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.

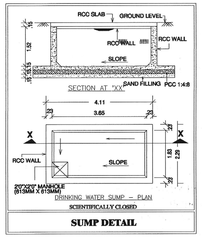
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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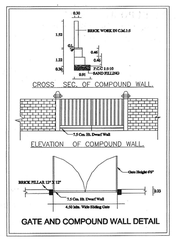
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO: 8A Part, CLASSIC FARMS 1st RIGHT STREET, SHOLINGANALLUR, CHENNAI– 600 119. COMPRISED IN OLD NO: 602/2B3, PATTA NO: 22296, AS PER PATTA SURVEY NO: 602/2B3A, OF SHOLINGANALLUR VILLAGE, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION, ZONE: 15, DIVISION NO: 199.

NOTE:
LAND REGULARIZATION PLAN APPROVED VIDE PERMIT NO: 0361/2025.
RL/WDCN15/00227/2025, DATE: 10/06/2025.

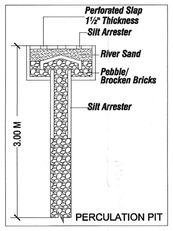
Completion Certificate is mandatory for availing service connections from TNEB and CMWSSB.



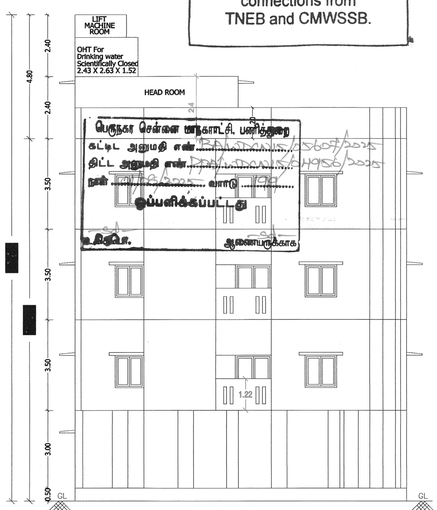
SUMP DETAIL



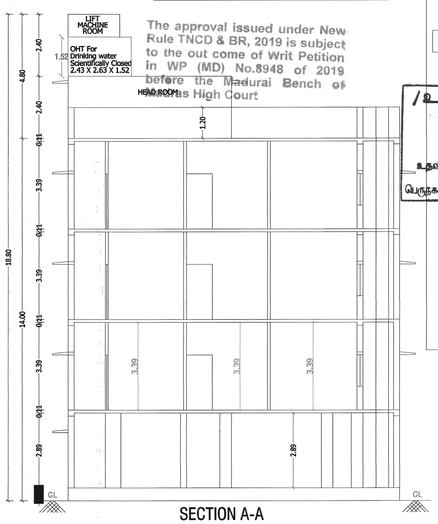
GATE AND COMPOUND WALL DETAIL



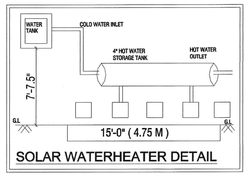
PERCULATION PIT



ELEVATION

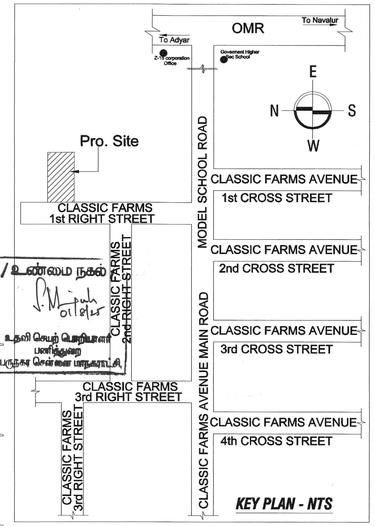


SECTION A-A

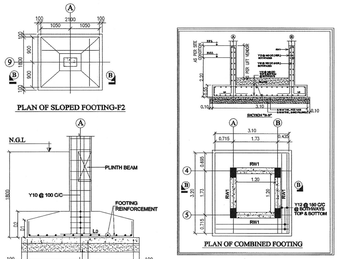


SOLAR WATERHEATER DETAIL

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



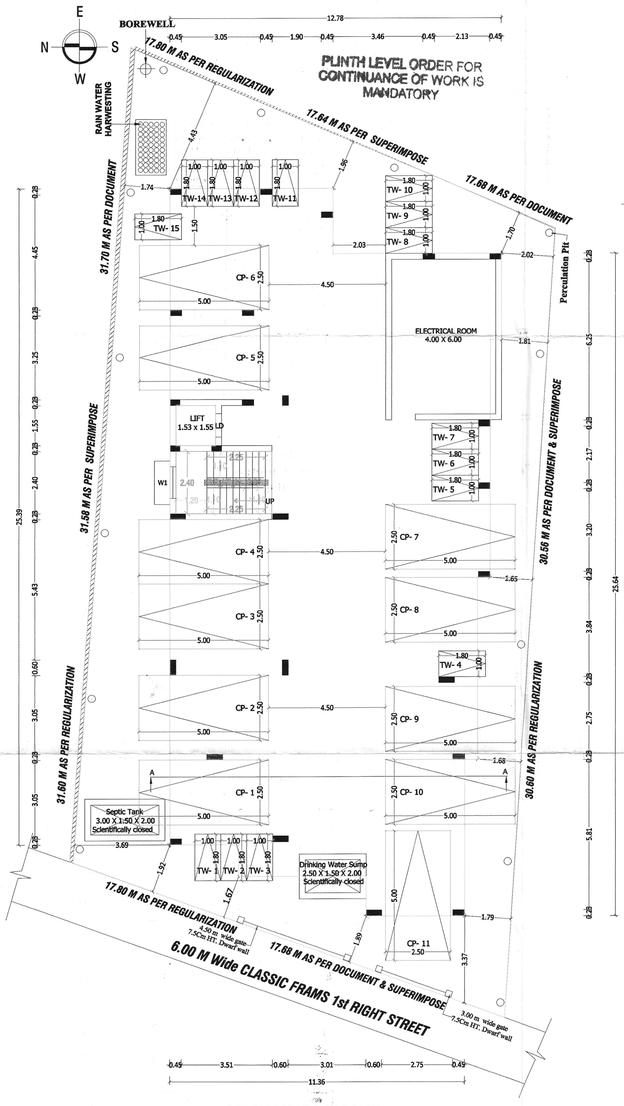
KEY PLAN - NTS



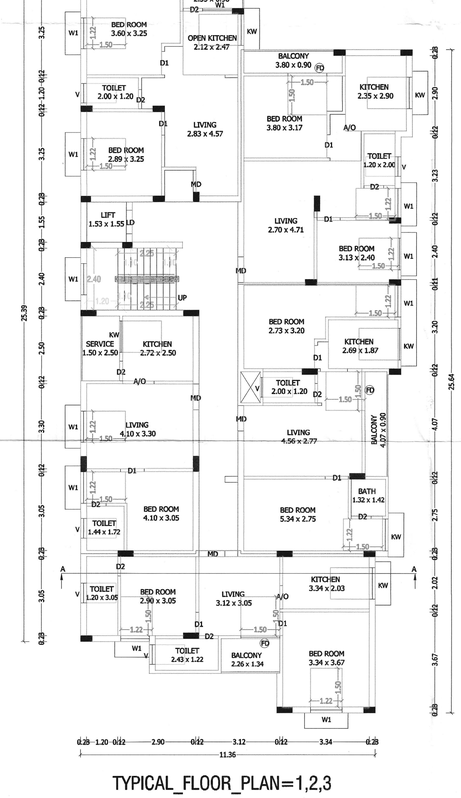
SEPTIC TANK DETAIL

RAINWATER HARVESTING DETAIL

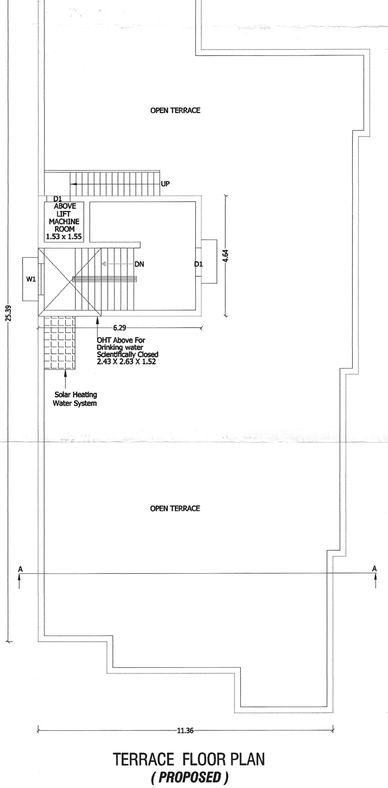
STAIRCASE DETAIL



SITE CUM STILT FLOOR PLAN
(PROPOSED)



TYPICAL_FLOOR_PLAN=1,2,3
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

JOINERY DETAILS		
MD	MAIN DOOR	1.00 x 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
LD	LIFT DOOR	0.91 X 2.13
FD	FRENCH DOOR	1.50 X 2.13
D2	DOOR	0.76 X 2.13
A/O	ARCH OPENING	0.91 X 2.13
W1	WINDOW	1.22 x 1.37
FW	FRENCH WINDOW	2.00 x 2.13
KW	WINDOW	1.22 x 1.00
V	VENTILATOR	0.76 x 0.91

SPECIFICATION :

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK : MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING : ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK : PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M. WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTA	580.00 SQ.M
2	AS PER DOCUMENT	557.41 SQ.M
3	AS PER SUPERIMPOSE	523.25 SQ.M

FSI AREA DETAILS IN SQ.M		
S.NO.	FLOOR	AREA IN SQ.M
1	FIRST FLOOR AREA	309.50
2	SECOND FLOOR AREA	309.50
3	THIRD FLOOR AREA	309.50
4	TOTAL FSI AREA	928.50
NON FSI AREA DETAILS IN SQ.M		
1	CAR PARKING	309.50
2	HEAD ROOM & LIFT AREA	31.56
3	TOTAL NON FSI AREA	341.06
4	TOTAL BUILDUP AREA	1269.56
4	PLOT COVERAGE	59.14 %
5	FSI	1.774
6	DWELLING UNITS	15

COLOR INDEX	PROPOSED	N
ROAD	BOUNDARY	SCALE 1: 100

QR CODE

For SS REALTY DEVELOPERS
Authorised Signatory

AEE SIGNATURE | APPLICANT SIGNATURE

N. DINESH KUMAR, M.Tech., (Struct.)
Registered Engineer 2406002024 Gr-II
Greater Chennai Corporation
13-Plot No.43, Raghas Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ullagaram, Puzhuthivakkam,
Chennai - 600 091.Mobile: 9952135123

EE SIGNATURE | REGISTERED ENGINEER





SECURITY DEPOSIT is a refundable non-interest earning amount which shall be refunded on claim after completion of development as per approved plan as certified by the Greater Chennai Corporation. If there is any deviation(s) from the approved plan or violation of the Development Regulations / Building Rules or change of use of any part or whole of the Building / Site, the **SECURITY DEPOSIT** will be **FORFEITED**. This will not Prevent the Greater Chennai Corporation from proceeding against the Onwer / Builder / any other persons to take enforcement action as per provisions by Lockings, Sealing and Demolishing the premises.

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Applicant / Developer / Promoter shall Erect A Display Board of a Minimum Size of 60 Cm X 120 Cm with the Following Particular's:

Description	Particulars
Name of the Applicant / Developer / promoter	
Site Address With Survey Number, Block Number, Village Name	
Name of The Registered Architect / Registered Engineer On Record	
Planning Permission / Building Permit Number	
Date of Expiry of Permit	
Number of Floors	
Front Set Back	
Side Set Back -1	
Side Set Back 2	
Rear Set Back	

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of It.

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

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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.