Verified RealEstate™

RE REGULATORY RECORD

RERA Document

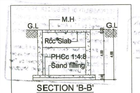
The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

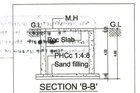
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD



SECTION 'B-B'



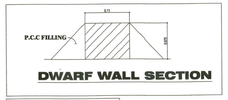
SECTION 'B-B'



PLAN
SULLAGE WATER SUMP
(Scientifically closed)



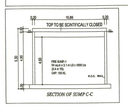
PLAN
RAIN WATER SUMP
(Scientifically closed)



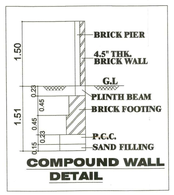
DWARF WALL SECTION



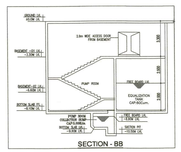
SECTION-AA



SECTION OF SUMP-C-C

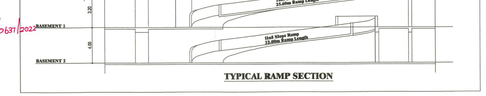


COMPOUND WALL DETAIL

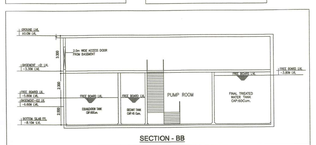


SECTION - BB

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



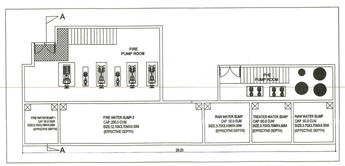
TYPICAL RAMP SECTION



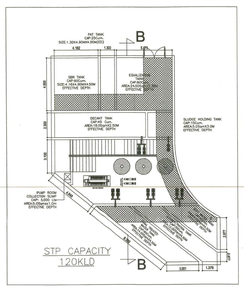
SECTION - BB

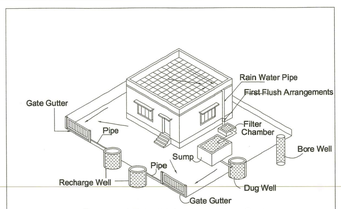


GATE DETAIL

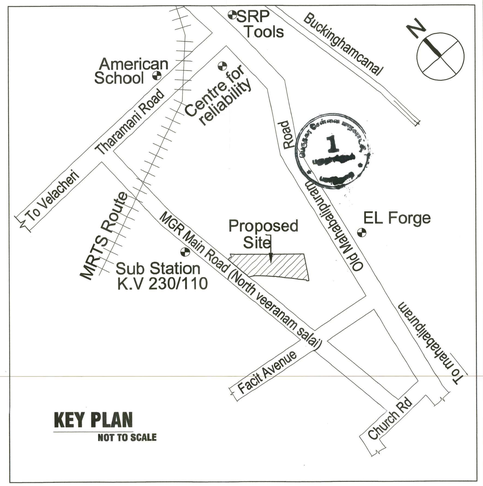


NOT TO SCALE





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



KEY PLAN
NOT TO SCALE

AREA CALCULATION	
PLOT AREA AS PER PATTA	8050.00 SQ.M
PLOT AREA AS PER DOCUMENT	8053.24 SQ.M
PLOT AREA AS PER LEAST	8050.00 SQ.M

AREA STATEMENT

FLOOR	TOTAL (Sq.m)	DEDUCTION (Sq.m)	SPACES EXCLUDED FROM FSI (Sq.m)	PARKING (Sq.m)	FSI AREA (Sq.m)
BF 2	3742.48	56.54	309.62	3138.52	237.80
BF 1	3742.48	66.11	299.79	3046.19	330.39
STILT FLOOR	3284.12	90.18	111.89	1785.87	1296.18
1st FLOOR	3284.12	195.10	0.00	0.00	3089.02
2nd FLOOR	3284.12	64.94	0.00	0.00	3219.18
3rd FLOOR	3273.57	64.94	0.00	0.00	3208.63
4th FLOOR	3284.12	64.94	0.00	0.00	3219.18
5th FLOOR	3273.57	64.94	0.00	0.00	3208.63
6th FLOOR	3284.12	64.90	0.00	0.00	3219.22
7th FLOOR	3273.57	64.94	0.00	0.00	3208.63
8th FLOOR	3273.57	64.94	0.00	0.00	3208.63
TOTAL	36999.84	862.47	721.30	7970.58	27445.48

ACHIVED FSI	27445.48 / 8050.00	3.409
ACHIVED COVERAGE	3235.40 / 8050.00	40.19 %

	CAR PARKING	TW.PARKING
REQUIRED	227 NOS	906 NOS
PROVIDED	313 NOS	910 NOS

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D	DOOR	2.00 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.75 x 2.40
W1	WINDOW	2.00 x 1.80
W2	WINDOW	1.80 x 1.80
W3	WINDOW	1.15 x 1.80
V1	VENTILATOR	0.60 x 0.90
V2	VENTILATOR	0.45 x 0.90

NORTH POINT

COLOUR INDICATION

PROPOSED BUILDING

PLOT BOUNDARY

ACCESS ROAD

DRAWING TITLE

SITE CUM STILT FLOOR PLAN

SCALE
1:150

OWNER 'S SIGNATURE

For VVA PROPERTIES PVT. LTD.

Director / Authorised Signatory

STRUCTURAL ENGINEER

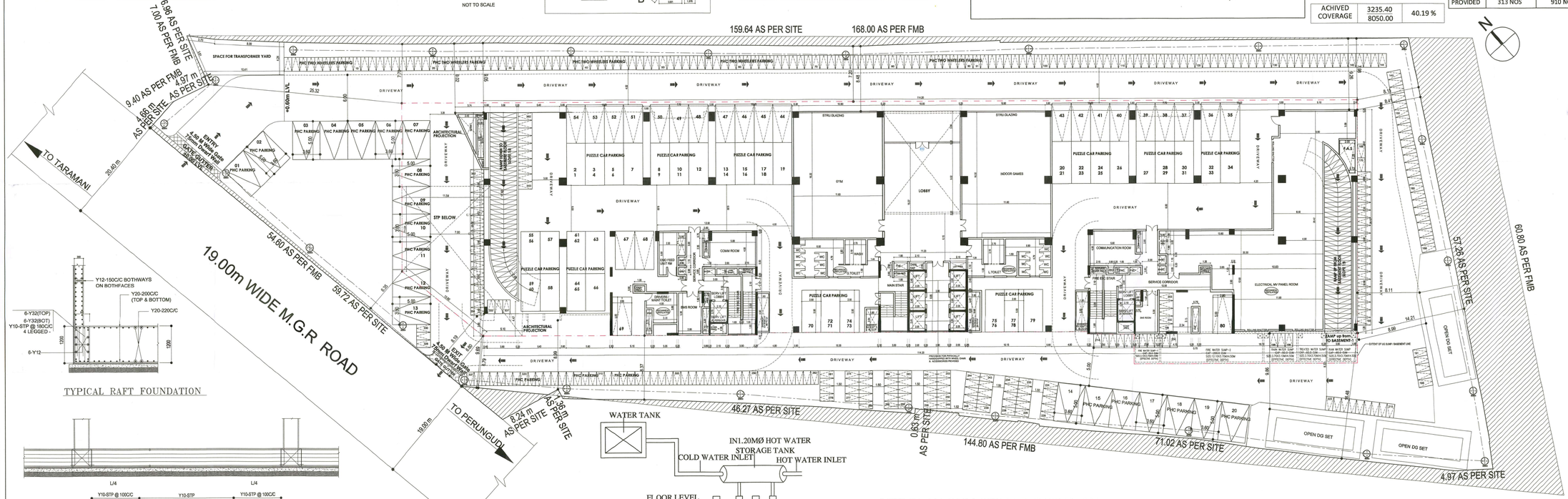
Dr. ALEX JACOB
B.E., M.Tech (Str), Ph.D(NIT), F.I.E., M.I.S.T.E., M.I.E.I., M.I.A.E.
41A, Bharathiyar Street, Kodambakkam, CHENNAI - 600 024.
Ph: 2482 1001
REG No. INM/1043/00/0218

ARCHITECT:-

R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA/ 2019 / 113972
CORPORATION REGN. NO. R/2033/8/2022
TNUDB REGN. NO. CHE/ 2019 / 0000000
SOWDESHWARI NAGAR, THOSSIPPIYAM,
CHENNAI - 600 033. PHONE : 9884022352

SHEET NO: 01/06

Proposed Construction of High rise Building Consisting of Extended Double Basement floor + Stilt floor (part) cum Ground floor (part) +8 floors - Commercial office use Building at Door No.54, M.G.R. Road Perungudi, Chennai-600096. Comprised in survey No.231/3A1, 3B1, 3B2, 231/3B3, 3B4, 3B5, 3B6, 3B7, of Perungudi Village with in the Limits of Greater Chennai Corporation .
Division :182, Zone : XIV



SITE PLAN CUM STILT FLOOR PLAN

TYPICAL RAFT FOUNDATION

TYPICAL RAFT BEAM DETAIL

SOLAR HOT WATER SYSTEM DETAIL

FULLY MECHANICAL VENTILATION BUILDING

Approved by
C.M.D.A vide
Lr.No.
Dated.

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 Madurai Bench of Madras High Court

UPPER BASEMENT FLOOR PLAN

LOWER BASEMENT FLOOR PLAN

SHEET NO: 02/06

Proposed Construction of High rise Building Consisting of Extended Double Basement floor + Stilt floor (part) cum Ground floor (part) +8 floors - Commercial office use Building at Door No.54, M.G.R. Road Perungudi, Chennai-600096. Comprised in survey No.231/3A1, 3B1, 3B2, 231/3B3, 3B4, 3B5, 3B6, 3B7, of Perungudi Village with in the Limits of Greater Chennai Corporation .
Division :182, Zone : XIV

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D	DOOR	2.00 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.75 x 2.40
W1	WINDOW	2.00 x 1.80
W2	WINDOW	1.80 x 1.80
W3	WINDOW	1.15 x 1.80
V1	VENTILATOR	0.60 x 0.90
V2	VENTILATOR	0.45 x 0.90

NORTH POINT

COLOUR INDICATION
PROPOSED BUILDING
PLOT BOUNDARY
ACCESS ROAD

DRAWING TITLE
BASEMENT FLOOR PLANS

SCALE
1:100

OWNER 'S SIGNATURE
For VVA PROPERTIES PVT. LTD.
Director / Authorised Signatory

STRUCTURAL ENGINEER
Dr. ALEX JACOB
B.E., M.Tech. (Struct.), Ph.D (Struct.), M.I.E. (Struct.), M.I.E. (Civil)
CHENNAI - 600 060.
REG No. SE/2014/00100/001
REG No.: RSE/100300/2018

ARCHITECT:-
R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA/2019/119872
CORPORATION REGN. NO. RA00328322
A-302, PELICAN NEST, 48/141, CROSS STREET,
SOMESWARAMMAD NAGAR, THORAIPAKKAM,
CHENNAI - 600 097. PHONE : 9884003292

FULLY MECHANICAL VENTILATION BUILDING

CMDA approved by C.M.D.A vide Lr.No.Spl(Layout)/0431/2023 Dated 21/07/2023

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 Madurai Bench of Madras High Court

கட்டிட அனுமதி எண் CMDA/Layouts/0431/2023 நாள் 21/08/2023 வார்டு 182

ARCHITECTURAL SLAB PROJECTION

OFFICE SPACE-1

OFFICE SPACE-2

AHU1

AHU2

ELEC. ROOM

SERVICE CORRIDOR

SERVICE LIFT LOBBY

FIRE TOWER

MAIN STAIR

LIFT LOBBY

PHC TOILET

GENTS TOILET

LADIES TOILET

STAIR PRES.

STRUCTURAL GLAZING/CP

1.2M HT HAND RAIL

HANDICAPPED TOILET WITH ACCESSORIES PROVIDED

750 MM & 900 MM HEIGHT HANDRAIL FOR PHYSICALLY CHALLENGED PEOPLE

750 MM & 900 MM HEIGHT HANDRAIL FOR PHYSICALLY CHALLENGED PEOPLE

PROVISION FOR PHYSICALLY HANDICAPPED WITH WHEEL CHAIR & ACCESSORIES PROVIDED

SECOND & FOURTH FLOOR PLAN

LOBBY BELOW

FIRST FLOOR PLAN

SHEET NO: 03/06

Proposed Construction of High rise Building Consisting of Extended Double Basement floor + Stilt floor (part) cum Ground floor (part) +8 floors - Commercial office use Building at Door No.54, M.G.R. Road Perungudi, Chennai-600096. Comprised in survey No.231/3A1, 3B1, 3B2, 231/3B3, 3B4, 3B5, 3B6, 3B7, of Perungudi Village with in the Limits of Greater Chennai Corporation .
Division :182, Zone : XIV

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D	DOOR	2.00 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.75 x 2.40
W1	WINDOW	2.00 x 1.80
W2	WINDOW	1.80 x 1.80
W3	WINDOW	1.15 x 1.80
V1	VENTILATOR	0.60 x 0.90
V2	VENTILATOR	0.45 x 0.90

NORTH POINT

COLOUR INDICATION

PROPOSED BUILDING

PLOT BOUNDARY

ACCESS ROAD

DRAWING TITLE

FLOOR PLANS

SCALE
1:100

OWNER 'S SIGNATURE

For VVA PROPERTIES PVT. LTD.

Director / Authorised Signatory

STRUCTURAL ENGINEER

Dr. ALEX JACOB
B.E.(Civil), M.E.(Struct.), Ph.D.(Struct.)
STRUCTURAL ENGINEER
No. 45A, BHAGYAM COLONY, KOTTIVAKKAM, CHENNAI - 600 096.
REG No. SE/STR/410/03/001
REG No. RSE/150/302019

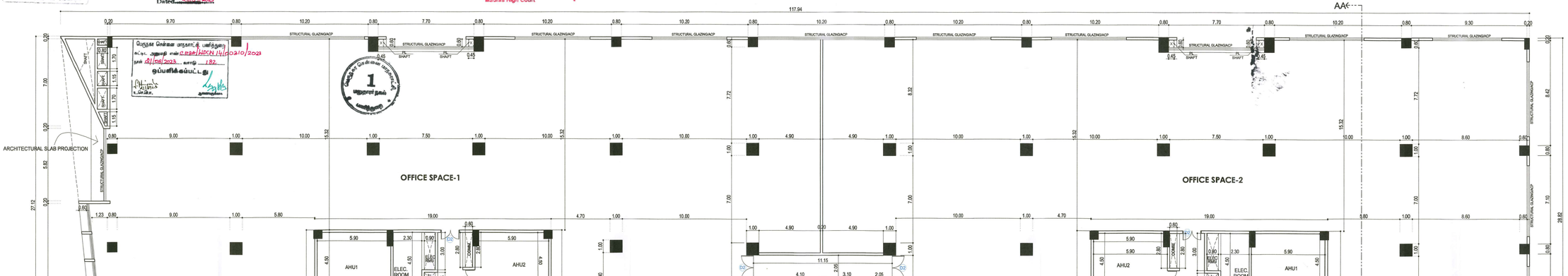
ARCHITECT:-

R. VISWESH KRISHNA, B.Arch.,
COA, REGN. No. CA / 2019 / 010872
CDA, REGN. No. CDA / 2022 / 033322
A-302, RUJUDA NEST, NO.46, OMEX STREET,
SOWDESHWARI NAGAR, THORAIPAKKAM,
CHENNAI - 600 097. PHONE : 9884022353

FULLY MECHANICAL VENTILATION BUILDING

P.P.A. approved by
C.M.D.A vide
Lr.No. CMDA/BP(3)/S/0637/2022
Dated 4/8/2023

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition i.e WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

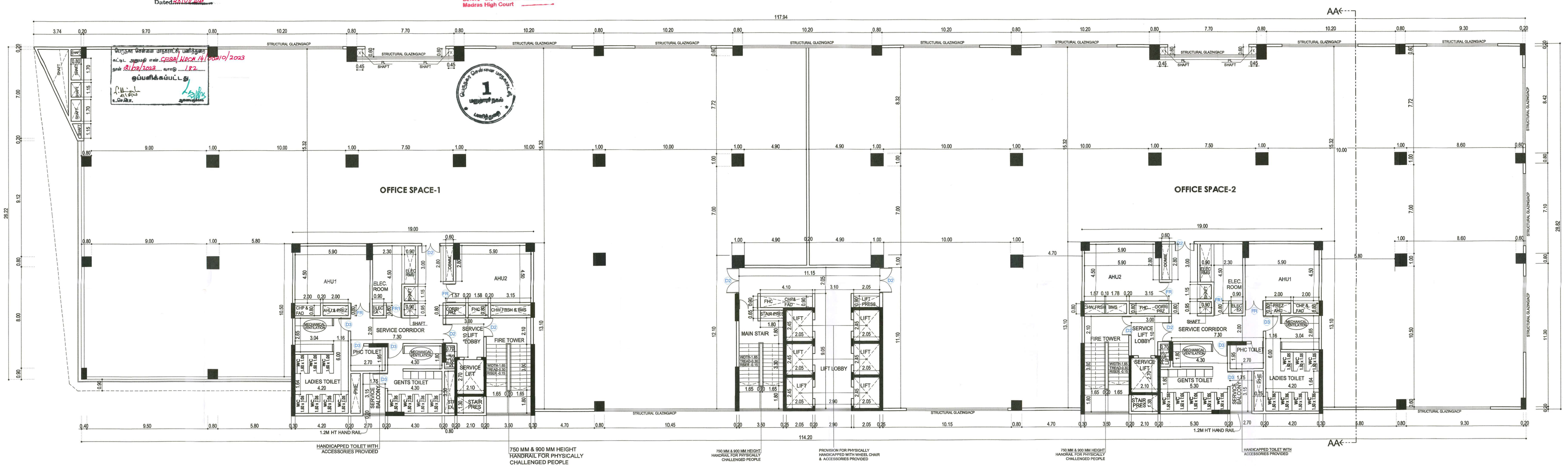


SHEET NO: 04/06

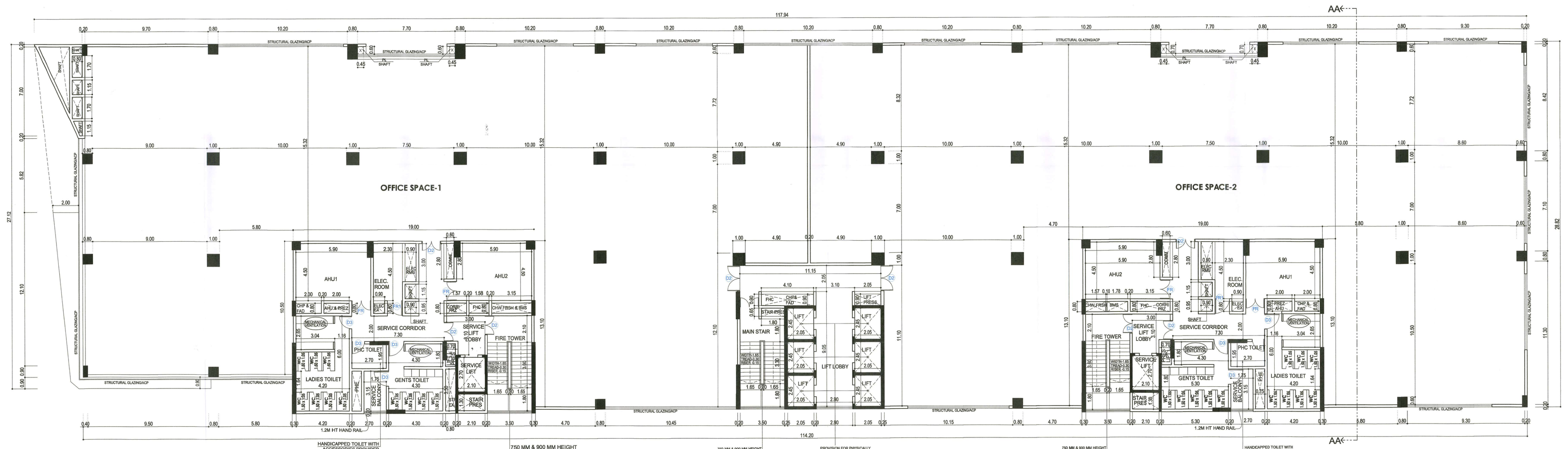
Proposed Construction of High rise Building Consisting of Extended Double Basement floor + Stilt floor (part) cum Ground floor (part) +8 floors - Commercial office use Building at Door No.54, M.G.R. Road Perungudi, Chennai-600096. Comprised in survey No.231/3A1, 3B1, 3B2, 231/3B3, 3B4, 3B5, 3B6, 3B7, of Perungudi Village with in the Limits of Greater Chennai Corporation .
Division :182, Zone : XIV

C.M.D.A approved by C.M.D.A vide Lr.No.: Plan/Rise/06437/2022 Dated: 28/07/2022

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 butore the Madurai Bench of Madras High Court



EIGHTH FLOOR PLAN



SEVENTH FLOOR PLAN

FULLY MECHANICAL VENTILATION BUILDING

SHEET NO: 05/06

Proposed Construction of High rise Building Consisting of Extended Double Basement floor + Stilt floor (part) cum Ground floor (part) +8 floors - Commercial office use Building at Door No.54, M.G.R. Road Perungudi, Chennai-600096. Comprised in survey No.231/3A1, 3B1, 3B2, 231/3B3, 3B4, 3B5, 3B6, 3B7, of Perungudi Village with in the Limits of Greater Chennai Corporation .
Division :182, Zone : XIV

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D	DOOR	2.00 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.75 x 2.40
W1	WINDOW	2.00 x 1.80
W2	WINDOW	1.80 x 1.80
W3	WINDOW	1.15 x 1.80
V1	VENTILATOR	0.60 x 0.90
V2	VENTILATOR	0.45 x 0.90

NORTH POINT

COLOUR INDICATION

PROPOSED BUILDING

PLOT BOUNDARY

ACCESS ROAD

DRAWING TITLE

FLOOR PLANS

SCALE
1:100

OWNER 'S SIGNATURE

For VVA PROPERTIES PVT. LTD.

Director / Authorised Signatory

STRUCTURAL ENGINEER

Dr. ALEX JACOB
B.E., M.Tech., Ph.D., (Civil)
M.I.E., (Civil), F.I.E., (Struct.)
STRUCTURAL ENGINEER
45/A, Bharathi Street, Kodungaiyur,
CHENNAI - 600 059.
REG No. SE/GR-I/TS/00/001
PAN No. BSEI03092G

ARCHITECT:-

R. VISWESH KRISHNA, B.Arch.,
COA, REGN. No. CA/2015/115872
CORPORATION REGN. NO. RA2032/2022
A-302, HILICAN MEYL HEYE, CROSS STREET,
SOWDEESHWARI NAGAR, THORAIPAKKAM,
CHENNAI - 600 097. PHONE : 9884022252

P.P.A approved by
C.M.D.A Vide
Lr.No. CMDA/FedRB/5/0637/2022
Date 08/07/2022

The approval issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8548 of 2019 before the Madurai Bench of Madras High Court

LIGHTENING ARCHITECT

LIGHTENING ARCHITECT

TERRACE FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
FGL / STILT FLOOR
FGL

ROAD SIDE ELEVATION

LIGHTENING ARCHITECT

TERRACE FLOOR
EIGHTH FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
FGL / STILT FLOOR
FGL
FIRST BASEMENT
SECOND BASEMENT

OFFICE SPACE
ELECTRICAL MV PANEL ROOM
DRIVEWAY
CAR PARKING
UG TANKS
TW PARKING

CROSS SECTION AA

1/3rd AREA OF TERRACE FLOOR PROVIDED FOR SOLAR PHOTOVOILTAIC SYSTEM PROVIDED

OPEN TERRACE
LIFT MACHINE ROOM ABOVE
FLOOR SLOPE(TYP)
SOFT WATER OVER HEAD TANK CAP-20 Cum SIZE:5.50X1.95MX2.0M (EFFECTIVE DEPTH)
RAIN WATER OVER HEAD TANK CAP-20 Cum SIZE:5.20X1.95MX2.0M (EFFECTIVE DEPTH)
FLUSHING WATER OVER HEAD TANK CAP-30 Cum SIZE:5.20X2.95MX2.0M (EFFECTIVE DEPTH)
DOMESTIC WATER OVER HEAD TANK CAP-40 Cum SIZE:5.20X3.95MX2.0M (EFFECTIVE DEPTH)
FIRE WATER TANK CAP-20 CUM SIZE:5.20X1.40MX2.0M (EFFECTIVE DEPTH)
SOLAR WATER HEATER
UP TO LMR
750 MM & 900 MM HEIGHT HANDRAIL FOR PHYSICALLY CHALLENGED PEOPLE
PROVISION FOR PHYSICALLY HANDICAPPED WITH WHEEL CHAIR & ACCESSORIES PROVIDED

TERRACE FLOOR PLAN

FULLY MECHANICAL VENTILATION BUILDING

SHEET NO: 06/06

Proposed Construction of High rise Building Consisting of Extended Double Basement floor + Stilt floor (part) cum Ground floor (part) +8 floors - Commercial office use Building at Door No.54, M.G.R. Road Perungudi, Chennai-600096. Comprised in survey No.231/3A1, 3B1, 3B2, 231/3B3, 3B4, 3B5, 3B6, 3B7, of Perungudi Village with in the Limits of Greater Chennai Corporation .
Division :182, Zone : XIV

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D	DOOR	2.00 x 2.40
D1	DOOR	1.20 x 2.40
D2	DOOR	0.90 x 2.40
D3	DOOR	0.75 x 2.40
W1	WINDOW	2.00 x 1.80
W2	WINDOW	1.80 x 1.80
W3	WINDOW	1.15 x 1.80
V1	VENTILATOR	0.60 x 0.90
V2	VENTILATOR	0.45 x 0.90

NORTH POINT

COLOUR INDICATION
PROPOSED BUILDING
PLOT BOUNDARY
ACCESS ROAD

DRAWING TITLE
TERRACE FLOOR PLAN & SECTION - AA & ELEVATION

SCALE
1:100

OWNER 'S SIGNATURE
For VVA PROPERTIES PVT. LTD.
Director / Authorised Signatory

STRUCTURAL ENGINEER
Dr. ALEX JACOBS
B.E., M.Tech (Struct), PH.D(STRUCT), M.I.E. (Aust), M.I.E. (Ind)
STRUCTURAL ENGINEER,
41/A, BEACH ROAD, KANCHIPURAM-631 501.
PHONE : 94433 00000
REG No. BE/GR-I/15/02/331
REG No. RSE/100302/19

ARCHITECT:-
R. VISWESH KRISHNA, B.Arch.,
COA. REGN. No. CA/2019/110872
CORPORATION REGN. NO. RA00328202/21
A-302, PELICON NEST, 40/148, CROSS STREET,
SOWDEESHWARI NAGAR, THORAIPAKKAM,
CHENNAI - 600 097. PHONE : 9884022352

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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.