Verified RealEstate™

RE REGULATORY RECORD

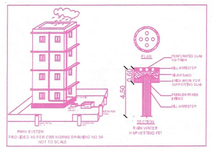
# RERA Document

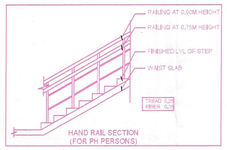
The document as the regulator published it, reproduced in full behind this page.

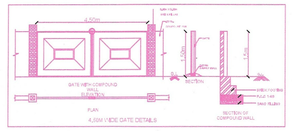
Published for reference. The authority's own register is the operative record.

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

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




## 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:

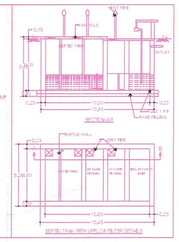
Liquid depth of septic tank = 2.5m

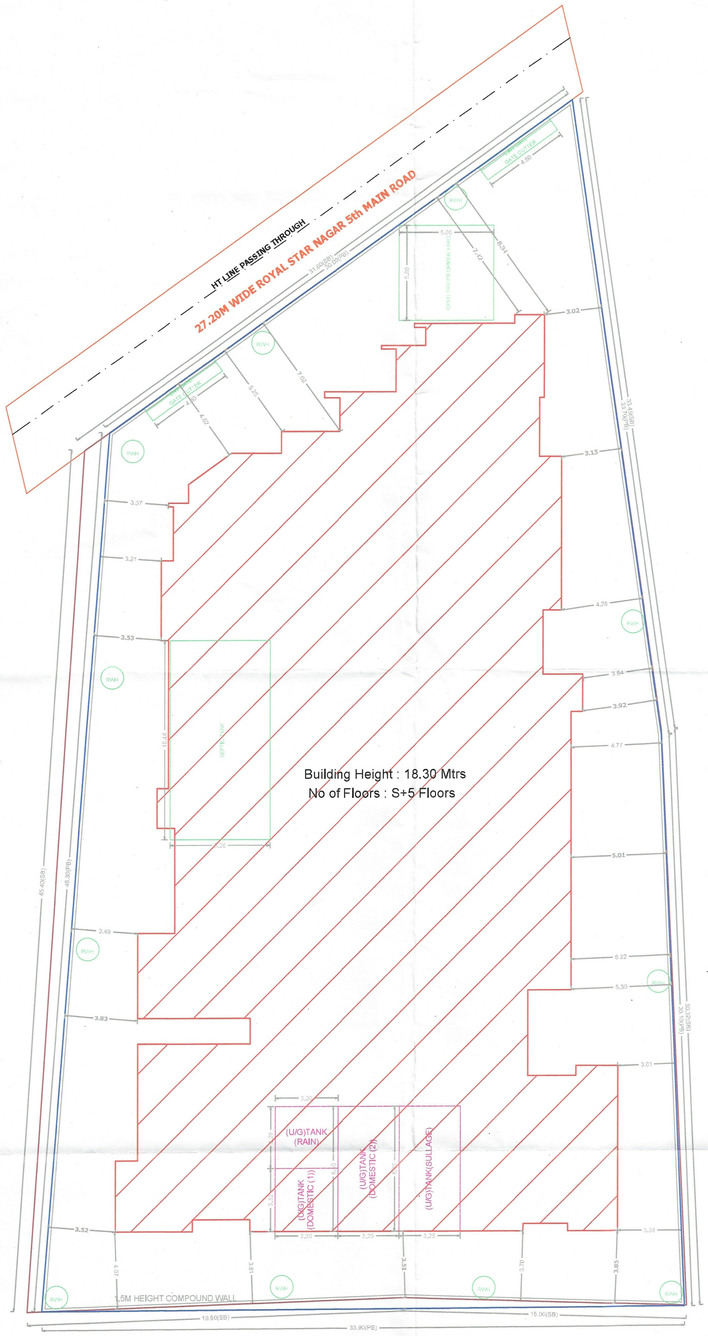
Up flow filter depth / Allowing 0.30m as Free board 1.4 + 0.3 = 1.10m

Area needed = 1.10 / 1.10 = 1.0m

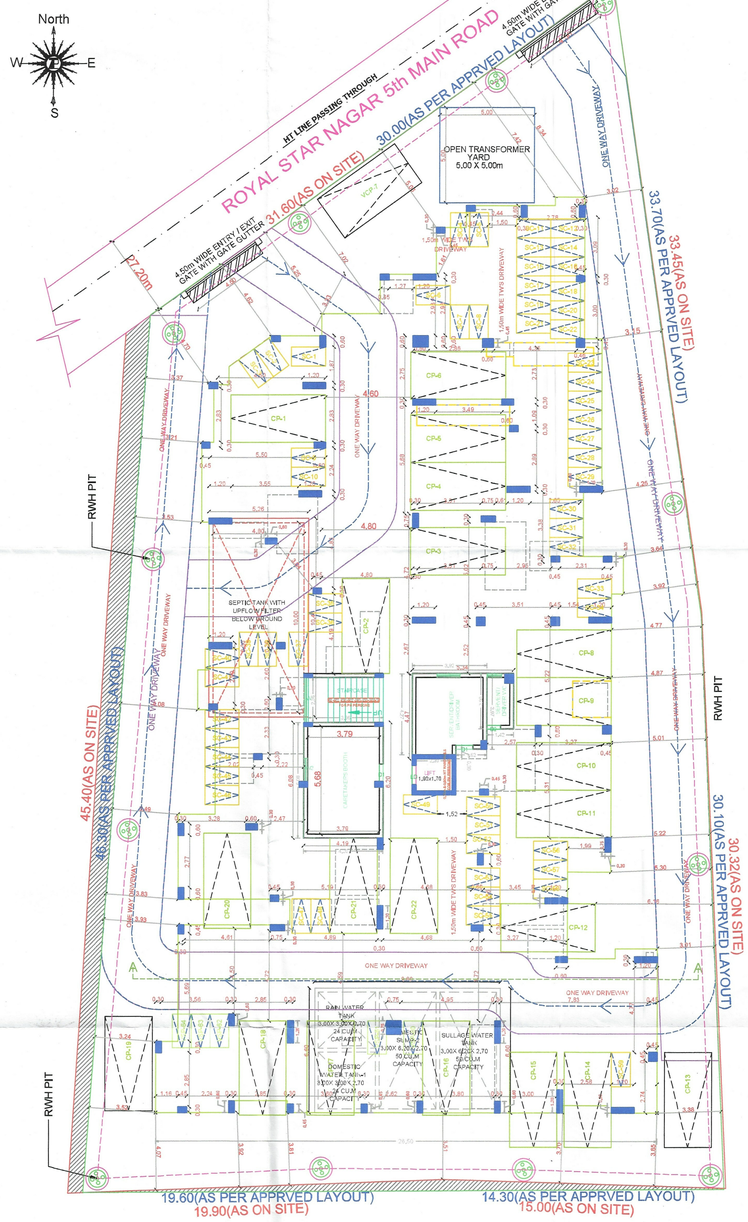
Size of Up flow filter 2.0 X 2.0

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

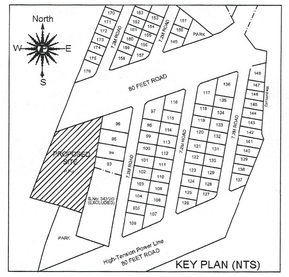



SITE PLAN




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

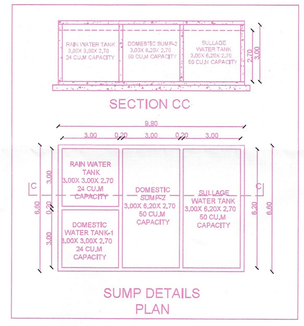
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - | 9 |
| CAR | 11 | 22 |
| TWO WHEELER | 54 | 64 |
| CYCLE | - | 0 |

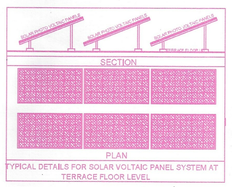
## FLOOR WISE FSI STATEMENT: A (S+5_RESIDENTIAL)

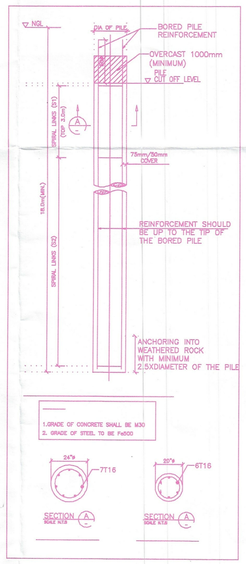
| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | INST. | | FSI AREA |
| STILT PARKING FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| FIRST FLOOR | 0.00 | 853.94 | 0.00 | 0.00 | 10 | 853.94 |
| SECOND FLOOR | 0.00 | 853.94 | 0.00 | 0.00 | 10 | 853.94 |
| 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 | |

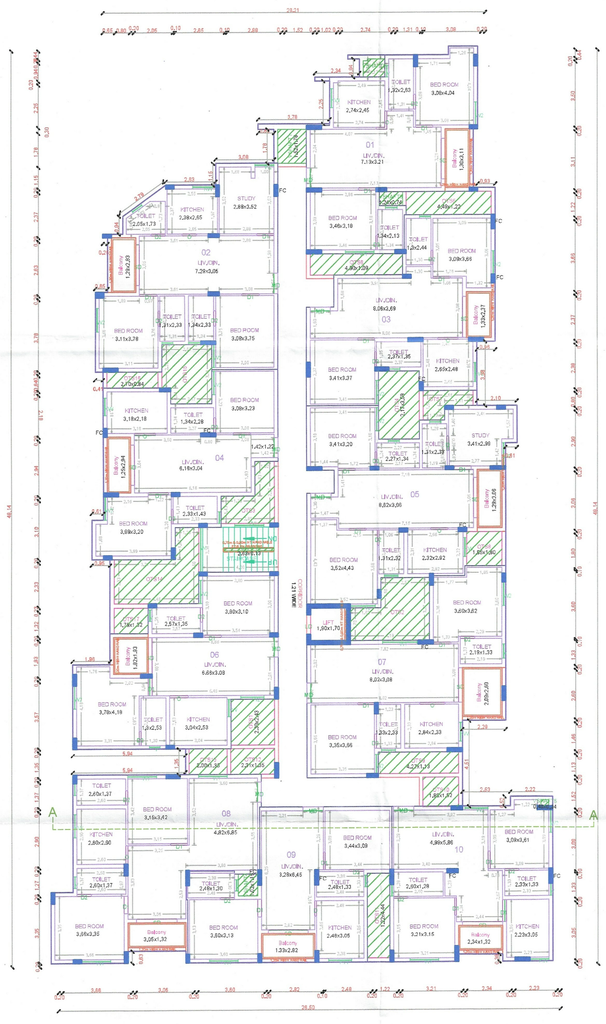
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR (PARKING) + 4 FLOORS + 5 TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT -18.30M ) WITH 49 DWELLING UNITS AFFORDABLE HOUSING UNITS (ASSOCIATION ROOM AT 5 TH FLOOR) AT PUBLIC PURPOSE PLOT-I IN PPD/LO.NO.38/2017, 5TH MAIN ROAD, ROYAL STAR NAGAR, AYAPAKKAM, 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



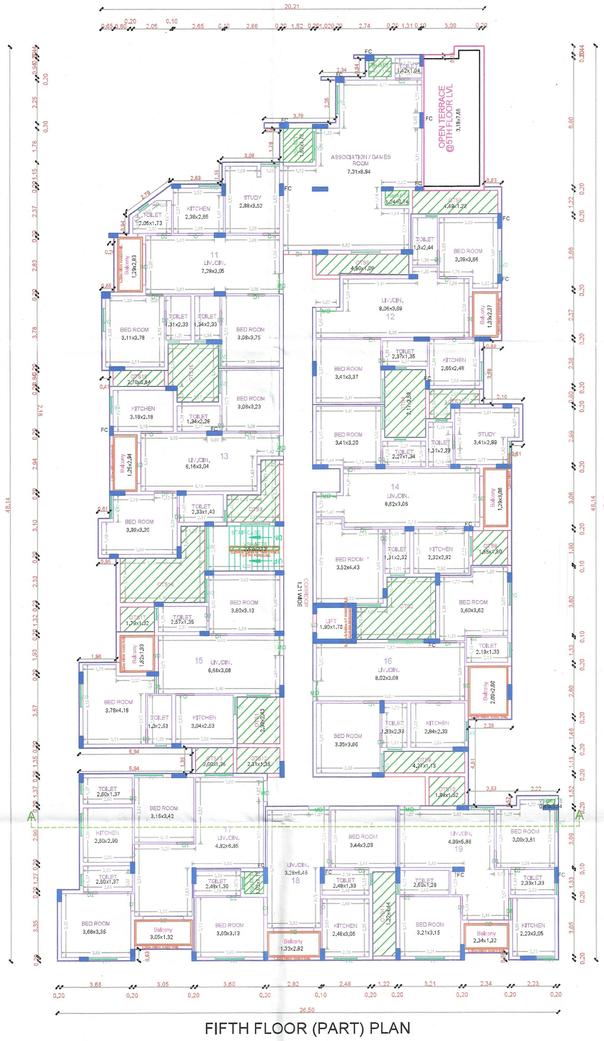

FRONT ELEVATION



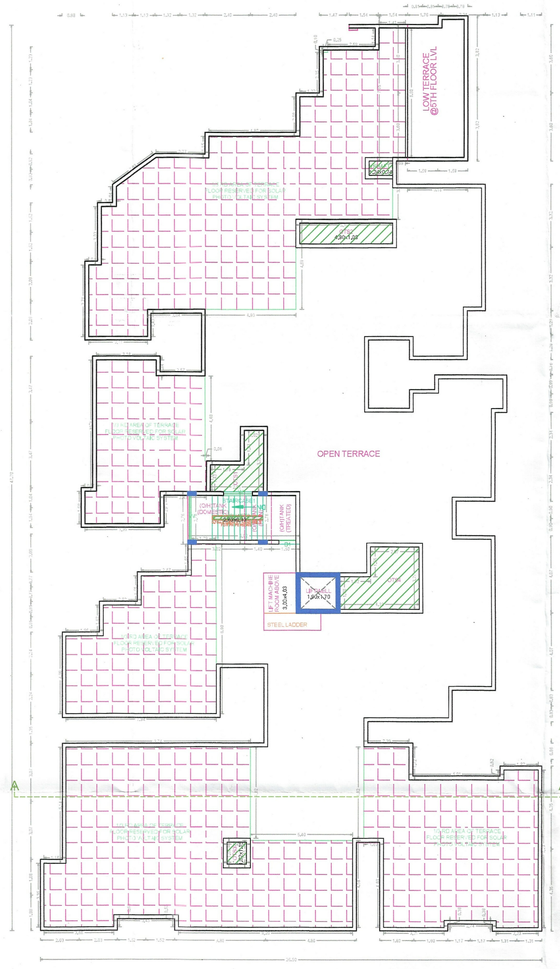

SECTION-AA




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

**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.