Verified RealEstate™

RE REGULATORY RECORD

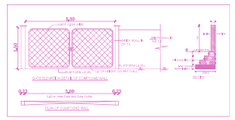
# RERA Document

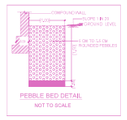
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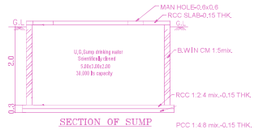
Published for reference. The authority's own register is the operative record.

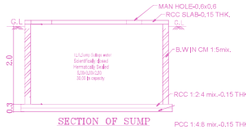
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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

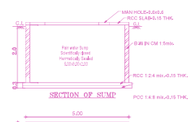
hello@verified.realestate
+91 9996 12 9996
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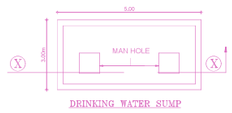


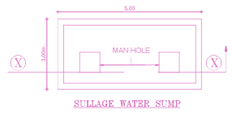


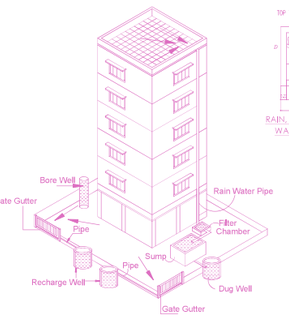



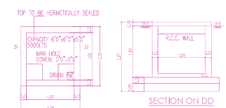



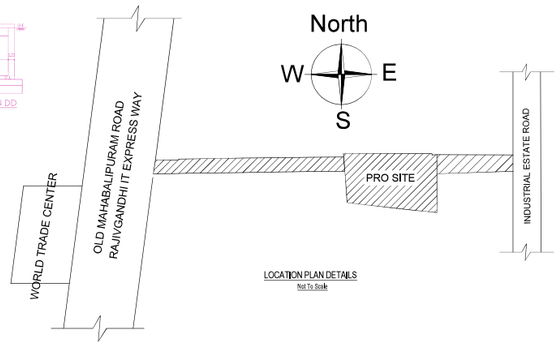




Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A










| SITE PLAN | SHEET NO. 1 / 3 |
|---|---|

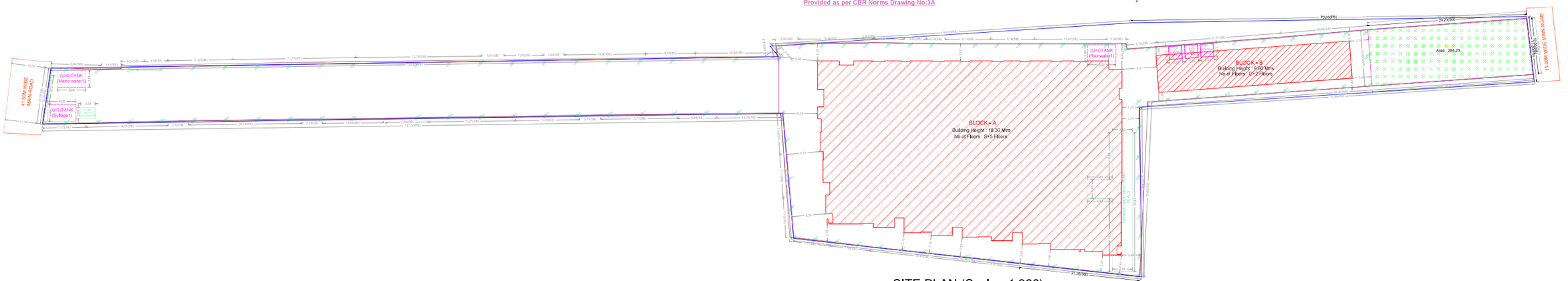
SITE PLAN

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.

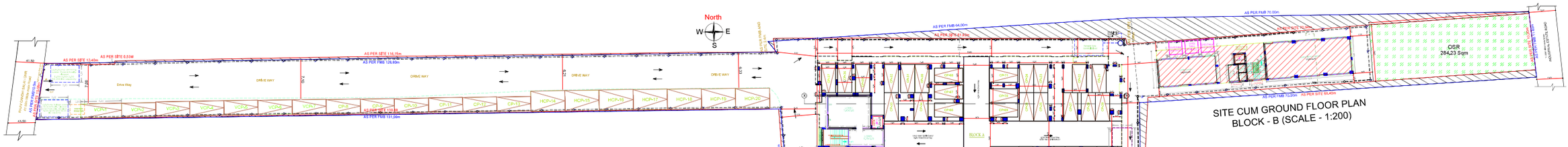
| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 4706.00 |
| AREA AS PER DOCUMENT | 4615.70 |
| AREA CONSIDERED FOR FSI | 4706.00 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 284.23 |
| TOTAL FSI AREA | 7528.05 |
| FSI FACTOR | 1.600 |
| COVERAGE AREA (PERCENTAGE %)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

A) PARKING STATEMENT

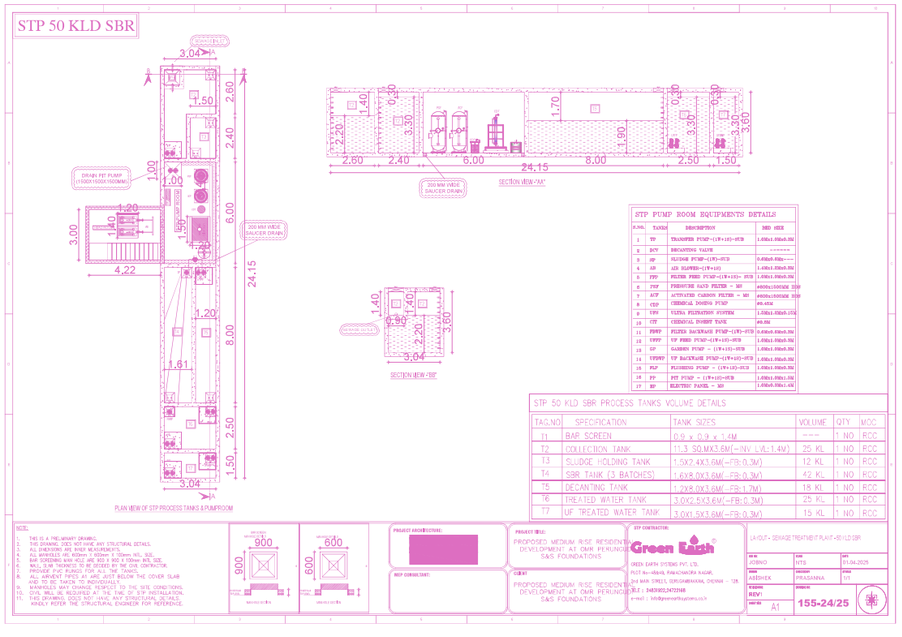
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - | 0 |
| CAR | 65 | 71 |
| TWO WHEELER | 0 | 0 |
| CYCLE | - | 0 |




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

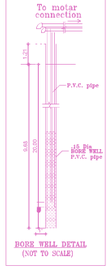
| TAG NO | SPECIFICATION | TANK SIZES | VOLUME | QTY | MOC |
|---|---|---|---|---|---|
| T1 | BAR SCREEN | 0.9 x 0.9 x 1.4M | ---- | 1 NO | RCC |
| T2 | COLLECTION TANK | 11.3 SQ.MX3.6M(-INV LVL-1.4M) | 25 KL | 1 NO | RCC |
| T3 | SLUDGE HOLDING TANK | 1.5X2.4X3.6M(-FB-0.3M) | 12 KL | 1 NO | RCC |
| 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 |

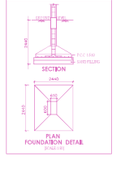
NOTE:
1. THIS IS A PRELIMINARY DRAWING.
2. THIS DRAWING DOES NOT HAVE ANY STRUCTURAL DETAILS.
3. ALL DIMENSIONS ARE IN METERS UNLESS NOTED.
4. ALL MANHOLES ARE 600mm X 600mm X 750mm, ALL SIZE.
5. BAR SCREENING MAN HOLE ARE 900 X 900 X 1000mm INTL SIZE.
6. WALL SLAB THICKNESS TO BE DECIDED BY THE CIVIL 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.

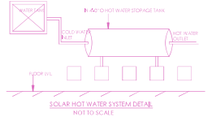
PROJECT TITLE: PROPOSED MEDIUM RISE RESIDENTIAL DEVELOPMENT AT OMR PERUNGUDI S&S FOUNDATIONS

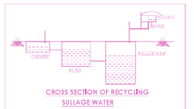
LA-OUT - SEWAGE TREATMENT PLANT-50 KLD SBR

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])

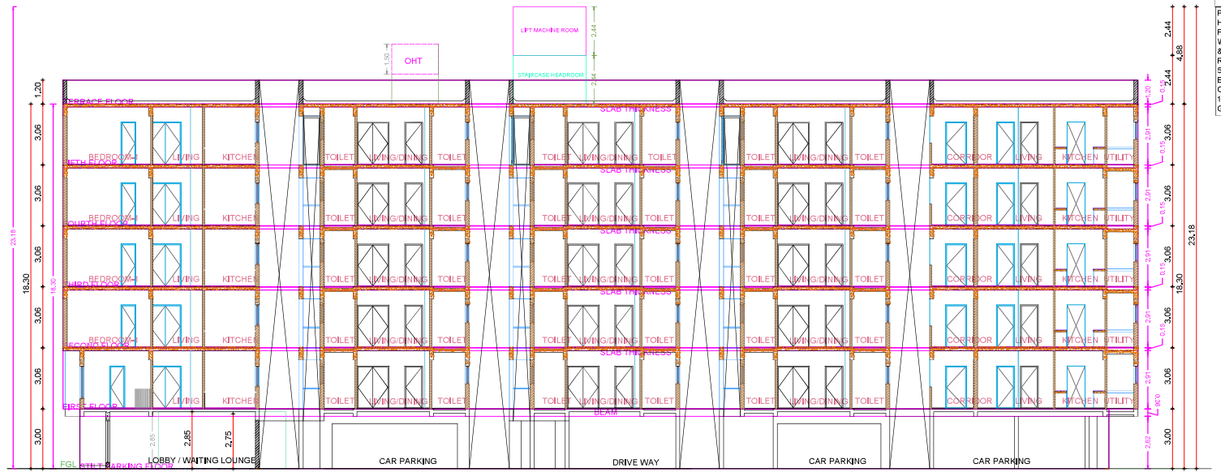
| FLOOR NAME | SHEET NO. 2/3 |
|---|---|

FLOOR NAME

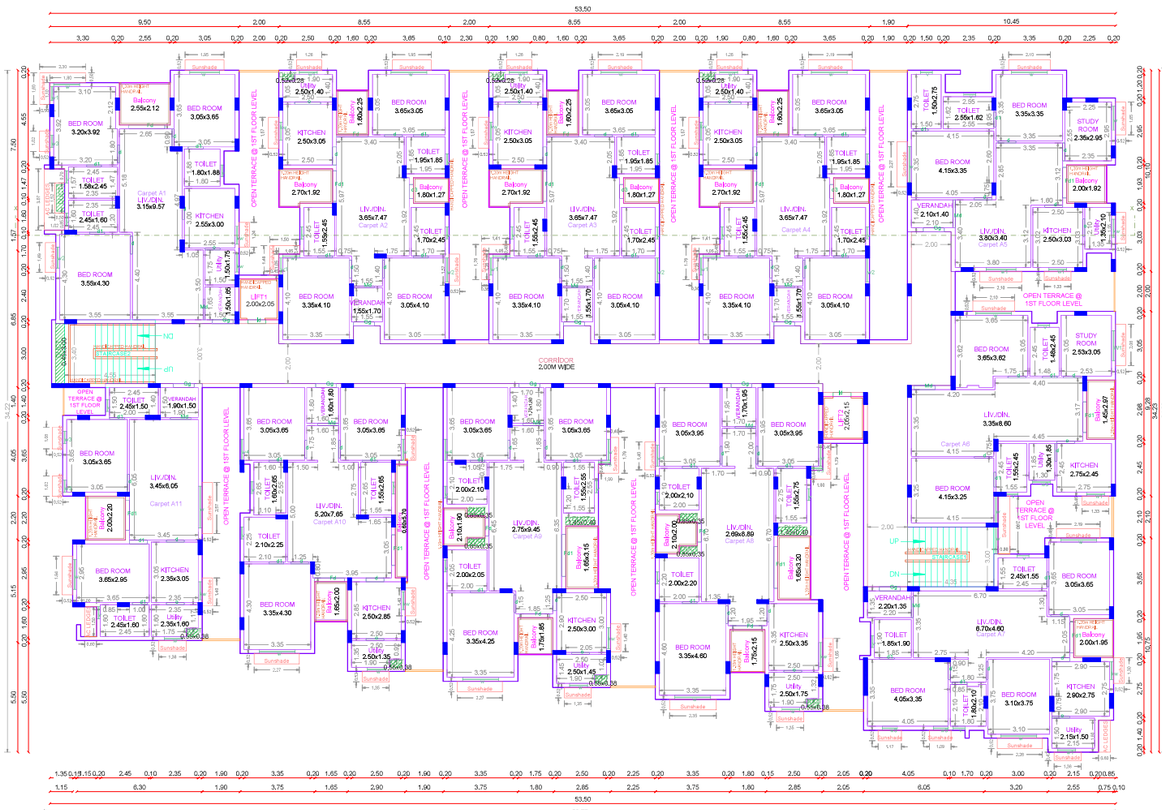
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT WITH 2 BLOCKS; BLOCK A - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 55 DWELLING UNITS, BLOCK B - GROUND FLOOR (GYM & ASSOCIATION ROOM) + 2 FLOORS (HEIGHT - 8.60M) RESIDENTIAL BUILDING WITH 4 DWELLING UNITS, TOTALLY 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.

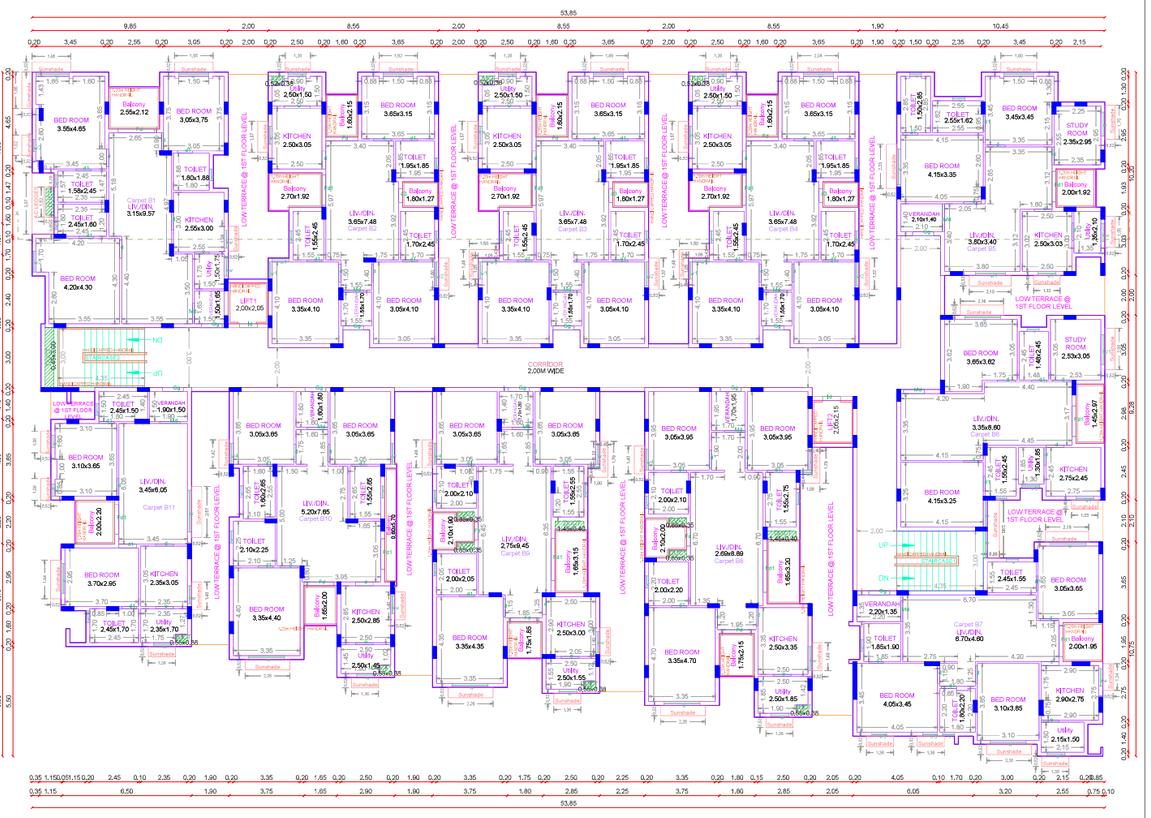



WEST SIDE ELEVATION




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 )

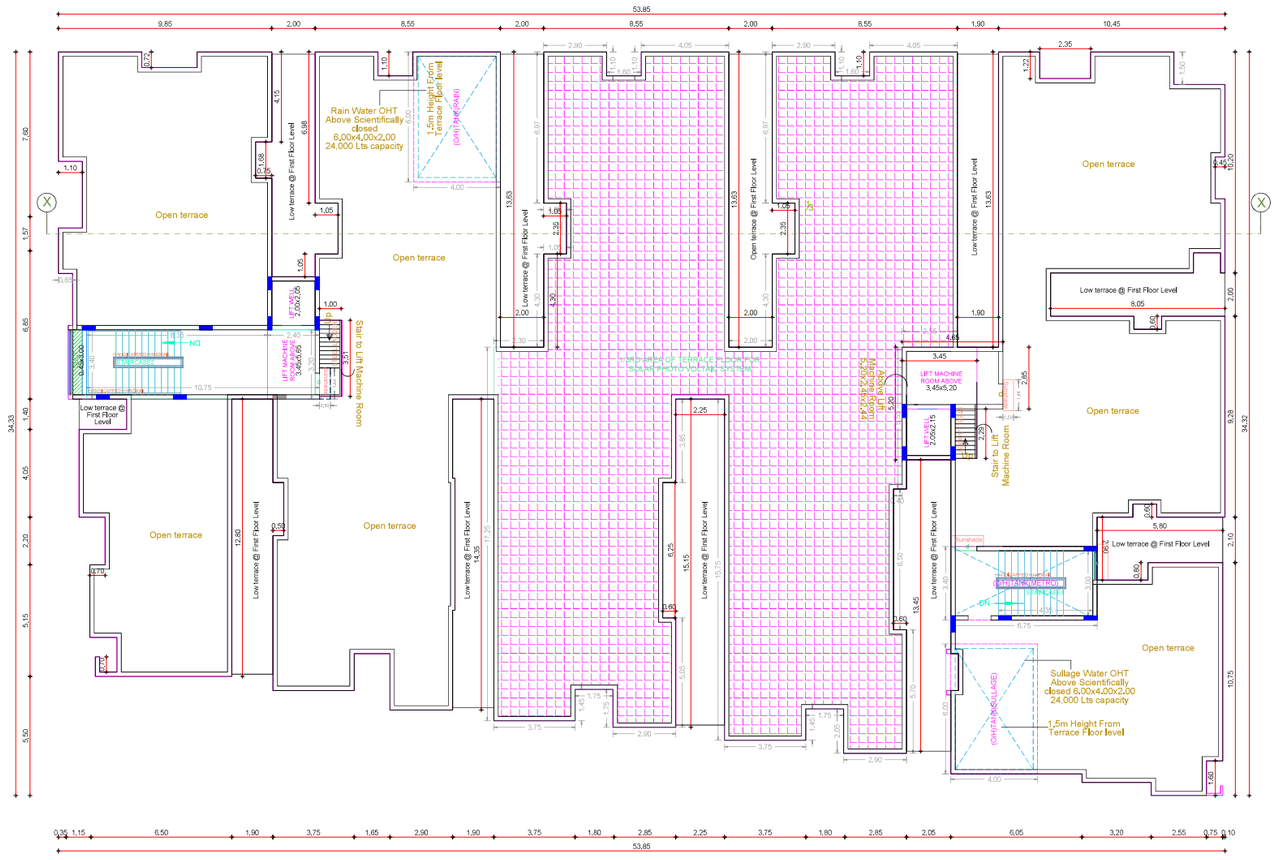
This Planning Permission issued under Rule 16 of TNCDBR, 2019 subject to regulations of the TNPL (MDR) Act,1971 of 2019 and PMP (MD) Act,1972 & Rules of 2019.

ARCH_E_(36.00_x_48.00_Inches)

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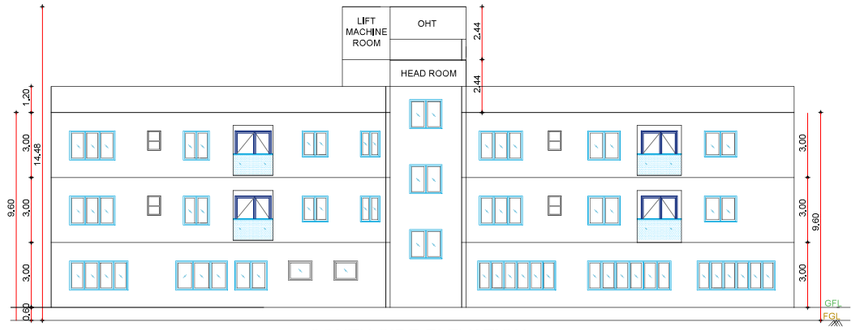
| FLOOR NAME | SHEET NO. 3 / 3 |
|---|---|
| FLOOR NAME | |

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.

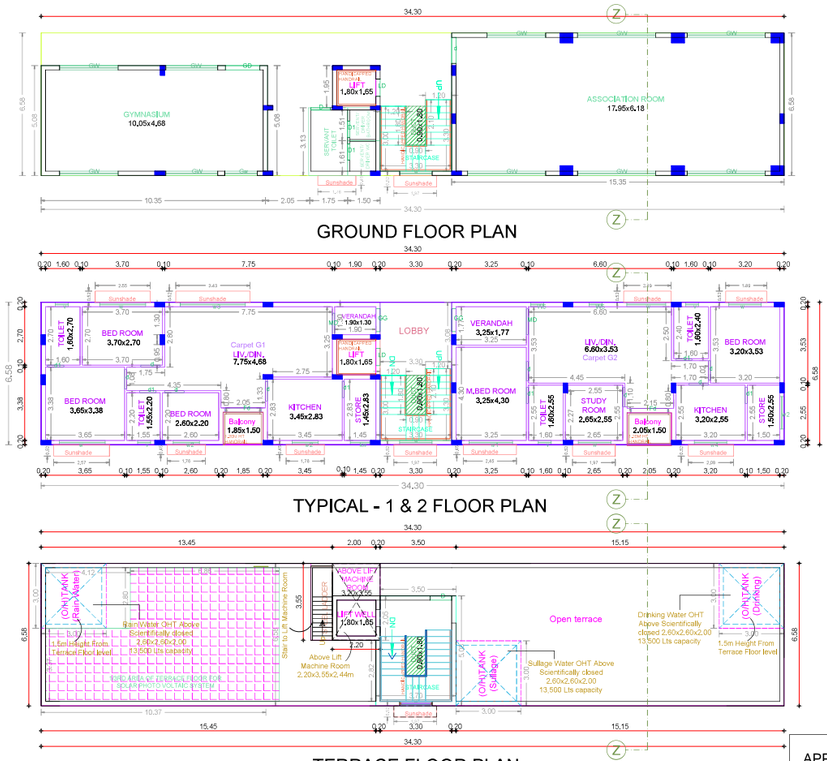



TERRACE FLOOR PLAN

BLOCK - A



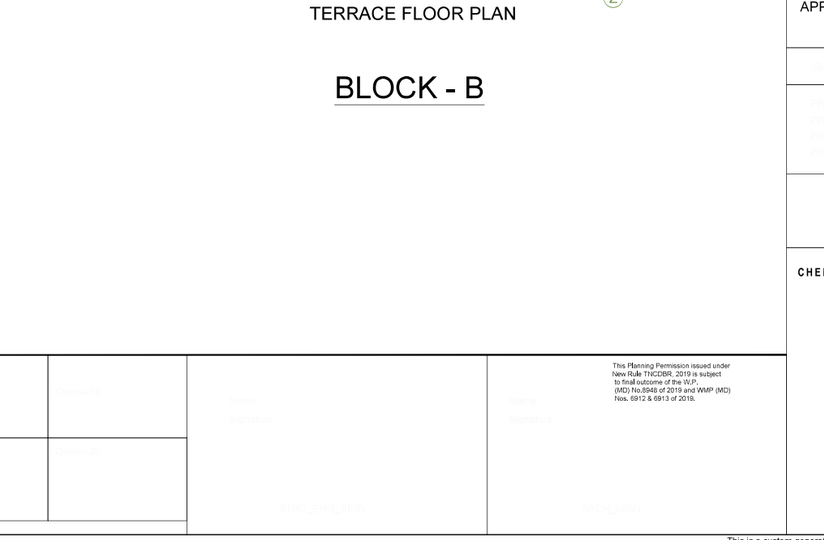

SOUTH SIDE ELEVATION




GROUND FLOOR PLAN

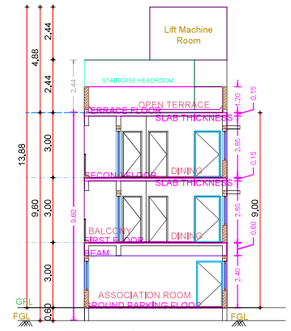



TYPICAL - 1 & 2 FLOOR PLAN




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)

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

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**
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OMR Thoraipakkam,
Chennai 600 097, India
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