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,
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DIGITALLY VERIFIED RECORD

AREA STATEMENT - EXISTING SANCTION DRAWINGS

(DTCP DOC NO. 4277/15 DT 15-07-2015)

FSI	NON FSI	FREE FSI	BUA
71855.53	2728.35	7470.17	82054.05

SITE AREA ASPER SURVEY : 33750.11 SQ.M (8.34 ACRES)
SITE AREA ASPER TITLE DEED : 33495.57 SQ.M (8.277 ACRES)
SITE AREA ASPER PATTA : 33451.06 SQ.M (8.266 ACRES)
ROAD WIDENING - 4649.80 SQ.M (1.149 ACRES)
BALANCE AREA LEFT FOR DEVELOPMENT - 28800.00 SQ.M (7.11 ACRES)
OSR LAND AREA 10% REQUIRED - 3345.10 SQ.M
OSR LAND AREA 10% PROVIDED - 3366.85 SQ.M
PLOT COVERAGE - 5704.14 / 28800.00 = 19.81%
F.S.I AREA ACHIEVED - 71855.53 SQ.M / 28800.00 SQ.M = 2.495
LIG PROVIDED IN BLOCK - 1 (EWS) - 8588.72 SQ.M
TOTAL NO OF DWELLING UNITS - 766 NOS
TOTAL NO OF CAR PARKING REQUIRED - 488 NOS
TOTAL NO OF CARPARKING PROVIDED - 805 NOS
TOTAL NO OF TWO WHEELER PARKING REQUIRED - 400 NOS
TOTAL NO OF TWO WHEELER PARKING PROVIDED - 406 NOS

AREA STATEMENT - PROPOSED ADDITIONAL CONSTRUCTION

BLOCK - 3 (2.0,2.5 & 3.0 BHK) A	9TH TO 18TH FLOORS			1 TOWER		NO OF UNITS	HEIGHT OF BLDG
FLOORS	FSI SQ.M	NON FSI SQ.M	FREE FSI SQ.M	BUA SQ.M	PLOT COVERAGE SQ.M		28.55 M
TYPICAL (9TH TO 18TH)	370.71X10		42.61X10	413.31X10		4 / FLOOR	
REFUGE AREA (13TH Floor)	15.0			15.0		40 nos	
TOTAL	3722.10		426.10	4148.10			
BLOCK - 2 (2.0,2.5 & 3.0 BHK) B	9TH TO 18TH FLOORS			1 TOWER		NO OF UNITS	HEIGHT OF BLDG
FLOORS	FSI SQ.M	NON FSI SQ.M	FREE FSI SQ.M	BUA SQ.M	PLOT COVERAGE SQ.M		28.55 M
TYPICAL (9TH TO 18TH)	361.09X10		41.96X10	403.05X10		4 / FLOOR	
REFUGE AREA (13TH Floor)	15.0			15.0			
TOTAL	3625.90		419.60	4045.50		40 nos	
BLOCK - 3 (2.0,2.5 & 3.0 BHK) C	9TH TO 18TH FLOORS			1 TOWER		NO OF UNITS	HEIGHT OF BLDG
FLOORS	FSI SQ.M	NON FSI SQ.M	FREE FSI SQ.M	BUA SQ.M	PLOT COVERAGE SQ.M		29.45 M
TYPICAL (9TH TO 18TH)	384.81X11		43.39X11	428.20X11		4 / FLOOR	
REFUGE AREA (13TH Floor)	15.0			15.0			
TOTAL	4247.91		477.29	4725.20		44 nos	

FSI	NON FSI	FREE FSI	BUA
11595.91		1322.99	12918.90

F.S.I AREA ACHIEVED - 11595.91 SQ.M / 28800.00 SQ.M = 0.403

TOTAL NO OF DWELLING UNITS - 124 NOS

TOTAL NO OF CAR PARKING REQUIRED - 83 NOS

PARKING STATEMENT

UNIT	UNIT AREA	TOTAL UNITS	CAR/UNIT	TOTAL CARS
2-BHK	69.85 - 72.96 SQMTS	41	-	-
3-BHK	84.47 - 131.16 SQMTS	83	1	83

TOTAL NO. OF CARS REQUIRED = 83 NOS.
TOTAL NO. OF CARS ACHIEVED = 83 NOS.

AREA STATEMENT - EXISTING + PROPOSED ADDITIONAL AREA

FSI	NON FSI	FREE FSI	BUA
83451.44	2740.35	8781.06	94672.95

SITE AREA ASPER SURVEY : 33750.11 SQ.M (8.34 ACRES)
SITE AREA ASPER TITLE DEED : 33495.57 SQ.M (8.277 ACRES)
SITE AREA ASPER PATTA : 33451.06 SQ.M (8.266 ACRES)
ROAD WIDENING - 4649.80 SQ.M (1.149 ACRES)
BALANCE AREA LEFT FOR DEVELOPMENT - 28800.00 SQ.M (7.11 ACRES)
OSR LAND AREA 10% REQUIRED - 3345.10 SQ.M
OSR LAND AREA 10% PROVIDED - 3366.85 SQ.M
PLOT COVERAGE - 5704.14 / 28800.00 = 19.81%
F.S.I AREA ACHIEVED - 83451.44 SQ.M / 28800.00 SQ.M = 2.898
LIG PROVIDED IN BLOCK - 1 (EWS) - 8588.72 SQ.M
TOTAL NO OF DWELLING UNITS - 890 NOS
TOTAL NO OF CAR PARKING REQUIRED - 571 NOS
TOTAL NO OF CARPARKING PROVIDED - 805 NOS
TOTAL NO OF TWO WHEELER PARKING REQUIRED - 400 NOS
TOTAL NO OF TWO WHEELER PARKING PROVIDED - 406 NOS

PARKING STATEMENT

UNIT	UNIT AREA	TOTAL UNITS	CAR/UNIT	TOTAL CARS
1-BHK		160	-	-
2-BHK	69.85 - 72.96 SQMTS	236	-	-
3-BHK	84.47 - 131.16 SQMTS	485	1	485
4-BHK	175.62 SQMTS	9	2	18
TOTAL		890		503

RETAIL SPACE - 57 NOS
CLUBHOUSE - 16 NOS.
TOTAL NO. OF CARS REQUIRED = 503 + 68 = 571 NOS.
TOTAL NO. OF CARS ACHIEVED = 805 NOS.
TOTAL NO. OF TWO WHEELERS REQUIRED = 160+240 NOS.
TOTAL NO. OF TWO WHEELERS ACHIEVED = 406 NOS.

நிபந்தனைகள்

கட்டிடிக்க வேண்டிய நடைமுறையில் தவறுகள் நிகழ்ந்திருக்கின்றன என்றோ அல்லது தவறான தகவல்கள் அளிக்கப்பட்டமை, உண்மைகளைத் திரித்துக் கூறியமை, ஏமாற்றியமை மற்றும் இலை போன்ற பிறகாரணங்களினால் ஒப்புதல் அளிக்கப்பட்டிருக்கிறது என்றோ உணர்ந்தால் வழங்கப்பட்ட அனுமதியை முற்றிலும் நிகுவியோ அல்லது மாற்றி அமைக்கவியோ, உறுப்பினர் / செயலருக்கு முழு அதிகாரம் உண்டு என அறிவிக்கப்படுகிறது.

2.5 M WIDE M.S. GATE

6.0 M WIDE M.S GATE

CROSS SECTION OF COMPOUND WALL

ELEVATION OF COMPOUND WALL

SCALE - 1:50

SECTION THRO DWARF WALL

PUMP ROOM BELOW GROUND FLOOR

SECTION 1-1

30.0M WIDE RAJIV GANDHI SALAI (OMR)

TO CHENNAI

TO MAMALLAPURAM

PROPOSED OMR ROAD

SURVEY NO. 281

SURVEY NO. 283

SURVEY NO. 280

SURVEY NO. 229

SURVEY NO. 281/1B1B

SURVEY NO. 226/4

SURVEY NO. 222

SURVEY NO. 285

SURVEY NO. 287

SURVEY NO. 359

BLOCK-EWS (3 STILT+16 RESIDENTIAL FLOORS)

PHASE-1

BLOCK-2 (B+S+14 FLOORS)

PHASE-2

PHASE-3

BLOCK-4 (B+S+19 FLOORS)

BLOCK-1 (3 RETAIL +16 RESIDENTIAL FLOORS)

BLOCK-3 (B+S+18 FLOORS)

NOTE: 4.5M TURNING RADIUS MAINTAINED IN DRIVEWAY

10% OSR 3366.85QM site area as per patta - 33451.06sqmt

ENTRY TO TRANSFORMER & DG FOR RMU ACCESS

CONNECTING TO EXTERNAL DRAIN

SITE CUM STILT FLOOR PLAN

2000 x 1000 IN SIZE 30W SOLAR PANELS

INLET HEADER HOT WATER

OUTLET HEADER HOT WATER

HEAT EXCHANGER

PUMP RECIRCULATION

TO ROOM DISTRIBUTION

FEED WATER FROM TERRACE TANK

SOLAR PANEL

TYPICAL RAMP SECTION

LENGTH OF RAMP (SLOPE 1 IN 8)

SEWAGE TREATMENT PLANT PH-3 CAP: 280KLD AREA: 270SQM

TOP COVERED WITH PERFORATED R.C.C COVER SLAB

SLOPE 1 IN 20

CONCRETE PAVING

50mm OR 75mm THK PEBBLE STONE

RAIN WATER STORAGE PIT 1000 X 1500 (SCALE - 1:50)

Section SECURITY ROOM-1

Elevation

Section SECURITY ROOM-2

PLAN SECURITY ROOM-1

PLAN SECURITY ROOM-2

PLAN MECHANICAL PARKING

SECTION

280X2 CYLINDERS GAS BANK STRUCTURE

TOP VIEW

FRONT VIEW

PLAN SHOWING THE PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AT PADUR VILLAGE, OF SURVEY NOS. 282,283/1, 284/1,284/2A,281/1B1A 281/1B2,283/2, 284/2B, AND KAZHIPATTUR VILLAGE, OF SURVEY NOS 222/2, 224/1,224/2, 27/1A, 227/1B, 227/1C, 227/2A, 227/2B, 227/2C, 227/3, 225/1, 225/2, 226/1, 226/2, THIRUPORUR TALUK KANCHEEPURAM DISTRICT.

PROPOSED -
ROAD -
BOUNDARY -

North

STRUCTURAL ENGINEER:

APPROVED

DesignTree Service Consultants Pvt Ltd

B.E. PRUTHRIVAJ
Structural Engineer
Surveyor Licence No. 1434
Class-1

ARCHITECT:

M/S. ARAMM ARCHITECTURAL STUDIO, M.I.P.
Reg. No.CA/2007/27123
Lic. No. R.A. / 2007 / 1236
Designation: Director
M/S.C. Thiruvenkadam, Chennai - 600 125 Tel: 91 (44) 0 Extn.

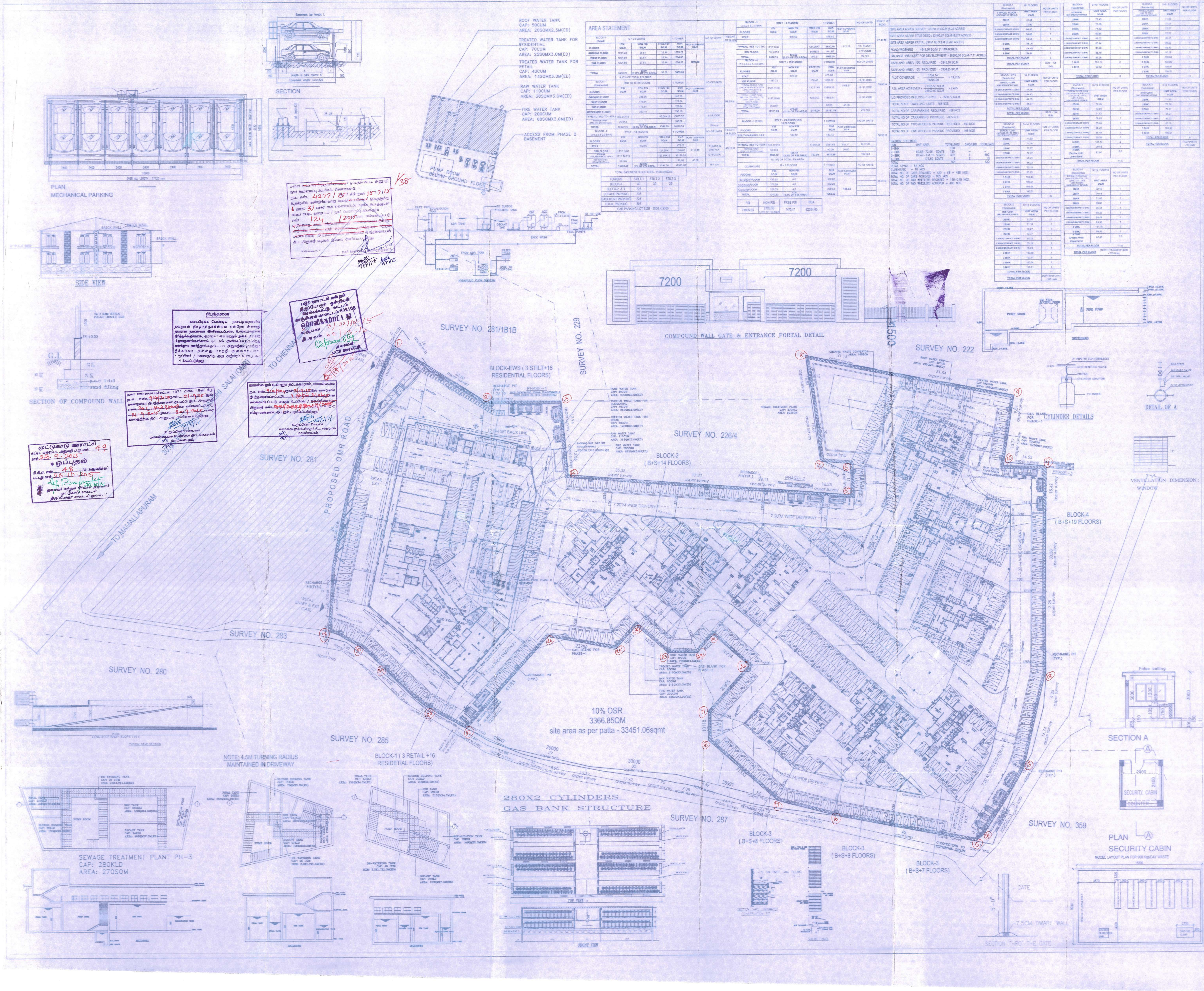
OWNER:

For SSPDL GREEN ACRES LLP

Designated Partner

SITE FLOOR PLAN & DETAILS

SCALE - 1:300 | SHEET NO - 01



SITE PLAN

Date	12.03.15	SHEET NO: 01/35	NORTH
SCALE	1:400	SIZE-A0	

PLAN SHOWING THE PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING AT PADUR VILLAGE, OF SURVEY NOS. 282,283/1, 284/1,284/2A,281/1B1A 281/1B2,283/2,284/2B, AND KAZHIPATTUR VILLAGE, OF SURVEY NOS 222/2, 224/1,224/2, 227/1A, 227/1B, 227/1C, 227/2A, 227/2B, 227/2C, 227/3, 225/1, 225/2, 226/1, 226/2, THIRUPORUR TALUK KANCHEEPURAM DISTRICT.

SPECIFICATIONS

FOUNDATION: R.C.C ISOLATE FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO COAT COLOR CEMENT PAINT
LIME BRICK JELLY CONCRETE 0IR.C.C.SLAB.

NOTE:
ALL DIMENSIONS ARE IN MILLIMETERS

REFERENCE

PROPOSAL
BOUNDARY
ROAD
RAIN WATER HARVESTING

SIGNATURE OF OWNER

For SSPDL GREEN ACRES LLP
Designated Partner

STRUCTURAL ENGINEER

for DesignTree Service Consultants Pvt. Ltd.
ARUN KARANTH .N
Surveyor Licence No. 1853
Class-1

ARCHITECTS SIGNATURE

P. ELANCHEZHIYAN, B.Arch.,M.T.P
Reg. Architect No: CA/2003/30729
L.S. No. R.A. 562/2010-2024
Corporation of Chennai
14/S2 Thirumurthy Ngr, Madanandapuram
Chennai - 600 125 M: +91 98410 56059

LICENSED SURVEYOR

N. SENTHIL KUMAR
Class-I License Surveyor, No: 1014
Corporation of Chennai
Chartered Engineer
AM 088103-4

AREA STATEMENT

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PARKING STATEMENT

UNIT	UNIT AREA	TOTALUNITS	CAR/UNIT	TOTALCARS
1-BHK		160	-	-
2-BHK	69.85-72.96 SQMTS	195	-	-
3-BHK	84.47-131.16 SQMTS	402	1	402
4-BHK	175.62 SQMTS	9	2	18
TOTAL		766		420

RETAIL SPACE - 52 NOS
CLUBHOUSE - 16 NOS
TOTAL NO. OF CARS REQUIRED = 420 + 58 = 488 NOS.
TOTAL NO. OF CARS ACHIEVED = 805 NOS.
TOTAL NO. OF TWO WHEELERS REQUIRED = 160+240 NOS.
TOTAL NO. OF TWO WHEELERS ACHIEVED = 406 NOS.

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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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.