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RE REGULATORY RECORD

RERA Document

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+91 9996 12 9996
verified.realestate

SITE PLAN	SHEET NO. 2 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR+ 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30 M) WITH 53 DWELLING UNITS AND GYM & INDOOR GAMES AT FIRST FLOOR AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO.64/270, ROYAPETTAH HIGH ROAD, MYLAPORE, CHENNAI -600014 COMPRISED IN S.NOS. 3710, 3712 , 3716, 3718 (PT), R.S.NO. 422/9, BLOCK NO. 8 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION DIVISION NO: 119, ZONE: 09.

P.P.A approved by
C.M.D.A vide,
Lr.No. CMDA/PP/NHRB/S/0353/2024
Dated 24/09/2024.

The approval is under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்..... CFBA/NHRB/00575/2024
நாள்..... 24/09/2024
ஒப்புளிக்கப்பட்டது
உ.தெ.பொ.

உதவி நகர் பொறியாளர்
பெருநகர் சென்னை மாநகராட்சி

TYPICAL - 2, 3, 4& 5 FLOOR PLAN

FIRST FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

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)

ISO_A0_(841.00_x_1189.00_MM)

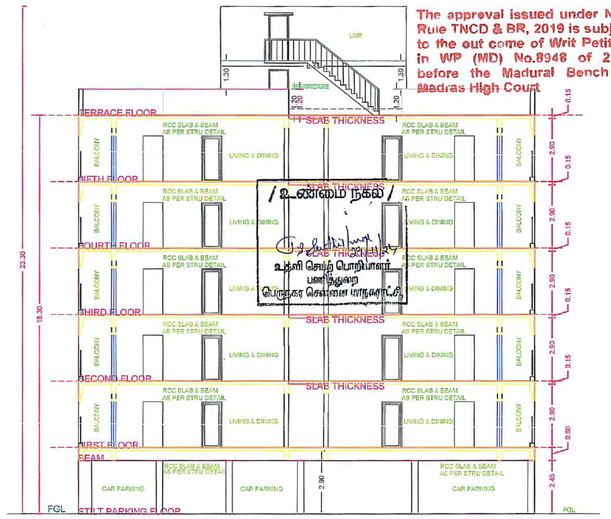
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

SITE PLAN	SHEET NO. 3 / 3

SITE PLAN

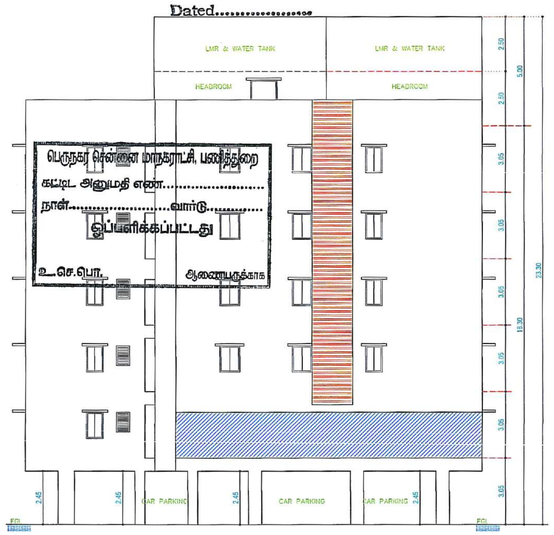
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR+ 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30 M) WITH 53 DWELLING UNITS AND GYM & INDOOR GAMES AT FIRST FLOOR AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO.64/270, ROYAPETTAH HIGH ROAD, MYLAPORE, CHENNAI -600014 COMPRISED IN S.NOS. 3710, 3712 , 3716, 3718 (PT), R.S.NO. 422/9, BLOCK NO. 8 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION DIVISION NO: 119, ZONE: 09.

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 Madural Bench of Madras High Court

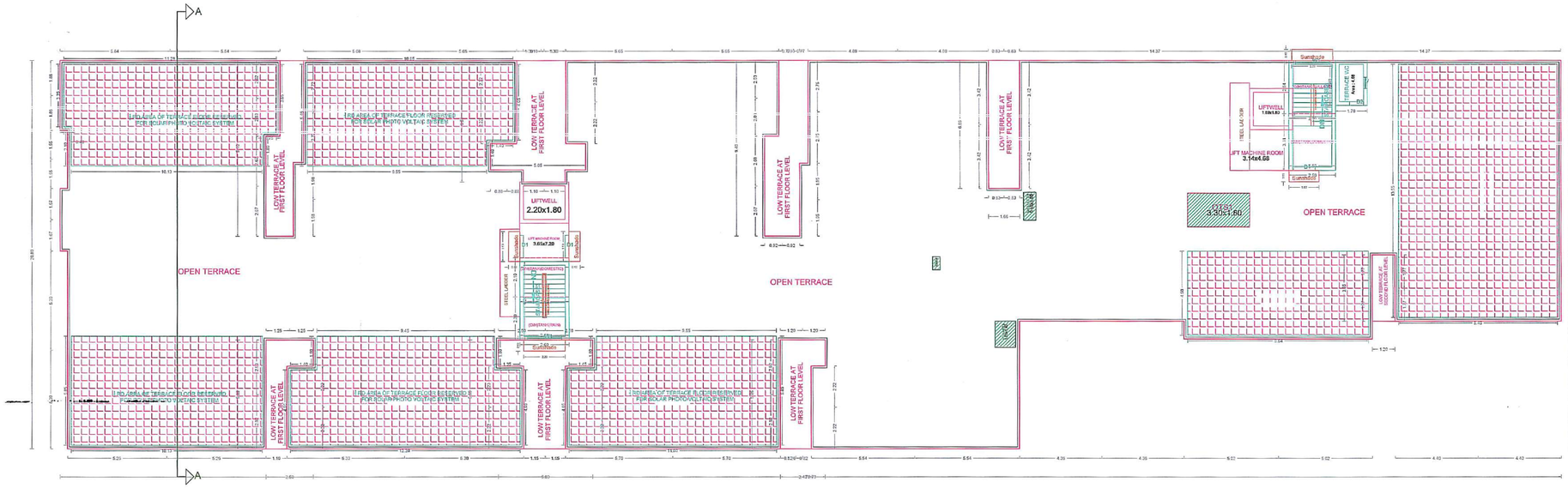


SECTION - AA

P.P.A approved by
C.M.D.A vide
Lr.No.....
Dated.....



EAST SIDE ELEVATION



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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QR CODE

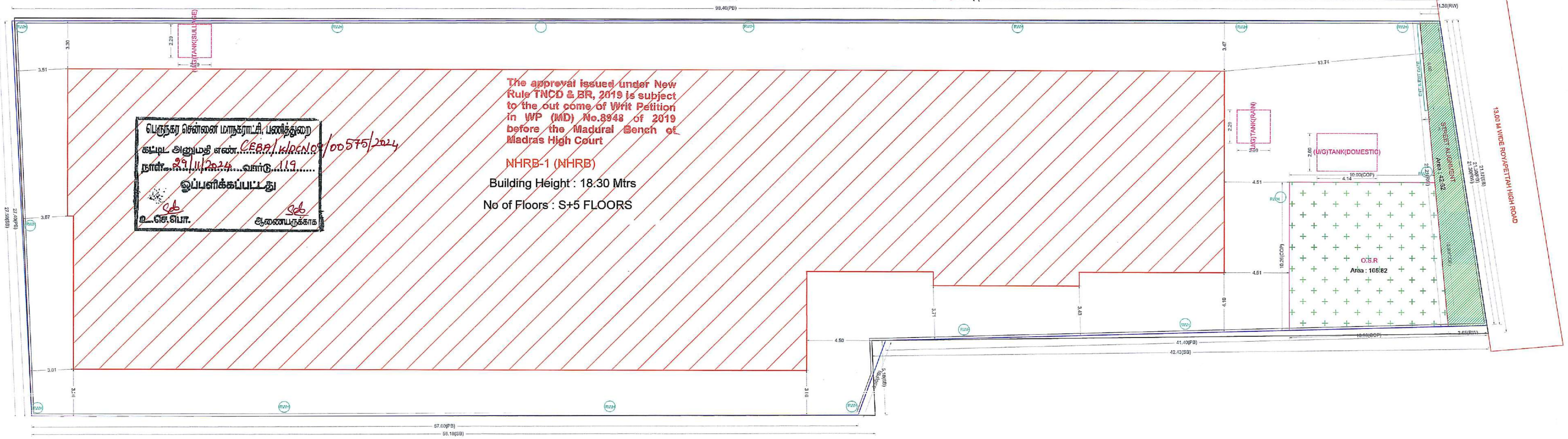
Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

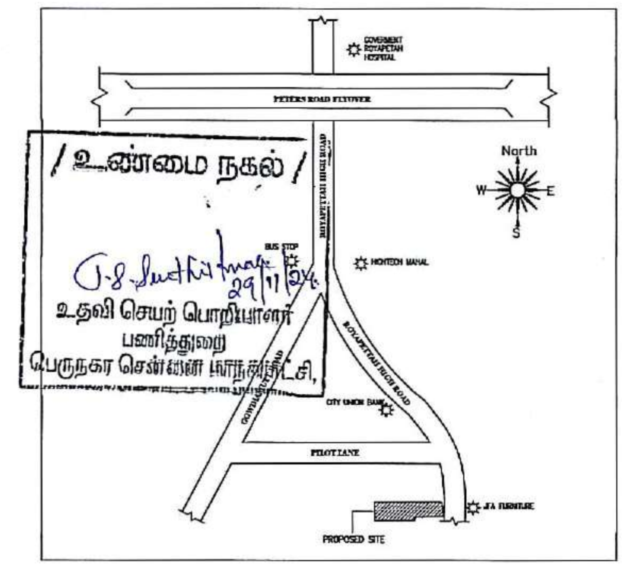
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T-ONE
(1)

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0353/2024
Dated 04/09/2024



SITE PLAN



SITE PLAN	SHEET NO. 1 / 3
SITE PLAN	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR+ 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30 M) WITH 53 DWELLING UNITS AND GYM & INDOOR GAMES AT FIRST FLOOR AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO.64/270, ROYAPETTAH HIGH ROAD, MYLAPORE, CHENNAI -600014 COMPRISED IN S.NOS. 3710, 3712 , 3716, 3718 (PT), R.S.NO. 422/9, BLOCK NO. 8 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION DIVISION NO: 119, ZONE: 09.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2468.00
AREA AS PER DOCUMENT	2486.25
AREA CONSIDERED FOR FSI	2468.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	42.32
OSR AREA	105.82
TOTAL FSI AREA	6811.22
FSI FACTOR	2.760
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

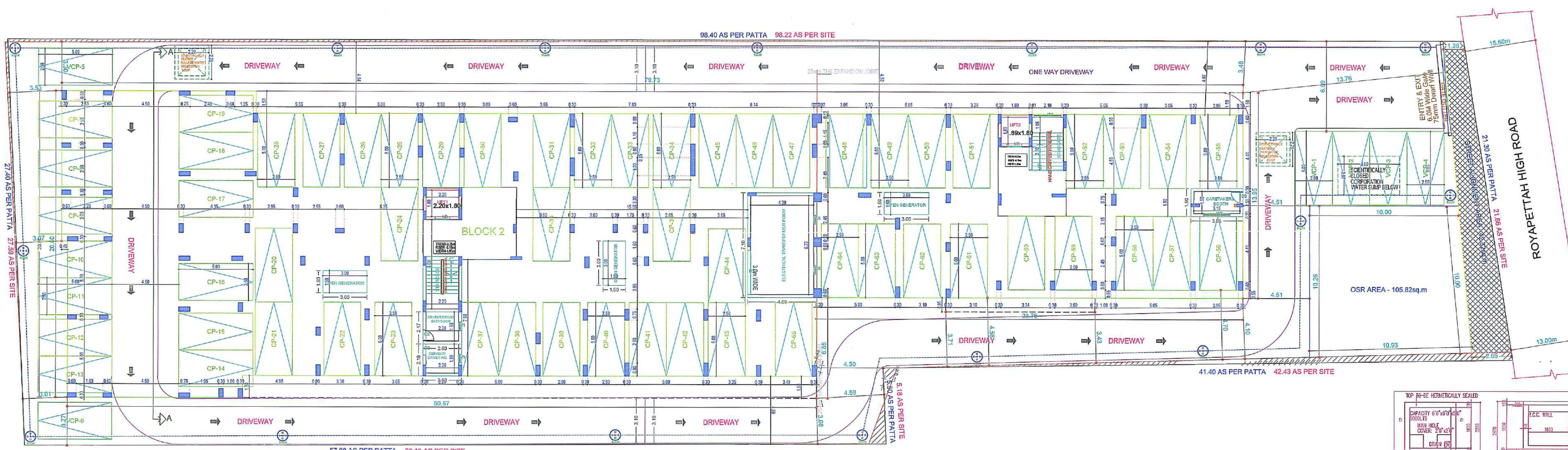
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	64	65
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: NHRB (NHRB)

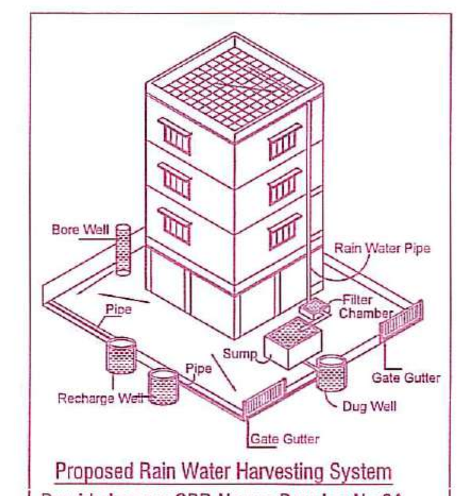
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	33.28	0.00	0.00	0	33.28
FIRST FLOOR	0.00	1359.22	0.00	0.00	9	1359.22
SECOND FLOOR	0.00	1354.68	0.00	0.00	11	1354.68
THIRD FLOOR	0.00	1354.68	0.00	0.00	11	1354.68
FOURTH FLOOR	0.00	1354.68	0.00	0.00	11	1354.68
FIFTH FLOOR	0.00	1354.68	0.00	0.00	11	1354.68
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	6811.22	0.00	0.00	53	6811.22

BUILDING WISE FSI STATEMENT

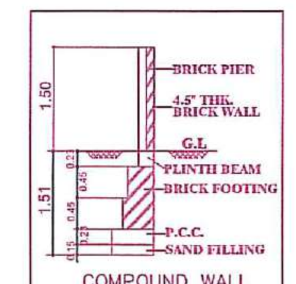
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (NHRB)		0.00	6811.22	0.00	0.00	53	6811.22
Total		0.00	6811.22	0.00	0.00	53	6811.22



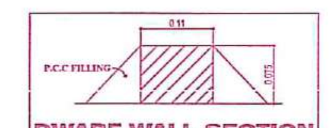
SITE CUM STILT PARKING FLOOR PLAN



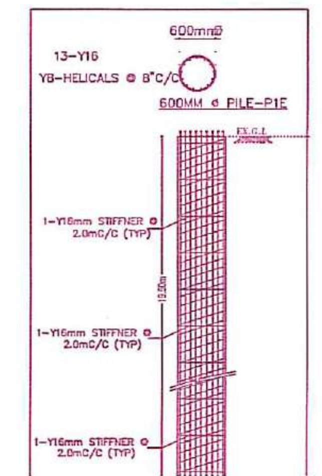
Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A Not To Scale



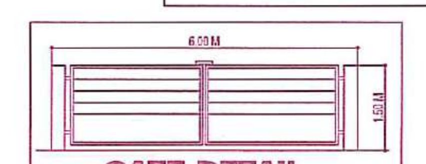
COMPOUND WALL DETAIL



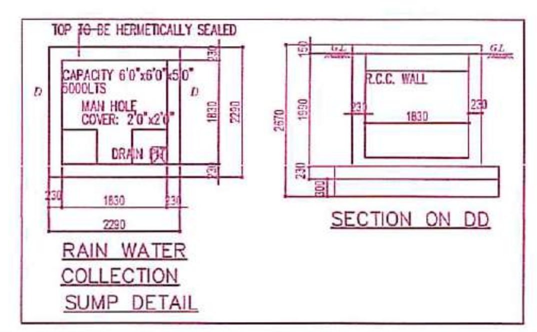
DWARF WALL SECTION
NOT TO SCALE



TYPICAL SECTION OF PILE

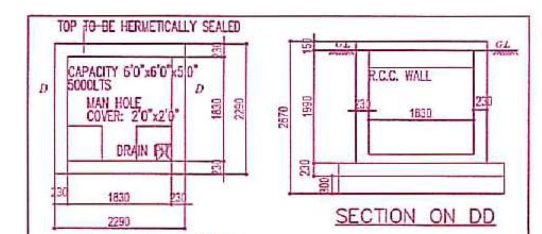


GATE DETAIL



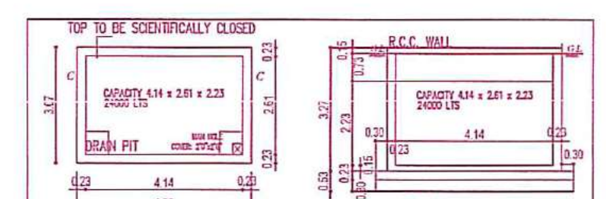
RAIN WATER COLLECTION SUMP DETAIL

SECTION ON DD



SULLAGE WATER COLLECTION SUMP DETAIL

SECTION ON DD



SUMP DETAIL

SECTION ON CC

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Validity unknown

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

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.

Validity unknown
Digitally Signed by
Architect: VIJAY RAMAMURTHY
Sign Date: 11/29/2024 4:43:07 PM

Applicants (Owner / Developer / Power of Attorney)

UserDefinedMetric (841.00 x 1500.00MM)

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

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.