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.

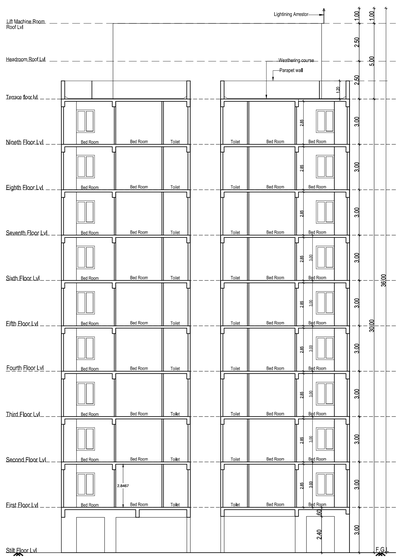
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

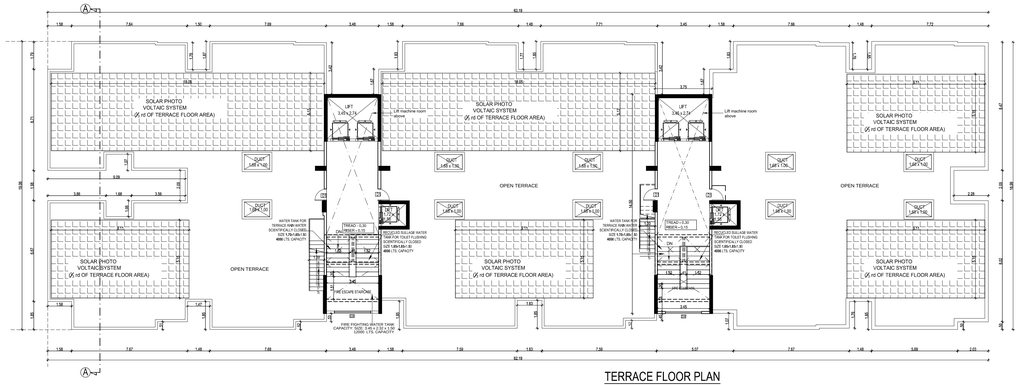
DIGITALLY VERIFIED RECORD



FRONT ELEVATION



SECTION A - A'

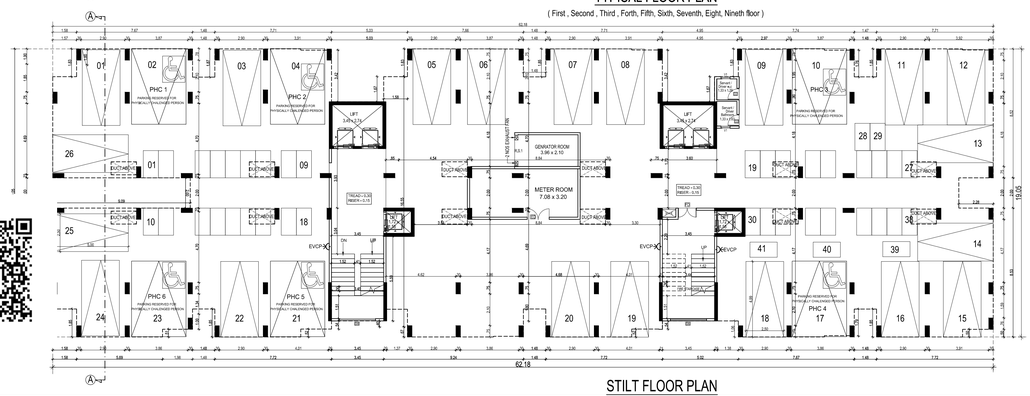


TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN

(First , Second , Third , Forth, Fifth, Sixth, Seventh, Eight, Nineth floor)



STILT FLOOR PLAN

BLOCK - A

SHEET NO: 1 / 4

PLAN SHOWING THE PROPOSED MULTISTORIED RESIDENTIAL BUILDING STILT + 9 FLOORS[30.00M HEIGHT] IN S.NO . 66 / 3A AND 66 / 1A , SIRUSERI VILLAGE , VANDALUR TALUK , CHENGALPATTU DISTRICT .

ONLINE FILE NO : SWP/BPA/450568/2025/TCP

SCRUTINY NO : LQNI5J06

JOINERY SCHEDULE

MD	1.00 X 2.10	Main Door
D3	0.90 X 2.10	Door
D2	0.73 X 2.10	Door
FW1	2.85 X 2.00	French Window
FW2	1.10 X 2.00	French Window
FW3	0.75 X 2.00	French Window
W1	1.20 X 1.20	Window
W2	0.91 X 1.20	Window
W3	0.61 X 1.20	Window
KW1	0.91 X 0.91	Window
V1	0.60 X 0.90	Ventilator
V2	0.73 X 0.30	Ventilator

EVCP ELECTRICAL VEHICLE CHARGING POINT

PROPOSED BLOCK - A

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	32.82	1013.82	1046.64
TYPICAL FLOOR AREA 1 TO 9 FLOORS	9419.76 (1046.64 X 9)	------	9419.76
HEAD ROOM	------	110.02	110.02
TOTAL	9452.58	1123.84	10576.42

SCALE

1 : 100

NORTH

COLOUR INDEX

BOUNDARY PROPOSED

ROADS DRIVE WAY

For Kadavanthara Builders Pvt Ltd.,

Authorised Signatory

APPLICANT SIGNATURE

K.MAGESH, M.E.,
Registered Structural Engineer Grade-I (SE)
DTCP Registration No: SE / GR.I / 002 / 2025
#10, 3rd Floor, GJ Complex, 1st Main Road,
CIT Nagar, Chennai-600 035.
Phone: 9600888896

STRUCTURAL ENGINEER SIGNATURE

SIVA ANBARASAN
M.Arch (U.S.A., England), A.I.I.A.,
Regd. Architect, CA/87/10769
TVLR/RA/GR-I/2019/88/903
ANBU & FAIZAL
83, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28584362, 28410839
: 98401 09197, : anbu.faizal@gmail.com

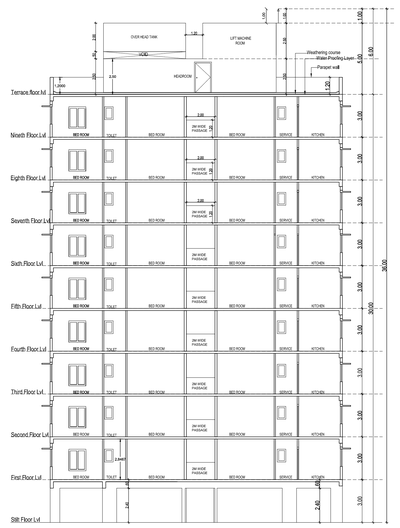
LICENSED ARCHITECT SIGNATURE

ARCHITECTS

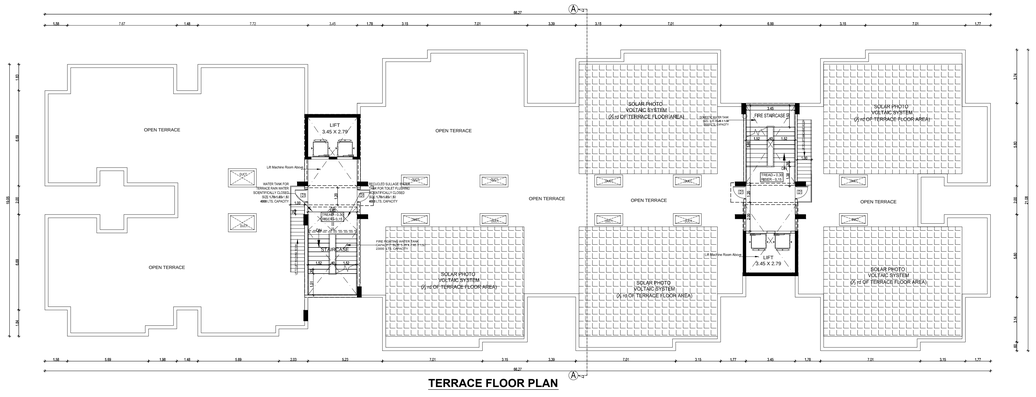
Pacifica Builders Pvt Ltd,
"Pacifica House"4-5, Sigma – 1 | Behind Rajpath Club |
Nr. Mann Party Plot | Bodakdev | Ahmedabad – 380059
Landline : +91-79-40027783 | Extension : 218
Fax : +91-79-40027786
Mobile: +91-9824121151



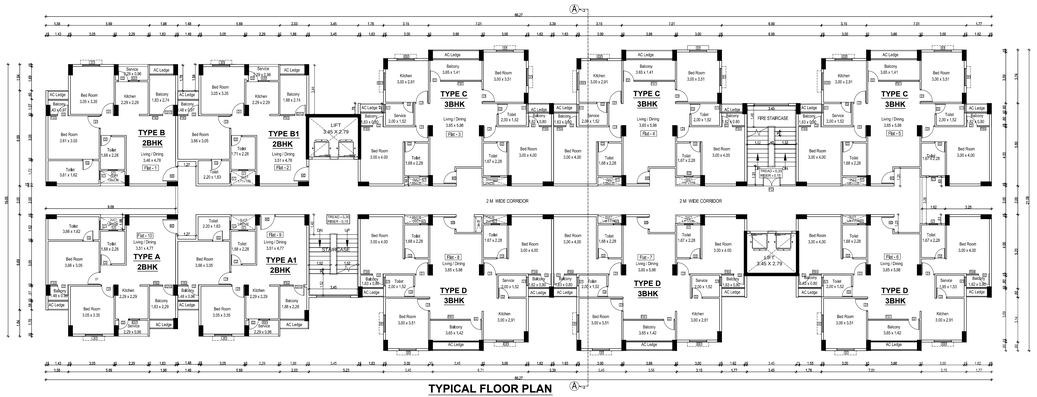
FRONT ELEVATION



CROSS SECTION A - A'

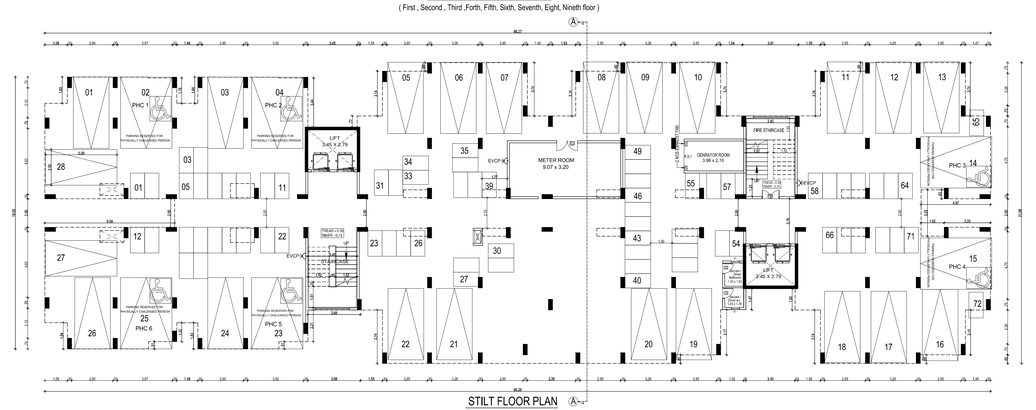


TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN

(First , Second , Third ,Forth, Fifth, Sixth, Seventh, Eight, Nineth floor)



STILT FLOOR PLAN

BLOCK - B

SHEET NO: 2 / 4

PLAN SHOWING THE PROPOSED MULTISTORIED RESIDENTIAL BUILDING STILT + 9 FLOORS[30.00M HEIGHT] IN S.NO . 66 / 3A AND 66 / 1A , SIRUSERI VILLAGE , VANDALUR TALUK , CHENGALPATTU DISTRICT .

ONLINE FILE NO : SWP/BPA/450568/2025/TCP

SCRUTINY NO : LQNI5J06

JOINERY SCHEDULE

MD	1.00 X 2.10	Main Door
D3	0.90 X 2.10	Door
D2	0.73 X 2.10	Door
FW1	2.85 X 2.00	French Window
FW2	1.05 X 2.00	French Window
FW3	0.75 X 2.00	French Window
FW4	0.88 X 2.00	French Window
W1	1.20 X 1.20	Window
W2	0.91 X 1.20	Window
W3	0.61 X 1.20	Window
KW1	0.91 X 0.91	Window
V1	0.60 X 0.90	Ventilator
V2	0.73 X 0.30	Ventilator

EVCP ELECTRICAL VEHICLE CHARGING POINT

PROPOSED BLOCK - B			
	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	32.90	1084.19	1117.09
TYPICAL FLOOR AREA 1 TO 9 FLOORS	10053.81 (1117.09X9)	------- -------	10053.81
HEAD ROOM	------	97.48	97.48
TOTAL	10086.71	1181.67	11268.38

SCALE

1 : 100

NORTH

COLOUR INDEX

BOUNDARY PROPOSED

ROADS DRIVE WAY

For Kadavanthara Builders Pvt Ltd.,

Authorised Signatory

APPLICANT SIGNATURE

K.MAGESH, M.E.,
Registered Structural Engineer Grade-I (SE)
DTCP Registration No: SE / GR.I / 002 / 2025
#10, 3rd Floor, GJ Complex, 1st Main Road,
CIT Nagar, Chennai-600 035.
Phone: 9600888896

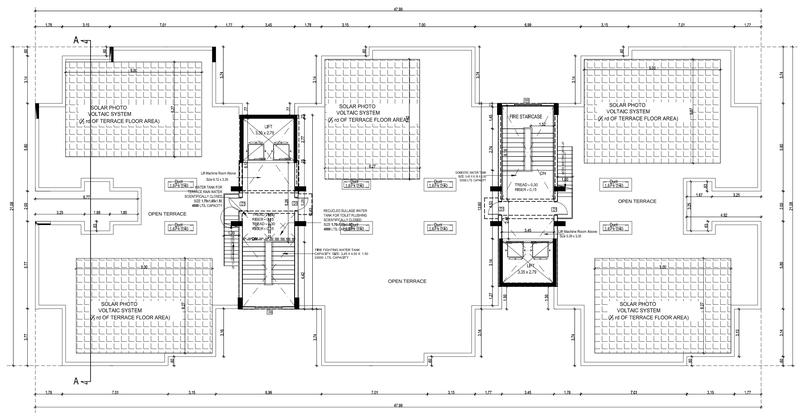
STRUCTURAL ENGINEER SIGNATURE

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/97/10756
TVLR/RA/Gr-I/2010/08/003
ANBU & FAIZAL
63, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28664362, 28410888
: 98401 09197, : anbu.faizal@gmail.com

LICENSED ARCHITECT SIGNATURE

ARCHITECTS

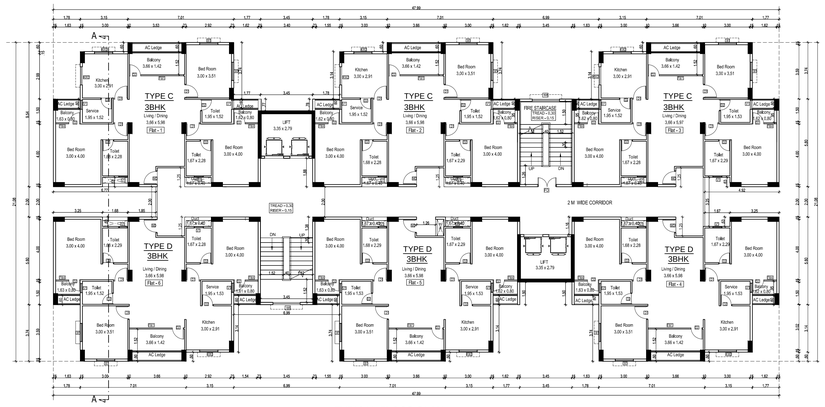
Pacifica Builders Pvt Ltd,
"Pacifica House"4-5, Sigma – 1 | Behind Rajpath Club |
Nr. Mann Party Plot | Bodakdev | Ahmedabad – 380059
Landline : +91-79-40027783 | Extension : 218
Fax : +91-79-40027786
Mobile: +91-9824121151



TERRACE FLOOR PLAN

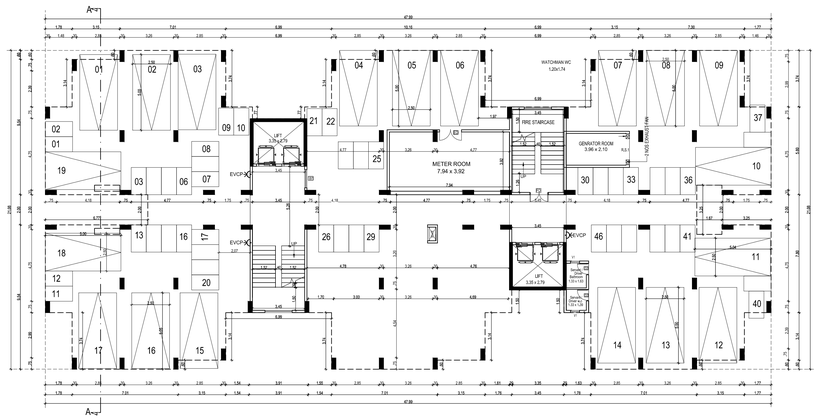


FRONT ELEVATION

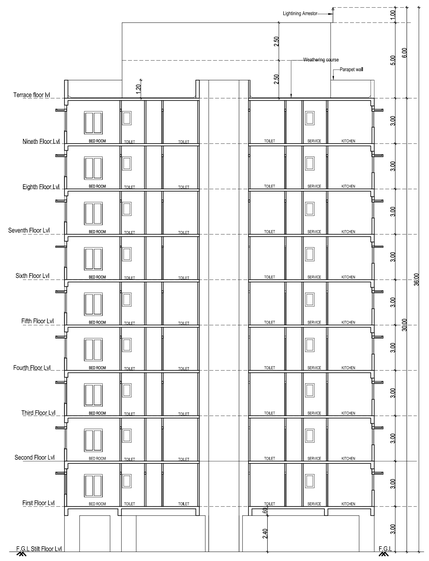


TYPICAL FLOOR PLAN

(First , Second , Third ,Forth, Fifth, Sixth, Seventh, Eight, Nineth floor)



STILT FLOOR PLAN



CROSS SECTION A - A'

BLOCK - C

SHEET NO: 3 / 4

PLAN SHOWING THE PROPOSED MULTISTORIED RESIDENTIAL BUILDING STILT + 9 FLOORS[30.00M HEIGHT] IN S.NO . 66 / 3A AND 66 / 1A , SIRUSERI VILLAGE , VANDALUR TALUK , CHENGALPATTU DISTRICT .

ONLINE FILE NO : SWP/BPA/450568/2025/TCP

SCRUTINY NO : LQNI5J06

JOINERY SCHEDULE

MD	1.00 X 2.10	Main Door
D3	0.90 X 2.10	Door
D2	0.73 X 2.10	Door
FW1	2.85 X 2.00	French Window
FW2	1.05 X 2.00	French Window
FW3	0.75 X 2.00	French Window
FW4	0.88 X 2.00	French Window
W1	1.20 X 1.20	Window
W2	0.91 X 1.20	Window
W3	0.61 X 1.20	Window
KW2	1.21 X 0.91	Window
V1	0.60 X 0.90	Ventilator

EVCP ELECTRICAL VEHICLE CHARGING POINT

PROPOSED BLOCK - C

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	34.75	769.37	804.12
TYPICAL FLOOR AREA 1 TO 9 FLOORS	7237.08 (804.12X9)	------- ------	7237.08
HEAD ROOM	------	96.98	96.98
TOTAL	7271.83	866.35	8138.18

SCALE

1 : 100

NORTH W E S

COLOUR INDEX

BOUNDARY PROPOSED

ROADS DRIVE WAY

For Kadavanthara Builders Pvt Ltd.,

Authorised Signatory

APPLICANT SIGNATURE

K.MAGESH, M.E.,
Registered Structural Engineer Grade-1 (SE)
DTCP Registration No: SE / GR.1 / 002 / 2025
#10, 3rd Floor, GJ Complex, 1st Main Road,
CIT Nagar, Chennai-600 035.
Phone: 9600888896

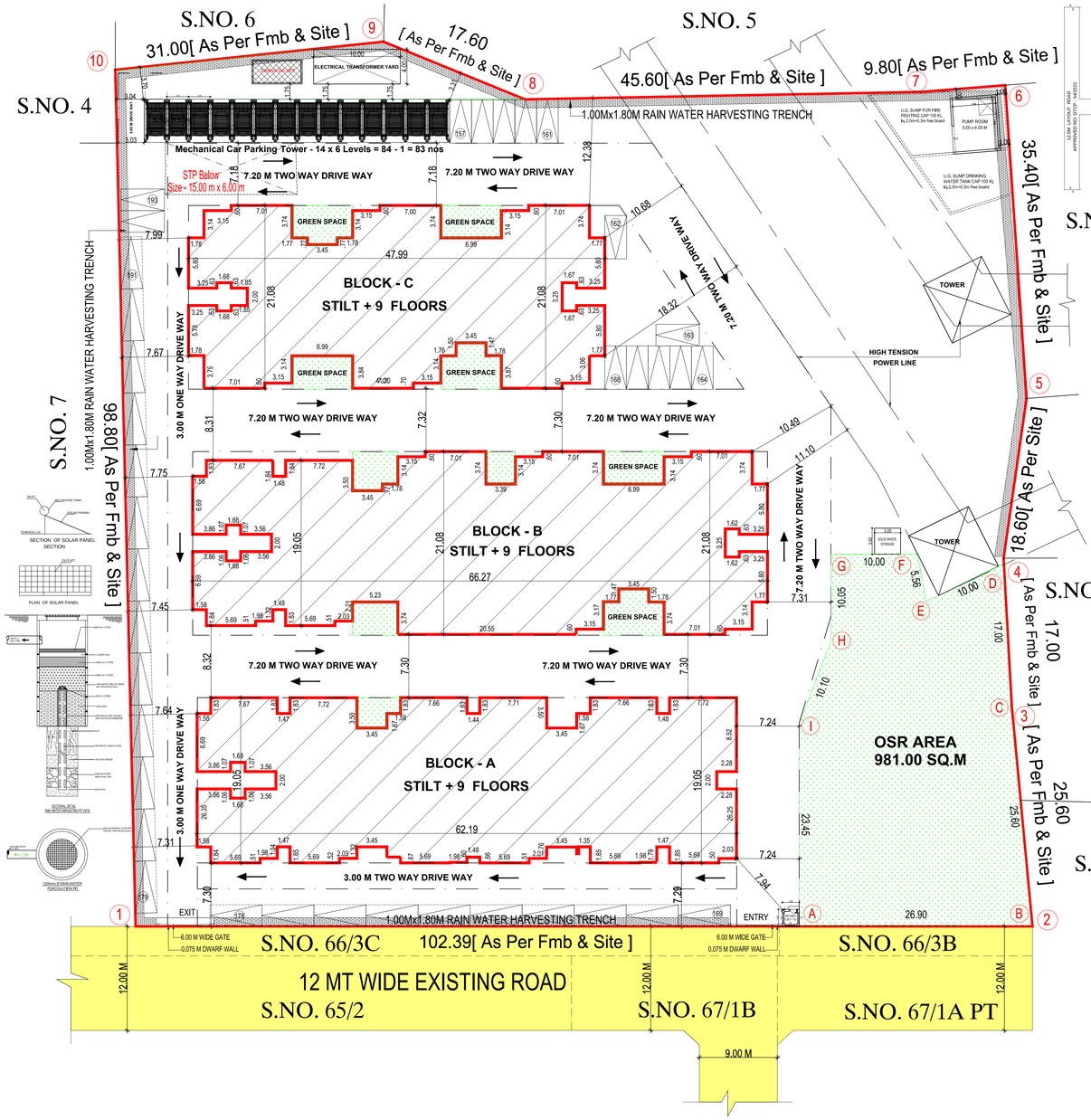
STRUCTURAL ENGINEER SIGNATURE

SIVA ANBARASAN
M.Arch (U.S.A., England), AIIA.,
Regd. Architect, CA/87/10760
TVLR/RA/Gr-II/2019/56/003
ANBU & FAIZAL
53, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28554282, 28410888
98401 09197, : anbu.faizal@gmail.com

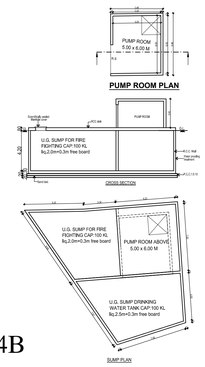
LICENSED ARCHITECT SIGNATURE

ARCHITECTS

Pacifica Builders Pvt Ltd,
"Pacifica House"4-5, Sigma – 1 | Behind Rajpath Club |
Nr. Mann Party Plot | Bodakdev | Ahmedabad – 380059
Landline : +91-79-40027783 | Extension : 218
Fax : +91-79-40027786
Mobile: +91-9824121151







DWELLING UNIT DETAILS			
	UNIT/ FLOOR	FLOORS	TOTAL UNIT
BLOCK A	12	9	108
BLOCK B	10	9	90
BLOCK C	6	9	54
TOTAL	28	9	252

PROPOSED BLOCK - A			
	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	32.82	1013.82	1046.64
TYPICAL FLOOR AREA 1 TO 9 FLOORS	9419.76 (1046.64 X 9)	------	9419.76
HEAD ROOM	------	110.02	110.02
TOTAL	9452.58	1123.84	10576.42

PROPOSED BLOCK - B			
	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	32.90	1084.19	1117.09
TYPICAL FLOOR AREA 1 TO 9 FLOORS	10053.81 (1117.09X9)	------ ------	10053.81
HEAD ROOM	------	97.48	97.48
TOTAL	10086.71	1181.67	11268.38

PROPOSED BLOCK - C			
	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	34.75	769.37	804.12
TYPICAL FLOOR AREA 1 TO 9 FLOORS	7237.08 (804.12X9)	------ ------	7237.08
HEAD ROOM	------	96.98	96.98
TOTAL	7271.83	866.35	8138.18

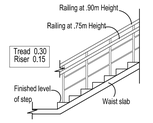
PARKING DETAILS		
	CARS	TW
BLOCK A	26	41
BLOCK B	28	72
BLOCK C	19	46
OPEN	120	0
TOTAL	193	159

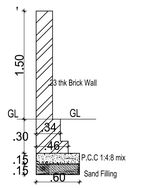
PARKING REQUIREMENT DETAILS							
No	BLOCK A	Flat Plinth	Floors	Cars	TW	TOTAL TW	TOTAL CARS
1	Flat 1	71.48	9	0	1	9	0.00
2	Flat 2	69.76	9	0	1	9	0.00
3	Flat 3	71.51	9	0	1	9	0.00
4	Flat 4	69.71	9	0	1	9	0.00
5	Flat 5	71.47	9	0	1	9	0.00
6	Flat 6	69.72	9	0	1	9	0.00
7	Flat 7	68.84	9	0	1	9	0.00
8	Flat 8	68.52	9	0	1	9	0.00
9	Flat 9	68.79	9	0	1	9	0.00
10	Flat 10	69.45	9	0	1	9	0.00
11	Flat 11	68.81	9	0	1	9	0.00
12	Flat 12	70.59	9	0	1	9	0.00
			108.00	0.00		108.00	0.00

No	BLOCK B	Flat Plinth	Floors	Cars	TW	TOTAL TW	TOTAL CARS
1	Flat 1	71.72	9	0	1	9	0.00
2	Flat 2	69.94	9	0	1	9	0.00
3	Flat 3	106.58	9	1	0	0	9.00
4	Flat 4	106.63	9	1	0	0	9.00
5	Flat 5	107.03	9	1	0	0	9.00
6	Flat 6	107.00	9	1	0	0	9.00
7	Flat 7	106.62	9	1	0	0	9.00
8	Flat 8	106.64	9	1	0	0	9.00
9	Flat 9	68.85	9	0	1	9	0.00
10	Flat 10	70.74	9	0	1	9	0.00
			90.00	6.00		36.00	54.00

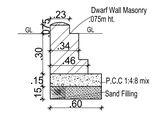
No	BLOCK C	Flat Plinth	Floors	Cars	TW	TOTAL TW	TOTAL CARS
1	Flat 1	107.38	9	1	0	0	9.00
2	Flat 2	107.38	9	1	0	0	9.00
3	Flat 3	107.21	9	1	0	0	9.00
4	Flat 4	107.38	9	1	0	0	9.00
5	Flat 5	107.38	9	1	0	0	9.00
6	Flat 6	107.38	9	1	0	0	9.00
			54.00	6.00		0.00	54.00
TOTAL PARKING REQUIRED						144.00	108.00
10 % VISITORS PARKING						15	11.00
TOTAL						159	119.00

Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A Not To Scale

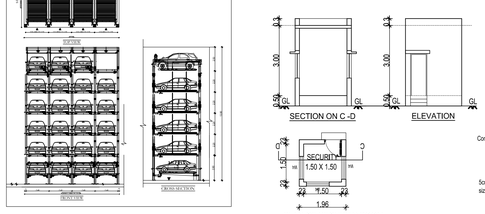


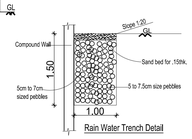


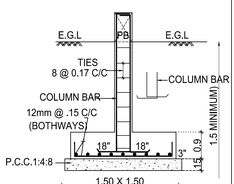
CompoundWall detail

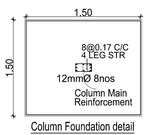


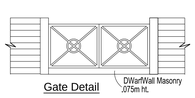
DWarfWall Masonry detail

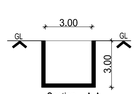












SITE PLAN

SHEET NO: 4 / 4

PLAN SHOWING THE PROPOSED MULTISTORIED RESIDENTIAL BUILDING STILT + 9 FLOORS[30.00M HEIGHT] IN S.NO . 66 / 1A AND 66 / 3A , SIRUSERI VILLAGE , VANDALUR TALUK , CHENGALPATTU DISTRICT .

ONLINE FILE NO : SWP/BPA/450568/2025/TCP

SCRUTINY NO : LQNI5J06

AREA STATEMENT

PLOT EXTENT (SITE)	2.4196 Acres
	9792.00 Sq Mts

AREA STATEMENT			
BLOCKS	NO. OF DWELLING UNITS	FSI (AREA IN SQ M)	BUILTUP (AREA IN SQ M)
PRO.BLOCK - A	108	9452.58	10576.42
PRO.BLOCK - B	90	10086.71	11268.38
PRO.BLOCK - C	54	7271.83	8138.18
TOTAL	252	26811.12	29982.98

F.S.I = 26811.12 / 9792.00 = 2.738

PREMIUM F.S.I ACHIEVED (0.738) = 8227.12 SQ.M

PLOT COVERAGE = 2967.85 / 9792.00 = 30.30 %

PROPOSED NO.OF DWELLING UNITS - 252 NOS

PROPOSED CAR PARKING REQUIRED - 119 NOS

PROPOSED CAR PARKING PROVIDED - 193 NOS

PRO. TWO WHEELER PARKING REQUIRED - 159 NOS

PRO. TWO WHEELER PARKING PROVIDED - 159 NOS

DRAWING TITLE :

SITE PLAN

SCALE

1 : 400

NORTH

COLOUR INDEX

BOUNDARY
ROADS
OSR
PROPOSED
DRIVE WAY

For Kadavanthara Builders Pvt Ltd.,

Authorised Signatory

APPLICANT SIGNATURE

K.MAGESH, M.E.,
Registered Structural Engineer Grade-I (SE)
DTCP Registration No: SE / GR.I / 002 / 2025
#10, 3rd Floor, GJ Complex, 1st Main Road,
CIT Nagar, Chennai-600 035.
Phone: 9600888696

STRUCTURAL ENGINEER SIGNATURE

SIVA ANBARASAN
M.Arch (U.S.A., England, A.I.A.,
Regd. Architect, CA/87/10798
TVLR/RA/Gr-I/2019/98/005
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28584362, 28410888
98401 09197, : anbu.faizal@gmail.com

LICENSED ARCHITECT SIGNATURE

ARCHITECTS

Pacifica Builders Pvt Ltd,
"Pacifica House"4-5, Sigma – 1 | Behind Rajpath Club |
Nr. Mann Party Plot | Bodakdev | Ahmedabad – 380059
Landline : +91-79-40027783 | Extension : 218
Fax : +91-79-40027786
Mobile: +91-9824121151

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.