Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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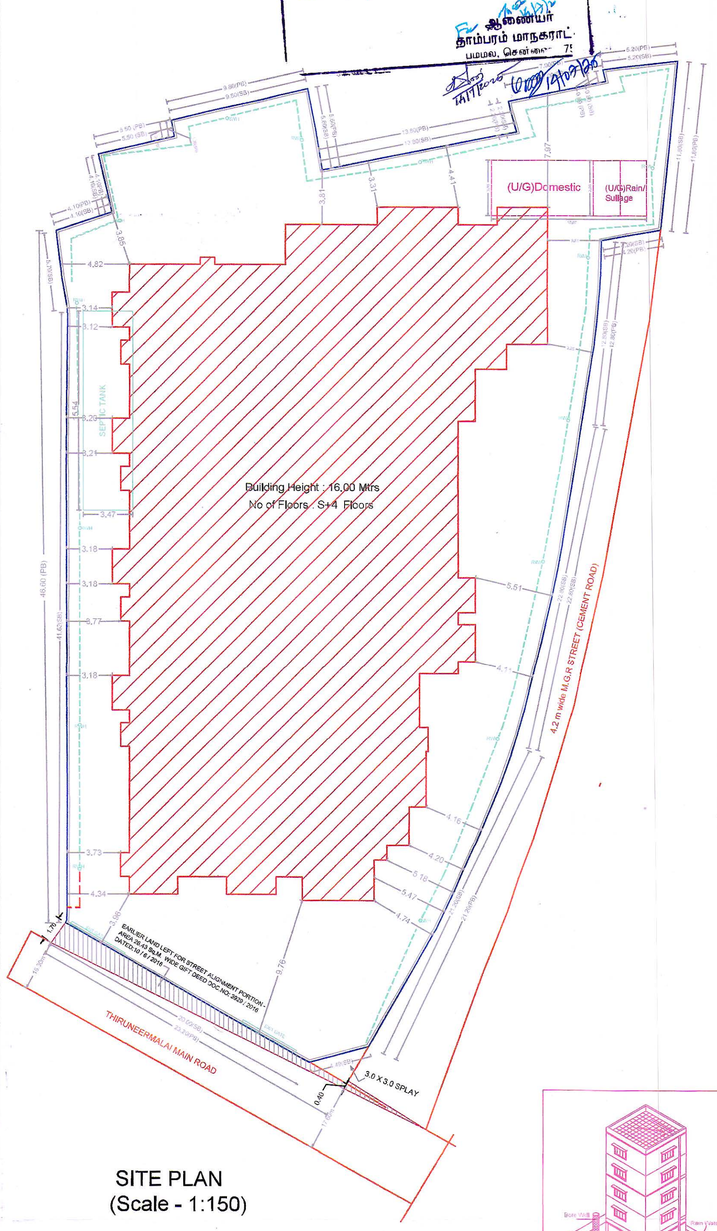
Published for reference. The authority's own register is the operative record.

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

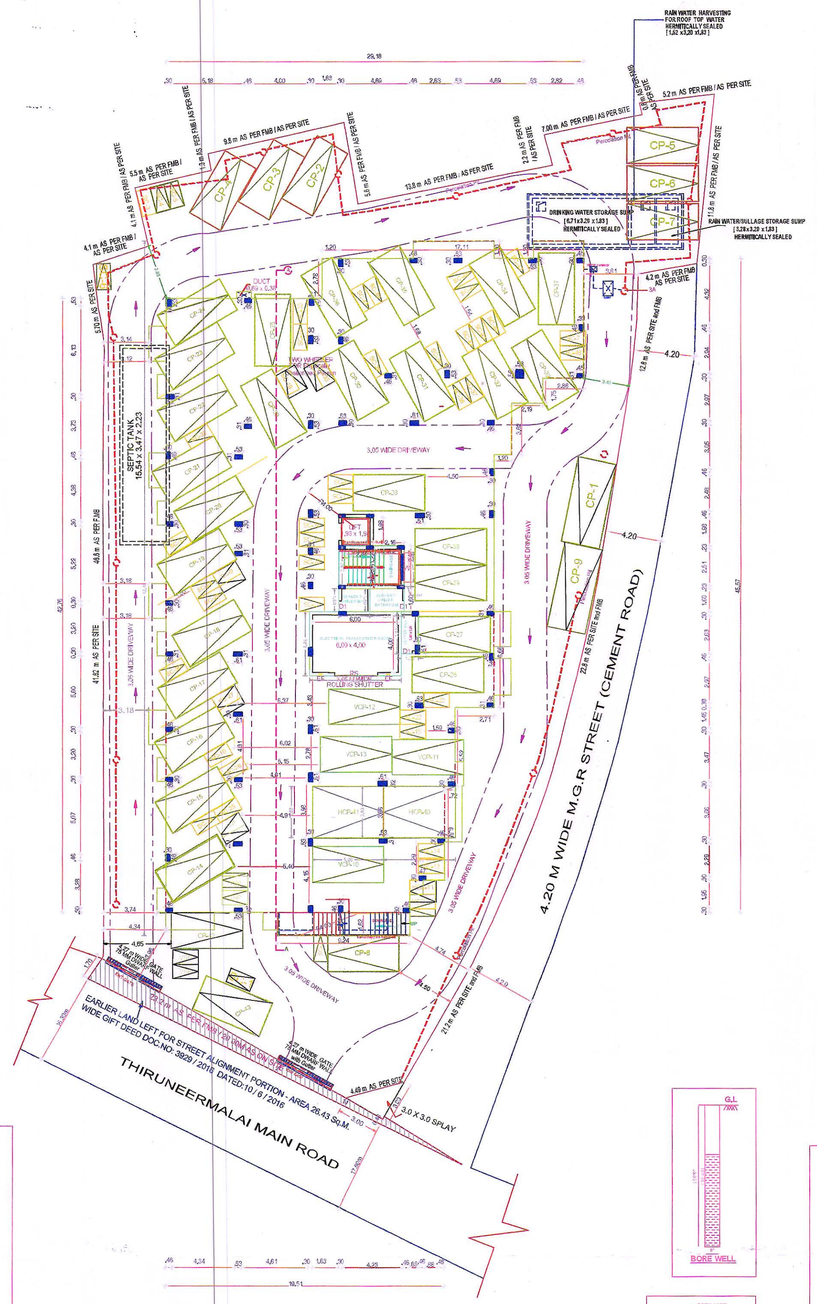
hello@verified.realestate
+91 9996 12 9996
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CMDA APPROVAL

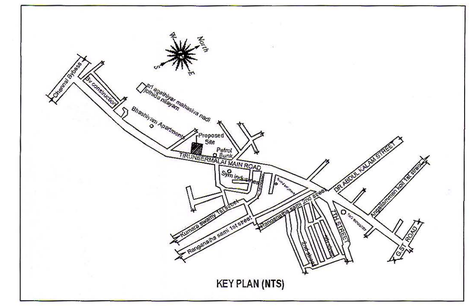
தாம்பரம் மாநகராட்சி
பம்மல், சென்னை - 75
க.மை.எண்: 009/CP/35-36/ நாள்:.....
002-7132
க.அ.எண்: 009/BA/2025/01/031/00757
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக
நடவடிக்கையில் உள்ள நிபந்தனைக்குட்பட்டு
வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
கால வரை 4-07-2025 முதல் 13-07-2030 வரை
for ஆணையர்
தாம்பரம் மாநகராட்சி
பம்மல், சென்னை - 75



SITE PLAN
(Scale - 1:150)



SITE CUM STILT PARKING FLOOR PLAN
(Scale - 1:150)



SITE PLAN	SHEET NO. 1/3

SITE PLAN

PLAN SHOWING THE REVISION TO EARLIER APPROVAL PLAN FOR THE CONSTRUCTION OF STILT FLOOR + 4 FLOORS RESIDENTIAL CUM COMMERCIAL (OFFICE AT FIRST FLOOR ONLY) BUILDING WITH 35 DWELLING UNITS (HEIGHT - 16.00M) AT THIRUNEERMALAI MAIN ROAD, CHROMPET, CHENNAI - 600 044 BEARING S.NO. 306 OF THIRUNEERMALAI VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2600.00
AREA AS PER DOCUMENT	2589.97
AREA CONSIDERED FOR FSI	1999.13
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	26.43
OSR AREA	0.00
TOTAL FSI AREA	3811.18
FSI FACTOR	1.906
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	43	43
TWO WHEELER	18	53
CYCLE	-	0

EARLIER APPROVAL DETAILS :-
PLANNING PERMISSION NO : 11075 DATED 19.10.2016 AND (B/SPL-BULDG /237 A to D / 2016)

SEPTIC TANK DESIGN CALCULATION

TOTAL 35 DWELLINGS
1 DWELLING 5 PERSON.NO.OF USERS 35 x5= 175
RATE OF WATER SUPPLY IS 135LPH/DAY
THEN FLOW OF SWEAGE PER DAY=175 x135=23625
DETENSION PERIOD IS 18 HOURS
TANK CAPACITY 23625 x18/24=17718.75
THE TANK IS TO BE CLEANED IN EVERY YEAR
SO SLUDGE STORAGE CAPACITY AT THE RATIO
OF 150 LT.FOR PERSON PER YEAR= 150x13.5=2362.5
2362.5+23625 = 25987.5
WITH PROVISION FOR FUTURE EXPANSION
LET THE TANK CAPACITY=28000 LT=$26M^3$
DEPTH OF LIQUID =1.83 M
PLAN OF AREA OF TANK=26/1.83=14.20 SQM
LENGTH = 2B,AREA = LxB=2BxB=$2B^2$
BREATH OF TANK =$\sqrt{12.08/2}$=3.01
LENGTH OF TANK = 2x2.66 =5.32
FREE BOARD OF TANK=0.4
THEN DEPTH OF TANK =1.83+0.4=2.23M
PROVIDE SEPTICK TANK SIZE=15.54 x3.47x2.23
UPFLOW FILTER DISCHARGE OF 225 PERSON
VOLUMES =150 x 0.25=$37.5m^3$
THEN DEPTH OF TANK =1.83+0.4 freeboard=2.23
PLAN OF AREA REQUIRD=37.5/2.23=16.81/3=5.60/2.45=2.29
B=3.01 LENGTH =2.79 HEIGHT=2.23

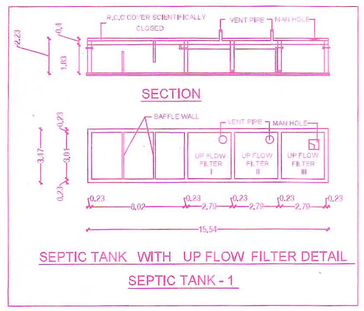
UP FLOW FILTER I =2.79x3.01X 2.23
UP FLOW FILTER II =2.79x3.01X 2.23
UP FLOW FILTER III =2.79x3.01X 2.23

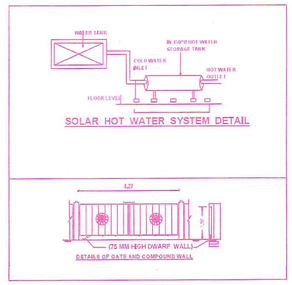
FLOOR WISE FSI STATEMENT:

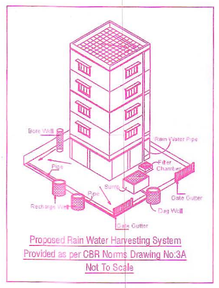
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	32.31	0.00	0.00	0	32.31
FIRST FLOOR	496.79	475.18	0.00	0.00	5	971.97
SECOND FLOOR	0.00	927.28	0.00	0.00	10	927.28
THIRD FLOOR	0.00	927.28	0.00	0.00	10	927.28
FOURTH FLOOR	0.00	927.28	0.00	0.00	10	927.28
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	496.79	3289.33	0.00	0.00	35	3786.12

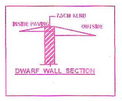
BUILDING WISE FSI STATEMENT

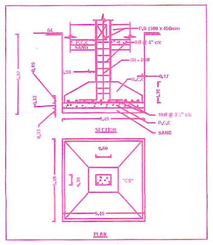
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (BLOCK)		496.79	3289.33	0.00	0.00	35	3786.12
Total		496.79	3289.33	0.00	0.00	35	3786.12

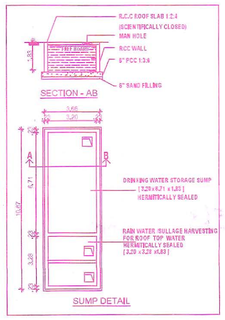












APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNDDPF_2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Location: Chennai
Date: 09/12/2025 1:24:30 PM

Signature valid

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)

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

//CMDA APPROVAL//

தாம்பரம் மாநகராட்சி
பம்மல், சென்னை - 75

க.மு.எண்: 009/BL/25-26 நாள்:.....
0057132

க.அ.எண்: 009/BL/3025/01/031/00757

இத்துடன் இணைக்கப்பட்டுள்ள இடங்களை நடவடிக்கையில் உள்ள நிபந்தனைக்குட்பட்ட வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.

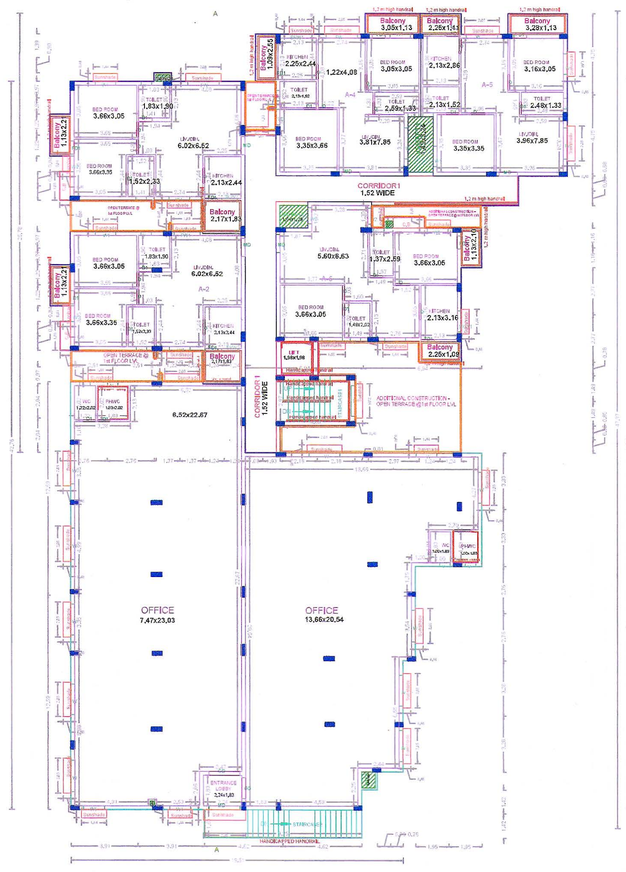
கால வரை 4.07.2025 முதல் 3.07.2030 வரை

for ஆணையர்
தாம்பரம் மாநகராட்சி
பம்மல், சென்னை 75

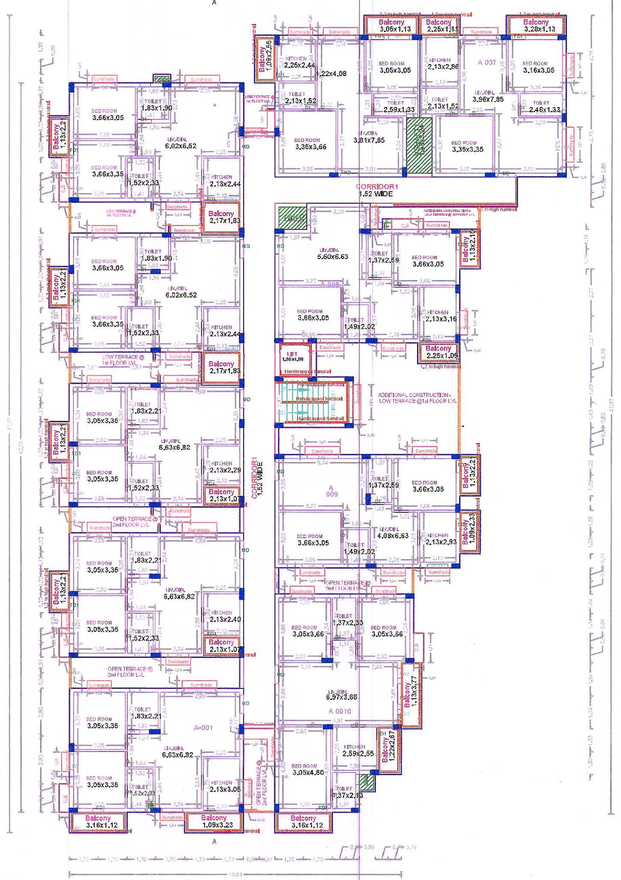
SITE PLAN	SHEET NO. 2 / 3

SITE PLAN

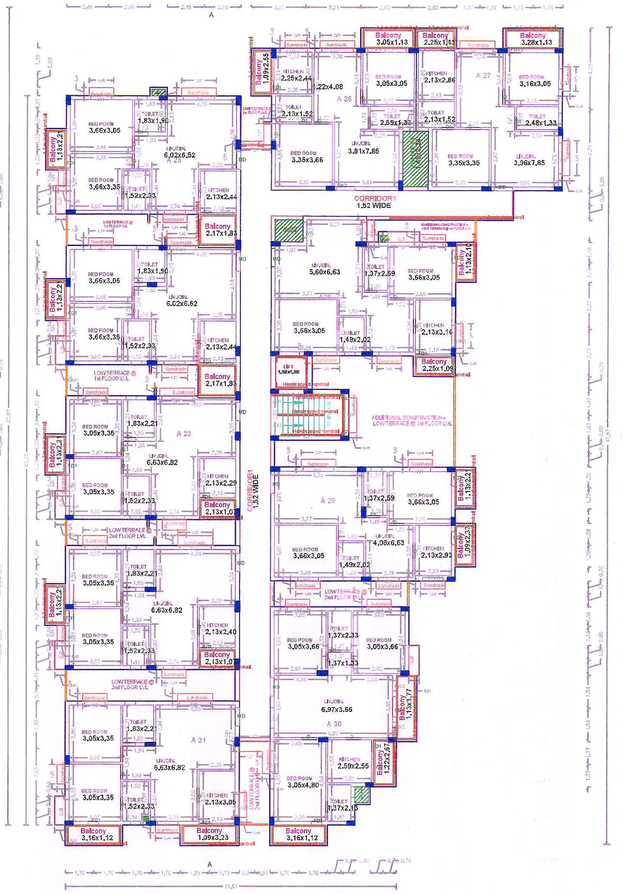
PLAN SHOWING THE REVISION TO EARLIER APPROVAL PLAN FOR THE CONSTRUCTION OF STILT FLOOR+ 4 FLOORS RESIDENTIAL CUM COMMERCIAL (OFFICE AT FIRST FLOOR ONLY) BUILDING WITH 35 DWELLING UNITS (HEIGHT - 16.00M) AT THIRUNEERMALAI MAIN ROAD, CHROMPET, CHENNAI - 600 044 BEARING S.NO. 306 OF THIRUNEERMALAI VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.



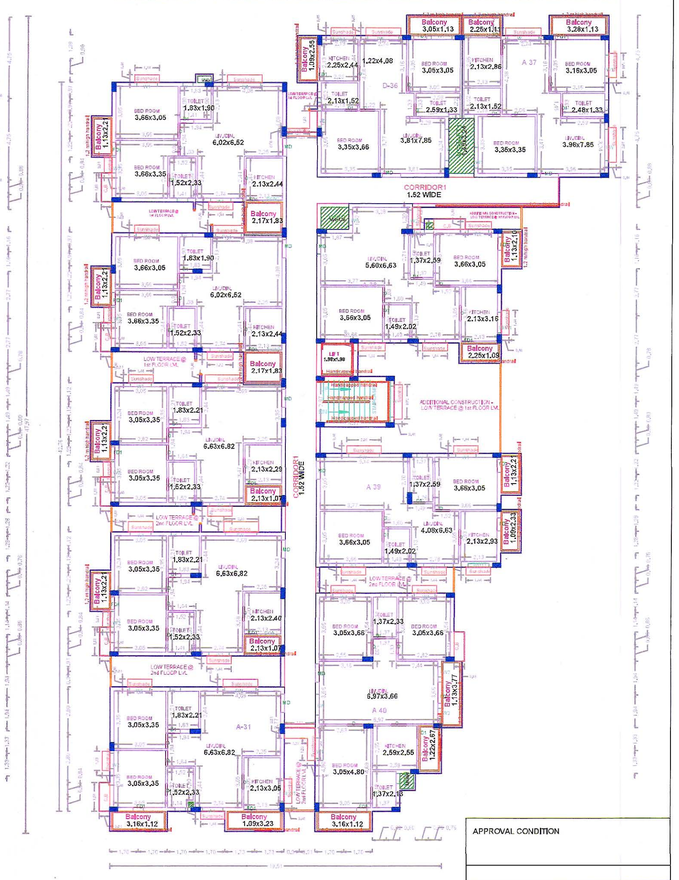
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Member Secretary (Chief Planner / Vice Chairman/Secretary)
High Rise Building / Non-High Rise Building
This Approval is valid only when Building Permit is issued by the concerned Local Body.

QR CODE

The Planning Permission issued under this approval is liable to be lapsed in the circumstances mentioned in the G.O.(Ms) No.86 of 28.10.10 and CMDA (MA) Proc.No.2810/10/CL1/CTCPL.

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedMetric (841.00 x 1500.00MM)

/CMDA APPROVAL/

தாம்பரம் மாநகராட்சி
பம்மல், சென்னை 75

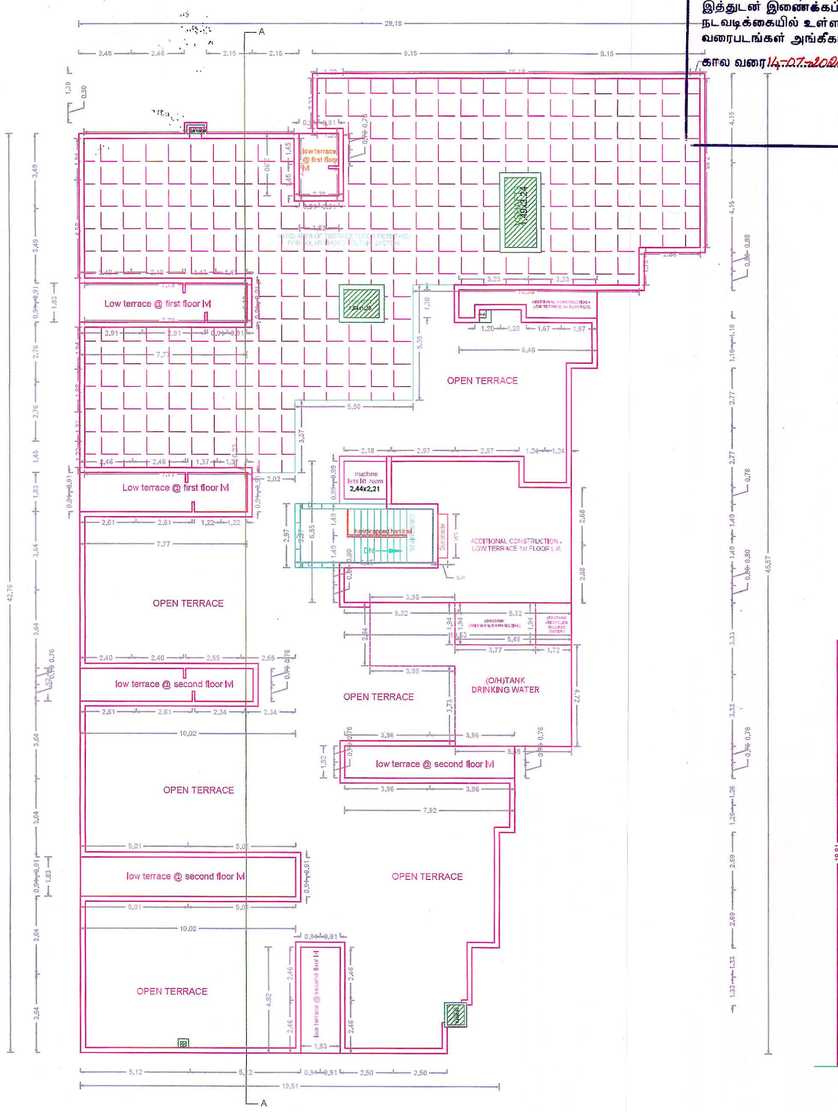
க.மு.எண்:009/CP/185-26/நாள்.....
0057132
க.அ.எண்: 009/BL/2025/01/031/00757
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
கால வரை 14.07.2025 முதல் 13.07.2030 வரை

ஆணையர்
தாம்பரம் மாநகராட்சி
பம்மல், சென்னை 75.

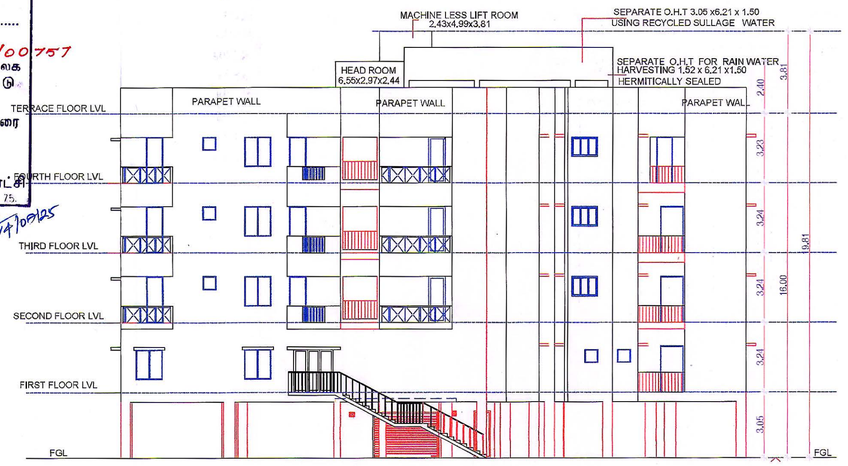
SITE PLAN	SHEET NO. 3 / 3

SITE PLAN

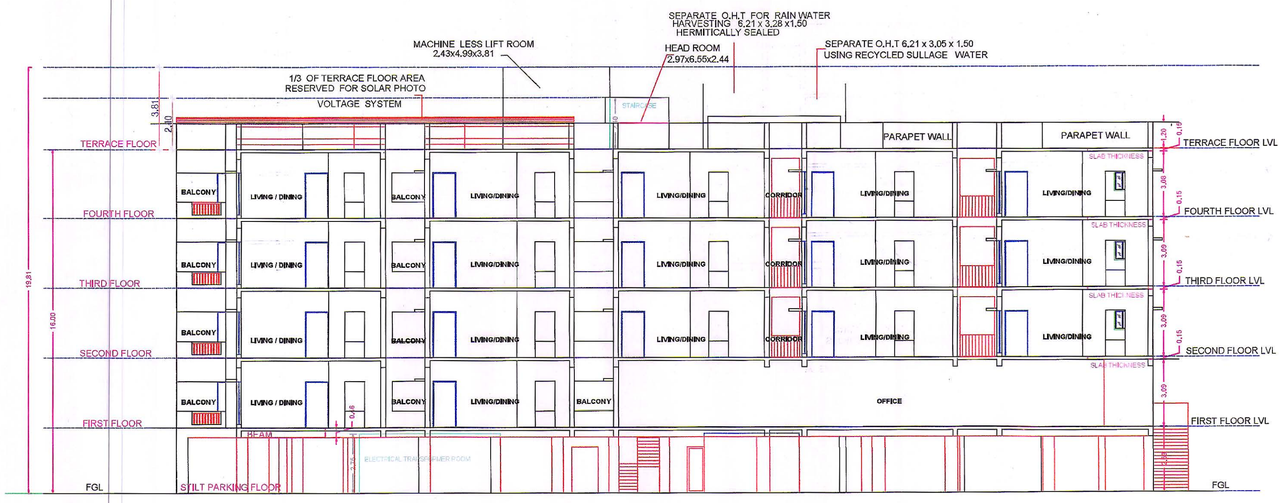
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TERRACE FLOOR PLAN



ELEVATION



SECTION "AA"

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

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

ISO_A0_(841.00_x_1189.00_MM)

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.