Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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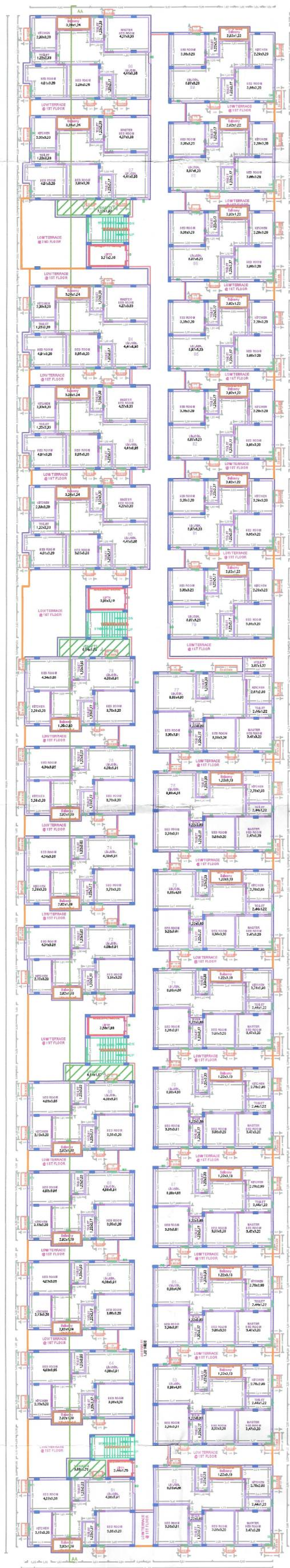
DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 3/3

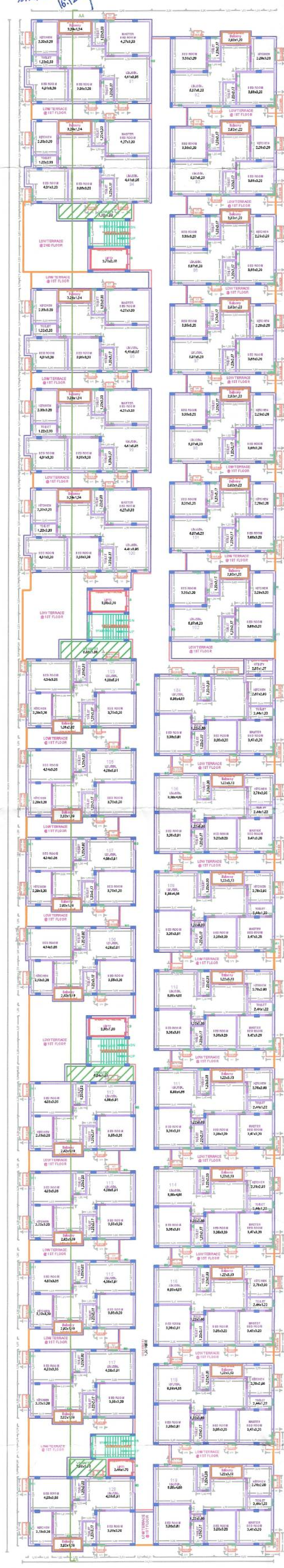
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 141 DWELLING UNITS (AFFORDABLE HOUSING) WITH SWIMMING POOL, ASSOCIATION ROOM IN 5TH FLOOR & GYM IN 1ST FLOOR AT LINK ROAD FROM KALAIVANAR NSK STREET, ZAMIN PALLAVARAM, CHENNAI COMPRISED IN OLD.S.NO.310/7, T.S.NO.30/7, BLOCK NO.25, WARD NO.B, OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

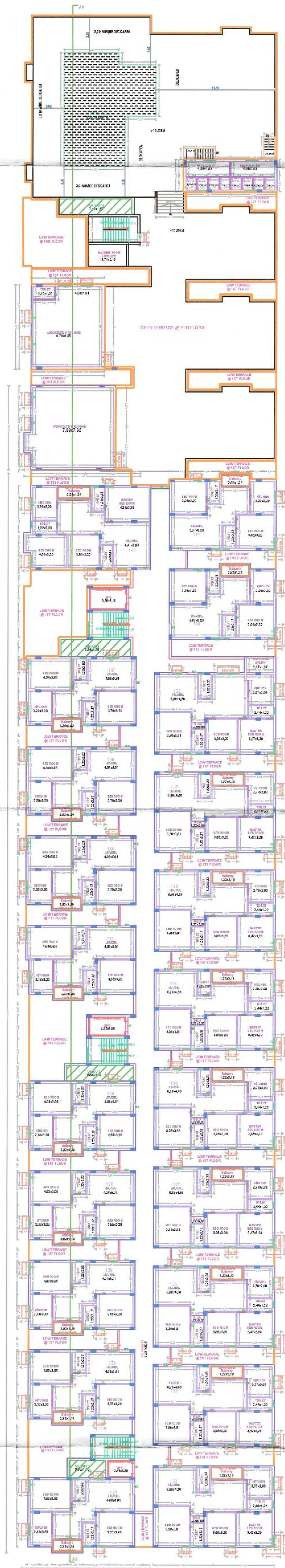
தாம்பரம் மாநகராட்சி
மண்டலம்-II
க.ம.எண். 007/BPA/2025/[illegible] நாள் 16.12.2025
க.அ.எண். 007/BL/2025/03/017/01168
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வனுவகை நடவடிக்கையில் உள்ள நிபந்தனைக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
கால வரை 16.12.25 முதல் 15.12.30 வரை
16/12/2025
ஆணையாளர்
தாம்பரம் மாநகராட்சி
மண்டலம்-II
16/12/25
16.12.25



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PART PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

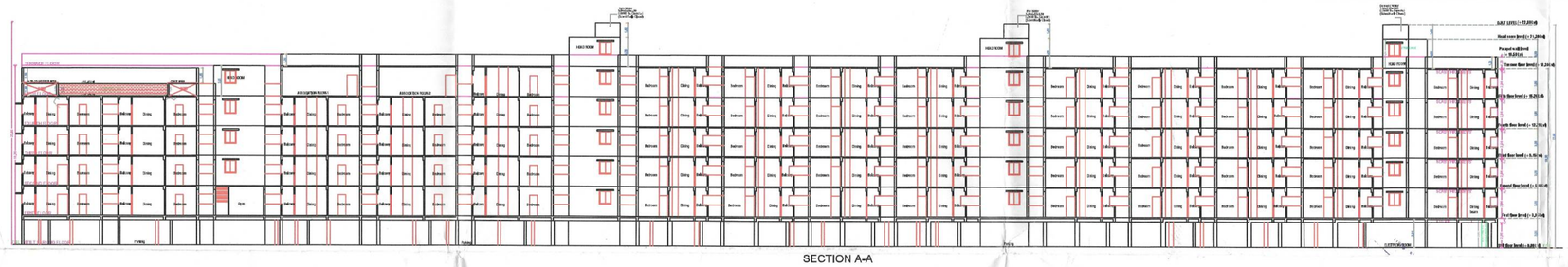
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

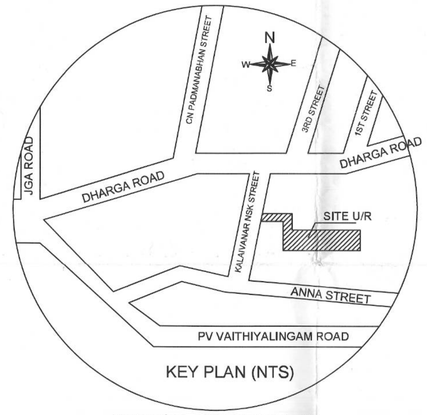
Applicants (Owner / Developer / Power of Attorney)

QR CODE

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



SECTION A-A



KEY PLAN (NTS)

Location plan (Taken as per User Inputs)

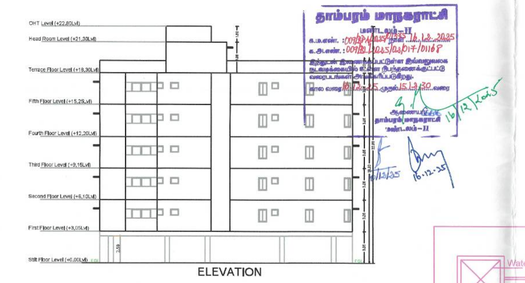
PLOT NAME	SHEET NO. 1/3
PLOT NO. & SURVEY NO.	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS – 5TH FLOOR (PART) (NEW) (R + 15.3KM. RESIDENTIAL BUILDING WITH 141 DWELLING UNITS (NOT TO SCALE / +5.0 HIGH) WITH SWIMMING POOL AT TERRACE FLOOR AND CLUB HOUSE AT 1ST FLOOR AT 1.2KM ROAD FROM KALAIVANAR NSK STREET, DAMIN PALLAVARAM, CHENNAI COMPRISED IN S.NO.1/1A,1/1B,1/2,1/3,1/4,1/5,1/6,1/7,1/8,1/9,1/10 OF DAMIN PALLAVARAM VILLAGE, KATHELI TALUK, LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

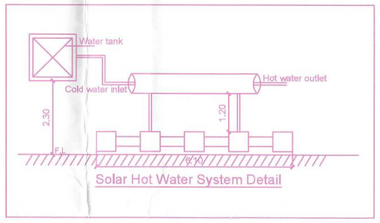
PLOT AREA AS PER DOCUMENT	10236.00
AREA AS PER P.M.D.A.	9154.838
AREA AS PER DOCUMENT	9154.838
AREA CONSIDERED FOR FSI	9154.838
FSI	1.5
FSR AREA	13731.257
TOTAL BUILT UP AREA	14271.257
PROPOSED	14271.257
COVERAGE AREA (PERCENTAGE %)	59.71

AS PARKING STATEMENT

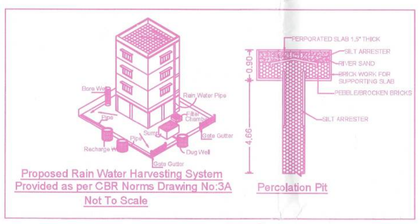
	REQUIRED	PROVIDED
CARPET	-	-
CAR	114	114
TWO WHEELER	93	93
CYCLE	-	-



ELEVATION

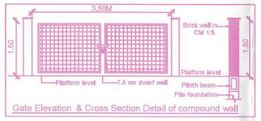


Solar Hot Water System Detail

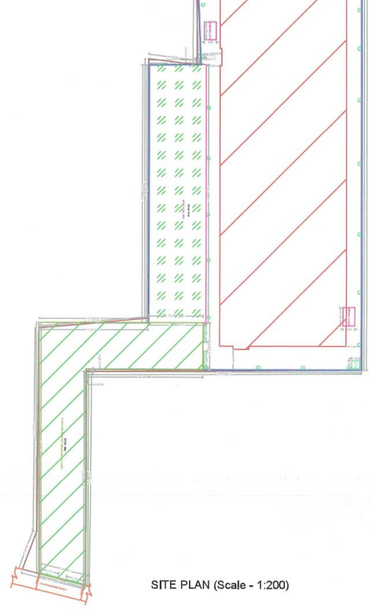


Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No.3A
Not To Scale

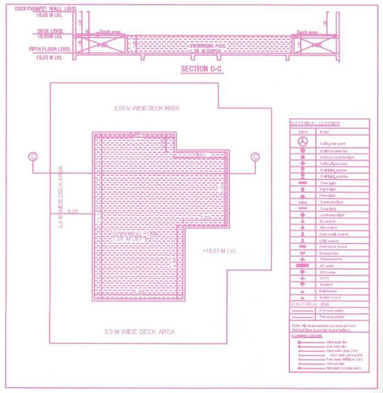
Percolation Pit

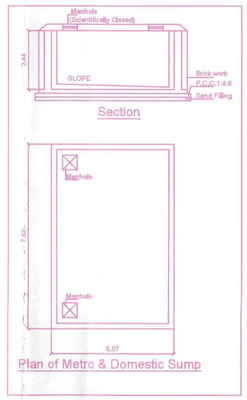


Gate Elevation & Cross Section Detail of compound wall

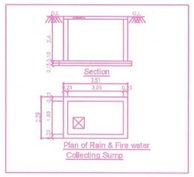


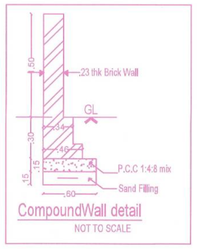
SITE PLAN (Scale - 1:200)



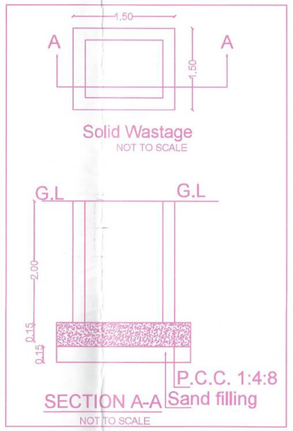


Plan of Metro & Domestic Sump



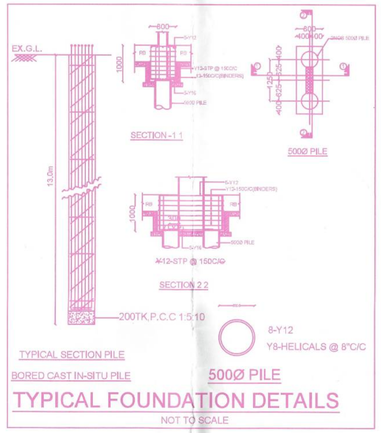


CompoundWall detail
NOT TO SCALE



Solid Wastage
NOT TO SCALE

SECTION A-A
NOT TO SCALE



TYPICAL FOUNDATION DETAILS
NOT TO SCALE

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RES)		0.00	14271.02	0.00	0.00	141	14271.02
Total		0.00	14271.02	0.00	0.00	141	14271.02

FLOOR WISE FSI STATEMENT: NHRB (RES)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.16	0.00	0.00	0	28.16
FIRST FLOOR	0.00	3027.76	0.00	0.00	30	3027.76
SECOND FLOOR	0.00	2990.30	0.00	0.00	30	2990.30
THIRD FLOOR	0.00	2990.31	0.00	0.00	30	2990.31
FOURTH FLOOR	0.00	2990.31	0.00	0.00	30	2990.31
FIFTH FLOOR	0.00	2244.18	0.00	0.00	21	2244.18
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	14271.02	0.00	0.00	141	14271.02

APPROVAL CONDITION

SCALE 1:100

GREATER MUNICIPALITY DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

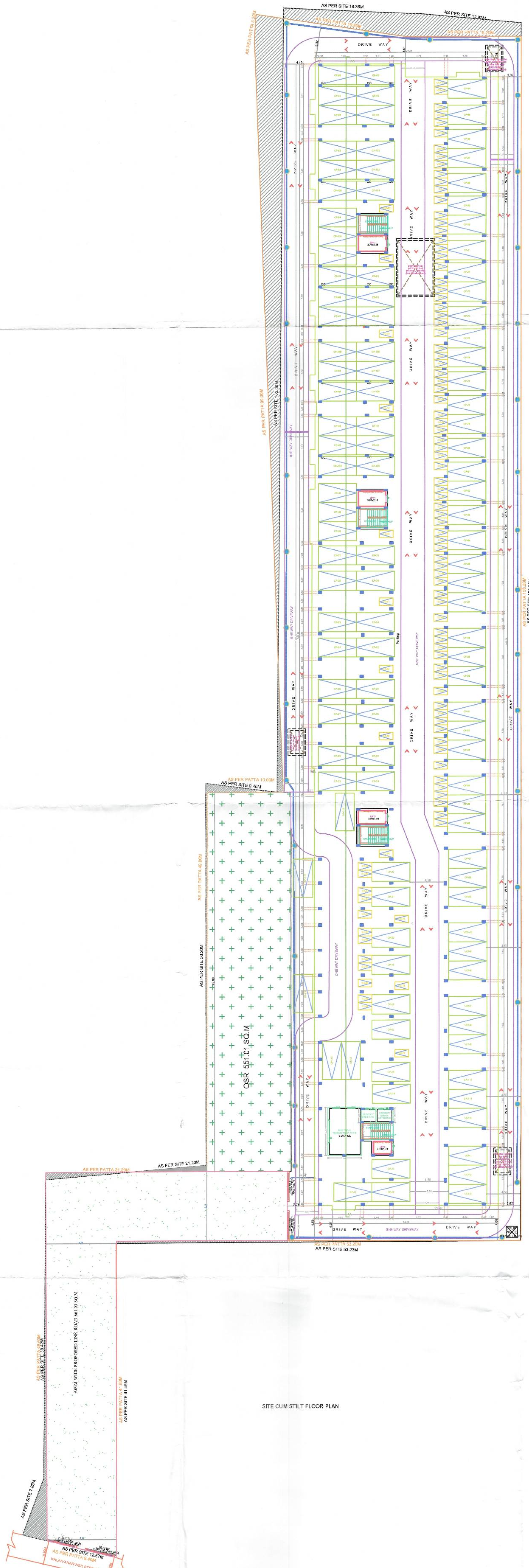
Signature with Seal

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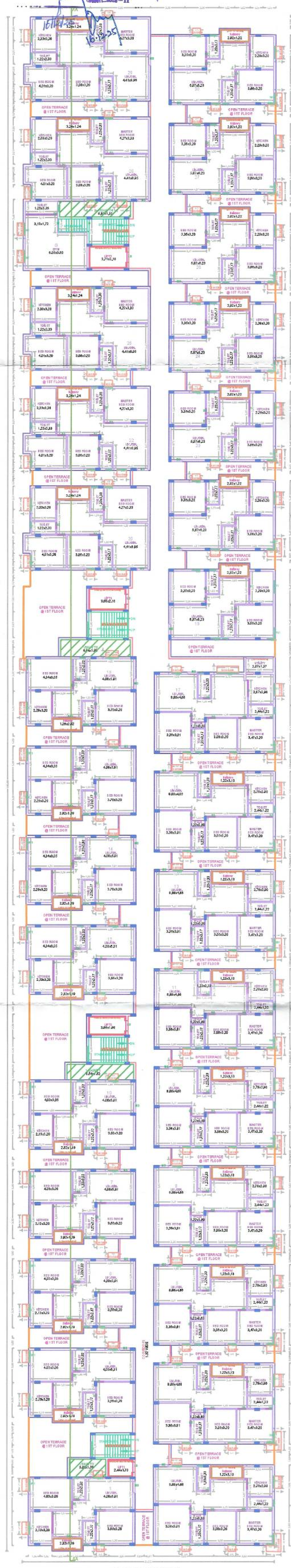
FLOOR NAME	SHEET NO. 2/3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT = 18.30M) RESIDENTIAL BUILDING WITH 141 DWELLING UNITS (AFFORDABLE HOUSING) WITH SWIMMING POOL, ASSOCIATION ROOM IN 5TH FLOOR & GYM IN 1ST FLOOR AT LINK ROAD FROM KALAIVANAR NSK STREET, ZAMIN PALLAVARAM, CHENNAI COMPRISED IN OLD.S.NO.310/7, T.S.NO.30/7, BLOCK NO.25, WARD NO.B, OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

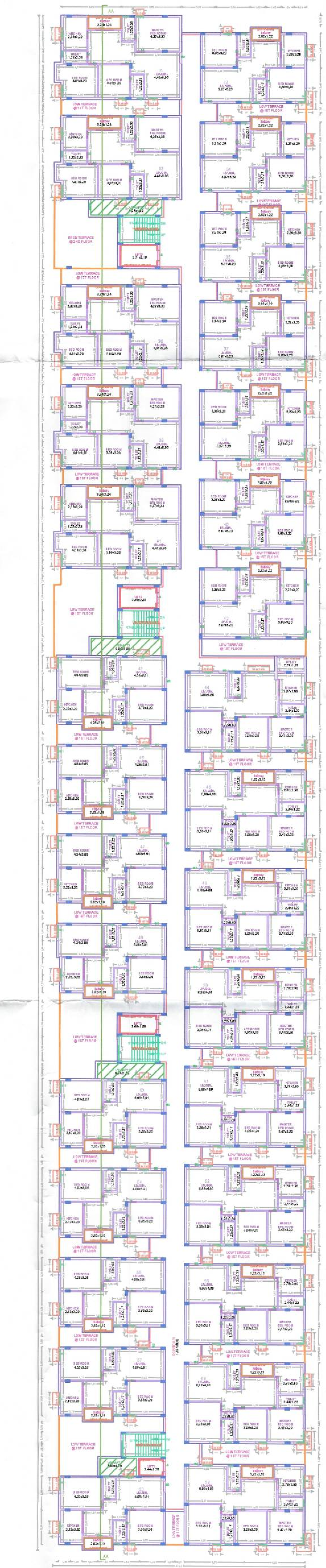
தாம்பரம் மாநகராட்சி
மண்டலம்–II
க.ம.எண். : 007/BA/2025 நாள் 16.12.2025
க.அ.எண். : 007/BA/2025/08/017/01168
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வறுவகை நடவடிக்கையில் உள்ள நிபந்தனைக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
கால வரை 16.12.25 முதல் 15.12.30 வரை
ஆணையர்
தாம்பரம் மாநகராட்சி
மண்டலம்–II
16/12/2025



SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Applicants (Owner / Developer / Power of Attorney)

QR CODE

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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.