Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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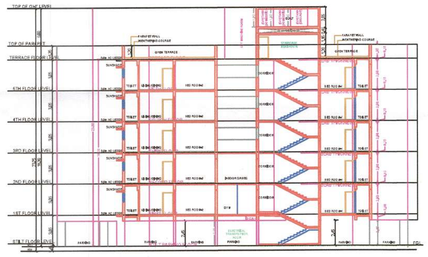
Published for reference. The authority's own register is the operative record.

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

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verified.realestate



ELEVATION - A



SECTION A-A



KEY PLAN
NTS

SITE PLAN

SITE CUM STILT FLOOR PLAN

தாம்பரம் மாநகராட்சி
மண்டலம் - III
க.மு.எண். : 6181/2024 நாள்: 10/9/2024
க.க.எண் : 831/2024
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவல நடவடிக்கையில் உள்ள நிந்தனைகளுடன் வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
காலவரை 10/9/2026 முன் 9/9/2021 வரை
உதவி இயக்குநர்,
தாம்பரம் மாநகராட்சி
மண்டலம் -III

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + G + 5 FLOORS (PART) VILLOWS RESIDENTIAL BUILDING WITH 74 DWELLING UNITS FOR AFFORDABLE HOUSING WITH GYM, ASSOCIATION ROOM & INDOOR GAMES ROOM AT SURVEY NO. 1/1, 1/2, 1/3, 1/4, 1/5, 1/6, 1/7, 1/8, 1/9, RADHESHYAM AVENUE AND ARISH ROAD, RAMAPURAM, CHENNAI COMPRISED IN ELCOT/SIHM, TIDEL PARK OF SALAITHAMAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.	
PLANNING PERMISSION	BSDC/
BUILDING PERMIT NO	BSDC/
AREA CLAIMED FOR FAR	
STREET ALIGNMENT/ROAD WIDTH/WIDTH	12m
FAR MAX	NA
EXISTING USE	Vacant
PROPOSED	Residential
COVERAGE AREA PERCENTAGE %	33%

PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
CARS	37	37
TWO WHEELER	74	74
CYCLE	74	74

FLOORS	FLOOR AREA				DU	TOTAL
	COMM.	RES.	NRS.	ANCI.		BUA
S.T.FLOOR(PART) PLAN	NIL	994.2	NIL	NIL	6	994.2
GROUND FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
SECOND FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
THIRD FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
FOURTH FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
FIFTH FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
TERRACE	NIL	NIL	NIL	NIL	NIL	NIL
LIFT	NIL	49.0	NIL	NIL	12	588
LIFT MR	NIL	49.0	NIL	NIL	12	588
TOTAL	NIL	6174.2	NIL	NIL	74	6174.2

BUILDING	NO OF SHAFT IN BLDG	FOR AREA				DU	TOTAL
		COMM.	RES.	NRS.	ANCI.		BUA
A1(1)(2)(3)		NIL	6174.2	NIL	NIL	74	6174.2
TOTAL		NIL	6174.2	NIL	NIL	74	6174.2

FLOORS	FOR AREA				DU	TOTAL
	COMM.	RES.	NRS.	ANCI.		BUA
S.T.FLOOR(PART) PLAN	NIL	994.2	NIL	NIL	6	994.2
GROUND FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
SECOND FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
THIRD FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
FOURTH FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
FIFTH FLOOR	NIL	1016.0	NIL	NIL	12	1016.0
TERRACE	NIL	NIL	NIL	NIL	NIL	NIL
LIFT	NIL	49.0	NIL	NIL	12	588
LIFT MR	NIL	49.0	NIL	NIL	12	588
TOTAL	NIL	6174.2	NIL	NIL	74	6174.2

APPROVAL CONDITION

STAGE 1/30

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

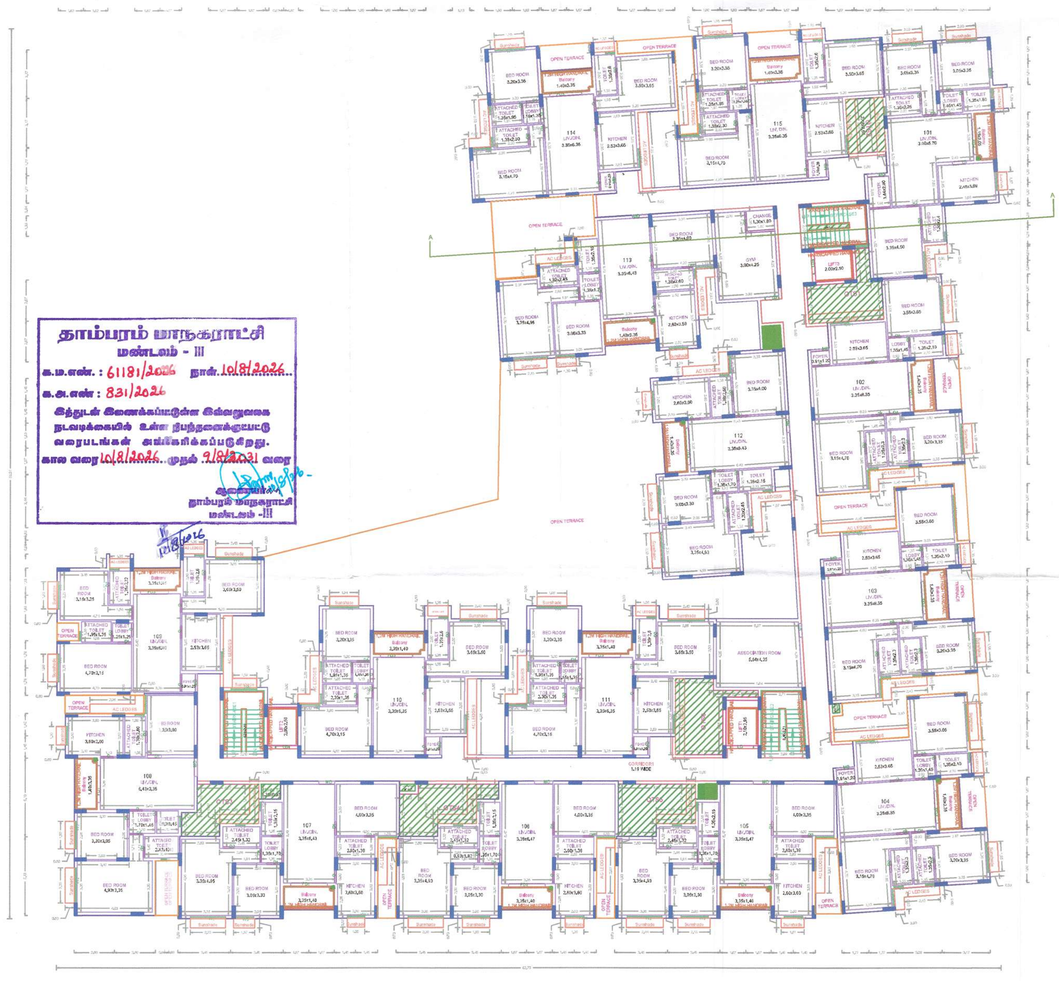
Signature

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

FLOOR NAME	SHEET NO. 2/4
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT -18.30M) RESIDENTIAL BUILDING WITH 74 DWELLING UNITS FOR AFFORDABLE HOUSING WITH GYM, ASSOCIATION ROOM & INDOOR GAMES ROOM AT TELLUS AVENUE DR.KALAIGNAR MAIN ROAD, RADHESHYAM AVENUE AND ARISH ROAD, RAJAKILPAKKAM, CHENNAI COMPRISED IN S.NO.104/4B, 104/8 &104/9 OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

தாம்பரம் மாநகராட்சி
மண்டலம் - III
உ.ம.எண். : 61181/2026 நாள். 10/8/2026
உ.அ.எண் : 831/2026
இத்துடன் இணைக்கப்பட்டுள்ள இக்கோரிக்கை நடவடிக்கையில் உள்ள நிபந்தனைகளுடன் வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
கால வரை 10/8/2026 முதல் 9/8/2031 வரை
ஆணையர்
தாம்பரம் மாநகராட்சி
மண்டலம் -III



FIRST FLOOR PLAN



SECOND FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Chennai Planning Area Development Authority
Vice-Chairman/Member-Secretary

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

QR CODE

This Planning Permission should not be construed as document of title. Applicant has to obtain all other statutory approvals as may be required.

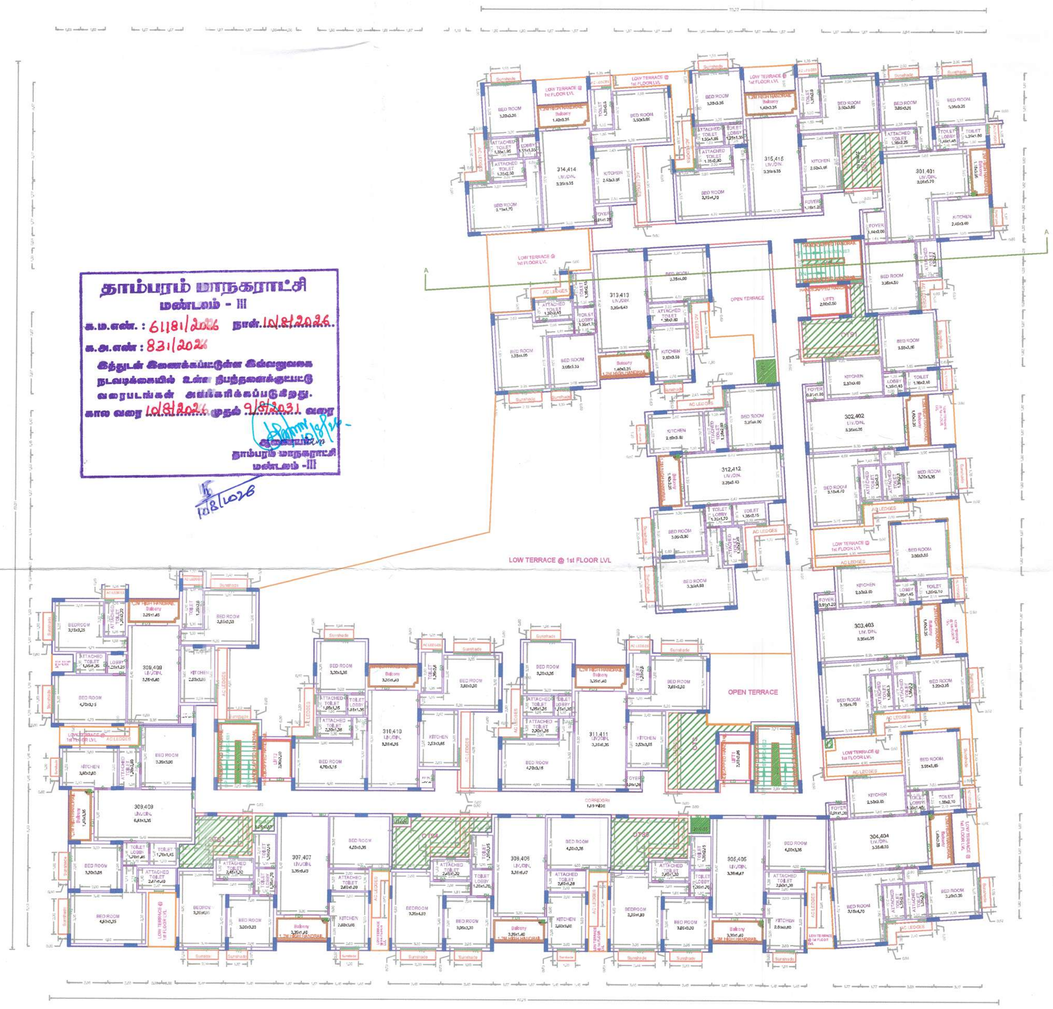
Applicant's (Owner / Developer / Power of Attorney)

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

User Defined Imperial (60.00 x 40.00inches)

FLOOR NAME	SHEET NO. 3/4
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT +18.30M) RESIDENTIAL BUILDING WITH 74 DWELLING UNITS FOR AFFORDABLE HOUSING WITH GYM, ASSOCIATION ROOM & INDOOR GAMES ROOM AT TELLUS AVENUE DR.KALAIGNAR MAIN ROAD, RADHESHYAM AVENUE AND ARBH ROAD, RAJAKILPAKKAM, CHENNAI COMPRISED IN S.NO.104/3, 104/8 &104/9 OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.



TYPICAL - 3, 4 FLOOR PLAN



FIFTH FLOOR PLAN

தாம்பரம் மாநகராட்சி
மண்டலம் - III
க.மு.எண். : 6181/2026 நாள். 10/04/2026.
க.அ.எண் : 831/2026
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
காலை வரை 10/04/2026 முதல் 9/04/2031 வரை
தாம்பரம் மாநகராட்சி
மண்டலம் -III

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

Applicants (Owner / Developer / Power of Attorney)

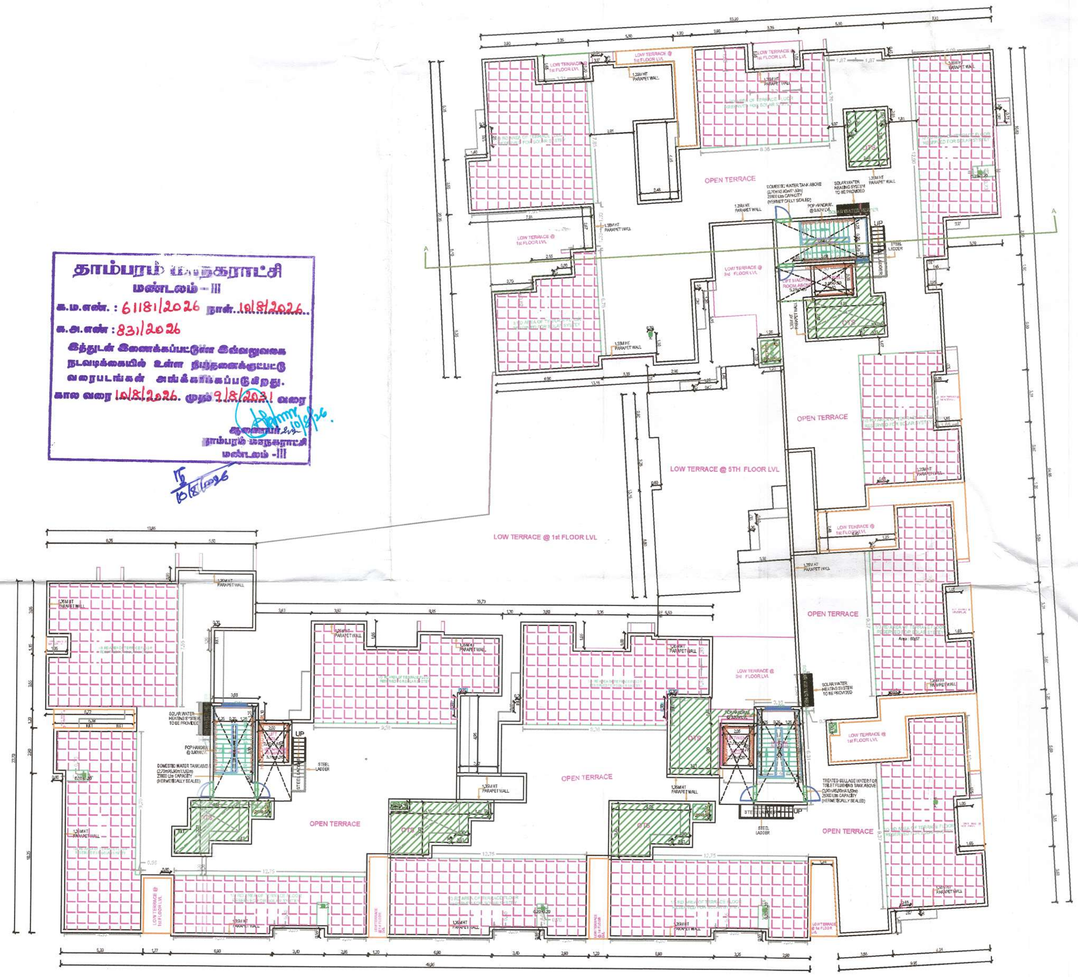
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedImperial (60.00 x 40.00inches)

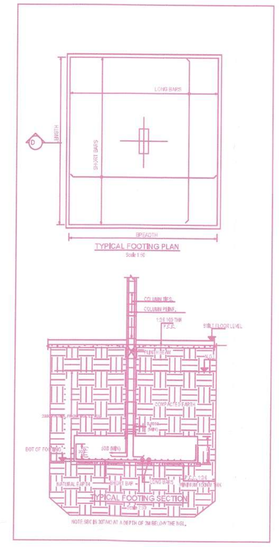
FLOOR NAME	SHEET NO. 4/4
FLOOR NAME	

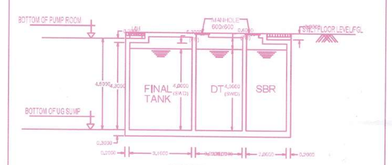
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT +15.30M) RESIDENTIAL BUILDING WITH 74 DWELLING UNITS FOR AFFORDABLE HOUSING WITH GYM, ASSOCIATION ROOM & INDOOR GAMES ROOM AT TELLUS AVENUE DR.KALAIGNAR MAIN ROAD, RADHESHYAM AVENUE AND ARBH ROAD, RAJAKILPAKKAM, CHENNAI COMPRISED IN S.NO.104/4B, 104/8 &104/9 OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

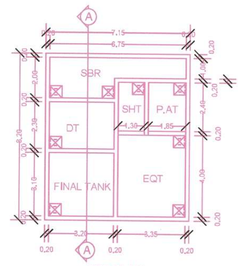
தாம்பரம் மாநகராட்சி
மண்டலம் - III
க.ம.எண். : 6118/2026 நாள். 16/2/2026.
க.அ.எண் : 831/2026
இத்துடன் இணைக்கப்பட்டுள்ள விண்ணப்ப நடவடிக்கையில் உள்ள நிபந்தனைகளுடன் வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
காண வரை 16/8/2026. முதல் 2/8/2031 வரை
ஆணையர்
தாம்பரம் மாநகராட்சி
மண்டலம் -III



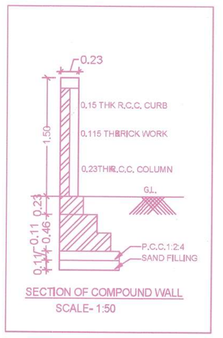
TERRACE FLOOR PLAN

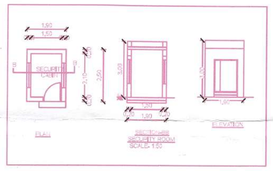


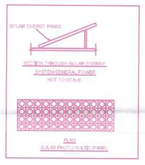


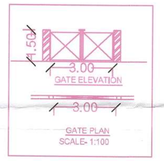


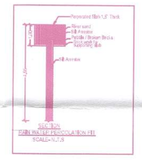




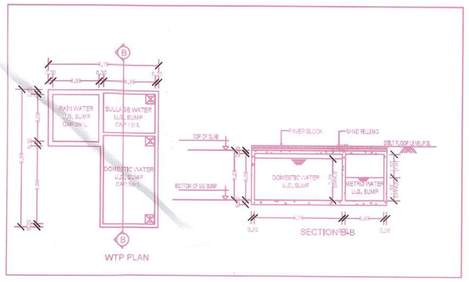


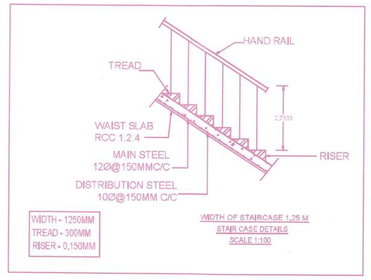














APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

for Chennai Planning Authority(Member Secretary)

Note: Pre-Building Plan to be Building

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

QR CODE

Applicant (Owner / Developer) Power of Attorney)

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TERRACE FLOOR PLAN
UserDefinedImperial (60.00 x 40.00inches)

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
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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.