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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+91 9996 12 9996
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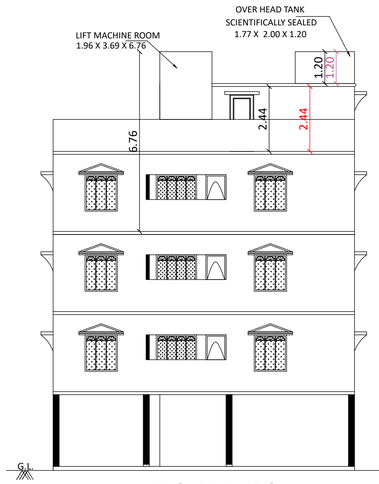
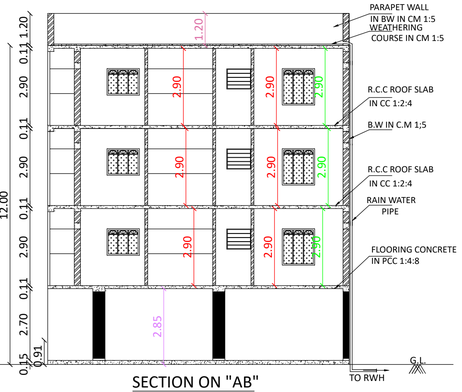
DIGITALLY VERIFIED RECORD



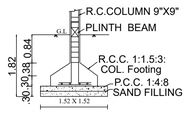
FRONT ELEVATION



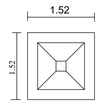
SECTION ON "AB"

LAYOUT PLAN APPROVED BY CMDA VIDE IN

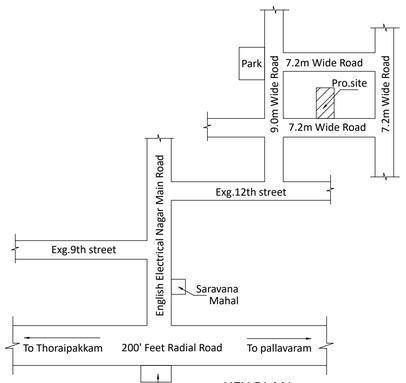
OL-P.P.D/ L.O NO:0028/2026



FOUNDATION DETAIL



FOUNDATION PLAN



KEY PLAN
(N.T.S)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING, AT PLOT NOs:17 & 18, IN T.S. NO:6/3, BLOCK NO:25, WARD NO:G, (S.NO:37), NEMILICHERY VILLAGE, PALLAVARAM TALUK, CHENGALPET DISTRICT, ZONE -III, TAMBARAM CITY MUNICIPAL CORPORATION LIMIT.

OWNER NAME:M/S.MP DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED

SCALE - 1:100

JOINERY DETAILS

TYPE	METRIC		DESCRIPTION
	WIDTH	HEIGHT	
MD	1.00	2.13	T.W FRAMED MARINE PLY. PANELLED DOOR.
D1	0.91	2.13	T.W FRAMED MARINE PLY. PANELLED DOOR TO DETAIL.
D2	0.76	2.13	T.W FRAMED MARINE PLY. PANELLED DOOR TO DETAIL.
W	1.22	1.37	T.W FRAMED PANELLED OPENABLE WINDOW WITH 3 EQL SHUTTERS
W1	1.22	1.00	T.W FRAMED PANELLED OPENABLE WINDOW WITH 3 EQL SHUTTERS
W2	1.52	1.37	T.W FRAMED PANELLED OPENABLE WINDOW WITH 3 EQL SHUTTERS
OP	0.91	2.13	OPENING
V	0.91	0.76	T.W FRAMED GLAZED SPLIT TYPE VENTILATOR TO DETAIL.
G/G	1.00	2.13	GRILL GATE
J	1.22	1.37	JALLY
C/G	1.00	2.13	COLLAPSIBLE GATE

AREA DETAIL:-

PLOT NO:17	- 1318 SQ.FT
PLOT NO:18	- 1318 SQ.FT
TOTAL	- 2636 SQ.FT

AREA DETAILS	SQMT	SQFT
PLOT AREA (As per Document)	244.89	2636.00
PRO. F.FLOOR	159.43	1716.00
PRO. S.FLOOR	159.43	1716.00
PRO. T.FLOOR	159.43	1716.00
TOTAL	478.29	5148.00
F.S.I - 1.95		
NON-F.S.I AREA		
PRO. STILT FLOOR	159.43	1716.00
PRO. HEADROOM	13.19	142.00
PRO. LIFT ROOM	3.00	32.00
TOTAL	175.62	1890.00

COLOUR INDEX

PROPOSED

ROAD

BOUNDARY

NOTE:-

NO. OF FLOOR :- STILT + 3

NO. OF DWELLING :- 6

OWNER:-

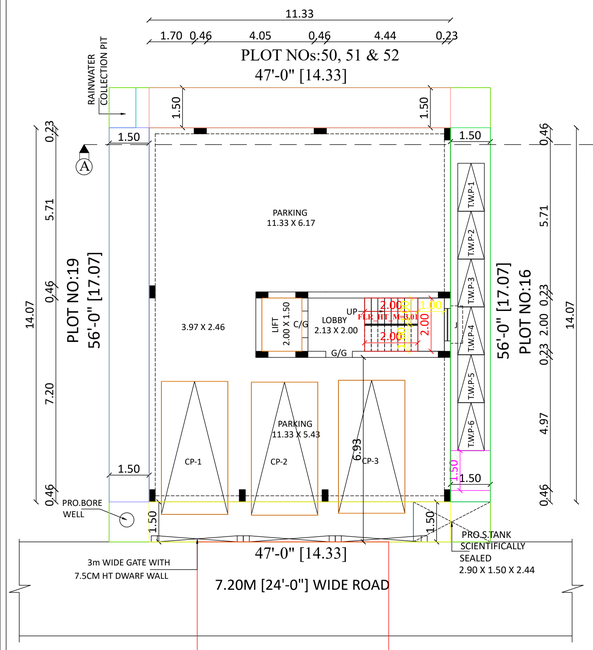
For MP DEVELOPERS AND CONSTRUCTIONS PRIVATE LIMITED

DIRECTOR

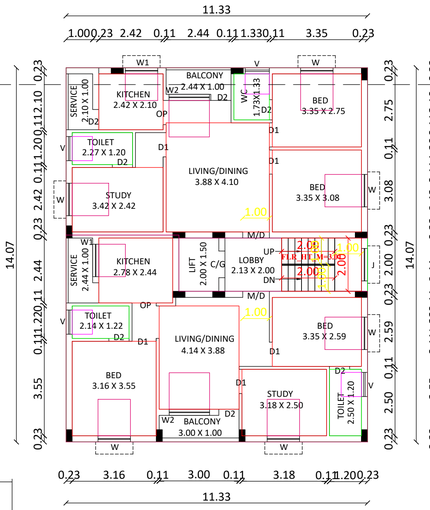
REGISTERED ENGINEER:-

Ln.T.ARUL YOHARAJ,M.Tech.,(ST),LLB
Registered Engineer
Reg No.RE / GR-II/19/03/014
Chennai Metropolitan Development Authority
Emmanuel Planners, Ph:044 - 22291919
No.15,Sri Ranganathan Nagar,
Near Bharath Engg.College, Chennai-600 073.
Cell : 9381032266

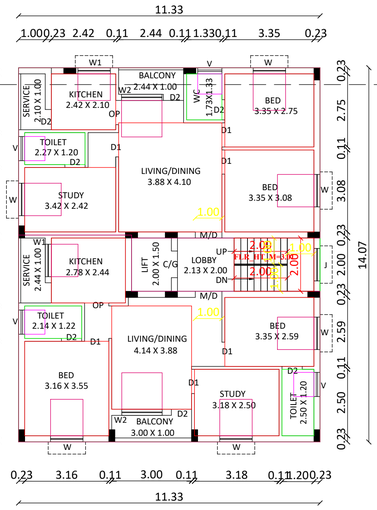
Ref.no-23 [14.05.2026]



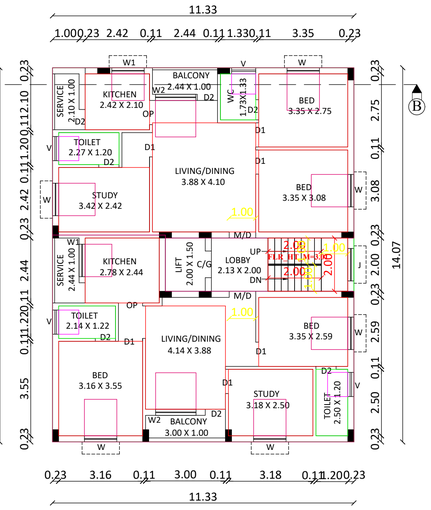
SITE CUM PRO.STILT FLOOR PLAN



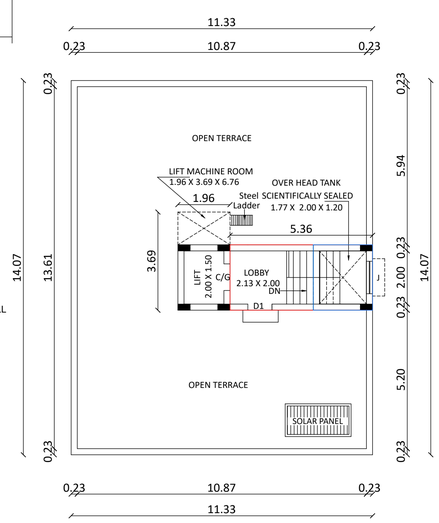
PRO.FIRST FLOOR PLAN



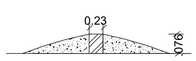
PRO.SECOND FLOOR PLAN



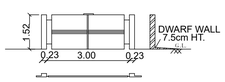
PRO.THIRD FLOOR PLAN



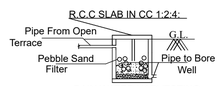
TERRACE FLOOR PLAN



DWARF WALL DETAIL

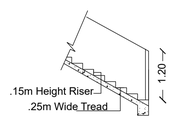


GATE PLAN & ELEVATION

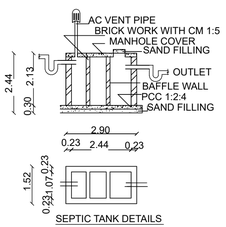


RAIN WATER HARVESTING
DETAIL

SOLAR WATER
HEATING SYSTEM



STAIRCASE DETAILS



SEPTIC TANK DETAILS

No: 009/CP/26-27/0029717,BP No: 009/BL/2026/03/022/00520

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.