Verified RealEstate™

RE REGULATORY RECORD

RERA Document

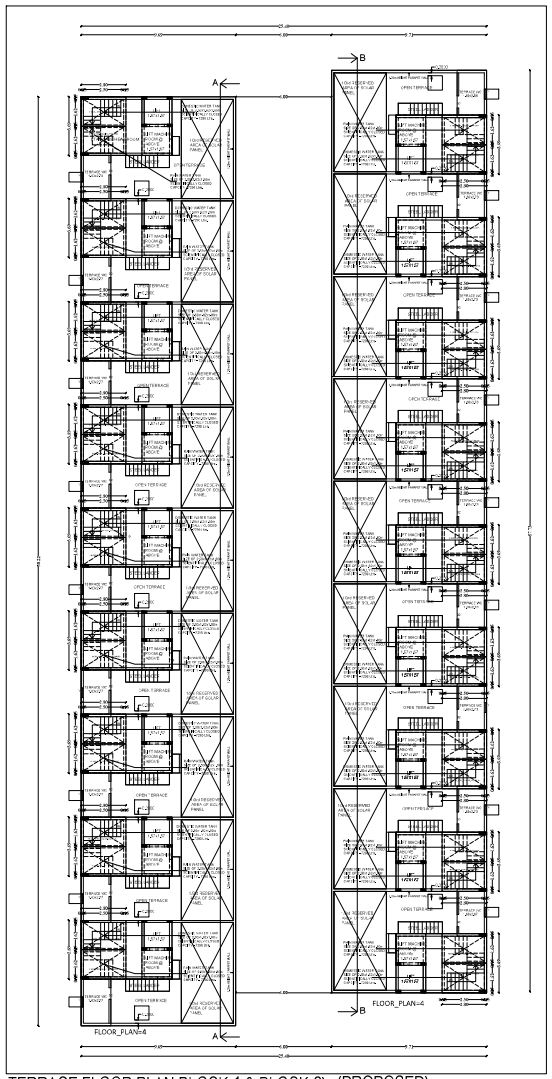
The document as the regulator published it, reproduced in full behind this page.

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

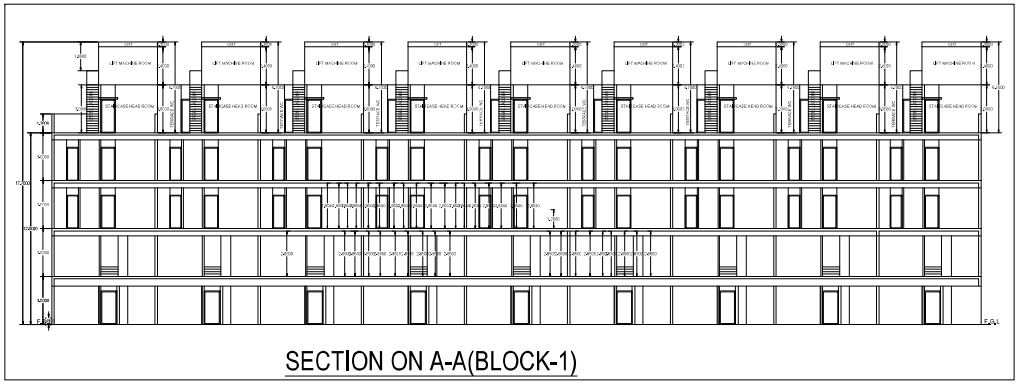
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

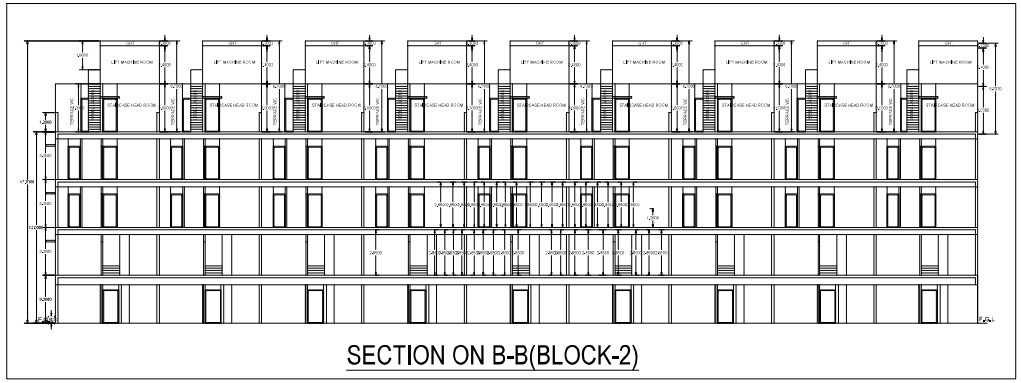
DIGITALLY VERIFIED RECORD



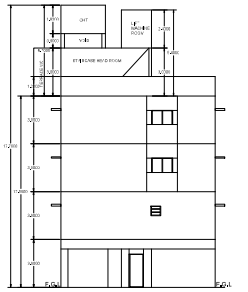
TERRACE FLOOR PLAN BLOCK-1 & BLOCK-2) (PROPOSED)



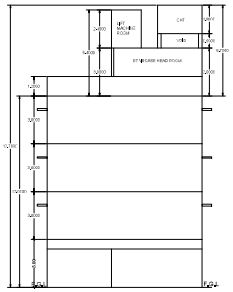
SECTION ON A-A(BLOCK-1)



SECTION ON B-B(BLOCK-2)



FRONT ELEVATION ON BLOCK-1



FRONT ELEVATION ON BLOCK-2

REGULARZATION IN SPECIAL OFFICER / BDO APPROVED BY VIDE:

0674/2025/B1, DATE: 28/03/2025

MLPA LETTER No. 526/2021

BUILDING PLANNING PERMISSION
ROC No. SWP/BPA/488051/2025 SITE BOUNDARY SHOWN AS A TO D BUILDING PLANNING PERMISSION
No. SWP/B.P./M.L.P.A.(C.D.-5), No:63/2025

NORTH DIRECTION **SHEET No. 2**

N
W E
S

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR +3 FLOORS RESIDENTIAL BUILDING (HEIGHT-12.00m) WITH 18 DWELLING UNITS AT PLOT NO.10, COMPRISED IN OLD S.NO:87/3pt, S. NO:87/15A1B (NEW) AS PER PATTA NO : 4985 AT KANATHUR REDDY KUPPAM VILLAGE , THIRUPORUR TALUK AND PANCHAYATH UNION , CHENGALPATTU DISTRICT.

SCHEDULE OF JOINERIES:

SYMBOL	DESCRIPTION	SIZE IN 'METRES'
V	VENTILATOR	0.60 x 0.90
EF	EXHAUST FAN	0.60 x 1.20
LD	LIFT DOOR	0.90 x 2.10

AREA DETAILS IN 'SQ.M'

PLOT EXTENT AS PER DOCUMENT : 1791.53

PLOT EXTENT AS PER PATTA : 1793.00

FLOOR	No. OF UNITS block-1	No. OF UNITS block-2	NET FSI AREA block-1	NET FSI AREA block-2	NON FSI AREA block-1	NON FSI AREA block-2	BUILT UP AREA block-1	BUILT UP AREA block-2
Stilt Floor	--	--	--		564.15	561.24	564.15	561.24
First Floor	9	9	564.15	561.24	--	--	564.15	561.24
Second Floor	--	--	564.15	561.24	--	--	564.15	561.24
Third Floor	--	--	564.15	561.24	--	--	564.15	561.24
Terrace Floor Head Room	--	--			159.66	159.66	221.76	221.76
Lift machine Room					62.10	62.10		
Total	18		1692.45	1683.72	785.91	783.00	2478.36	2466.72
			3376.17		1568.91		4945.08	

FSI PROVIDED = $\frac{3376.17}{1791.53}$ = 1.88

No. OF CAR PARKING REQUIRED : 20 Nos.

No. OF CAR PARKING PROVIDED : 20 Nos.

Er. V. SABARISH, BE(Civil)
Registered Structural Engineer Grade-III DTCP
Reg No. SE/GR-III/065/2021
No.15/4/45, South West Boag Road,
T.Nagar, Chennai-17, Mobile: 95652 25285
Email Id: Sabarijohn229@ymail.com

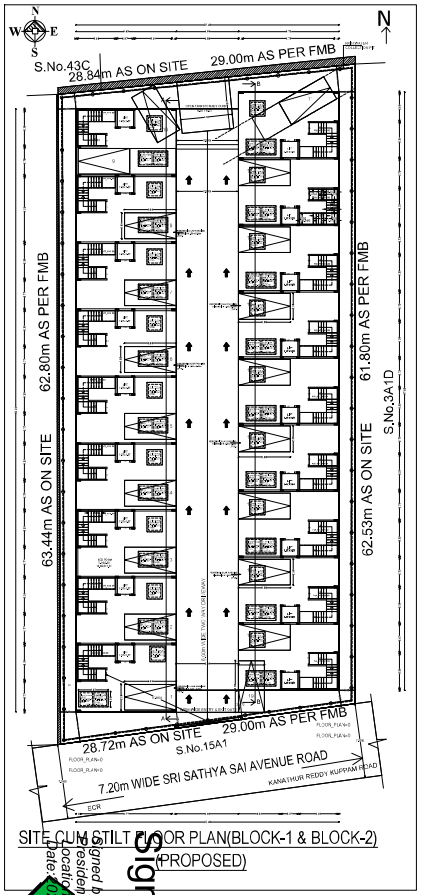
STRUCTURAL ENGINEER

For ARIMA BUILDERS & TECHNOLOGIES PVT. LTD.
Director

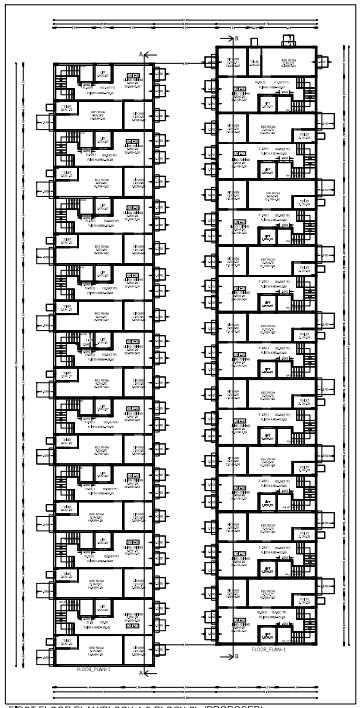
APPLICANT'S SIGNATURE

M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-I,
DTCP Reg.No.CGL/DIST/RE/56/2023/0011
Plot No. 1451-D, Garden Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai-37.
Phone: 96402 29411, 88380 53066

REGISTERED ENGINEER



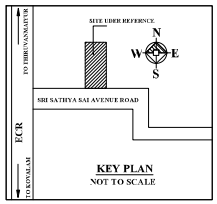
SITE CUM STILT FLOOR PLAN(BLOCK-1 & BLOCK-2) (PROPOSED)



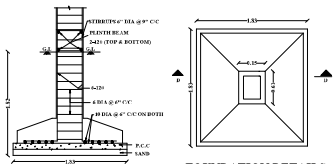
FIRST FLOOR PLAN(BLOCK-1 & BLOCK-2) (PROPOSED)



TYPICAL (2nd& 3rd) FLOOR PLAN (BLOCK-1 & BLOCK-2) (PROPOSED)



REGULARZATION IN SPECIAL OFFICER / BDO APPROVED BY VIDE:
0674/2025/B1, DATE: 28/03/2025
MLPA LETTER No. 526/2021



SECTION D-D

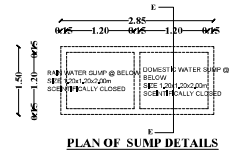
FOUNDATION DETAILS

DWELLING UNIT CALCULATION BLOCK-1

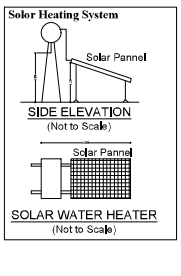
UNIT NAME	AREA IN Sq.m
1A	155.49
2A	154.56
3A	154.56
4A	154.56
5A	154.56
1B	154.56
2B	154.56
3B	154.56
4B	153.28

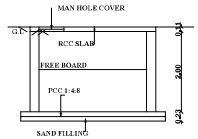
DWELLING UNIT CALCULATION BLOCK-2

UNIT NAME	AREA IN Sq.m
4C	152.67
3C	153.80
2C	153.80
1C	153.80
5D	153.80
4D	153.80
3D	153.80
2D	153.80
1D	152.94

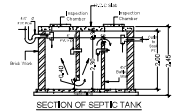


PLAN OF SUMP DETAILS





SECTION E-E



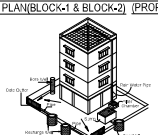
SECTION OF SEPTIC TANK

FLOOR	No. OF UNITS Block-1	No. OF UNITS block-2	NET FSI AREA Block-1	NET FSI AREA block-2	NON FSI AREA block-1	NON FSI AREA block-2	BUILT UP AREA block-1	BUILT UP AREA block-2
SHR Floor	--	--	--		564.15	561.24	564.15	561.24
First Floor	9	9	564.15	561.24	--	--	564.15	561.24
Second Floor	--	--	564.15	561.24	--	--	564.15	561.24
Third Floor	--	--	564.15	561.24	--	--	564.15	561.24
Terrace Floor Head Room	--	--			159.66	159.66	221.76	221.76
Lift machine Room					62.10	62.10		
Total	18		1692.45	1683.72	785.91	783.00	2478.36	2466.72
			3376.17		1568.91		4945.08	

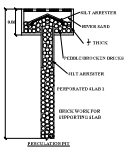
FSI PROVIDED = 3376.17 / 1791.53 = 1.88

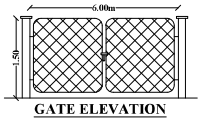
No. OF CAR PARKING REQUIRED : 20 Nos.

No. OF CAR PARKING PROVIDED : 20 Nos.

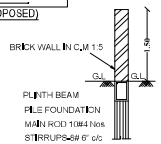


Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A

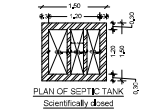




GATE ELEVATION



C/S OF COMPOUND WALL



PLAN OF SEPTIC TANK
Scientifically closed

TYPICAL SEPTIC TANK DETAIL

BUILDING PLANNING PERMISSION
ROC No. SWP/BPA/488051/2025 SITE BOUNDARY SHOWN AS A TO D BUILDING PLANNING PERMISSION
No. SWP/B.P./M.L.P.A.(C.D.-5), No:63/2025

NORTH DIRECTION



SHEET No. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR +3 FLOORS RESIDENTIAL BUILDING (HEIGHT-12.00m) WITH 18 DWELLING UNITS AT PLOT NO.10, COMPRISED IN OLD S.NO:87/3pt, S. NO:87/15A1B (NEW) AS PER PATTA NO : 4985 AT KANATHUR REDDY KUPPAM VILLAGE, THIRUPORUR TALUK AND PANCHAYATH UNION , CHENGALPATTU DISTRICT.

SCHEDULE OF JOINERIES:

SYMBOL	DESCRIPTION	SIZE IN 'METRES'
ED	ENTRANCE DOOR	1.00 x 2.10
MD	MAIN DOOR	1.07 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
W1	WINDOW	1.52 x 1.22
W2	WINDOW	1.22 x 1.22
V	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	3.00 x 2.10
EF	EXHAUST FAN	0.40 x 1.20
LD	LIFT DOOR	0.90 x 2.10

AREA DETAILS IN 'SQ.M'

PLOT EXTENT AS PER DOCUMENT : 1791.53

PLOT EXTENT AS PER PATTA : 1793.00

Ex. S.SAMPATH, M.E.(Hy)
Registered Structural Engineer Grade-III STCP
Reg. No. SC/III-1/2002/2021
No.10,446, South Mada Street Road,
Tiruppur, Chennai-17, Mobile: 93833 25265
Email Id: Exfenglish2004@gmail.com

STRUCTURAL ENGINEER

For ARIMA BUILDERS & TECHNOLOGIES PVT. LTD.
Director

APPLICANT'S SIGNATURE

M. ATHIBAMATHI, B.E.,
Registered Engineer, Grade-I,
STCP Reg.No.CE/2018/RDS-1/2023/00011
Plot No. 1401-C, Garden Avenue,
Thiruvalluvar Nagar, Mugalivakkam, Chennai-97.
Phone: 98402 20411, 80560 53566

REGISTERED ENGINEER

Signature valid
Digitally signed by Village Panchayat President
Location: Chengalpattu
Date: 2025.08.07 16:38:38
Signature valid

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.