56
Head room area	-	94.60	94.60
Total floor area	1403.56	94.60	1498.16
BLOCK - 7		Sq.m	
Ground floor area	1029.57	-	1029.57
First floor area	952.61	-	952.61
Head room area	-	132.44	132.44
Total floor area	1982.18	132.44	2114.62
BLOCK - 8		Sq.m	
Ground floor area	748.59	-	748.59
First floor area	758.09	-	758.09
Second floor area	301.62	-	301.62
Head room area	-	78.12	78.12
Total floor area	1808.30	78.12	1886.42
BLOCK - 9		Sq.m	
Ground floor area	716.73	-	716.73
First floor area	725.30	-	725.30
Head room area	-	75.68	75.68
Total floor area	1442.03	75.68	1517.71
BLOCK - 10		Sq.m	
Ground floor area	728.15	-	728.15
First floor area	678.34	-	678.34
Head room area	-	94.60	94.60
Total floor area	1406.49	94.60	1501.09
BLOCK - 11		Sq.m	
Ground floor area	72.00	-	72.00
First floor area	75.55	-	75.55
Head room area	-	9.46	9.46
Total floor area	147.55	9.46	157.01
BLOCK - 12		Sq.m	
Ground floor area	639.49	-	639.49
First floor area	661.20	-	661.20
Second floor area	316.83	-	316.83
Head room area	-	66.15	66.15
Total floor area	1617.52	66.15	1683.67

F.S.I Area Statement.	Sq.m		
Floor Detail	F.S.I.Area	Non FSI Deduction	Total Buildup Area
BLOCK - 1	292.53	18.92	311.45
BLOCK - 2	328.98	20.58	349.56
BLOCK - 3	752.64	37.80	790.44
BLOCK - 4	2871.37	189.20	3060.57
BLOCK - 5	847.65	56.76	904.41
BLOCK - 6	1403.56	94.60	1498.16
BLOCK - 7	1982.18	132.44	2114.62
BLOCK - 8	1808.30	78.12	1886.42
BLOCK - 9	1442.03	75.68	1517.71
BLOCK - 10	1406.49	94.60	1501.09
BLOCK - 11	147.55	9.46	157.01
BLOCK - 12	1617.52	66.15	1683.67
TOTAL	14900.80	874.31	15775.11

SITE EXTENT (As per Document)	-	22986.20 SQ.M
SITE EXTENT (As per Patta)	-	22973.00 SQ.M
PROPOSED ROAD	-	1283.00 SQ.M
BALANCE LAND		21690.00 SQ.M
10.00% O.S.R Required =		2169.00 Sq.m
10.11% O.S.R Provided =		2194.50 Sq.m
F.S.I ACHIEVED	=	0.648 (14900.80 Sq.m)

PROPOSED OSR AREA

OSR - 1 AREA - 1686.00 Sq.m
OSR - 2 AREA - 508.50 Sq.m
TOTAL OSR AREA - 2194.50 Sq.m

CAR PARKING DETAILS

TOTAL PARKING FOR HOUSES :103 NOS
PARKING FOR VISITORS : 10 NOS
TOTAL CAR PARKING REQUIRED : 113 NOS
NO.OF.CAR PARKING PROVIDED : 136 NOS
NO.OF.TWO WHEELER REQUIRED : NIL
NO.OF.TWO WHEELER PROVIDED : 11 NOS

LEGEND
Proposed Building
Site Boundary
Existing Road
Proposed Road
Proposed OSR

All Dimensions are in Metre.
Scale : 1 : 300

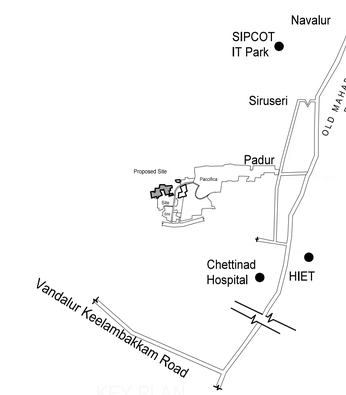
DWELLING UNIT DETAILS

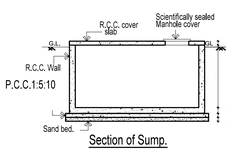
Floor Detail	No.of.Dwelling Unit
BLOCK - 1	2
BLOCK - 2	2
BLOCK - 3	4
BLOCK - 4	20
BLOCK - 5	6
BLOCK - 6	10
BLOCK - 7	14
BLOCK - 8	8
BLOCK - 9	8
BLOCK - 10	10
BLOCK - 11	1
BLOCK - 12	7
TOTAL	92

For SIVANNAS BUILDERS AND DEVELOPERS LIMITED
Authorised Signatory
APPLICANT SIGNATURE

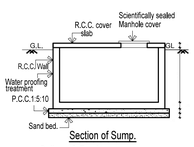
STRUCTURAL ENGINEER SIGNATURE

SIVA ANNAMALAI
M.Arch.(USA), Diploma, M.I.A.
Regd. Architect, EA / 87 / 10786
TNRERA ID : 17 / 2019 / 08 / 0905
ANBU & PAZHAL
No.1, Ground Floor, Thiruvalluvan Road, Egmore,
Chennai - 600008, Ph : 28554282, 28610858
E : 98401 00197, 90, anbu.faizal@gmail.com
ARCHITECT/LICENSED SURVEYOR

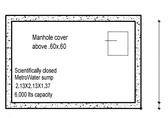




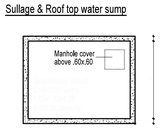
Section of Sump.



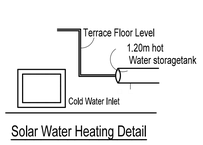
Section of Sump.
Sullage & Roof top water sump



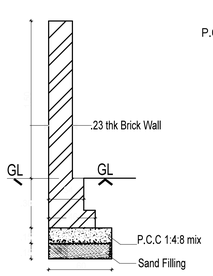
Plan of Sump
Metro water sump



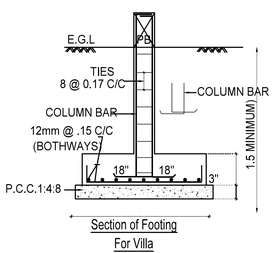
Plan of Sump



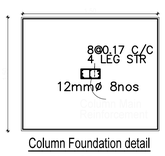
Solar Water Heating Detail



CompoundWall detail

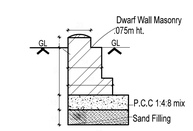


Section of Footing
For Villa

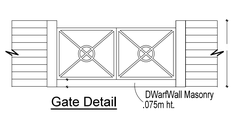


Column Foundation detail
Plan of Footing
For Villa

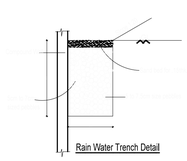
SITE PLAN



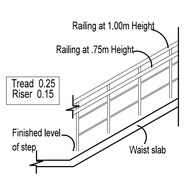
DWarfWall Masonry detail

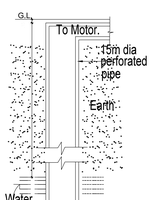


Gate Detail



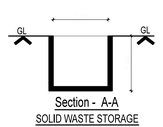
Rain Water Trench Detail





Section.

Plan.
Bore Well Detail.



Section - A-A
SOLID WASTE STORAGE

Signature valid
Signed by: Director, Coimbatore Date: 2024.11.27 17:37:58

Signature valid
Signed by: Village Panchayat President Date: 2024.11.27 17:37:58

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.