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RE REGULATORY RECORD

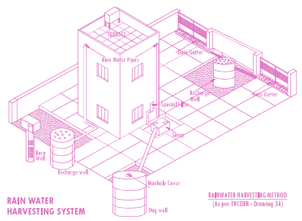
RERA Document

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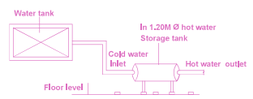


RAIN WATER HARVESTING SYSTEM

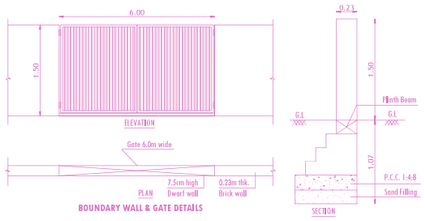
RAINWATER HARVESTING METHOD (As per TNCDBR - Drawing 3A)



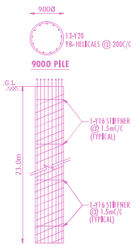
BORE WELL DETAIL



SOLAR WATER SYSTEM DETAILS

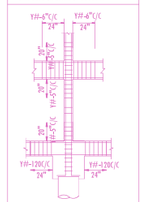


BOUNDARY WALL & GATE DETAILS

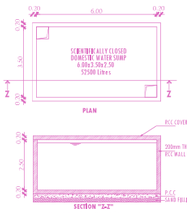


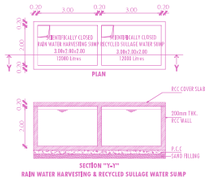
TYPICAL SECTION OF PILE (BORED CAST-IN-SITU PILE)

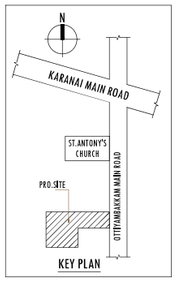
#DENOTES
8 or 10 or 12mm WHICH EVER MAXIMUM DIA OF THE STIRRUPPS BAR USED IN BEAM or COLUMN



TYPICAL SECTION FOR STIRRUPS DETAILS







SITE PLAN	SHEET NO. 1 / 2

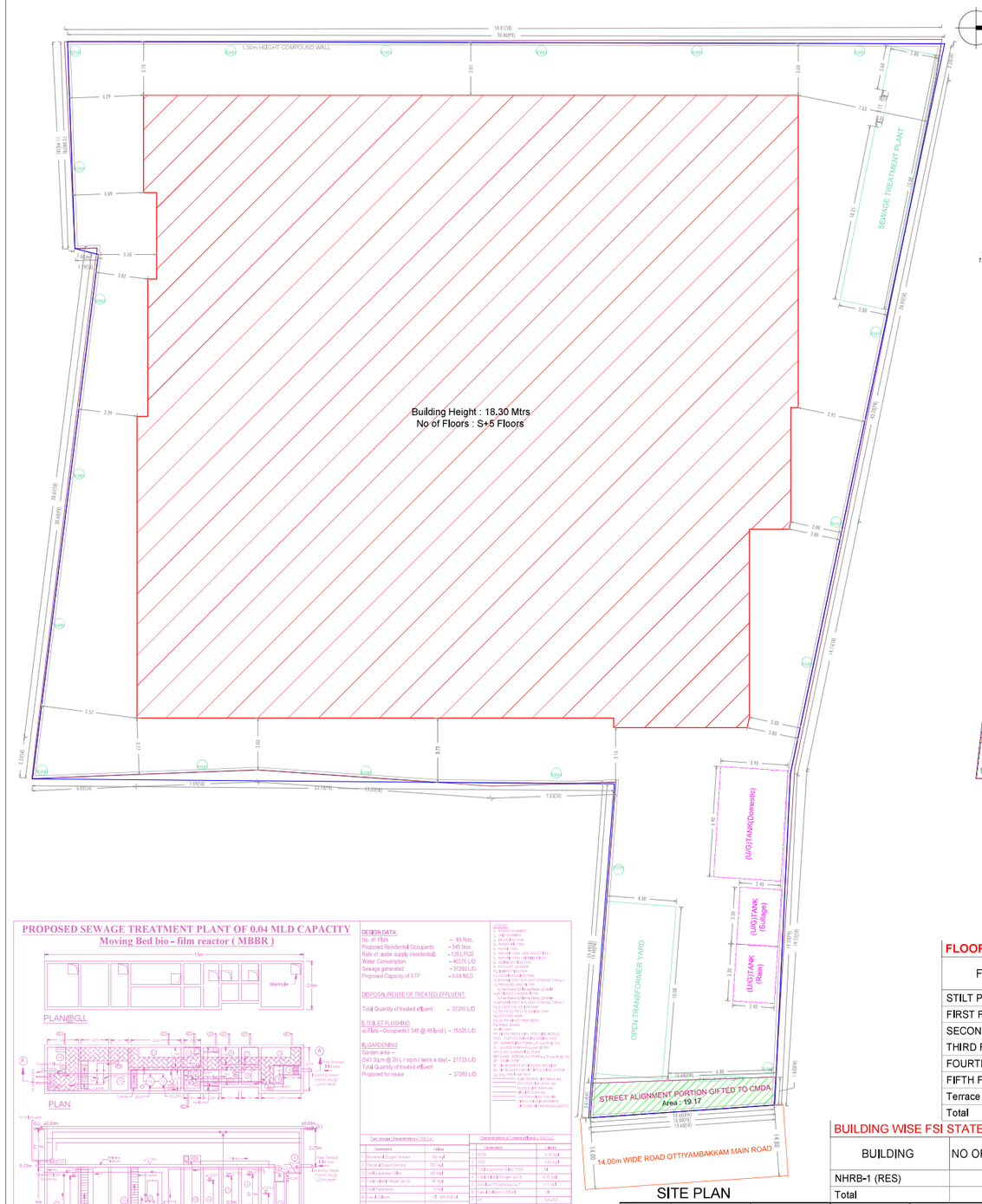
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT-18.30M) RESIDENTIAL BUILDING WITH 69 DWELLING UNITS FOR AFFORDABLE HOUSING AT PLOT NO.20 (PASSAGE), OTTIYAMBAKKAM MAIN ROAD, NAGALAKSHMI NAGAR EXTENSION, SITHALAPAKKAM, CHENNAI COMPRISED IN S.NO.39/2A, 39/3A, 39/C, 39/4A, 39/4D & 39/4J (DOCUMENT), S.NO.39/4A1B & 39/10B (PATTA) OF SITHALAPAKKAM VILLAGE WITHIN THE LIMITS OF ST. THOMASMOUNT PANCHAYAT UNION.

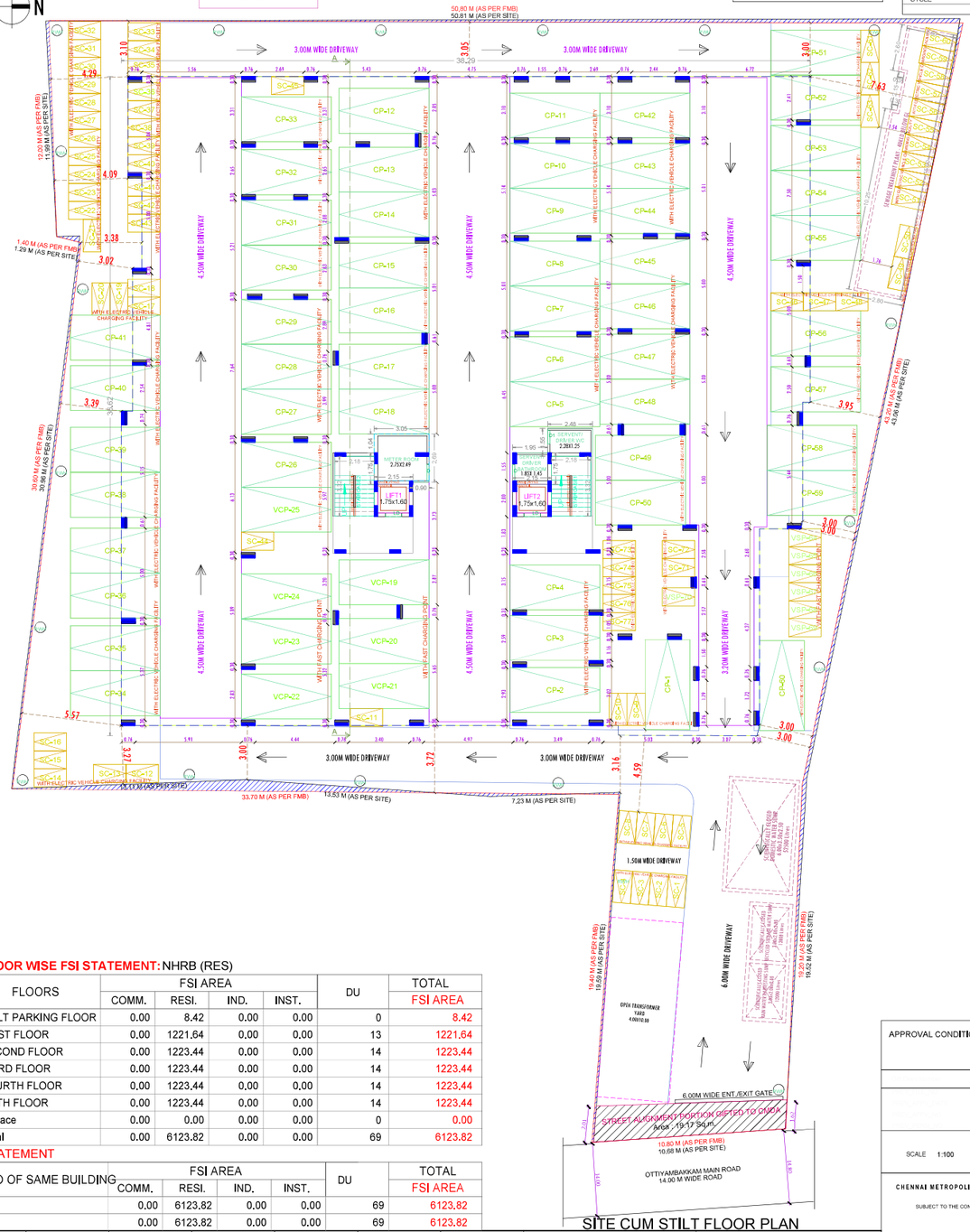
	SQ.M.
A) AREA STATEMENT	
AREA AS PER PATTA	2830.00
AREA AS PER DOCUMENT	2830.28
AREA CONSIDERED FOR FSI	2830.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	19.17
CBR AREA	0.00
TOTAL FSI AREA	6123.82
FSI FACTOR	2.164
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	23	60
TWO WHEELER	76	77
CYCLE	-	0



SITE PLAN



SITE CUM STILT FLOOR PLAN

FLOOR WISE FSI STATEMENT: NHRB (RES)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	8.42	0.00	0.00	0	8.42
FIRST FLOOR	0.00	1221.64	0.00	0.00	13	1221.64
SECOND FLOOR	0.00	1223.44	0.00	0.00	14	1223.44
THIRD FLOOR	0.00	1223.44	0.00	0.00	14	1223.44
FOURTH FLOOR	0.00	1223.44	0.00	0.00	14	1223.44
FIFTH FLOOR	0.00	1223.44	0.00	0.00	14	1223.44
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	6123.82	0.00	0.00	69	6123.82

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RES)		0.00	6123.82	0.00	0.00	69	6123.82
Total		0.00	6123.82	0.00	0.00	69	6123.82

PROPOSED SEWAGE TREATMENT PLANT OF 0.04 MLD CAPACITY
Moving Bed bio - film reactor (MBBR)

DESIGN DATA:

No. of Flats	- 69 Nos.
Proposed Residential Occupants	- 345 Nos.
Rate of water supply (residential)	- 135LPCD
Water Consumption	- 46575 LID
Sewage generated	- 37260 LID
Proposed Capacity of STP	- 0.04 MLD

DISPOSAL/REUSE OF TREATED EFFLUENT:

Total Quantity of treated effluent - 37260 LID

i) TOILET FLUSHING
a) Flats - Occupants (345 @ 45/pod) - 15525 LID

ii) GARDENING
Garden area -
(543 Sq.m @ 20 L / sq.m / twice a day) - 21735 LID
Total Quantity of treated effluent
Proposed for reuse - 37260 LID

Raw Sewage Characteristics (Till C.C)	
Parameters	Values
1 Biochemical Oxygen Demand	350 mg/l
2 Chemical Oxygen Demand	700 mg/l
3 Total Suspended Solids	450 mg/l
4 Total Kjeldahl Nitrogen (as N)	45 mg/l
5 Total Phosphorous	5 mg/l
6 Fecal Coliform	10^7 CFU/100 ml
7 pH	6.5-8.5

Characteristics of treated effluent (Till C.C)	
Parameters	Values
1 BOD	< 10 mg/l
2 COD	< 50 mg/l
3 Total Suspended Solids (TSS)	Nil
4 Total Kjeldahl Nitrogen (as N)	< 10 mg/l
5 Total Phosphorous (as P)	< 1 mg/l
6 Fecal Coliform 100 ml	Nil
7 pH	6.5-8.5
8 Minimum Residual Chlorine	2 mg/l

PROPOSED LOCATION AND ACCESS TO STP :
The proposed STP is located in the basement floor GL with access from Manhole opening provided at ground level. The panel board and air blowers are to be placed on the platform of STP. The air inflow pipe to blowers and air vent pipe are to be laid below drive way and fixed in the compound wall for air circulations.

APPROVAL CONDITION	
SCALE 1:100	

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

This Planning Permission issued under Note 4 (a) TNCDBR, 2019 is subject to the conditions mentioned in the Rule 9 (3) (a) of 2019 and PMP (HO) Note, (B1) 2, B1(1) of 2019.

Signature valid

Digitally Signed by Architect Registered Engineer Category Grade II K
V36CTHKL0A2
Sign Date: 02-10-2020 10:49:11 AM

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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

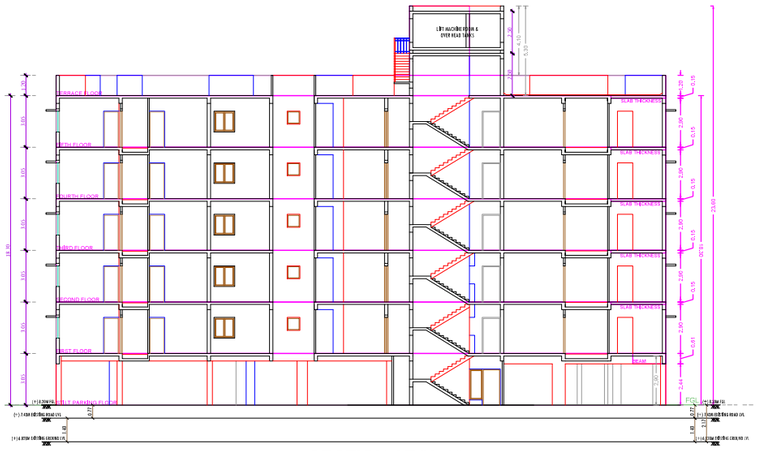
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

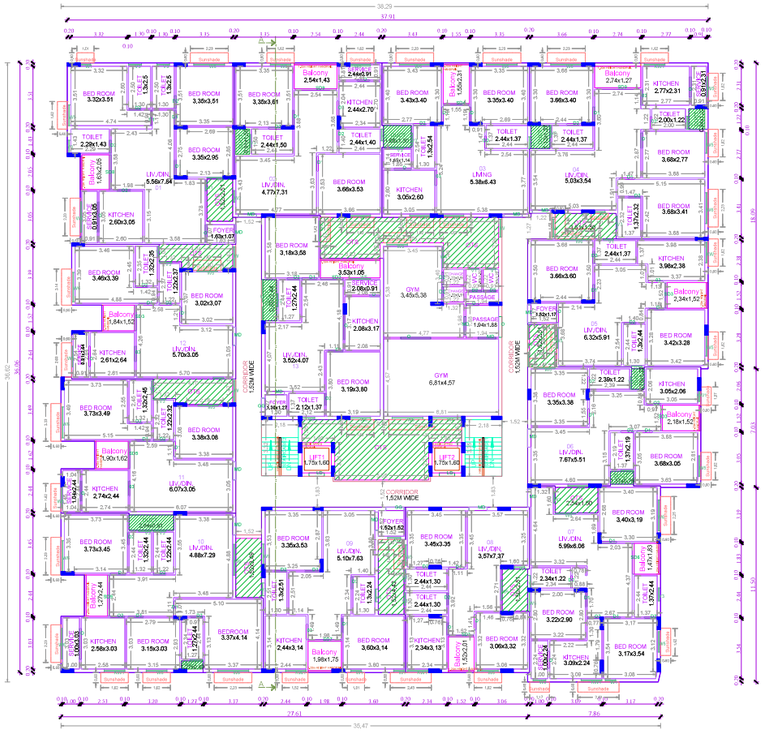
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT-18.30M) RESIDENTIAL BUILDING WITH 69 DWELLING UNITS FOR AFFORDABLE HOUSING AT PLOT NO.20 (PASSAGE), OTTIYAMBAKKAM MAIN ROAD, NAGALAKSHMI NAGAR EXTENSION, SITHALAPAKKAM, CHENNAI COMPRISED IN S.NO.39/2A, 39/3A, 39/C, 39/4A, 39/4D & 39/4J (DOCUMENT), S.NO.39/4A1B & 39/10B (PATTA) OF SITHALAPAKKAM VILLAGE WITHIN THE LIMITS OF ST. THOMASMOUNT PANCHAYAT UNION.



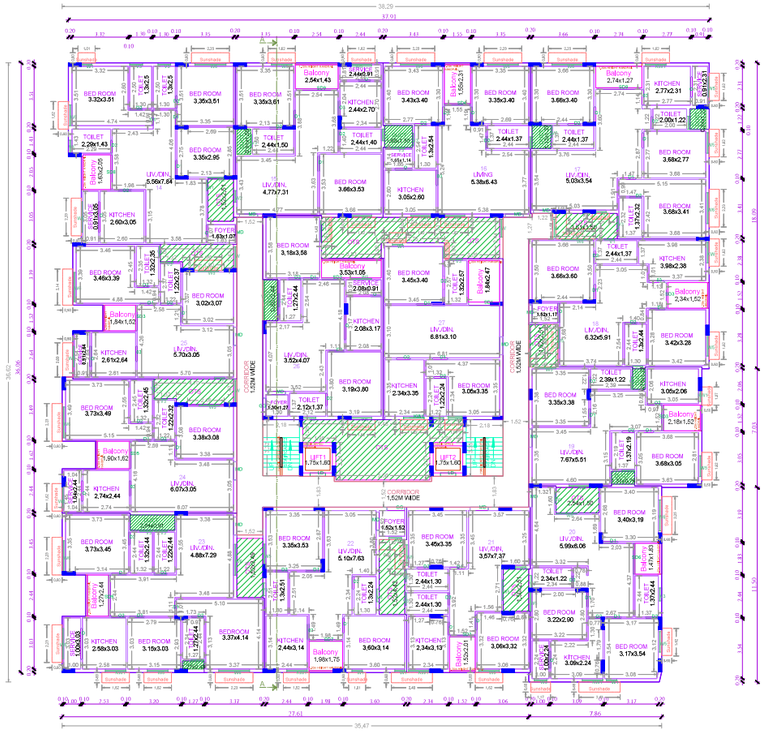
FRONT ELEVATION



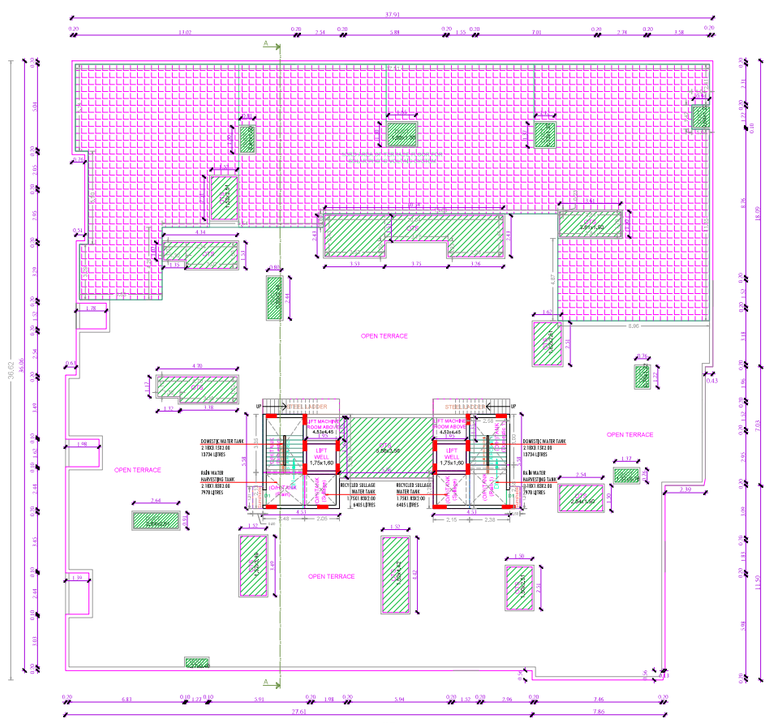
SECTION AT "A-A"



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy/Bureau / Chief Bureau / Member-Secretary)
High Rise Building / Non-High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

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

Signature valid

UserDefinedImperial (60,00 x 40,00inches)

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.