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

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DIGITALLY VERIFIED RECORD

A/U 1/21

LOCAL BODY COPY

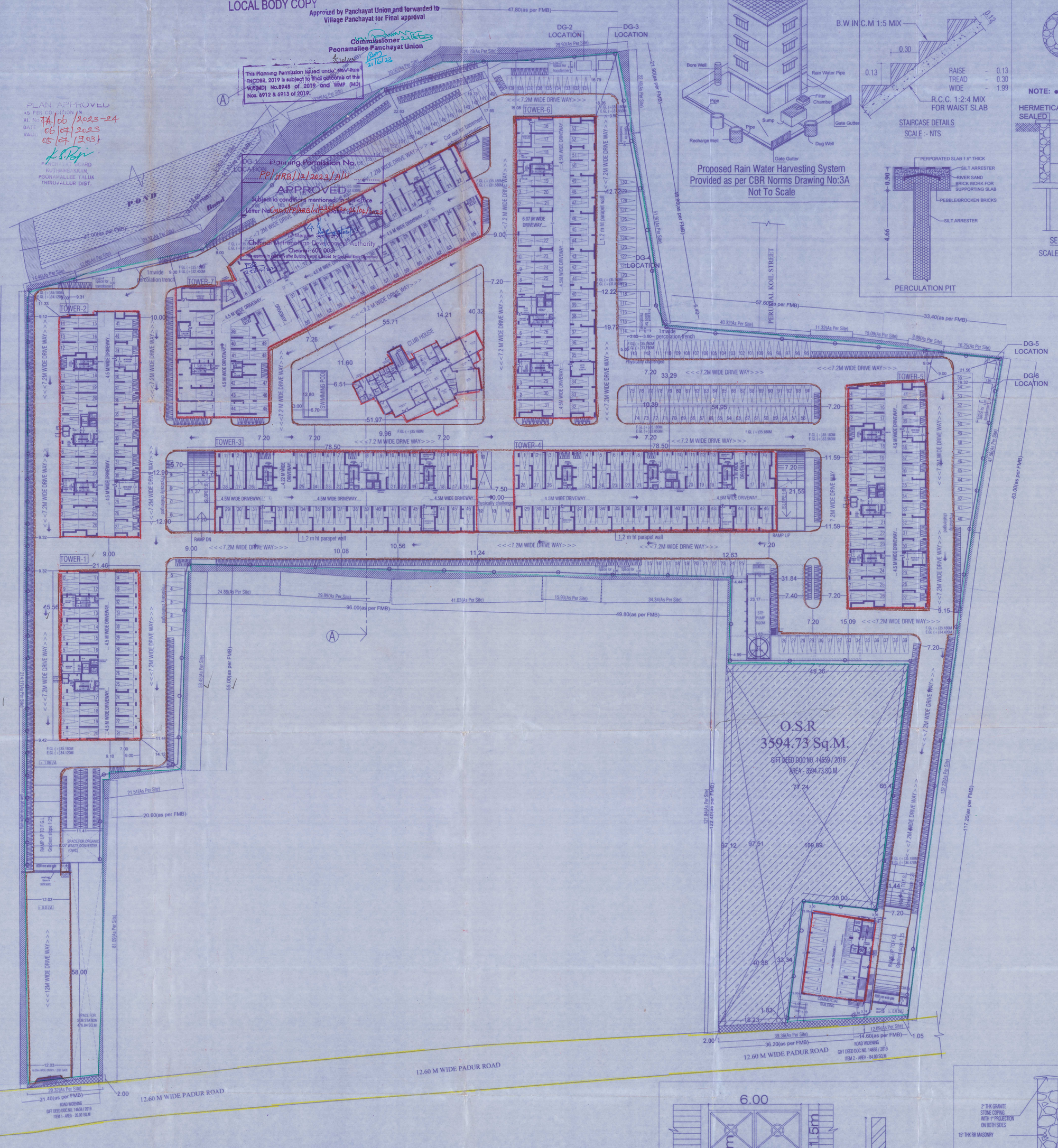
Approved by Panchayat Union and forwarded to Village Panchayat for Final approval

Commissioner
Poonamallee Panchayat Union

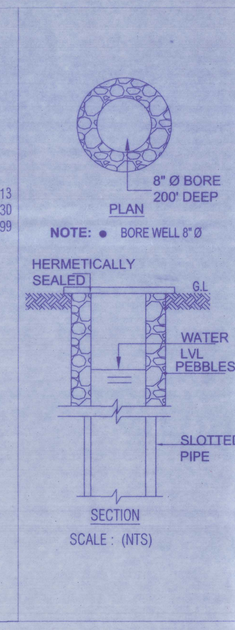
This Planning Permission issued under the provisions of G.O.(Ms).No.8948 of 2019 and G.O.(Ms).Nos.6912 & 6913 of 2019.

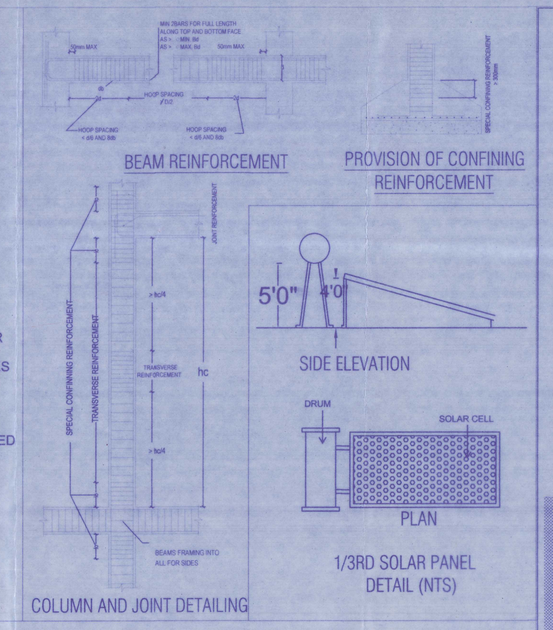
PLAN APPROVED
AS PER DECISION
AT MEETING HELD ON 06/07/2023
DATE 06/07/2023
VALID UPTO 05/07/2024
for MEMBER SECRETARY
POONAMALLEE TALUK
THIRUVALLUR DIST.

Planning Permission No. PP/HRB/1/2023/1611
APPROVED
Subject to conditions mentioned in the enclosed Letter No. Lr.no.PP/HRB/1/2023/1611 dt.06/07/2023
Chief Executive Officer
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid for two years from the date of approval.



Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A Not To Scale







SHEET:NO: 1/21

PLAN SHOWING THE REVISED PROPOSAL FOR THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL CUM COMMERCIAL GROUP DEVELOPMENT CONSISTING OF 7 TOWERS WITH EXTENTED COMBINED BASEMENT BELOW THE TOWERS 3,4,6,7 AND CLUB HOUSE, TOWER-1 ,7- STILT + 13FLOORS RESIDENTIAL BUILDING WITH 1053 DWELLING UNITS; CLUB HOUSE: GROUND FLOOR(STORE,CLINIC,CAFETERIA&CRECHE) + FIRST FLOOR(GYM,INDOORGAMES&LIBRARY) AND SWIMMING POOL NEAR CLUB HOUSE AT S.NO:399/1A,1B,1C,1D,1E,1F & 3B AND 418/1A, 1B,1C & 1D2 OF KUTHAMBAKKAM VILLAGE, THIRUALLUR DISTRICT, WITHIN THE LIMITS OF POONAMALLE PANCHAYAT UNION

AREA STATEMENT

AS PER DOCUMENT	360016.79 SQ.M	
AS PER PATTA	360503.00 SQ.M	
LEAST EXTENT	359912.79 SQ.M	ROAD WIDENING AREA 104.00 SQ.M

TOWER-1

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
STILT FLOOR	976.68	2.65	45.81	885.85	42.37	0.00	-
1ST FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
2ND FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
3RD FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
4TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
5TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
6TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
7TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
8TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
9TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
10TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
11TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
12TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
13TH FLOOR	679.93	32.66	0.00	0.00	647.27	0.00	12
TOTAL	9815.77	427.23	45.81	885.85	8456.88	0.00	156

TOWER-4

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
STILT FLOOR	1542.05	2.68	59.31	1422.04	58.03	0.00	-
1ST FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
2ND FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
3RD FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
4TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
5TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
6TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
7TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
8TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
9TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
10TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
11TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
12TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
13TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
TOTAL	15867.80	834.16	59.31	1422.04	13522.29	0.00	143

TOWER-2

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
STILT FLOOR	1299.52	3.00	56.25	1172.36	67.32	0.00	-
1ST FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
2ND FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
3RD FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
4TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
5TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
6TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
7TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
8TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
9TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
10TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
11TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
12TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
13TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
TOTAL	13309.57	681.68	56.25	1172.36	11399.28	0.00	117

TOWER-3

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
STILT FLOOR	1542.06	2.68	59.31	1422.04	58.03	0.00	-
1ST FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
2ND FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
3RD FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
4TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
5TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
6TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
7TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
8TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
9TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
10TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
11TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
12TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
13TH FLOOR	1101.98	63.96	0.00	0.00	1038.02	0.00	11
TOTAL	15867.80	834.16	59.31	1422.04	13522.29	0.00	143

TOWER-5

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
STILT FLOOR	1299.52	3.60	56.25	1172.36	67.31	0.00	-
1ST FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
2ND FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
3RD FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
4TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
5TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
6TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
7TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
8TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
9TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
10TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
11TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
12TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
13TH FLOOR	923.85	52.16	0.00	0.00	871.69	0.00	9
TOTAL	13309.57	681.68	56.25	1172.36	11399.28	0.00	117

TOWER-6

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
STILT FLOOR	1743.74	2.70	55.40	1588.76	96.88	0.00	-
1ST FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
2ND FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
3RD FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
4TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
5TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
6TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
7TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
8TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
9TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
10TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
11TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
12TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
13TH FLOOR	1223.58	58.10	0.00	0.00	1165.48	0.00	13
TOTAL	17650.28	758.00	55.40	1588.76	15248.12	0.00	169

ABSTRACT

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
COMBINED BASEMENT	15258.08	0.00	250.71	14808.52	198.85	0.00	-
STP	313.34	0.00	201.99	0.00	111.35	0.00	-
PUMP ROOM							-
TOWER-1 RESIDENTIAL	9815.77	427.23	45.81	885.85	8456.88	0.00	156
TOWER-2 RESIDENTIAL	13309.57	681.68	56.25	1172.36	11399.28	0.00	117
TOWER-3 RESIDENTIAL	15867.80	834.16	59.31	1422.04	13552.29	0.00	143
TOWER-4 RESIDENTIAL	15867.80	834.13	59.31	1422.07	13552.29	0.00	143
TOWER-5 RESIDENTIAL	13309.57	681.68	56.25	1172.36	11399.28	0.00	117
TOWER-6 RESIDENTIAL	17650.28	758.00	55.40	1588.76	15248.12	0.00	169
TOWER-7 RESIDENTIAL	23656.51	982.24	103.67	2261.29	20309.31	0.00	208
COMMERCIAL BLOCK	2101.78	7.36	53.84	344.18	0.00	1696.40	0
CLUB HOUSE	1124.55	39.15	0.00	0.00	0.00	1085.40	0
TOTAL	129275.05	5245.63	942.54	25077.43	94227.65	2781.80	1053

GRAND TOTAL

FSI = 97009.45
= 359112.79
= 2.70:1

97009.45 SQ.M

Car Parking Provided = 911 Nos
Two wheelers Provided = 1081 Nos

COVERAGE = 8458.55 / 359112.79 X 100 = 23.56%

TOWER-7

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
STILT FLOOR	2517.21	3.60	103.67	2261.29	148.65	0.00	-
1ST FLOOR	1635.10	75.28	0.00	0.00	1550.82	0.00	16
2ND FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
3RD FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
4TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
5TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
6TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
7TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
8TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
9TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
10TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
11TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
12TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
13TH FLOOR	1626.10	75.28	0.00	0.00	1550.82	0.00	16
TOTAL	23656.51	962.24	103.67	2261.29	20309.31	0.00	208

COMMERCIAL BLOCK

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
STILT FLOOR	427.78	0.00	53.84	344.18	0.00	29.76	-
1ST FLOOR	402.77	0.88	0.00	0.00	0.00	401.89	-
2ND FLOOR	424.75	2.16	0.00	0.00	0.00	422.59	-
3RD FLOOR	424.74	2.16	0.00	0.00	0.00	422.58	-
4TH FLOOR	424.74	2.16	0.00	0.00	0.00	422.58	-
TOTAL	2101.78	7.36	53.84	344.18	0.00	1696.40	0

CLUB HOUSE BLOCK

FLOOR NO	TOTAL AREA	DEDUCTION	SPACE EXCLUDED FROM FSI	PARKING AREA	RESIDENTIAL AREA	COMMERCIAL AREA	DWELLING UNITS
GROUND FLOOR	431.70	0.00	0.00	0.00	0.00	431.70	-
1ST FLOOR	384.00	39.15	0.00	0.00	0.00	344.85	-
2ND FLOOR	308.85	0.00	0.00	0.00	0.00	308.85	-
TOTAL	1124.55	39.15	0.00	0.00	0.00	1085.40	0

SHEET SIZE : 841X1189

SCALE:1:500

ALL DIMENSION ARE IN METER

COLOUR INDEX

EXISTING ROAD -

SITE BOUNDARY -

OSR AREA -

APPLICANT:

For SHRIRAM PROPERTIES LIMITED
Authorised Signatory

STRUCTURAL ENGINEER:

S. MURUGESH, M.E.,F.I.E.,
Chartered Engineer P-1279333
Structural Engineer Grade-I
CMDA /SE/GR-I/2022/05/320

ARCHITECT / LBS:

SIDDARTH GOPALA SANKAR, M.ARCH.,F.I.V.I.,
Registered Architect As
L.B.S. GRADE-I
L.S. ARCHITECT No: CA/2005/36220
Coimbatore LPA/RA/GR-I/19/04/1016

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
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Chennai 600 097, India
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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.