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RE REGULATORY RECORD

RERA Document

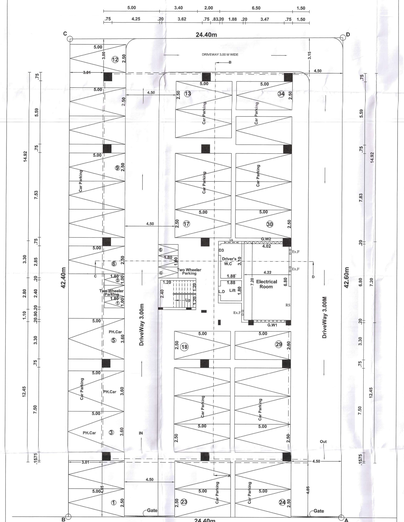
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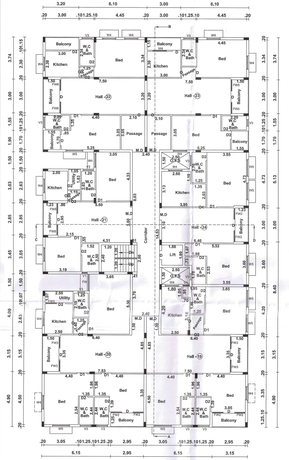
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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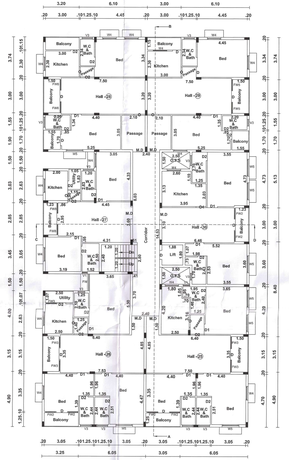
DIGITALLY VERIFIED RECORD



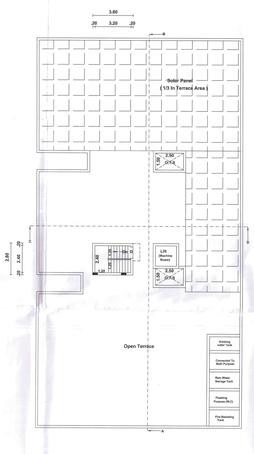
PRO.STILT FLOOR PLAN



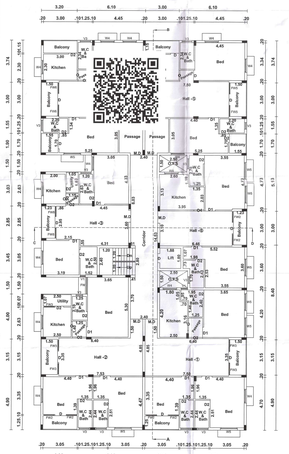
PRO.FOURTH FLOOR PLAN



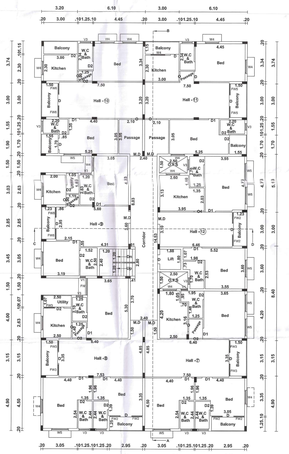
PRO.FIFTH FLOOR PLAN



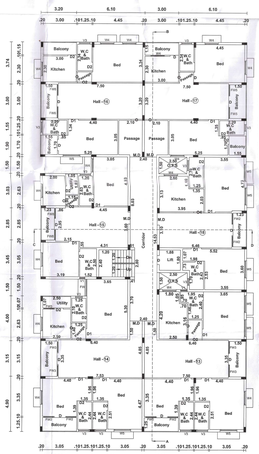
PRO.TERRACE FLOOR PLAN



PRO.FIRST FLOOR PLAN



PRO.SECOND FLOOR PLAN



PRO.THIRD FLOOR PLAN

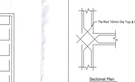
Sectional Plan
Beam I/S Beam
NOT FOR SCALE

PLINTH BOUNDARY PERCOLATION PIT
SCALE (1:50)

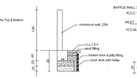
SEPTIC TANK AND TRENCH

Details Of Solar Water Heater (NTS)

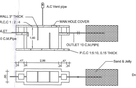
RAINWATER HARVESTING



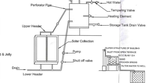
Bore and Filler Bed



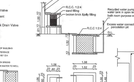
Beam d/c



COLUMN DETAIL



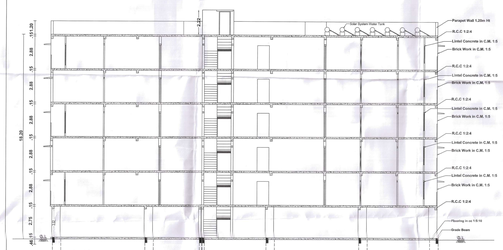
Details of Thunder & Lightening Arrester



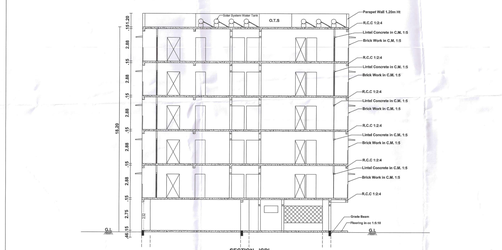
PERCOLATION PIT FOR 10NOs.in
(Scale:- 1:50)



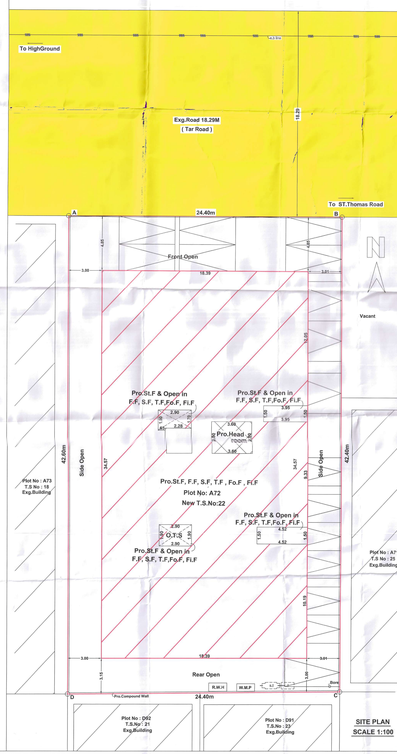
ELEVATION



SECTION - 'AB'



SECTION - 'CD'



SITE PLAN
SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 30 DWELLING UNITS HOUSE BUILDING IN PLOT NO : A-72 , 5TH CROSS STREET, MAHARAJA NAGAR, APPROVED LAYOUT NO: I, P.HO.T.P NO:56/02 , NEW T.S.NO:22 T.S.WARD :BS , BLOCK :09 , (OLD T.S.NO:88, T.S.WARD :BS, BLOCK :9), OLD S.NO: 318 & 339/2 PART , V.M CHATHIRAM VILLAGE , PALAYAMKOTTAI WARD OFFICE , TIRUNELVELI CITY MUNICIPAL CORPORATION.

ORDINARY BUILDING — All Dimension Are In Meter, Scale 1:100

AREA DETAILS :-

	Sq.M	Sq.Ft
Site Area (As per T.S.C.No. 14630)	1037.00	11162
Pro.Stilt Floor Area	635.02	6844
Pro.First Floor Area		
Building Area : 623.00 Sq.Mt	615.58	6626
Void Roof ( ) : 7.50 Sq.Mt		
Pro.Second Floor Area		
Building Area : 623.00 Sq.Mt	615.58	6626
Void Roof ( ) : 7.50 Sq.Mt		
Pro.Third Floor Area		
Building Area : 623.00 Sq.Mt	615.58	6626
Void Roof ( ) : 7.50 Sq.Mt		
Pro.Fourth Floor Area		
Building Area : 623.00 Sq.Mt	615.58	6626
Void Roof ( ) : 7.50 Sq.Mt		
Pro.Fifth Floor Area		
Building Area : 623.00 Sq.Mt	615.58	6626
Void Roof ( ) : 7.50 Sq.Mt		
Pro.Head Room Area	10.05	109
Open Area	421.18	4374
Total Pro. S.F, F.F, S.F, T.F Fo.F, F.F & S.F Area	3723.80	40093
FSI Area	3109.72	33473

JOINERY DETAILS:-

R.S	- Rolling Shutter	3.65 x 2.10
M.D	- Main Door	1.10 x 2.10
D	- Door	1.00 x 2.10
D1	- Door	0.90 x 2.10
DJ	- Door	0.75 x 2.10
D3	- Door	0.93 x 2.10
C	- Open	1.00 x 2.10
O2	- Open	1.25 x 2.10
O3	- Open	1.50 x 2.10
O4	- Open	1.80 x 2.10
L.D	- Lift Door	1.80 x 2.10
FW	- Window	1.00 x 1.80
FW2	- Window	0.89 x 1.80
FW3	- Window	1.05 x 1.80
FW6	- Window	0.85 x 2.00
FW5	- Window	0.95 x 1.80
FW8	- Window	0.90 x 1.80
FW7	- Window	0.75 x 1.80
FW9	- Window	0.60 x 1.80
W	- Window	1.20 x 1.50
WS	- Window	1.02 x 1.50
V4	- Ventilation	1.22 x 0.60
V3	- Ventilation	0.90 x 0.60
V1	- Ventilation	0.47 x 1.20
G.W1	- Grill Window	1.00 x 1.50
G.W2	- Grill Window	3.47 x 1.50
G.W3	- Grill Window	1.10 x 1.50
EXF	- Exhaust Fan	

FLOOR AREA SLNTO

SLF (Electrical Room) = 7.7 + 5.2 + 7.7 + 7.7 + 7.7 = 41.2

Total Area
31.62 + 615.58 + 615.58 + 615.58 + 615.58 + 615.58
3709.72

Road 18.29 m
Proposed Car Parking = 27 Car + 3 Two Wheelers
10 % Visitors Car Parking = 3 Car + 1 Two Wheelers
Total Required Car Parking = 30 Car + 4 Two Wheelers
Total Available Car Parking = 34 Car + 6 Two Wheelers

Area Details	Pro.Stilt Floor Area	Pro.First Floor Area	Pro.Second Floor Area	Pro.Third Floor Area	Pro.Fourth Floor Area	Pro.Fifth Floor Area	Pro.Head Room Area	Total Area
Pro. SB Floor Area	635.02						10.05	645.07
Pro. Stilt Floor Area		615.58						615.58
Pro. First Floor Area		615.58						615.58
Pro. Second Floor Area		615.58						615.58
Pro. Third Floor Area		615.58						615.58
Pro. Fourth Floor Area		615.58						615.58
Pro. Fifth Floor Area		615.58						615.58
Total Area	3109.72	874.08	3723.80

Notes
Waste Water Used for Garden.
Rain Water harvesting Details Provided
Solar System Water bank provided
Water Tank Capacity 10000 Ltrs
Rainwaters drain to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from kitchen and bath & French connected to septic tank provided
Solid waste bak to be Provided
V/ Vent provided in washbasin to prevent curb breading of water seal in traps
As per B.O.W.S.No : 347 / dated: 05.11.2004

LEGENDS :-

- Site Boundary
- Exg. Road
- Proposed Building

SITE AREA DETAILS:-

As Per Document Area = 1040.01 Sq.mt.
As Per T.S.L.R. Area = 1037.00 Sq.mt.
As Per Paper Notification = 11162.00 Sq.ft.
Total Land Area Taken For Plan = 1037.00 Sq.mt.

DWELLING UNIT PARKING CALCULATION:-

Dwelling Unit with Floor Area with 75 - 145.00 Sq.m = 1 Car space
Dwelling Unit with Floor Area with 90 - 75.00 Sq.m = 1 Two Wheeler

Floor Name	Dwelling Reference	Single / Double	Dwelling Area	Required Parking
First Floor	1	Single	115.43 Sq.M	1 Car Space
	2	Single	115.43 Sq.M	1 Car Space
	3	Single	72.73 Sq.M	1 Two Wheeler
	4	Single	93.29 Sq.M	1 Car Space
	5	Single	93.21 Sq.M	1 Car Space
	6	Single	93.21 Sq.M	1 Car Space
	7	Single	93.29 Sq.M	1 Car Space
Second Floor	Dwelling Reference	Single / Double	Dwelling Area	Required Parking
	8	Single	115.43 Sq.M	1 Car Space
	9	Single	115.43 Sq.M	1 Car Space
	10	Single	72.73 Sq.M	1 Two Wheeler
	11	Single	93.29 Sq.M	1 Car Space
	12	Single	93.21 Sq.M	1 Car Space
	13	Single	93.29 Sq.M	1 Car Space
Third Floor	Dwelling Reference	Single / Double	Dwelling Area	Required Parking
	14	Single	115.43 Sq.M	1 Car Space
	15	Single	72.73 Sq.M	1 Two Wheeler
	16	Single	93.29 Sq.M	1 Car Space
	17	Single	93.21 Sq.M	1 Car Space
	18	Single	93.29 Sq.M	1 Car Space
Fourth Floor	Dwelling Reference	Single / Double	Dwelling Area	Required Parking
	19	Single	115.43 Sq.M	1 Car Space
	20	Single	114.91 Sq.M	1 Car Space
	21	Single	72.73 Sq.M	1 Two Wheeler
	22	Single	93.29 Sq.M	1 Car Space
	23	Single	93.21 Sq.M	1 Car Space
	24	Single	93.29 Sq.M	1 Car Space
Fifth Floor	Dwelling Reference	Single / Double	Dwelling Area	Required Parking
	25	Single	115.43 Sq.M	1 Car Space
	26	Single	114.91 Sq.M	1 Car Space
	27	Single	72.73 Sq.M	1 Two Wheeler
	28	Single	93.29 Sq.M	1 Car Space
	29	Single	93.21 Sq.M	1 Car Space
	30	Single	93.29 Sq.M	1 Car Space

Required Car Parking = 30 Car + 4 Two Wheelers
Total Provided Car Parking = 34 Car + 6 Two Wheelers

Signature would

Contruction Engineer

Structural Engineer

Applicant

PP/SP/T.P.A No: SWP / 67 / 2024

FILE NO: SWP / BPA / 212204 / 2024

Office Use

Registered Engineer/Architect

30 / 2024
14 / 01 / 2024

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,
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.