Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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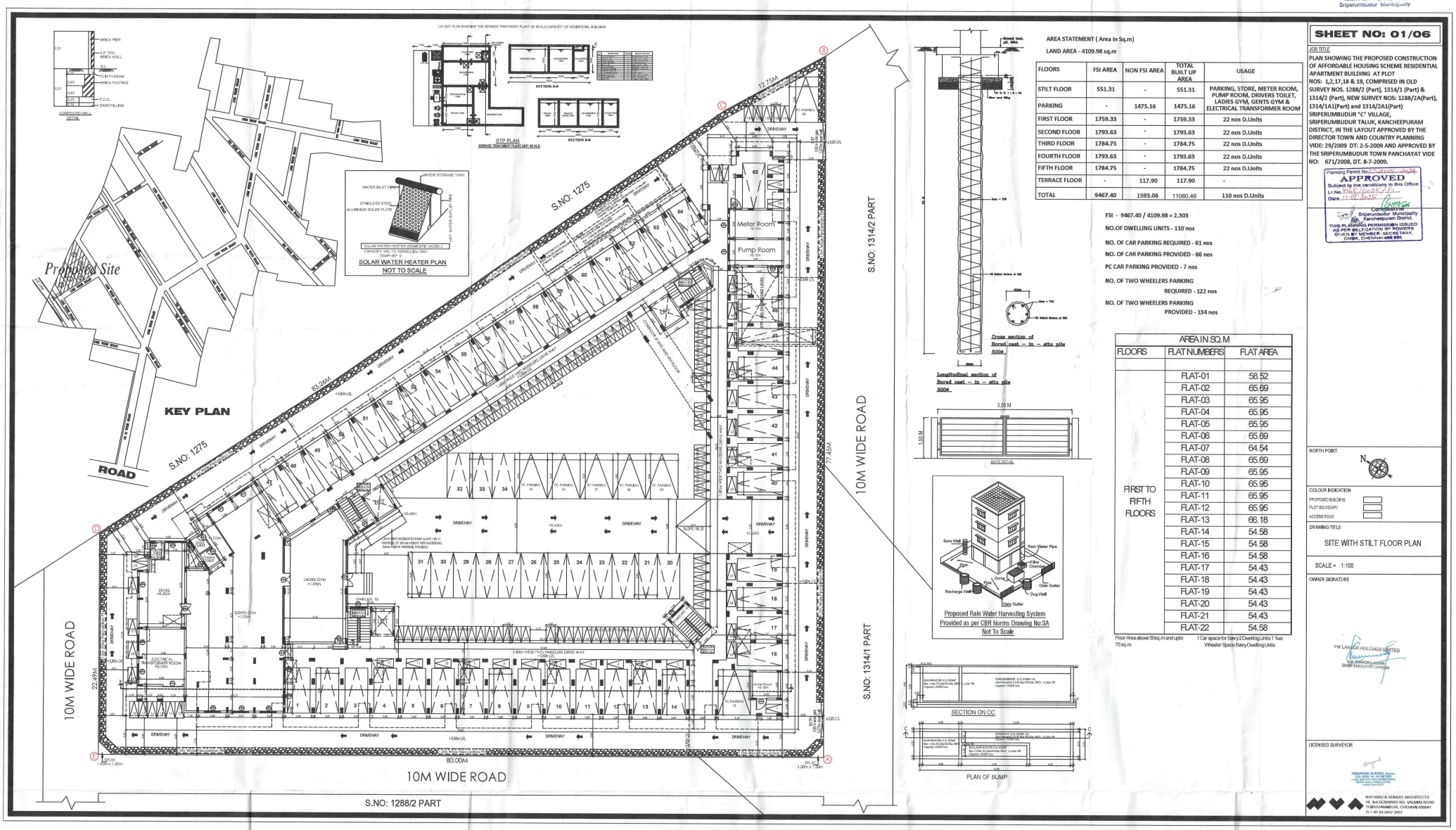
Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD

RECOMMENDED
Town Planning Inspector
Sriperumbudur Municipality




AREA STATEMENT ( Area in Sq.m)

LAND AREA - 4109.98 sq.m

| FLOORS | FSI AREA | NON FSI AREA | TOTAL BUILT UP AREA | USAGE |
|---|---|---|---|---|
| STILT FLOOR | 551.31 | - | 551.31 | PARKING, STORE, METER ROOM, PUMP ROOM, DRIVERS TOILET, LADIES GYM, GENTS GYM & ELECTRICAL TRANSFORMER ROOM |
| PARKING | - | 1475.16 | 1475.16 | |
| FIRST FLOOR | 1759.33 | - | 1759.33 | 22 nos D.Units |
| SECOND FLOOR | 1793.63 | - | 1793.63 | 22 nos D.Units |
| THIRD FLOOR | 1784.75 | - | 1784.75 | 22 nos D.Units |
| FOURTH FLOOR | 1793.63 | - | 1793.63 | 22 nos D.Units |
| FIFTH FLOOR | 1784.75 | - | 1784.75 | 22 nos D.Units |
| TERRACE FLOOR | - | 117.90 | 117.90 | - |
| TOTAL | 9467.40 | 1593.06 | 11060.46 | 110 nos D.Units |

FSI - 9467.40 / 4109.98 = 2.303

NO.OF DWELLING UNITS - 110 nos

NO. OF CAR PARKING REQUIRED - 61 nos

NO. OF CAR PARKING PROVIDED - 66 nos

PC CAR PARKING PROVIDED - 7 nos

NO. OF TWO WHEELERS PARKING REQUIRED - 122 nos

NO. OF TWO WHEELERS PARKING PROVIDED - 134 nos

| AREA IN SQ.M | | |
|---|---|---|
| FLOORS | FLAT NUMBERS | FLAT AREA |
| FIRST TO FIFTH FLOORS | FLAT-01 | 58.52 |
| | FLAT-02 | 65.69 |
| | FLAT-03 | 65.95 |
| | FLAT-04 | 65.95 |
| | FLAT-05 | 65.95 |
| | FLAT-06 | 65.69 |
| | FLAT-07 | 64.54 |
| | FLAT-08 | 65.69 |
| | FLAT-09 | 65.95 |
| | FLAT-10 | 65.95 |
| | FLAT-11 | 65.95 |
| | FLAT-12 | 65.95 |
| | FLAT-13 | 66.18 |
| | FLAT-14 | 54.58 |
| | FLAT-15 | 54.58 |
| | FLAT-16 | 54.58 |
| | FLAT-17 | 54.43 |
| | FLAT-18 | 54.43 |
| | FLAT-19 | 54.43 |
| | FLAT-20 | 54.43 |
| | FLAT-21 | 54.43 |
| | FLAT-22 | 54.58 |

Floor Area above 90sq.m and upto 75 sq.m — 1 Car space for Every 2 Dwelling Units 1 Two Wheeler Space Every Dwelling Units

**SHEET NO: 01/06**

JOB TITLE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING SCHEME RESIDENTIAL APARTMENT BUILDING AT PLOT NOS: 1,2,17,18 & 19, COMPRISED IN OLD SURVEY NOS. 1288/2 (Part), 1314/1 (Part) & 1314/2 (Part), NEW SURVEY NOS: 1288/2A(Part), 1314/1A1(Part) and 1314/2A1(Part) SRIPERUMBUDUR "C" VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, IN THE LAYOUT APPROVED BY THE DIRECTOR TOWN AND COUNTRY PLANNING VIDE: 29/2009 DT: 2-5-2009 AND APPROVED BY THE SRIPERUMBUDUR TOWN PANCHAYAT VIDE NO: 671/2008, DT. 8-7-2009.

Planning Permit No.
APPROVED
Subject to the conditions in this Office
Lr.No.
Date.
Commissioner
Sriperumbudur Municipality
Kancheepuram District.
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER-SECRETARY, CMDA, CHENNAI-600 008.

NORTH POINT

COLOUR INDICATION
PROPOSED BUILDING
PLOT BOUNDARY
ACCESS ROAD

DRAWING TITLE

SITE WITH STILT FLOOR PLAN

SCALE = 1:100

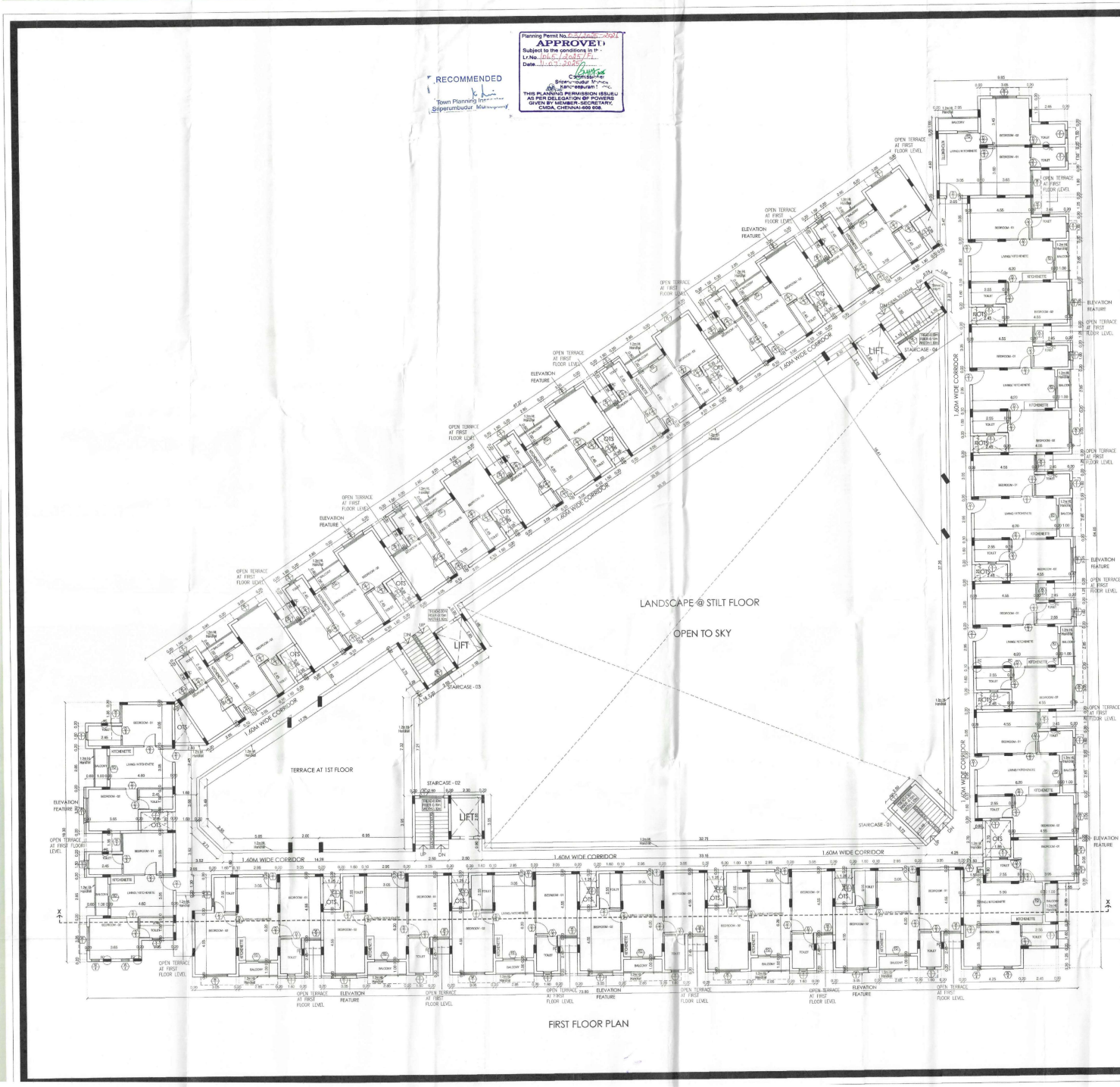
OWNER SIGNATURE

FOR LANCO HOLDINGS LIMITED
V.M. DHEERA SINGH
CHIEF EXECUTIVE OFFICER

LICENSED SURVEYOR

NATARAJ & VENKAT ARCHITECTS
115, 3rd SEMMANCHERI RD, VALMIKI ROAD
TIRUVANMIYUR, CHENNAI 600041
TP + 91 44 2457 2457

Signature valid Signature valid




# SHEET NO: 02/06

JOB TITLE

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING SCHEME RESIDENTIAL APARTMENT BUILDING AT PLOT NOS: 1,2,17,18 & 19, COMPRISED IN OLD SURVEY NOS. 1288/2 (Part), 1314/1 (Part) & 1314/2 (Part), NEW SURVEY NOS: 1288/2A(Part), 1314/1A1(Part) and 1314/2A1(Part) SRIPERUMBUDUR "C" VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, IN THE LAYOUT APPROVED BY THE DIRECTOR TOWN AND COUNTRY PLANNING VIDE: 29/2009 DT: 2-5-2009 AND APPROVED BY THE SRIPERUMBUDUR TOWN PANCHAYAT VIDE NO: 671/2008, DT. 8-7-2009.**

## SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| RS | ROLLING SHUTTER | 2.15 X 2.40 |
| MD1 | GLASS DOOR | 1.50 X 2.15 |
| MD2 | ENTRANCE DOOR | 1.50 X 2.15 |
| D1 | ENTRANCE DOOR | 1.05 X 2.15 |
| D2 | DOOR | 0.90 X 2.15 |
| D3 | DOOR | 0.75 X 2.15 |
| FD1 | FIRE DOOR | 1.20 X 2.15 |
| FD | FRENCH DOOR | 1.80 X 2.15 |
| FDa | FRENCH DOOR | 1.50 X 2.15 |
| D1A | DOUBLE DOOR | 1.20 X 2.15 |
| LD | LIFT DOOR | 1.00 X 2.15 |
| TD | TERRACE DOOR | 1.00 X 2.15 |
| W1 | WINDOW | 1.80 X 1.80 |
| W2 | WINDOW | 1.35 X 1.80 |
| W3 | WINDOW | 1.25 X 1.80 |
| W4 | WINDOW | 0.60 X 1.80 |
| V1 | VENTILATOR | 0.60 X 1.80 |

NORTH POINT

COLOUR INDICATION

PROPOSED BUILDING

PLOT BOUNDARY

ACCESS ROAD

DRAWING TITLE

**FIRST FLOOR PLAN**

SCALE = 1:100

OWNER SIGNATURE

For [illegible] HOUSING LIMITED

EXECUTIVE DIRECTOR

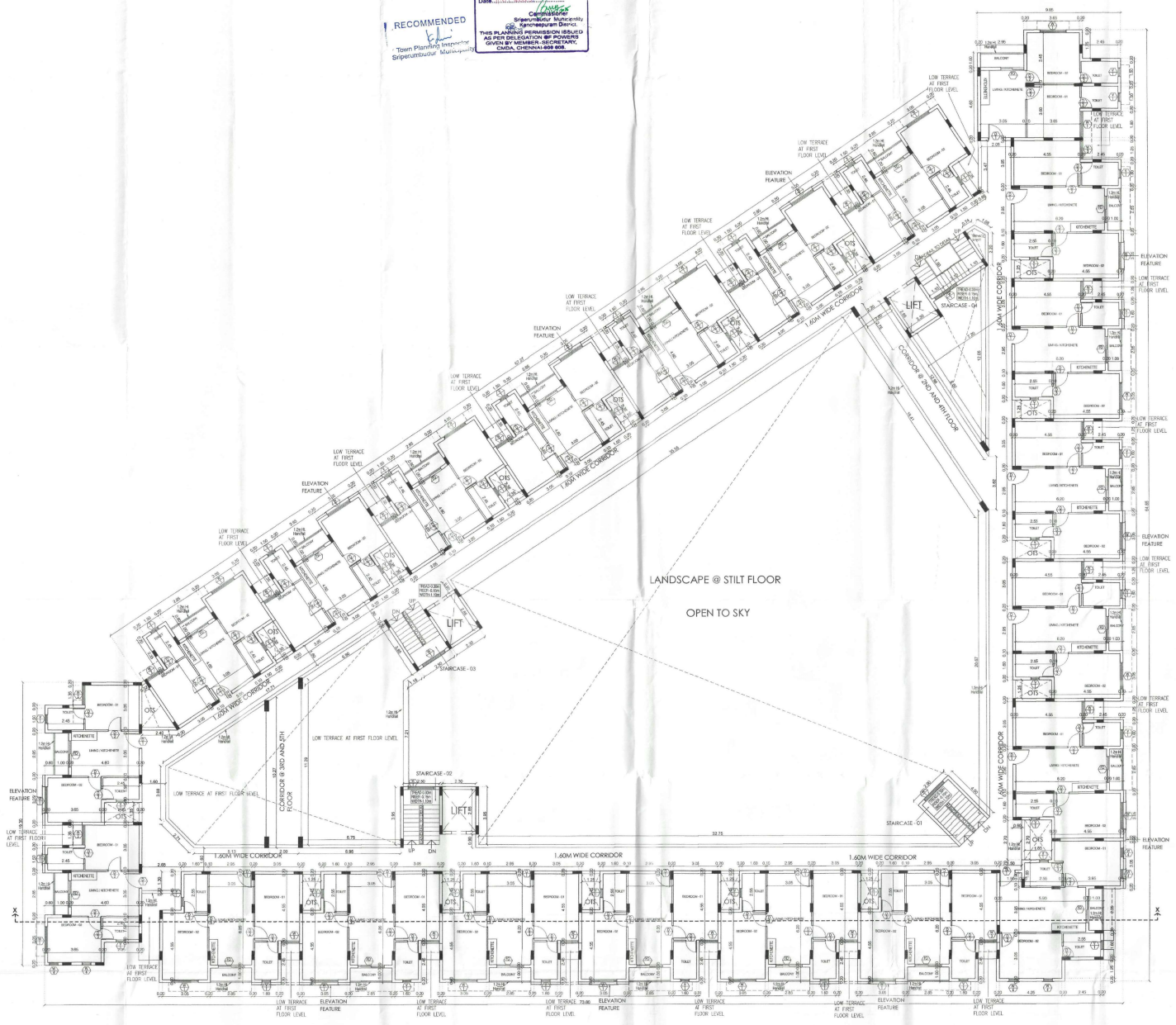
LICENSED SURVEYOR

NIRUPAMA SURESH, B.Arch.,
COA. REGN. No. CA / 99 / 23997
CORPORATION LICENSE No. LA/2012/32922
H-2, NEW TYPE FLATS, KAMBAR STREET,
SEMMANCHERI, CHENNAI-600 119.
PHONE : 9884767777

NATARAJ & VENKAT ARCHITECTS
16, 3rd SEAWARD RD, VALMIKI ROAD
THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457

Planning Permit No. [illegible]
APPROVED
Subject to the conditions in this Office
Lr.No. [illegible]
Date [illegible]
Commissioner
Sriperumbudur Municipality
Kancheepuram District.
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER-SECRETARY, CMDA, CHENNAI-600 008.

RECOMMENDED
Town Planning Inspector
Sriperumbudur Municipality




# SHEET NO: 03/06

JOB TITLE

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING SCHEME RESIDENTIAL APARTMENT BUILDING AT PLOT NOS: 1,2,17,18 & 19, COMPRISED IN OLD SURVEY NOS. 1288/2 (Part), 1314/1 (Part) & 1314/2 (Part), NEW SURVEY NOS: 1288/2A(Part), 1314/1A1(Part) and 1314/2A1(Part) SRIPERUMBUDUR "C" VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, IN THE LAYOUT APPROVED BY THE DIRECTOR TOWN AND COUNTRY PLANNING VIDE: 29/2009 DT: 2-5-2009 AND APPROVED BY THE SRIPERUMBUDUR TOWN PANCHAYAT VIDE NO: 671/2008, DT. 8-7-2009.**

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| RS | ROLLING SHUTTER | 2.15 X 2.40 |
| MD1 | GLASS DOOR | 1.50 X 2.15 |
| MD2 | ENTRANCE DOOR | 1.50 X 2.15 |
| D1 | ENTRANCE DOOR | 1.05 X 2.15 |
| D2 | DOOR | 0.90 X 2.15 |
| D3 | DOOR | 0.75 X 2.15 |
| FD1 | FIRE DOOR | 1.20 X 2.15 |
| FD | FRENCH DOOR | 1.80 X 2.15 |
| FDs | FRENCH DOOR | 1.50 X 2.15 |
| D1A | DOUBLE DOOR | 1.20 X 2.15 |
| LD | LIFT DOOR | 1.00 X 2.15 |
| TD | TERRACE DOOR | 1.00 X 2.15 |
| W1 | WINDOW | 1.80 X 1.80 |
| W2 | WINDOW | 1.35 X 1.80 |
| W3 | WINDOW | 1.25 X 1.80 |
| W4 | WINDOW | 0.60 X 1.80 |
| V1 | VENTILATOR | 0.60 X 1.80 |

NORTH POINT

COLOUR INDICATION

PROPOSED BUILDING

PLOT BOUNDARY

ACCESS ROAD

DRAWING TITLE

SECOND & FOURTH FLOOR PLAN

SCALE = 1:100

OWNER SIGNATURE

For LANCOR HOLDINGS LIMITED
CHIEF EXECUTIVE OFFICER

LICENSED SURVEYOR

NIRUPAMA SURESH, B.Arch.,
COA. REGN. No. CA / 98 / 23892
CONCORDIA REGN. No. KA/2012/39222
H 15/2, ADARSH FLATS, KAMBAR STREET,
ADYAR NAGAR, CHENNAI-600 090.
PHONE: 9884782777

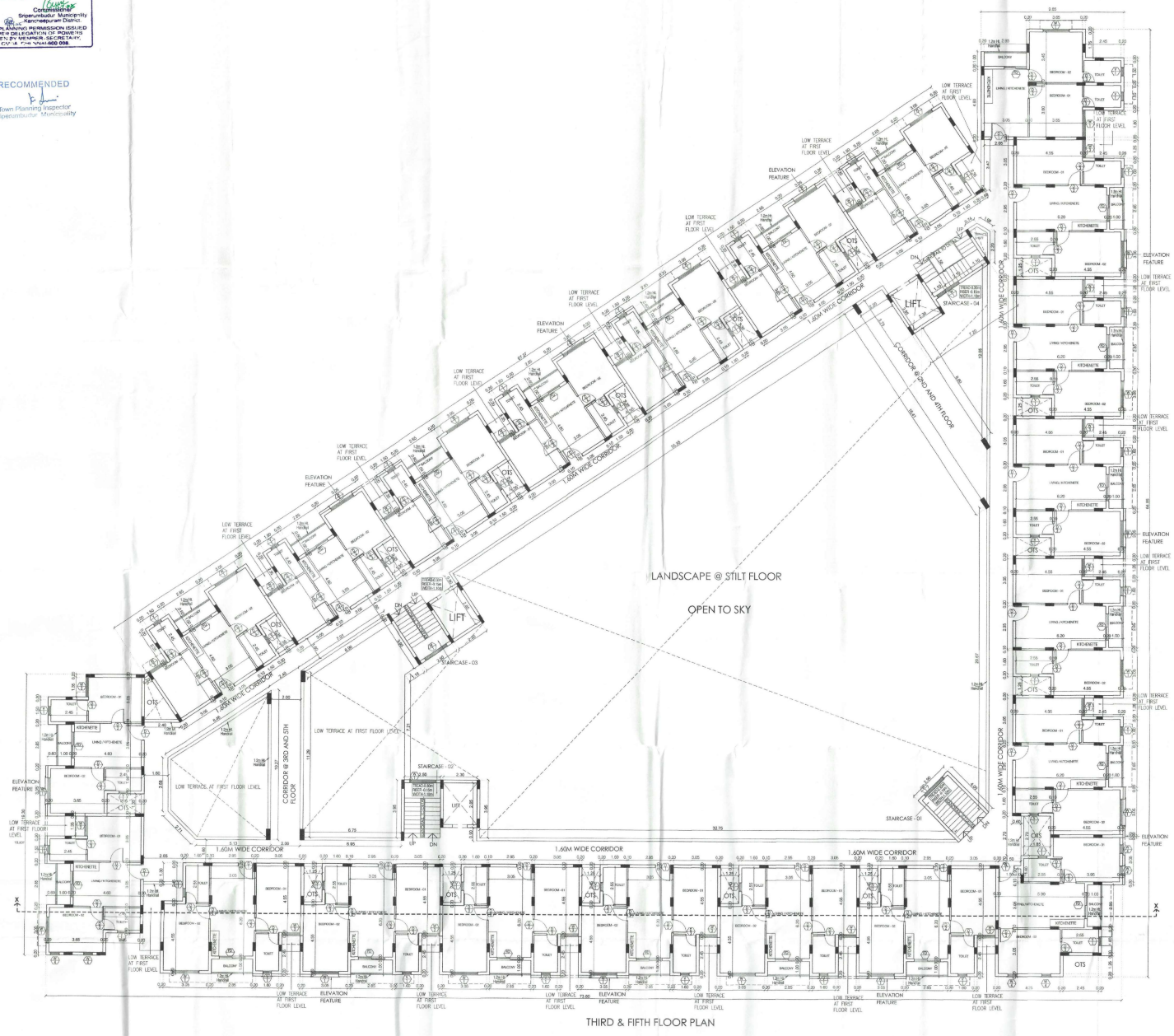
NATARAJ & VENKAT ARCHITECTS
16, 3rd SEAWARD RD, VALMIKI ROAD
THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457

Planning Permit No. 02/2015/2008

APPROVED
Subject to the conditions in this Office
Lr.No. 10/B/2008/2015
Date. 11.07.2015

Commissioner
Sriperumbudur Municipality
Kancheepuram District
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER-SECRETARY, CMDA VIDE G.O.(Ms).No.209, ...

RECOMMENDED
Town Planning Inspector
Sriperumbudur Municipality




THIRD & FIFTH FLOOR PLAN

## SHEET NO: 04/06

JOB TITLE

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING SCHEME RESIDENTIAL APARTMENT BUILDING AT PLOT NOS: 1,2,17,18 & 19, COMPRISED IN OLD SURVEY NOS. 1288/2 (Part), 1314/1 (Part) & 1314/2 (Part), NEW SURVEY NOS: 1288/2A(Part), 1314/1A1(Part) and 1314/2A1(Part) SRIPERUMBUDUR "C" VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, IN THE LAYOUT APPROVED BY THE DIRECTOR TOWN AND COUNTRY PLANNING VIDE: 29/2009 DT: 2-5-2009 AND APPROVED BY THE SRIPERUMBUDUR TOWN PANCHAYAT VIDE NO: 671/2008, DT. 8-7-2009.**

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| RS | ROLLING SHUTTER | 2.15 X 2.40 |
| MD1 | GLASS DOOR | 1.50 X 2.15 |
| MD2 | ENTRANCE DOOR | 1.50 X 2.15 |
| D1 | ENTRANCE DOOR | 1.05 X 2.15 |
| D2 | DOOR | 0.90 X 2.15 |
| D3 | DOOR | 0.75 X 2.15 |
| FD1 | FIRE DOOR | 1.20 X 2.15 |
| FD | FRENCH DOOR | 1.80 X 2.15 |
| FDa | FRENCH DOOR | 1.50 X 2.15 |
| D1A | DOUBLE DOOR | 1.20 X 2.15 |
| LD | LIFT DOOR | 1.00 X 2.15 |
| TD | TERRACE DOOR | 1.00 X 2.15 |
| W1 | WINDOW | 1.80 X 1.80 |
| W2 | WINDOW | 1.35 X 1.80 |
| W3 | WINDOW | 1.25 X 1.80 |
| W4 | WINDOW | 0.60 X 1.80 |
| V1 | VENTILATOR | 0.60 X 1.80 |

NORTH POINT

COLOUR INDICATION

| | |
|---|---|
| PROPOSED BUILDING | |
| PLOT BOUNDARY | |
| ACCESS ROAD | |

DRAWING TITLE

THIRD & FIFTH FLOOR PLAN

SCALE = 1:100

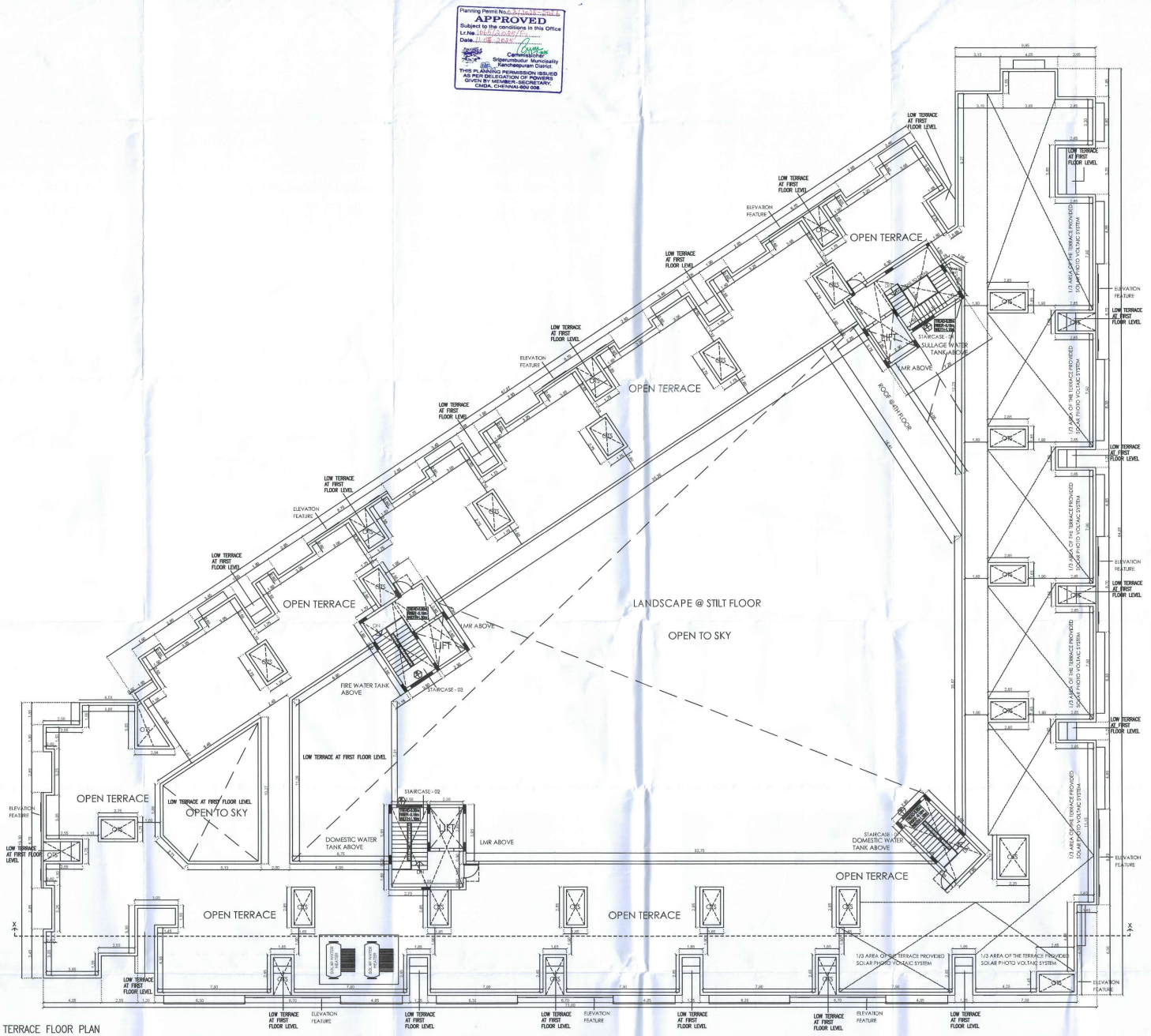
OWNER SIGNATURE

For LANCOR HOLDINGS LIMITED
CHIEF EXECUTIVE OFFICER

LICENSED SURVEYOR


NIRUPAMA SURESH, B.Arch.,
COA. REGN. No. CA / 99 / 23997
CONVENTION REGN. No. RA2013120122
H.133, ROW TYPE FLATS, KAMBAR STREET,
ROAYAPURAM, CHENNAI-600 013.
PHONE: 9884752777

NATARAJ & VENKAT ARCHITECTS
19, 3rd SEAWARD RD, VALMIKI ROAD
THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457




## SHEET NO: 05/06

**JOB TITLE**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING SCHEME RESIDENTIAL APARTMENT BUILDING AT PLOT NOS: 1,2,17,18 & 19, COMPRISED IN OLD SURVEY NOS. 1288/2 (Part), 1314/1 (Part) & 1314/2 (Part), NEW SURVEY NOS: 1288/2A(Part), 1314/1A1(Part) and 1314/2A1(Part) SRIPERUMBUDUR "C" VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, IN THE LAYOUT APPROVED BY THE DIRECTOR TOWN AND COUNTRY PLANNING VIDE: 29/2009 DT: 2-5-2009 AND APPROVED BY THE SRIPERUMBUDUR TOWN PANCHAYAT VIDE NO: 671/2008, DT. 8-7-2009.

**SCHEDULE OF JOINERY**

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| RS | ROLLING SHUTTER | 2.15 X 2.40 |
| MD1 | GLASS DOOR | 1.50 X 2.15 |
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| D1A | DOUBLE DOOR | 1.20 X 2.15 |
| LD | LIFT DOOR | 1.00 X 2.15 |
| TD | TERRACE DOOR | 1.00 X 2.15 |
| W1 | WINDOW | 1.80 X 1.80 |
| W2 | WINDOW | 1.35 X 1.80 |
| W3 | WINDOW | 1.25 X 1.80 |
| W4 | WINDOW | 0.60 X 1.80 |
| V1 | VENTILATOR | 0.60 X 1.80 |

**NORTH POINT**

N

**COLOUR INDICATION**

PROPOSED BUILDING
PLOT BOUNDARY
ACCESS ROAD

**DRAWING TITLE**

TERRACE FLOOR PLAN

SCALE = 1:100

**OWNER SIGNATURE**

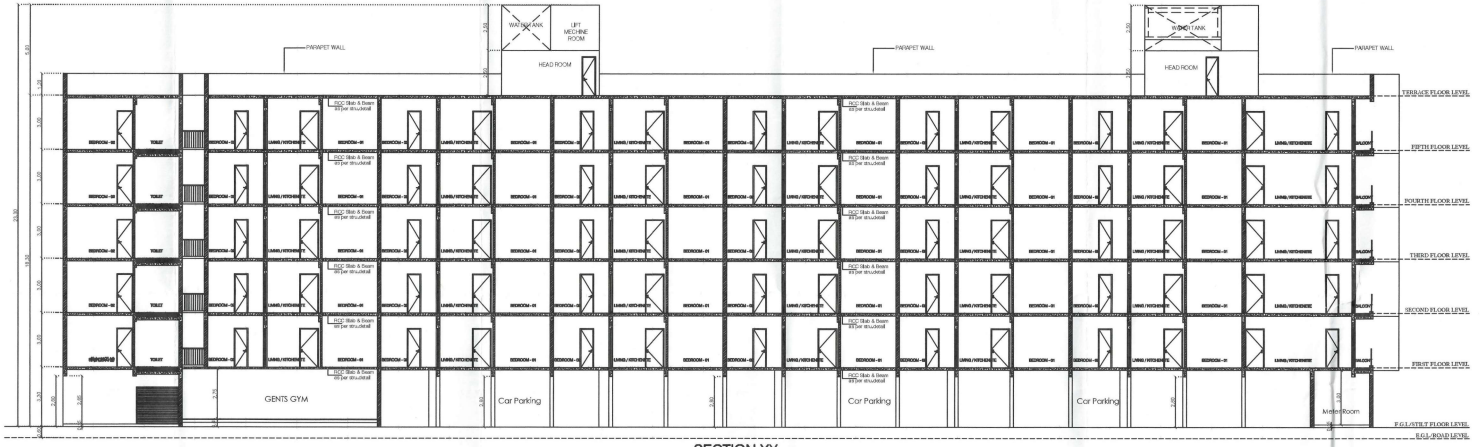
For LANDOR HOLDINGS LIMITED
V.M. CHANDRASEKAR
CHIEF EXECUTIVE OFFICER

**LICENSED SURVEYOR**

NIRUPAMA SURESH, B.Arch.,
COA, 5224, TN, CA / 92 23807
8 EGL ROW TYPE FLATS, KAMMA STREET,
ROYAPET NAGAR, CHENNAI 600 096.
PHONE: 9841797277

NATARAJ & VENKAT ARCHITECTS
19, 3rd SEAWARD RD, VALMIKI ROAD
THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457

Planning Permit No. [illegible]
APPROVED
Subject to the conditions in this Office
Lr.No. [illegible]
Date [illegible]
Commissioner
Sriperumbudur Municipality
Kancheepuram District.
BUILDING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER-SECRETARY, CMDA, CHENNAI-600 008.




SECTION XX




SOUTH SIDE ELEVATION

RECOMMENDED
Town Planning Inspector
Sriperumbudur Municipality

**SHEET NO: 06/06**

**JOB TITLE**

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING SCHEME RESIDENTIAL APARTMENT BUILDING AT PLOT NOS: 1,2,17,18 & 19, COMPRISED IN OLD SURVEY NOS. 1288/2 (Part), 1314/1 (Part) & 1314/2 (Part), NEW SURVEY NOS: 1288/2A(Part), 1314/1A1(Part) and 1314/2A1(Part) SRIPERUMBUDUR "C" VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT, IN THE LAYOUT APPROVED BY THE DIRECTOR TOWN AND COUNTRY PLANNING VIDE: 29/2009 DT: 2-5-2009 AND APPROVED BY THE SRIPERUMBUDUR TOWN PANCHAYAT VIDE NO: 671/2008, DT. 8-7-2009.

**NORTH POINT**

N

**COLOUR INDICATION**

PROPOSED BUILDING
PLOT BOUNDARY
ACCESS ROAD

**DRAWING TITLE**

SECTION AND ELEVATION

**SCALE = 1:100**

**OWNER SIGNATURE**

FOR LANSOR HOLDINGS LIMITED
V.M. CHANDRASEKAR
CHIEF EXECUTIVE OFFICER

**LICENSED SURVEYOR**

NIRUPAMA SURESH, B.Arch.,
CoA. KERALA No. CA/ 90/ 21807
[illegible]

NATARAJ & VEINKAT ARCHITECTS
18, 3rd SEAWARD RD, VALMIKI ROAD
THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457

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.