Verified RealEstate™

RE REGULATORY RECORD

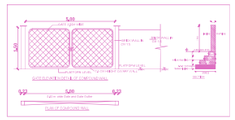
RERA Document

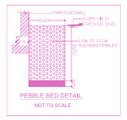
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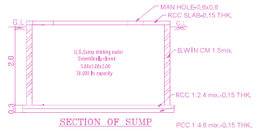
Published for reference. The authority's own register is the operative record.

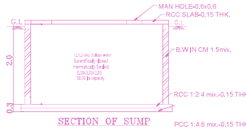
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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

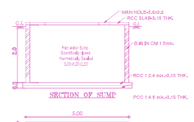
hello@verified.realestate
+91 9996 12 9996
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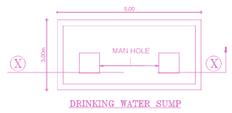


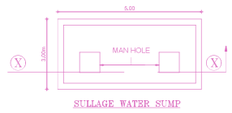


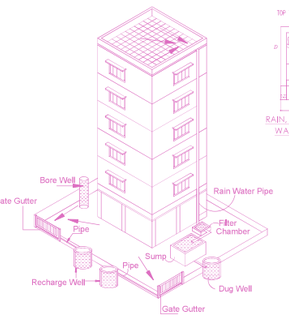




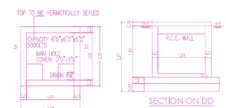


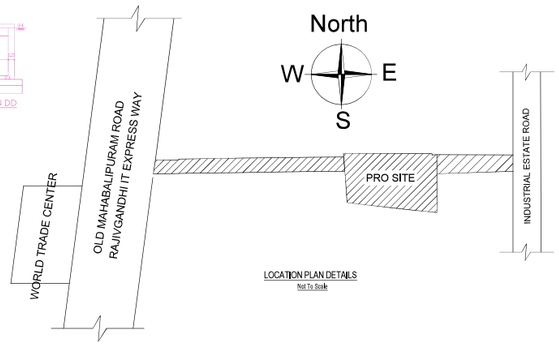






Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A





SITE PLAN	SHEET NO. 1 / 3

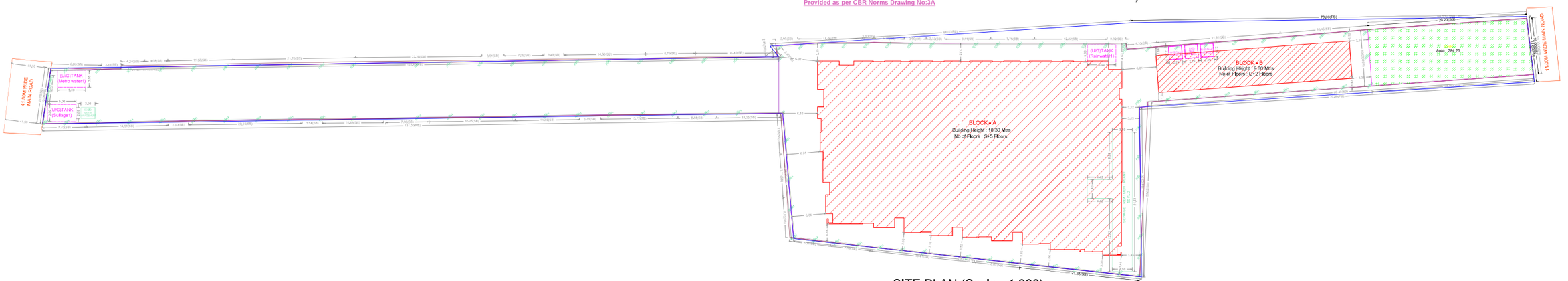
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT WITH 2 BLOCKS, BLOCK A - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 55 DWELLING UNITS, BLOCK B - GROUND FLOOR (GYM & ASSOCIATION ROOM) + 2 FLOORS (HEIGHT - 9.60M) RESIDENTIAL BUILDING WITH 4 DWELLING UNITS, TOTALLY 59 DWELLING UNITS AT RAJIV GANDHI SALAI (OMR) AND ESTATE 2ND MAIN ROAD, PALAVAKKAM, CHENNAI COMPRISED IN S.NO.131/1A, 131/1B, 136/1A1B1, 136/1A1B2 & 136/1A1A2 OF PALAVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

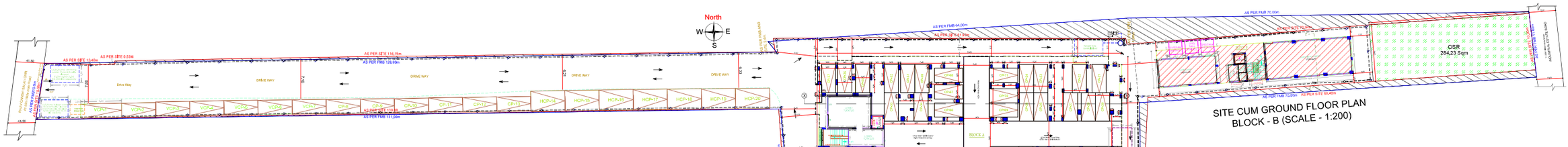
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	4706.00
AREA AS PER DOCUMENT	4615.70
AREA CONSIDERED FOR FSI	4706.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	284.23
TOTAL FSI AREA	7528.05
FSI FACTOR	1.600
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

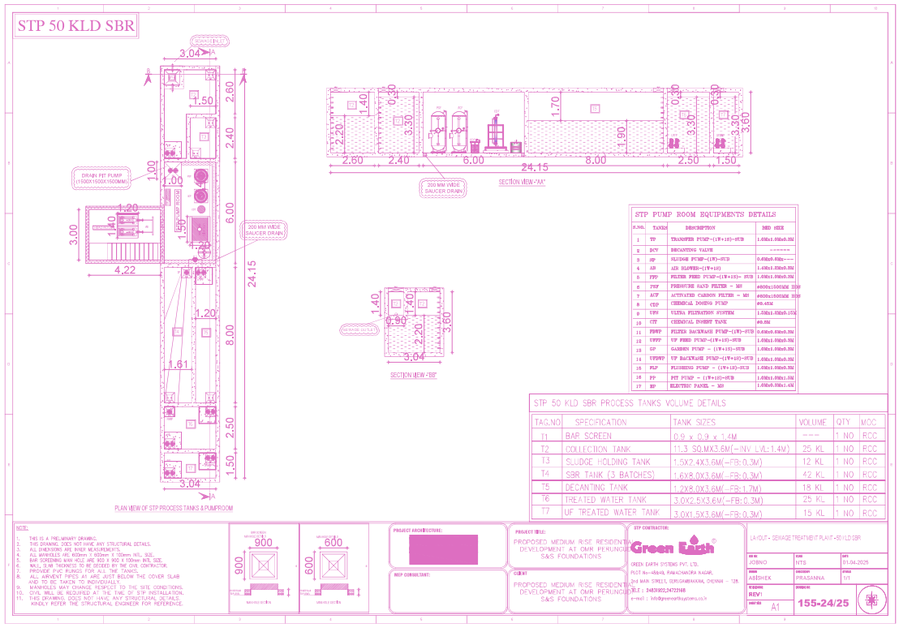
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	65	71
TWO WHEELER	0	0
CYCLE	-	0



SITE PLAN (Scale - 1:200)



SITE CUM GROUND FLOOR PLAN
BLOCK - B (SCALE - 1:200)



STP PUMP ROOM EQUIPMENTS DETAILS

S.NO.	TAGNO	DESCRIPTION	IMD HRS
1	TP	TRANSFER PUMP-(1W+1S)-HCB	1.65kl-1.65kl-3hr
2	DCV	DECANTING VALVE	----------
3	SP	SLUDGE PUMP-(1W)-HCB	0.65kl-0.65kl----
4	AB	AIR BLOWER-(1W+1S)	1.65kl-1.65kl-3hr
5	FPP	FILTER FEED PUMP-(1W+1S)- HCB	1.65kl-1.65kl-3hr
6	PSF	PRESSURE SAND FILTER - MS	4600kl-1500MM ID
7	ACF	ACTIVATED CARBON FILTER - MS	4600kl-1500MM ID
8	CDP	CHEMICAL DOSING PUMP	65-45M
9	UFS	ULTRA FILTRATION SYSTEM	1.65kl-1.65kl-1Hr
10	CTF	CHEMICAL INVERT TANK	49.5M
11	BWP	FILTER BACKWASH PUMP-(1W)-HCB	1.65kl-1.65kl-3hr
12	UFPP	UF FEED PUMP-(1W+1S)-HCB	1.65kl-1.65kl-3hr
13	GP	GARDEN PUMP - (1W+1S)-HCB	1.65kl-1.65kl-3hr
14	UFBWP	UF BACKWASH PUMP-(1W+1S)-HCB	1.65kl-1.65kl-3hr
15	PLP	PLUMBING PUMP - (1W+1S)-HCB	1.65kl-1.65kl-3hr
16	FP	FIT PUMP - (1W+1S)-HCB	1.65kl-1.65kl-3hr
17	EP	ELECTRIC PANEL - MS	1.65kl-1.65kl-1Hr

STP 50 KLD SBR PROCESS TANKS VOLUME DETAILS

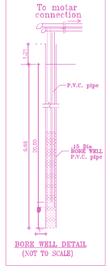
TAG NO	SPECIFICATION	TANK SIZES	VOLUME	QTY	MOC
T1	BAR SCREEN	0.9 x 0.9 x 1.4M	----	1 NO	RCC
T2	COLLECTION TANK	11.3 SQ.MX3.6M(-INV LVL-1.4M)	25 KL	1 NO	RCC
T3	SLUDGE HOLDING TANK	1.5X2.4X3.6M(-FB-0.3M)	12 KL	1 NO	RCC
T4	SBR TANK (3 BATCHES)	1.6X8.0X3.6M(-FB-0.3M)	42 KL	1 NO	RCC
T5	DECANTING TANK	1.2X8.0X3.6M(-FB-1.7M)	18 KL	1 NO	RCC
T6	TREATED WATER TANK	3.0X2.5X3.6M(-FB-0.3M)	25 KL	1 NO	RCC
T7	UF TREATED WATER TANK	3.0X1.5X3.6M(-FB-0.3M)	15 KL	1 NO	RCC

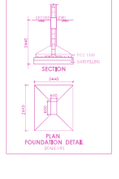
NOTE:
1. THIS IS A PRELIMINARY DRAWING.
2. THIS DRAWING DOES NOT HAVE ANY STRUCTURAL DETAILS.
3. ALL DIMENSIONS ARE IN METERS UNLESS NOTED.
4. ALL MANHOLES ARE 600mm X 600mm X 750mm, ALL SIZE.
5. BAR SCREENING MAN HOLE ARE 900 X 900 X 1000mm INTL SIZE.
6. WALL SLAB THICKNESS TO BE DECIDED BY THE CIVIL CONTRACTOR.
7. PROVIDE PVC PLUGS FOR ALL THE TANKS.
8. ALL THE PIPE LINES SHALL BE LAID BELOW THE COVER SLAB AND TO BE TAKEN TO INDIVIDUALLY.
9. MANHOLES MAY CHANGE RESPECT TO THIS, SITE CONDITIONS.
10. CIVIL WALL IS REQUIRED AT THE TIME OF STP INSTALLATION.
11. THIS DRAWING DOES NOT HAVE ANY STRUCTURAL DETAILS, KINDLY REFER THE STRUCTURAL ENGINEER FOR REFERENCE.

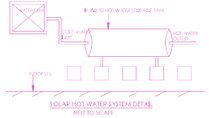
PROJECT TITLE: PROPOSED MEDIUM RISE RESIDENTIAL DEVELOPMENT AT OMR PERUNGUDI S&S FOUNDATIONS

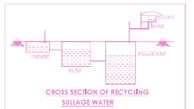
LA-OUT - SEWAGE TREATMENT PLANT-50 KLD SBR

DRAWN: ASSWIN | CHECKED: MTD | DATE: 01-04-2025
SCALE: | DRG NO: PRASANNA | REV:
DRAWING NO: 155-24/25 | SHEET SIZE: A1









SITE CUM STILT FLOOR PLAN
BLOCK - A (Scale - 1:200)

FLOOR WISE FSI STATEMENT: B (SATHYANARAYANAN)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND PARKING FLOOR	0.00	159.69	0.00	0.00	0	159.69
FIRST FLOOR	0.00	223.90	0.00	0.00	2	223.90
SECOND FLOOR	0.00	223.90	0.00	0.00	2	223.90
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	607.49	0.00	0.00	4	607.49

FLOOR WISE FSI STATEMENT: A (SATHYANARAYANAN)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	139.12	0.00	0.00	0	139.12
FIRST FLOOR	0.00	1346.36	0.00	0.00	11	1346.36
SECOND FLOOR	0.00	1358.77	0.00	0.00	11	1358.77
THIRD FLOOR	0.00	1358.77	0.00	0.00	11	1358.77
FOURTH FLOOR	0.00	1358.77	0.00	0.00	11	1358.77
FIFTH FLOOR	0.00	1358.77	0.00	0.00	11	1358.77
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	6920.56	0.00	0.00	55	6920.56

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (SATHYA...)		0.00	6920.56	0.00	0.00	55	6920.56
B-1 (SATHYA...)		0.00	607.49	0.00	0.00	4	607.49
Total		0.00	7528.05	0.00	0.00	59	7528.05

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For Chief(s)/Member Chief(s)/Member(s)/Secretary(s)
High Rise Building/ Non High Rise Building
This Approval is valid only after taking Permits issued by the concerned Local Body.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under Rule 36 of TNCDBR, 2019 in the jurisdiction of the TVK, WDC Hq/Mdl at 23:5 and VMP (HO) Note:WDC & MDA Only.

Signature valid
Digitally Signed by Dhanalakshmi N
Reason: Approved
Date: 01-04-2025 5:28:54 PM

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UserDefined[Imperial] (60,00 x 40,00[inches])

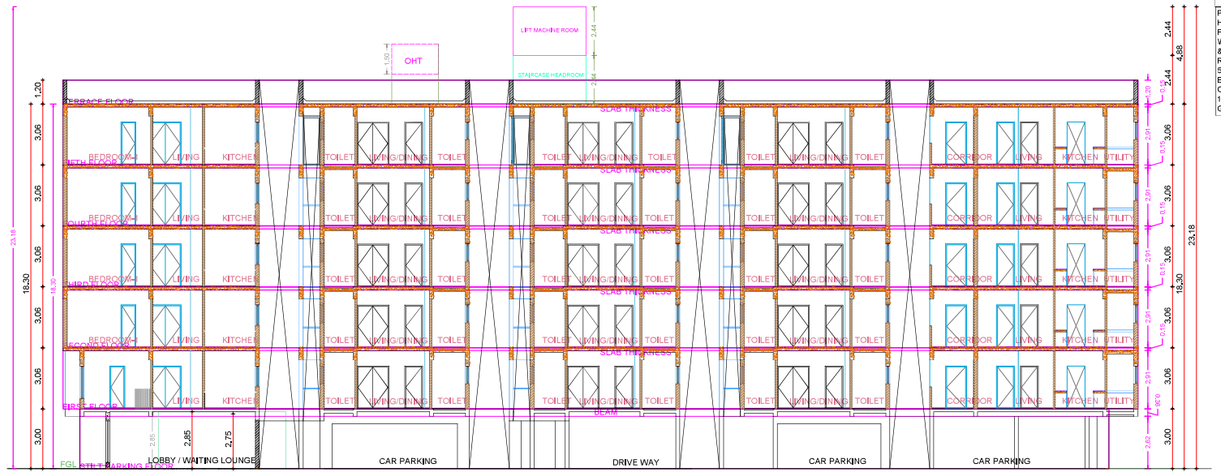
FLOOR NAME	SHEET NO. 2/3

FLOOR NAME

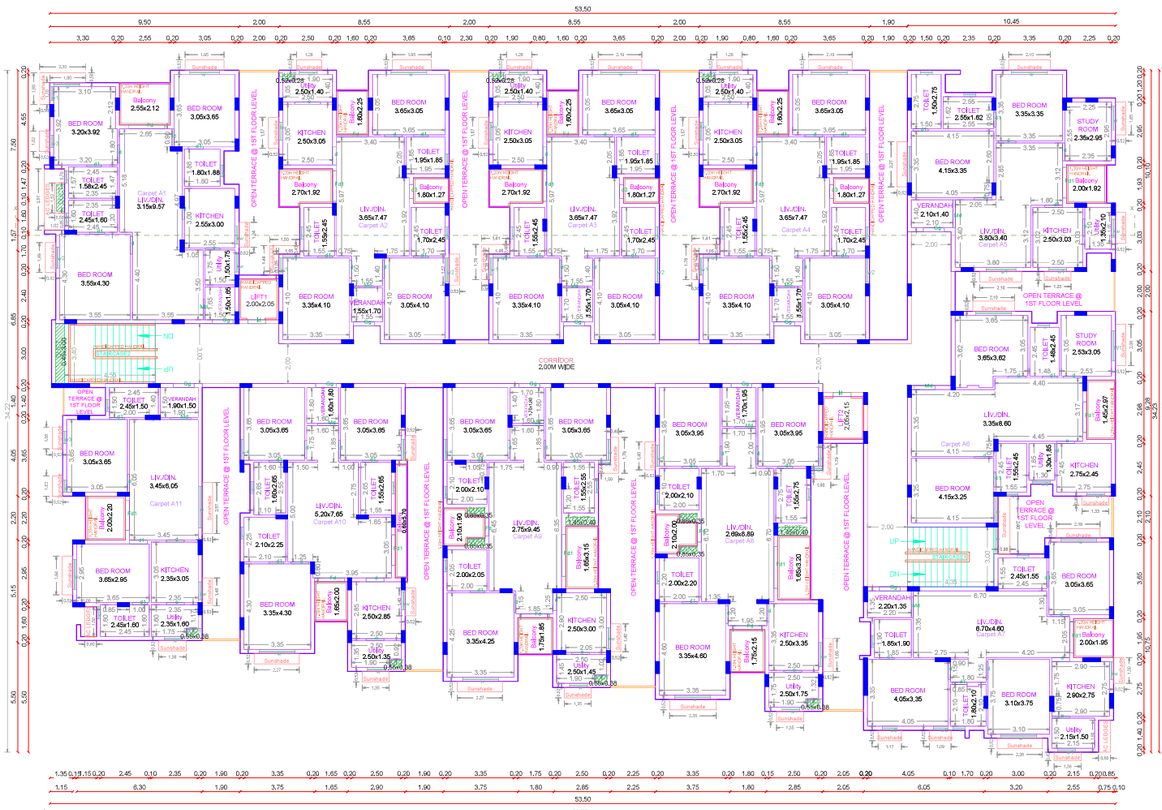
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT WITH 2 BLOCKS; BLOCK A - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 55 DWELLING UNITS, BLOCK B - GROUND FLOOR (GYM & ASSOCIATION ROOM) + 2 FLOORS (HEIGHT - 8.60M) RESIDENTIAL BUILDING WITH 4 DWELLING UNITS, TOTALLY 59 DWELLING UNITS AT RAJIV GANDHI SALAI (OMR) AND ESTATE 2ND MAIN ROAD, PALAVAKKAM, CHENNAI COMPRISED IN SJNO.131/11A, 131/16, 138/1A1B1, 138/1A1B2 & 138/1A1A2 OF PALAVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

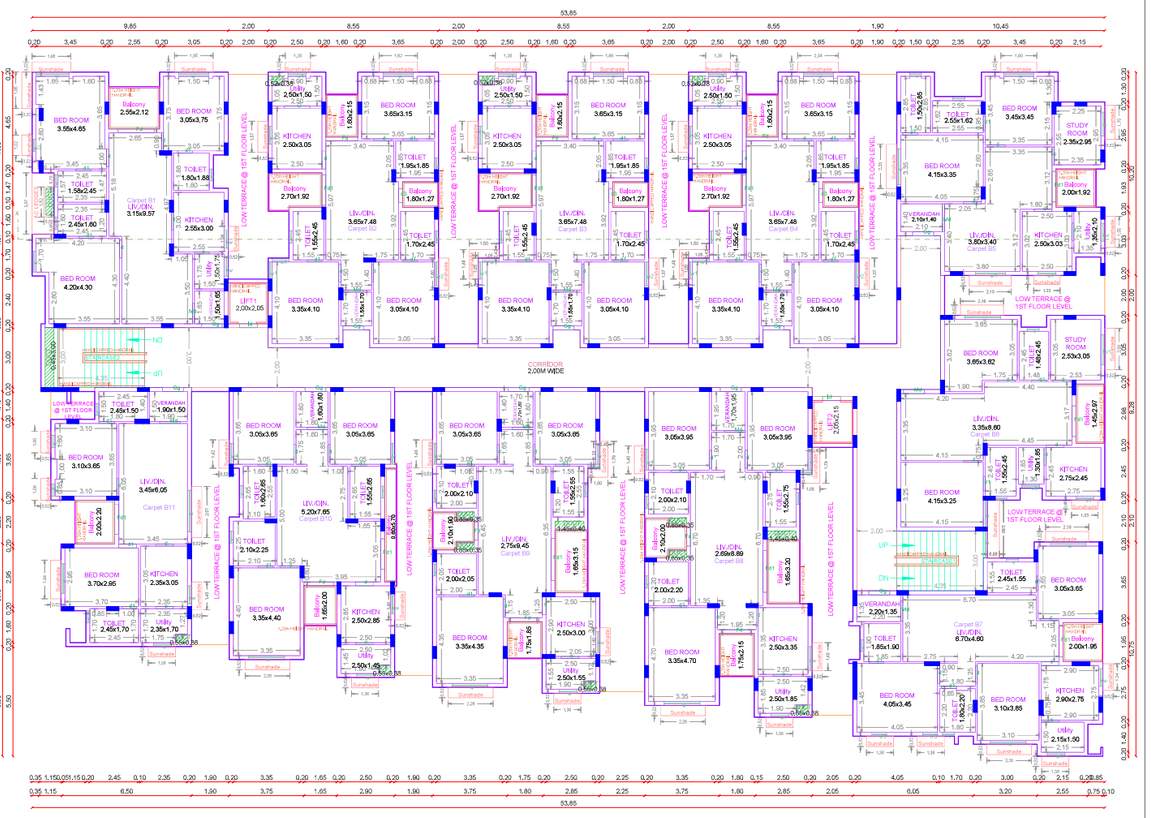


WEST SIDE ELEVATION



SECTION ON X-X





BLOCK - A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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)

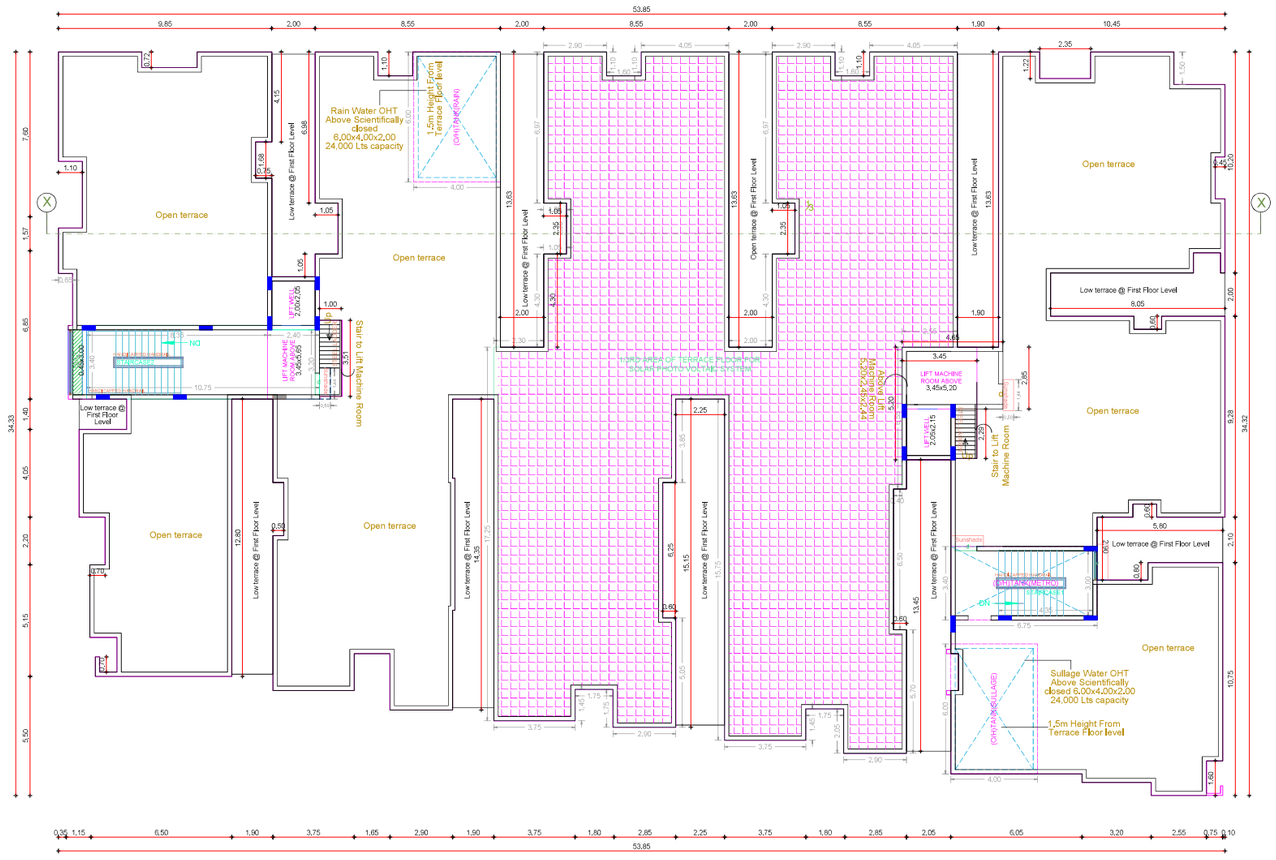
This Planning Permission issued under Rule 16 of TNCDBR, 2019 subject to regulations of the TNPL (MDR) Act,1971 of 2019 and PMP (MD) Act,1972 & Rules of 2019.

ARCH_E_(36.00_x_48.00_Inches)

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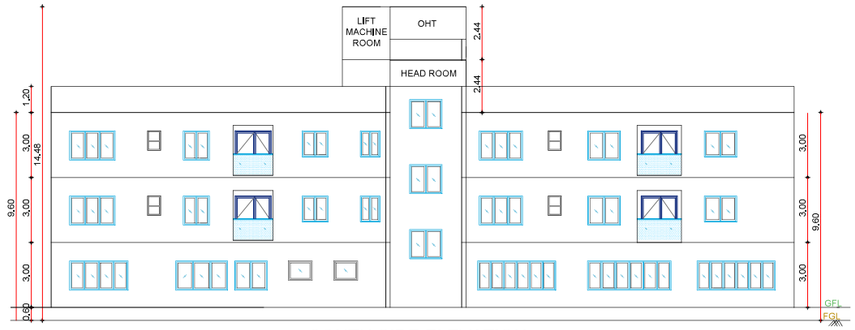
FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT WITH 2 BLOCKS; BLOCK A - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 55 DWELLING UNITS, BLOCK B - GROUND FLOOR (GYM & ASSOCIATION ROOM) + 2 FLOORS (HEIGHT - 9.60M) RESIDENTIAL BUILDING WITH 4 DWELLING UNITS, TOTALLY 59 DWELLING UNITS AT RAJIV GANDHI SALAI (OMR) AND ESTATE 2ND MAIN ROAD, PALAVAKKAM, CHENNAI COMPRISED IN S.NO.131/11A, 131/16, 138/1A1B1, 138/1A1B2 & 138/1A1A2 OF PALAVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

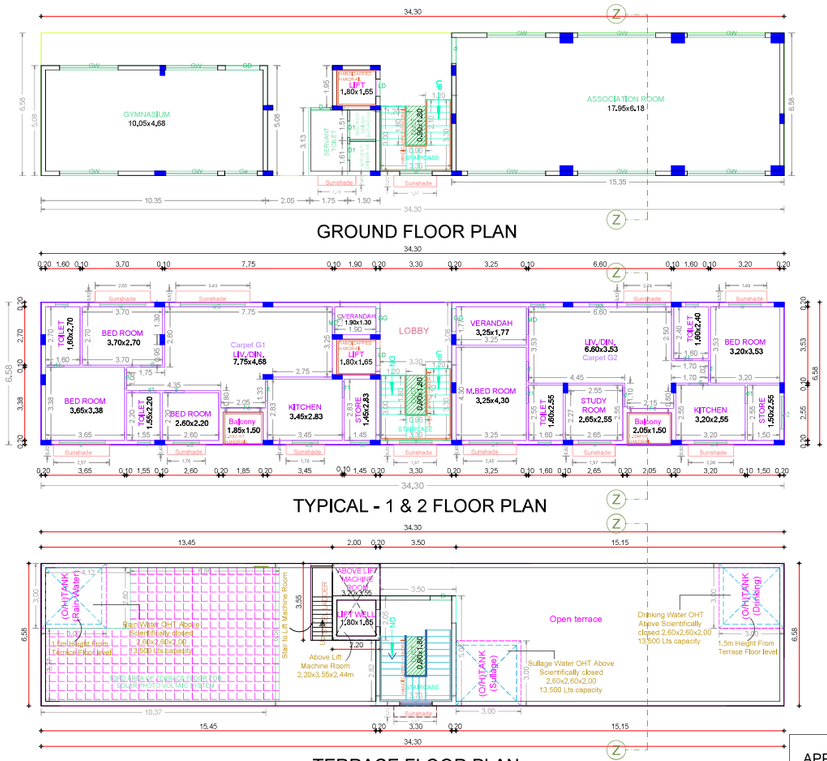


TERRACE FLOOR PLAN

BLOCK - A

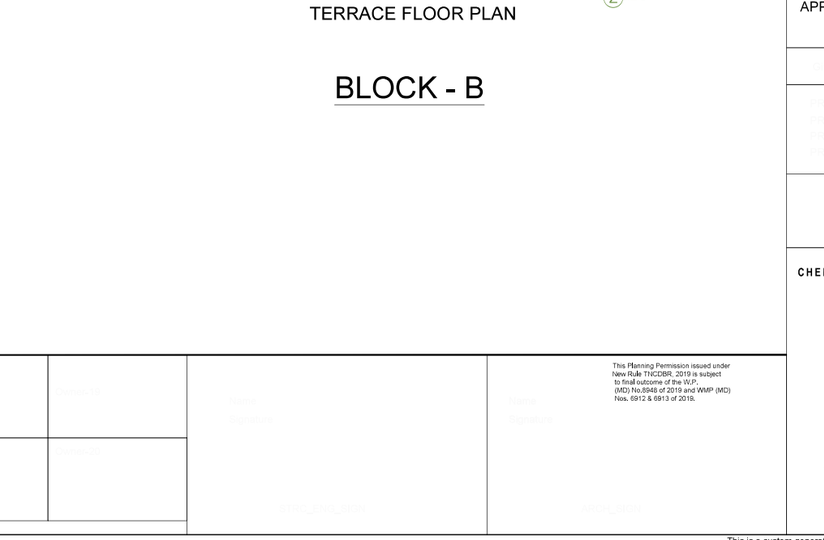


SOUTH SIDE ELEVATION



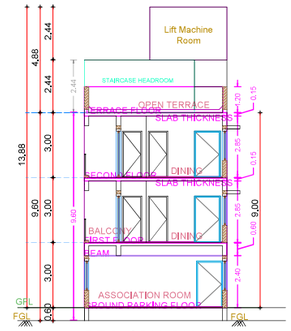
GROUND FLOOR PLAN

TYPICAL - 1 & 2 FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - B



SECTION ON ZZ

APPROVAL CONDITION

PLAN_PERMIT_NO
PRMN_APPLY_DATE
PRMN_PERMIT_NO
PRMN_PERMIT_DATE

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

PLAN_PERMIT_NO
PRMN_APPLY_DATE

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

Owner1	Owner2	Owner3	Owner4	Owner5	Owner6	Owner7	Owner8	Owner9	Owner10
Owner11	Owner12	Owner13	Owner14	Owner15	Owner16	Owner17	Owner18	Owner19	Owner20

Applicants (Owner / Developer / Power of Attorney)

Name
Signature

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. 6912 & 6913 of 2019.

Name
Signature

Architect/Engineer

ISO_A0_(841.00_x_1189.00_MM)

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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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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.