Verified RealEstate™

RE REGULATORY RECORD

RERA Document

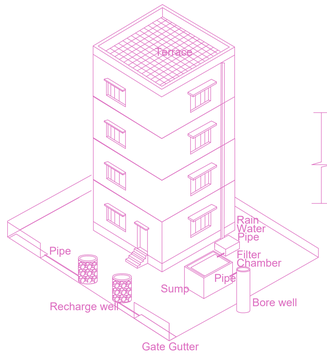
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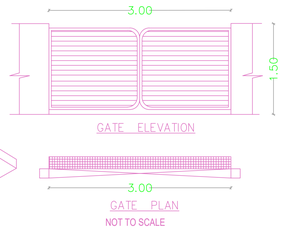
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

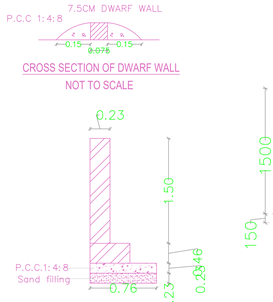
hello@verified.realestate
+91 9996 12 9996
verified.realestate

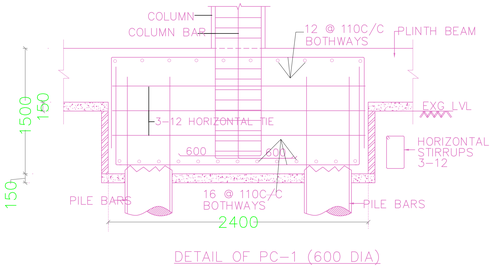
DIGITALLY VERIFIED RECORD



RAIN WATER HARVESTING - 3A







DETAIL OF PC-1 (600 DIA)
MIX GRADE = M-30
NOT TO SCALE

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
OFFICE-1 (PLAN)		2535.87	0.00	0.00	0.00	0	2535.87
Total		2535.87	0.00	0.00	0.00	0	2535.87

FLOOR WISE FSI STATEMENT: OFFICE (PLAN)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	16.63	0.00	0.00	0.00	0	16.63
FIRST FLOOR	629.81	0.00	0.00	0.00	0	629.81
SECOND FLOOR	629.81	0.00	0.00	0.00	0	629.81
THIRD FLOOR	629.81	0.00	0.00	0.00	0	629.81
FOURTH FLOOR	629.81	0.00	0.00	0.00	0	629.81
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	2535.87	0.00	0.00	0.00	0	2535.87

SITE PLAN	SHEET NO. 1 / 2

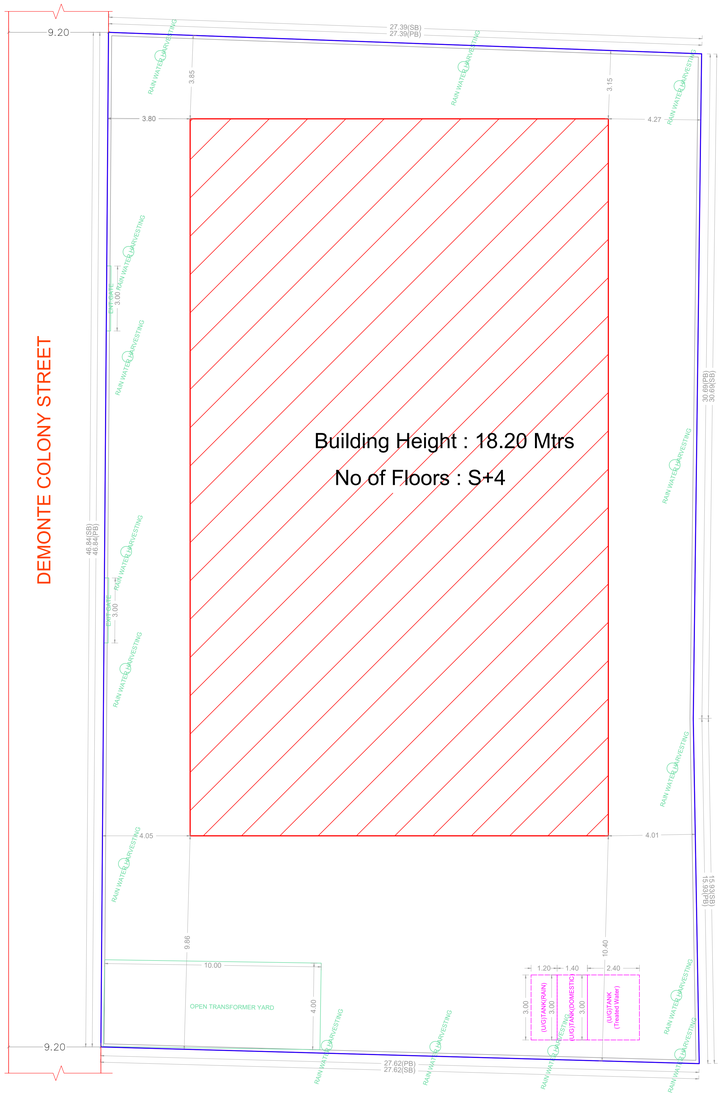
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS COMMERCIAL BUILDING (OFFICE USE) (HEIGHT - 18.20 M) AT PLOT NO: 35, NEW DOOR NO: 23, OLD DOOR NO: 11,PLOT NO: 36, NEW DOOR NO: 21, OLD DOOR NO: 10,PLOT NO: 37, NEW DOOR NO: 19, OLD DOOR NO: 9, DEMONTE COLONY STREET, DEMONTE COLONY, ALWARPET, CHENNAI - 600018. COMPRISED IN R.S. NO. 3676 PT, BLOCK NO. 73, MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

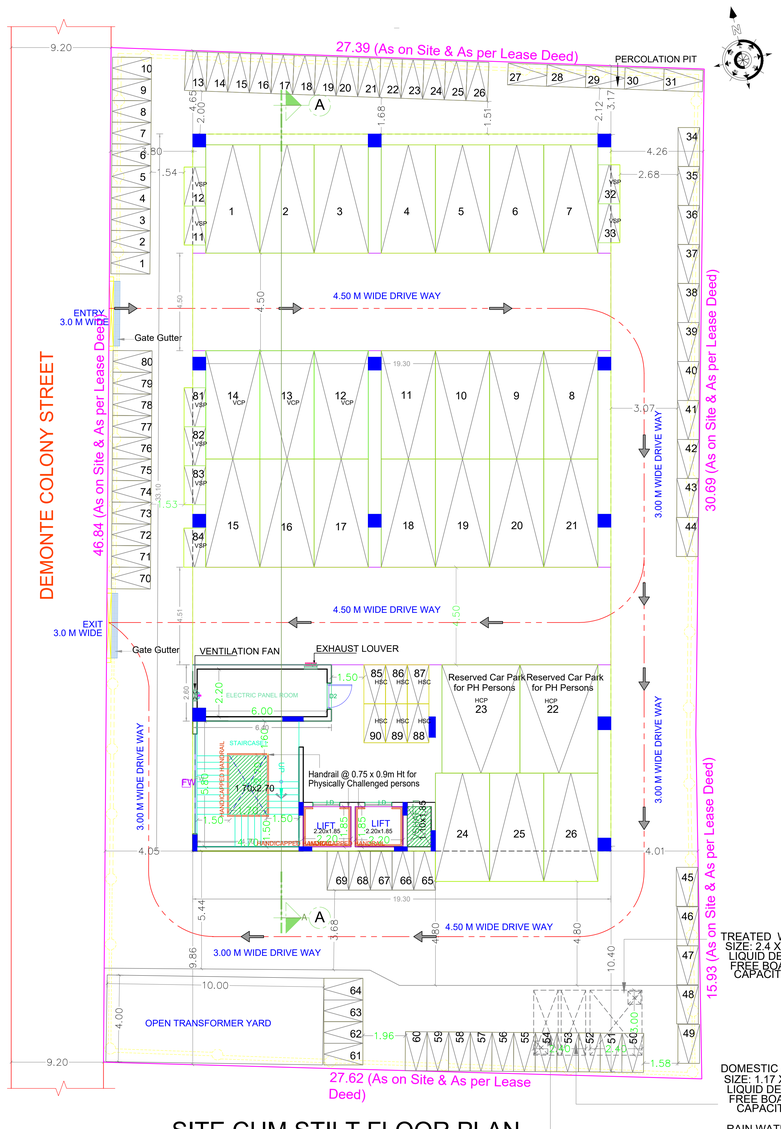
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	34874.00
AREA AS PER DOCUMENT	1277.22
AREA CONSIDERED FOR FSI	1277.22
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2535.87
FSI FACTOR	1.985
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

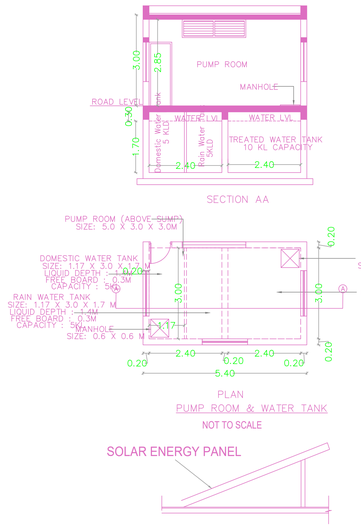
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	21	26
TWO WHEELER	84	90
CYCLE	-	0

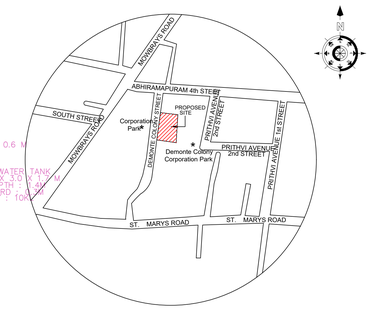


SITE PLAN



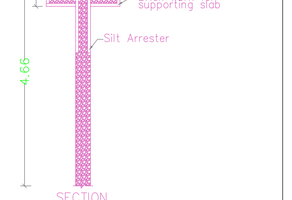
SITE CUM STILT FLOOR PLAN



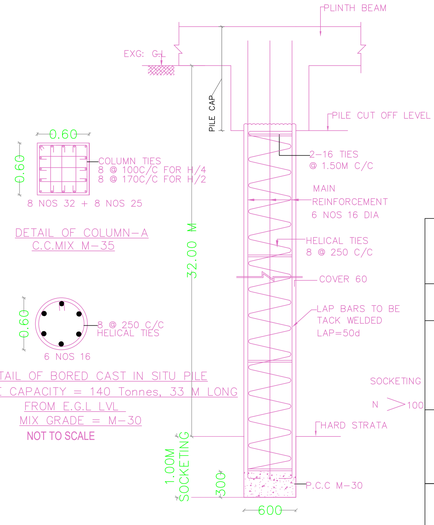


KEY PLAN
NOT TO SCALE

SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL POWER
NOT TO SCALE



SECTION
RAIN WATER PERCOLATION PIT
SCALE- N.T.S



APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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 WMP (MD) Nos. 6912 & 6913 of 2019.

Signature Not Verified
Digitally Signed by Assistant Executive Engineer
Date: 07/02/2020 8:42:33 PM
Reason: Approved
Location: No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.
Phone No.: +91-44-28553333

Signature Not Verified
Digitally Signed by Assistant Executive Engineer I, Tamilselvan.
Sign Date: 05/30/2020 10:19:57 AM

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. 0788

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

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

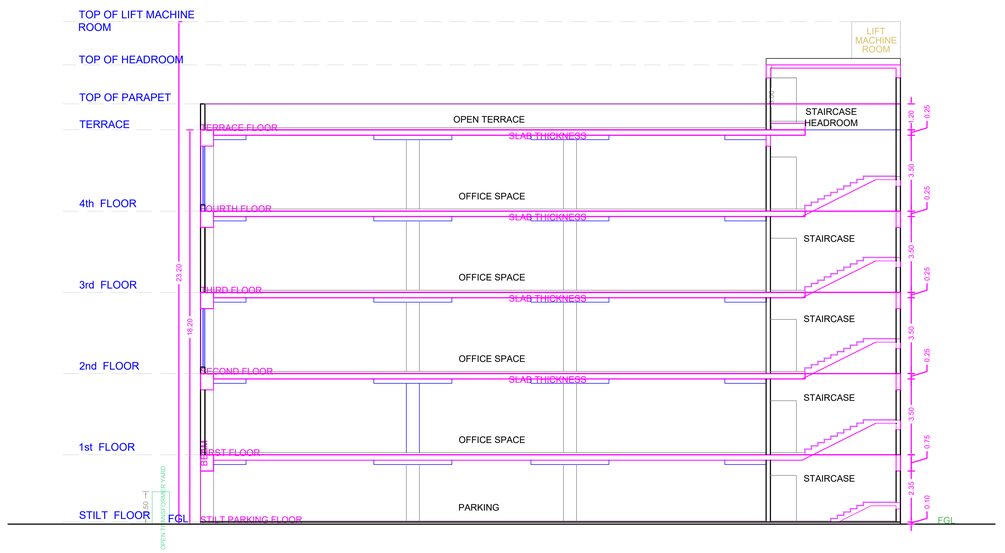
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FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

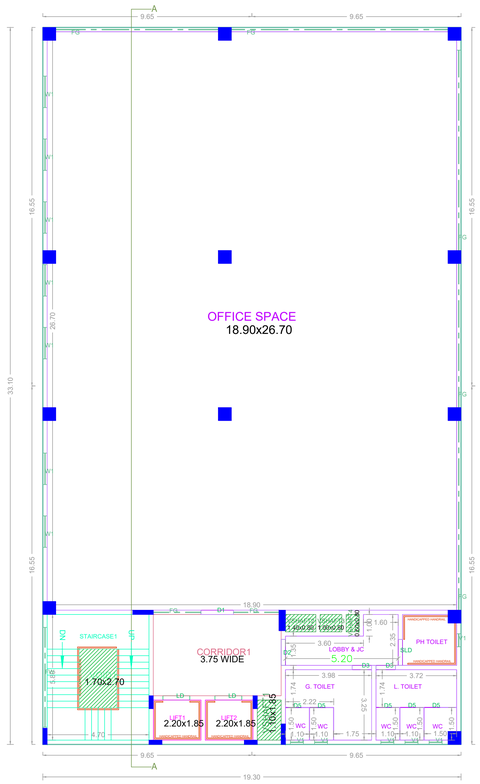
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS COMMERCIAL BUILDING (OFFICE USE)(HEIGHT - 18.20 M) AT PLOT NO: 35, NEW DOOR NO: 23, OLD DOOR NO: 11,PLOT NO: 36, NEW DOOR NO: 21, OLD DOOR NO: 10,PLOT NO: 37, NEW DOOR NO: 19, OLD DOOR NO: 9, DEMONTE COLONY STREET, DEMONTE COLONY, ALWARPET, CHENNAI - 600018. COMPRISED IN R.S. NO. 3676 PT, BLOCK NO. 73, MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



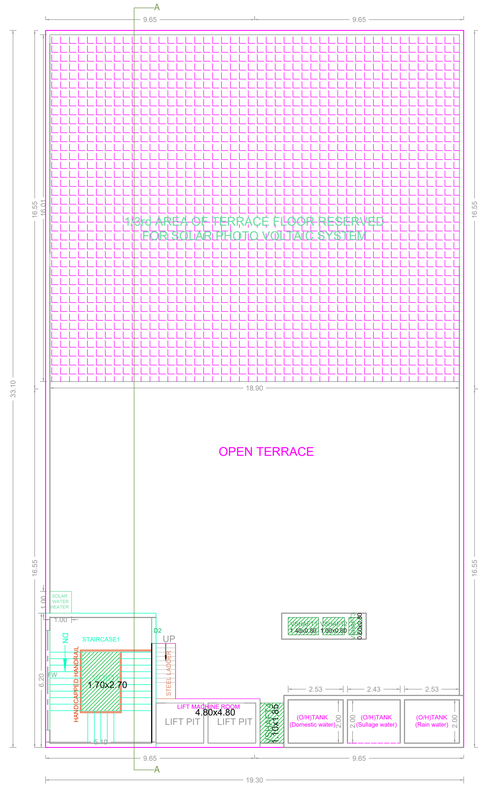
FRONT ELEVATION



SECTION-AA



TYPICAL - 1, 2, 3 & 4 FLOOR PLAN



TERRACE FLOOR PLAN

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

Applicants (Owner / Developer / Power of Attorney)

Name
Signature

Name
Signature

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.

APPROVAL CONDITION

Set Deed Number

Permit Fee No
Permit Auth Date
Permit Auth No
Permit Email Id

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Permit No
Date

Plan Approved
Authority Seal

This Area

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.

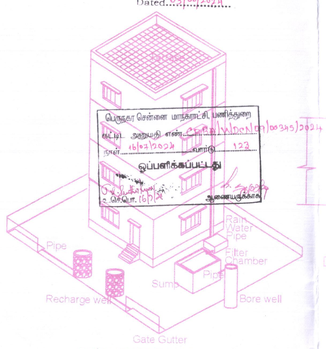
KEY NO. 0788

QR CODE

ISO_A0_(841.00_x_1189.00_MM)

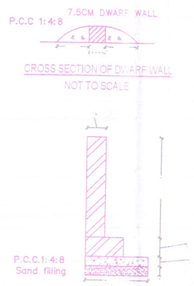
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P.P.A approved by
C.M.D.A vide
Dated.

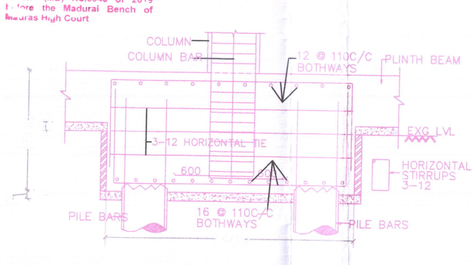


RAIN WATER HARVESTING - 3A





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



DETAIL OF PC-1 (600 DIA)
MIX GRADE = M-30
NOT TO SCALE

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
OFFICE-1 (PLAN)		2535.87	0.00	0.00	0.00	0	2535.87
Total		2535.87	0.00	0.00	0.00	0	2535.87

FLOOR WISE FSI STATEMENT: OFFICE (PLAN)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	16.63	0.00	0.00	0.00	0	16.63
FIRST FLOOR	629.81	0.00	0.00	0.00	0	629.81
SECOND FLOOR	629.81	0.00	0.00	0.00	0	629.81
THIRD FLOOR	629.81	0.00	0.00	0.00	0	629.81
FOURTH FLOOR	629.81	0.00	0.00	0.00	0	629.81
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	2535.87	0.00	0.00	0.00	0	2535.87

SITE PLAN	SHEET NO. 1 / 2

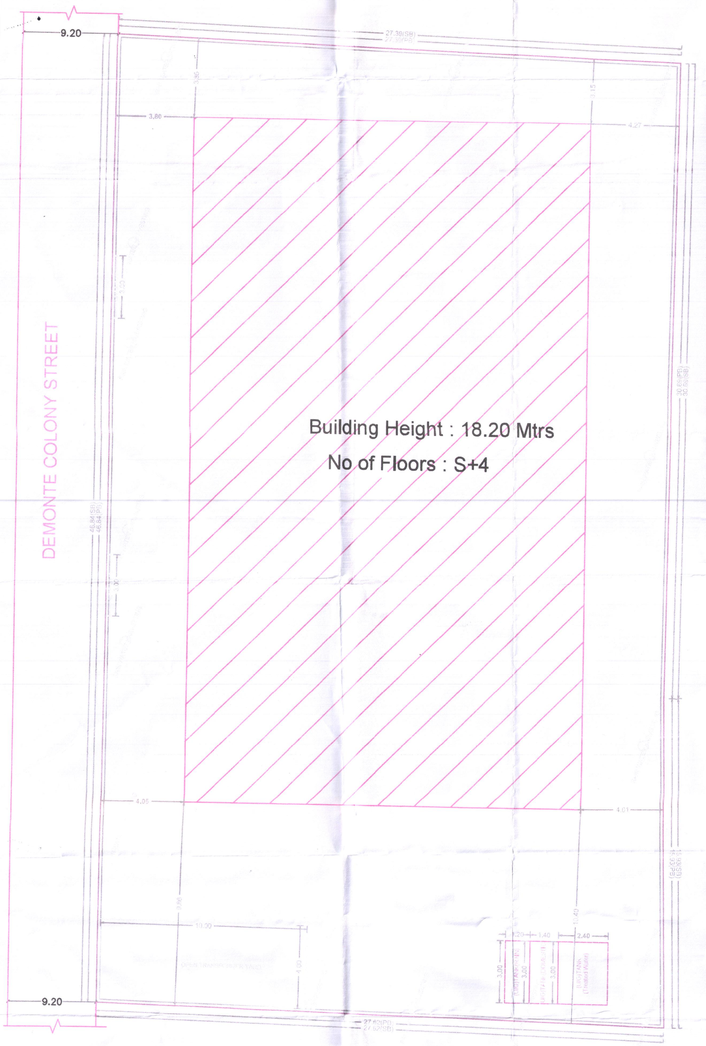
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS COMMERCIAL BUILDING (OFFICE USE) (HEIGHT - 18.20 M) AT PLOT NO: 35, NEW DOOR NO: 23, OLD DOOR NO: 11,PLOT NO: 36, NEW DOOR NO: 21, OLD DOOR NO: 10,PLOT NO: 37, NEW DOOR NO: 19, OLD DOOR NO: 9, DEMONTE COLONY STREET, DEMONTE COLONY, ALWARPET, CHENNAI - 600018, COMPRISED IN R.S. NO. 3676 PT, BLOCK NO. 73, MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

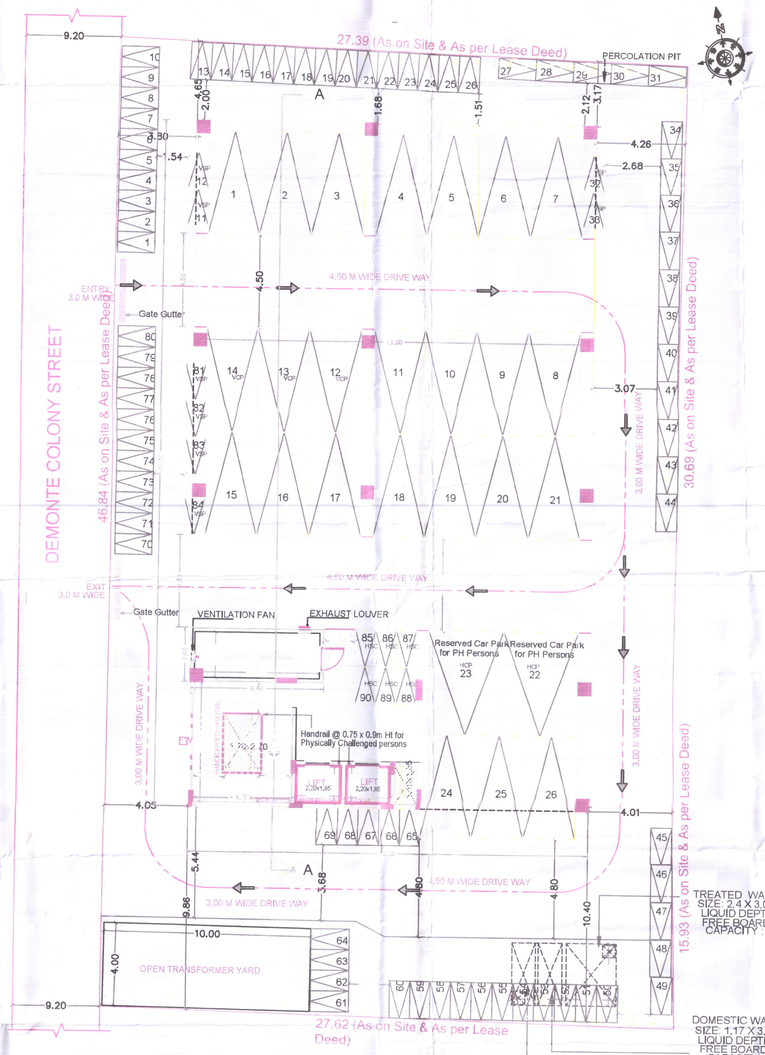
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3487.4.00
AREA AS PER DOCUMENT	1277.22
AREA CONSIDERED FOR FSI	1277.22
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2535.87
FSI FACTOR	1.985
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

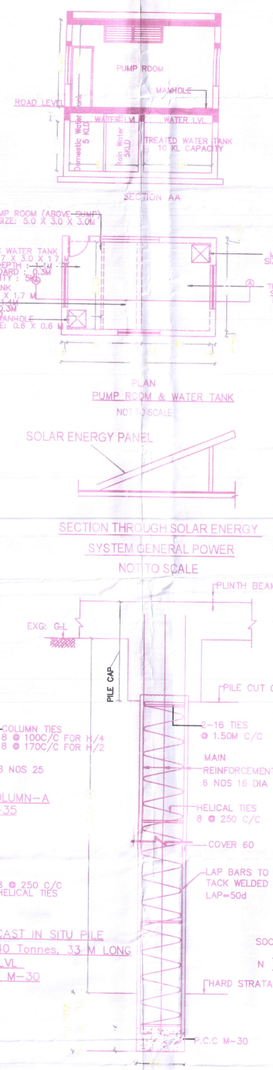
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	21	26
TWO WHEELER	84	90
CYCLE	-	0

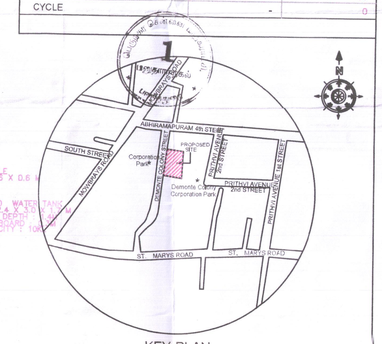


SITE PLAN

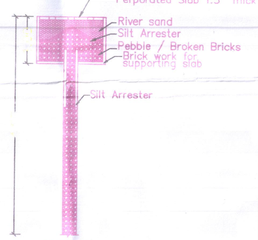


SITE CUM STILT FLOOR PLAN





KEY PLAN
NOT TO SCALE



SECTION
RAIN WATER PERCOLATION PIT
SCALE - N.T.S

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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 WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

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. 0788

QR CODE

ISO_A0_(841.00_x_1189.00_MM)

Applicants (Owner / Developer / Power of Attorney)

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

TERRACE
NOT ALLOWED

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TNNPRB/3/2024/2024
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 Madural Bench of Madras High Court

LIFT MACHINE ROOM

பெருநகர சென்னை பாதுகாப்பு பணித்துறை
கட்டிட அனுமதி எண் CFBA/WD 0103/00345/2024
நாள் 16/07/2024 வார்டு 123
ஒப்புளிக்கப்பட்டது

TOP OF LIFT MACHINE ROOM
TOP OF HEADROOM
TOP OF PARAPET
TERRACE
4th FLOOR
3rd FLOOR
2nd FLOOR
1st FLOOR
STILT FLOOR
FGL

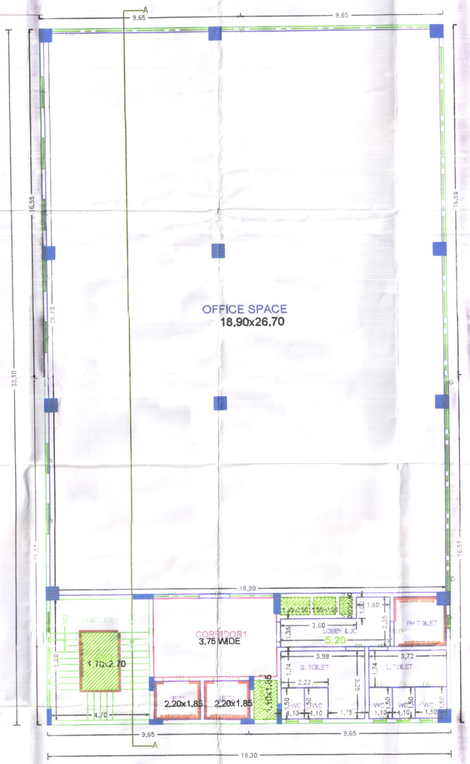
23.20 | 5.00 | 2.00 | 1.80 | 1.20 | 3.75 | 3.75 | 3.75 | 3.75 | 3.10 | 0.10

FRONT ELEVATION

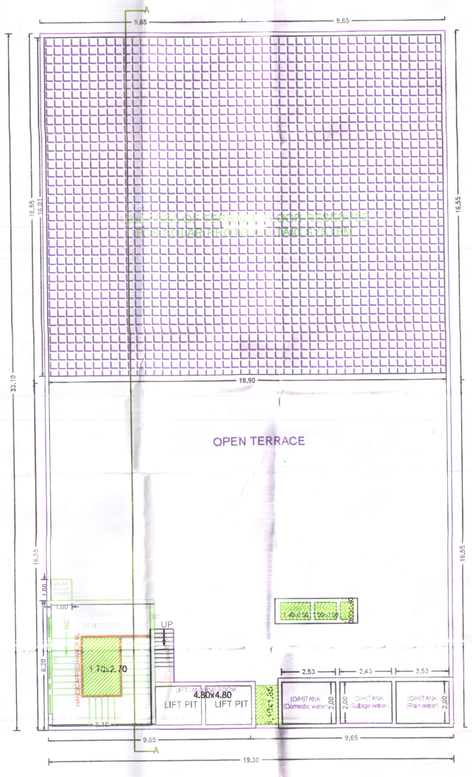
TOP OF LIFT MACHINE ROOM
TOP OF HEADROOM
TOP OF PARAPET
TERRACE
4th FLOOR
3rd FLOOR
2nd FLOOR
1st FLOOR
STILT FLOOR
FGL

LIFT MACHINE ROOM
OPEN TERRACE
TERRACE FLOOR
SLAB THICKNESS
STAIRCASE HEADROOM
OFFICE SPACE
FOURTH FLOOR
STAIRCASE
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
PARKING
STILT PARKING FLOOR

SECTION-AA



TYPICAL - 1, 2, 3 & 4 FLOOR PLAN



TERRACE FLOOR PLAN

FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS COMMERCIAL BUILDING (OFFICE USE)(HEIGHT - 18.20 M) AT PLOT NO: 35, NEW DOOR NO: 23, OLD DOOR NO: 11,PLOT NO: 36, NEW DOOR NO: 21, OLD DOOR NO: 10,PLOT NO: 37, NEW DOOR NO: 19, OLD DOOR NO: 9, DEMONTE COLONY STREET, DEMONTE COLONY, ALWARPET, CHENNAI - 600018. COMPRISED IN R.S. NO. 3676 PT, BLOCK NO. 73, MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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. 0788

QR CODE

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.

Applicants (Owner / Developer / Power of Attorney)

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

ISO_A0_(841.00_x_1189.00_MM)

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.