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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO: PC-51, RAZACK GARDEN MAIN ROAD, ARUMBAKKAM, CHENNAI - 600 106. IN T.S.NO: 5 PART, BLOCK NO: 22, OF ARUMBAKKAM VILLAGE, GREATER CHENNAI CORPORATION, ZONE : 08, DIVISION: 108.

உள்ளாட்சி மன்றம் படி

Planning Permission No. B/NHR/2019/1020
APPROVED
Subject to conditions mentioned in this office
Letter No. PP/NHR/0770/19 dated 07.09.2020
For Deputy Planner 07/09/2020
Non High Rise Buildings
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid only after the permit is issued by the concerned Local Body

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.

This Planning Permission as per the delegated powers givnen by Member Secretary, CMDA in Office Order No. 7/2019 dated 12.03.2019.

JOINERY DETAILS

MD	DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.76 x 2.10
A/O	OPENING	0.90 x 2.10
W1	WINDOW	1.22 x 1.37
KW	WINDOW	1.22 x 1.20
FW/D	FRENCH WINDOW / DOOR	2.44 x 2.10
V	VENTILATOR	0.76 x 0.91

SPECIFICATION :

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR PARAPET WALL CM 1:4 MORTAR.

WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD

RCC WORK : MINIMUM GRADE OF CONCRETE M25 (1:1:2)

FLOORING : ALL ROOM CERAMICS TILES FLOORING.

PLASTERING WORK : PLASTERING WORK IN C.M. 1:4.

WEATHERINGCOURSE : WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M. WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

AREA DETAILS

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER Document	534.74 SQ.M
2	AS PER FMB	534.74 SQ.M
3	Least Document Extent	534.74 SQ.M

S.NO.	FLOOR	F.S.I AREA	
		RES	COM
1	STILT FLOOR	28.65	
2	FIRST FLOOR		318.64
3	SECOND FLOOR		318.64
4	THIRD FLOOR	318.64	
5	TOTAL	347.29	637.28
TOTAL FSI AREA =		984.57	
F.S.I		= 984.57 / 534.74	
		= 1.84	

COLOR INDEX

PROPOSED ROAD BOUNDARY

SCALE 1: 100

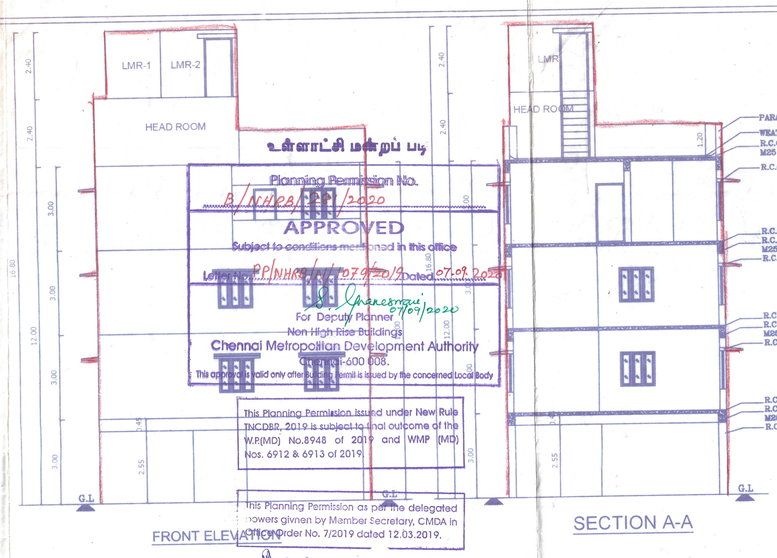
OWNER

N. DINESH KUMAR, M.Tech.,(Struct.)
RE/Gr.II/19/06/093 & SE/Gr-II/19/03/020
CMDA & Greater Chennai Corporation
Door No.6/28, Plot No.27, Usha Nagar,
2nd Street, Ullagaram, Chennai-600 091.
Mobile: 9551213123

STRUCTURAL ENGINEER

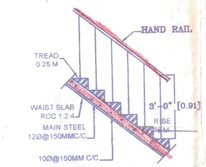
N. DINESH KUMAR, M.Tech.,(Struct.)
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CMDA & Greater Chennai Corporation
Door No.6/28, Plot No.27, Usha Nagar,
2nd Street, Ullagaram, Chennai-600 091.
Mobile: 9551213123

REGISTERED ENGINEER

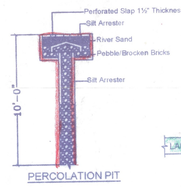


FRONT ELEVATION

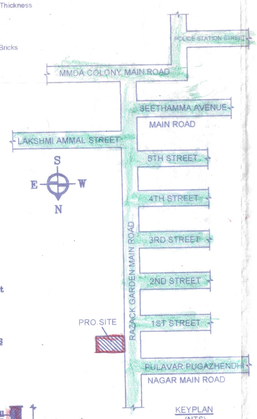
SECTION A-A

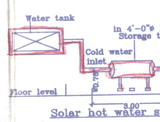


SCALE 1:300
STAIRCASE DETAIL

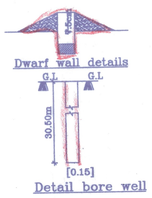


PERCOLATION PIT



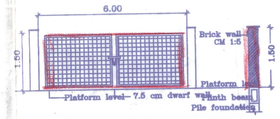


Solar hot water system details

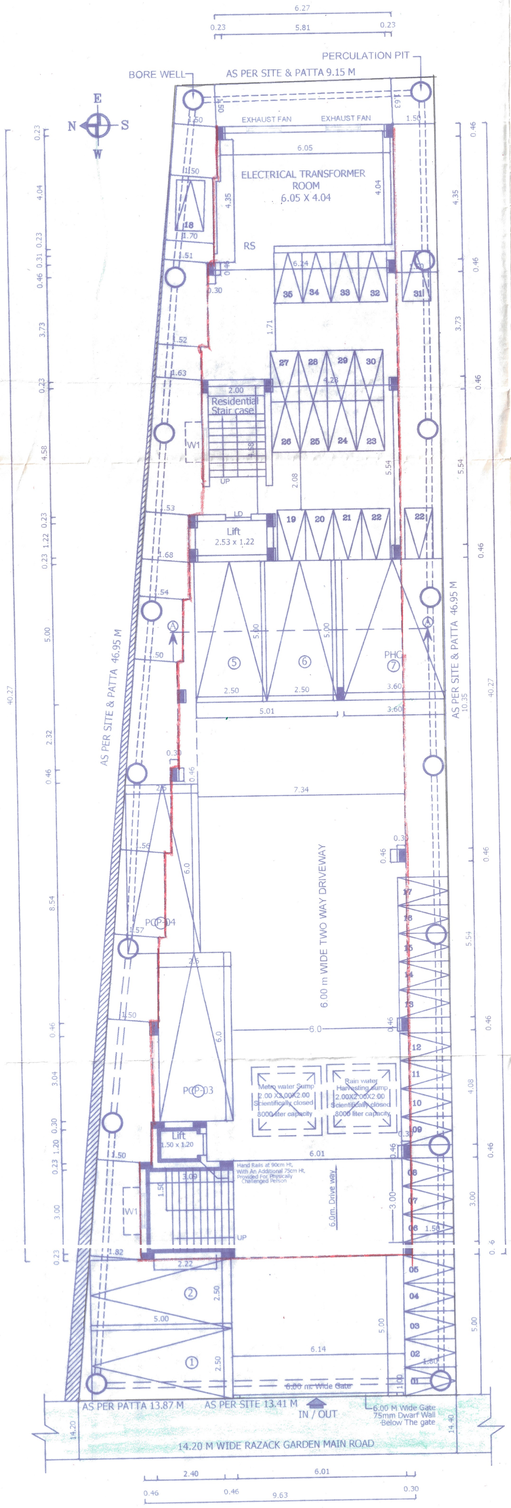


Dwarf wall details

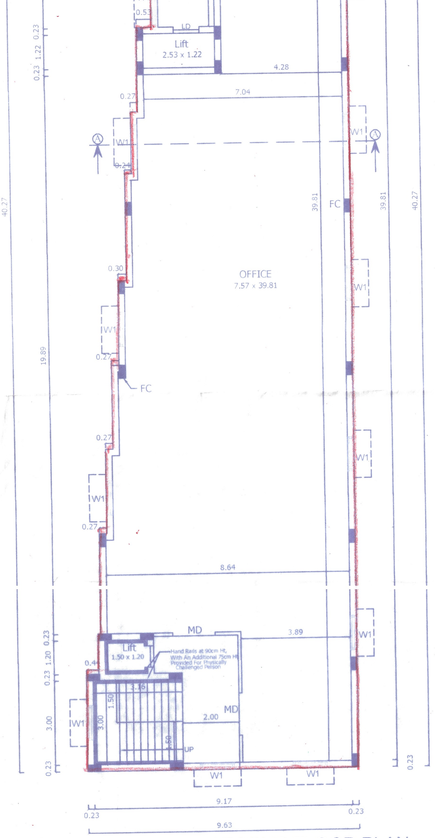
Detail bore well



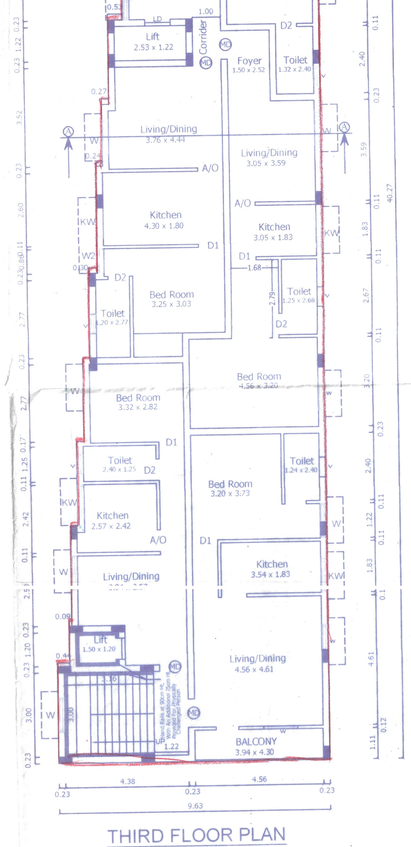
Gate Elevation & Cross Section Detail of compound wall



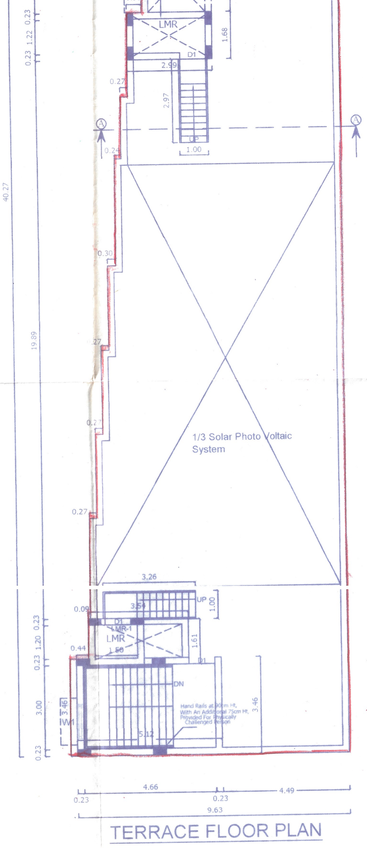
SITE CUM STILT FLOOR PLAN



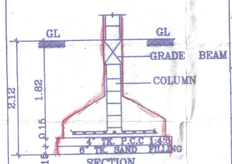
TYPICAL - FIRST & SECOND FLOOR PLAN



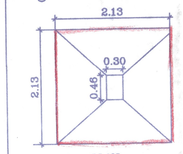
THIRD FLOOR PLAN



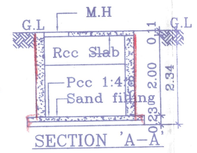
TERRACE FLOOR PLAN



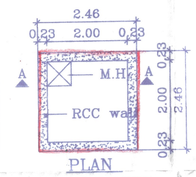
SECTION



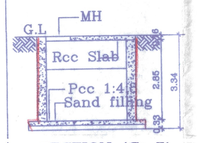
PLAN
FOUNDATION DETAIL



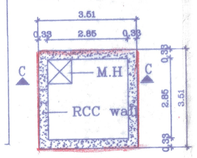
SECTION 'A-A'



PLAN
RAIN WATER HARVESTING SUMP
(Scientifically closed)



SECTION 'C-C'



PLAN
METRO WATER SUMP
(Scientifically Closed)

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.