Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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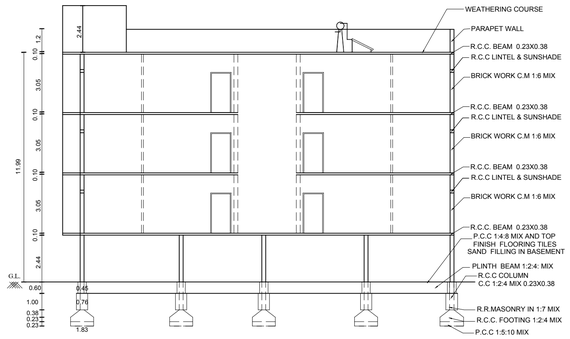
Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

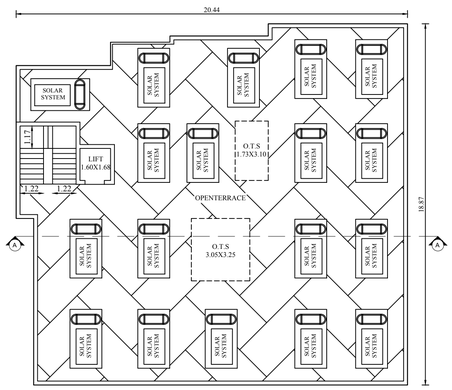
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ELEVATION WEST SIDE



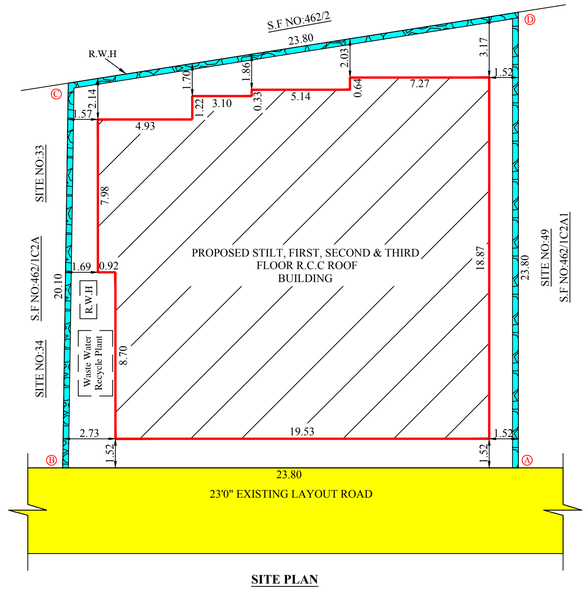
" SECTION ON AA"



TERRACE FLOOR PLAN



TYPICAL FIRST, SECOND, THIRD FLOOR PLAN



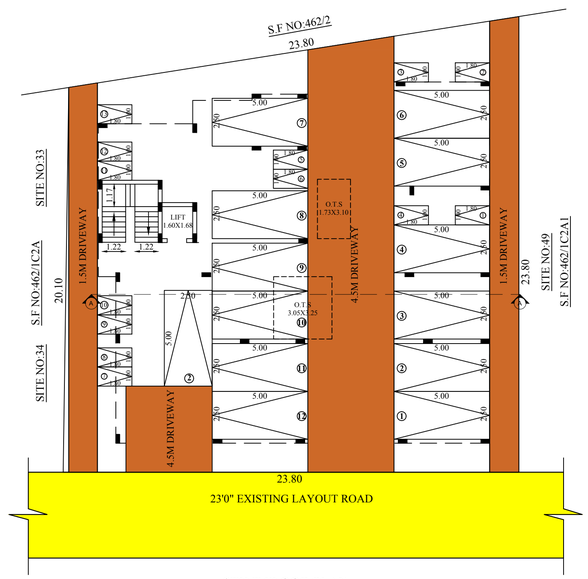
SITE PLAN

BP / TCP [TD] NO: 31/2024

Supervisor : Tmt.Sebasti Rosali

D.Man : Thiru. Elanchezhiyan R.K

Surveyor / A.D. Man : Thiru. S.Riswan



STILT FLOOR PLAN

Typical Floor (First, second & Third Dwelling Area Details

SI.NO	FLAT	Area Sq.m
1	A	81.62
2	B	81.61
3	C	74.63
4	D	67.66
COMMON AREA		39.88
TOTAL		**345.40**

COLOUR INDEX:-

- EXISTING ROAD
- APPLICANT SITE BOUNDARY
- PROPOSED BUILDING
- RAIN WATER HARVESTING
- DRIVE WAY

DETAILS OF JOINARIES.

DESCRIPTION	METERS
	1.22 X 2.13
	1.22 X 2.44
	0.76 X 2.13
	1.52 X 1.83
	1.80 X 2.13
	1.52 X 2.13
	1.80 X 2.13
	0.83 X 0.76

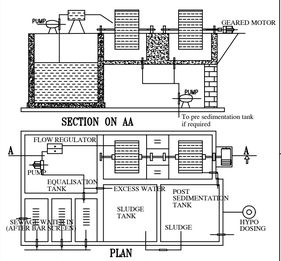


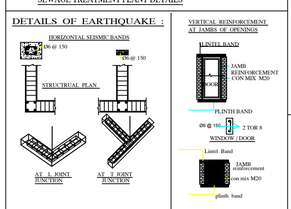
FIRE ALARAM SYSTEM

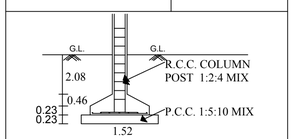
FIRE WATER PIPE

FIRE FIGHTING EQUPEMENTS

FIRE HYDRANT







COLUMN POST DETAILS

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION R.C.C ROOF OF STILT, FIRST, SECOND ,THIRD & HEAD ROOM FLOOR APARTMENT BUILDING IN SITE NO:47,48 S.F.NO: 462/1C2B, & 462/1C2C LAYOUT APPROVED NO:308/2001, AT " SRI VIGNESH NAGAR " PALANGARAI VILLAGE & PANCHAYAT, AVINASHI TALUK , TIRUPPUR DISTRICT.

APPLICANT: Tmt. M. RAMYA . W/o. Mr. K.N. MANIVANNAN

ONLINE APPLICATION NO:SWP/BPA/125511/2024

NO OF DWELLING UNIT : 12	BUILDING HEIGHT : 11.99M

AS PER DOCUMENT = 520.00 Sq.m (0.12 $\frac{3}{4}$ Acres)

AS PER PATTA = 520.00 Sq.m.

AS PER SUPER IMPOSED AREA = 520.00 Sq.m.

SITE AREA DETAILS

BUILDING AREA DETAILS	FSI (SQ.M)	NON FSI (SQ.M)	TOTAL BUILTUP AREA
AREA OF PRO. R.C.C ROOF STILT BUILDING	-------	360.69	360.69
AREA OF PRO. R.C.C ROOF F.F BUILDING	345.40	-------	345.40
AREA OF PRO. R.C.C ROOF S.F BUILDING	345.40	-------	345.40
AREA OF PRO. R.C.C ROOF T.F BUILDING	345.40	-------	345.40
AREA OF PRO. R.C.C ROOF HEAD ROOM BUILDING	-------	14.61	14.61
GRAND TOTAL	1036.20	375.30	1411.50

FLOOR SPACE INDEX (FSI) = CONST. AREA / AREA OF SITE

$\frac{1036.20}{520.00}$ = 1.99 < 2.0

ALL DIMENSION ARE IN METRE

SCALE - 1:100

PARKING DETAILS	REQUIRED	PROVIDED
1 Car Space for every 100 sqm., of Floor area (Including Visitors Parking)	13	13
1 Two Wheeler space for every Floor area	13	13

Dr. S. RANJITH., B.E.Civil.,M.E.(Struct).,Ph.D.,
STRUCTURAL ENGINEER.,
Regn. No : TD/RSEGR-1/2023/00001
36', Ayyappa Colony Junction, Palapalayam Rd,
Karungalam - 638 701, Tiruppur (DT).
Cell : 97888 48449

REGISTERED STRUCTURAL ENGINEER

Er. SURENDRAN.K.V.B.E.,
Registered Engineer Grade-II
Regd No. TD/RE-II/2021/05/001
No.13/1B, Lakshmi Nagar, Kovai Road,
Karungalam-638701.Tiruppur(Dt)TN.

REGISTERED ENGINEER

APPLICANT / OWNER

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.