Verified RealEstate™

RE REGULATORY RECORD

RERA Document

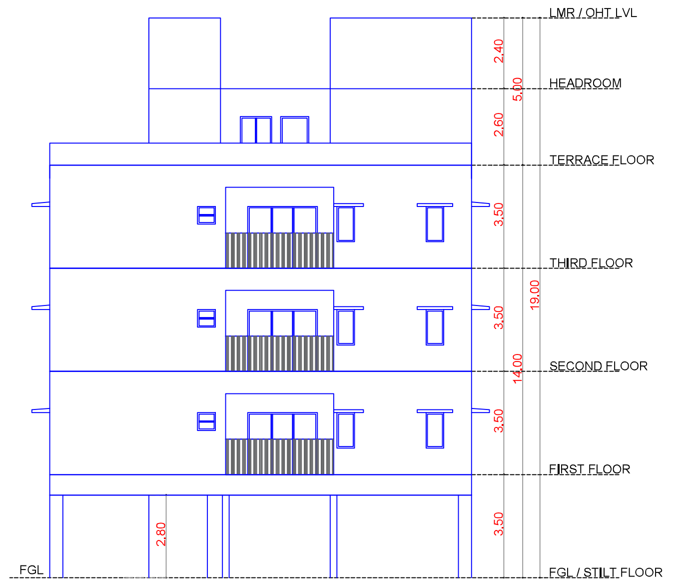
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Published for reference. The authority's own register is the operative record.

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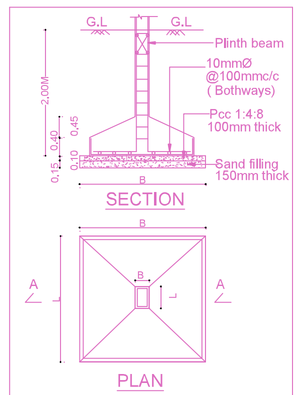
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2 FLOORS + 3RD FLOOR (PART) (HEIGHT – 14.0M) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AT MEDAVAKKAM, CHENNAI 600100, COMPRISED IN OLD S.NO.38 (PT) AND NEW S.NO.38/1A3A & 38/1A4A OF MEDAVAKKAM VILLAGE, WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.



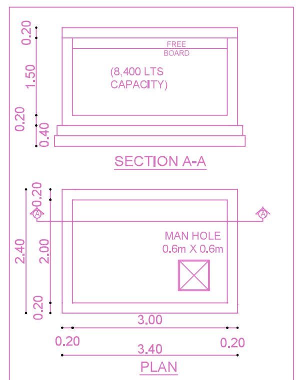
ELEVATION



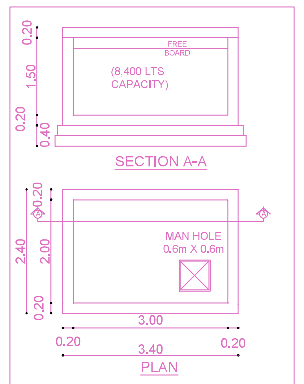
SECTION AA



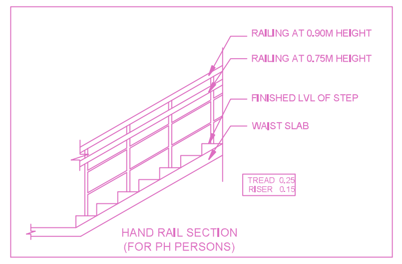
DETAIL OF COLUMN FOOTING



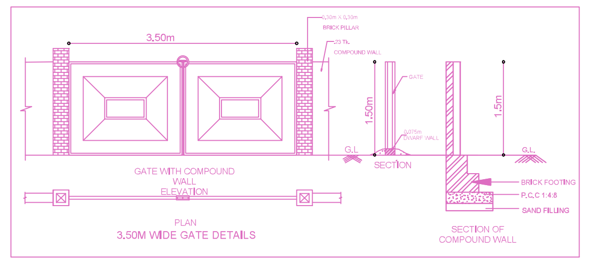
RAIN WATER COLLECTION SUMP



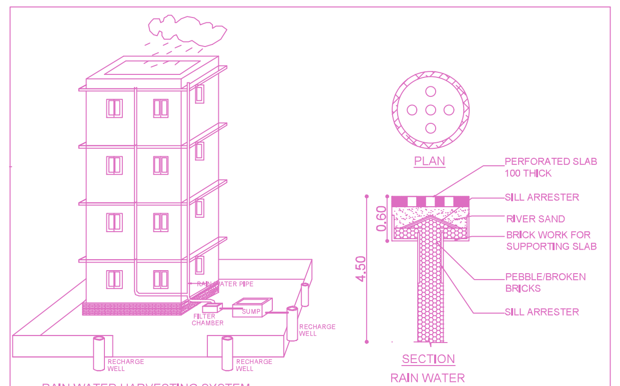
DOMESTIC / METRO WATER SUMP



HAND RAIL SECTION (FOR PH PERSONS)



PLAN
3.50M WIDE GATE DETAILS



RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO 3A NOT TO SCALE

SEPTIC TANK-UPFLOW FILTER CALCULATION

Design of Septic tank with up flow filter:

No of Dwelling Units = 15 Units
No. of Users per Dwelling Per Unit = 05 Numbers
No. of Users Assuming as 15 X 5 = 75 Nos.
Assuming 2 Fixtures per toilets, hence - 75 X 2 = 150 Units.
Per Hour Discharge is - 150 X 6 = 900 L.

Septic Tank:

Surface Area needed = 900 X 0,92/ 10 = 82,8 say 83,0 M²

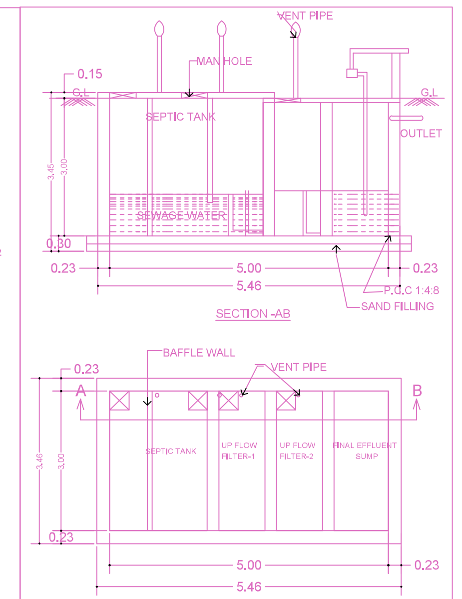
Volume of Sedimentation

Assuming 0,30M depth 83,0 X 0,3 M = 24,90 M²
For Digestion 83,0 83,0 X 0,032 = 2,656 M²
For Sludge Storage 83 X 12 / 0,0002 = 4,98M²
Free board for Sludge 240 X 0,3M = 24,90 M²
Depth = V / V = 4,98/2,656 = 2,0M

SIZE OF SEPTIC TANK = 5,00 X 3,00 X 3,00

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 x 2 Nos.

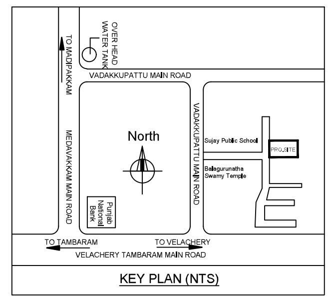


SEPTIC TANK WITH UPFLOW FILTER DETAILS

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	824,00
AREA AS PER DOCUMENT	777,60
AREA CONSIDERED FOR FSI	777,60
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0,00
TOTAL FSI AREA	1554,62
FSI FACTOR	1,999
COVERAGE AREA (PERCENTAGE %)	NA

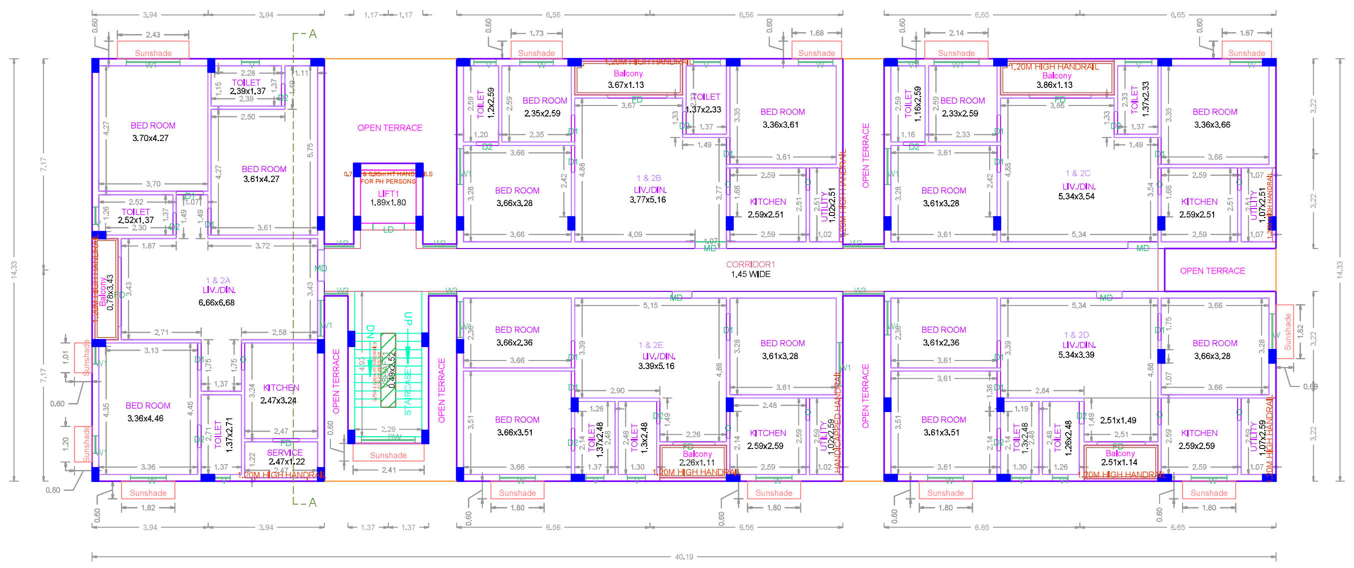
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	10	17
TWO WHEELER	13	14
CYCLE	-	0

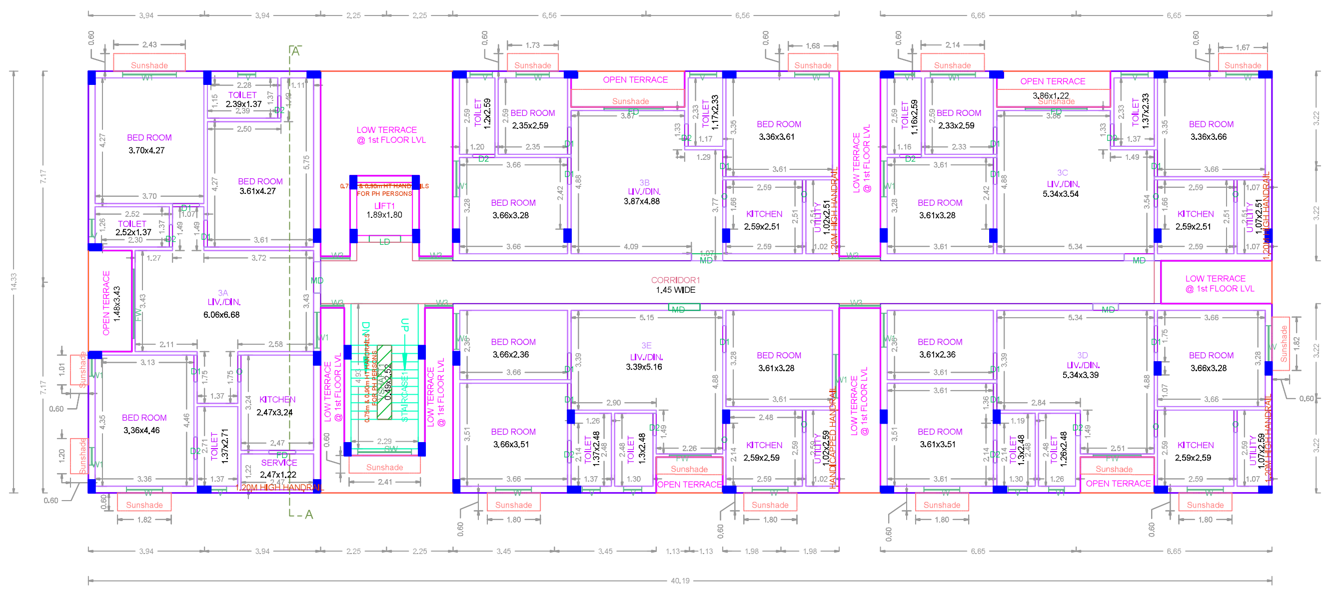


KEY PLAN (NTS)

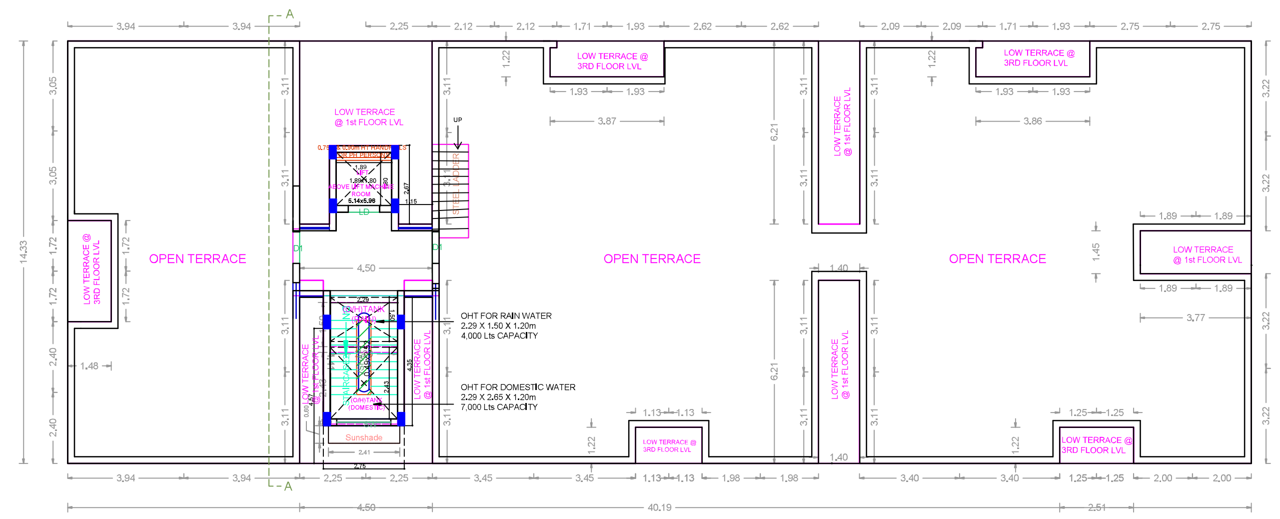
Location plan (Taken as per User Inputs)



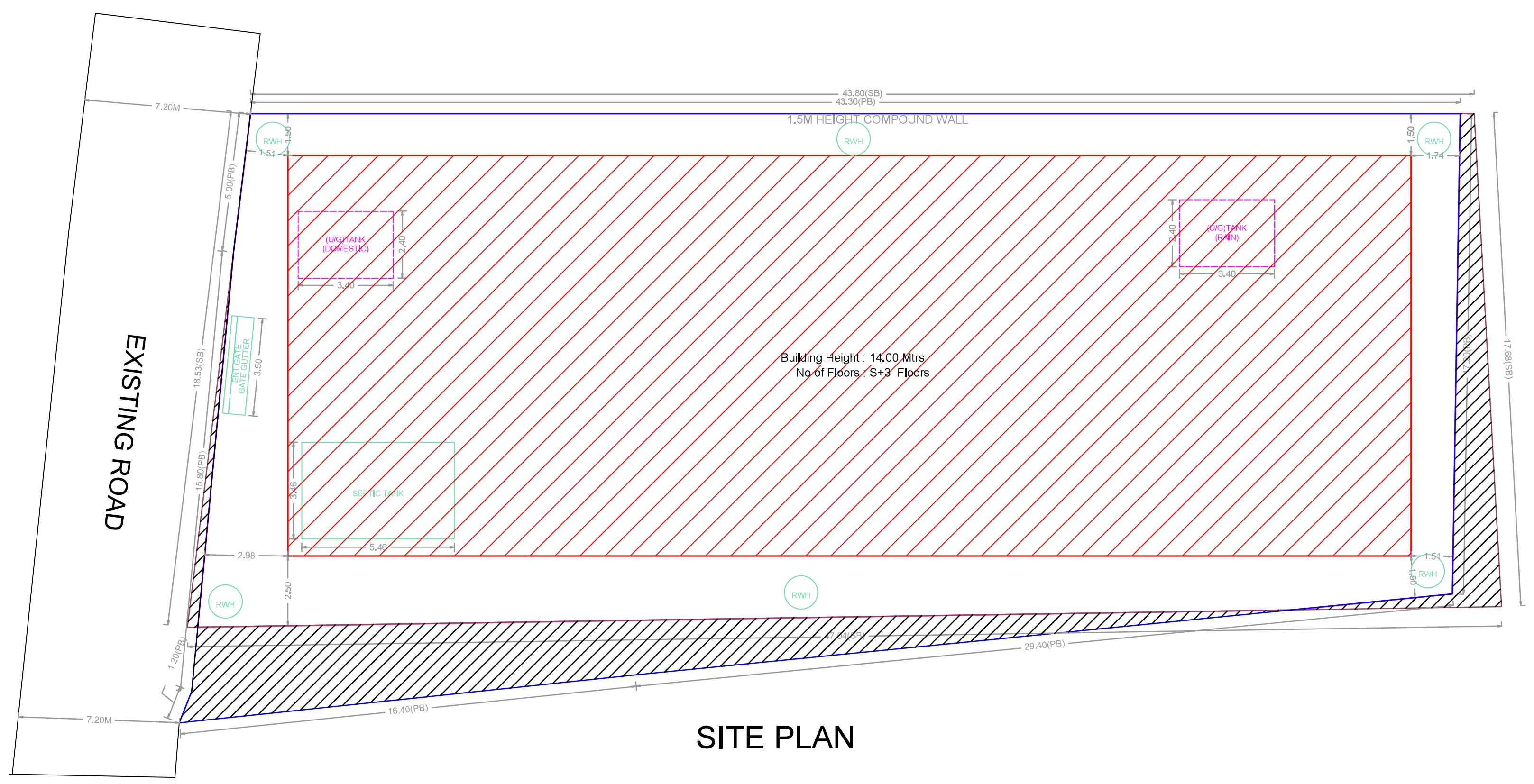
TYPICAL - 1& 2 FLOOR PLAN



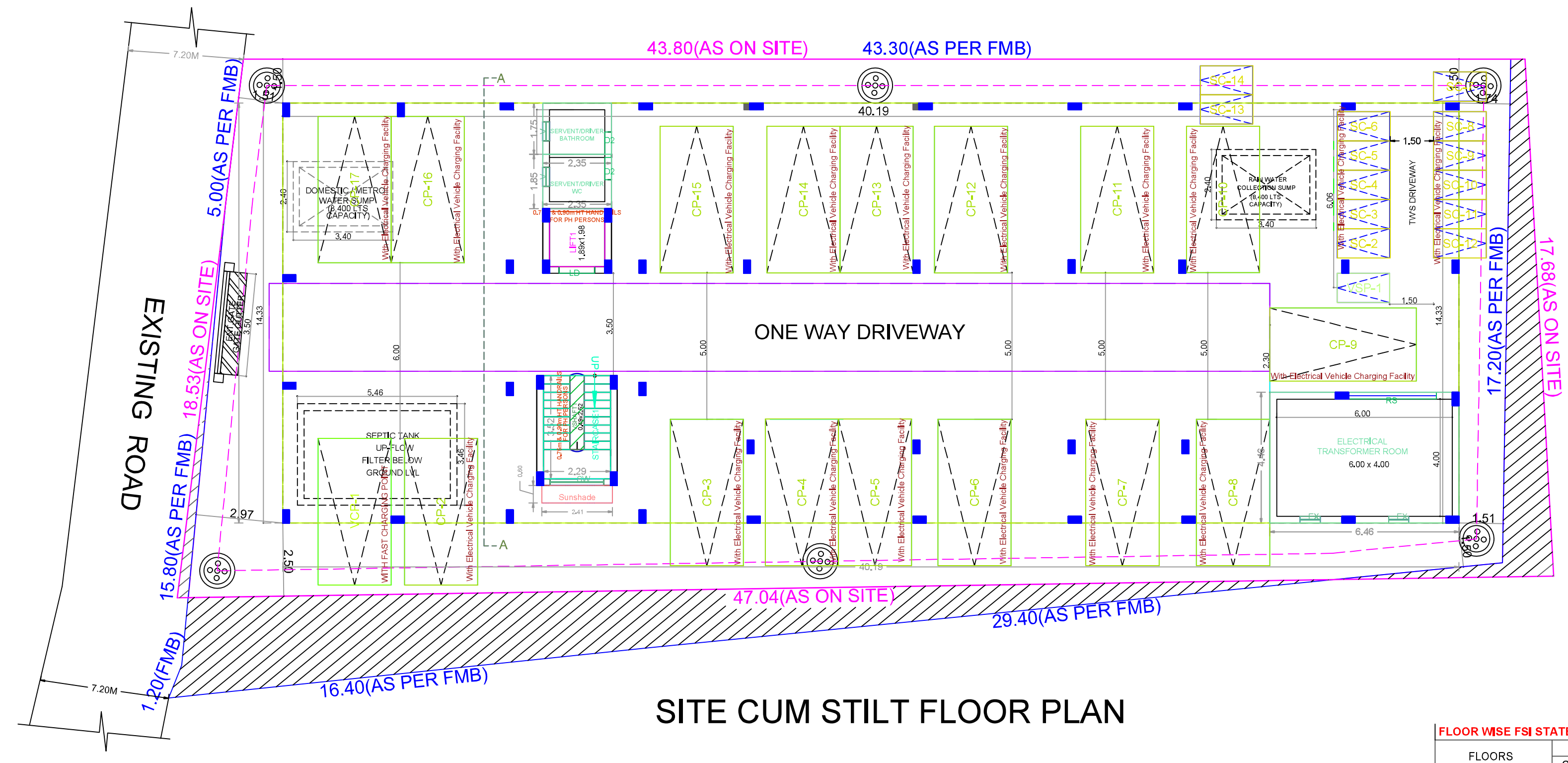
THIRD FLOOR PLAN(PART)



TERRACE FLOOR PLAN



SITE PLAN



SITE CUM STILT FLOOR PLAN

APPROVAL CONDITION

FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0,00	28,81	0,00	0,00	0	28,81
FIRST FLOOR	0,00	515,34	0,00	0,00	5	515,34
SECOND FLOOR	0,00	515,34	0,00	0,00	5	515,34
THIRD FLOOR	0,00	495,13	0,00	0,00	5	495,13
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	1554,62	0,00	0,00	15	1554,62

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
A-1 (RESIDE...)		0,00	1554,62	0,00	0,00	15	1554,62
Total		0,00	1554,62	0,00	0,00	15	1554,62

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR. 2019 is subject to final outcome of the W.P. (MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by:- Registered Engineer Grade II: POOVENDRAN S
Sign Date: 03/16/2026 1:29:09 PM

SCALE 1:100

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

KEY NO. | KEY_NO

QR CODE

Signature valid
Signed by: Village Panchayat President
Location:Chengalpattu
Date:2026.06.17 16:[illegible]:21

UserDefinedImperial (60,00 x 40,00Inches)

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

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.