Verified RealEstate™

RE REGULATORY RECORD

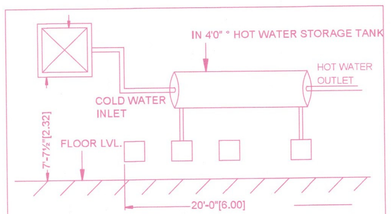
RERA Document

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OMR Thoraipakkam,
Chennai 600 097, India

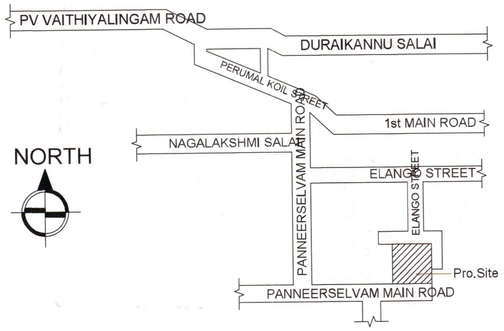
hello@verified.realestate
+91 9996 12 9996
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SOLAR HOT WATER SYSTEM DETAIL

GENERAL SPECIFICATION

1. R.C.C. Column Footing And Plinth in Foundation.
2. Columns And Piles Are Connected By Plinth Beam.
3. Mosaic Flooring / Spartax Flooring.
4. Brick Work In Basement And Super Structure
5. Walls Are Plastered By Cement Plaster in cm 1:5
6. Joinery Work In Teak And Country Wood.
7. Lintel Over Opening.
8. Roof Covered By R.C.C. Slab.
9. All R.C.C. Work In Cement Concrete M25 GRADE.
10. Weathering Course Laid With Proper Slope Over R.C. Slab.



Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOORS (HEIGHT –11.99M) RESIDENTIAL BUILDING WITH 16 DWELLING UNITS AT PANNEER SELVAM MAIN ROAD AND ELANGO STREET, ZAMIN PALLAVARAM, CHENNAI 600043, COMPRISED IN OLD S.NO.159/1, 159/2 & 159/3 (DOCUMENT) AND T.S.NO.50/2, BLOCK NO.19, WARD – C OF ZAMIN PALLAVARAM VILLAGE, PALLAVARAM TALUK WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	735.00
AREA AS PER DOCUMENT	734.50
AREA CONSIDERED FOR FSI	734.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1467.55
FSI FACTOR	1.998
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

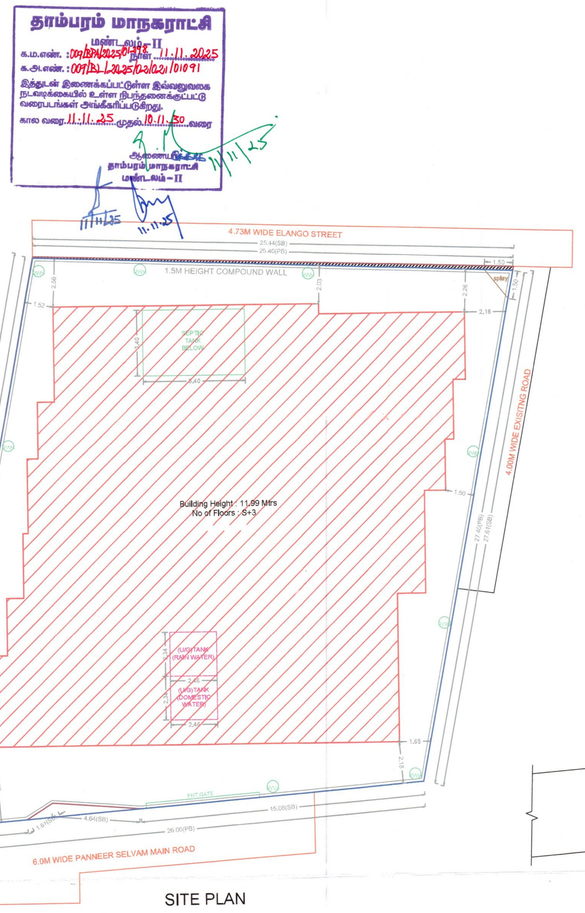
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	14	14
TWO WHEELER	7	16
CYCLE	-	0

FLOOR WISE FSI STATEMENT: NHRB (RESI)

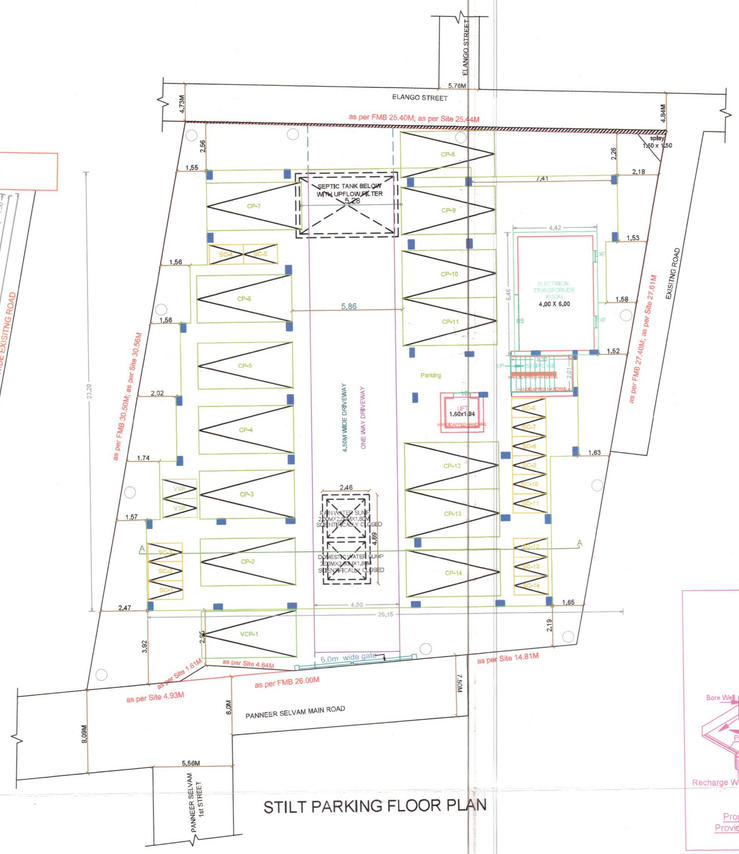
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.57	0.00	0.00	0	28.57
FIRST FLOOR	0.00	480.94	0.00	0.00	6	480.94
SECOND FLOOR	0.00	480.94	0.00	0.00	6	480.94
THIRD FLOOR	0.00	477.10	0.00	0.00	4	477.10
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1467.55	0.00	0.00	16	1467.55

BUILDING WISE FSI STATEMENT

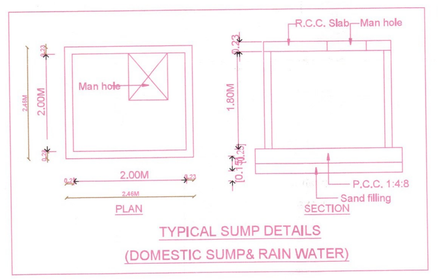
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RESI)		0.00	1467.55	0.00	0.00	16	1467.55
Total		0.00	1467.55	0.00	0.00	16	1467.55



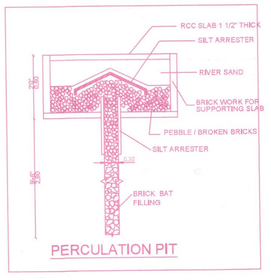
SITE PLAN



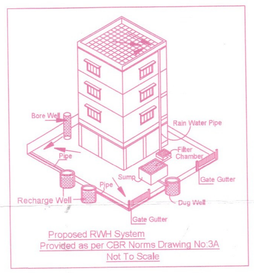
STILT PARKING FLOOR PLAN



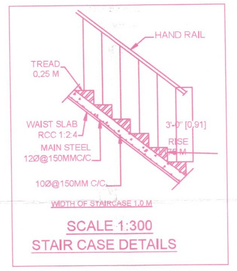
TYPICAL SUMP DETAILS
(DOMESTIC SUMP& RAIN WATER)



PERCULATION PIT



Proposed RWH System
Provided as per CBR Norms Drawing No:3A
Not To Scale



SCALE 1:300
STAIR CASE DETAILS

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.

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. 5912 & 6915 of 2019.

Signature valid

Applicants (Owner / Developer / Power of Attorney)

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FLOOR NAME	SHEET NO. 2 / 2

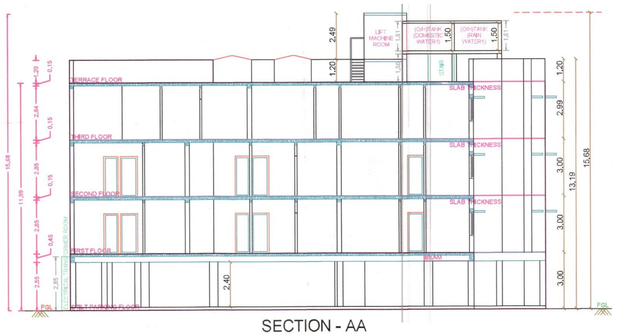
FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOORS (HEIGHT –11.99M) RESIDENTIAL BUILDING WITH 16 DWELLING UNITS AT PANNEER SELVAM MAIN ROAD AND ELANGO STREET, ZAMIN PALLAVARAM, CHENNAI 600043, COMPRISED IN OLD S.NO.159/1, 159/2 & 159/3 (DOCUMENT) AND T.S.NO.50/2, BLOCK NO.19, WARD – C OF ZAMIN PALLAVARAM VILLAGE, PALLAVARAM TALUK WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

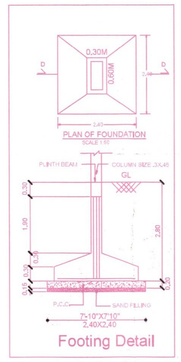
தாம்பரம் மாநகராட்சி
மண்டலம் – II
க.மு.எண். : 0019/BPA/2025/7298 நாள் : 11.11.2025
க.அ.எண். : 0019/BL/2025/03/D01/01079
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைக்குட்பட்ட வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
காலம் வரை 11.11.25 முதல் 10.11.30 வரை
11/11/25
அனுமதிக்கப்பட்டது
தாம்பரம் மாநகராட்சி
மண்டலம் – II
11/11/25 11.11.25



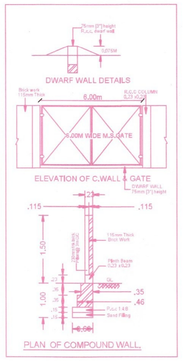
ELEVATION



SECTION - AA



Footing Detail



DESIGN OF SEPTIC TANK WITH UPFLOW FILTER CALCULATION

TOTAL NO. OF FLATS OR DWELLINGS :- 15
ASSUMING 5 PERSONS FOR FLATS :- 15X5=75 say 80
NO. OF PERSONS :- 80
NO OF USERS ASSUMING
2 FIXTURES PER FLAT :- 80X2=160 UNITS.
PER HOUR DISCHARGE :- 160X6=960 LPM.

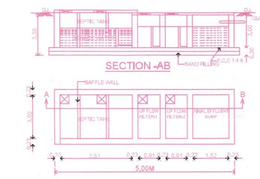
SEPTIC TANK
SURFACE AREA NEEDED :- 960X0.92/10 =88.32 SAY 9.00M

VOLUME OF SEDIMENTATION
ASSUMING 0.30M DEPTH 9X0.3M = 2.70M^2
FOR DIGESTION 1000X0.032 = 3.20M^2
FOR SLUDGE STORAGE 0.0002X365X115 = 8.39M^2
FREE BOARD FOR SLUDGE 5X0.3M = 1.50M^2

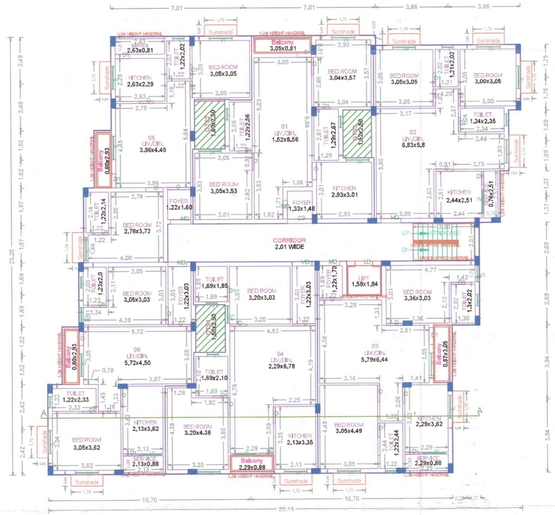
DEPTH = $\frac{\text{VOLUME}}{\text{VOLUME}} \frac{7}{5}$ = 1.40M

SIZE OF SEPTIC TANK 5.00X3.00X3.00
UPFLOW FILTER

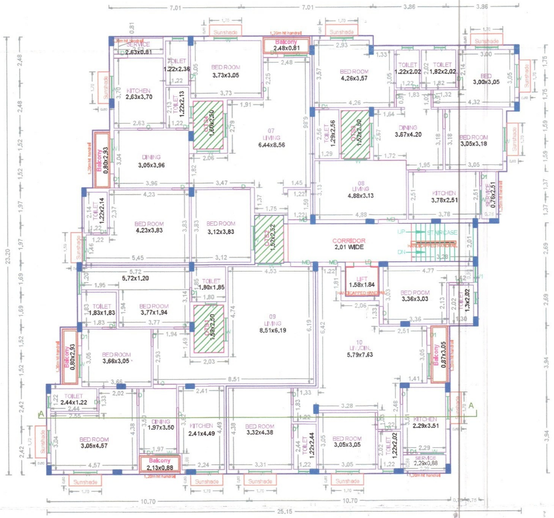
LIQUID DEPTH OF SEPTIC TANK = 3.00M
UPFLOW FILTER DEPTH
ALLOWING 0.32M FREE BOARD 1.4 - 0.3 = 1.10M
AREA NEEDED = $\frac{1.10}{1.10}$ = 1.0M
SIZE OF UPFLOW FILTER 1.50X1.50
UPFLOW NO.-1 = 0.91X1.50X1.36M
UPFLOW NO.-2 = 0.91X1.50X1.36M



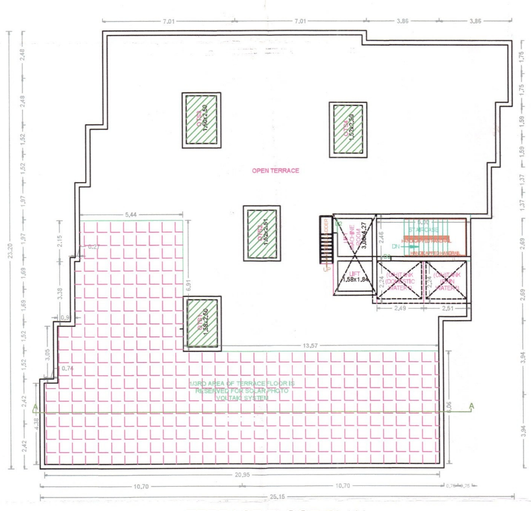
SEPTIC TANK DETAILS



TYPICAL - 1& 2 FLOOR PLAN



THIRD FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

N

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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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

Applicants (Owner / Developer / Power of Attorney)

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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.