Verified RealEstate™

RE REGULATORY RECORD

RERA Document

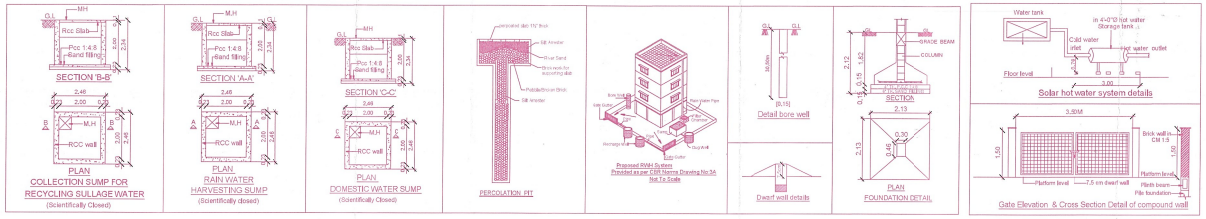
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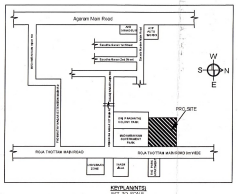
Published for reference. The authority's own register is the operative record.

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

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

DIGITALLY VERIFIED RECORD





Location plan (Taken as per User Inputs)

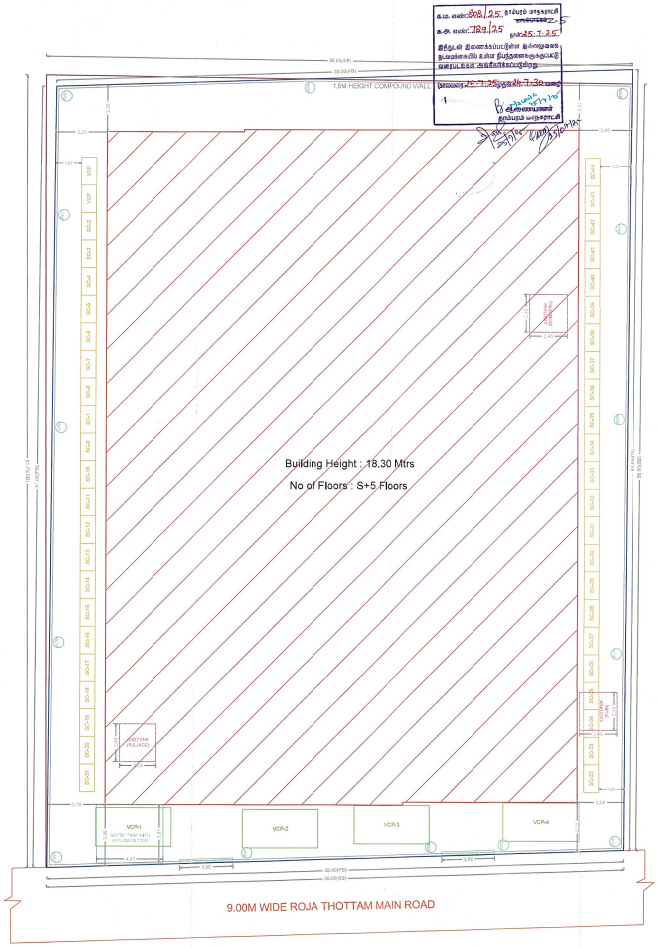
FLOOR NAME	SHEET NO. 1/2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR+ 4 FLOORS + 5TH FLOOR (PART) (HEIGHT-18.30M) RESIDENTIAL BUILDING WITH 49 DWELLING UNITS (AFFORDABLE HOUSING) AT ROJA THOTTAM MAIN ROAD,RAJAKILPAKKAM, TAMBARAM, CHENNAI – 603073 COMPRISED IN S.NO.165/1B OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

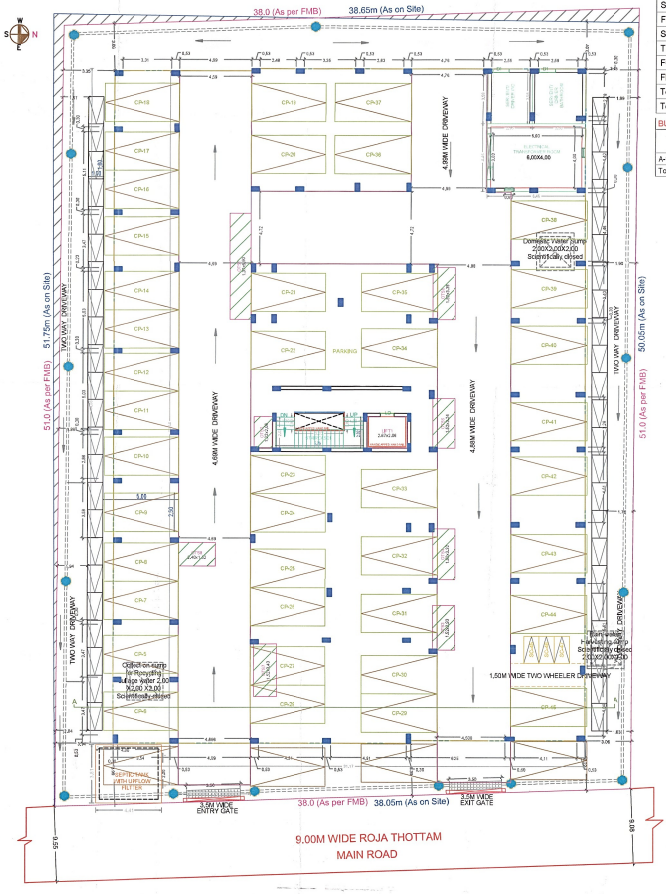
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1950.00
AREA AS PER DOCUMENT	1942.00
AREA CONSIDERED FOR FSI	1942.00
STREET ALIGNMENT/ROAD WIDENING/LINK ROAD	0.00
CRR AREA	0.00
TOTAL FSI AREA	4987.33
FSI FACTOR	2.567
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	43	43
TWO WHEELER	22	49
CYCLE	-	0



SITE PLAN



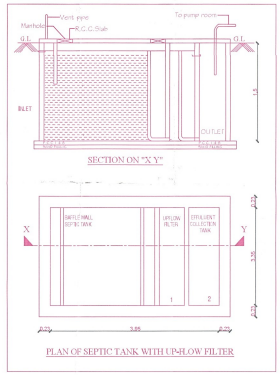
SITE CUM STILT FLOOR PLAN

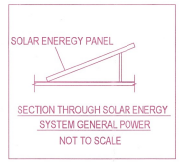
FLOOR WISE FSI STATEMENT: A (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.80	0.00	0.00	0	28.80
FIRST FLOOR	0.00	1086.31	0.00	0.00	11	1086.31
SECOND FLOOR	0.00	1086.31	0.00	0.00	11	1086.31
THIRD FLOOR	0.00	1086.31	0.00	0.00	11	1086.31
FOURTH FLOOR	0.00	1086.31	0.00	0.00	11	1086.31
FIFTH FLOOR	0.00	613.29	0.00	0.00	5	613.29
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4987.33	0.00	0.00	49	4987.33

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0.00	4987.33	0.00	0.00	49	4987.33
Total		0.00	4987.33	0.00	0.00	49	4987.33





APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

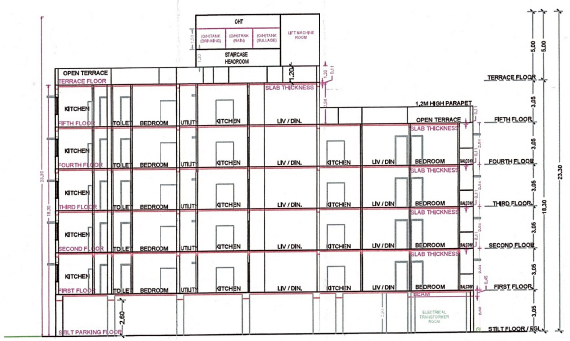
Applicants (Owner / Developer / Power of Attorney)

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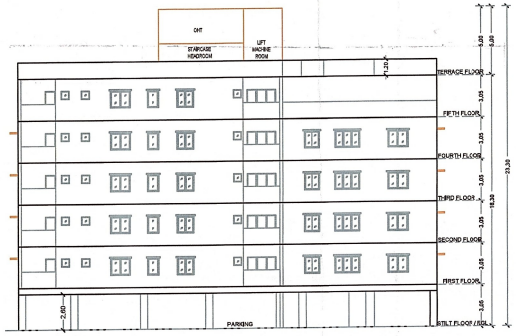
ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 2/3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR+ 4 FLOORS + 5TH FLOOR (PART) (HEIGHT-18.30M) RESIDENTIAL BUILDING WITH 49 DWELLING UNITS (AFFORDABLE HOUSING) AT ROJA THOTTAM MAIN ROAD, RAJAKILPAKKAM, TAMBARAM, CHENNAI – 600073 COMPRISED IN S.NO.186/1B OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

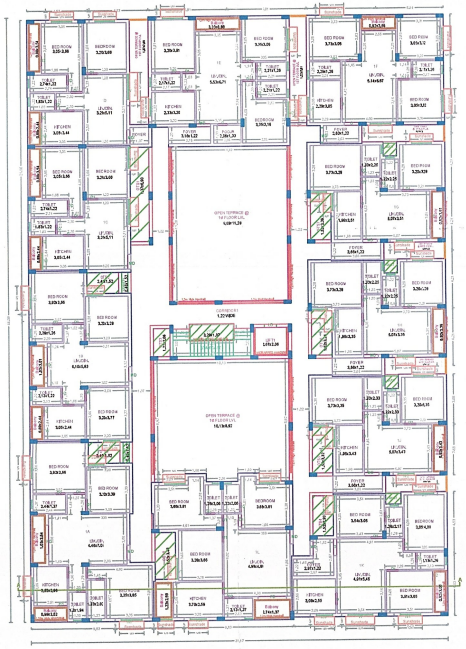


SECTION A-A

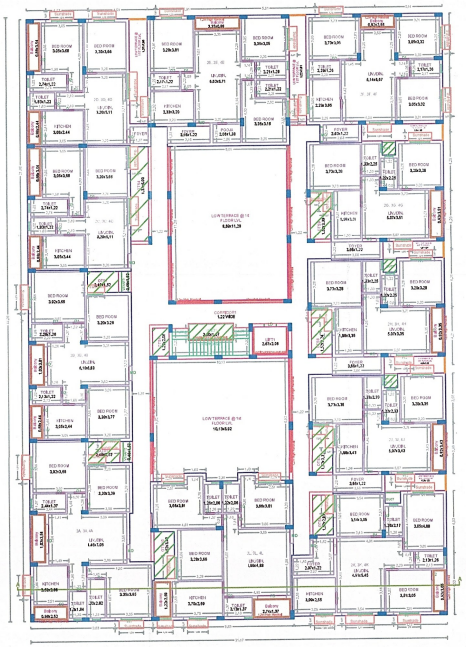


ELEVATION

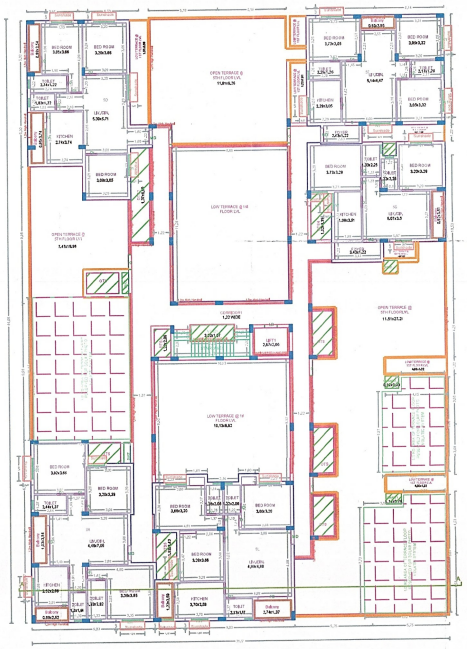
ச.மீ. வரை 838.25 சதுரமீ வரையில்
ச.அ. வரை 781.25 நாள் 25.7.25
இத்தேதி நிலவரப்படியே இல்லாமல் நடைமுறையில் உள்ள இந்தவகைகளுக்கு வழங்கிடல் சார்ந்தே(வழங்கப்படுகிறது
(வரைவு 25.7.25 நாள் 24.7.30 வரை)
ஆணையாளர்
சென்னை பெருநகரம்



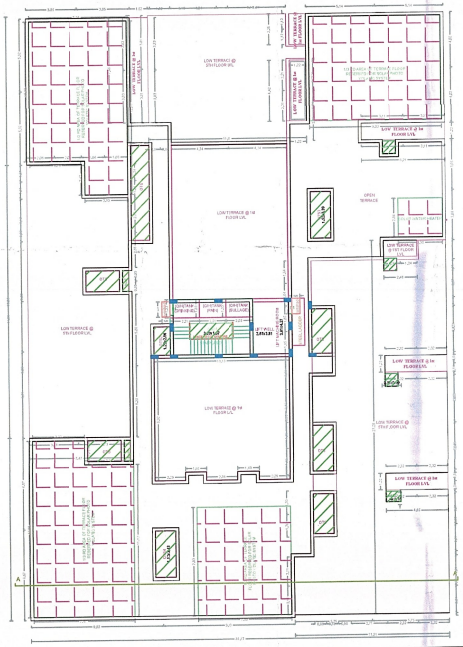
FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 FLOOR PLAN



FIFTH FLOOR (PART) PLAN



TERRACE FLOOR (PART) PLAN

APPROVAL CONDITION

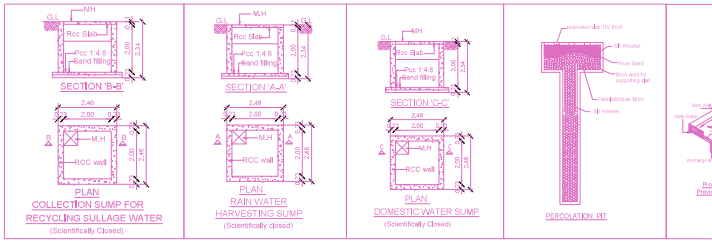
SCALE 1:100

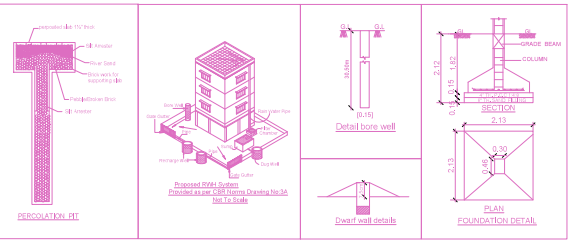
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

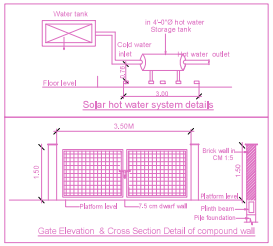
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

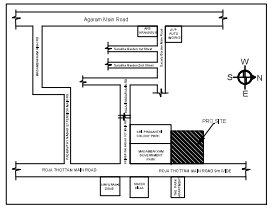
Approved Owner / Developer / Power of Attorney /

UserDefinedImperial (60.00 x 40.00inches)









Location plan (Taken as per User Inputs)

FLOOR NAME	SHEET NO. 1 / 2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR+ 4 FLOORS + 6TH FLOOR (PART) (HEIGHT-18.30M) RESIDENTIAL BUILDING WITH 49 DWELLING UNITS (AFFORDABLE HOUSING) AT ROJA THOTTAM MAIN ROAD,RAJAKILPAKKAM, TAMBARAM, CHENNAI – 600073 COMPRISED IN S.NO.165/1B OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1950.00
AREA AS PER DOCUMENT	1942.59
AREA CONSIDERED FOR FSI	1942.59
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4987.33
FSI FACTOR	2.567
COVERAGE AREA (PERCENTAGE %)	NIL

A) PARKING STATEMENT

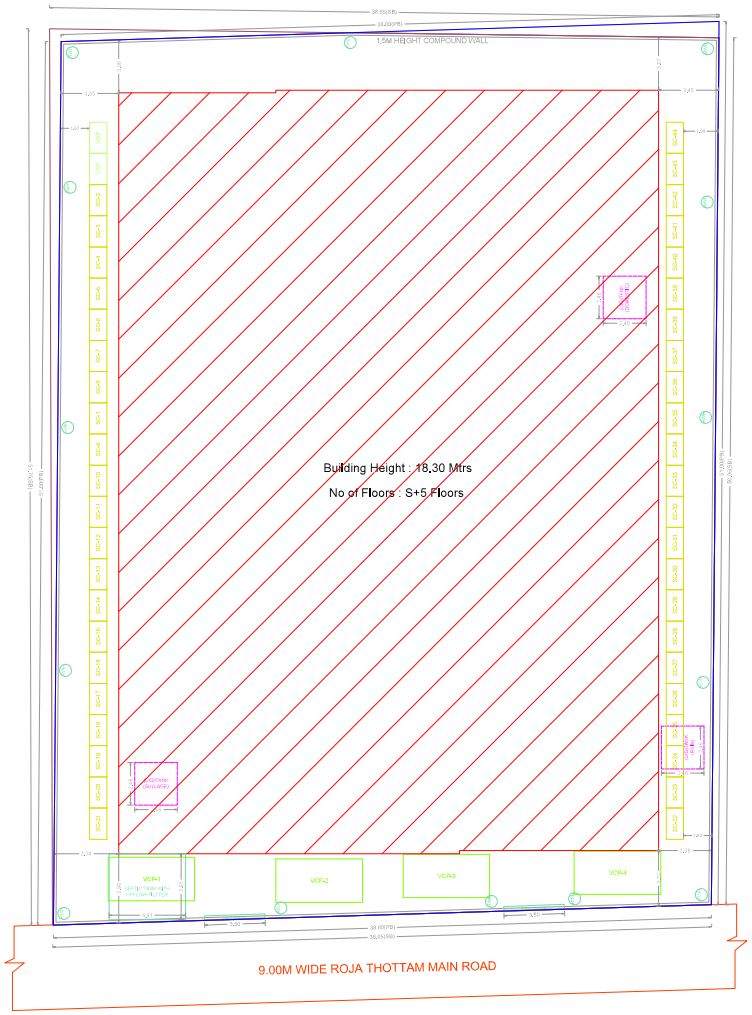
VEHICLE	REQUIRED	PROVIDED
LORRY	-	-
CAR	43	43
TWO WHEELER	25	25
CYCLE	-	-

FLOOR WISE FSI STATEMENT: A (RESI)

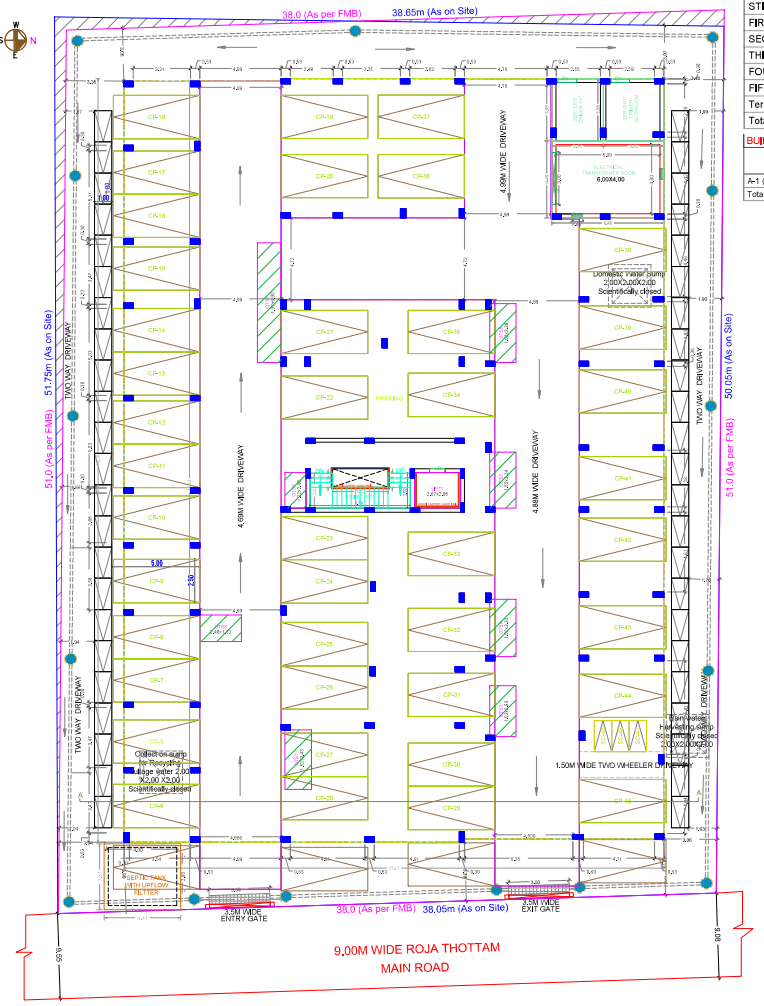
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.80	0.00	0.00	0	28.80
FIRST FLOOR	0.00	1086.31	0.00	0.00	11	1086.31
SECOND FLOOR	0.00	1086.31	0.00	0.00	11	1086.31
THIRD FLOOR	0.00	1086.31	0.00	0.00	11	1086.31
FOURTH FLOOR	0.00	1086.31	0.00	0.00	11	1086.31
FIFTH FLOOR	0.00	613.29	0.00	0.00	5	613.29
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4987.33	0.00	0.00	49	4987.33

BUILDING WISE FSI STATEMENT

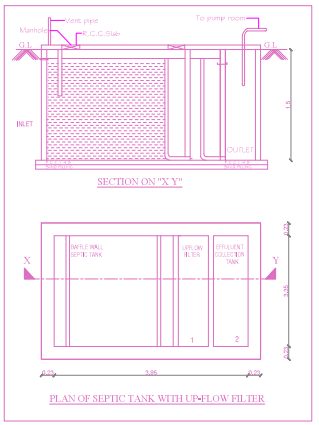
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0.00	4987.33	0.00	0.00	49	4987.33
Total		0.00	4987.33	0.00	0.00	49	4987.33

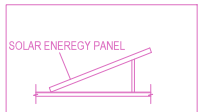


SITE PLAN



SITE CUM STILT FLOOR PLAN





APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

Signature valid

Applicants (Owner / Developer / Power of Attorney)

Signature valid

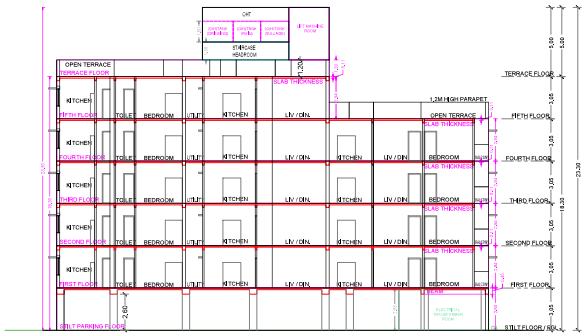
QR CODE

ARCH_E_(36.00_x_48.00_Inches)

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

FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

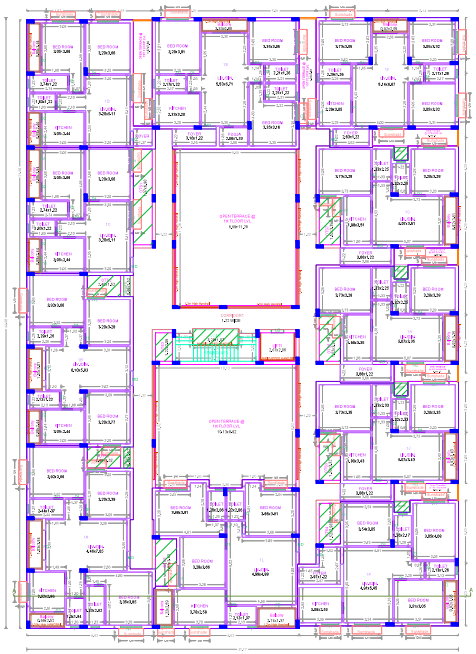
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR+ 4 FLOORS + 5TH FLOOR (PART) (HEIGHT+18.30M) RESIDENTIAL BUILDING WITH 49 DWELLING UNITS (AFFORDABLE HOUSING) AT R.OJA THOTTAM MAIN ROAD, RAJAKILPAKKAM, TAMBARAM, CHENNAI – 600073 COMPRISED IN S.NO.165/1B OF RAJAKILPAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.



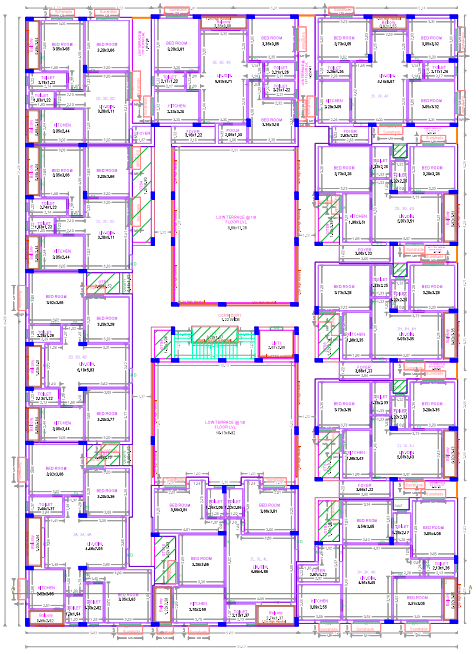
SECTION A-A



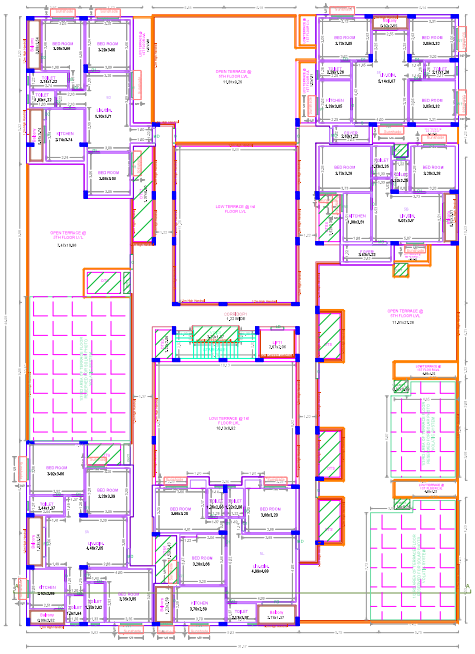
ELEVATION



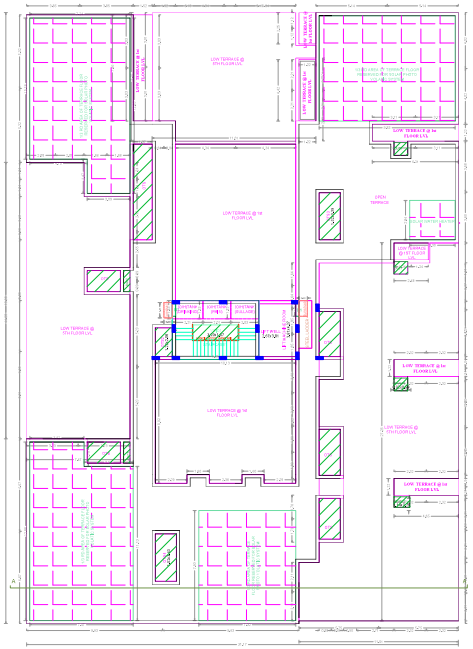
FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 FLOOR PLAN



FIFTH FLOOR (PART) PLAN



TERRACE FLOOR (PART) PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

Applicant / Owner / Developer / Power of Attorney

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

User Defined Imperial (60.00 x 40.00inches)

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

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.