Verified RealEstate™

RE REGULATORY RECORD

RERA Document

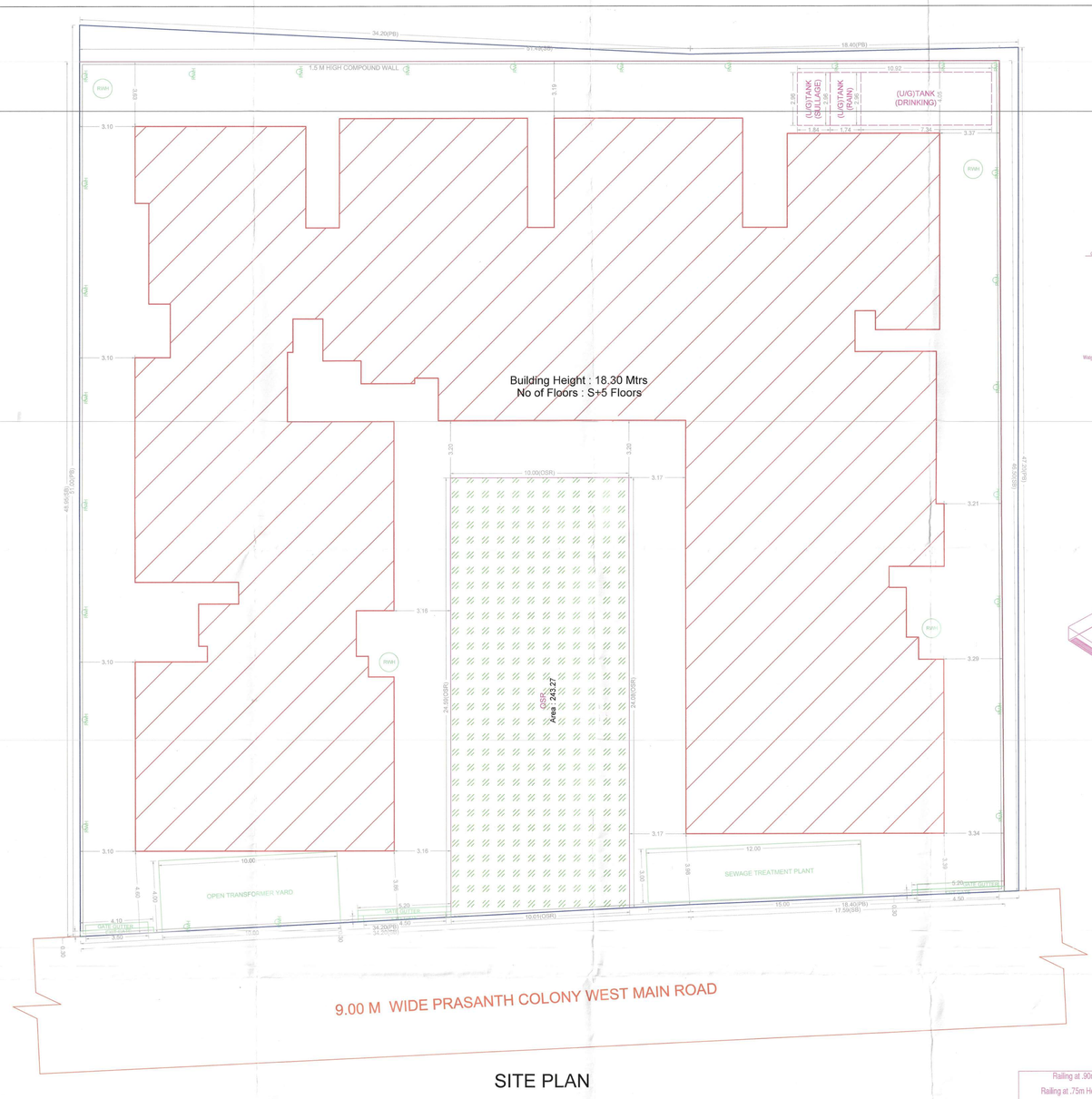
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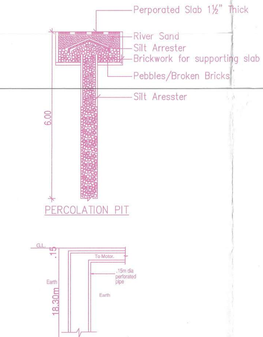
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

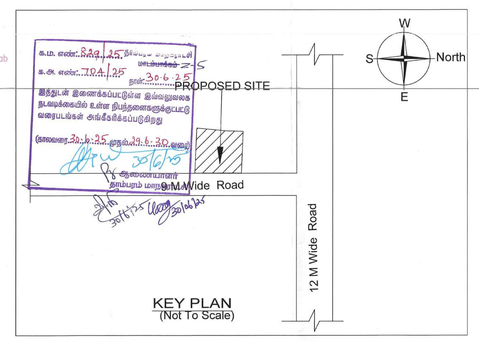
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD



SITE PLAN





Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 3

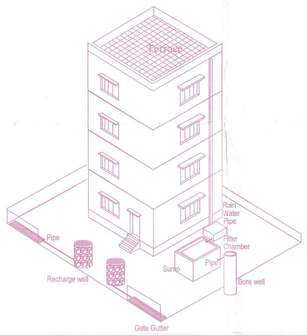
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 64 DWELLING UNITS FOR AFFORDABLE HOUSING AT PRASANTH COLONY WEST MAIN ROAD, RAJAKILPAKKAM, CHENNAI. COMPRISED IN OLD S.NO.165/1, NEW S.NOS. 165/30 AND 165/31 OF RAJAKILAPKKAM VILLAGE, WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

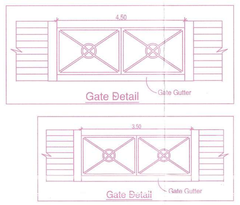
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2400.00
AREA AS PER DOCUMENT	2428.09
AREA CONSIDERED FOR FSI	2400.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	243.27
TOTAL FSI AREA	6238.55
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

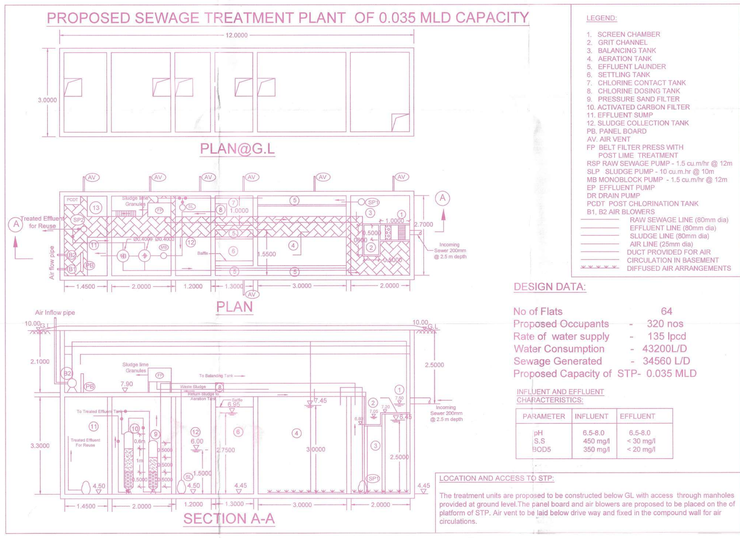
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	54	54
TWO WHEELER	33	35
CYCLE	-	0



RAIN WATER HARVESTING - 3A





DESIGN DATA:

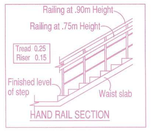
No of Flats		64
Proposed Occupants	-	320 nos
Rate of water supply	-	135 lpcd
Water Consumption	-	43200L/D
Sewage Generated	-	34560 L/D
Proposed Capacity of STP	-	0.035 MLD

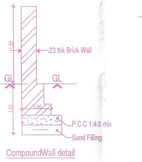
INFLUENT AND EFFLUENT CHAFACTERISTICS:

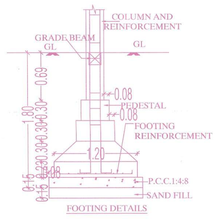
PARAMETER	INFLUENT	EFFLUENT
pH	6.5-8.0	6.5-8.0
S.S	450 mg/l	< 30 mg/l
BOD5	350 mg/l	< 20 mg/l

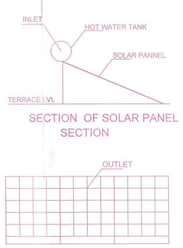
LOCATION AND ACCESS TO STP:

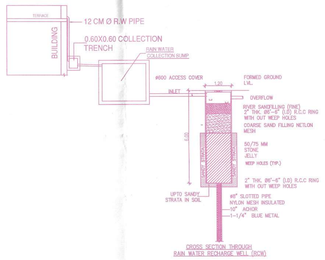
The treatment units are proposed to be constructed below GL with access through manholes provided at ground level.The panel board and air blowers are proposed to be placed on the of platform of STP. Air vent to be laid below drive way and fixed in the compound wall for air circulations.

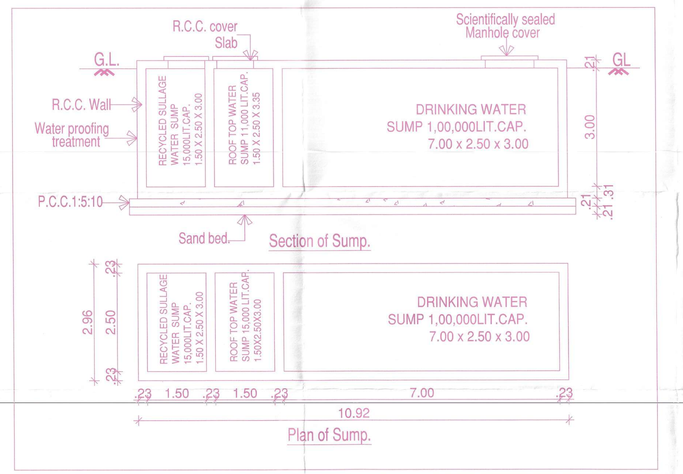












BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
RESI-1 (1)		0.00	6238.55	0.00	0.00	64	6238.55
Total		0.00	6238.55	0.00	0.00	64	6238.55

FLOOR WISE FSI STATEMENT: RESI (1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	1247.71	0.00	0.00	12	1247.71
SECOND FLOOR	0.00	1247.71	0.00	0.00	13	1247.71
THIRD FLOOR	0.00	1247.71	0.00	0.00	13	1247.71
FOURTH FLOOR	0.00	1247.71	0.00	0.00	13	1247.71
FIFTH FLOOR	0.00	1247.71	0.00	0.00	13	1247.71
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	6238.55	0.00	0.00	64	6238.55

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule 14(3)(B) 2019 is subject to final outcome of the W.P. (MD) No.8648 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid.
Digitally Signed by ARCHITECT SENGODAGARASAN
Architect: SENGODAGARASAN
Sign Date: 12.06.2025 11:55:23 AM

Signature valid.
Digitally Signed by
Name: Mr. [illegible]
Reason: [illegible]
Location: [illegible]
Date: 12.06.2025 [illegible]

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.

KEY NO. 1688

QR CODE

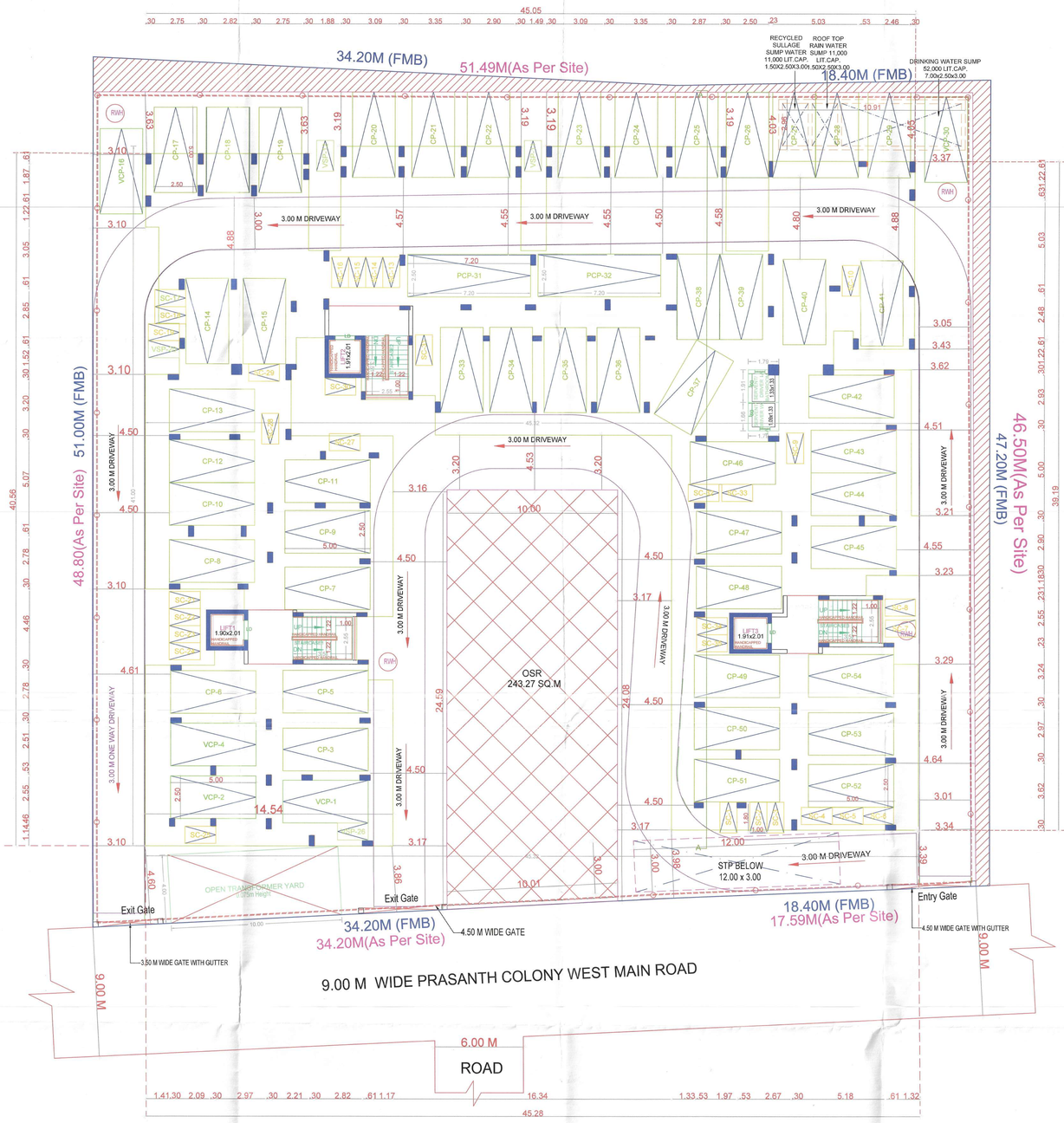
Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

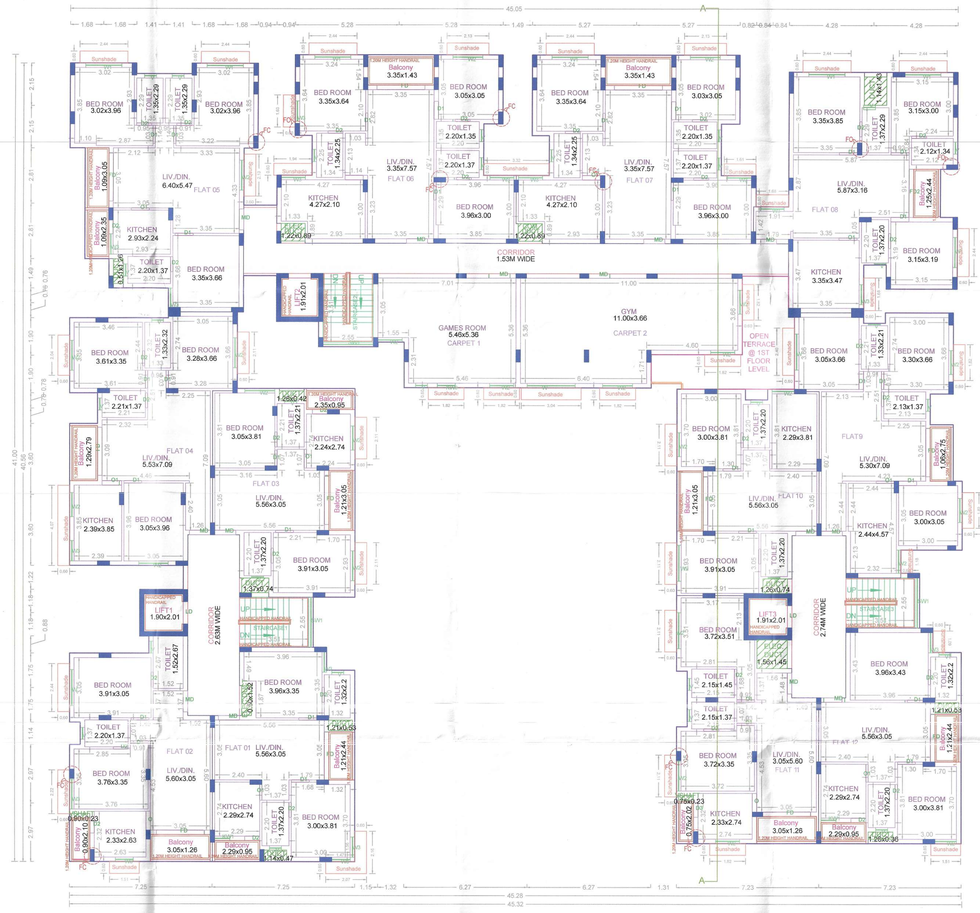
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FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 64 DWELLING UNITS FOR AFFORDABLE HOUSING AT PRASANTH COLONY WEST MAIN ROAD, RAJAKILPAKKAM, CHENNAI. COMPRISED IN OLD S.NO.165/1, NEW S.NOS. 165/30 AND 165/31 OF RAJAKILAPKKAM VILLAGE, WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.



SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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.8648 of 2019 and VMP (MD) Nos. 5913 & 5915 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.

KEY NO. 1688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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FLOOR NAME	SHEET NO. 3 / 3

FLOOR NAME

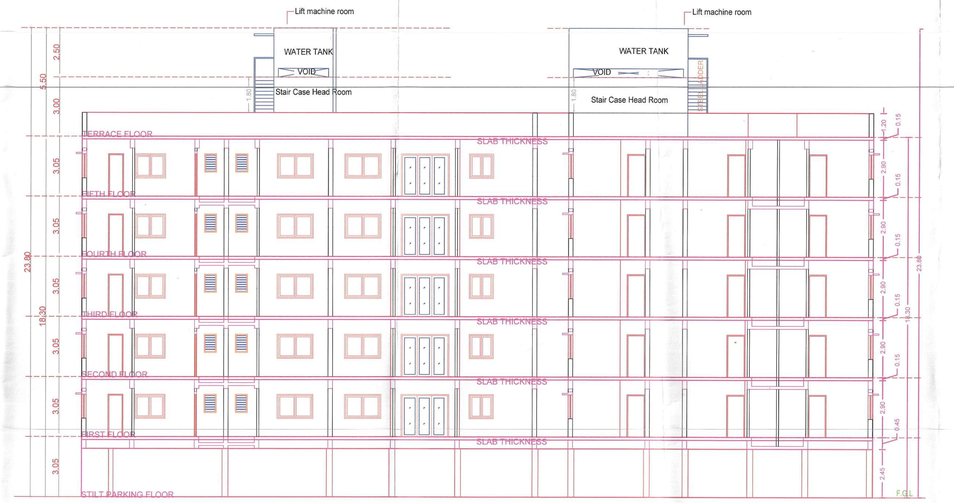
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 64 DWELLING UNITS FOR AFFORDABLE HOUSING AT PRASANTH COLONY WEST MAIN ROAD, RAJAKILPAKKAM, CHENNAI. COMPRISED IN OLD S.NO.165/1, NEW S.NOS. 165/30 AND 165/31 OF RAJAKILAPKKAM VILLAGE, WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

க.ம. எண்:2291/25 நாள்: 30.6.25
க.எ. எண்: 704/25 நாள்: 30.6.25
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது
(காலவரை: 30.6.25 முதல் 29.6.28 வரை)
30/6/25
உதவிசெயற்பொறியாளர்
தாம்பரம் மாநகராட்சி

FRONT ELEVATION



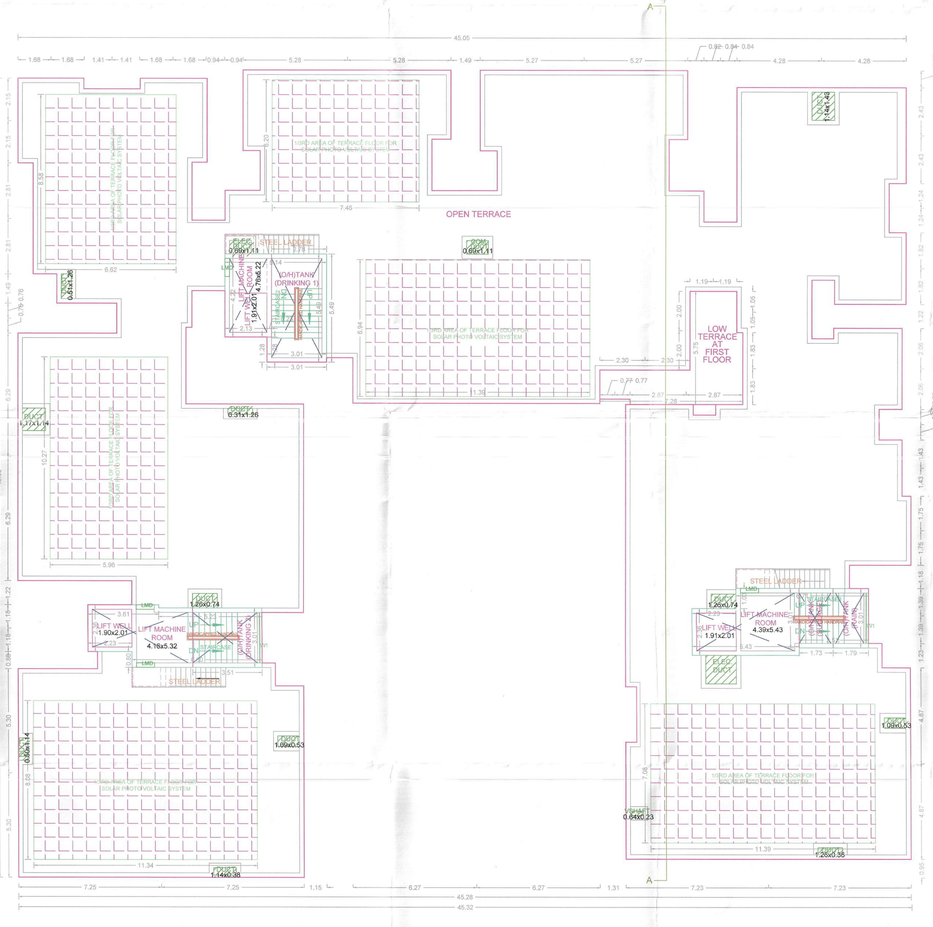
SECTION - AA



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN



APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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.9546 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. 1688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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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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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.