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RE REGULATORY RECORD

RERA Document

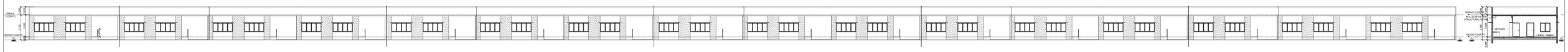
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

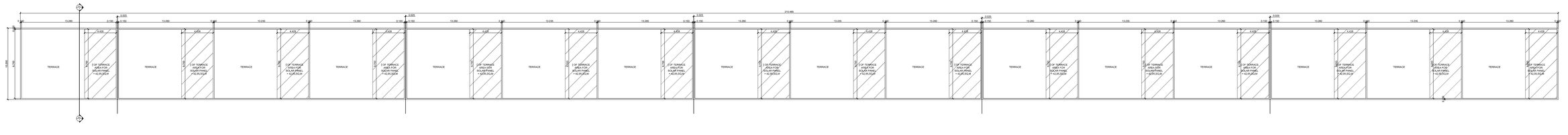
hello@verified.realestate
+91 9996 12 9996
verified.realestate

SCHEDULE OF JOINERY		
INDEX	SIZE	DESCRIPTION
MD	1100 X 2100	T.W. FLUSH DOOR
D1	1000 X 2100	T.W. FLUSH DOOR
D2	900 X 2100	T.W. FLUSH DOOR
W1	3000 X 1350	AL.FR.GLAZED SLIDING WINDOW
W2	1350 X 1350	AL.FR.GLAZED SLIDING WINDOW
W3	1500 X 1350	AL.FR.GLAZED SLIDING WINDOW
KW1	1200 X 900	AL.FR.GLAZED SLIDING WINDOW
V1	900 X 900	ANODIZED AL.FR.GLAZED LOUVERED VENTILATOR
V2	600 X 900	ANODIZED AL.FR.GLAZED LOUVERED VENTILATOR

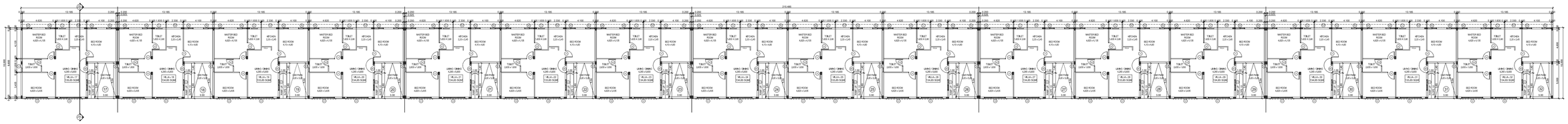


EAST SIDE ELEVATION

SECTION - AA



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

PROPOSED RESIDENTIAL BUILDINGS
CONSTRUCTION AT SURVEY NOS :220/6 &
2 ALERI VILLAGE,
(\ ICHAYAT)
T /I TALUK,
C RICT.

FILE NO: SWP/BPA/683401/2025/TCP

MATERIAL SPECIFICATION FOR PROPOSED WORK

1. FOUNDATION IN P.C.C 1:5:10 OVER SAND FILLING.
2. SUPER STRUCTURE IN BLOCK WORK.
3. FOUNDATION WITH R.C.C COLUMNS M25 MIX
4. FLOORING IN CEMENT CONCRETE 1:4:8 MIX IN UTILITY AREA
5. INTERNAL PLASTERING OF 12mm THK. C.M. 1:3 AND EXTERNAL PLASTERING OF 18mm THK. C.M 1:6
6. RCC ROOF SLAB OF M25 WITH REQUIRED DEPTH.
7. RCC LINTEL OF M25 WITH REQUIRED DEPTH 8. WEATHERING COURSE PROVIDED OVER ROOF SLAB
9. JOINERY - UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS

NOTE: ALL DIMENSIONS ARE IN METERS

DRAWING TITLE :

BLOCK - 2
(17 - 32)
GROUND FLOOR PLAN & TERRACE FLOOR PLAN
ELEVATION & SECTION

SCALE : 1 : 100

BUILDING NAME	FSI AREA (IN SQM)	NON - FSI AREA (IN SQM)	TOTAL (IN SQM)	NO OF VILLAS
BLOCK - 2 VILLA - 17 TO 32 (GROUND)				
VILLA - 17	135.85	-	135.85 x 1 = 135.85	1
VILLA - 18,20,21,23,24,26,27,29,30&32	134.85	-	134.85 x 10 = 1348.50	10
VILLA - 19,22,25,28 & 31	133.85	-	133.85 x 5 = 669.25	5
TOTAL		-	2153.60	16

OWNER'S SIGNATURE

P SURESH
Registered Developer / Owner
DTCP Regn.No.CGL.DIST/RD(2019/05/011
Valid upto 29-09-2029
Arun Excello Homes Pvt Ltd
Bhattad Tower, 18, West Cott Road,
Royapettah, Chennai - 600 014

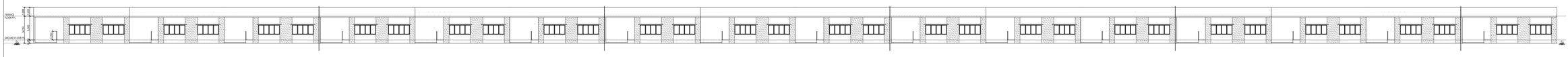
REGISTERED ARCHITECT

V.VISALAKSHI
Registered Architect CA/2004/34604
Valid upto 31-12-2035
No2, Plot No.254, 42nd Street, 8th Sector,
K.K.Nagar, Chennai-600 078,

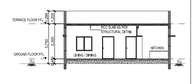
STRUCTURAL ENGINEER

P.JEGATHEESAN, M.Tech (Struct.)
Registered Structural Engineer
DTCP Regn. No.CGLDIST/SE/Gr-I/2019/07/020
Valid upto 10-10-2029
New No.31, Old No.14, Besant Avenue,
Adyar, Chennai - 600 020

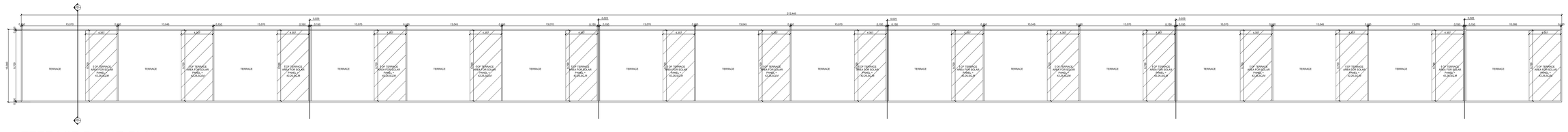
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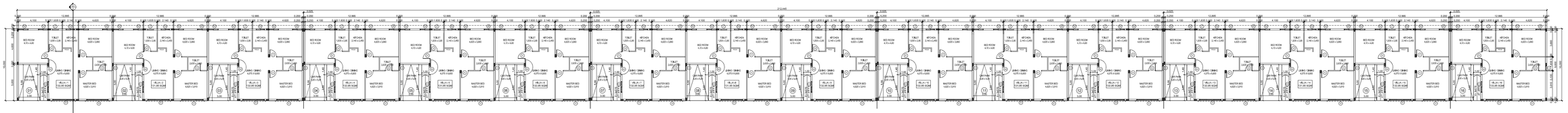
WEST SIDE ELEVATION



SECTION - AA



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

PROPOSED RESIDENTIAL BUILDINGS CONSTRUCTION AT SURVEY NOS :220/6 & 221/14A1A2 IN PERUMALERI VILLAGE, (VADAKADAMPADI PANCHAYAT) THIRUKAZHUKUNDRAM TALUK, CHENGALPATTU DISTRICT.

FILE NO: SWP/BPA/683401/2025/TCP

MATERIAL SPECIFICATION FOR PROPOSED WORK

1. FOUNDATION IN P.C.C 1:5:10 OVER SAND FILLING.
2. SUPER STRUCTURE IN BLOCK WORK.
3. FOUNDATION WITH R.C.C COLUMNS M25 MIX
4. FLOORING IN CEMENT CONCRETE 1:4:8 MIX IN UTILITY AREA
5. INTERNAL PLASTERING OF 12mm THK. C.M. 1:3 AND EXTERNAL PLASTERING OF 18mm THK. C.M 1:6
6. RCC ROOF SLAB OF M25 WITH REQUIRED DEPTH.
7. RCC LINTEL OF M25 WITH REQUIRED DEPTH 8. WEATHERING COURSE PROVIDED OVER ROOF SLAB
9. JOINERY - UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS

NOTE: ALL DIMENSIONS ARE IN METERS

DRAWING TITLE :

BLOCK - 1
(1 - 16)
GROUND FLOOR PLAN & TERRACE FLOOR PLAN
ELEVATION & SECTION

SCALE : 1 : 100

BUILDING NAME	FSI AREA (IN SQM)	NON - FSI AREA (IN SQM)	TOTAL (IN SQM)	NO OF VILLAS
BLOCK - 1 VILLA -1 TO 16 (GROUND)				
VILLA - 1,3,4,6,7,9,10,12,13 &15	132.95	-	132.95 x 10 = 1329.50	10
VILLA - 2, 5, 8, 11 & 14	131.95	-	131.95 x 5 = 659.75	5
VILLA - 16	133.95	-	133.95 x 1 = 133.95	1
TOTAL		-	2123.20	16

OWNER'S SIGNATURE

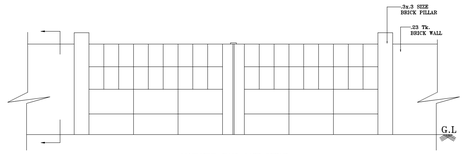
P SURESH
Registered Developer / Owner
DTCP Regn.No.CGL DIST/RD(2019/05/011
Valid upto 29-09-2029
Arun Excello Homes Pvt Ltd
Bhattad Tower, 18, West Cott Road,
Royapettah, Chennai - 600 014

REGISTERED ARCHITECT

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Registered Architect CA/2004/34604
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No2, Plot No.254, 42nd Street, 8th Sector,
K.K.Nagar, Chennai-600 078.

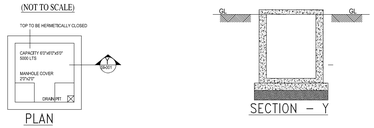
STRUCTURAL ENGINEER

P.JEGATHEESAN, M.Tech (Struct.)
Registered Structural Engineer
DTCP Regn. No.CGL DIST/SE/Gr-II/2019/07/020
Valid upto 10-10-2029
New No.31, Old No.14, Besant Avenue,
Adyar, Chennai - 600 020

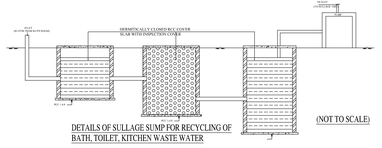


COMPOUND WALL GATE DETAIL
(23'-6")7.2 M WIDE
(SCALE - 1:50)

(NOT TO SCALE)

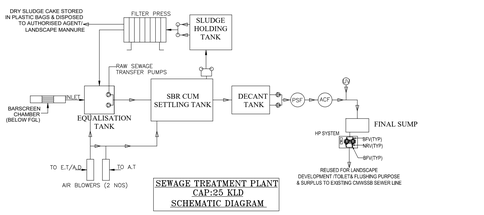


RAIN WATER COLLECTION SUMP DETAIL

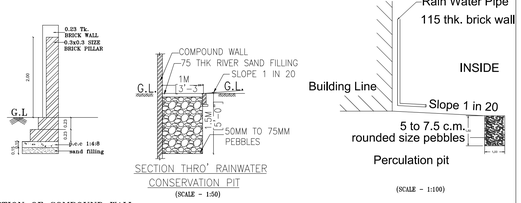


DETAILS OF SULLAGE SUMP FOR RECYCLING OF BATH, TOILET, KITCHEN WASTE WATER

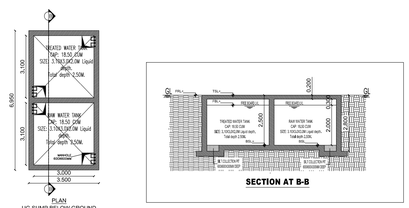
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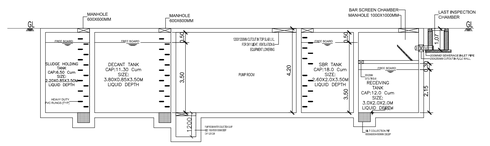
SEWAGE TREATMENT PLANT
CAP:25 KLD
SCHEMATIC DIAGRAM

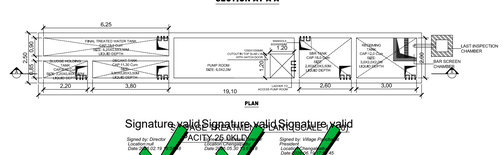


SECTION OF COMPOUND WALL
(SCALE - 1:50)



PLAN OF UG SUMP (SCALE 1:100)





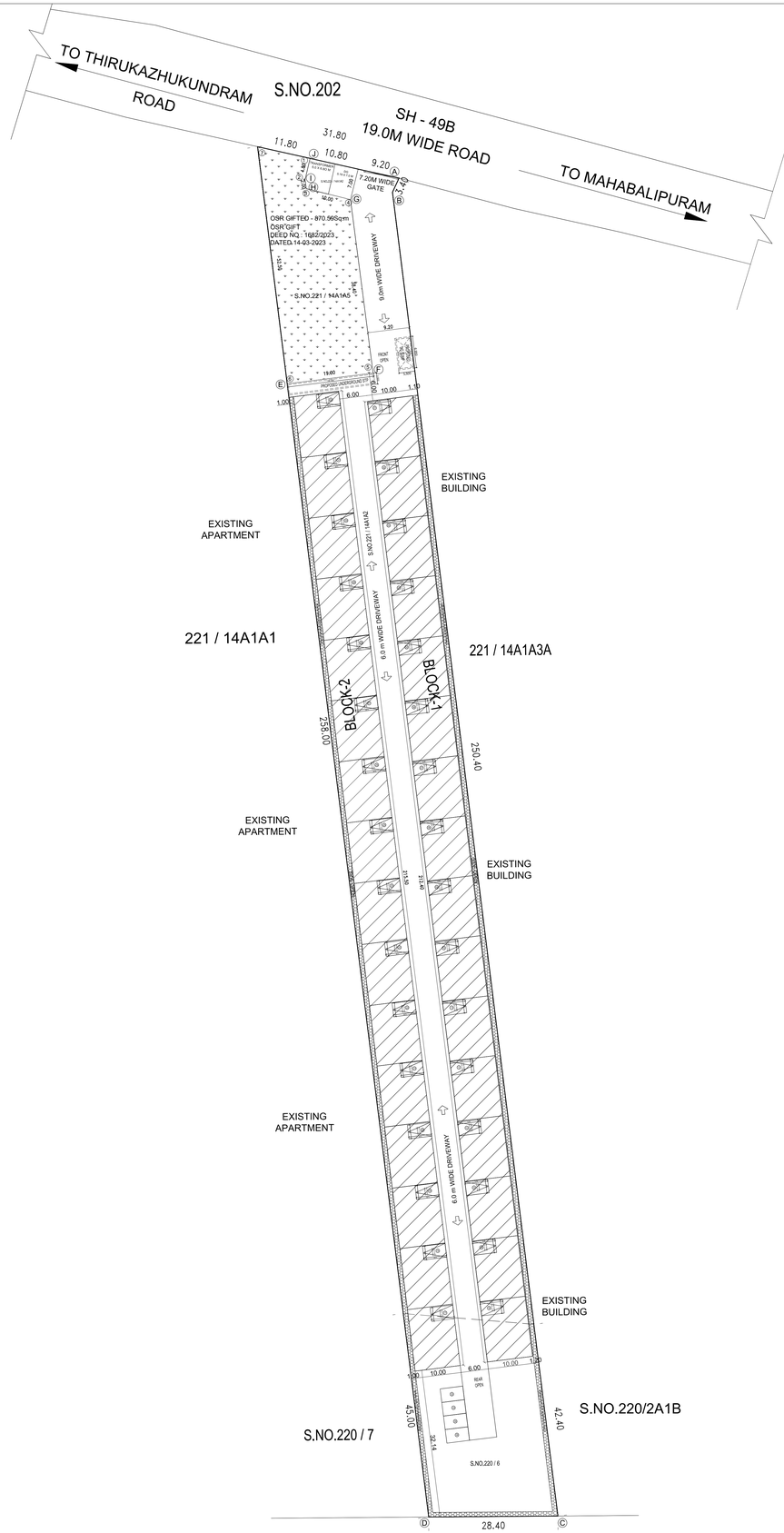
Signature valid Signature valid Signature valid

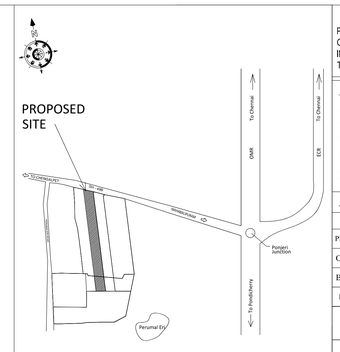
SEWAGE TREATMENT PLANT (CAPACITY-25 0KLD)

Signed by: Director Location: Chennai Date: 2025.07.14 15:47:37 IST

Signed by: Village Panchayat Officer Location: Chennai Date: 2025.07.14 15:47:37 IST

Signed by: Village Panchayat President Location: Chennai Date: 2025.07.14 15:47:37 IST





KEY PLAN
(NTS)

UNIT NO	DWELLING UNIT AREA IN SQM	CAR PARKING
BLOCK - 1		
1	132.95	1
2	131.95	1
3	132.95	1
4	132.95	1
5	131.95	1
6	132.95	1
7	132.95	1
8	131.95	1
9	132.95	1
10	132.95	1
11	131.95	1
12	132.95	1
13	132.95	1
14	131.95	1
15	132.95	1
16	133.95	1
BLOCK - 2		
17	135.85	1
18	134.85	1
19	133.85	1
20	134.85	1
21	134.85	1
22	133.85	1
23	134.85	1
24	134.85	1
25	133.85	1
26	134.85	1
27	134.85	1
28	133.85	1
29	134.85	1
30	134.85	1
31	133.85	1
32	134.85	1
TOTAL	4276.80	32

FILE NO: SWP/BPA/683401/2025/TCP

SHEET NO: 1/3

PROPOSED RESIDENTIAL BUILDINGS (GROUND)
CONSTRUCTION AT SURVEY NOS :220/6 & 221/14A1A2
IN PERUMALERI VILLAGE, (VADAKADAMPADI PANCHAYAT)
THIRUKAZHUKUNDRAM TALUK, CHENGALPATTU DISTRICT.

MATERIAL SPECIFICATION FOR PROPOSED WORK.

1. FOUNDATION IN P.C.C 1:5:10 OVER SAND FILLING.
2. SUPER STRUCTURE IN BLOCK WORK.
3. FOUNDATION WITH R.C.C COLUMNS M25 MIX
4. FLOORING IN CEMENT CONCRETE 1:4:8 MIX IN UTILITY AREA
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6. RCC ROOF SLAB OF M25 WITH REQUIRED DEPTH.
7. RCC LINTEL OF M25 WITH REQUIRED DEPTH
8. WEATHERING COURSE PROVIDED OVER ROOF SLAB
9. JOINERY - UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS

AREA DETAIL

	AREA IN SQM
PLOT AREA AS PER SITE	8091.29 SQM(1.999 ACRES)
OSR GIFTED(AS PER GIFT DEED)	870.59SQM
BALANCE PROPOSED SITE AREA	7220.70 Sq.m(AFTER OSR GIFTED AREA)

PROPOSED BUILDING AREA STATEMENT

S.NO	BUILDING NAME	FSI AREA (IN SQM)	NON - FSI AREA (IN SQM)	TOTAL (IN SQM)	NO OF VILLAS
1	BLOCK - 1 VILLA - 1 TO 16 (GROUND)				
	VILLA - 1,3,4,6,7,9,10,12,13 &15	132.95	-	132.95 x 10 = 1329.50	10
	VILLA - 2, 5, 8, 11 & 14	131.95	-	131.95 x 5 = 659.75	5
	VILLA - 16	133.95	-	133.95 x 1 = 133.95	1
	TOTAL		-	2123.20	16
2	BLOCK - 2 VILLA - 17 TO 32 (GROUND)				
	VILLA - 17	135.85	-	135.85 x 1 = 135.85	1
	VILLA - 18,20,21,23,24,26,27,29,30&32	134.85	-	134.85 x 10 = 1348.50	10
	VILLA - 19,22,25,28 & 31	133.85	-	133.85 x 5 = 669.25	5
	TOTAL		-	2153.60	16
3	STP PUMP ROOM	47.75	-	47.75	-
4	UG SUMP	24.33	-	24.33	-
	TOTAL AREA		-	4348.88	32

TOTAL FSI AREA = 4348.88 SQM

REFERENCE

DESCRIPTION	CALCULATION
FLOOR SPACE INDEX	4348.88 / 7220.70 = 0.60

PARKING CALCULATION

SLOT	REQUIRED	PROVIDED
CAR	32 + 4 (10% VISITOR CAR PARK) = 32 + 4 = 36	36

SITE PLAN

SCALE : 1:400 | SHEET NO : 01

- SITE AREA = 7220.70SQM
- GROUND FLOOR = 4348.88SQM
- OPEN AREA = 2871.91SQM
- EXISTING ROAD

OWNER'S SIGNATURE

P. SUNGESH
Proprietor/Land Developer's Owners
ADYAR CREEK RESIDENCY PVT LTD (U45201TN2007PTC063371)
Regd. Office: 23 (Old 57),
Bhaskara Rao Garden, 1st Street,
Woodlands Rotary, 1st, Mount Road Road,
Mylapore, Chennai - 600 004

REGISTERED ARCHITECT

V. VISALAKSHI
Registered Architect CA/2004/34804
ITCP Regn. No.CO/ARCH/0102
No2, Plot No.134, 42nd Street, 9th Sector,
K.K.Nagar, Chennai-600 078.

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P.JEGATHEESAN, M.Tech (Struct.)
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Valid upto 16.10.2029
New No.21, Old No.14, Shivaji Avenue,
Adyar, Chennai - 600 020

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.