Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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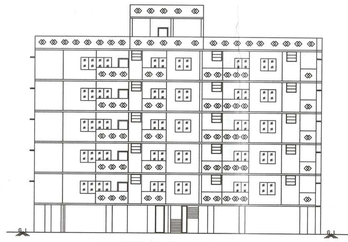
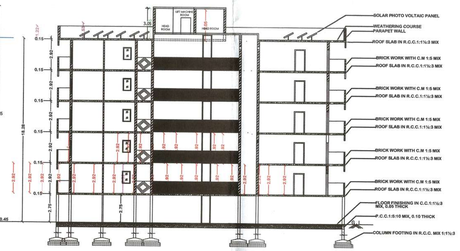
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C TERRACED ROOF RESIDENTIAL APARTMENT BUILDING IN OLD WARD-H,BLOCK-25.27,T.S.NO-33/9,13/2.NEW WARD-AA,BLOCK-66,T.S.NO-129/2,129/3,ANNATHANAPATTI VILLAGE,SALEM CITY MUNICIPAL CORPORATION, SALEM SOUTH TALUK & SALEM DISTRICT.

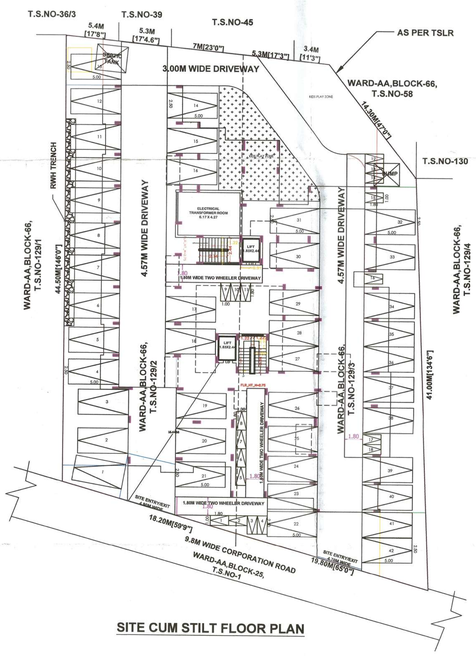
APPLICANT: 1.Mr.O.G.V.GOVINDAVENKATRAMAN.,S/O.O.G.VENKATESAN. 2.Mrs.S.RENUKA.,W/O.O.S.R.SHANMUGAN.
3.Mrs.K.UMARANI.,W/O.ALAGIRIKUMAR. 4.Mrs.T.VIJAYALAKSHMI.,W/O.THANGAVEL.
5.Mr.J.VENKATAKRISHNAN.,S/O.JAYAGOPAL.



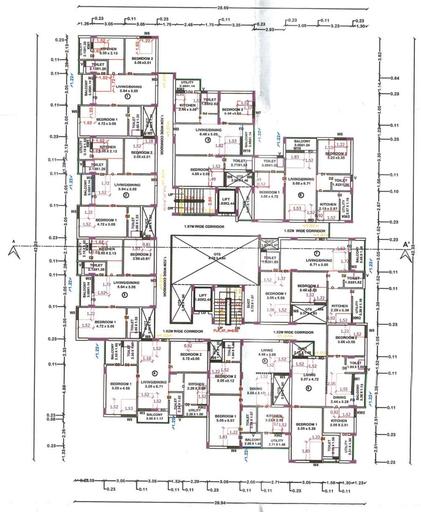
FRONT ELEVATION



CROSS SECTION ON 'AA'

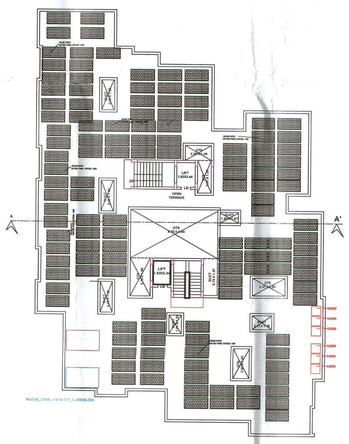


SITE CUM STILT FLOOR PLAN



FIRST,SECOND,THIRD,FOURTH AND FIFTH FLOOR PLAN - TYPICAL

TYPICAL_FLOOR_PLAN=1,2,3,4,5
TYPICAL_FLOOR_PLAN=1,2,3,4,5



TERRACE FLOOR PLAN

FOR OFFICE USE

சேலம் மாநகராட்சி
உண்மைநகல்/அ1 00870/2024 நாள் 26/1/20
உத்தரவின்படி நிபந்தனைகளுக்குட்பட்டு
கட்டிட அனுமதி வழங்கப்பட்டது.
அனுமதி காலம் முதல் முடிய
ஆணையருக்காக
சேலம் மாநகராட்சி.

உண்மை நகல்
ஆணையருக்காக
சேலம் மாநகராட்சி.

SITE APPROVAL

Roc No:SWP/BPA/109303/2024
Site Boundary Shown as "A to E' and numbered as SWP/DTCP/SALEM/
Site Approval No:297/2024

PLANNING PERMISSION

Roc No:SWP/BPA/109303/2024
Planning Permission No:103/2024
This Revised No:294/2024

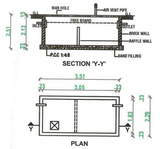
DWELLING AREA DETAILS

FLOOR	UNIT	AREA
BLOCK 1 - TYPICAL FLOOR 1,2,3,4,5	1	74.56 SQ.M
	2	73.82 SQ.M
	3	74.13 SQ.M
	4	82.36 SQ.M
	5	82.36 SQ.M
	6	85.84 SQ.M
	7	82.40 SQ.M
	8	78.55 SQ.M
	9	78.70 SQ.M

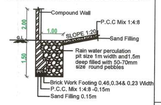
JOINERY DETAILS

REFERENCE	DESCRIPTIONS	SIZE (IN METER)
LD	LIFT DOOR	0.91 X 2.44
MD	MAIN DOOR	1.07 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
FD	FRENCH DOOR	1.10 X 2.13
W	WINDOW	2.13 X 1.52
W1	WINDOW 1	2.05 X 1.55
W2	WINDOW 2	1.72 X 1.52
W3	WINDOW 3	1.52 X 1.52
W4	WINDOW 4	1.22 X 1.83
W5	WINDOW 5	1.22 X 1.52
W6	WINDOW 6	1.49 X 1.52
W7	WINDOW 7	1.18 X 1.52
W8	WINDOW 8	0.92 X 1.83
W9	WINDOW 9	0.81 X 1.83
W10	WINDOW 10	1.83 X 1.52
KW1	KITCHEN WINDOW 1	0.61 X 1.52
KW2	KITCHEN WINDOW 2	0.91 X 1.52
V	VENTILATOR	0.61 X 0.91

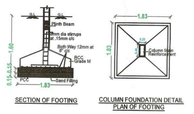
SEPTIC TANK DETAILS :-



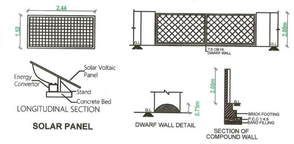
RAINWATER HARVESTING TRENCH:-



FOUNDATION DETAILS:-



COMPOUND WALL & GATE DETAIL:-



AREA DETAILS :

SITE AREA	Sq.M	Sq.Ft
AS PER DOCUMENT	1644.27	17699.00
AS PER PATTA	1648.00	17739.07
SUPERIMPOSED PLOT AREA	1654.19	17805.70

PARTICULARS	FSI	NON FSI	BUILTUP AREA
PROPOSED BUILDING - BLOCK 1			
STILT FLOOR	-	943.02	943.02
FIRST FLOOR	851.22	91.80	943.02
SECOND FLOOR	851.22	91.80	943.02
THIRD FLOOR	851.22	91.80	943.02
FOURTH FLOOR	851.22	91.80	943.02
FIFTH FLOOR	851.22	91.80	943.02
HEAD ROOM	-	30.67	30.67
TOTAL AREA	4256.10	1402.02	5688.79

FLOOR SPACE INDEX (FSI)= $\frac{4256.10}{1644.27}$ =2.588

PLOT COVERAGE (PC)= $\frac{943.02}{1644.27}$ X 100% =57.35 %

COLOUR INDEX

- SITE BOUNDRY SHOWN
- PROPOSED BUILDING SHOWN
- DRIVEWAY SHOWN
- EXISTING ROAD SHOWN

N

PARKING DETAILS

VECHICLE	REQUIRED	PROVIDED
CAR PARKING	42 Nos.	42 Nos.
TWO WHEELER PARKING	17 Nos.	18 Nos.

APPLICANT

1. S.Renuka
2. K.Uma Rani
4. T.Vijayalakshmi

ENGINEERS:-

RTN. ER.P.L.SRINIVASAN, M.E.,
STRUCTURAL ENGINEER
CONSULTING CIVIL ENGINEER
57/26, NARAYANA NAGAR 6TH CROSS,
SALEM-636 015.
SCMC NO: 8/2017-18 SLPA NO:38-RE-1115-RSE-1/2019

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Signature valid
Signed by: Director
Location:null
Date:2024.07.03 10:09:23

Signature valid
Signed by: Assistant Director
Location:Salem
Date:2024.11.17 18:51:29

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

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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.