Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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+91 9996 12 9996
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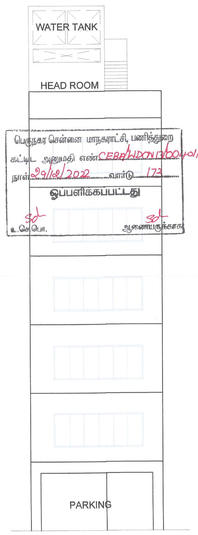
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.30M HEIGHT) OFFICE USE COMMERCIAL BUILDING AT PLOT NO - 316-A, NEW DOOR NO: 27, OLD DOOR NO: 10, 1ST AVENUE AND 2ND MAIN ROAD, INDIRA NAGAR, ADAYAR, CHENNAI - 600 020. COMPRISING DOCUMENT T.S.NOS: 47 TO 49(PT), AS PER PATTA R.S.NOS: 39, 40/1, 40/2, 40/3 & 41/2, BLOCK NO: 13 OF KALIKUNDRAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION DIVISION:175, ZONE : 13.

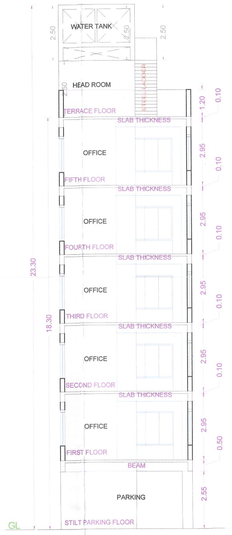
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	359.00
AREA AS PER DOCUMENT	366.96
AREA CONSIDERED FOR FSI	359.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	715.20
FSI FACTOR	1.992
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	7	7
TWO WHEELER	24	27
CYCLE	0	0



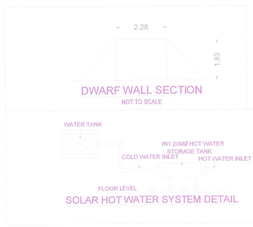
FRONT ELEVATION



SECTION ON 'BB'

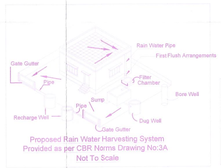


The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 bMore the Madurai Bench of Madras High Court

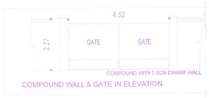








Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A Not To Scale



COMPOUND WALL & GATE IN ELEVATION

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PPN/RRS/0568/2022
Dated...17/11/2022...

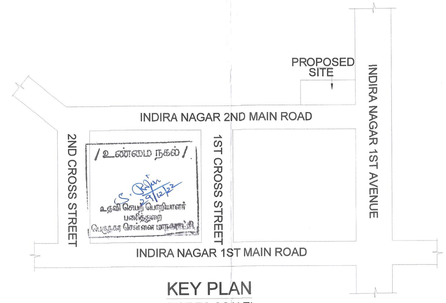


COMPOUND WALL DETAIL



SUMP DETAIL

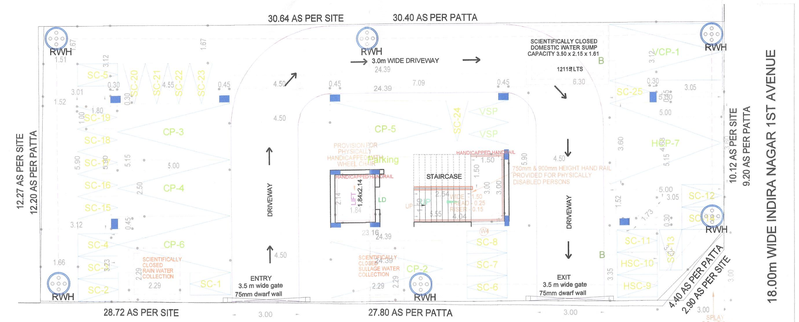
SECTION ON CC



KEY PLAN
(NOT TO SCALE)

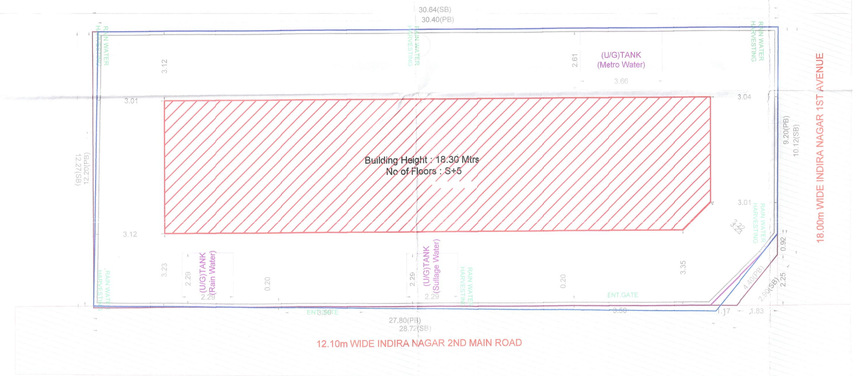


TYPICAL -1,2,3,4& 5 FLOOR PLAN



SITE CUM STILT FLOOR PLAN

TERRACE FLOOR PLAN



SITE PLAN

FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	SPEC.		
Terrace	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	143.04	0.00	0.00	0.00	0	143.04
FOURTH FLOOR	143.04	0.00	0.00	0.00	0	143.04
THIRD FLOOR	143.04	0.00	0.00	0.00	0	143.04
SECOND FLOOR	143.04	0.00	0.00	0.00	0	143.04
FIRST FLOOR	143.04	0.00	0.00	0.00	0	143.04
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
Total	715.20	0.00	0.00	0.00	0	715.20

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	SPEC.		
BLOCK-1 (A)		715.20	0.00	0.00	0.00	0	715.20
Total		715.20	0.00	0.00	0.00	0	715.20

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature valid APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
Digitally Signed by:-
Assistant Planner: SANTHOSH KUMAR M.S
Sign Date: 12/19/2022 11:43:21 AM
Letter No. : CMDA/PPN/RRS/0568/2022
Approval No. : CMDA/PPN/RRS/0569/2022
Approval Date : 12/19/2022 2:00:25 PM
Permit No. : OL-000

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.

Signature valid
Digitally Signed by:-
Registered Engineer Grade I:
SURESH KANNAN
Sign Date: 11/17/2022 12:57:45 PM

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. 3688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

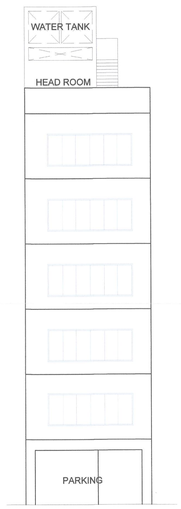
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A0_(841.00_x_1189.00_MM)

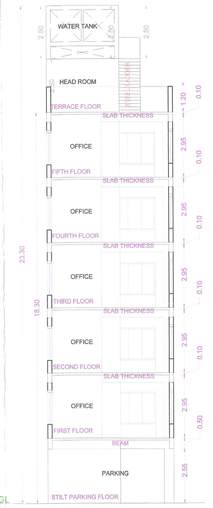
RESPONSIBILITY OF THE BUILDER / PROMOTER

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

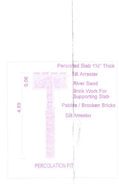
No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

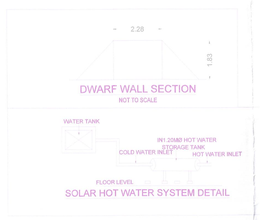


FRONT ELEVATION



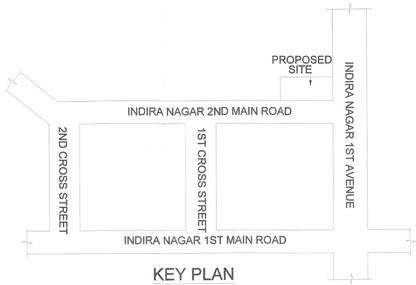
SECTION ON 'BB'











KEY PLAN
(NOT TO SCALE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.30M HEIGHT) OFFICE USE COMMERCIAL BUILDING AT PLOT NO - 316-A, NEW DOOR NO: 27, OLD DOOR NO: 10, 1ST AVENUE AND 2ND MAIN ROAD, INDIRA NAGAR, ADAYAR, CHENNAI - 600 020. COMPRISING DOCUMENT T.S.NOS: 47 TO 49(PT), AS PER PATTA R.S.NOS: 39, 40/1, 40/2, 40/3 & 41/2, BLOCK NO: 13 OF KALIKUNDRAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION DIVISION:175, ZONE : 13.

உள்ளாட்சி மன்றப் படி

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	359.00
AREA AS PER DOCUMENT	366.96
AREA CONSIDERED FOR FSI	359.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	715.20
FSI FACTOR	1.992
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

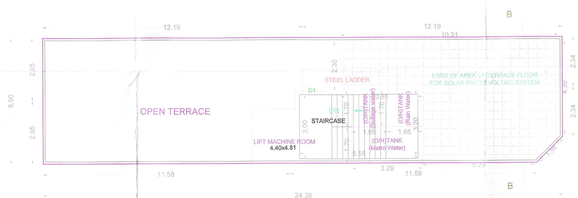
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	7	7
TWO WHEELER	24	27
CYCLE	0	0



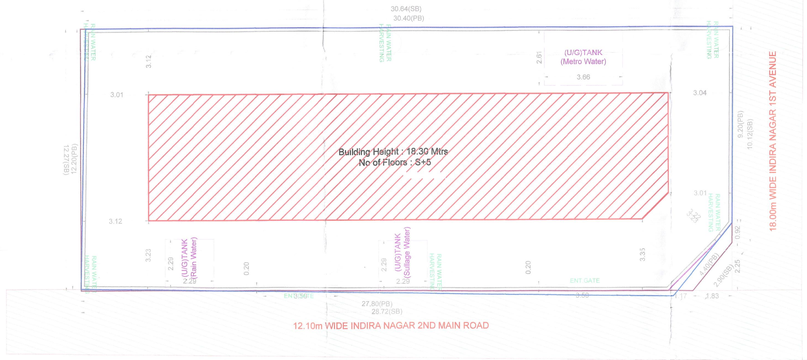
SITE CUM STILT FLOOR PLAN



TYPICAL -1,2,3,4& 5 FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN

FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA COMM.	RESI.	IND.	SPEC.	DU	TOTAL FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	143.04	0.00	0.00	0.00	0	143.04
FOURTH FLOOR	143.04	0.00	0.00	0.00	0	143.04
THIRD FLOOR	143.04	0.00	0.00	0.00	0	143.04
SECOND FLOOR	143.04	0.00	0.00	0.00	0	143.04
FIRST FLOOR	143.04	0.00	0.00	0.00	0	143.04
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
Total	715.20	0.00	0.00	0.00	0	715.20

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	DU	TOTAL FSI AREA
BLOCK-1 (A)		715.20	0.00	0.00	0.00	0	715.20
Total		715.20	0.00	0.00	0.00	0	715.20

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature valid

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Digitally Signed by:-
Assistant Planner: SANTHOSH KUMAR M.S
Sign Date: 12/19/2022 11:42:21 AM
Letter No. : CMDA/PPN/REP/0568/2022
Approval No. : CMDA/PPN/REP/0569/2022
Approval Date : 12/19/2022 2:00:25 PM
Permit No. : OL-000628

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. 3688

QR CODE

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

Signature valid
Digitally Signed by:-
Registering Engineer Grade I:
SURESH KANNAN
Sign Date: 11/17/2022 12:57:45 PM

Applicants (Owner / Developer / Power of Attorney)

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

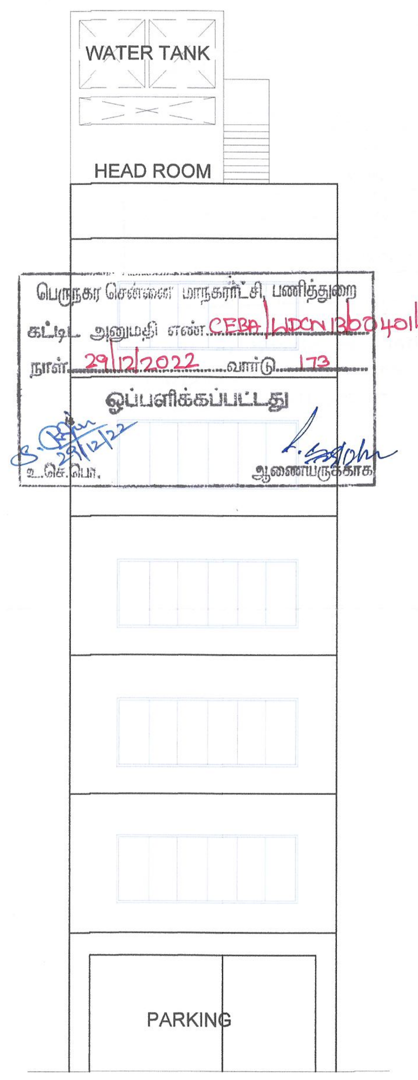
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A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	359.00
AREA AS PER DOCUMENT	366.96
AREA CONSIDERED FOR FSI	359.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	715.20
FSI FACTOR	1.992
COVERAGE AREA (PERCENTAGE %)	NA

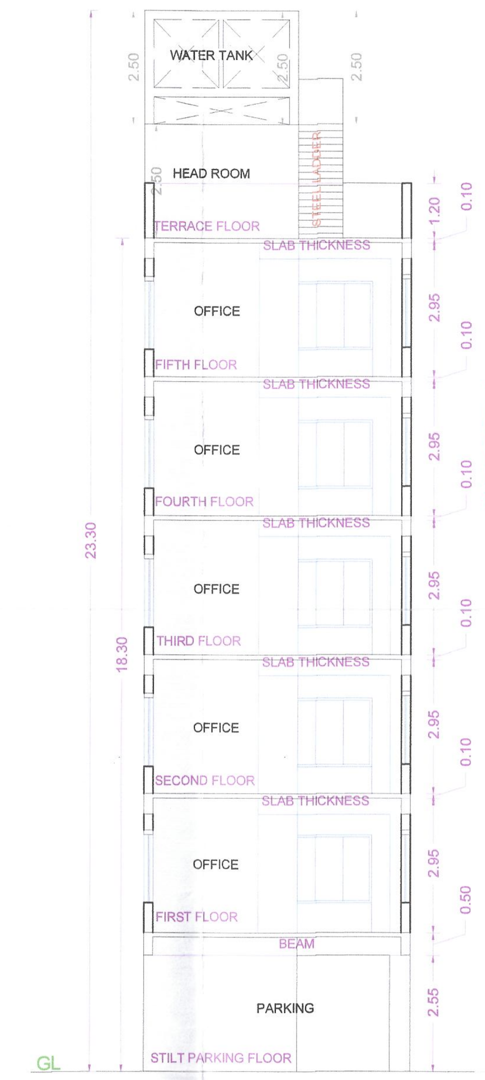
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	7	7
TWO WHEELER	24	27
CYCLE	0	0

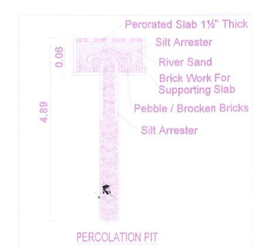


பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண் CEBA/WDCN/BBD/04012022
நாள் 29/12/2022 வார்டு 173
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

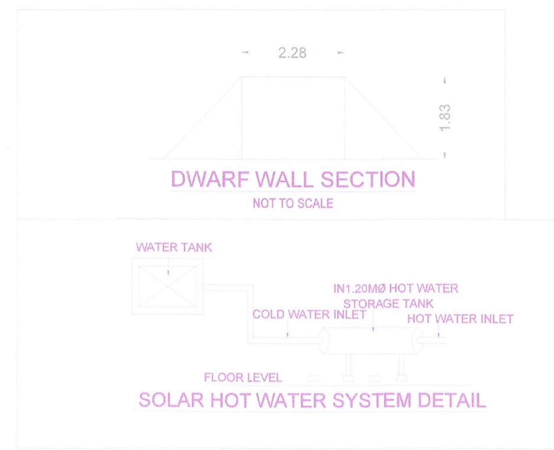
FRONT ELEVATION

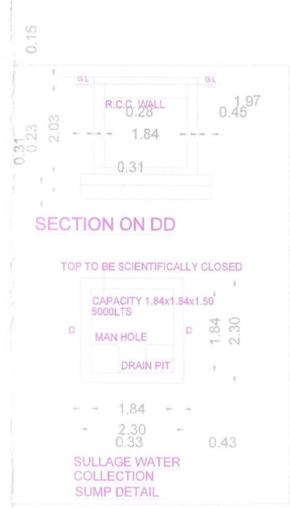


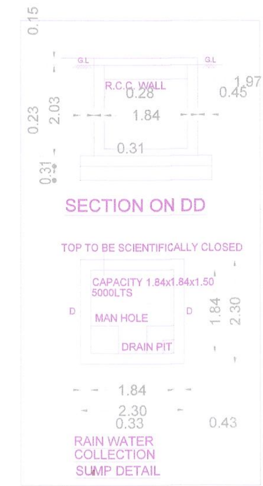
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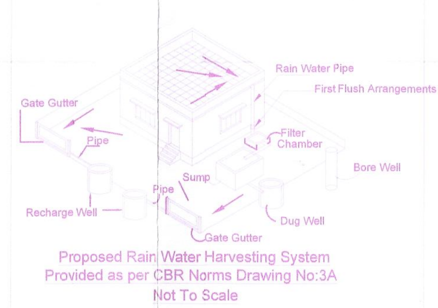


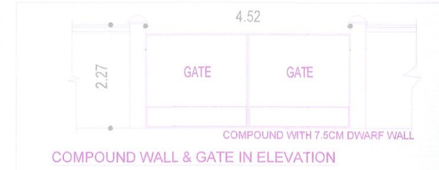
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition In WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court





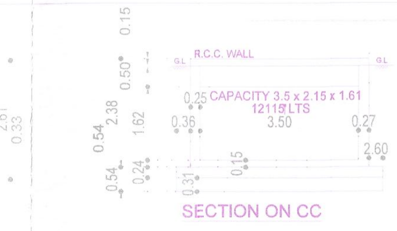




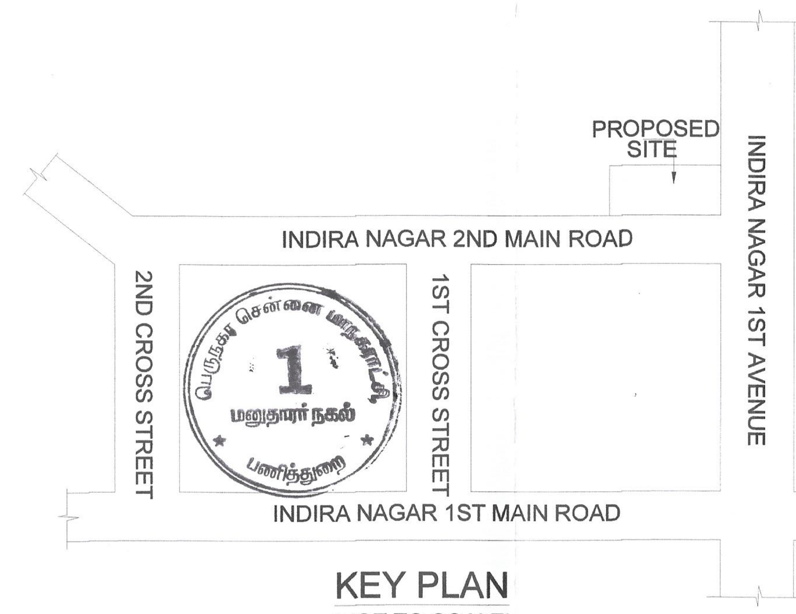




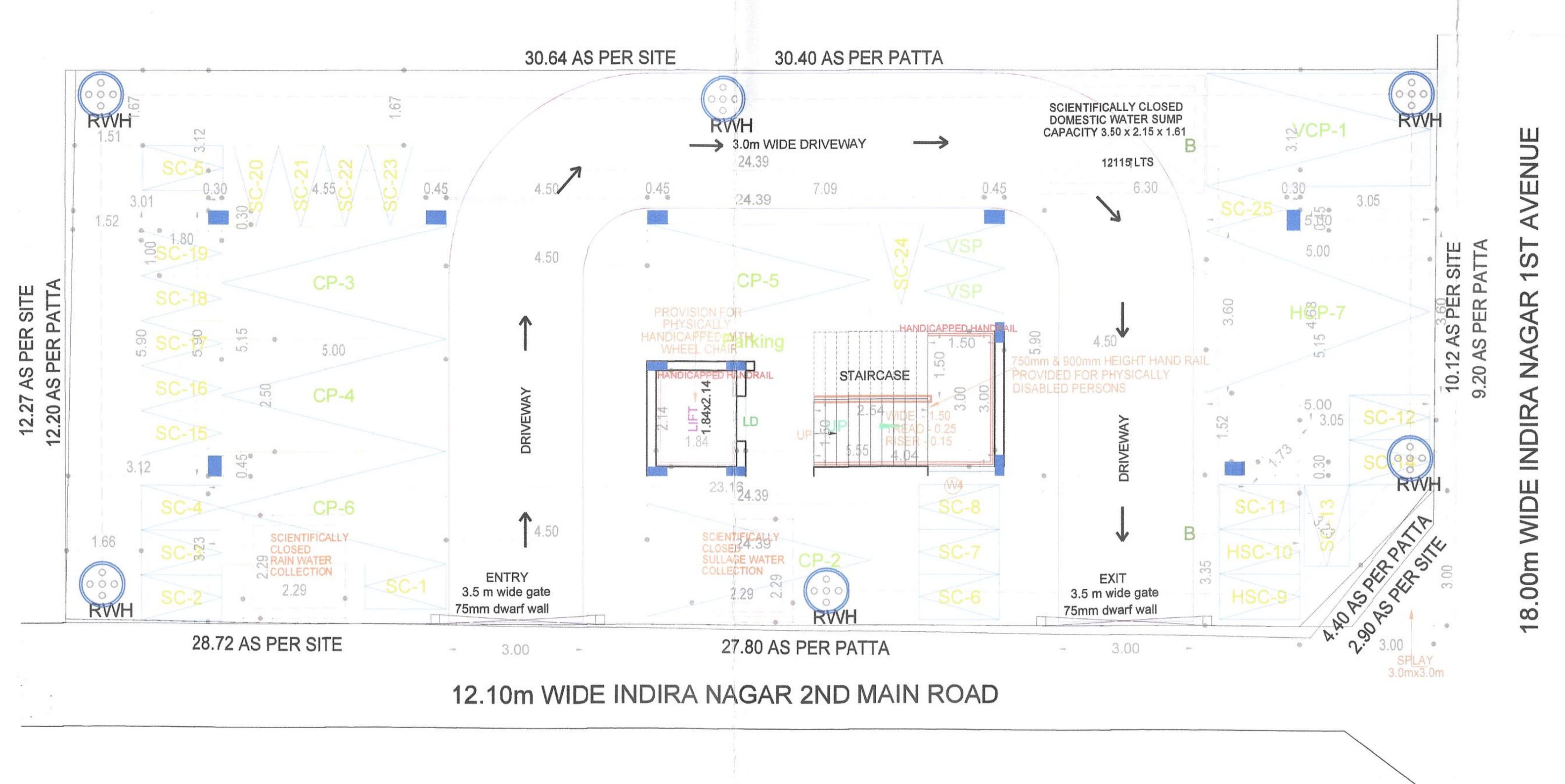




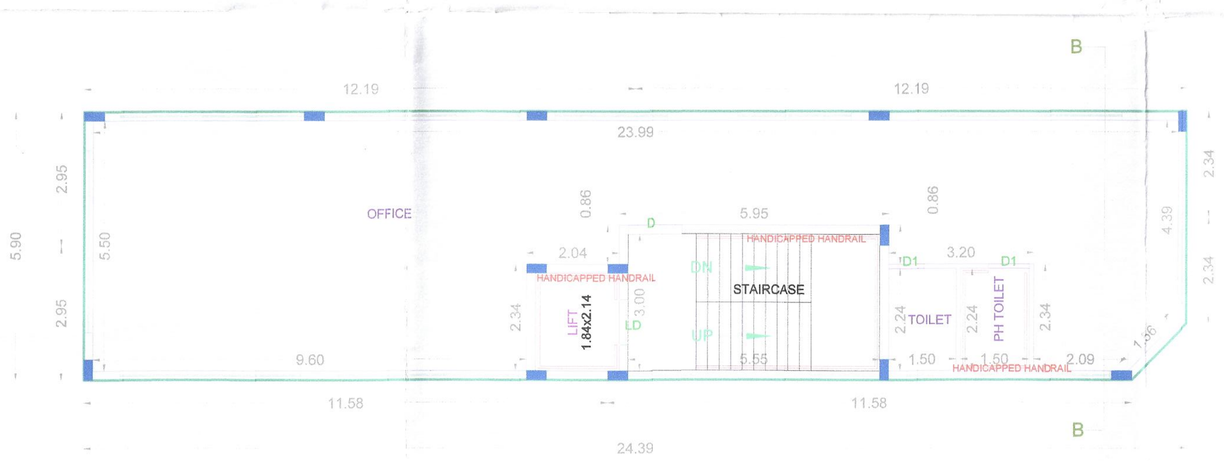
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0568/2022
Dated. 17/11/2022



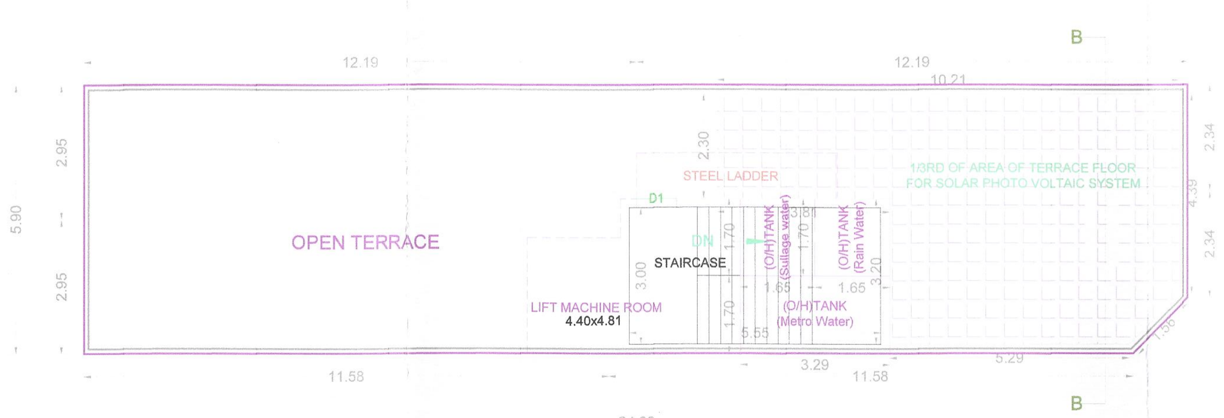
KEY PLAN
(NOT TO SCALE)



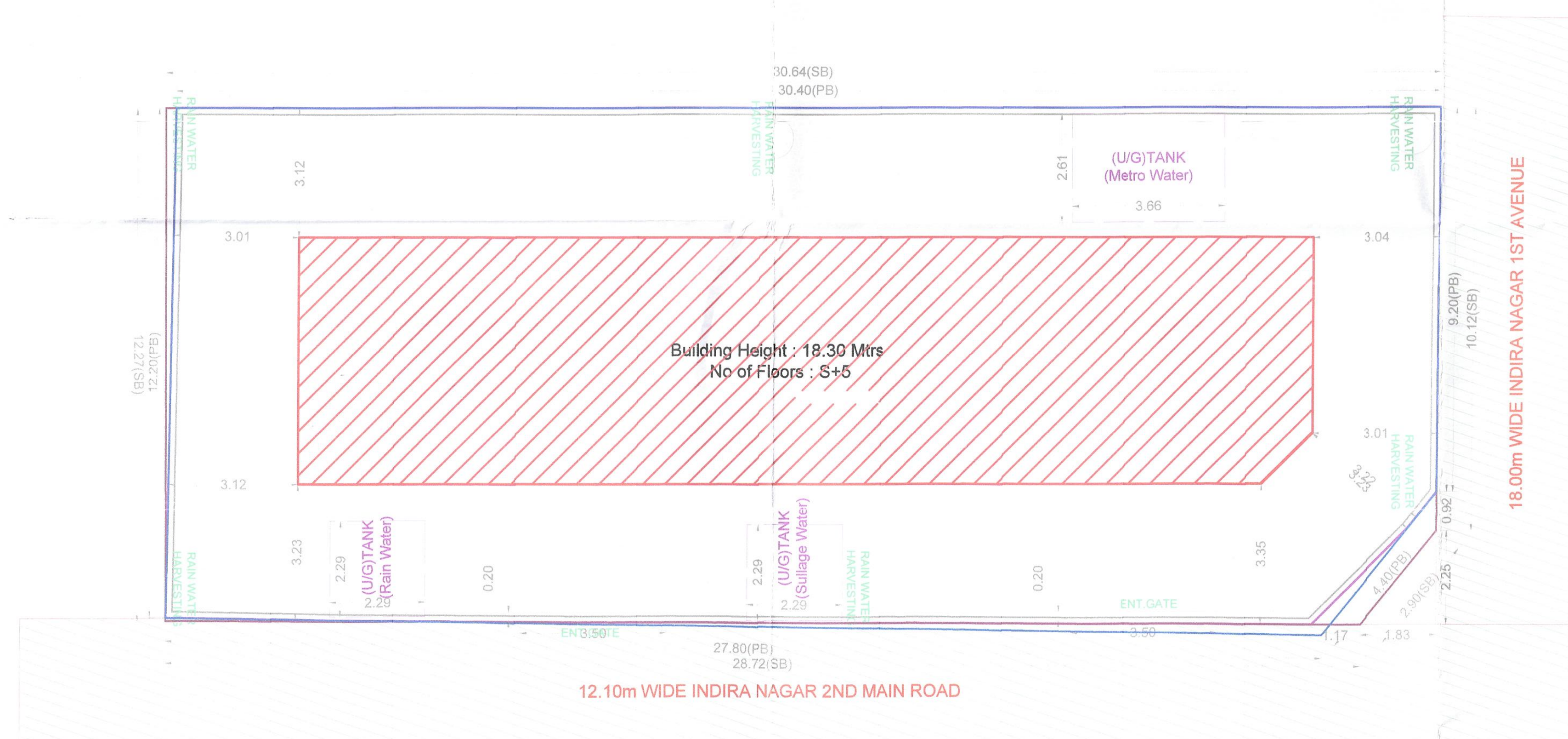
SITE CUM STILT FLOOR PLAN



TYPICAL -1,2,3,4& 5 FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN

FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA COMM.	RESI.	IND.	SPEC.	DU	TOTAL FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	143.04	0.00	0.00	0.00	0	143.04
FOURTH FLOOR	143.04	0.00	0.00	0.00	0	143.04
THIRD FLOOR	143.04	0.00	0.00	0.00	0	143.04
SECOND FLOOR	143.04	0.00	0.00	0.00	0	143.04
FIRST FLOOR	143.04	0.00	0.00	0.00	0	143.04
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
Total	715.20	0.00	0.00	0.00	0	715.20

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	DU	TOTAL FSI AREA
BLOCK-1 (A)		715.20	0.00	0.00	0.00	0	715.20
Total		715.20	0.00	0.00	0.00	0	715.20

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature valid
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
Digitally Signed by:-
Assistant Planner: SANTHOSH KUMAR M.S
Sign Date: 12/19/2022 11:42:21 AM
Letter No. : CMDA/PP/NHRB/S/0568/2022
Approval No. : OL-PP/NHRB/0069/2022
Approval Date : 12/06/2022 00:25 PM
Permit No. : OL-00069

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.

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.

Signature valid
Digitally Signed by:-
Registered Engineer Grade I:
SURESH KANNAN
Sign Date: 11/17/2022 12:57:45 PM

Applicants (Owner / Developer / Power of Attorney)

KEY NO. 3688

QR CODE

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)

RESPONSIBILITY OF THE BUILDER / PROMOTER

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

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

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.