Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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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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

P.P.A approved by C.M.D.A vide Lr.No. Dated

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 1 ST AND 2ND FLOOR (SHOP)+ 3 RD FLOOR (OFFICE) COMMERCIAL BUILDING AT PLOT NO. 6PT , DOOR NO.6, SECRETARIAT COLONY, AMBATTUR, CHENNAI – 600 053, COMPRISED IN OLD S.NO.604/1B PART, T.S.NO.28/2, BLOCK NO.10, WARD – B OF AMBATTUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

NOTE : LP/DTP No. 469/51

ELEVATION

SECTION ON A - A

SECTION B-B'

PLAN
COLLECTION SUMP FOR RECYCLING SULAGE WATER
(Scientifically Closed)

SECTION 'C-C'

PLAN
METRO WATER SUMP
(Scientifically Closed)

Solar hot water system details

Detail bore well

PLAN OF FOOTING

KEY PLAN
NOT TO SCALE

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

SECTION A-A

PLAN
RAIN WATER
HARVESTING SUMP
(Scientifically closed)

Gate Elevation & Cross Section Detail of compound wall

Dwarf wall details

AREA STATEMENT	SQ.M
AS PER PATTA	: 1338.00
AS PER DOCUMENT	: 1337.79

FLOOR	FSI AREA IN SQ.M
STILT FLOOR	28.86
FIRST FLOOR	728.10
SECOND FLOOR	728.10
THIRD FLOOR	728.10
TOTAL	2213.16

FLOOR SPACE INDEX = 2213.16 / 1337.79 = 1.654

PARKING	PROVIDED
CAR PARKING	28
TWO WHEELER PARKING	62

SCHEDULE OF JOINERY:-

TYPE	DETAIL	SIZE
MD	DOOR	2.10X2.10
D1	DOOR	0.91x2.10
G	GLAZING WINDOW	5.30X2.40
W	WINDOW	1.80X1.22
V	VENTILATOR	0.61x0.61

SPECIFICATION:-

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C.	:	M25 GRADE FOR SLABS & LINTELS
WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING COURSE	:	B JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES

COLOUR INDEX:-

PROPOSED — ROAD — BOUNDARY

SCALE : 1:100

OWNER SIGNATURE

SIGNATURE OF STRUCTURAL ENGINEER

R. PREM KUMAR, B.E., M.E.,
Registered Engineer Grade-II (PE)
RE/GR-II/18/03/00
Old Door No. 49A, New Door No. 72,
Thiruvalluvar Street, Ram Nagar Extn,
Velachery, Chennai - 600 042.
Mobile: 98410 87305, 98410 17871
Email:rpk1510@gmail.com

SIGNATURE OF REGISTERED ENGINEER

SITE CUM STILT FLOOR PLAN

FIRST / SECOND FLOOR PLAN

THIRD FLOOR PLAN

TERRACE FLOOR PLAN

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.