Verified RealEstate™

RE REGULATORY RECORD

RERA Document

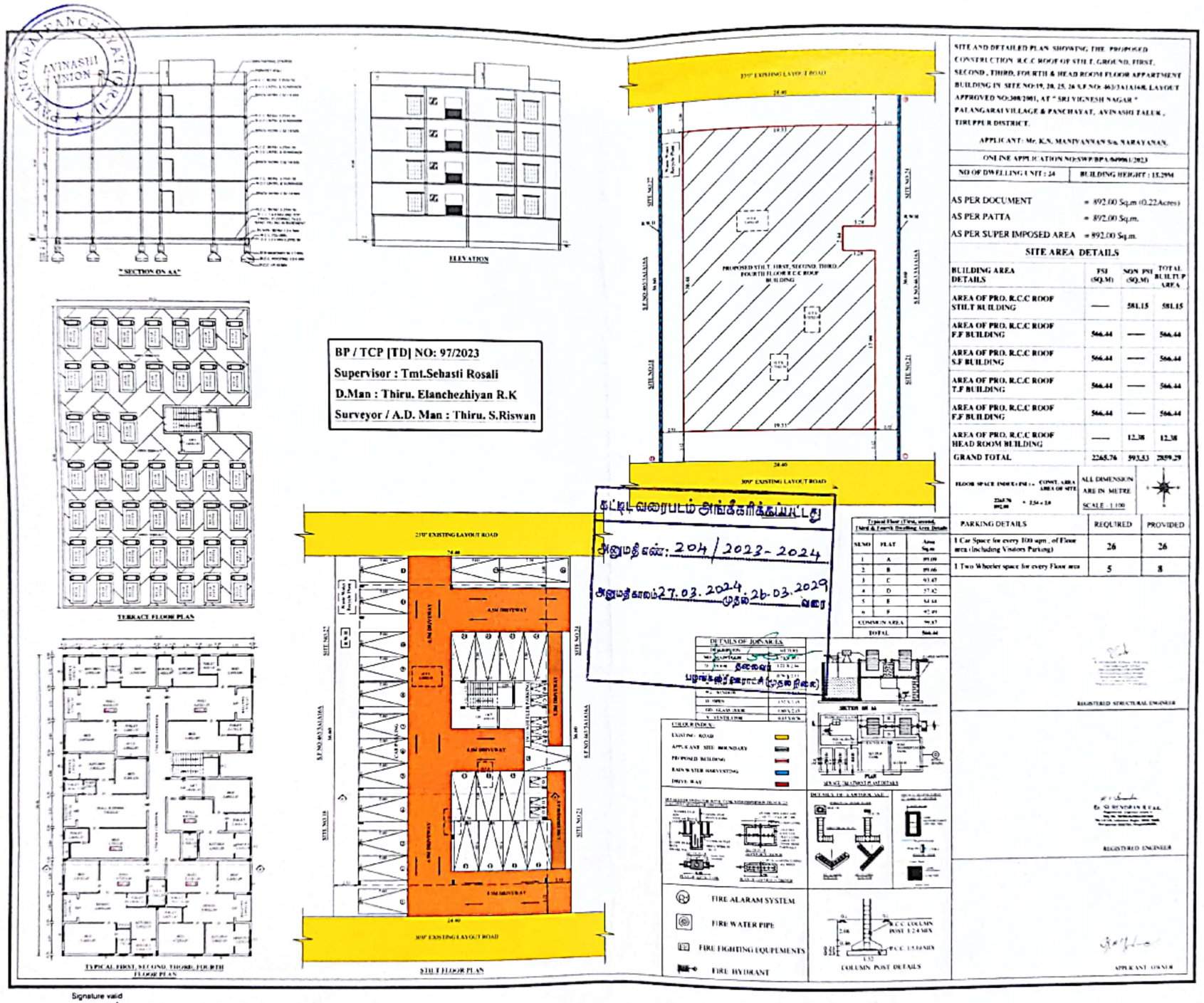
The document as the regulator published it, reproduced in full behind this page.

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

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

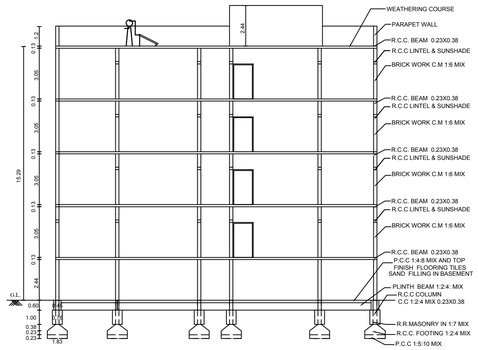
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

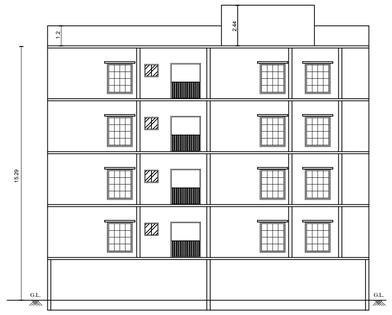


Signature valid

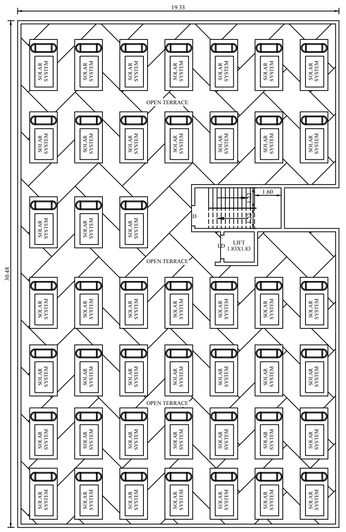
Scanned with OKEN Scanner



" SECTION ON AA"



ELEVATION



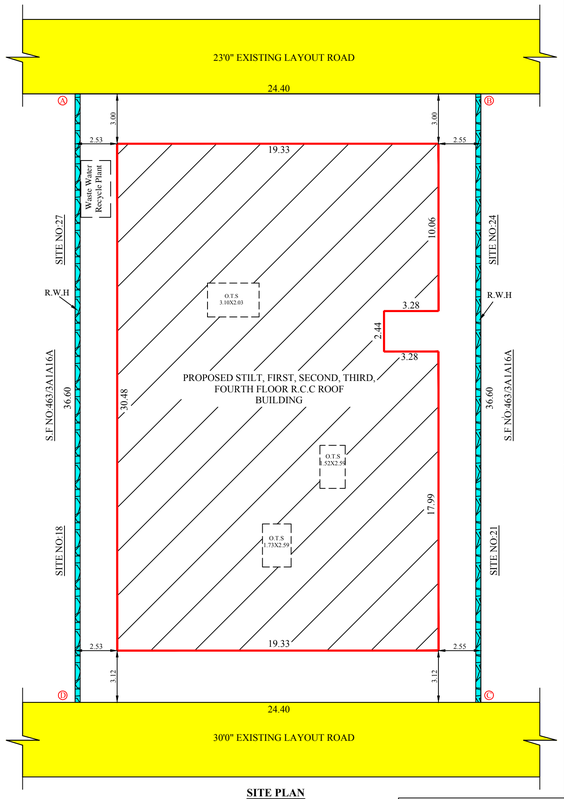
TERRACE FLOOR PLAN

BP / TCP [TD] NO: 97/2023

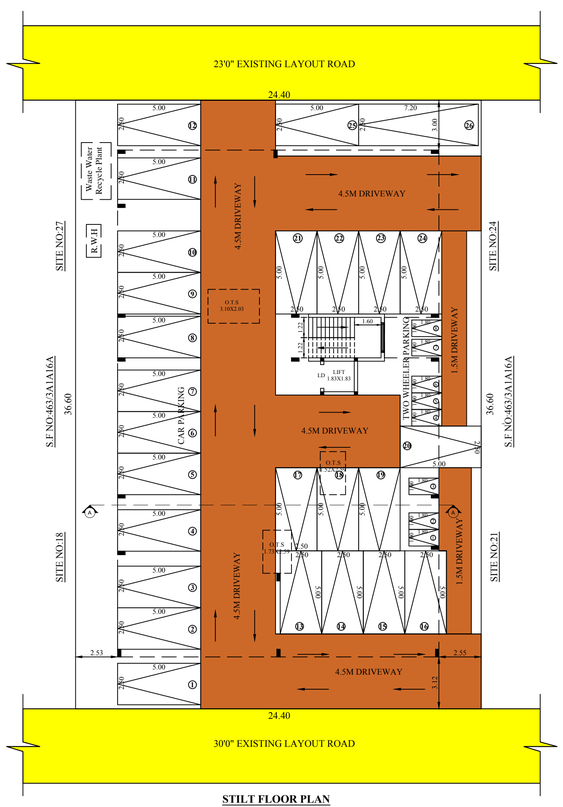
Supervisor : Tmt.Sebasti Rosali

D.Man : Thiru. Elanchezhiyan R.K

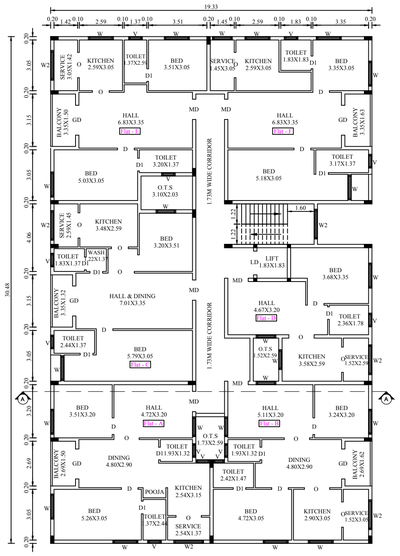
Surveyor / A.D. Man : Thiru. S.Riswan



SITE PLAN



STILT FLOOR PLAN



TYPICAL FIRST, SECOND, THORD, FOURTH FLOOR PLAN

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION R.C.C ROOF OF STILT, GROUND, FIRST, SECOND , THIRD, FOURTH & HEAD ROOM FLOOR APPARTMENT BUILDING IN SITE NO:19, 20, 25, 26 S.F.NO: 463/3A1A16B, LAYOUT APPROVED NO:308/2001, AT " SRI VIGNESH NAGAR " PALANGARAI VILLAGE & PANCHAYAT, AVINASHI TALUK , TIRUPPUR DISTRICT.

APPLICANT: Mr. K.N. MANIVANNAN S/o. NARAYANAN.

ONLINE APPLICATION NO:SWP/BPA/049061/2023

NO OF DWELLING UNIT : 24	BUILDING HEIGHT : 15.29M

AS PER DOCUMENT = 892.00 Sq.m (0.22Acres)

AS PER PATTA = 892.00 Sq.m.

AS PER SUPER IMPOSED AREA = 892.00 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	-------	581.15	581.15
AREA OF PRO. R.C.C ROOF F.F BUILDING	566.44	-------	566.44
AREA OF PRO. R.C.C ROOF S.F BUILDING	566.44	-------	566.44
AREA OF PRO. R.C.C ROOF T.F BUILDING	566.44	-------	566.44
AREA OF PRO. R.C.C ROOF F.F BUILDING	566.44	-------	566.44
AREA OF PRO. R.C.C ROOF HEAD ROOM BUILDING	-------	12.38	12.38
GRAND TOTAL	2265.76	593.53	2859.29

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

2265.76 / 892.00 = 2.54 < 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)	26	26
1 Two Wheeler space for every Floor area	5	8

Typical Floor (First, second, Third & Fourth Dwelling Area Details

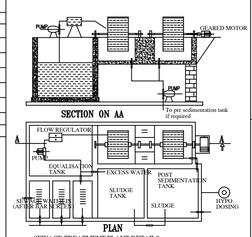
SLNO	FLAT	Area Sq.m
1	A	89.09
2	B	89.66
3	C	93.47
4	D	57.42
5	E	84.44
6	F	92.49
COMMON AREA		59.87
TOTAL		566.44

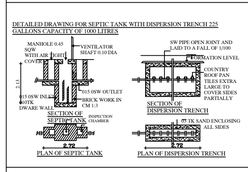
DETAILS OF JOINARIES.

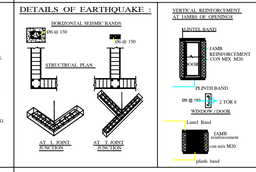
DESCRIPTION	METERS
MD - MAIN DOOR	1.22 X 2.13
D - DOOR	1.22 X 2.44
D1 - DOOR	0.76 X 2.13
W - WINDOW	1.52 X 1.83
W2 - WINDOW	1.80 X 2.13
O - OPEN	1.52 X 2.13
GD - GLASS DOOR	1.80 X 2.13
V - VENTILATOR	0.83 X 0.76

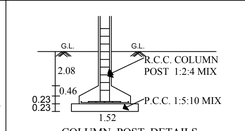
COLOUR INDEX:-

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









COLUMN POST DETAILS

FIRE ALARAM SYSTEM

FIRE WATER PIPE

FF FIRE FIGHTING EQUPEMENTS

FIRE HYDRANT

R. GOVINDARAJ M.E(Struct)., A.M.I.E., A.I.V.
CHARTERED Eng.(M) 167710.3
CMDA Structural Eng.& EOR 3170/09/173
TPK Structural Eng.& EOR 3278/10/041
ISO 14001:2015 Certified
Kongu Main Road, Tirupur. T. PH : 9092808613

REGISTERED STRUCTURAL ENGINEER

Er. SURENDRAN.R.V.B.E.,
Registered Engineer Grade-II
Reg No. TD/WE-II/2321/09/001
No.13/1B, Lakshimi Nagar, Kovai Road,
Kangayam-638701,Tirupur(Dt)TN.

REGISTERED ENGINEER

APPLICANT / OWNER

Signature Not Verified
Signed by Assistant Director
Location: Tiruppur
Date:2023.11.20 11:37:56

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.