Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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verified.realestate

DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 1 / 4

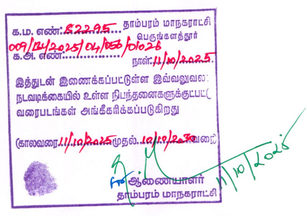
SITE PLAN

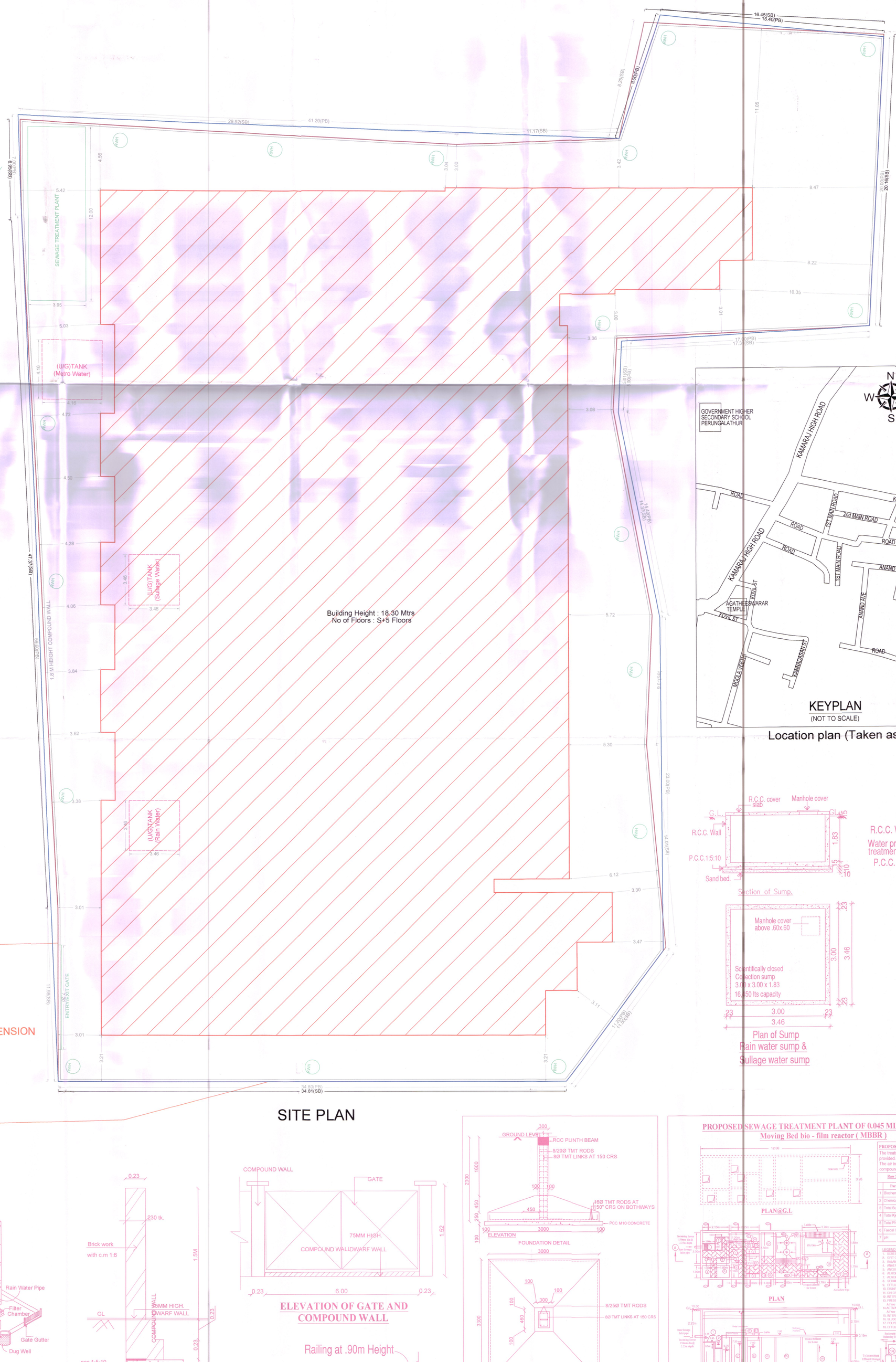
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 70 DWELLING UNITS (INDOOR GAMES AT 1ST FLOOR, YOGA & GYM AT 2ND FLOOR) AVAILING PREMIUM FSI WITH AFFORDABLE HOUSING BENEFIT AT 12.00M WIDE 3RD MAIN ROAD EXTENSION, KURNJI NAGAR, PERUNGALATHUR, CHENNAI – 600 063. COMPRISED IN OLD S.NO. 97 & 99/1B AND AS PER PATTA S.NOS. 97/1, 97/2, 97/3 & 99/1B1B OF PERUNGALATHUR VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2994.00
AREA AS PER DOCUMENT	2974.55
AREA CONSIDERED FOR FSI	2974.55
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	7731.00
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	77	79
TWO WHEELER	0	22
CYCLE	-	0





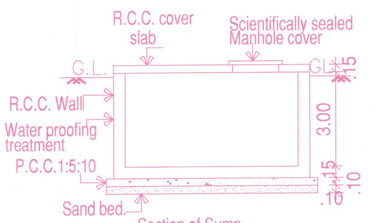
SITE PLAN

KEYPLAN
(NOT TO SCALE)

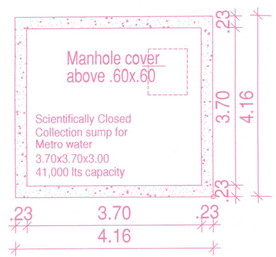
Location plan (Taken as per User Inputs)

Section of Sump.

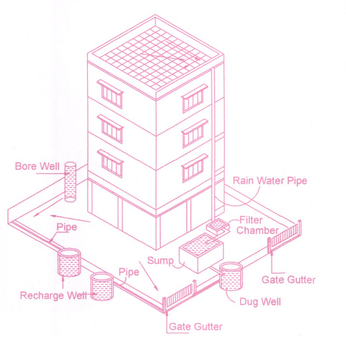
Plan of Sump
Rain water sump &
Sullage water sump



Section of Sump.



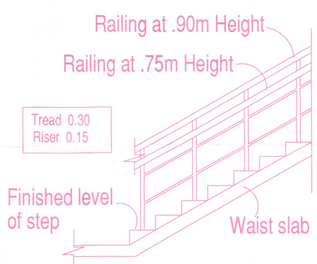
Plan of Sump
Metro water sump



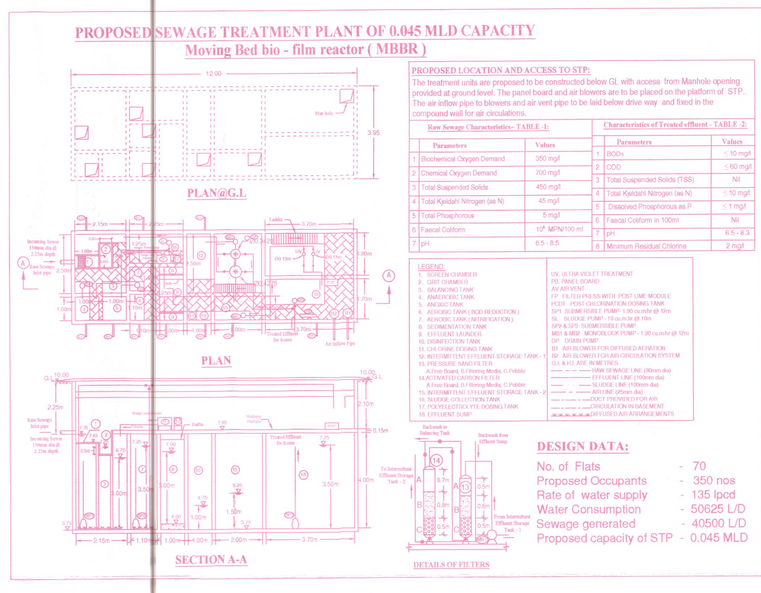
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not to Scale

SECTION OF COMPOUND WALL

ELEVATION OF GATE AND COMPOUND WALL



HAND RAIL SECTION



Parameters	Values
1 Biochemical Oxygen Demand	350 mg/l
2 Chemical Oxygen Demand	700 mg/l
3 Total Suspended Solids	450 mg/l
4 Total Kjeldahl Nitrogen (as N)	45 mg/l
5 Total Phosphorous	5 mg/l
6 Faecal Coliform	10^6 MPN/100 ml
7 pH	6.5 - 8.5

Parameters	Values
1 BOD₅	≤ 10 mg/l
2 COD	≤ 60 mg/l
3 Total Suspended Solids (TSS)	Nil
4 Total Kjeldahl Nitrogen (as N)	≤ 10 mg/l
5 Dissolved Phosphorous as P	≤ 1 mg/l
6 Faecal Coliform in 100ml	Nil
7 pH	6.5 - 8.5
8 Minimum Residual Chlorine	2 mg/l

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (BLOCK)		0.00	7731.00	0.00	0.00	70	7731.00
Total		0.00	7731.00	0.00	0.00	70	7731.00

FLOOR WISE FSI STATEMENT: A (BLOCK)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	32.96	0.00	0.00	0	32.96
FIRST FLOOR	0.00	1575.89	0.00	0.00	14	1575.89
SECOND FLOOR	0.00	1575.89	0.00	0.00	14	1575.89
THIRD FLOOR	0.00	1515.42	0.00	0.00	14	1515.42
FOURTH FLOOR	0.00	1515.42	0.00	0.00	14	1515.42
FIFTH FLOOR	0.00	1515.42	0.00	0.00	14	1515.42
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	7731.00	0.00	0.00	70	7731.00

APPROVAL CONDITION

Gift Deed Number

PREV_FILE_NO
PREV_APPV_DATE
PREV_APPV_NO
PREV_PERM_NO

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

FILE_NO
DATE

PLAN_PERM_NO
PERMIT_NO

DIG_SIGN

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 New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect: SAMSUN ROOHI H
Sign Date: 07/10/2025 1:07:47 PM

Applicants (Owner / Developer / Power of Attorney)

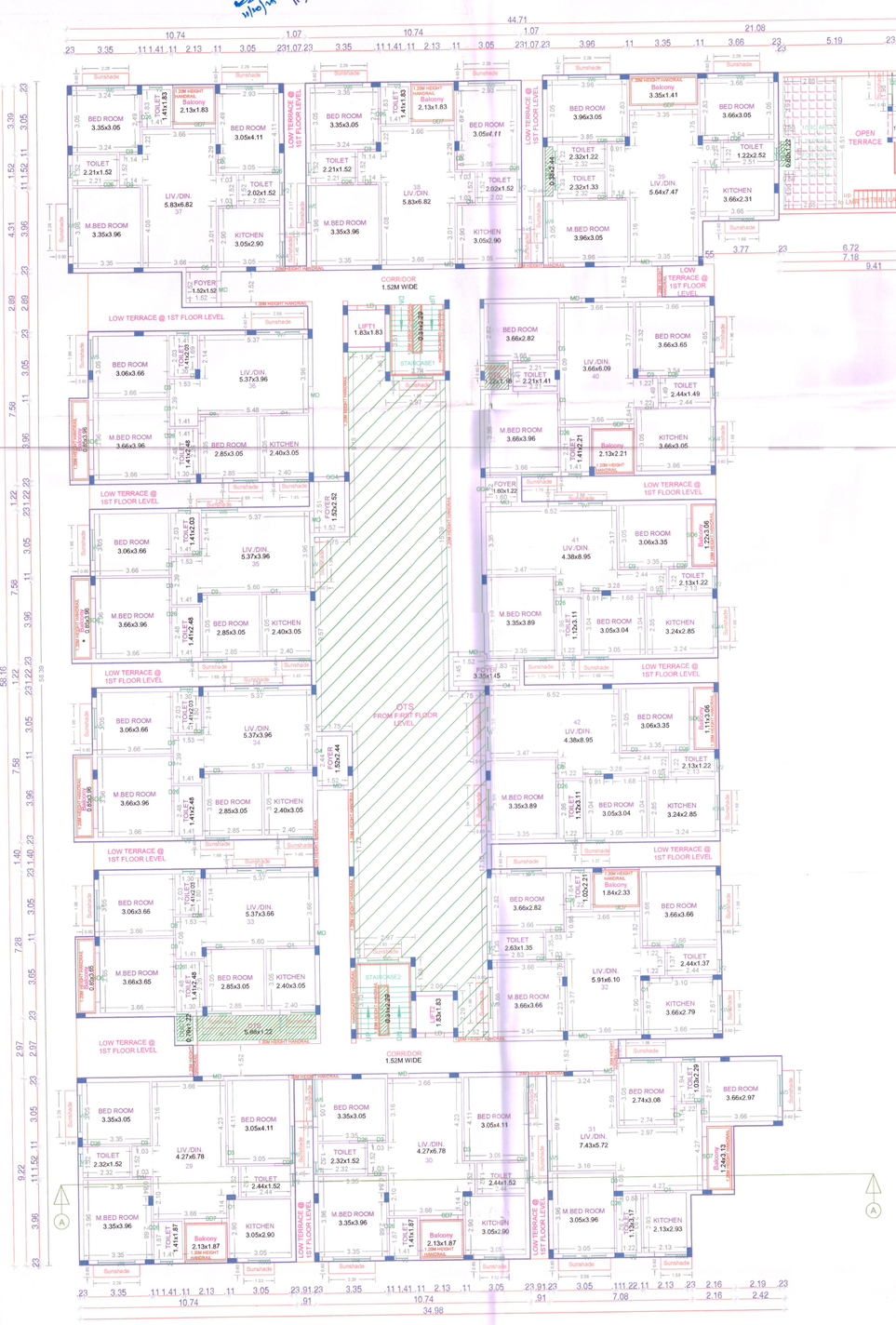
ARCH_E_(36.00_x_48.00_Inches)

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

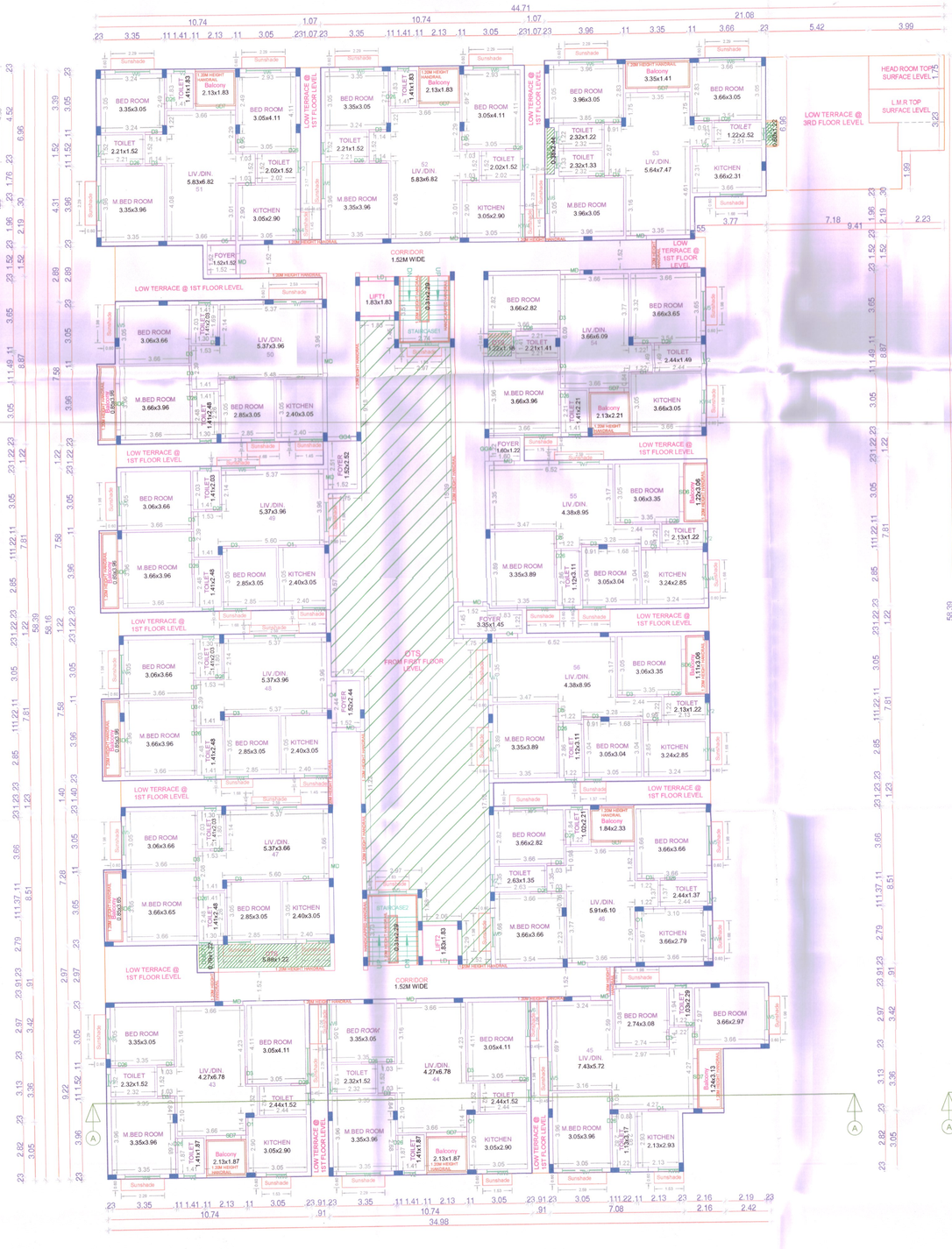
FLOOR NAME	SHEET NO. 4 / 4
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 70 DWELLING UNITS (INDOOR GAMES AT 1ST FLOOR, YOGA & GYM AT 2ND FLOOR) AVAILING PREMIUM FSI WITH AFFORDABLE HOUSING BENEFIT AT 12.00M WIDE 3RD MAIN ROAD EXTENSION, KURNJI NAGAR, PERUNGALATHUR, CHENNAI – 600 063. COMPRISED IN OLD S.NO. 97 & 99/1B AND AS PER PATTA S.NOS. 97/1, 97/2, 97/3 & 99/1B1B OF PERUNGALATHUR VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

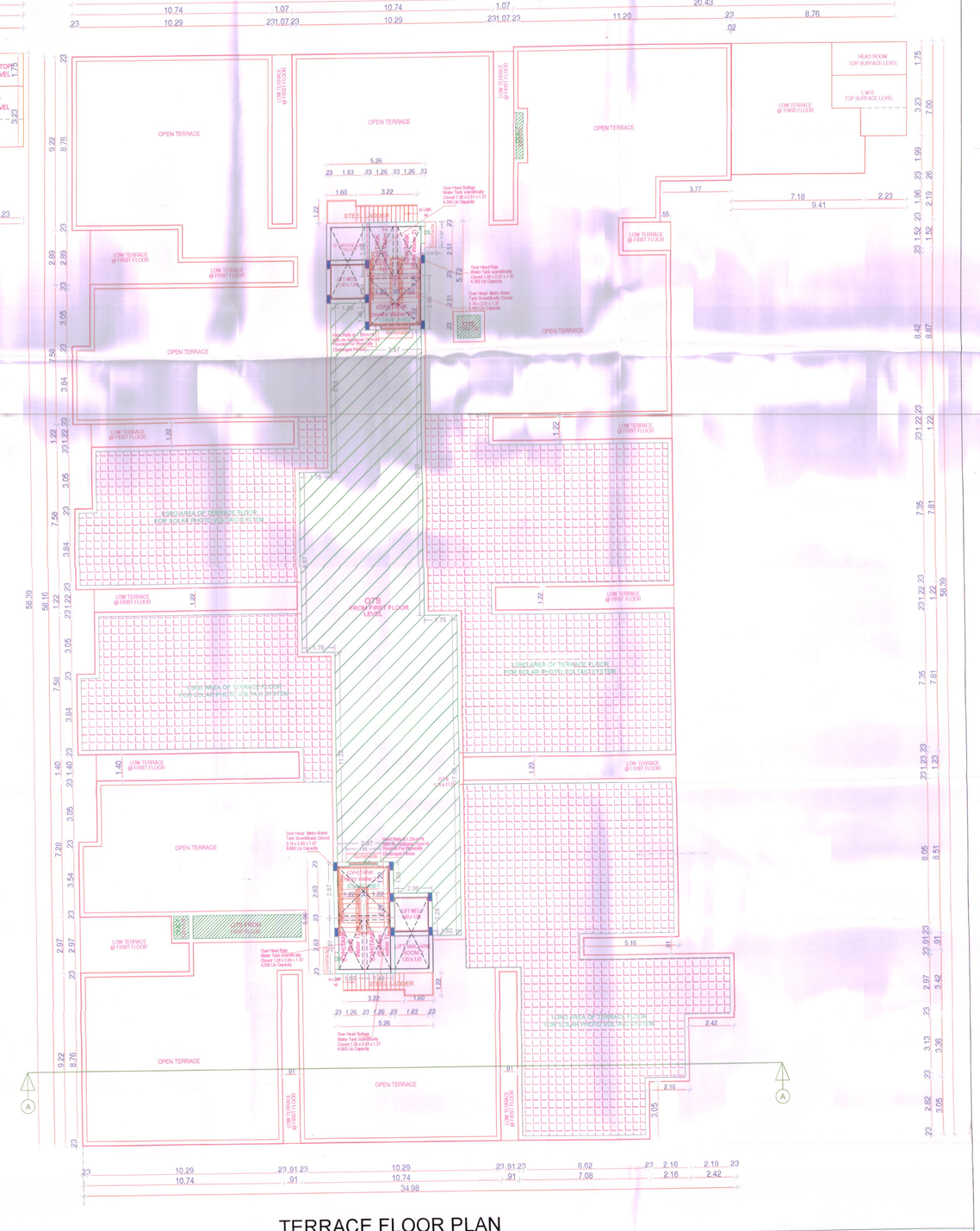
TYPICAL - 3 & 4, 5TH AND TERRACE FLOOR PLAN



THIRD FLOOR PLAN (PART)



TYPICAL - 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Chief(s) 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 Hons Rule 71(2)(iii)(f), 22(A) e subject to the conditions in Lr.No. C/ 24/21 dated the permit of 2019 and MMP (MD) Nos. 16(1) & 16(1) of 2019.

Applicants (Owner / Developer / Power of Attorney)

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UserDefinedImperial (60.00 x 40.00Inches)

8 3/4

FLOOR NAME	SHEET NO. 3 / 4
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 70 DWELLING UNITS (INDOOR GAMES AT 1ST FLOOR, YOGA & GYM AT 2ND FLOOR) AVAILING PREMIUM FSI WITH AFFORDABLE HOUSING BENEFIT AT 12.00M WIDE 3RD MAIN ROAD EXTENSION, KURNJI NAGAR, PERUNGALATHUR, CHENNAI – 600 063. COMPRISED IN OLD S.NO. 97 & 99/1B AND AS PER PATTA S.NOS. 97/1, 97/2, 97/3 & 99/1B1B OF PERUNGALATHUR VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

ELEVATION, SECTION, 1ST & 2ND FLOOR PLAN

WEST SIDE ELEVATION

SECTION ON "AA"

FIRST FLOOR PLAN

SECOND FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Chief Planner / Member Secretary

This Approval is valid only after building Permit is issued by the concerned Local Body

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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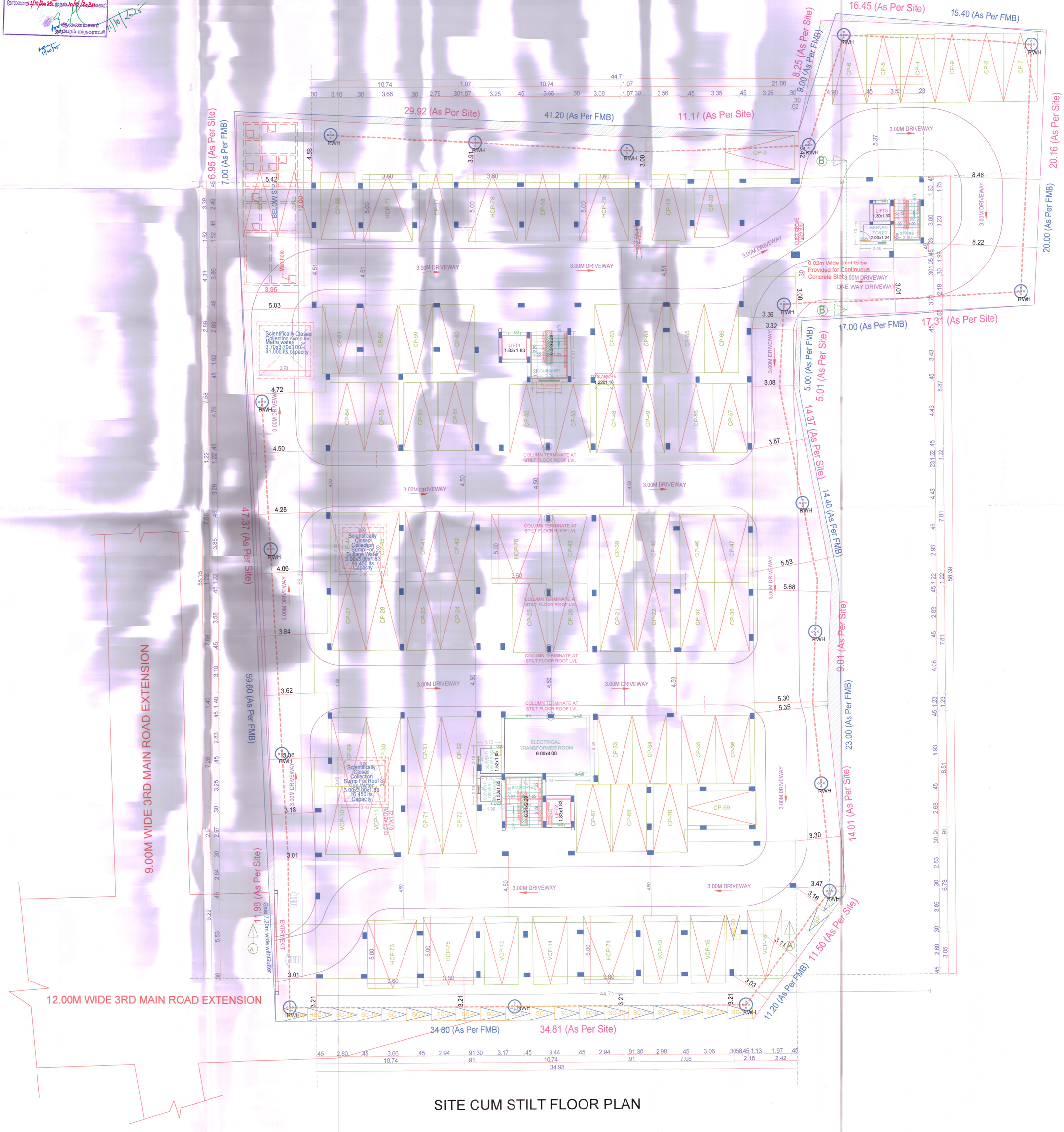
3/4

FLOOR NAME	SHEET NO. 2 / 4
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 70 DWELLING UNITS (INDOOR GAMES AT 1ST FLOOR, YOGA & GYM AT 2ND FLOOR) AVAILING PREMIUM FSI WITH AFFORDABLE HOUSING BENEFIT AT 12.00M WIDE 3RD MAIN ROAD EXTENSION, KURNJI NAGAR, PERUNGALATHUR, CHENNAI – 600 063. COMPRISED IN OLD S.NO. 97 & 99/1B AND AS PER PATTA S.NOS. 97/1, 97/2, 97/3 & 99/1B1B OF PERUNGALATHUR VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

SITE CUM STILT FLOOR PLAN

க.ம. எண்:822/95 தாம்பரம் மாநகராட்சி
009/B1/2025/04/056/0/023
க.அ. எண்:..... நாள்:11/10/2025
இத்துடன் இணைக்கப்படுள்ள இவ்வலுவலக நடவுக்கையில் உள்ள நிபந்தனைகளுக்குபட்ட வரைபடங்கள் அங்கீகரிக்கப்படுகிறது
(காலவரை 11/10/2025 முதல் 10/10/2030 வரை)
ஆணையாளர்
தாம்பரம் மாநகராட்சி
11/10/2025



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
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QR CODE

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Applicants (Owner / Developer / Power of Attorney)

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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.