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RE REGULATORY RECORD

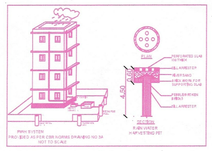
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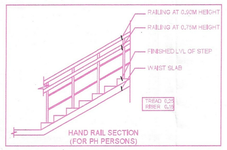
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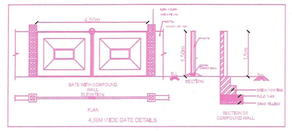
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Verified RealEstate™
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SEPTIC TANK+UPFLOW FILTER CALCULATION

Design of Septic tank with up flow filter

No of Dwelling Units = 49 Units

No. of Users per Dwelling Per Unit = 05 Numbers

No. of Users Assuming as 49 X 5 = 245 Nos.

Assuming 2 Fixtures per toilets. hence = 245 X 2 = 490 Units.

Per Hour Discharge is = 490 X 6 = 2940 L.

Septic Tank:

Surface Area needed = 2940 X 0.092 = 270.48 say 270 M²

Volume of Sedimentation

Assuming 0.30m depth = 270 X 0.3 M = 81.00 M³

For Digestion = 270 X 0.092 = 8.64 M³

For Sludge Storage = 270 X 121/0.0002 = 1.62 M³

Free board for Sludge = 270 X 0.3M = 81.00 M³

Depth = V / V = = 1.50M

SIZE OF SEPTIC TANK = 18.00 / 5.00 X 6.00

Up flow Filter:

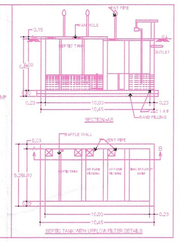
Liquid depth of septic tank = 2.5m

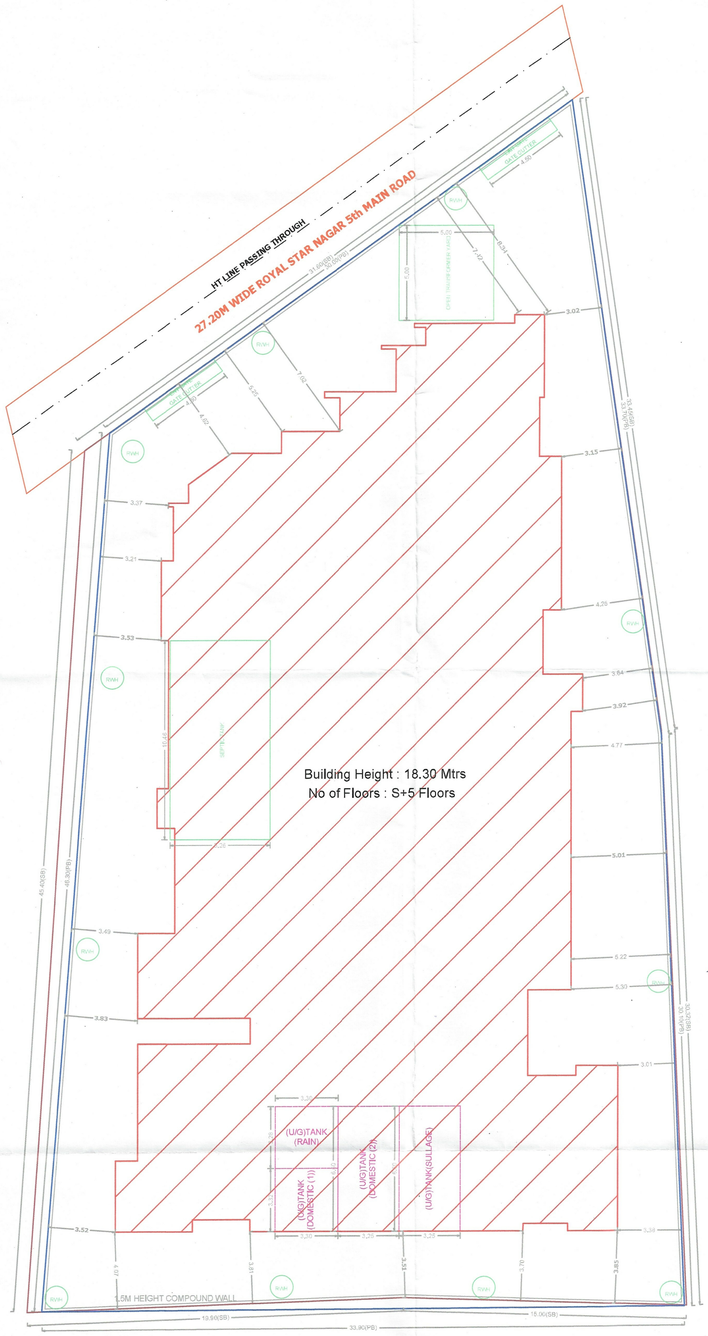
Up flow filter depth / Allowing 0.30m as Free board 1.4 + 0.3 = 1.10m

Area needed = 1.10 / 1.10 = 1.0m

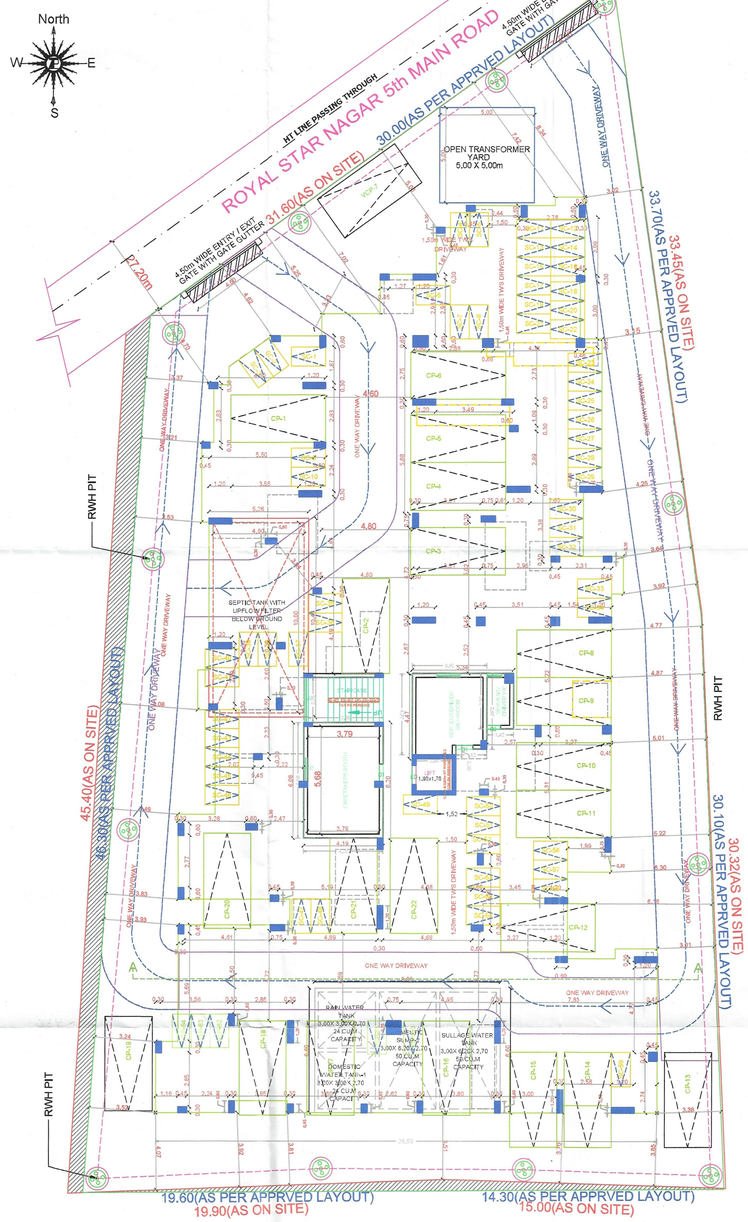
Size of Up flow filter 2.0 X 2.0

Up flow = 1.0 X 2.0 X 1.5M = 2 Nos.

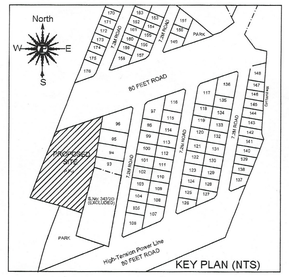




SITE PLAN



SITE CUM STILT FLOOR PLAN



Location plan (Taken as per User Inputs)

FLOOR NAME	SHEET NO. 1 / 2

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR (PARKING) + 4 FLOORS + 5 TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT -18.30M) WITH 49 DWELLING UNITS AFFORDABLE HOUSING UNITS (ASSOCIATION ROOM AT 5 TH FLOOR) AT PUBLIC PURPOSE PLOT-I IN PPD/LO.NO.38/2017, 5TH MAIN ROAD, ROYAL STAR NAGAR, AYAPAKKAM, CHENNAI600 077, COMPRISED IN S. NO. 343/2B1 PART, 343/2E1 PART, 343/2E2 PART, 345/1A PART, AND 345/1B PART OF AYAPAKKAM VILLAGE WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION

A) AREA STATEMENT:	SQ.M.
AREA AS PER PATTA	7900.00
AREA AS PER DOCUMENT	5859.20
CMDA APPROVED LAYOUT	1637.80
AREA CONSIDERED FOR FSI	1637.80
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4246.86
FSI FACTOR	2.593
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

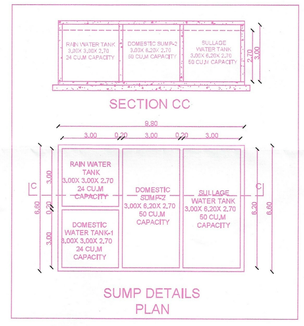
VEHICLE	REQUIRED	PROVIDED
LORRY	-	9
CAR	11	22
TWO WHEELER	54	64
CYCLE	-	0

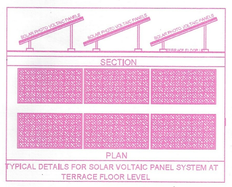
FLOOR WISE FSI STATEMENT: A (S+5_RESIDENTIAL)

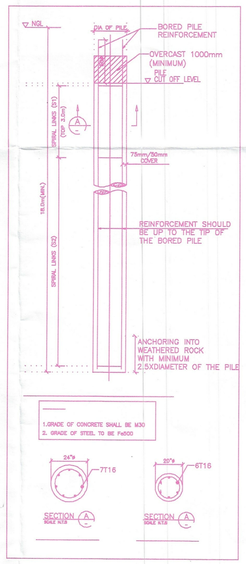
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	853.94	0.00	0.00	10	853.94
SECOND FLOOR	0.00	853.94	0.00	0.00	10	853.94
THIRD FLOOR	0.00	853.94	0.00	0.00	10	853.94
FOURTH FLOOR	0.00	853.94	0.00	0.00	10	853.94
FIFTH FLOOR	0.00	831.10	0.00	0.00	9	831.10
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4246.86	0.00	0.00	49	4246.86

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (S+5_RE...)		0.00	4246.86	0.00	0.00	49	4246.86
Total		0.00	4246.86	0.00	0.00	49	4246.86







APPROVAL CONDITION

Special Officer / Block Development Officer (V.P.) 1/7/25
.....Ayapakkam.....Panchayat
Villivakkam Panchayat Union

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule 71(2)(bii), 2019 is subject to final outcome of the W.P., (MD) No.4184 of 2019 and WMP (MD) No.4184 & 5813 of 2019.

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building/ Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

Signature valid
Digitally Signed by
Registered Engineer Grade II
POOVENDRAN
Sign Date: 09/10/2025 10:53:58 AM

Applicants (Owner / Developer / Power of Attorney)

QR CODE

ARCH_E_(36.00_x_48.00_Inches)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

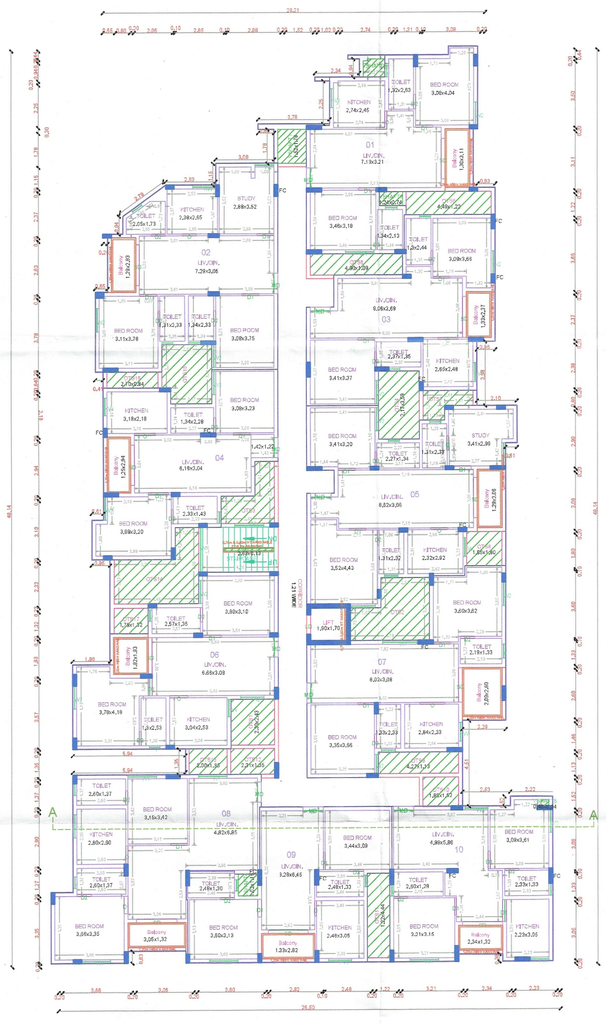
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR (PARKING) + 4 FLOORS + 5 TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT -18.30M) WITH 49 DWELLING UNITS AFFORDABLE HOUSING UNITS (ASSOCIATION ROOM AT 5 TH FLOOR) AT PUBLIC PURPOSE PLOT-I IN PPD/LO.NO.38/2017, 5TH MAIN ROAD, ROYAL STAR NAGAR, AYAPAKKAM, CHENNAI600 077, COMPRISED IN S. NO. 343/2B1 PART, 343/2E1 PART, 343/2E2 PART, 345/1A PART, AND 345/1B PART OF AYAPAKKAM VILLAGE WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION



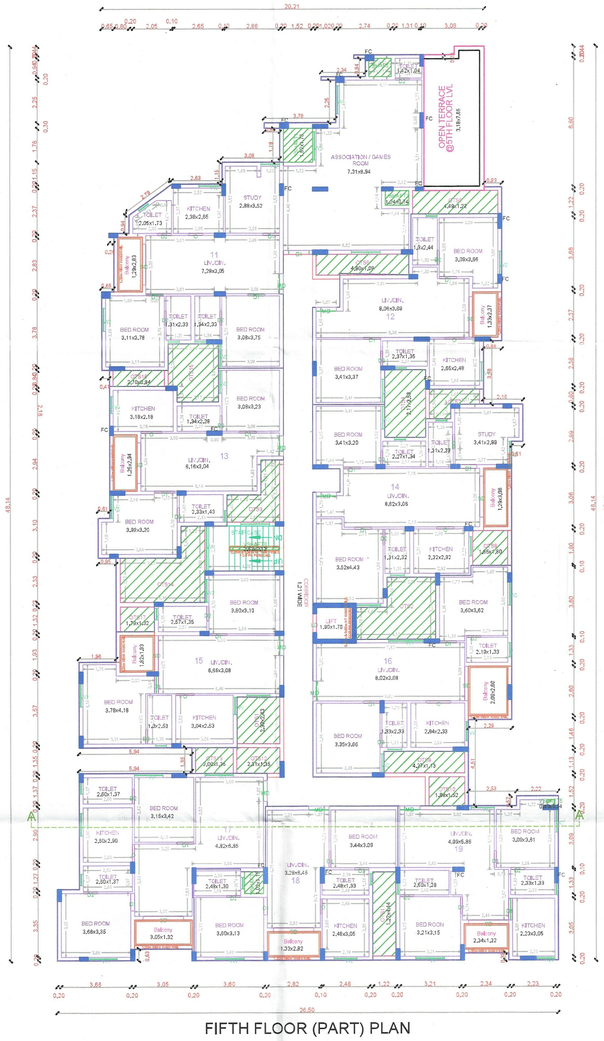
FRONT ELEVATION



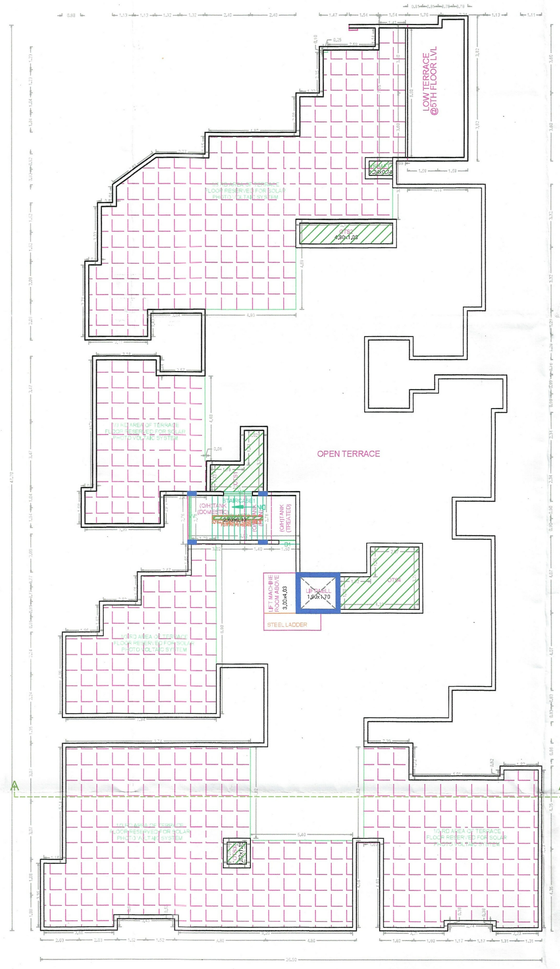
SECTION-AA



TYPICAL - 1- 4 FLOOR PLAN



FIFTH FLOOR (PART) PLAN



TERRACE FLOOR PLAN

Special Officer / Block Development Officer (V.P.)
Ayapakkam Panchayat
Villivakkam Panchayat Union

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

This Planning Permission issued under How Rule TNCDBR, 2019 is subject to the conditions in G.O.(Ms) No.84 (MA & WS) dt.12.11.2019 and GO(Ms) (MD) No.86 dt.19.11.2019.

Applicants (Owner / Developer / Power of Attorney)

Signature valid

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ARCH_E_(36.00_x_48.00_Inches)

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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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.