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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

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DIGITALLY VERIFIED RECORD

TAMIL NADU FIRE AND RESCUE SERVICES

(Under section 13 of the Tamil Nadu Fire Service Act 1985 and

Tamil Nadu Fire Service Rule 1990 - Appendix-III)

District Office,

Fire and Rescue Service,

Chengalpattu District.

PP NOC No: 5035/NOC/NMSB/2025

Dated: 15/09/2025

NO OBJECTION CERTIFICATE

Sub: Tamilnadu Fire and Rescue Services Chengalpattu District - Issue of No Objection Certificate for Construction of **Business Building** in S.F.NO: 465/3A2C2, PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT - Reg.

Ref: Token ID: 325201 Dated: 04/09/2025

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With reference to the letter cited above, K.Mathi, Speical Station Officer, Kovalam has inspected the **Business Building** site located at **M/S BHOOMI AND BUILDINGS PRIVATE LIMITED,** S.F.NO:465/3A2C2, PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT on 14/09/2025. This planning proposal proposed to construct **Business Building** consisting of **G+2** with height of **11.88** meters. The plot area is **1497.20** Sq.mts and total buildup area is **1744.32** Sq.mts. The proposed building occupancy is classified as group **E** and subdivision **E2- TO RUN COMMERCIAL BUILDING** as per the National Building code of India Part-IV Fire and Life Safety-2016.

No objection Certificate is issued on Fire and Rescue Services point of view to accord planning permission to the proposed building subject to fulfilment of the below conditions.

Conditions

The following fire safety measures should be provided in the proposed building before the actual occupation as listed below.

V. Group E - Business Building Conditions

2. Above 10 Mts to but not exceeding 15 m in Height

Signature valid

Signed by: DistrictOfficer Chengalpet, Northwestern Region, District Officer, Home Department

Date: 15-Sep-2025 16:17:54

1. The First aid firefighting equipment's should be provided at all floors in accordance with the IS 2190 - 2010 requirements.
2. There should be a wet-riser along with hose reel assembly per thousand square meters area covering all floor areas including valves along with delivery hoses.
3. To feed the wet-riser and sprinkler system an underground static water tank of minimum capacity 50000 litres should be provided with refilling facilities.
4. A terrace level tank of capacity 5000 litres also should be provided.

5. Set of pumps each consisting of one electrical pump and one diesel pump of capacity 1620 LPM and one electrical pump of capacity of 180 litres per minute should be provided.
6. An automatic sprinkler system should be provided if the basement area exceeds 200 square meters. And additionally 5000 litres of Overhead tank with 450 lpm pump at terrace level.
7. The width of the staircase should be 1.5 meters.
8. Safety signs should be displayed.
9. Manually operated Fire Alarm call points (MCP) should be provided on all floors.
10. Side set back area should be provided as per TNCDB rule 2019.
11. Public Address System should be provided.
12. Lightning arrested should be provided.

To:

M/S BHOOMI AND BUILDINGS PRIVATE LIMITED,

S.F.NO:465/3A2C2, PADUR VILLAGE,

THIRUPORUR TALUK,

CHENGALPATTU DISTRICT.

Signature valid

Signed by: DistrictOfficer Chengalpet, Northwestern Region , District Officer, Home Department
Date:15-Sep-2025 18:17:54

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
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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.