Verified RealEstate™

RE REGULATORY RECORD

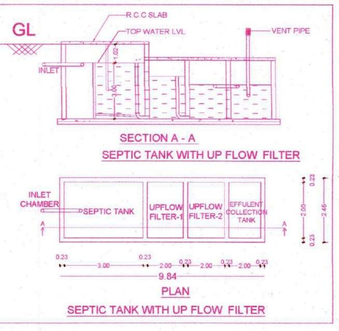
RERA Document

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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

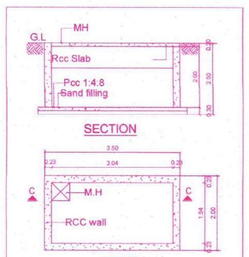
hello@verified.realestate
+91 9996 12 9996
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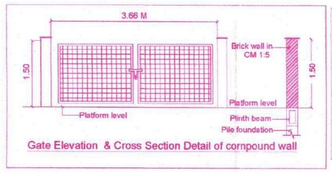


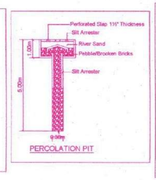
DESIGN OF SEPTIC TANK & UPFLOW FILTER
ESTIMATED PEAK DISCHARGE

FIXTURE EQUIVALENT

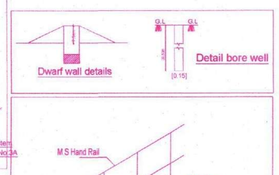
NO OF DWELLING UNITS — 35
NO OF PERSONS PER UNIT — 5
TOTAL NO OF PERSONS — 5 x 35 =175
THE EFFICIENT USAGE BY PERSON / DAY — 40 LITERS
TOTAL CAPACITY OF TANK — 40 X 175 = 6000 LIT
DEPTH OF THE SEPTIC TANK — 3.00 M
SEPTIC TANK AREA — 6000 / 3.00 = 2000 SQ.M
HENCE AREA OF FINAL EFFLUENT SUMP — 2000/2.00 = 1000.00 SQ.M
SIZE OF UPFLOW FILTER -1 — 2.00 X 2.00 X 3.00 M
SIZE OF UPFLOW FILTER -2 — 2.00 X 2.00 X 3.00 M
SIZE OF FINAL EFFLUENT SUMP - 2.00 X 2.00 X 3.00 M

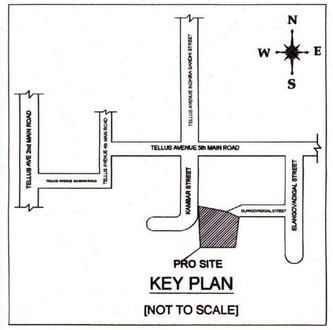












SHEET NO. 1 / 2

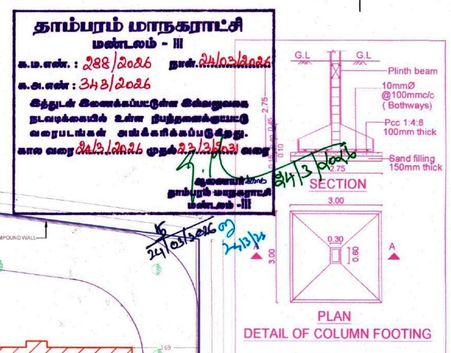
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS (AFFORDABLE HOUSING) AT ELANGOVADIGAL STREET AND KAMBAR STREET, TELLUS AVENUE, RAJAKILPAKKAM, CHENNAI COMPRISED IN S.NO.142/1C OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

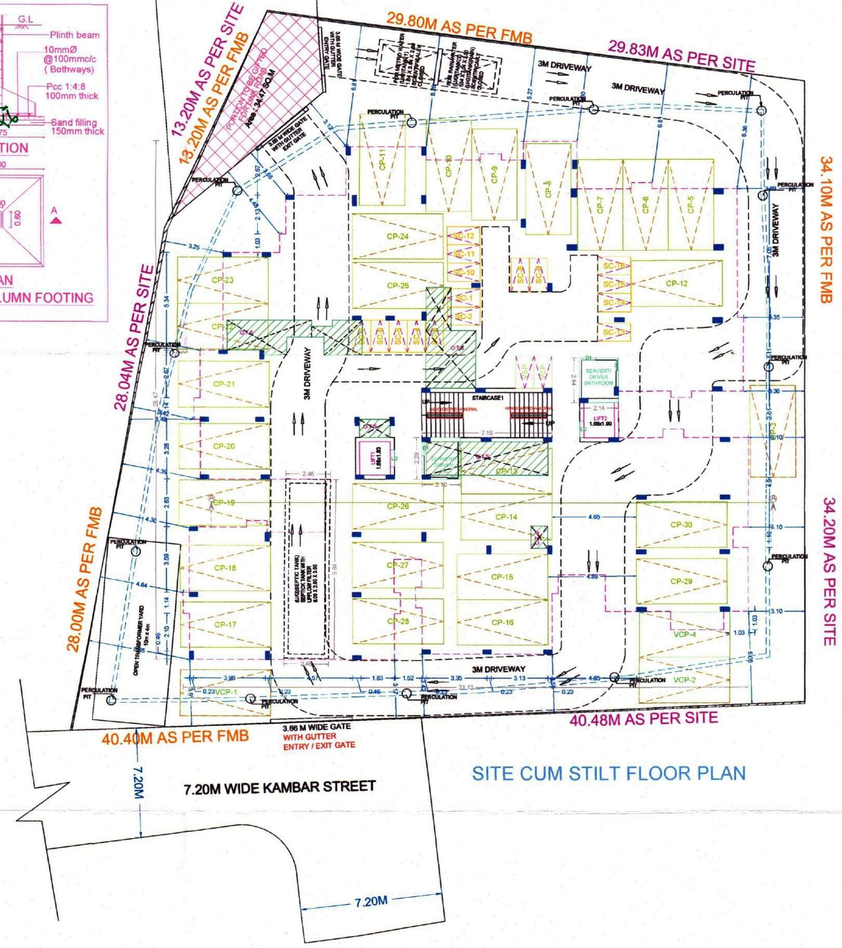
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1250.00
AREA AS PER DOCUMENT	1254.57
AREA CONSIDERED FOR FSI	1250.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	34.47
OSR AREA	0.00
TOTAL FSI AREA	3247.19
FSI FACTOR	2.598
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	30	30
TWO WHEELER	18	18
CYCLE	-	0







FLOOR WISE FSI STATEMENT: N (GURU TELLUS)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	656.19	0.00	0.00	7	656.19
SECOND FLOOR	0.00	656.19	0.00	0.00	7	656.19
THIRD FLOOR	0.00	656.19	0.00	0.00	7	656.19
FOURTH FLOOR	0.00	656.19	0.00	0.00	7	656.19
FIFTH FLOOR	0.00	622.43	0.00	0.00	7	622.43
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3247.19	0.00	0.00	35	3247.19

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
N-1 (GURU T...)		0.00	3247.19	0.00	0.00	35	3247.19
Total		0.00	3247.19	0.00	0.00	35	3247.19

APPROVAL CONDITION

SCALE 1:100

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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under Rule 71(1)(b)(i), 2019 is subject to final outcome of the W.P. No(s). 8818 of 2019 and WMP (MD) No(s). 8813 & 8814 of 2019.

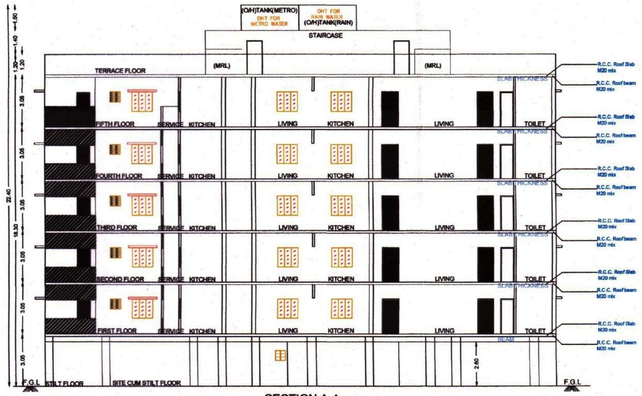
Signature valid
Digitally Signed by
Architect S.S. KUMAR
Sign Date: 10/03/2025 9:48:44 PM

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

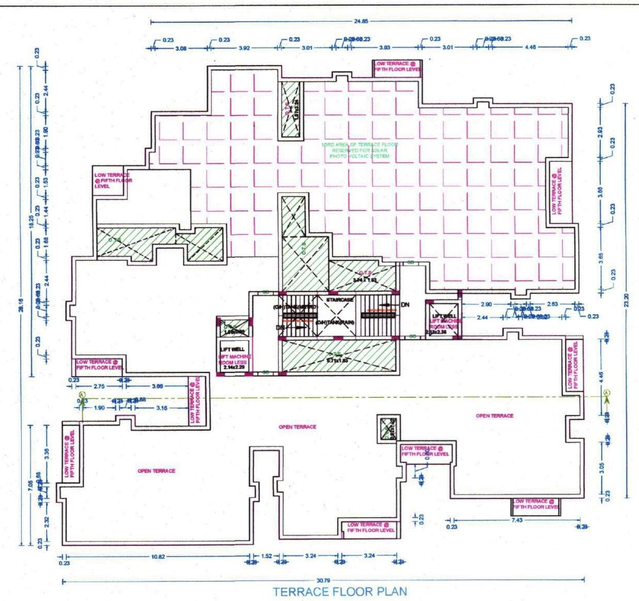
efinedMetric (841.00 x 1400.00MM)



FRONT ELEVATION

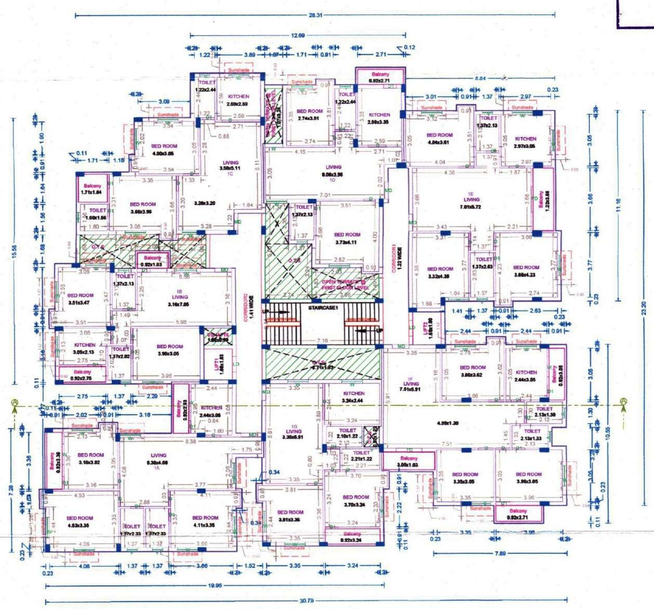


SECTION A-A

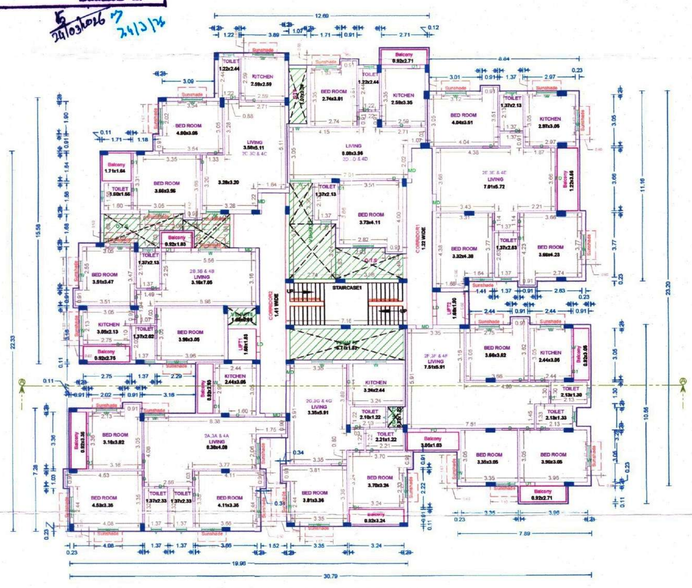


TERRACE FLOOR PLAN

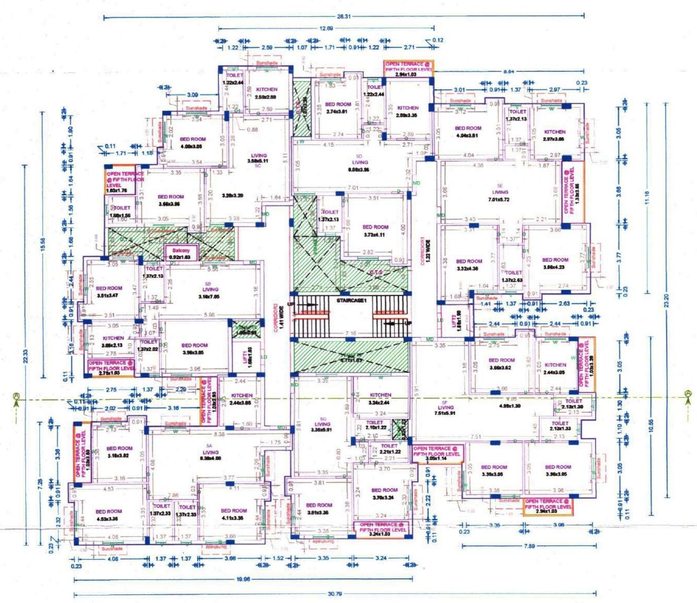
தாம்பரம் மாநகராட்சி
மண்டலம் - III
க.மு.எண். : 288/2026 நாள். 24/02/2026
க.அ.எண் : 343/2026
இத்துடன் இணைக்கப்பட்டுள்ள விண்ணப்ப நடவடிக்கையில் உள்ள நிபந்தனைகளுட்பட வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
காலவரை 24/02/2026 முதல் 23/2/2031 வரை
ஆணையர்/செ
தாம்பரம் மாநகராட்சி
மண்டலம் -III
5/2/03/2026 to 24/3/26



FIRST FLOOR PLAN



TYPICAL - 2, 3& 4 FLOOR PLAN



FIFTH FLOOR PLAN (PART)

SHEET NO. 2 / 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS (AFFORDABLE HOUSING) AT ELANGOVADIGAL STREET AND KAMBAR STREET, TELLUS AVENUE, RAJAKILPAKKAM, CHENNAI COMPRISED IN S.NO.142/1C OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)

KEY NO.

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

edMetric (841.00 x 1500.00MM)

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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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.