Verified RealEstate™

RE REGULATORY RECORD

RERA Document


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DIGITALLY VERIFIED RECORD



SITE PLAN

SITE PLAN	SHEET NO. 1 / 9

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + GROUND FLOOR + 5 FLOORS (HEIGHT - 18.20M) RESIDENTIAL BUILDING WITH 388 DWELLING UNITS FOR AFFORDABLE HOUSING WITH MEETING ROOM, GYM, INDOOR GAMES AND SWIMMING POOL AT AGARAM MAIN ROAD, KOVILANCHERY, CHENNAI COMPRISED IN S.NO.92, 93 & 94 OF KOVILANCHERY VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	18350.00
AREA AS PER DOCUMENT	18371.04
AREA CONSIDERED FOR FSI	18350.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	447.35
OSR AREA	1838.07
TOTAL FSI AREA	43325.64
FSI FACTOR	2.361
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

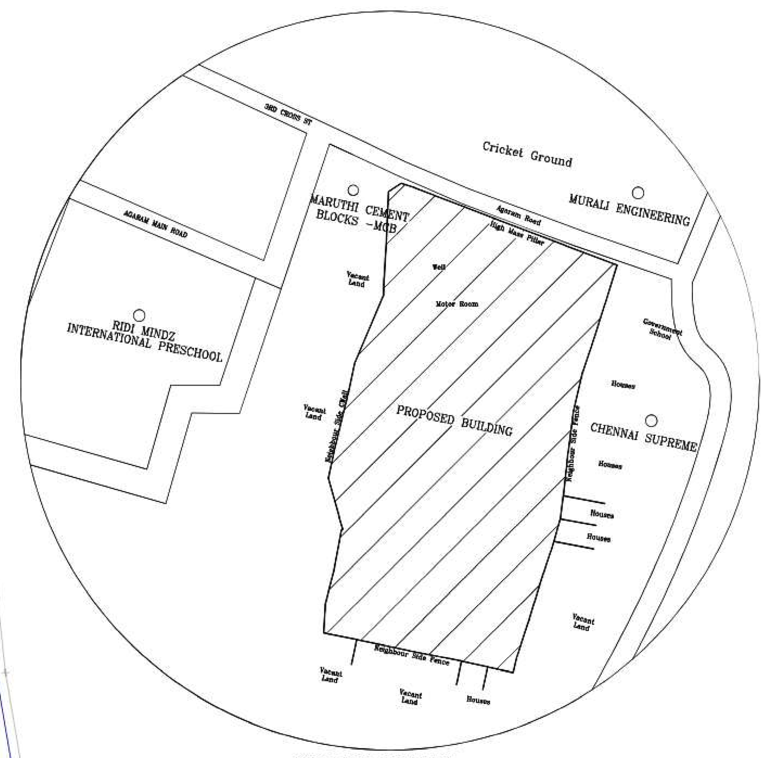
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	231	269
TWO WHEELER	378	392
CYCLE	-	0

FLOOR WISE FSI STATEMENT: NHRB (RES)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	265.55	0.00	0.00	0	265.55
GROUND FLOOR	0.00	7550.76	0.00	0.00	62	7550.76
FIRST FLOOR	0.00	6591.21	0.00	0.00	62	6591.21
SECOND FLOOR	0.00	7248.95	0.00	0.00	66	7248.95
THIRD FLOOR	0.00	7219.29	0.00	0.00	66	7219.29
FOURTH FLOOR	0.00	7224.94	0.00	0.00	66	7224.94
FIFTH FLOOR	0.00	7224.94	0.00	0.00	66	7224.94
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	43325.64	0.00	0.00	388	43325.64

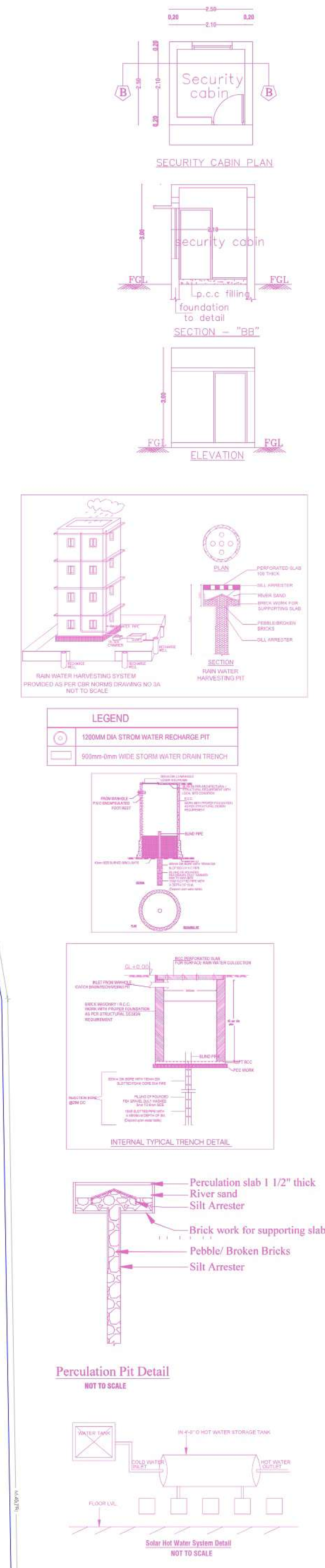
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RES)		0.00	43325.64	0.00	0.00	388	43325.64
Total		0.00	43325.64	0.00	0.00	388	43325.64



[NOT TO SCALE]

Location plan (Taken as per User Inputs)



APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Validity unknown

Applicants (Owner / Developer / Power of Attorney)

QR CODE

UserDefinedImperial (90.00 x 60.00Inches)

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

FLOOR NAME	SHEET NO. : 2 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + GROUND FLOOR + 5 FLOORS (HEIGHT -18.20M) RESIDENTIAL BUILDING WITH 358 DWELLING UNITS FOR AFFORDABLE HOUSING WITH MEETING ROOM, GYM, INDOOR GAMES AND SWIMMING POOL AT AGARAM MAIN ROAD, KOVILANCHERY, CHENNAI COMPRISED IN S.NO.92, 93 & 94 OF KOVILANCHERY VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT P A N C H A Y A T U N I O N

BASEMENT FLOOR PLAN



BASEMENT PARKING FLOOR PLAN

APPROVAL CONDITION

1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

Applicants (Owner / Developer / Power of Attorney)

UserDefinedImperial (90.00 x 60.00inches)

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FLOOR NAME	SHEET NO. : 3 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + GROUND FLOOR + 5 FLOORS (HEIGHT : 18.20M) RESIDENTIAL BUILDING WITH 358 DWELLING UNITS FOR AFFORDABLE HOUSING WITH MEETING ROOM, GYM, INDOOR GAMES AND SWIMMING POOL AT AGARAM MAIN ROAD, KOVILANCHERY, CHENNAI COMPRISED IN S.NO.92, 93 & 94 OF KOVILANCHERY VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT P A N C H A Y A T U N I O N

SITE CUM GROUND FLOOR PLAN



APPROVAL CONDITION

1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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UserDefinedImperial (90.00 x 60.00inches)

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FLOOR NAME	SHEET NO. : 4 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + GROUND FLOOR + 5 FLOORS (HEIGHT - 18.20M) RESIDENTIAL BUILDING WITH 358 DWELLING UNITS FOR AFFORDABLE HOUSING WITH MEETING ROOM, GYM, INDOOR GAMES AND SWIMMING POOL AT AGARAM MAIN ROAD, KOVILANCHERY, CHENNAI COMPRISED IN S.NO.92, 93 & 94 OF KOVILANCHERY VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT P A N C H A Y A T U N I O N

FIRST FLOOR PLAN



FIRST FLOOR PLAN

APPROVAL CONDITION

1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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FLOOR NAME	SHEET NO. 6 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + GROUND FLOOR + 5 FLOORS (HEIGHT -<8.20M) RESIDENTIAL BUILDING WITH 358 DWELLING UNITS FOR AFFORDABLE HOUSING WITH MEETING ROOM, GYM, INDOOR GAMES AND SWIMMING POOL AT AGARAM MAIN ROAD, KOVILANCHERY, CHENNAI COMPRISED IN S.NO.92, 93 & 94 OF KOVILANCHERY VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT P A N C H A Y A T U N I O N

SECOND FLOOR PLAN



SECOND FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. KEY_NO

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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UserDefinedImperial (90.00 x 60.00inches)

FLOOR NAME	SHEET NO. 6 / 9

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + GROUND FLOOR + 5 FLOORS (HEIGHT -<8.20M) RESIDENTIAL BUILDING WITH 358 DWELLING UNITS FOR AFFORDABLE HOUSING WITH MEETING ROOM, GYM, INDOOR GAMES AND SWIMMING POOL AT AGARAM MAIN ROAD, KOVILANCHERY, CHENNAI COMPRISED IN S.NO.92, 93 & 94 OF KOVILANCHERY VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT P A N C H A Y A T U N I O N

THIRD FLOOR PLAN



THIRD FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. KEY_NO

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Applicants (Owner / Developer / Power of Attorney)

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FLOOR NAME	SHEET NO. 7 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + GROUND FLOOR + 5 FLOORS (HEIGHT -18.20M) RESIDENTIAL BUILDING WITH 358 DWELLING UNITS FOR AFFORDABLE HOUSING WITH MEETING ROOM, GYM, INDOOR GAMES AND SWIMMING POOL AT AGARAM MAIN ROAD, KOVILANCHERY, CHENNAI COMPRISED IN S.NO.92, 93 & 94 OF KOVILANCHERY VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT P A N C H A Y A T U N I O N

TYPICAL - 4TH & 5TH FLOOR PLAN



TYPICAL - 4 & 5 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. KEY_NO

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Applicants (Owner / Developer / Power of Attorney)

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UserDefinedImperial (90.00 x 60.00inches)

FLOOR NAME	SHEET NO. 8/9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + GROUND FLOOR + 5 FLOORS (HEIGHT - 18.20M) RESIDENTIAL BUILDING WITH 358 DWELLING UNITS FOR AFFORDABLE HOUSING WITH MEETING ROOM, GYM, INDOOR GAMES AND SWIMMING POOL AT AGARAM MAIN ROAD, KOVILANCHERY, CHENNAI COMPRISED IN S.NO.92, 93 & 94 OF KOVILANCHERY VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT P A N C H A Y A T U N I O N

TERRACE FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

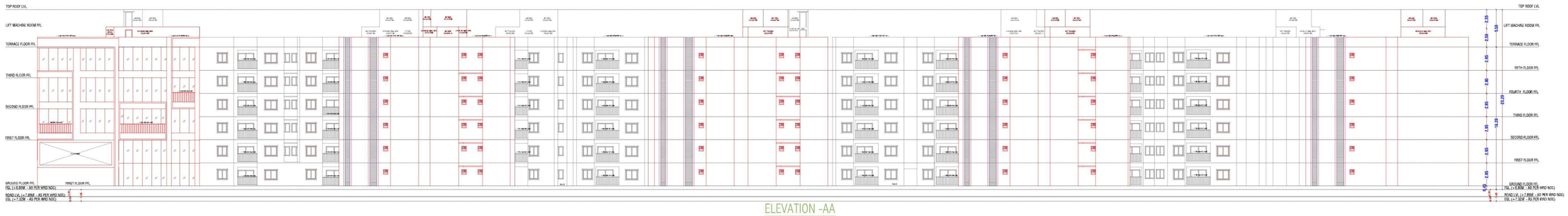
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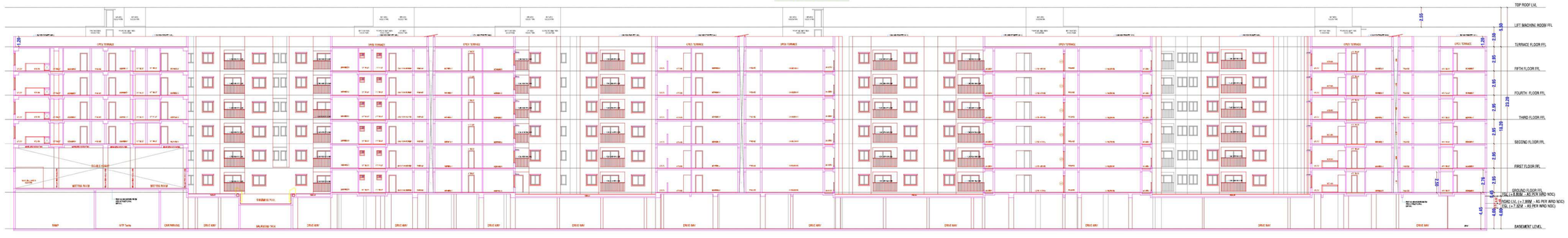
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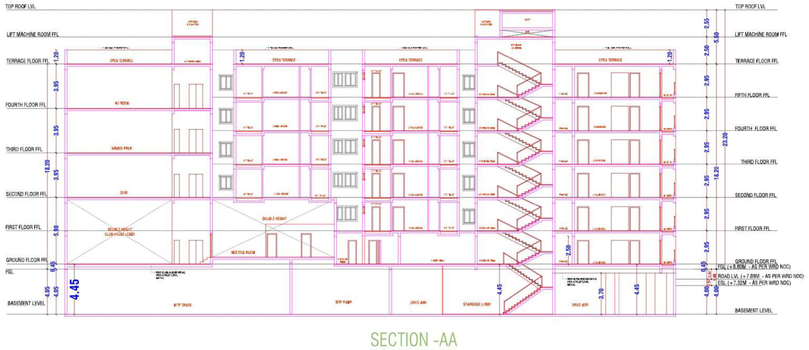
ELEVATION -AA



ELEVATION -BB



SECTION -BB



SECTION -AA



SECTION -CC

FLOOR NAME	SHEET NO. 9 / 9
FLOOR NAME	

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ELEVATION AND SECTION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE CP/LO

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Signature valid

User Defined Imperial (90.00 x 50.00inches)

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.