Verified RealEstate™

RE REGULATORY RECORD

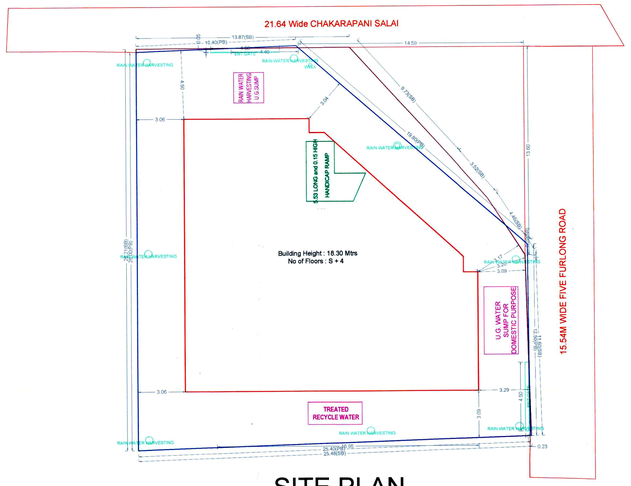
# RERA Document

The document as the regulator published it, reproduced in full behind this page.

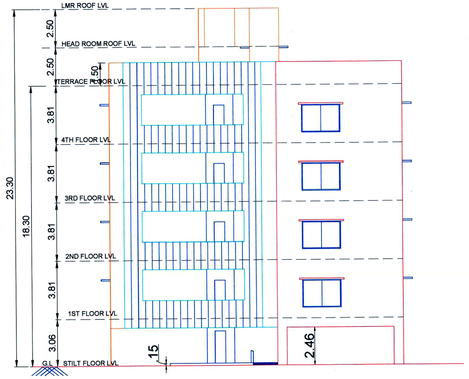
Published for reference. The authority's own register is the operative record.

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

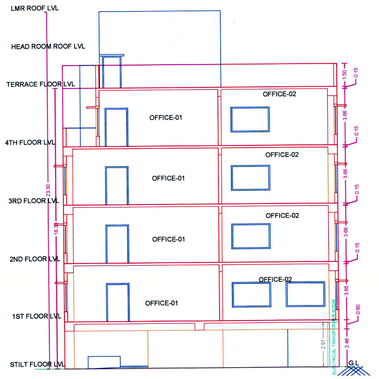
hello@verified.realestate
+91 9996 12 9996
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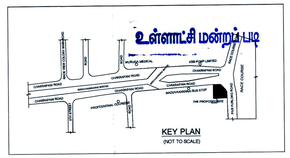

SITE PLAN




NORTH SIDE ELEVATION




SECTION-AA



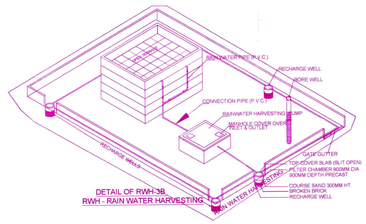

Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (OFFICE USE) IN STILT + THREE FLOOR + FOURTH FLOOR (PART) AT DOOR NO.128, CHAKARAPANI STREET & FIVE FURLONG ROAD, GUINDY, CHENNAI - 600 032, COMPRISED IN T.S.NO.3 (AS PER DOCUMENT) T.S.NO.4/1 (AS PER PATTA) , BLOCK-4 (AS PER DOCUMENT), BLOCK NO.5 (AS PER PATTA), VELACHERY VILLAGE, VELACHERY TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION, ZONE XIII, DIVISION-174.

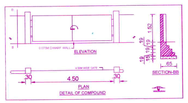
| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 557.50 |
| AREA AS PER DOCUMENT | 564.66 |
| AREA CONSIDERED FOR FSI | 557.50 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| CSR AREA | 0.00 |
| TOTAL FSI AREA | 1091.02 |
| FSI FACTOR | 1.957 |
| COVERAGE AREA (PERCENTAGE %) | NA |

A) PARKING STATEMENT

| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | 0 | 0 |
| CAR | 9 | 9 |
| TWO WHEELER | 36 | 36 |
| CYCLE | 0 | 0 |

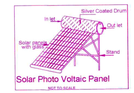


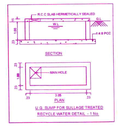

DETAIL OF RWH-3B
RWH - RAIN WATER HARVESTING

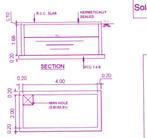


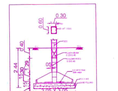


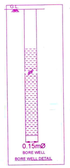


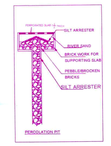


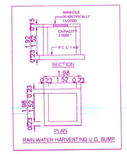



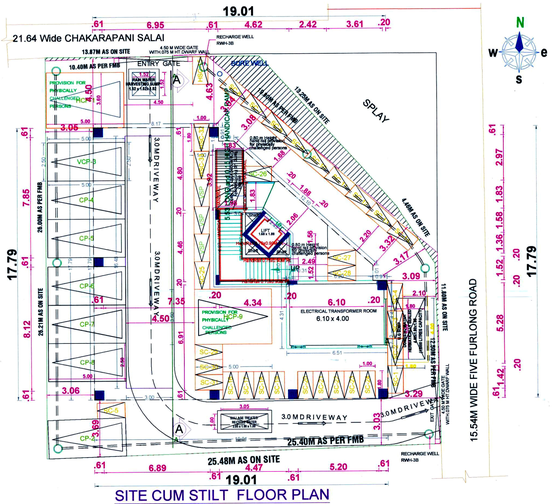



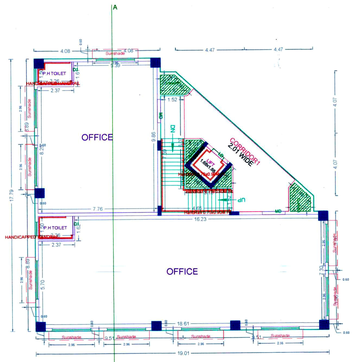




TYPICAL - 1, 2& 3 FLOOR PLAN

FOURTH FLOOR (PART) PLAN

**FLOOR WISE FSI STATEMENT:** A (BUILDING)

| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | | FSI AREA |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| FOURTH FLOOR | 231.90 | 0.00 | 0.00 | 0.00 | 0 | 231.90 |
| THIRD FLOOR | 276.82 | 0.00 | 0.00 | 0.00 | 0 | 276.82 |
| SECOND FLOOR | 276.82 | 0.00 | 0.00 | 0.00 | 0 | 276.82 |
| FIRST FLOOR | 276.82 | 0.00 | 0.00 | 0.00 | 0 | 276.82 |
| STILT PARKING FLOOR | 28.66 | 0.00 | 0.00 | 0.00 | 0 | 28.66 |
| Total | 1091.02 | 0.00 | 0.00 | 0.00 | 0 | 1091.02 |

**BUILDING WISE FSI STATEMENT**

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | SPEC. | | FSI AREA |
| A-1 (BUILDING) | | 1091.02 | 0.00 | 0.00 | 0.00 | 0 | 1091.02 |
| Total | | 1091.02 | 0.00 | 0.00 | 0.00 | 0 | 1091.02 |

APPROVAL CONDITION

SCALE 1:100

Signature valid
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by: [illegible]
Assistant Planner [illegible] MAR M.S
Sign Date: 01/12/2022 [illegible]
Letter.No:- OL- [illegible]/2022/Comnce
Approval No. : OL- [illegible]/2023
Approval Date : 16/01/2023 08:19 PM
Permit No. : OL-00[illegible]

Signature valid
Digitally Signed by [illegible]
Sign Date: 17/11/2022 5:10:12 PM

For Director Planning Control/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. 9688

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

UserDefinedMetric (841.00 x 1500.00MM)

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.