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

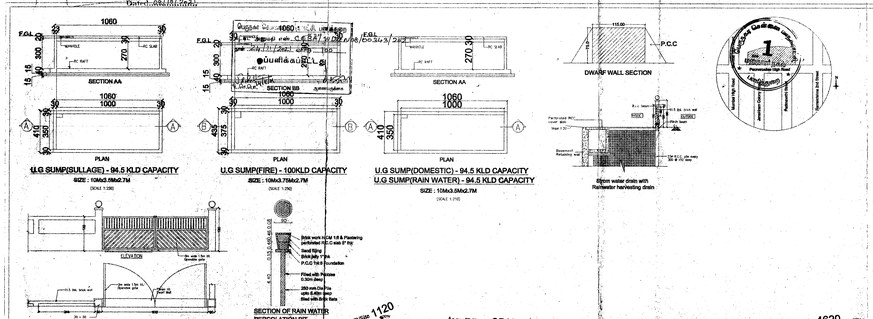
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DIGITALLY VERIFIED RECORD

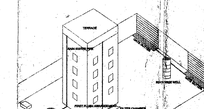
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.5948 of 2019 before the Madurai Bench of Madras High Court

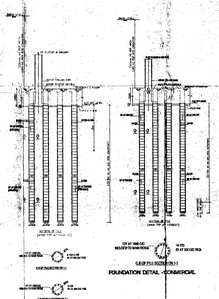
P.P.A approved by C.M.D.A vide Lr.No.6/2021/24/2020 Dated: 08/10/2021

SHEET NO 1/21



SITE PLAN





NOTES
1. All dimensions are in cm.
2. Figured dimensions shall be followed.
3. Columns, beams, foundations, etc may be adopted as per structural design

AREA STATEMENT

SITE EXTENT		
AS PER ORIENTATION SKETCH	34857.52	SQ.M
AS PER TSLR	24750	SQ.M
LEAST EXTENT	24750	SQ.M
OSR PROVIDED	2476	SQ.M
BLOCK 1 (FSI)	20630.47	SQ.M
BLOCK 2 (FSI)	24573.90	SQ.M
BLOCK 3 (FSI)	33245.28	SQ.M
COMMERCIAL BASEMENT BLOCK 1 AND 2	13723.56	SQ.M
BLOCK 3 BASEMENT	18344.96	SQ.M
TOTAL NO OF CAR PARKING REQUIRED	609	NOS
TOTAL NO OF CAR PARKING PROVIDED	910	NOS
TOTAL NO OF TWO WHEELER PARKING REQUIRED	1088	NOS
TOTAL NO OF TWO WHEELER PARKING PROVIDED	2000	NOS
PH PARKING REQUIRED	50	NOS
PH PARKING PROVIDED	75	NOS
TOTAL FSI AREA	78428.65	SQ.M
FSI	3.17	
PLOT COVERAGE	20.74%	

PARKING PROPOSED AT THE FOLLOWING LOCATIONS

COMMERCIAL BLOCK

AT LOCATION	T/W PARKING	CAR PARKING
AT BASEMENT 1	0	343(P.H - 9)
AT BASEMENT 2	00	237 (P.H 11)
AT SURFACE	2000	127 (P.H-10)
TOTAL	2000	607 (P.H - 75)

RESIDENTIAL BLOCK

AT LOCATION	T/W PARKING	CAR PARKING
AT BASEMENT 1	0	128
AT BASEMENT 2	0	128
AT STILT BLOCK 1	0	28
AT STILT BLOCK 2	0	30
TOTAL	0	303

NOTE -
1. OSR PORTION - 2476.00 SQ.M REGISTRATION DOCUMENT NO. 3646 OF 2021 DATED 05/10/2021

STRUCTURAL ENGINEER :
P.K. CHANDRAMANI, M.E.(Struct)
STRUCTURAL ENGINEER
No. 1, RESIDENCY APARTMENTS,
NUNGAMBAKKAM, CHENNAI-600 034.

ARCHITECT:- ENIYAVAN. S.R.
CA/2015/69232
REGISTERED ARCHITECT DELHI A/1618
REGISTERED ARCHITECT GCC NA 10109 2019
No.13, FLAT-A, INNOVATIVE APARTMENTS,
Architecture | Interior Design | Landscape Design
45, Old Mahabalipuram Road, Sholinganallur,
Chennai-600 119. E-Mail:architecteniyavan@gmail.com
Ph.: 044-42647209

LEGEND
PROPOSED
ROAD
BOUNDARY

TAMIL NADU HOUSING BOARD

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR THE PURPOSE OF RESIDENTIAL CUM COMMERCIAL DEVELOPMENT WITH COMBINED DOUBLE AND EXTENDED BASEMENT FLOOR OVER AND ABOVE BLOCK NO.1 WITH STILT+19 FLOORS HAVING 152 DWELLING UNITS, BLOCK-2 STILT+19 FLOORS HAVING 152 DWELLING UNITS TOTALLY 304 DWELLING UNITS AND IN BLOCK NO.3 DOUBLE AND EXTENDED BASEMENT FLOORS OVER AND ABOVE GROUND FLOOR+11 FLOORS COMMERCIAL (OFFICE) USE BUILDING AT EVR PERIYAR SALAI, COMPRISED IN SURVEY NO.2/1, BLOCK NO.4 OF ARUMBAKKAM VILLAGE, EGMORE/ NUNGAMBAKKAM TALUK, CHENNAI DISTRICT.

ZONE 8 DIVISION 105 SCALE: 1:300

DRAWN: DIVISION

JUNIOR.ENGINEER | ASST. ARCHITECT

TOWN PLANNER | SUPTDG. ENGINEER (HQ)

MSB. NO

CHIEF ENGINEER(C)

AE
AN. NAGAR DIVISION

AEE - I
AN. NAGAR DIVISION

EE / ADO
AN. NAGAR DIVISION
EXECUTIVE ENGINEER & ADO,
ANNA NAGAR DIVISION
Tamil Nadu Housing Board
Nungambakkam, Chennai-600 101.

SE
CHENNAI CIRCLE

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.