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RE REGULATORY RECORD

RERA Document

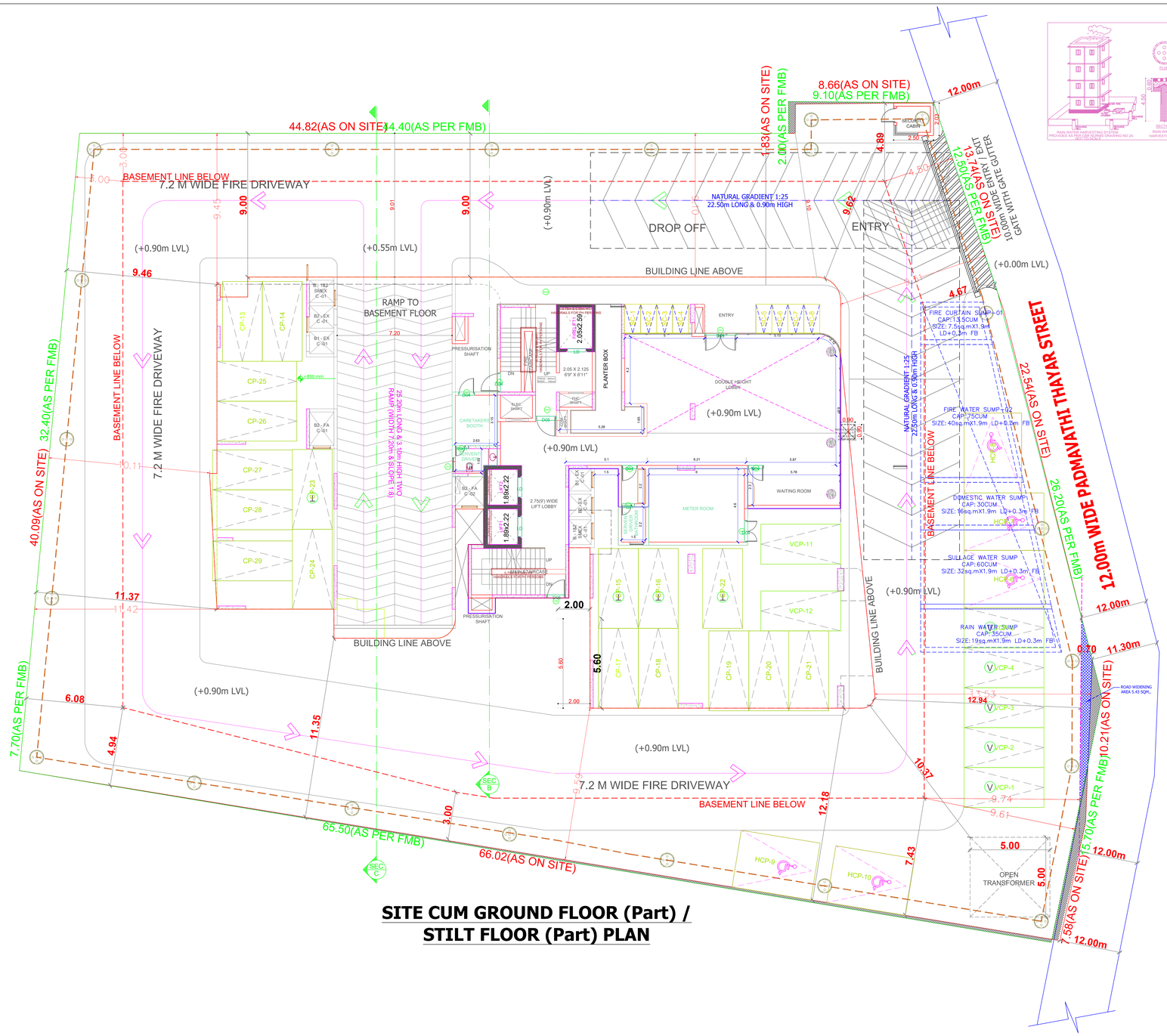
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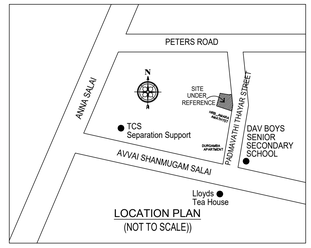
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DIGITALLY VERIFIED RECORD



SITE CUM GROUND FLOOR (Part) / STILT FLOOR (Part) PLAN



SITE PLAN	SHEET NO. 1/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 41.20M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR (PARKING) + STILT FLOOR PART (PARKING) / GROUND FLOOR PART (DOUBLE HEIGHT LOBBY, WAITING ROOM, METER ROOM + 1ST FLOOR (RESIDENTIAL + MULTIPURPOSE HALL & INDOOR GAMES) + 2ND FLOOR TO 9TH FLOOR +10TH FLOOR PART (GYM & DRESS CHANGE ROOM) & OPEN SWIMMING POOL AT TERRACE FLOOR LEVEL OF RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 1A, 1B & 1C, OLD DOOR NO.30, NEW DOOR NO.14, PADMAVATHY THAYAR STREET, GOPALAPURAM, CHENNAI-600086 COMPRISED IN R.S NO.67/130, BLOCK NO.4, OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2791.00
AREA AS PER DOCUMENT	2793.45
AREA CONSIDERED FOR FSI	2791.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	5.43
OSR AREA	0.00
TOTAL FSI AREA	7795.46
FSI FACTOR	2.799
COVERAGE AREA (PERCENTAGE %)	863.94 (30.95%)

A) PARKING STATEMENT

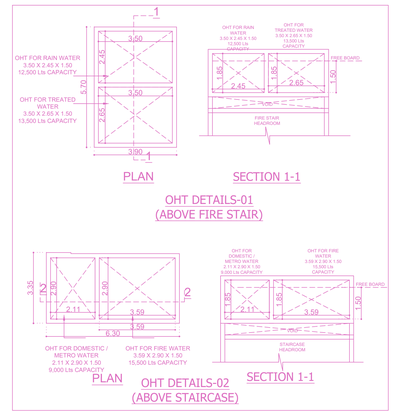
VEHICLE	REQUIRED	PROVIDED
LORRY		0
CAR	81	106
TWO WHEELER	0	8
CYCLE	-	0

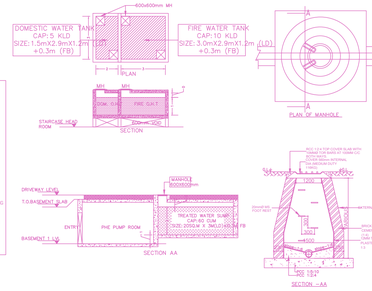
FLOOR WISE FSI STATEMENT: HRB (RESIDENTIAL)

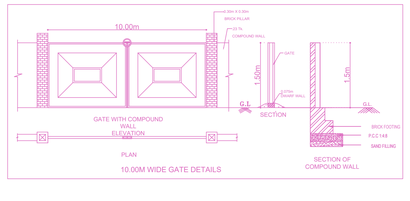
FLOORS	FSI AREA				OU	TOTAL
	COMM.	RES.	IND.	INST.		FSI AREA
LOWER BASEMENT	0.00	0.00	0.00	0.00	0	0.00
UPPER BASEMENT	0.00	58.95	0.00	0.00	0	58.95
STILT PARKING FLOOR	0.00	265.76	0.00	0.00	0	265.76
FIRST FLOOR	205.54	501.79	0.00	0.00	1	707.33
SECOND FLOOR	0.00	818.65	0.00	0.00	2	818.65
THIRD FLOOR	0.00	818.72	0.00	0.00	2	818.72
FOURTH FLOOR	0.00	788.75	0.00	0.00	1	788.75
FIFTH FLOOR	0.00	858.81	0.00	0.00	1	858.81
SIXTH FLOOR	0.00	818.24	0.00	0.00	2	818.24
SEVENTH FLOOR	0.00	818.24	0.00	0.00	2	818.24
EIGHTH FLOOR	0.00	818.24	0.00	0.00	2	818.24
NINTH FLOOR	0.00	818.24	0.00	0.00	2	818.24
TENTH FLOOR	0.00	255.53	0.00	0.00	0	205.53
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	205.54	7589.92	0.00	0.00	15	7795.46

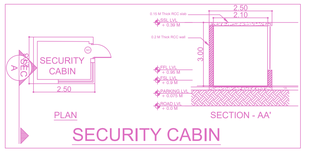
BUILDING WISE FSI STATEMENT

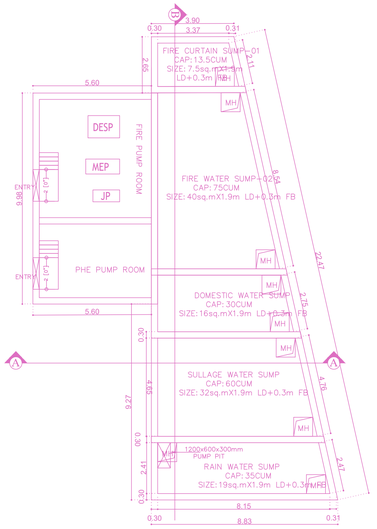
BUILDING	NO OF SAME BUILDING	FSI AREA				OU	TOTAL
		COMM.	RES.	IND.	INST.		FSI AREA
HRB-1 (RES)_1		205.54	7589.92	0.00	0.00	15	7795.46
Total		205.54	7589.92	0.00	0.00	15	7795.46

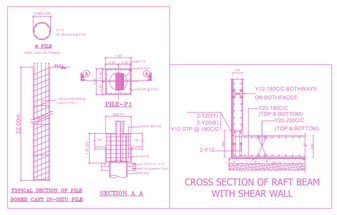


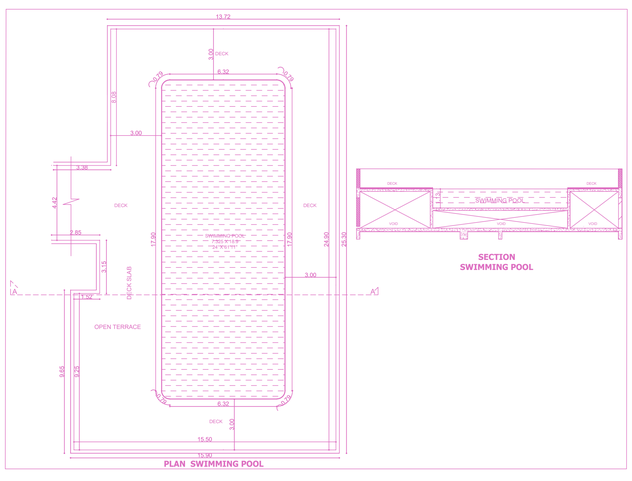


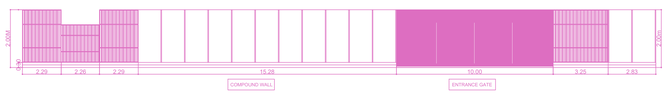


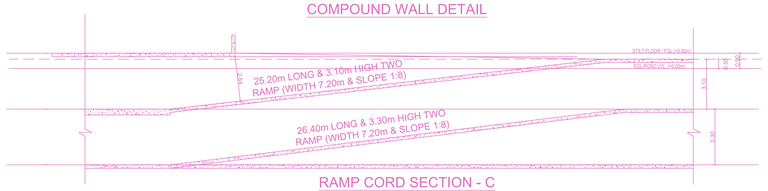


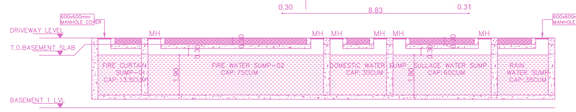












APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

KEY NO.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. NOS. 18812 & 18813 of 2019 (WMP (MD) Nos. 69124 & 69133 of 2019.

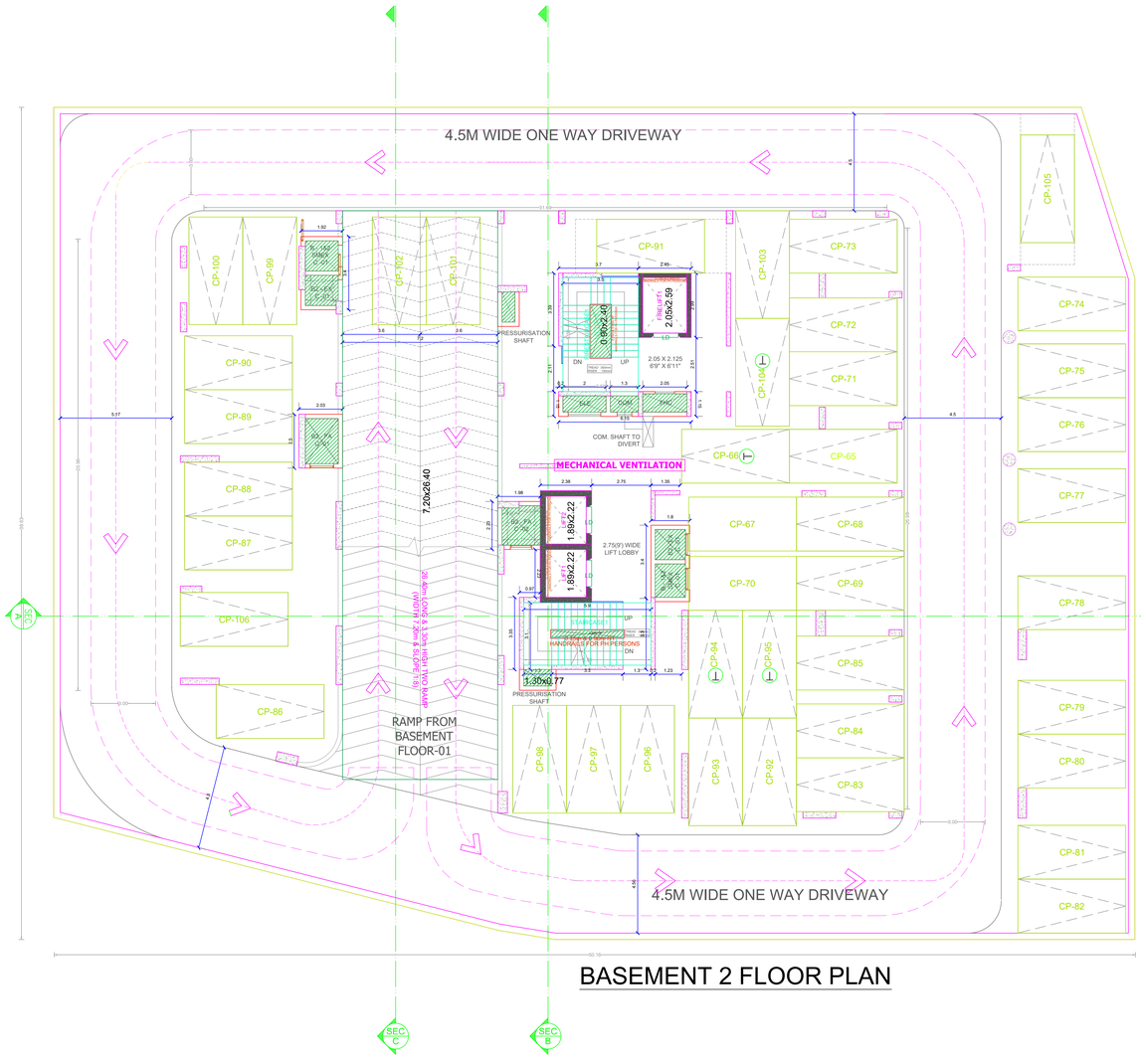
Applicants (Owner / Developer / Power of Attorney)

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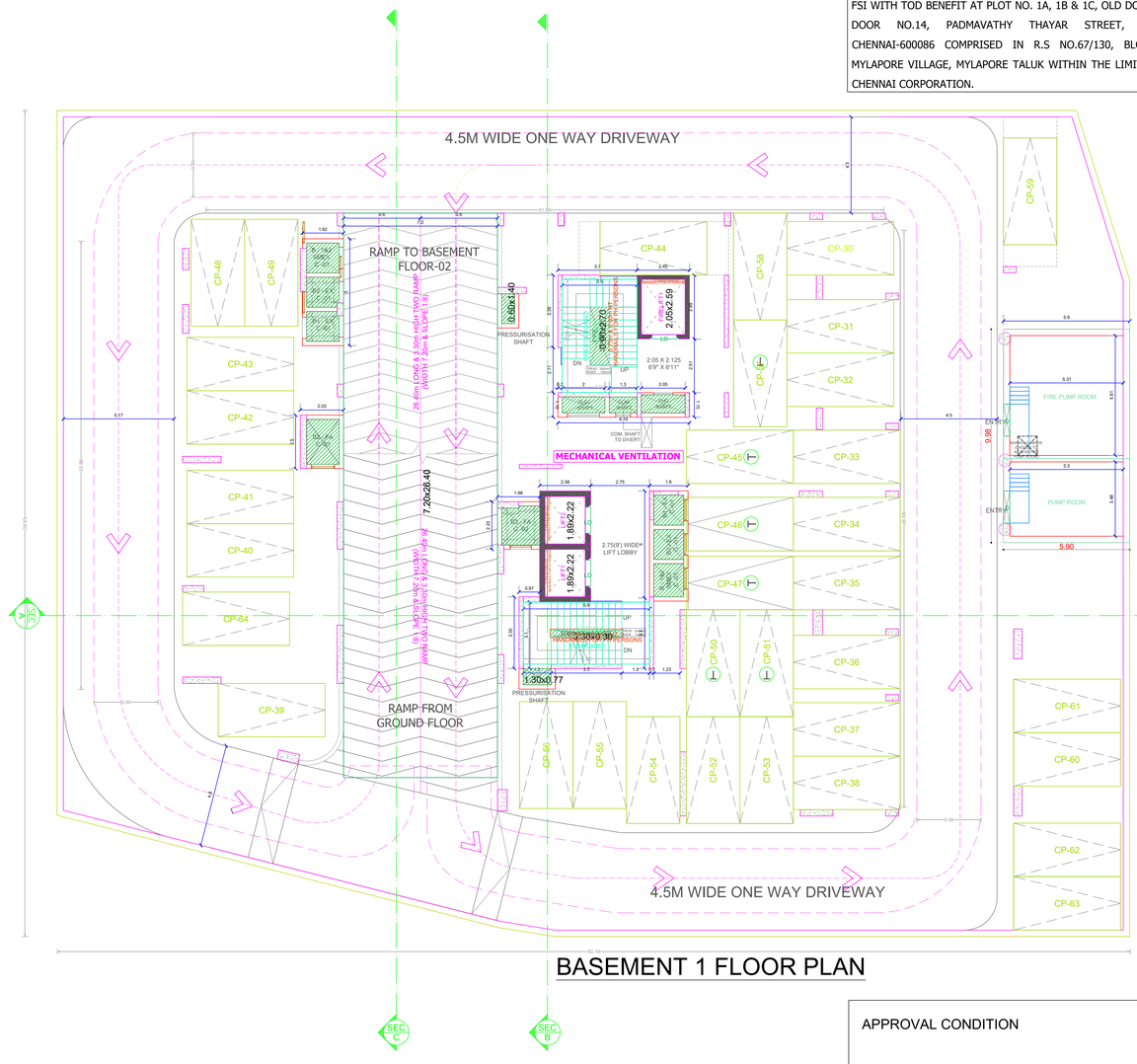
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	SHEET NO. 2/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 41.20M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR (PARKING) + STILT FLOOR PART (PARKING) / GROUND FLOOR PART (DOUBLE HEIGHT LOBBY, WAITING ROOM, METER ROOM + 1ST FLOOR (RESIDENTIAL + MULTIPURPOSE HALL & INDOOR GAMES) + 2ND FLOOR TO 9TH FLOOR +10TH FLOOR PART (GYM & DRESS CHANGE ROOM) & OPEN SWIMMING POOL AT TERRACE FLOOR LEVEL OF RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 1A, 1B & 1C, OLD DOOR NO.30, NEW DOOR NO.14, PADMAVATHY THAYAR STREET, GOPALAPURAM, CHENNAI-600086 COMPRISED IN R.S NO.67/130, BLOCK NO.4, OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



BASEMENT 2 FLOOR PLAN



BASEMENT 1 FLOOR PLAN

APPROVAL CONDITION

For Block Number

Proj. Area sq.m.
Proj. Area sq.ft.
Proj. Area sqm.
Proj. Area sqft.

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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QR CODE

Owner 1	Owner 2	Owner 3	Owner 4	Owner 5	Owner 6	Owner 7	Owner 8	Owner 9	Owner 10	Owner 11
Owner 12	Owner 13	Owner 14	Owner 15	Owner 16	Owner 17	Owner 18	Owner 19	Owner 20	Owner 21	Owner 22

Applicants (Owner / Developer / Power of Attorney)

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.

Name
Signature

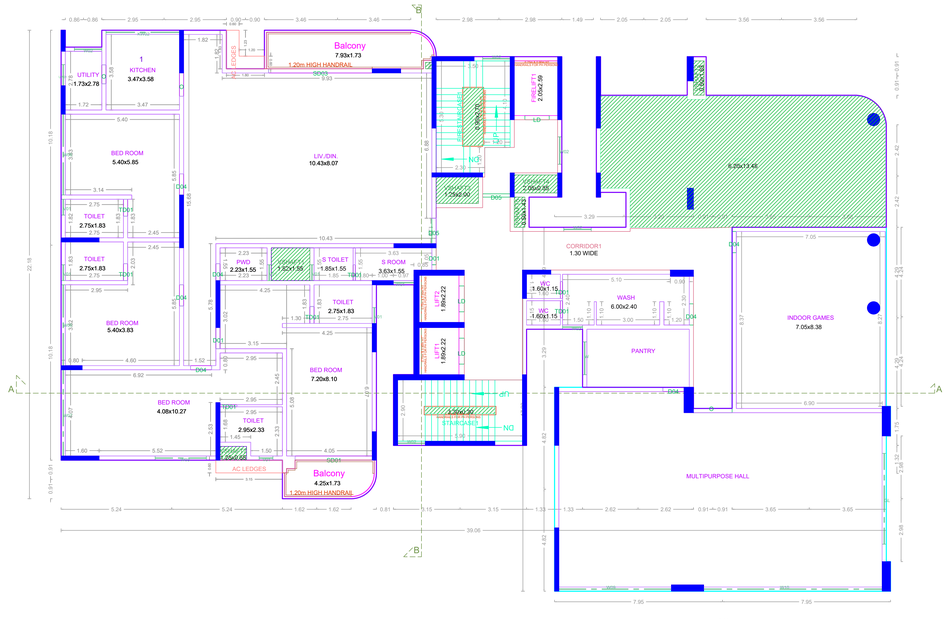
Name
Signature

Date & Time

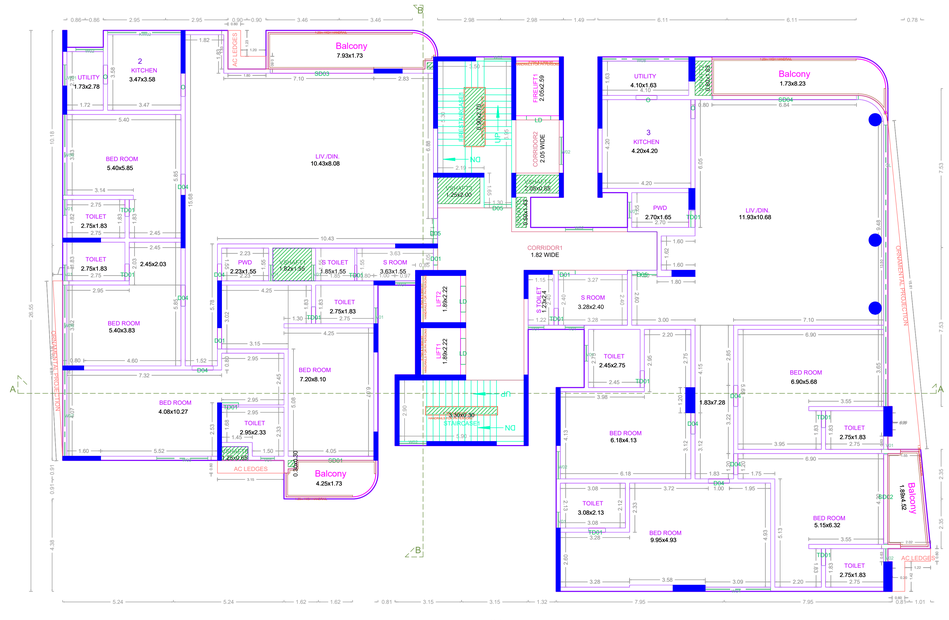
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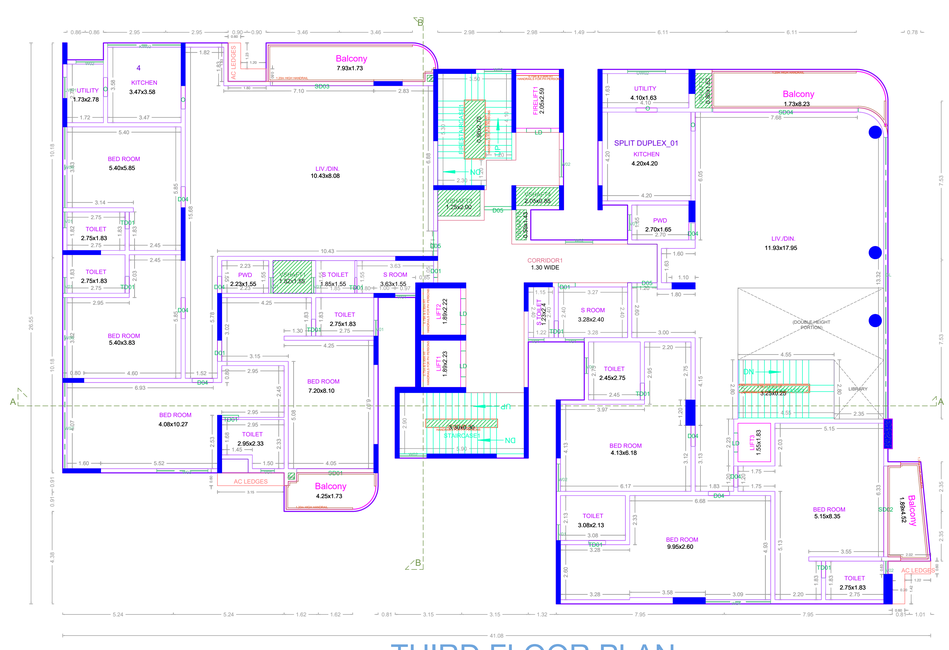
SHEET NO. 3/5
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 41.20M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR (PARKING) + STILT FLOOR PART (PARKING) / GROUND FLOOR PART (DOUBLE HEIGHT LOBBY, WAITING ROOM, METER ROOM + 1ST FLOOR (RESIDENTIAL + MULTIPURPOSE HALL & INDOOR GAMES) + 2ND FLOOR TO 9TH FLOOR +10TH FLOOR PART (GYM & DRESS CHANGE ROOM) & OPEN SWIMMING POOL AT TERRACE FLOOR LEVEL OF RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 1A, 1B & 1C, OLD DOOR NO.30, NEW DOOR NO.14, PADMAVATHY THAYAR STREET, GOPALAPURAM, CHENNAI-600086 COMPRISED IN R.S NO.67/130, BLOCK NO.4, OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



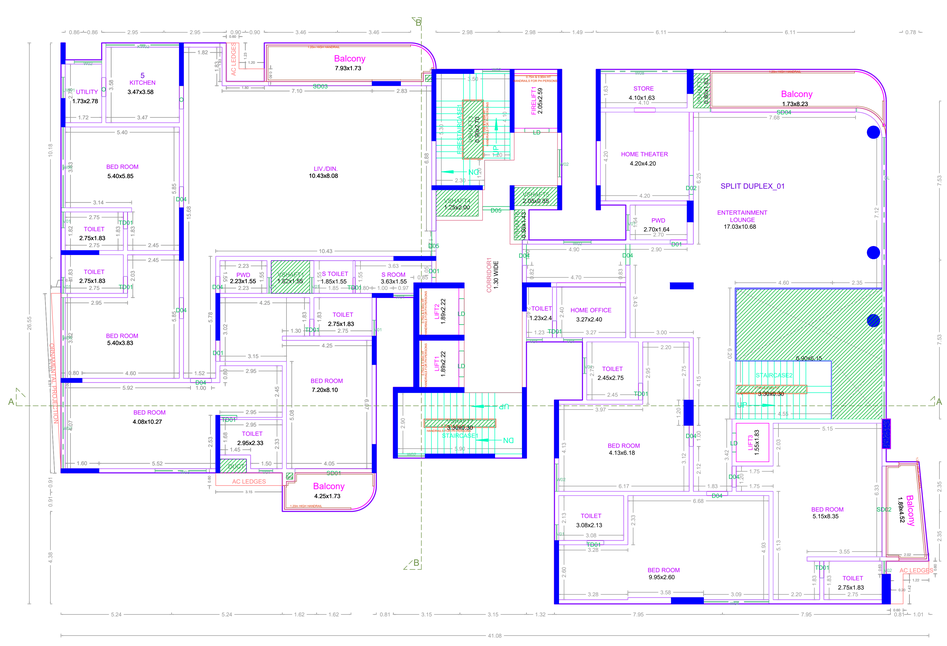
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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High Rise Building / Non High Rise Building
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KEY NO.

QR CODE

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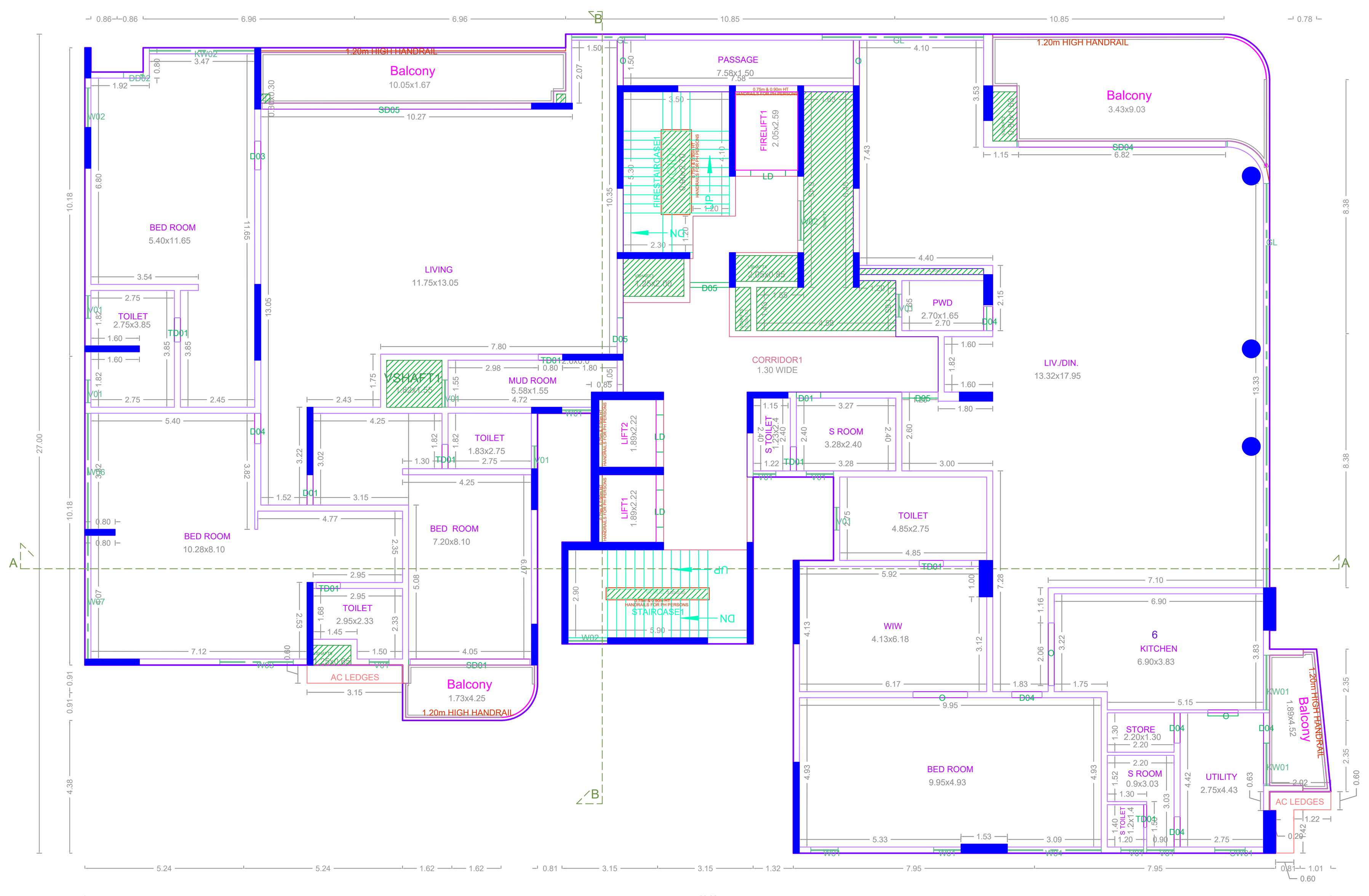
Applicants (Owner / Developer / Power of Attorney)

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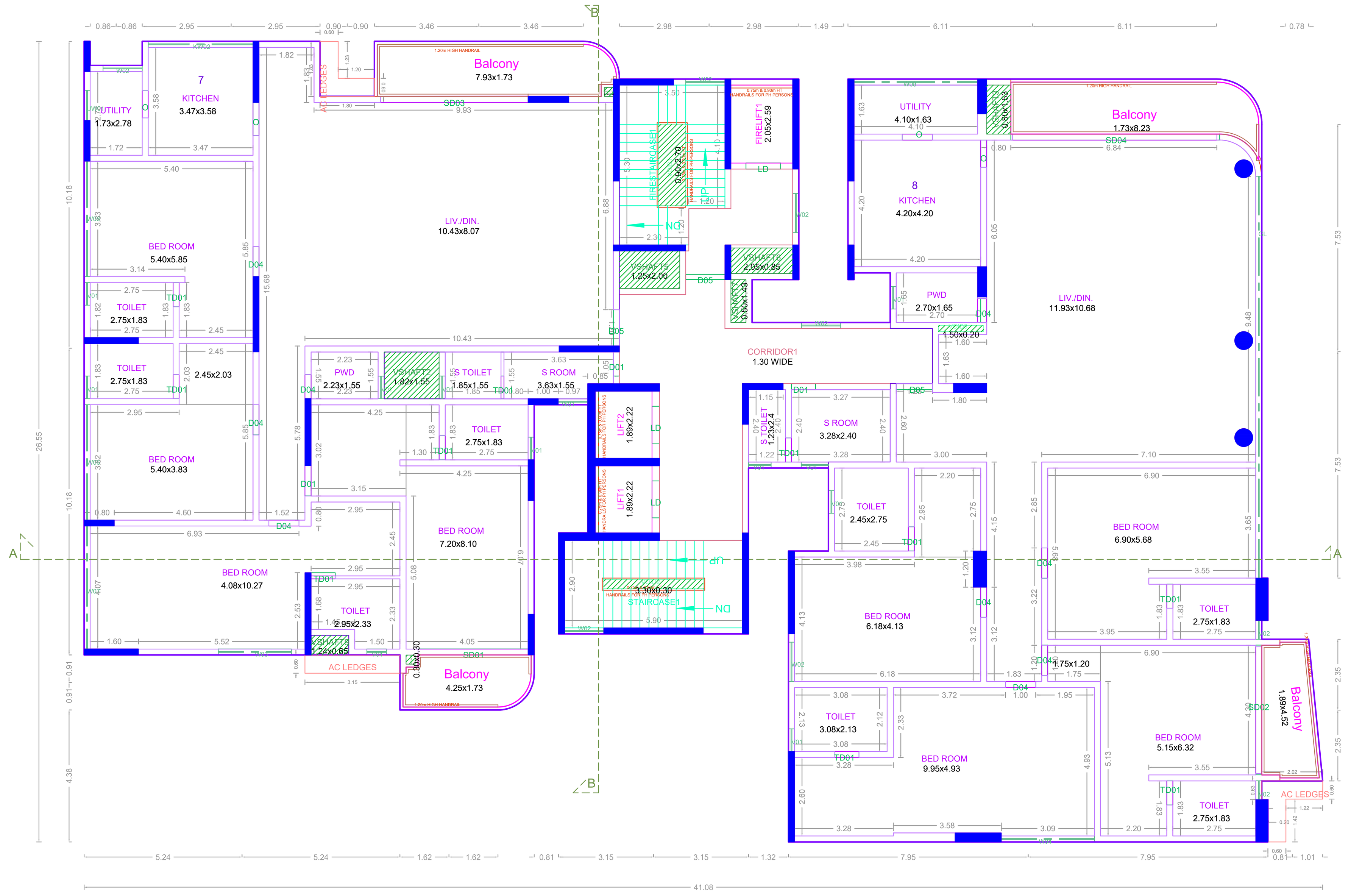
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SHEET NO. 4/5

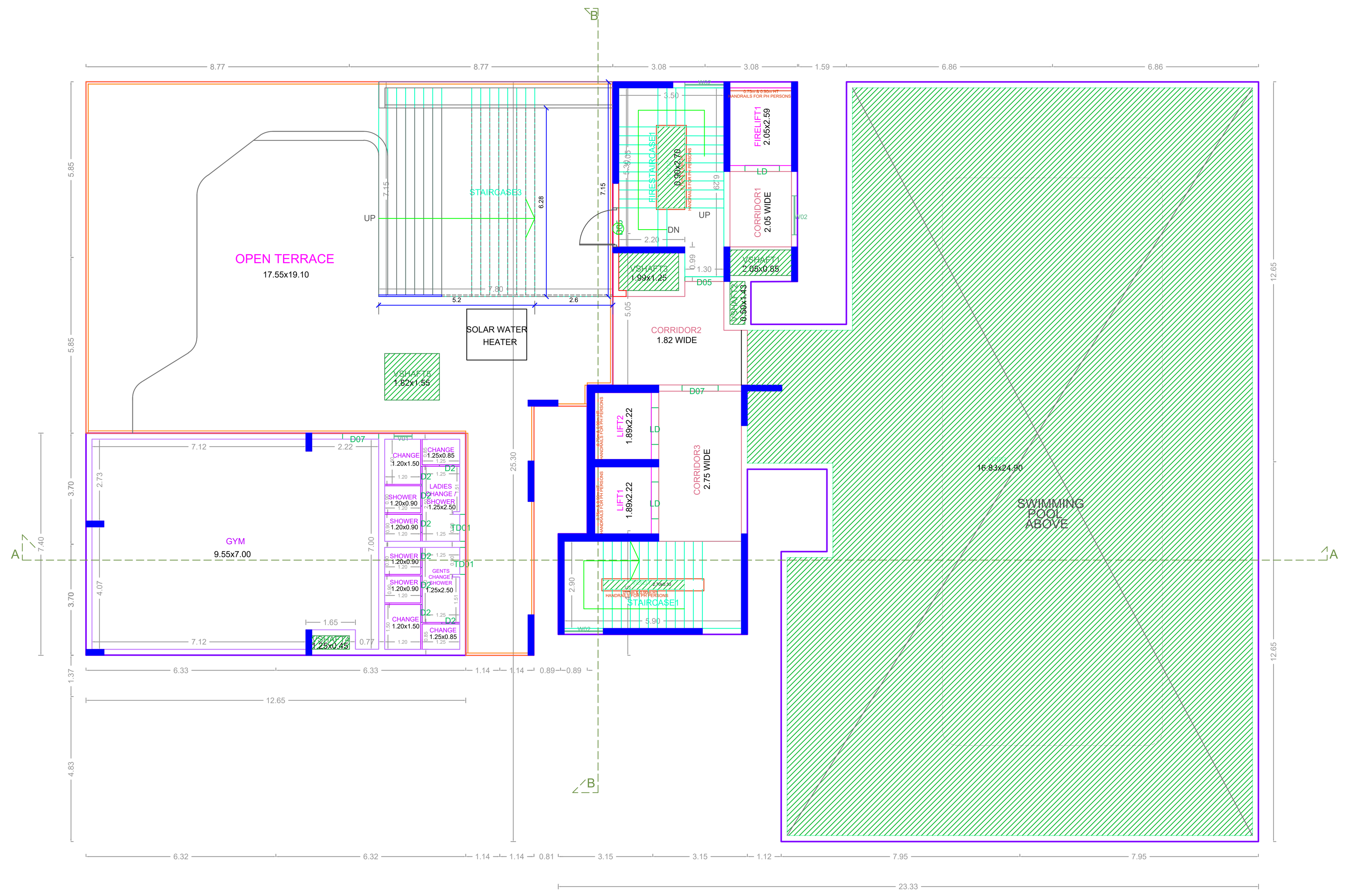
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 41.20M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR (PARKING) + STILT FLOOR PART (PARKING) / GROUND FLOOR PART (DOUBLE HEIGHT LOBBY, WAITING ROOM, METER ROOM + 1ST FLOOR (RESIDENTIAL + MULTIPURPOSE HALL & INDOOR GAMES) + 2ND FLOOR TO 9TH FLOOR +10TH FLOOR PART (GYM & DRESS CHANGE ROOM) & OPEN SWIMMING POOL AT TERRACE FLOOR LEVEL OF RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 1A, 1B & 1C, OLD DOOR NO.30, NEW DOOR NO.14, PADMAVATHY THAYAR STREET, GOPALAPURAM, CHENNAI-600086 COMPRISED IN R.S NO.67/130, BLOCK NO.4, OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



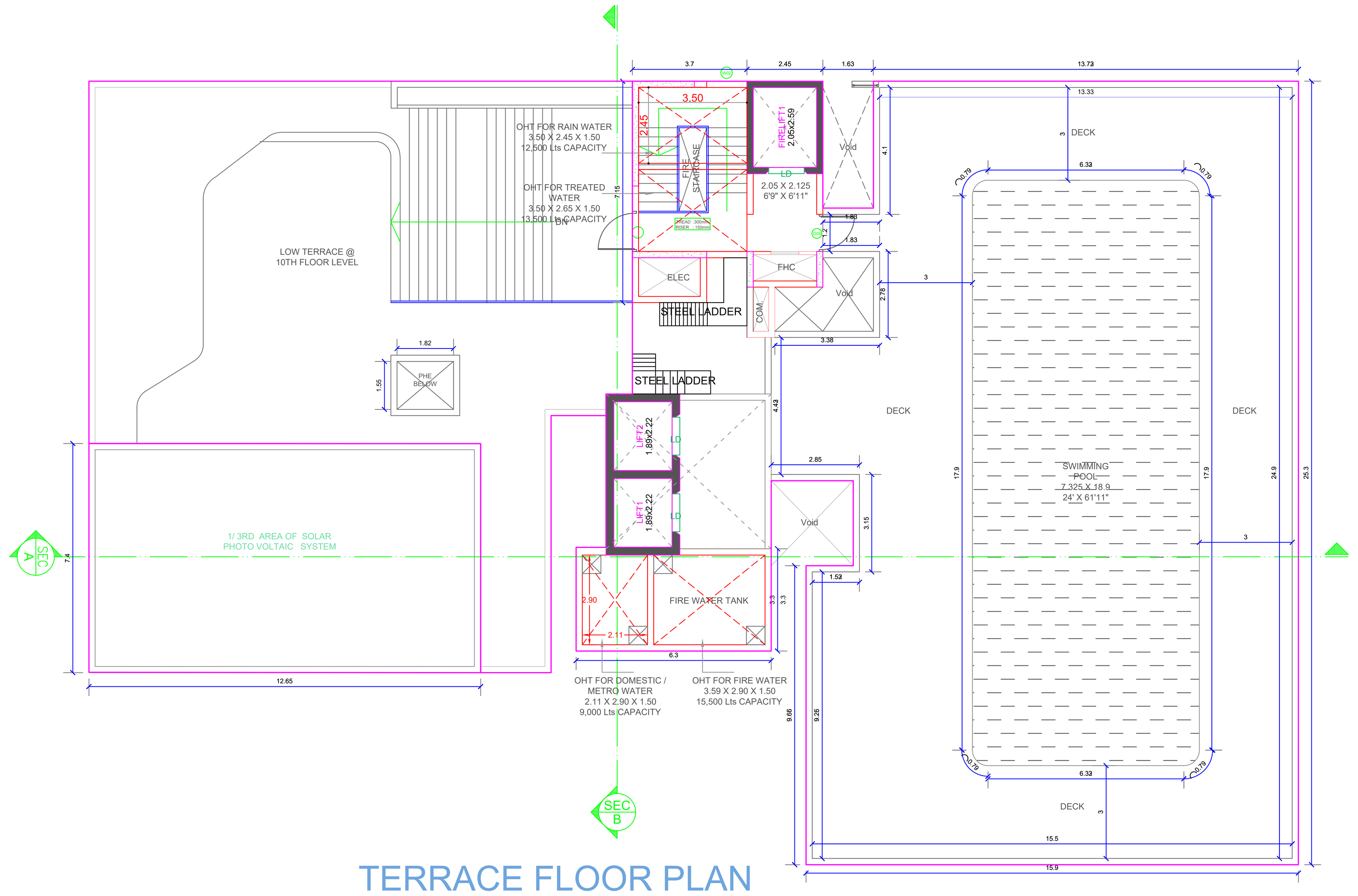
FIFTH FLOOR PLAN



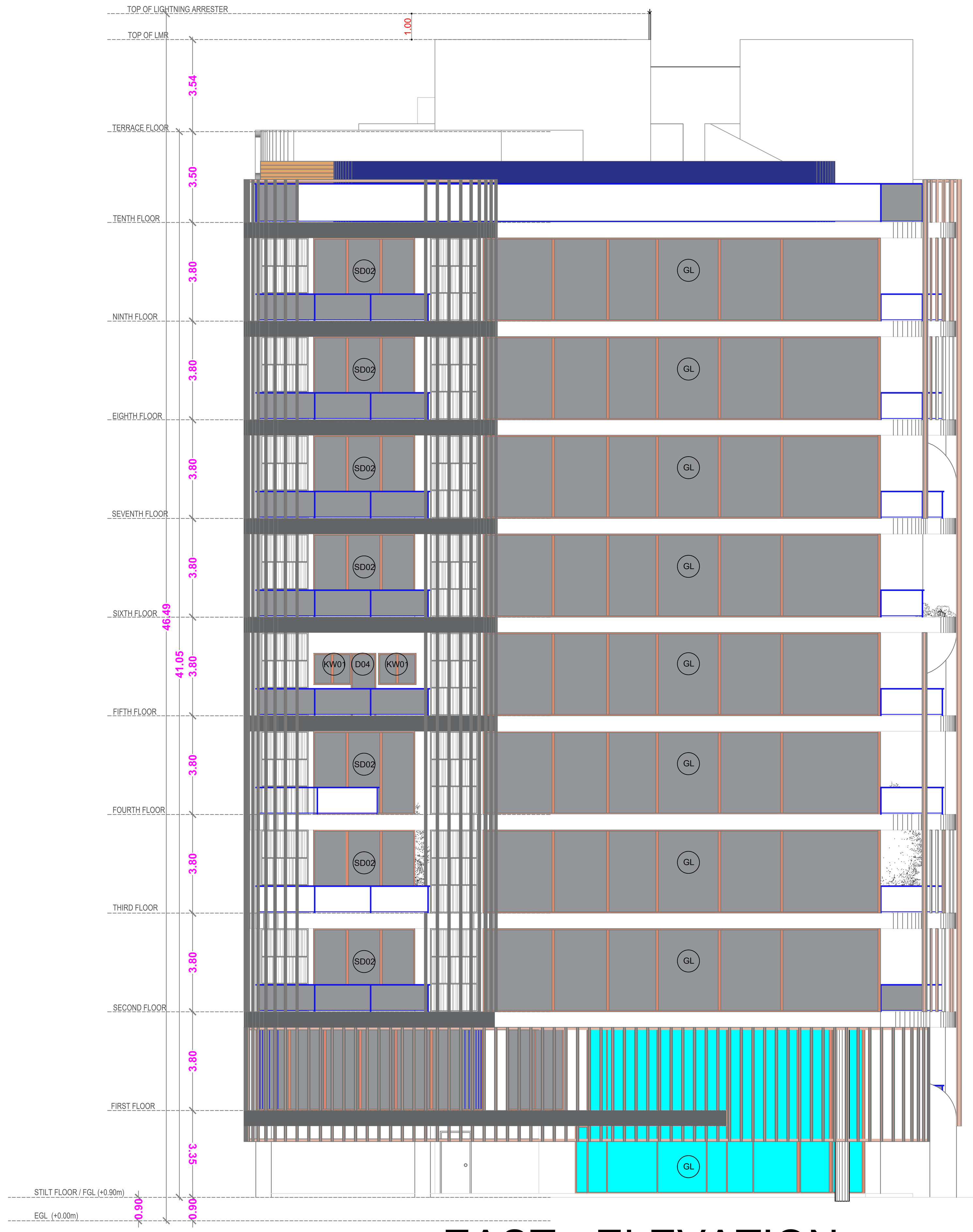
TYPICAL - 6- 9 FLOOR PLAN



TENTH FLOOR PLAN



TERRACE FLOOR PLAN



EAST - ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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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Applicants (Owner / Developer / Power of Attorney)

KEY NO.

QR CODE

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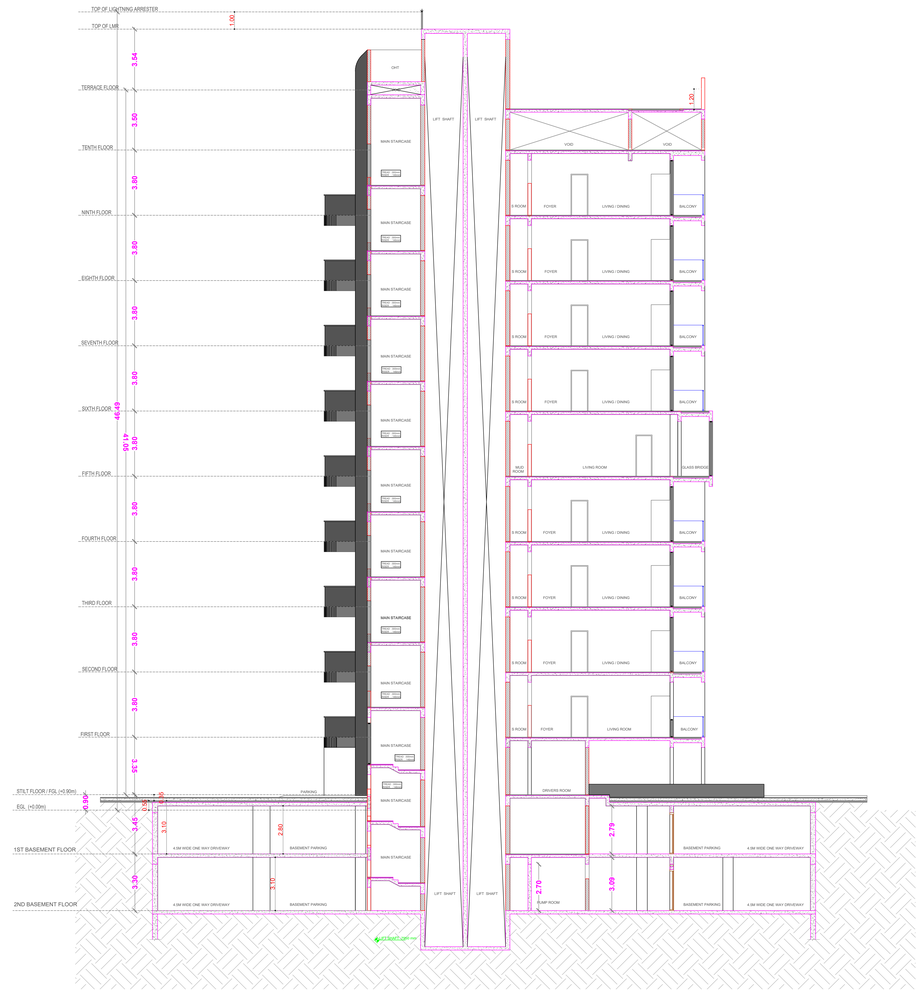
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SHEET NO. 5/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 41.20M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR (PARKING) + STILT FLOOR PART (PARKING) / GROUND FLOOR PART (DOUBLE HEIGHT LOBBY, WAITING ROOM, METER ROOM + 1ST FLOOR (RESIDENTIAL + MULTIPURPOSE HALL & INDOOR GAMES) + 2ND FLOOR TO 9TH FLOOR +10TH FLOOR PART (GYM & DRESS CHANGE ROOM) & OPEN SWIMMING POOL AT TERRACE FLOOR LEVEL OF RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 1A, 1B & 1C, OLD DOOR NO.30, NEW DOOR NO.14, PADMAVATHY THAYAR STREET, GOPALAPURAM, CHENNAI-600086 COMPRISED IN R.S NO.67/130, BLOCK NO.4, OF MYLAPORE VILLAGE, MYLAPORE TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



SECTION - AA'



SECTION - BB'

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. No.30313 & 30314 of 2019 (MP (MD) Nos. 5812 & 5813 of 2019)

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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UserDefinedMetric (841.00 x 1500.00MM)

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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Chennai 600 097, India
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+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.