Verified RealEstate™

RE REGULATORY RECORD

RERA Document

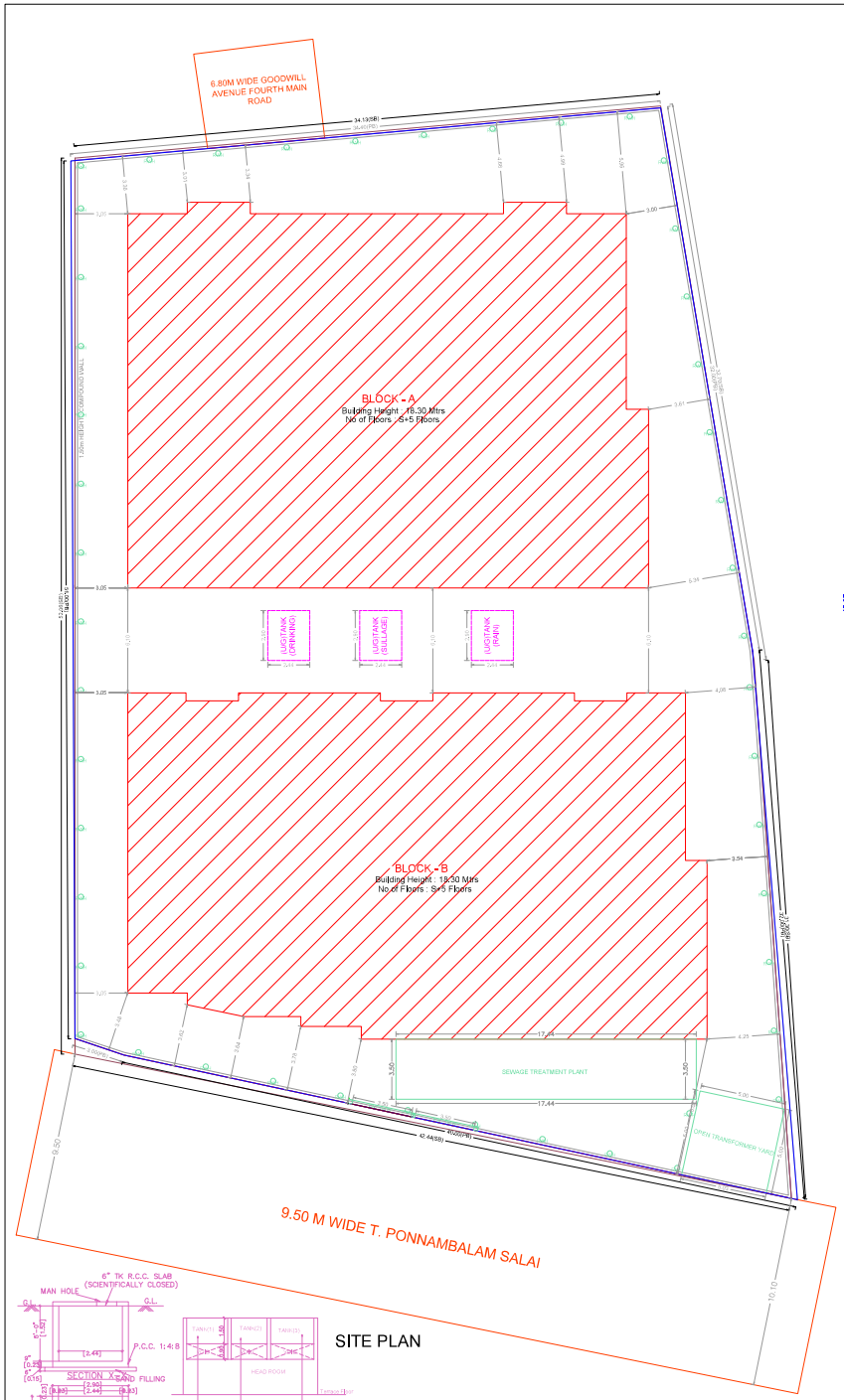
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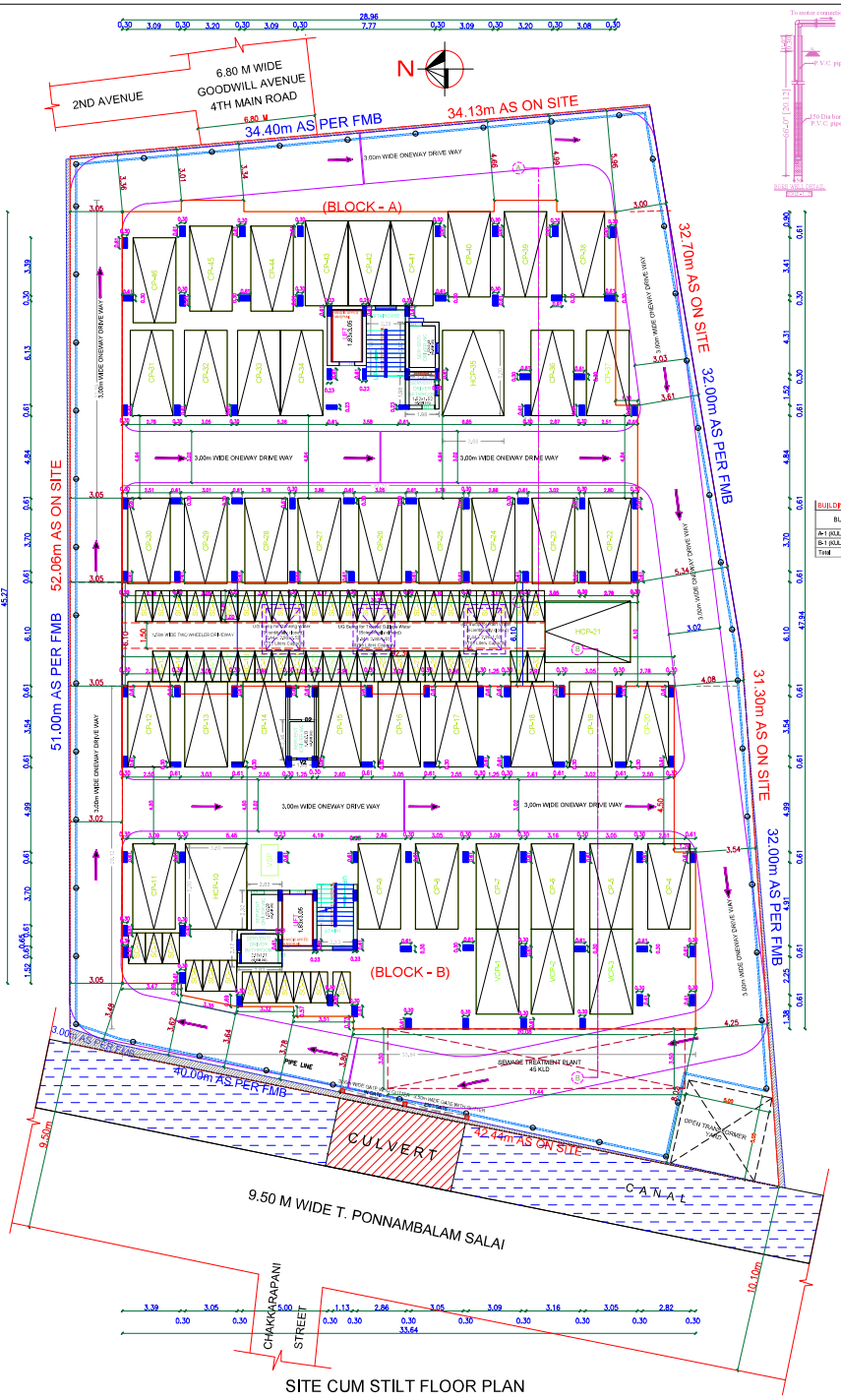
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OMR Thoraipakkam,
Chennai 600 097, India

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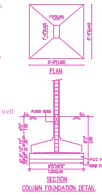
DIGITALLY VERIFIED RECORD



SITE PLAN



SITE CUM STILT FLOOR PLAN



SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE REVISION TO THE EARLIER APPROVED AND EXISTING CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS, BLOCK A – STILT FLOOR + 5 FLOORS (HEIGHT - 18.30 M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS BLOCK B – STILT FLOOR + 5 FLOORS (HEIGHT - 18.30 M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS TOTALLY 55 DWELLING UNITS AVAILING PREMIUM FSI AT T.PONNAMBALAM SALAI & GOODWILL AVENUE 4TH MAIN ROAD, KULAPAKKAM, CHENNAI COMPRISED IN S.NO. 116/2 OF KULAPAKKAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2280.00
AREA AS PER DOCUMENT	2225.75
AREA CONSIDERED FOR FSI	2280.00
STREET ALIGNMENT/ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	5694.18
FSI FACTOR	2.5000
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	-
CAR	28	28
TWO WHEELER	55	55
CYCLE	-	-

FLOOR WISE FSI STATEMENT: B (KULAPAKKAM)

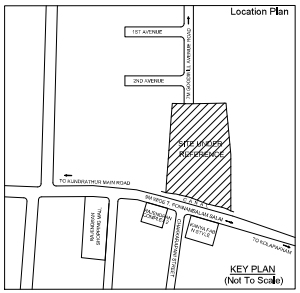
FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	575.83	0.00	0.00	6	575.83
SECOND FLOOR	0.00	575.25	0.00	0.00	6	575.25
THIRD FLOOR	0.00	575.25	0.00	0.00	6	575.25
FOURTH FLOOR	0.00	575.25	0.00	0.00	6	575.25
FIFTH FLOOR	0.00	575.25	0.00	0.00	6	575.25
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2876.83	0.00	0.00	30	2876.83

FLOOR WISE FSI STATEMENT: A (KULAPAKKAM)

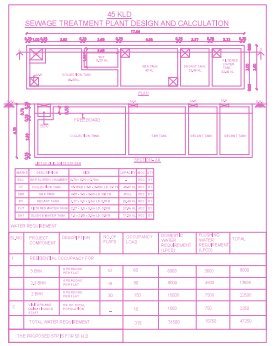
FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
FIRST FLOOR	0.00	563.51	0.00	0.00	5	563.51
SECOND FLOOR	0.00	563.51	0.00	0.00	5	563.51
THIRD FLOOR	0.00	563.51	0.00	0.00	5	563.51
FOURTH FLOOR	0.00	563.51	0.00	0.00	5	563.51
FIFTH FLOOR	0.00	563.51	0.00	0.00	5	563.51
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2817.55	0.00	0.00	25	2817.55

BUILDING WISE FSI STATEMENT

BUILDING	NO.OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
A-1 (KULAPA...)		0.00	2817.55	0.00	0.00	25	2817.55
B-1 (KULAPA...)		0.00	2876.63	0.00	0.00	30	2876.63
Total		0.00	5694.18	0.00	0.00	55	5694.18



Location plan (Taken as per User Inputs)



APPROVAL CONDITION

Previous File No. CMDA/PP/NHRB/C/0330/2022
Approval Date 20/05/2023
Approval No.
Permit No. 08/2023/2024

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature Not Verified

Signature valid

Applicants (Owner / Developer / Power of Attorney)

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

ARCH_E_(36.00_x_48.00_Inches)

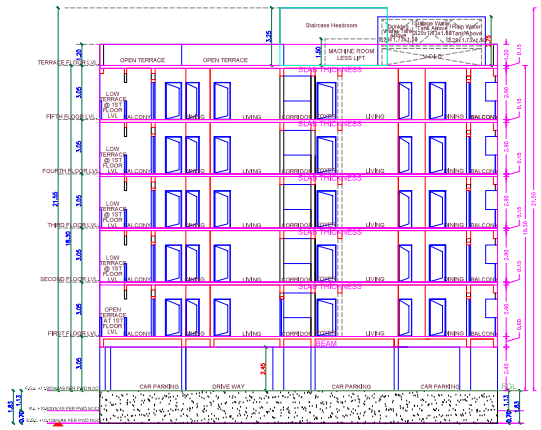
FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

PLAN SHOWING THE REVISION TO THE EARLIER APPROVED AND EXISTING CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS; BLOCK A – STILT FLOOR + 5 FLOORS (HEIGHT - 18.30 M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS; BLOCK B – STILT FLOOR + 5 FLOORS (HEIGHT - 18.30 M) RESIDENTIAL BUILDING WITH 30 DWELLING UNITS; TOTALLY 55 DWELLING UNITS AVAILING PREMIUM FSI AT T PONNAMBALAM SALAI & GOODWILL AVENUE 4TH MAIN ROAD, KULAPAKKAM, CHENNAI COMPRISED IN S.NO. 116/2 OF KULAPAKKAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

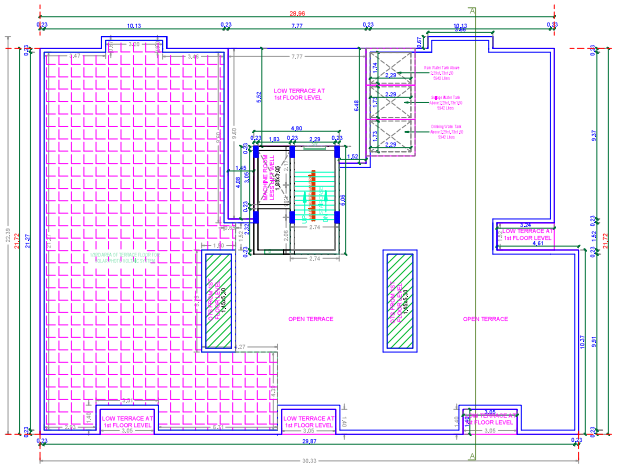
BLOCK - A



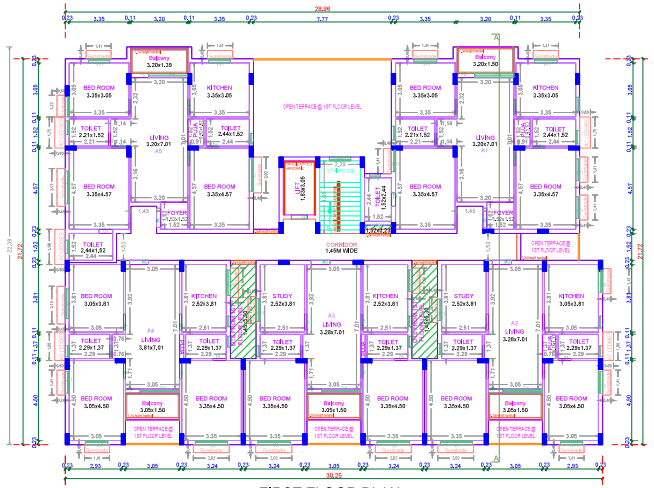
WEST SIDE ELEVATION



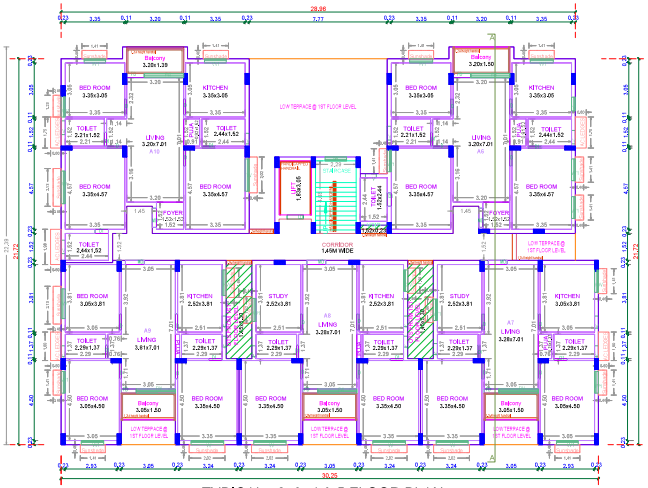
SECTION ON - AA



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN

BLOCK - A

APPROVAL CONDITION

SCALE 1:100

Previous File No. CMDA/NOC/NRRB/C/0330/2023
Approval Date 20/03/2023
Approval No.
Permit No. 08/2023/2024

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule 71(2)(b)(i) of TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8648 of 2019 and WMP (MD) Nos. 6913 & 6915 of 2019.

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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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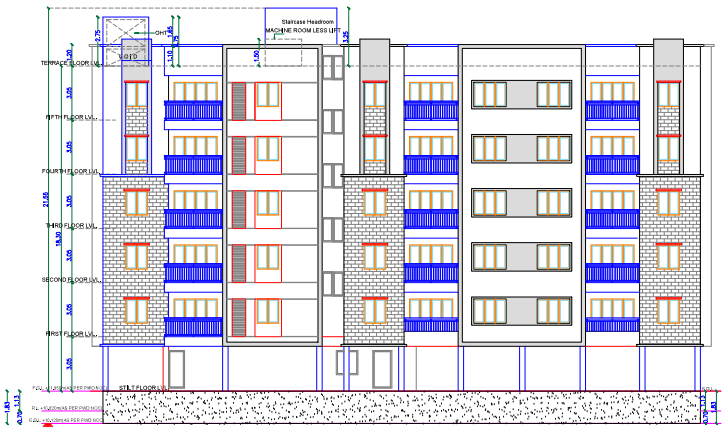
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FLOOR NAME	SHEET NO. 3 / 3

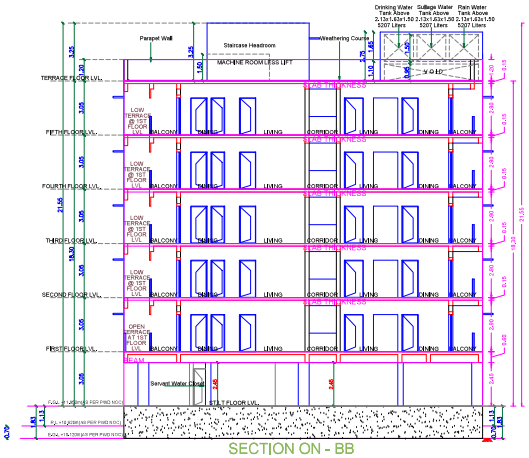
FLOOR NAME

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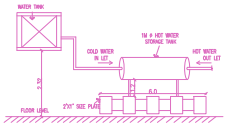
BLOCK - B



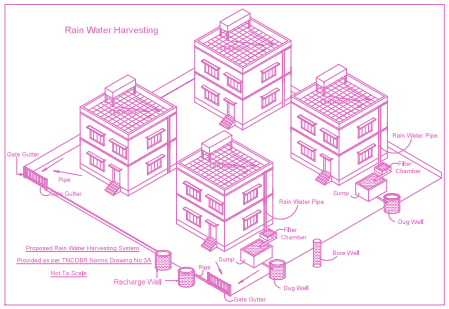
WEST SIDE ELEVATION

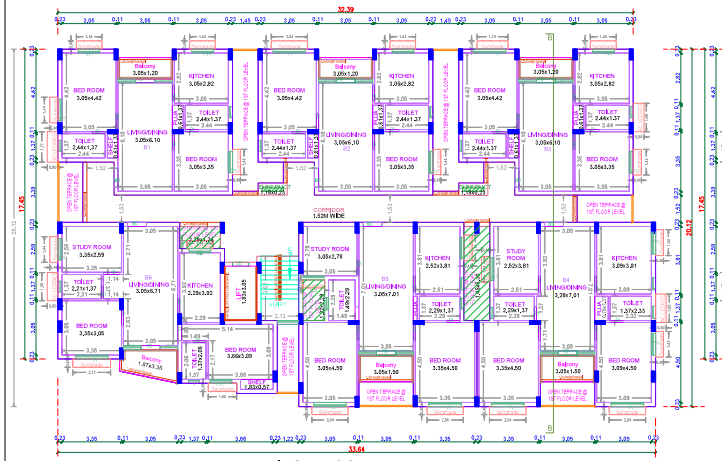


SECTION ON - BB

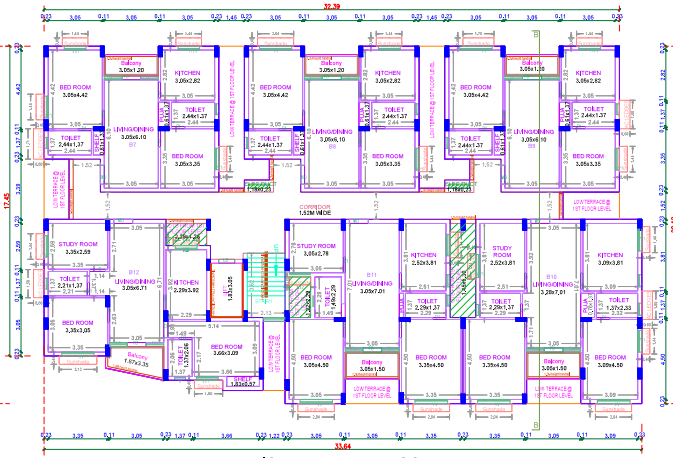


SOLAR HOT WATER SYSTEM DETAIL

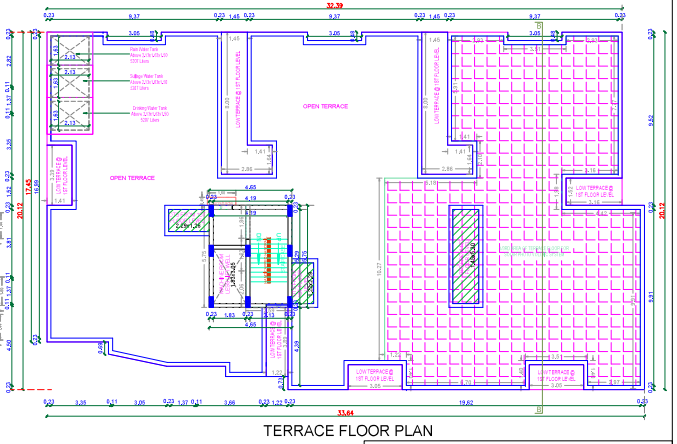




FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - B

APPROVAL CONDITION

SCALE 1:100

Previous File No.:MSB/0000/NRRB/C/0330/2023
Approval Date 20/03/2023
Approval No.
Permit No. 08/2023/2024

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and W.M.P. (MD) Nos. 6913 & 6915 of 2019.

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.

QR CODE

Signature valid

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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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.