Verified RealEstate™

RE REGULATORY RECORD

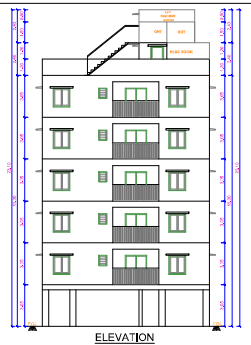
RERA Document

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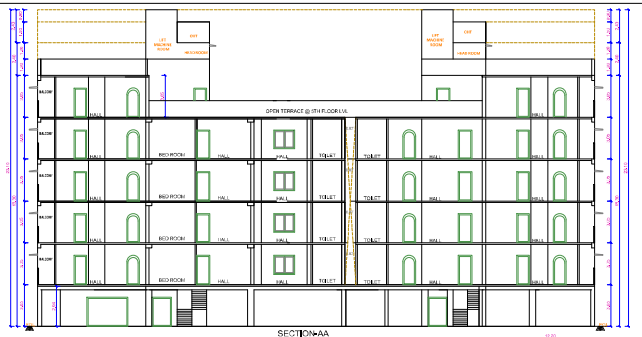
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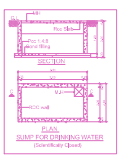
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+91 9996 12 9996
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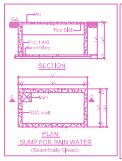


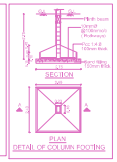
ELEVATION

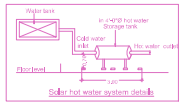


SECTION-AA

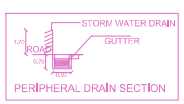








Sump hot water system details



PERIPHERAL DRAIN SECTION



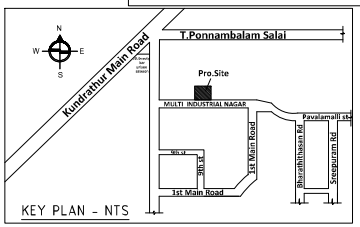
SEPTIC TANK WITH UPFLOW FILTER DETAILS

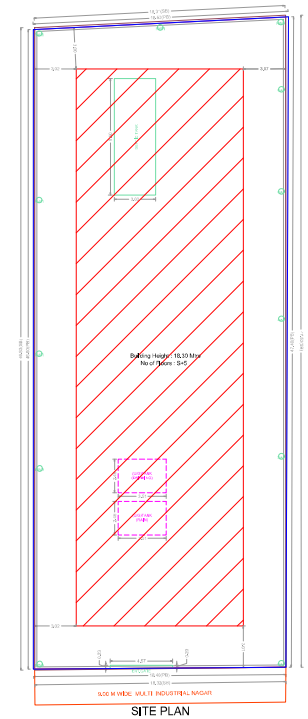
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5 FLOOR(PART) (HEIGHT 18.30M) RESIDENTIAL BUILDING WITH 22 DWELLING UNITS, AVAILING AFFORDABLE HOUSING AT PLOT NO. 3, MULTI INDUSTRIAL NAGAR, GERUGAMBAKKAM, CHENNAI- 600 122 COMPRISED IN S.NO.53PT, AND S.NO. 56PT (AS PER PATTA S.NO. 53/1A2A1, 53/1A2A2, S.NO. 56/8 AND 56/9) OF GERUGAMBAKKAM VILLAGE, WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	872,00
AREA AS PER DOCUMENT	874,10
AREA CONSIDERED FOR FSI	872,00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0,00
TOTAL FSI AREA	2224,36
FSI FACTOR	2.551
COVERAGE AREA (PERCENTAGE %)	NA

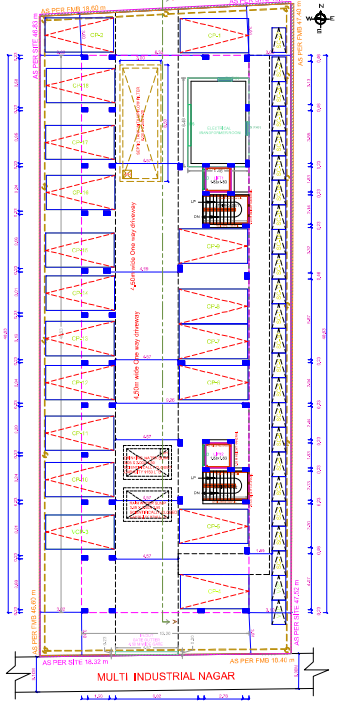
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	15	18
TWO WHEELER	14	24
CYCLE	-	0

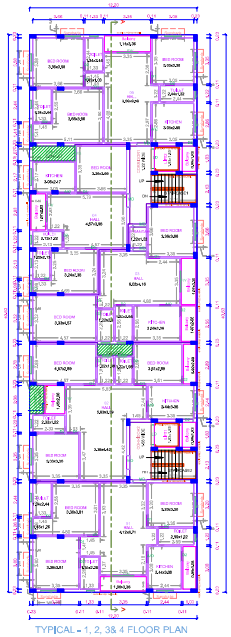




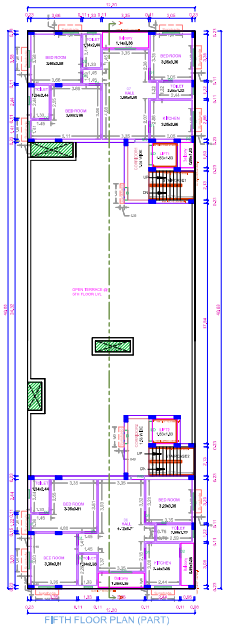
SITE PLAN



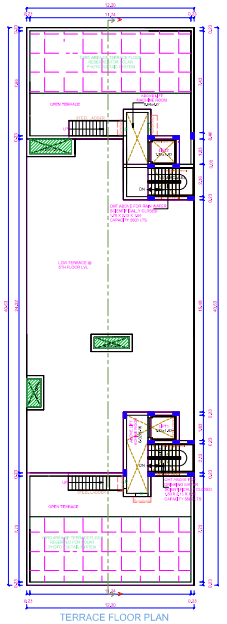
SITE CUM STILT FLOOR PLAN



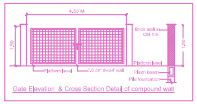
TYPICAL - 1, 2, 3& 4 FLOOR PLAN



FIFTH FLOOR PLAN (PART)



TERRACE FLOOR PLAN



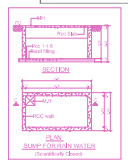
Gate Elevation & Cross Section Detail of compound wall

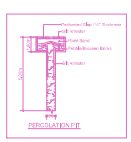
FLOOR WISE FSI STATEMENT: A (GERUGAMBAKKAM)

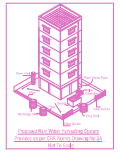
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	28,81	0,00	0,00	0	28,81
FIRST FLOOR	0,00	488,31	0,00	0,00	5	488,31
SECOND FLOOR	0,00	488,31	0,00	0,00	5	488,31
THIRD FLOOR	0,00	488,31	0,00	0,00	5	488,31
FOURTH FLOOR	0,00	488,31	0,00	0,00	5	488,31
FIFTH FLOOR	0,00	242,31	0,00	0,00	2	242,31
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	2224,36	0,00	0,00	22	2224,36

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A=1 (GERUGA...)		0,00	2224,36	0,00	0,00	22	2224,36
Total		0,00	2224,36	0,00	0,00	22	2224,36







APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE ENCLOSED CONDITIONS

Signature Not Verified

KEY NO.

GR 0036

User Defined Metric (841.00 x 1500.00MM)

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

Signature valid

Signed by: Village Panchayat President
Location: Kancheepuram
Date: 2026.03.24 13:[illegible]:07

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.