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,
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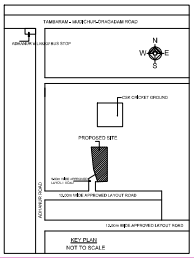
DIGITALLY VERIFIED RECORD

FLOOR WISE FSI STATEMENT: A (FAB)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	114.99	0.00	0.00	0	114.99
FIRST FLOOR	0.00	1052.72	0.00	0.00	10	1052.72
SECOND FLOOR	0.00	1052.72	0.00	0.00	10	1052.72
THIRD FLOOR	0.00	1052.72	0.00	0.00	10	1052.72
FOURTH FLOOR	0.00	1052.72	0.00	0.00	10	1052.72
FIFTH FLOOR	0.00	1052.72	0.00	0.00	9	1052.72
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5378.59	0.00	0.00	49	5378.59

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (FAB)		0.00	5378.59	0.00	0.00	49	5378.59
Total		0.00	5378.59	0.00	0.00	49	5378.59



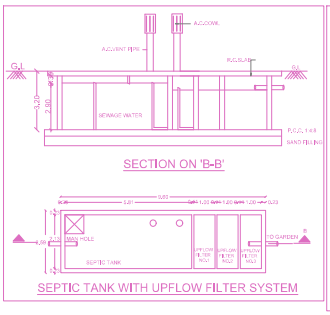
SHEET NO. 1 / 4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR/GROUND FLOOR PART + 5 FLOORS RESIDENTIAL BUILDING (AFFORDABLE HOUSING WITH HEIGHT-18.30M) WITH 49 DWELLING UNITS (GYM & INDOOR GAMES AT 5TH FLOOR), AT 9.22M WIDE APPROVED LAYOUT ROAD, VARADHARAJAPURAM, CHENNAI COMPRISED IN OLD S.NO. 25/2 & NEW S.NO. 25/2A PART (AS PER DOCUMENT), NEW S.NO. 25/2A1 (AS PER PATTA) OF VARADHARAJAPURAM VILLAGE, KUNDRATHUR TALUK WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

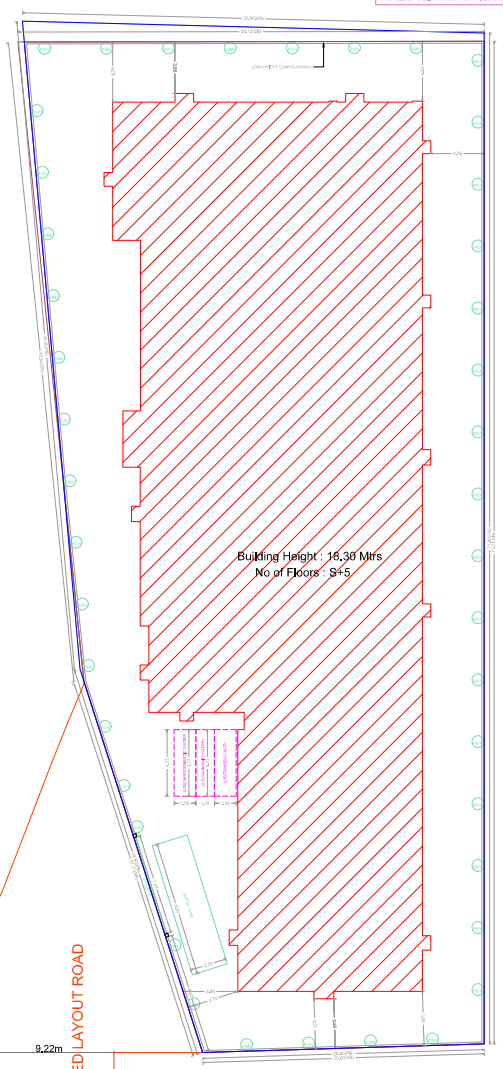
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2072.00
AREA AS PER DOCUMENT	2071.97
AREA CONSIDERED FOR FSI	2071.97
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	5378.59
FSI FACTOR	2.596
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

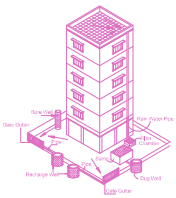
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	37	54
TWO WHEELER	28	57
CYCLE	-	0

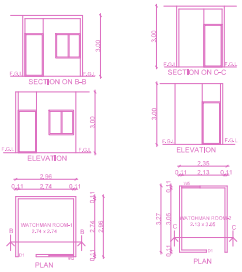


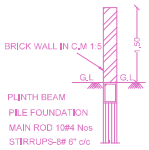
FSI AREA = 5378.89 Sq.m
No of Dwelling =49
No of Users = 50x5=250
No. of fixtures in Units = 50 Nos
Discharge Assumings King's
Factor of 6LPM/No = 50x6 = 300LPM
0.92
Septic tank surface area = 300x ——— = 27.60Sq.m
10
Volume of free board = 27.60x 0.3 =8.28Cu.m
Volume of digestation = 250 x 0.032 =8.00Cu.m
Volume of sludge = 250 x 365 x 0.0002 = 18.25Cu.m
Volume of sedimentation =27.60 x0.3 = 8.28 Cu.m
Total Volume = 42.81Cu.m
Depth of Septic Tank = 3.20m
Size of Septic Tank - 5.81mx2.13mx3.20m
UPFLOW FILTER
Upflow capacity required = 250x0.04 = 10 Cu.m
Depth Assumed = 3.55m
Hecnce area of final effluent
Surface required = 6.45 Sq.m
Size of final effluent collection sump
Required = 1.00mx2.13mx3.20
Peak Discharge - 300LPM
Volume - 300x0.043 = 12.90
Depth - 3.20+0.30 = 2.90
Area required 6.45 = 2.90
2.55
Size of up flow filter I = 1.00 mx2.13mx3.20m
Size of up flow filter II = 1.00mx2.13mx3.20m
The Clean outlet water from filter shall be used for gardening.



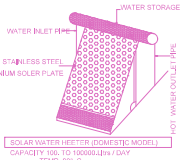
SITE PLAN


Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No.3A

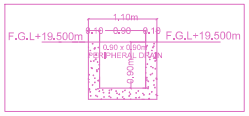


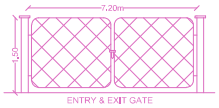


C/S OF COMPOUND WALL

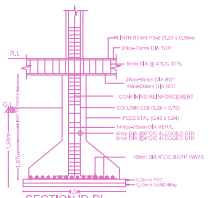


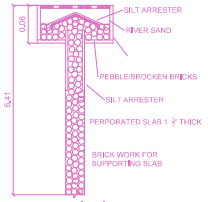
SOLAR WATER HEATER PLAN
NOT TO SCALE



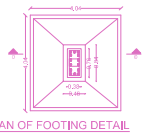


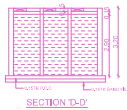
ENTRY & EXIT GATE
GATE ELEVATION

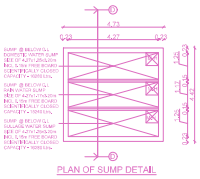




PERCULATION PIT







APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

Signature valid

ANY NO.

DR. CODE

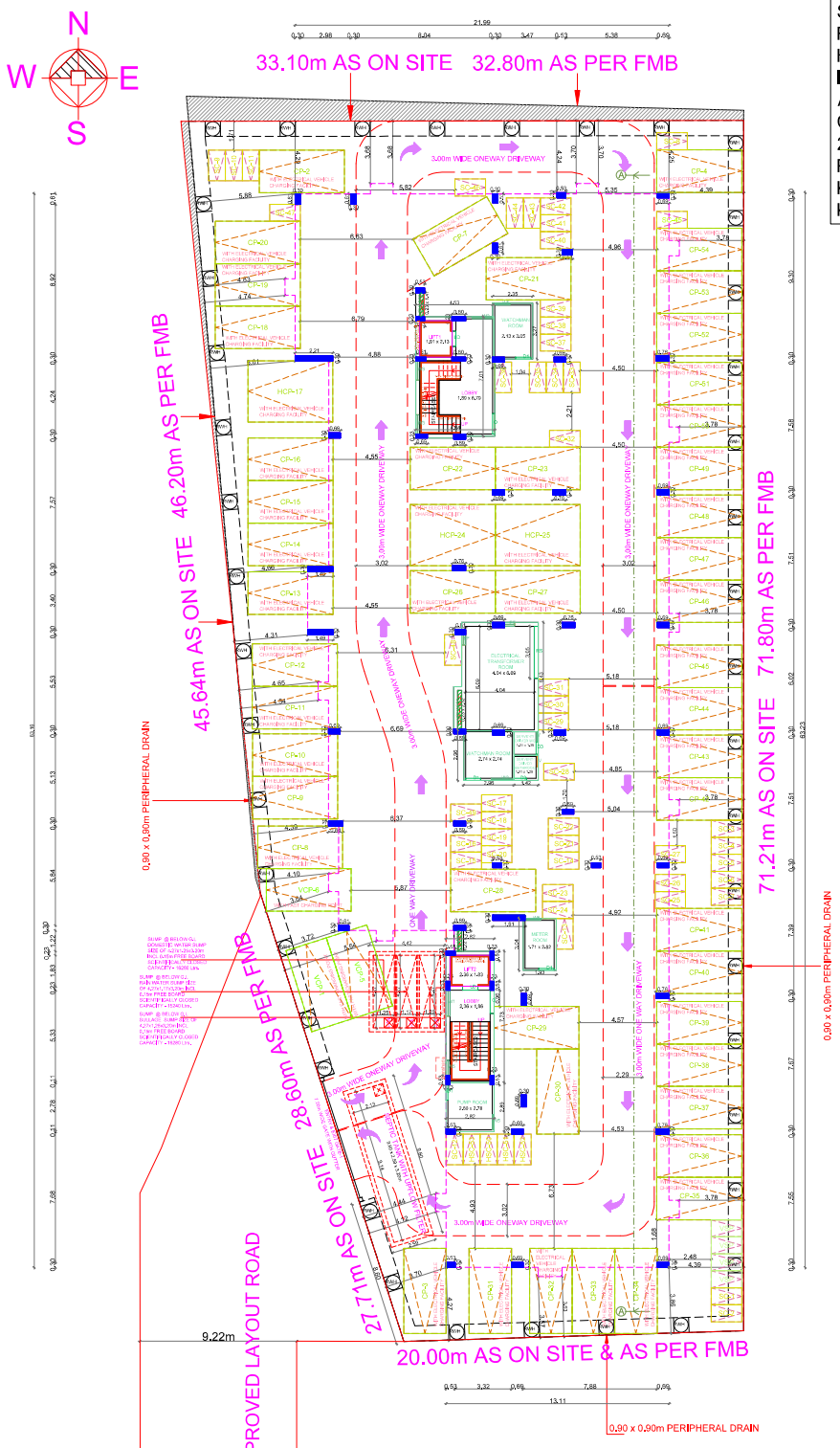
Signature valid

Architect / Town Planner / Engineer or Attorney

User Defined Metric (841.00 x 1500.00MM)

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR/GROUND FLOOR PART + 5 FLOORS RESIDENTIAL BUILDING (AFFORDABLE HOUSING WITH HEIGHT-18.30M) WITH 49 DWELLING UNITS (GYM & INDOOR GAMES AT 5TH FLOOR), AT 9.22M WIDE APPROVED LAYOUT ROAD, VARADHARAJAPURAM, CHENNAI COMPRISED IN OLD S.NO. 25/2 & NEW S.NO. 25/2A PART (AS PER DOCUMENT), NEW S.NO. 25/2A1 (AS PER PATTA) OF VARADHARAJAPURAM VILLAGE, KUNDRATHUR TALUK WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.



SITE CUM STILT FLOOR/GROUND FLOOR PLAN (PART)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

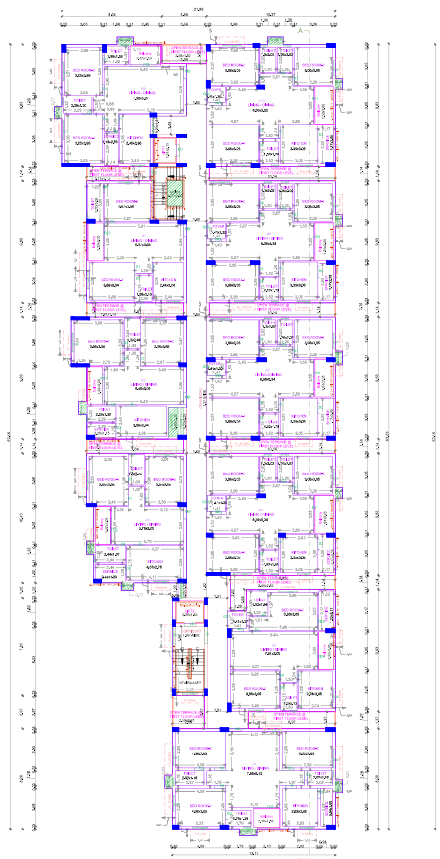
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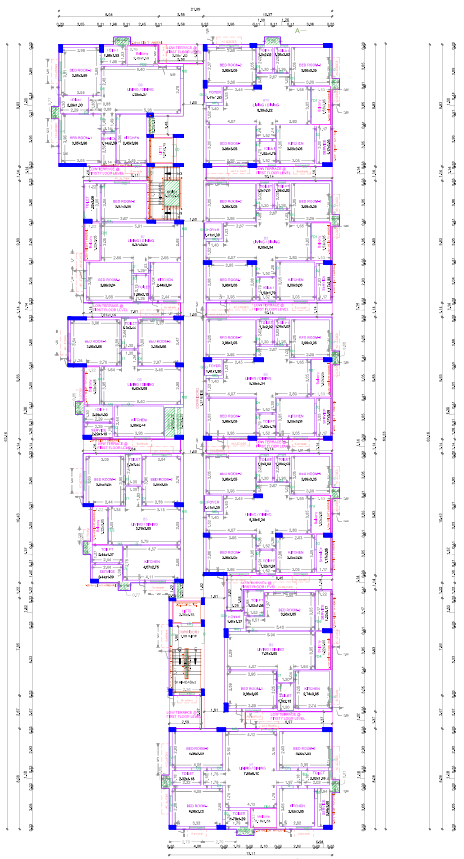
Applicants (Owner / Developer / Power of Attorney)

UserDefinedMetric (841.00 x 1500.00MM)

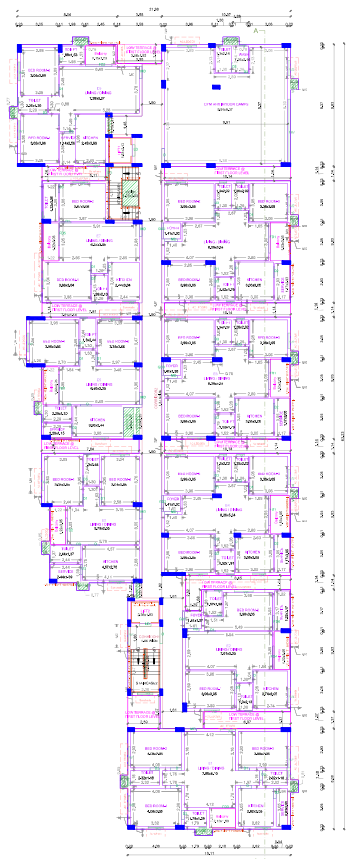
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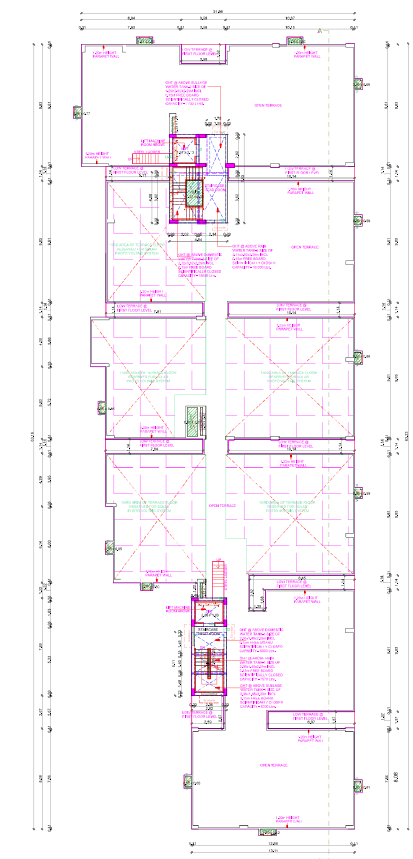
FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

SHEET NO. 3 / 4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR/GROUND FLOOR PART + 5 FLOORS RESIDENTIAL BUILDING (AFFORDABLE HOUSING WITH HEIGHT-18.30M) WITH 49 DWELLING UNITS (GYM & INDOOR GAMES AT 5TH FLOOR), AT 9.22M WIDE APPROVED LAYOUT ROAD, VARADHARAJAPURAM, CHENNAI COMPRISED IN OLD S.NO. 25/2 & NEW S.NO. 25/2A PART (AS PER DOCUMENT), NEW S.NO. 25/2A1 (AS PER PATTA) OF VARADHARAJAPURAM VILLAGE, KUNDRATHUR TALUK WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

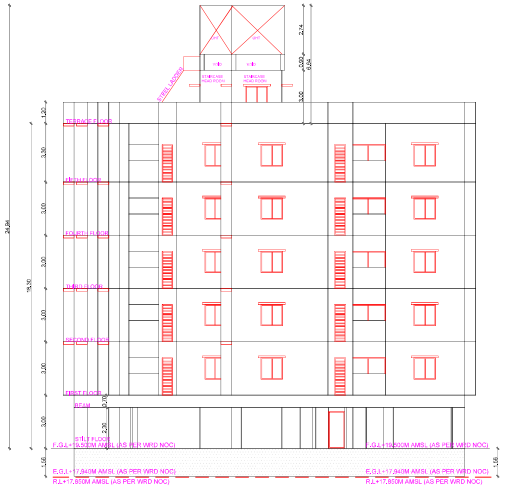
Applicants / Owner / Developer / Power of Attorney

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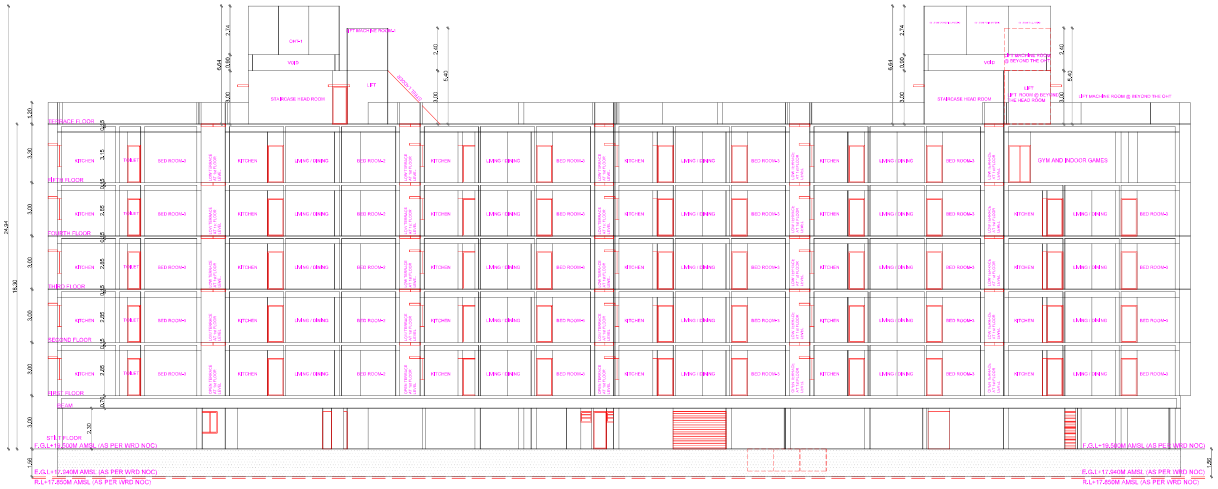
User Defined Metric (841.00 x 1500.00MM)

SHEET NO. 4 / 4

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR/GROUND FLOOR PART + 5 FLOORS RESIDENTIAL BUILDING (AFFORDABLE HOUSING WITH HEIGHT-18.30M) WITH 49 DWELLING UNITS (GYM & INDOOR GAMES AT 5TH FLOOR), AT 9.22M WIDE APPROVED LAYOUT ROAD, VARADHARAJAPURAM, CHENNAI COMPRISED IN OLD S.NO. 25/2 & NEW S.NO. 25/2A PART (AS PER DOCUMENT), NEW S.NO. 25/2A1 (AS PER PATTA) OF VARADHARAJAPURAM VILLAGE, KUNDRATHUR TALUK WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.



ELEVATION ON SOUTH SIDE



SECTION ON A-A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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.

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.