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RE REGULATORY RECORD

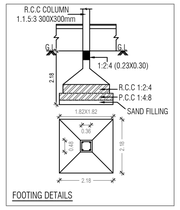
# RERA Document

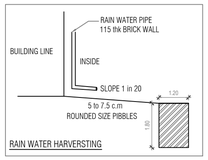
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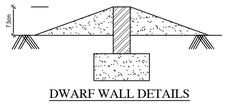
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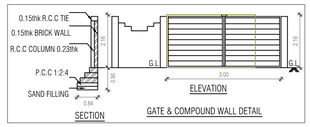
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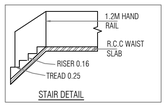
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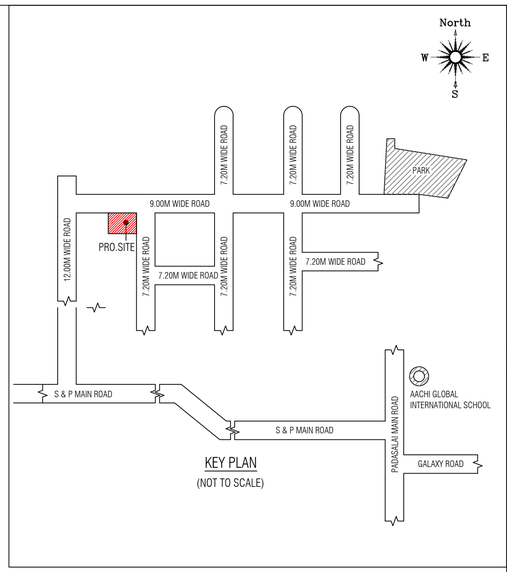




NOTE:-

1.Common STP in Club house area.
2.Common Water tank in Club house area.




CMDA APPROVED LAYOUT - LAYOUT-1 / 0030 / 2025
PLANNING PERMISSION NO: OL-PPD/LO/0168/2025.
PERMIT NO: OL-02161
R.O.C. NO: 5037 / 2025 / F1. Date: 12.05.2026.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR + FIRST FLOOR + SECOND FLOOR DUPLEX RESIDENTIAL BUILDING AT PLOT NO. 5 & 6, AYANAMBAKKAM VILLAGE, COMPRISED IN S.NO. 360/2A PART & 370/1 PART, POONAMALLEE TALUK, THIRUVALLUR DISTRICT, THIRUVERKADU MUNICIPALITY.

APPLICANT / OWNER NAME :-

M/S. S & P FOUNDATION PRIVATE LIMITED

ALL DIMENSIONS ARE IN METER ONLY.

SCHEDULE OF JOINERIES

| | | |
|---|---|---|
| MD | 1.20 X 2.40 | Main Door |
| D33 | 1.00 X 2.40 | Door |
| D3 | 0.90 X 2.40 | Door |
| D29A | 0.84 X 2.25 | Door |
| O33 | 0.90 X 2.40 | Opening |
| KW4 | 1.20 X 0.90 | Kitchen Window |
| W4 | 1.20 X 1.20 | Headroom Window |
| FW3 | 0.90 X 2.10 | French Window |
| FW6 | 1.83 X 2.10 | French Window |
| FW6A | 1.83 X 2.10 | French Window |
| FD8 | 1.83 X 2.10 | French Door |
| FG9 | 2.54 x 2.85 | Fixed Glass |
| FD8 | 3.00 x 2.40 | French Window |
| V3 | 0.90 X 0.90 | Ventilator |
| V25 | 0.75 X 0.90 | Ventilator |
| SW66 | 1.98 X 0.90 | Staircase window |

SPECIFICATION:

1. P.C.C 1:5:10 FOR FOUNDATION.
2. P.C.C 1:4:8 FOR FLOOR CONCRETE.
3. .23M THICK BRICK WALL IN CEMENT MORTAR 1:6
4. ALL R.C.C WORKS IN 1:2:4 MIX
5. WALL PLASTERING IN C.M 1:4
6. CEILING PLASTERING IN C.M 1:3
7. VITRIFIED TILE FLOORING SET IN C.M 1:3
8. ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD.

AREA STATEMENT:

| | | |
|---|---|---|
| PLOT EXTENT | | |
| SITE EXTENT | 330.07 Sq.M | ( 3552.87 Sq.ft) |
| GROUND FLOOR AREA | 135.88 Sq.M | ( 1462.61 Sq.ft) |
| FIRST FLOOR AREA | 196.13 Sq.M | ( 2111.14 Sq.ft) |
| SECOND FLOOR AREA | 139.47 Sq.M | ( 1501.26 Sq.ft) |
| TOTAL FLOOR AREA | 471.48 Sq.M | ( 5075.01 Sq.ft) |
| PLOT COVERAGE | : 64.57 % | F.S.I :1.428 |
| HEAD ROOM AREA | 17.79 Sq.M | ( 191.49 Sq.ft) |
| GROUND FLOOR PARKING AREA | 77.26 Sq.M | ( 831.63 Sq.ft) |
| TOTAL BUILT-UP AREA | 566.53 Sq.M | ( 6098.13 Sq.ft) |

COLOUR INDEX:
PROPOSED
BOUNDARY
ROAD

SCALE :
1:100 , N.T.S

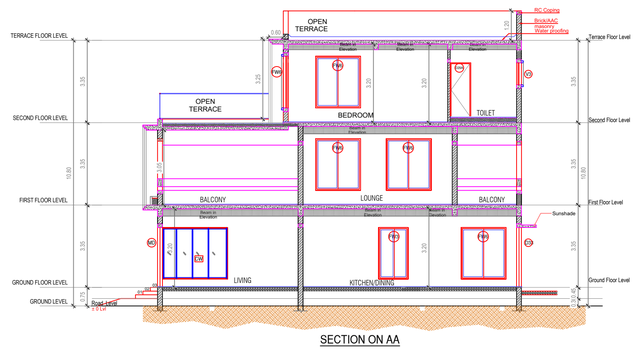
For S&P Foundation Private Limited
Authorized Signatory

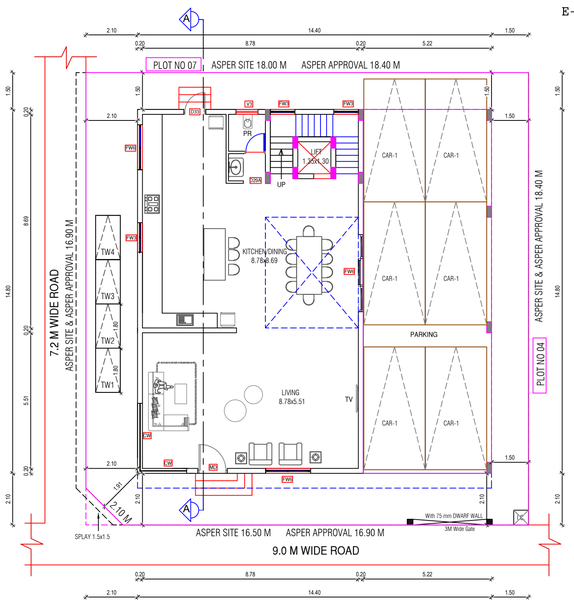
SIGNATURE OF OWNER:

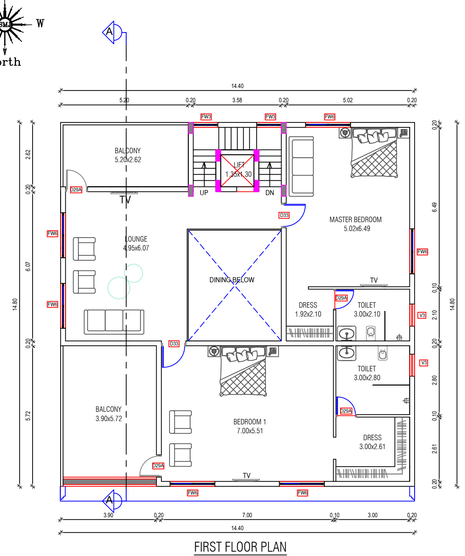
S. MURALI, BE.,
RE Grade-I, Thiruverkadu Municipality,
RE No:015/LS/2025/00001
SMJ PLANNER
No. 16, Sivan Koil Street, Thiruverkadu,
Chennai-77. Contact : 9941426455
Email : smjplanner@gamil.com

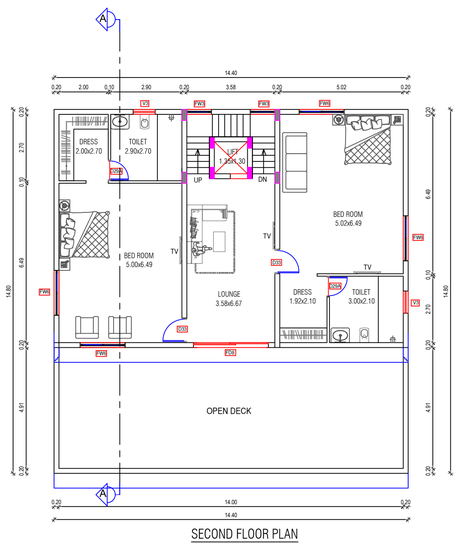
REGISTERED ENGINEER / LICENSED SURVEYOR SIGNATURE:
SMJ PLANNER - THIRUVERKADU. +91 9941426455.

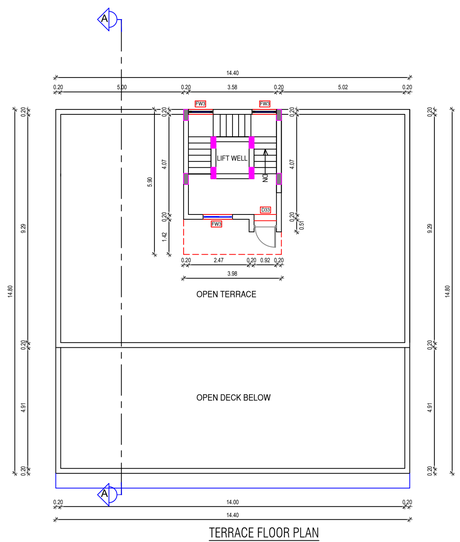



ड No: 015/CP/26-27/0008736,BP No: 015/BL/2026/00117

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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OMR Thoraipakkam,
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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.