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RE REGULATORY RECORD

RERA Document

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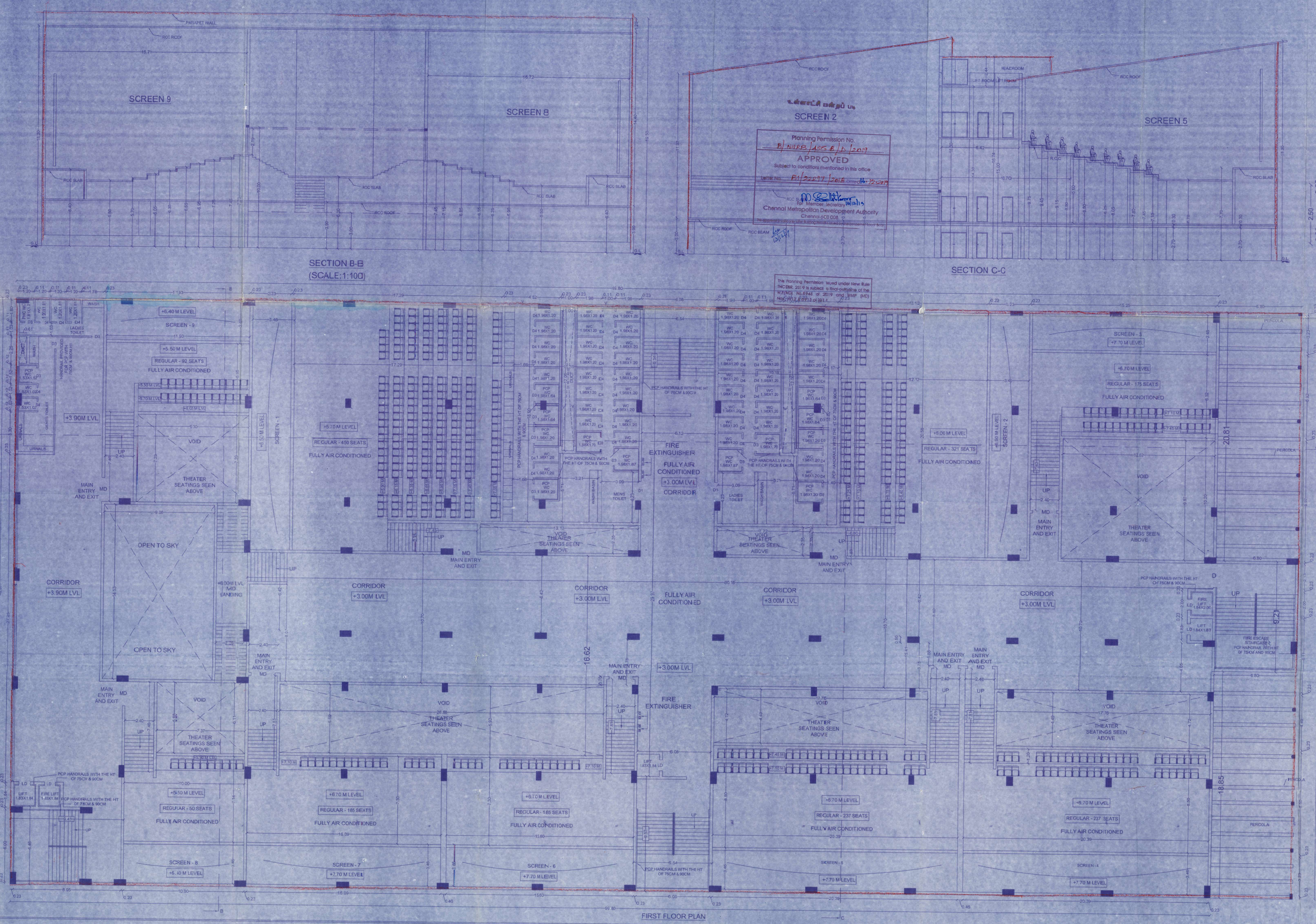
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DIGITALLY VERIFIED RECORD

உள்ளாட்சி மன்றம் படி

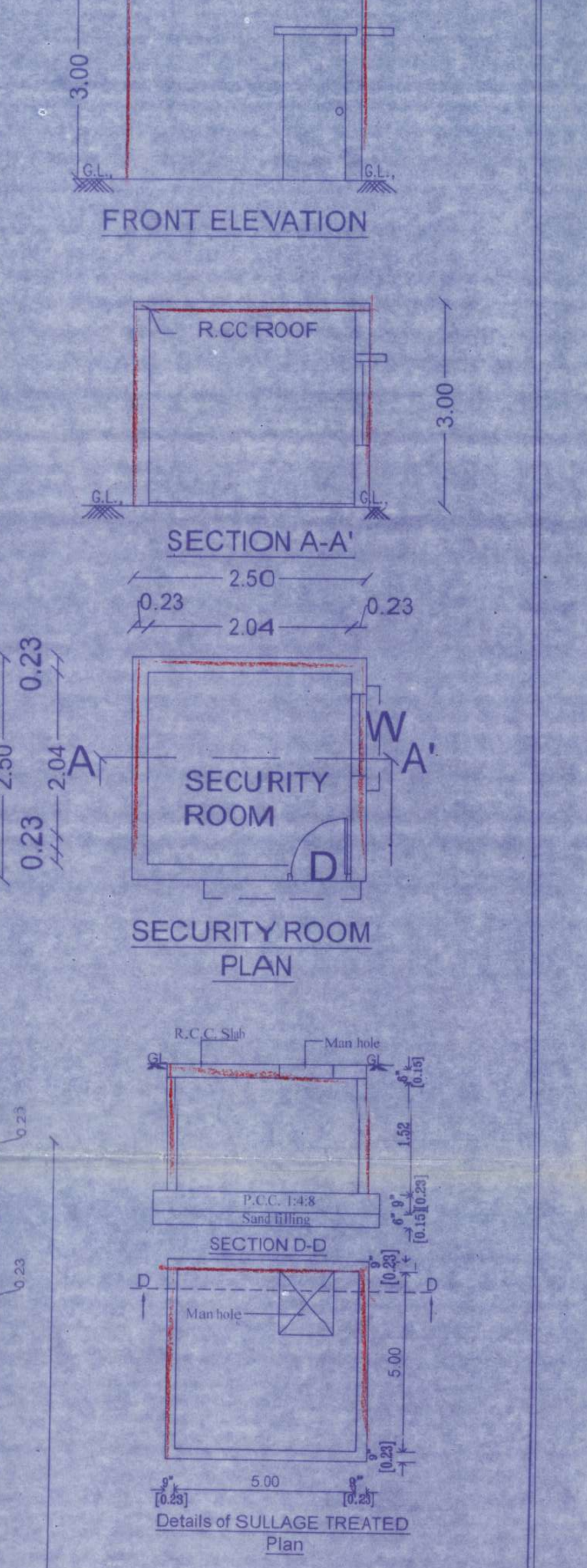
SHEET NO.2 OUT OF 4



உள்ளாட்சி மன்றம் படி

Planning Permission No.
APPROVED
Subject to conditions mentioned in this office
Letter No. ... Dated ...
for Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

The 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)



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT(PART) + GROUND FLOOR(PART)+2 FLOORS AIR CONDITIONED CINEMA THEATRE (9 SCREEN) COMMERCIAL BUILDING AT EAST COAST ROAD,CHENNAI-115 COMPRISED IN S.NOS 165/176A1, 165/176A2,165/176A3,165/176A4, 165/176A5,165/176A6,165/176A7 & 165/176A8 OF INJAMBAKKAM VILLAGE,TAMBARAM TALUK WITHIN GREATER CHENNAI CORPORATION ZONE :- XV DIV NO :196.

SCALE 1:100

SPECIFICATION:
SAND FILLING IN FOUNDATION
PCC 1:4:8 IN FOUNDATION
BRICK WORK IN CM 1:5
RCC WORK,M25 GRADE
PLASTERING IN CM 1:4
NOTE:MINIMUM CONCRETE GRADE USED IS - M25 [1:1:2]

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 X 2.13 M
SD	SLIDING DOOR	2.25 X 2.13 M
MD1, D	MAIN DOOR	2.00 X 2.13 M
D1	DOOR	1.50 X 2.13 M
D2	DOOR	0.95 X 2.13 M
D3,LD1	DOOR	1.00 X 2.13 M
D4	DOOR	0.80 X 2.13 M
LD	LIFT DOOR	2.00 X 2.13 M
W1	WINDOW	1.50 X 1.22 M
V	VENTILATOR	0.60 X 0.60 M

REFERENCE
PROPOSED
ROAD
BOUNDARY

OWNER'S SIGNATURE

R.CHANDRASEKARAN, B.E(Civil) FIV
Structural Engineer, Approved Valuer No.F-24274,
REG.R.I 19/02/005 & SE/GR.II/19/03/019
F1, Lotus Flats, 12, Kuppusamy Street,
Pallavanthangal, Chennai-600114.
REGISTERED ENGINEER /
REGISTEED ARCHITECT

STRUCTURAL ENGINEER

SHEET NO:3 OUT OF 4

Planning Permission No.
B/NRBS/355C/15/2019
APPROVED
Subject to conditions mentioned in the office
Letter No. F1/22297/2018 Dated:15/5/2019
Member Secretary
Chennai Metropolitan Development Authority
Commercial-600 008.
This approval is valid for one year. If the Permit is issue by the concerned local Body.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT(PART) + GROUND FLOOR(PART)+2 FLOORS AIR CONDITIONED CINEMA THEATRE (9 SCREEN) COMMERCIAL BUILDING AT EAST COAST ROAD,CHENNAI-115 COMPRISED IN S.NOS.165/176A1, 165/176A2, 165/176A3, 165/178A4, 165/179A5, 165/176A6 165/176A7 & 165/176A8 OF INJAMBAKKAM VILLAGE,TAMBARAM TALUK, WITHIN GREATER CHENNAI CORPORATION. ZONE : XV, DIV NO : 196.

SCALE 1:100

SPECIFICATION
SAND FILLING IN FOUNDATION
PCC 1:4:8 IN FOUNDATION
BRICKWORK IN CM 1:5
RCC WORK M25 GRADE
PLASTERING IN CM 1:4
NOTE:MINIMUM CONCRETE GRADE USED IS -M25 [1:1.2]

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 X 2.13 M
SD	SLIDING DOOR	2.25 X 2.13 M
MD1,D	MAIN DOOR	2.00 X 2.13 M
D1	DOOR	1.50 X 2.13 M
D2	DOOR	0.90 X 2.13 M
D3,LD1	DOOR	1.00 X 2.13 M
D4	DOOR	0.80 X 2.13 M
LD	LIFT DOOR	2.00 X 2.13 M
W1	WINDOW	1.50 X 1.22 M
V	VENTILATOR	0.60 X 0.60 M

REFERENCE
PROPOSED
ROAD
BOUNDARY
N

OWNER'S SIGNATURE


R. Chandrasekaran

R.CHANDRASSEKARAN, B.E(CIVIL) M
Structural Engineer, Approved Valuer No.S-0124
REGN.I 19/01055 & S1/GB/211/03/04-19
F1, Lotus Flats,12, Kappanna Street,
Pallavanthangal, Chennai-600 114.
9444693018. Email: profchandrasekaran@yahoo.com

REGISTERED ENGINEER / REGISTERED ARCHITECT

STRUCTURAL ENGINEER

SECOND FLOOR PLAN



SHEET NO:1 OUT OF 4

Planning Permission No. B/NHRB/ASS.P./D./2019

APPROVED

Subject to conditions mentioned in this office

Letter No. B1/22237/2018 Dated 16.12.2019

for Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.

This approval is valid only after Building Permit is issued by the concerned local body.

The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8946 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT(PART) + GROUND FLOOR(PART)+2 FLOORS AIR CONDITIONED CINEMA THEATRE (9 SCREEN) COMMERCIAL BUILDING AT EAST COAST ROAD, CHENNAI-115 COMPRISED IN S.NOS 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7 & 165/176A8 OF INJAMBAKKAM VILLAGE, TAMBARAM TALUK WITHIN GREATER CHENNAI CORPORATION.
ZONE : XV, DIV. NO. : 196.

SCALE 1:100

SPECIFICATION

SAND FILLING IN FOUNDATION
PCC 1:4:8 IN FOUNDATION
BRICK WORK [illegible]
RCC WORK M25 GRADE
PLASTERING IN CM 1:4
NOTE: MINIMUM CONCRETE GRADE USED IS - M25 [1:1:2]

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 X 2.13 M
SD	SLIDING DOOR	2.25 X 2.13 M
MD1,D	MAIN DOOR	2.00 X 2.13 M
D1	DOOR	1.50 X 2.13 M
D2	DOOR	0.95 X 2.13 M
D3,LD1	DOOR	1.00 X 2.13 M
D4	DOOR	0.80 X 2.13 M
LD	LIFT DOOR	2.00 X 2.13 M
W1	WINDOW	1.50 X 1.22 M
V	VENTILATOR	0.60 X 0.60 M

AREA STATEMENT

PLOT EXTENT	
AS PER DOC (LEAST)	12140.47 M²
AS PER PATTA	12450.00 M²

PLOT EXTENT(AS PER OSR)	
ROAD LEFT FOR HIGHWAY AND STREET ALIGNMENT	417.00 M²
10% OSR AREA REQUIRED (LEAST AREA - STREET ALIGNMENT)	1172.30 M²
10% OSR AREA PROVIDED	1172.50 M²

	NON FSI AREA	FSI AREA
STILT FLOOR (PART)	4025.31 M²	------
GROUND FLOOR (PART)	------	859.30 M²
FIRST FLOOR	------	4214.37 M²
SECOND FLOOR	------	2547.87 M²
TOTAL FSI AREA	------	7621.54 M²

FSI = 7621.54 M² / 12140.47 M² = 0.628

PLOT COVERAGE = 4841.47/12140.47 = 39.88%

	REQUIRED	PROVIDED
CAR PARKING	76	199
TW PARKING	96	200

REFERENCE

- PROPOSED
- ROAD
- BOUNDARY


OWNER'S SIGNATURE

R.CHANDRASEKARAN, B.E.(Civil) F.I.V
Structural Engineer, Approved Valuer
REG/GR.I /19/02/2005 & SE(GR.I)/19/03/019
F1, Lotus Flats, 12, Kuppusamy Street,
Pallavanthangal, Chennai-600114.
9444992018.

REGISTERED ENGINEER / REGISTEED ARCHITECT

N.TAMILVANAN, M.E.(STRUCT.)
Registration Structural Engineer GRADE I (SE)
B&W STRUCTURAL DESIGN CONSULTANT
181/64, Gandhi Road, Velachery, Chennai-42.
Ph: 9677044466, 044-42237175

STRUCTURAL ENGINEER


SHEET NO:4 OUT OF 4
PROPOSED SEWAGE TREATMENT PLANT OF 0.045 MLD CAPACITY
Moving Bed bio - film reactor (MBBR)
PLAN@G.L
PLAN
SECTION A-A
DETAILS OF FILTERS
Man hole
Raw Sewage Inlet pipe
Incoming Sewer 150mm dia @ 2.25m depth
Treated Effluent for Reuse
Air Inflow Pipe
LEGEND
1 SCREEN CHAMBER
2 GRIT CHAMBER
3 BALANCING TANK
4 ANAEROBIC TANK
5 ANOXIC TANK
6 AEROBIC TANK (BOD REDUCTION)
7 AEROBIC TANK (NITRIFICATION)
8 SEDIMENTATION TANK
9 EFFLUENT LAUNDER
10 DISINFECTION TANK
11 CHLORINE DOSING TANK
12 INTERMITTENT EFFLUENT STORAGE TANK-1
13 PRESSURE SAND FILTER
A Free Board, B Filtering Media, C Pebble
14 ACTIVATED CARBON FILTER
A Free Board, B Filtering Media, C Pebble
15 INTERMITTENT EFFLUENT STORAGE TANK-2
16 SLUDGE COLLECTION TANK
17 POLYELECTROLYTE DOSING TANK
18 EFFLUENT SUMP
UV ULTRA VIOLET TREATMENT
PB PANEL BOARD
AV AIR VENT
FP FILTER PRESS WITH POST LIME MODULE
PCDT POST CHLORINATION DOSING TANK
SP1 SUBMERSIBLE PUMP - 1.90 cu.m/hr @ 12m
SL SLUDGE PUMP - 10 cu.m/hr @ 10m
SP2 & SP3 SUBMERSIBLE PUMP
MB1 & MB2 MONOBLOCK PUMP - 1.90 cu.m/hr @ 12m
DP DRAIN PUMP
B1 AIR BLOWER FOR DIFFUSED AERATION
B2 AIR BLOWER FOR AIR CIRCULATION SYSTEM
G.L & H.L ARE IN METRES
RAW SEWAGE LINE (80mm dia)
EFFLUENT LINE (100mm dia)
SLUDGE LINE (100mm dia)
AIR LINE (25mm dia)
DUCT PROVIDED FOR AIR CIRCULATION IN BASEMENT
DIFFUSED AIR ARRANGEMENTS
FRONT ELEVATION
PARAPET WALL
LIGHTNING ARRESTER
OHT
STAIRCASE HEADROOM
LIFT WELL
Planning Permission No.
B/ WARB/ 453 D/D /2019
APPROVED
Subject to conditions mentioned in this office
Letter No. B1/ 22797/2018 Dated 16.12.2019
For Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
The Planning Permission issued under New Rule TNCDBR 2019 is subject to final outcome of the W.P.(MD) No. 6944 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019
TERRACE FLOOR PLAN
CINEMA THEATRE
SLOPED RCC ROOF
1/3 RD AREA OF TERRACE IS PROVIDED FOR SOLAR PHOTOVOLTAIC SYSTEM
+15.00M LVL
18.30M LVL
+14.30M LVL
COVERED WITH RCC ROOF
OPEN TERRACE
OPEN TO SKY
STEEL LADDER
SLOPE
FIRE ESCAPE STAIRCASE PCP HANDRAIL WITH HT OF 75CM AND 90CM
PCP HANDRAILS WITH THE HT OF 75CM & 90CM
FIRE LIFT WELL
LIFT WELL
MACHINELESS LIFT ROOM
DN
OHT FOR FIRE FIGHTING 2.20X3.15X1.52 (10534 LITRES)
OHT FOR SULLAGE TREATED WATER 1.50X3.15X1.52 (7182 LITRES)
OHT FOR RAINWATER 1.50X3.15X1.52 (7182 LITRES)
OHT FOR DRINKING WATER 2.10X3.15X1.52 (10055 LITRES)
FIRE LIFT WELL 1.83X1.84
LIFT WELL 1.83X1.84
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT(PART) + GROUND FLOOR(PART)+2 FLOORS AIR CONDITIONED CINEMA THEATRE (9 SCREEN) COMMERCIAL BUILDING AT EAST COAST ROAD,CHENNAI-115 COMPRISED IN S.NOS.165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7 & 165/176A8 OF INJAMBAKKAM VILLAGE,TAMBARAM TALUK WITHIN GREATER CHENNAI CORPORATION ZONE - XV DIV NO - 196
SCALE 1:100
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D2 DOOR 0.95 X 2.13 M
D3,LD1 DOOR 1.00 X 2.13 M
D4 DOOR 0.80 X 2.13 M
LD LIFT DOOR 2.00 X 2.13 M
W1 WINDOW 1.50 X 1.22 M
V VENTILATOR 0.60 X 0.60 M
REFERENCE
PROPOSED
ROAD
BOUNDARY
N
OWNER'S SIGNATURE
R.CHANDRASEKARAN, B.E.(Civil),F.IV
Structural Engineer, Approved Valuer No.F-24274,
RE(GR.I /19/02/005 & SE(GR.II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Pallavanthangal, Chennai-600114.
REGISTERED ENGINEER / REGISTERED ARCHITECT
STRUCTURAL 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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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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.