Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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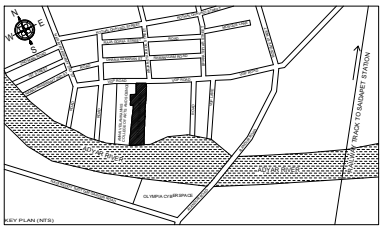
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BLOCK A: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS, BLOCK B: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 18 DWELLING UNITS, BLOCK C: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) RESIDENTIAL BUILDING WITH GYM, ASSOCIATION ROOM, SWIMMING POOL AND INDOOR GAMES AT 5th FLOOR (HEIGHT- 18.30M) WITH 72 DWELLING UNITS -TOTALLY 100 DWELLING UNITS AVAILING PREMIUM FSI AT DOOR NO.71, KARUPANNA REDDI GARDEN, VGP SALAI (HOSPITAL ROAD), SAIDAPET, CHENNAI - 600015 COMPRISED IN T.S.NO.9/2 & 10 (AS PER DOCUMENT) AND T.S.NO.9/10 & 10(AS PER PATTA), BLOCK NO.16 OF SAIDAPET VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	7344.00
AREA AS PER DOCUMENT	7343.46
AREA CONSIDERED FOR FSI	7343.46
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	42.89
OSR AREA	733.10
TOTAL FSI AREA	16050.23
FSI FACTOR	2.186
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	123	152
TWO WHEELER	0	0
CYCLE	-	0



FLOOR WISE FSI STATEMENT: RES (BLOCK A)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	383.38	0.00	0.00	2	383.38
SECOND FLOOR	0.00	383.38	0.00	0.00	2	383.38
THIRD FLOOR	0.00	383.38	0.00	0.00	2	383.38
FOURTH FLOOR	0.00	383.38	0.00	0.00	2	383.38
FIFTH FLOOR	0.00	370.77	0.00	0.00	2	370.77
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1904.29	0.00	0.00	10	1904.29

FLOOR WISE FSI STATEMENT: RES (BLOCK B)

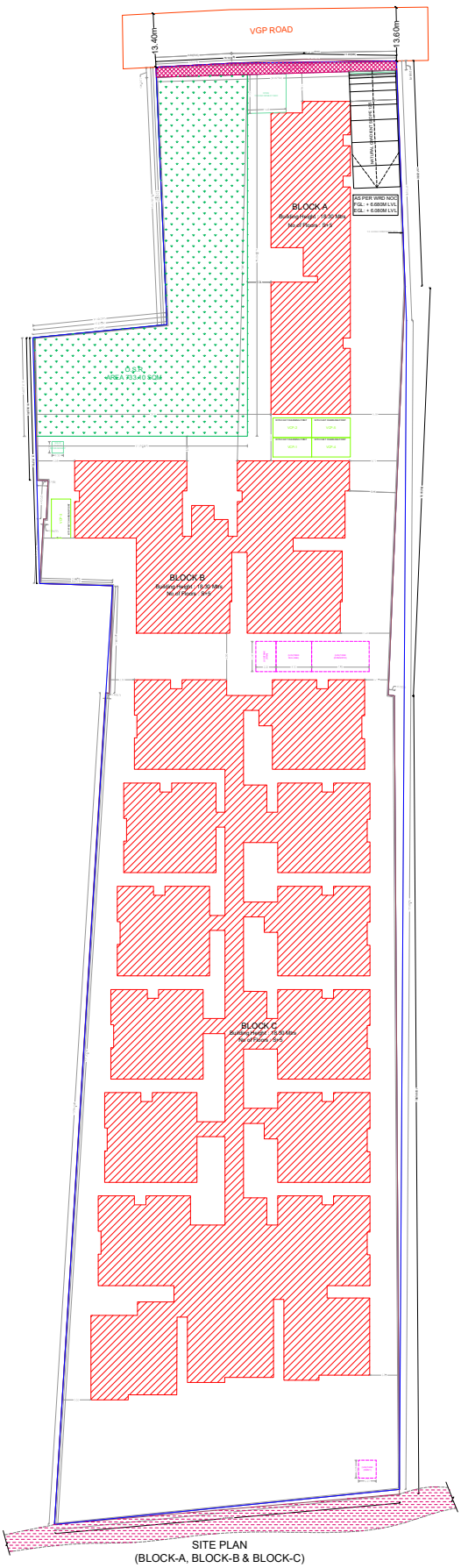
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	587.68	0.00	0.00	4	587.68
SECOND FLOOR	0.00	587.68	0.00	0.00	4	587.68
THIRD FLOOR	0.00	587.68	0.00	0.00	4	587.68
FOURTH FLOOR	0.00	587.68	0.00	0.00	4	587.68
FIFTH FLOOR	0.00	355.46	0.00	0.00	2	355.46
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2706.18	0.00	0.00	18	2706.18

FLOOR WISE FSI STATEMENT: RES (BLOCK C)

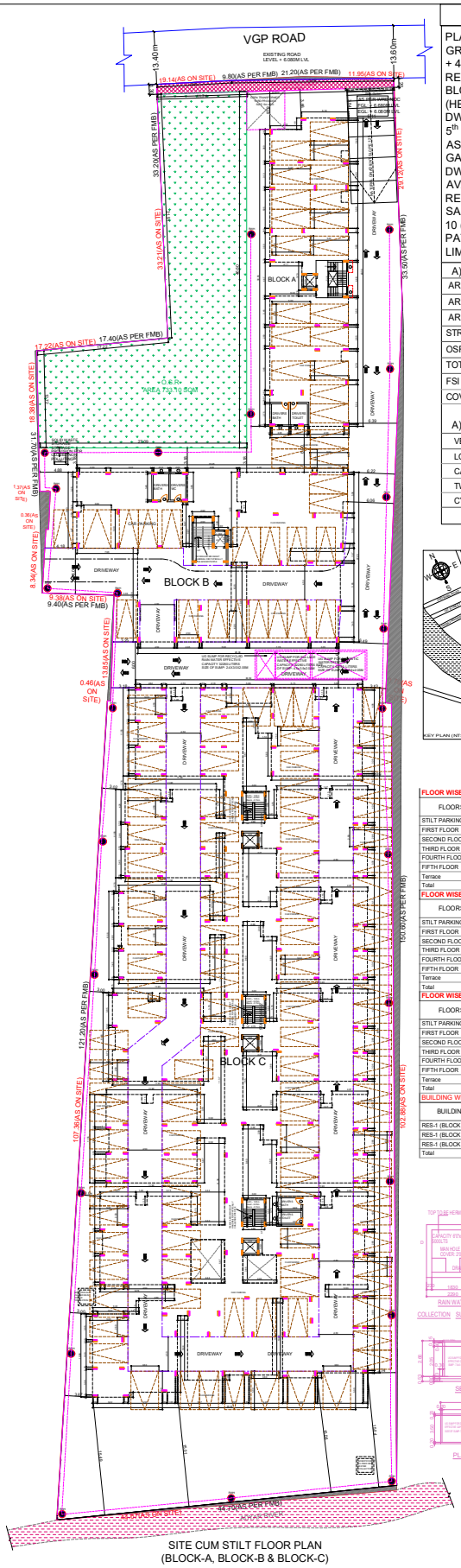
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	2331.94	0.00	0.00	15	2331.94
SECOND FLOOR	0.00	2331.94	0.00	0.00	15	2331.94
THIRD FLOOR	0.00	2331.94	0.00	0.00	15	2331.94
FOURTH FLOOR	0.00	2331.94	0.00	0.00	15	2331.94
FIFTH FLOOR	0.00	2112.00	0.00	0.00	12	2112.00
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	11439.76	0.00	0.00	72	11439.76

BUILDING WISE FSI STATEMENT

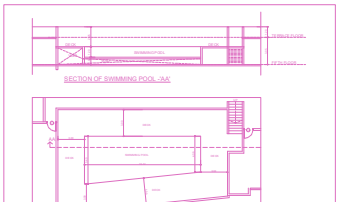
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
RES-1 (BLOCK A)		0.00	1904.29	0.00	0.00	10	1904.29
RES-1 (BLOCK B)		0.00	2706.18	0.00	0.00	18	2706.18
RES-1 (BLOCK C)		0.00	11439.76	0.00	0.00	72	11439.76
Total		0.00	16050.23	0.00	0.00	100	16050.23



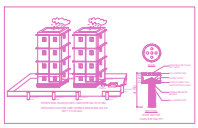
SITE PLAN
(BLOCK-A, BLOCK-B & BLOCK-C)

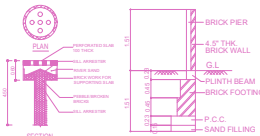


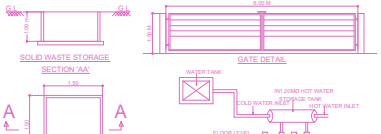
SITE CUM STILT FLOOR PLAN
(BLOCK-A, BLOCK-B & BLOCK-C)

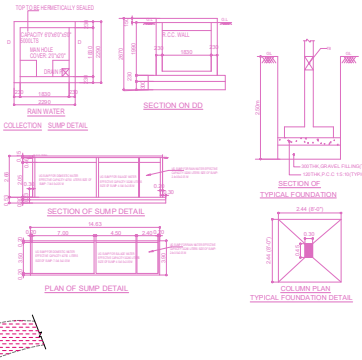

SECTION OF SWIMMING POOL -'AA'

PLAN OF SWIMMING POOL









APPROVAL CONDITION

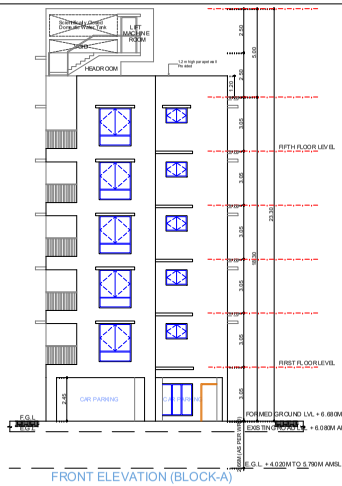
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

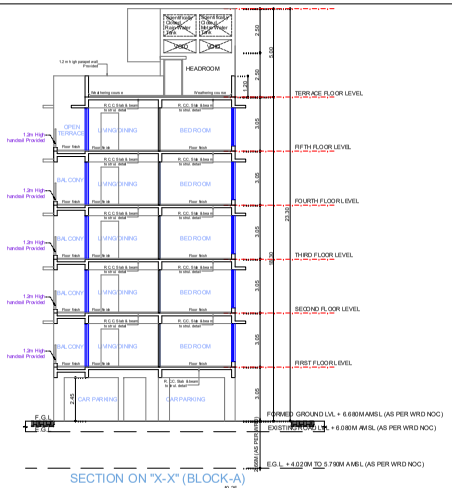
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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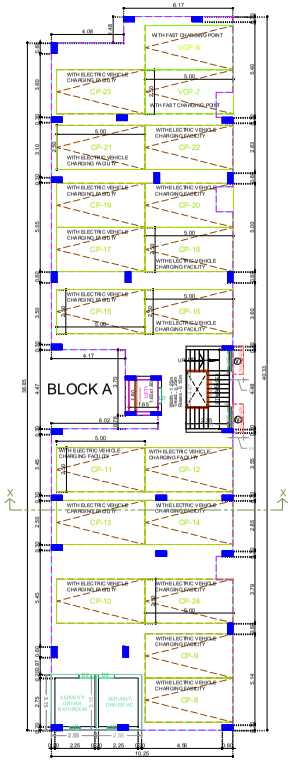
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BLOCK A: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS, BLOCK B: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 18 DWELLING UNITS, BLOCK C: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) RESIDENTIAL BUILDING WITH GYM, ASSOCIATION ROOM, SWIMMING POOL AND INDOOR GAMES AT 5th FLOOR (HEIGHT- 18.30M) WITH 72 DWELLING UNITS -TOTALLY 100 DWELLING UNITS AVAILING PREMIUM FSI AT DOOR NO.71, KARUPANNA REDDI GARDEN, VGP SALAI (HOSPITAL ROAD), SAIDAPET, CHENNAI - 600015 COMPRISED IN T.S.NO.9/2 & 10 (AS PER DOCUMENT) AND T.S.NO.9/10 & 10(AS PER PATTA), BLOCK NO.16 OF SAIDAPET VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



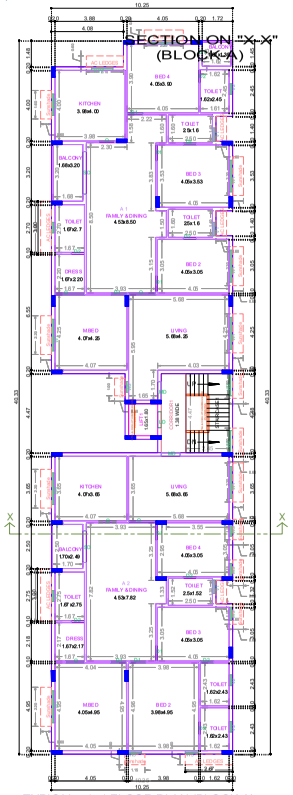
FRONT ELEVATION (BLOCK-A)



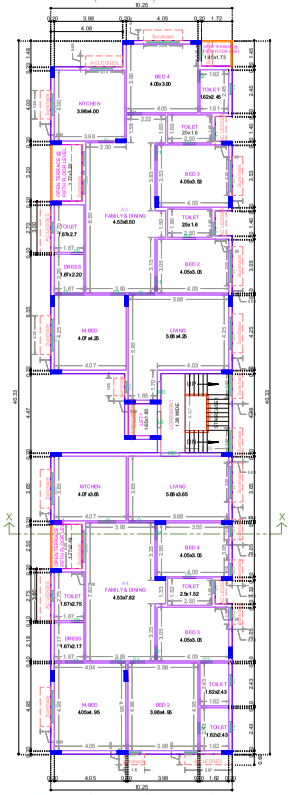
SECTION ON "X-X" (BLOCK-A)



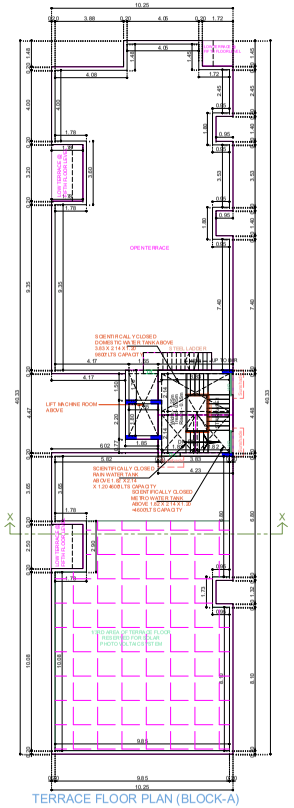
STILT FLOOR PLAN (BLOCK-A)



TYPICAL - 1- 4 FLOOR PLAN (BLOCK-A)



FIFTH FLOOR PLAN (PART) (BLOCK-A)



TERRACE FLOOR PLAN (BLOCK-A)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the following terms of the WP (MD) No.9940 of 2019 and WMP (MD) Nos.8912 & 8913 of 2019.

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

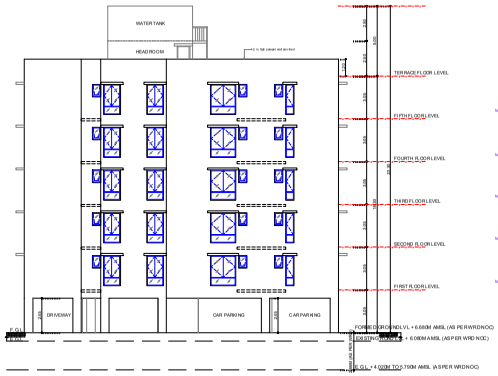
Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

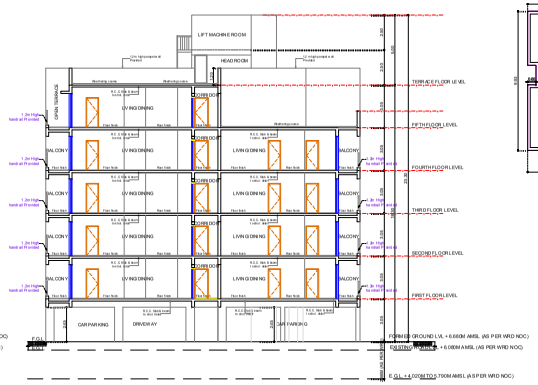
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SHEET NO. 3 / 5

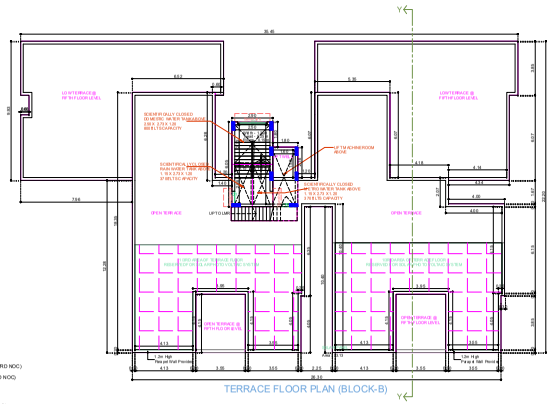
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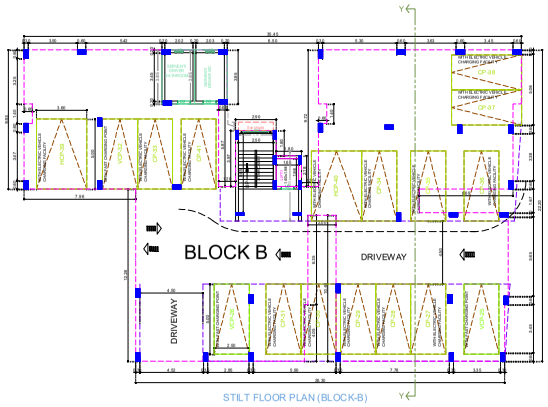
FRONT ELEVATION (BLOCK-B)



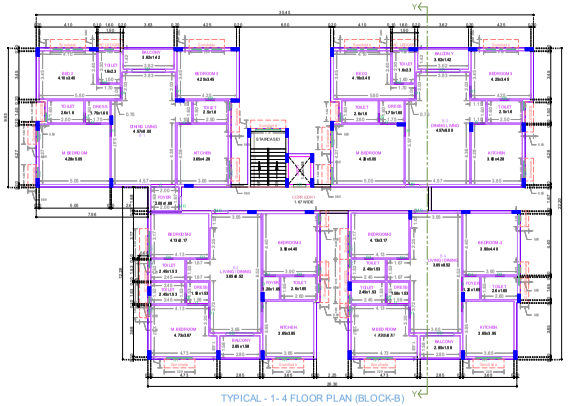
SECTION-"Y-Y" (BLOCK-B)



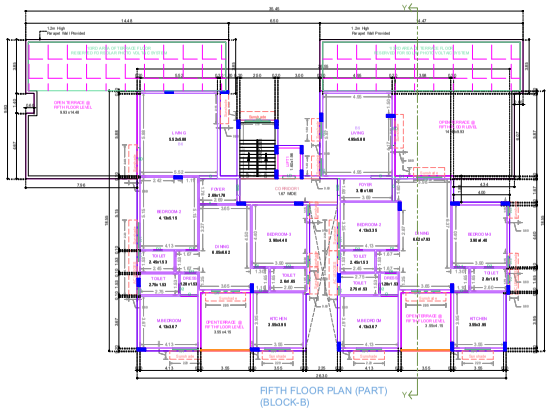
TERRACE FLOOR PLAN (BLOCK-B)



STILT FLOOR PLAN (BLOCK-B)



TYPICAL - 1- 4 FLOOR PLAN (BLOCK-B)



FIFTH FLOOR PLAN (PART) (BLOCK-B)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

No.Planning/Layout/Land/2021/
Dated at CMDA, Egmore, Chennai-600 008.
Lr.No.B1/ 21/ 2021 Dt. 21.01.2021
Lr.No.B1/ 21/ 2021 Dt. 21.01.2021

Applicant (Owner / Developer in case of JDA) Proposed Residential Building with 10 Dwelling Units, Block B: Stilt Floor + 4 Floors + 5th Floor (Part) (Height- 18.30m) Residential Building with 18 Dwelling Units, Block C: Stilt Floor + 4 Floors + 5th Floor (Part) Residential Building with Gym, Association Room, Swimming Pool and Indoor Games at 5th Floor (Height- 18.30m) with 72 Dwelling Units -Totally 100 Dwelling Units Availing Premium FSI at Door No.71, Karupanna Reddi Garden, VGP Salai (Hospital Road), Saidapet, Chennai - 600015 Comprised in T.S.No.9/2 & 10 (As per Document) and T.S.No.9/10 & 10(As per Patta), Block No.16 of Saidapet Village Within the Limits of Greater Chennai Corporation.

Re: Planning Permission Application No. 71/2021 Dated: 21.01.2021

Right Side Building / Rooftop Side Building

This representation is only after building Permit is issued by the concerned Local Body

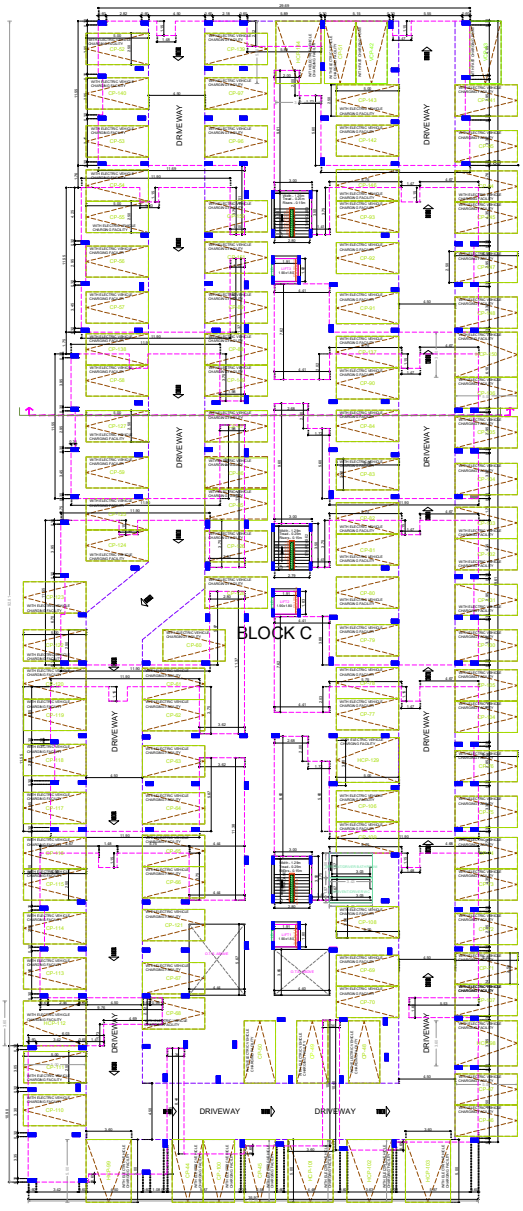
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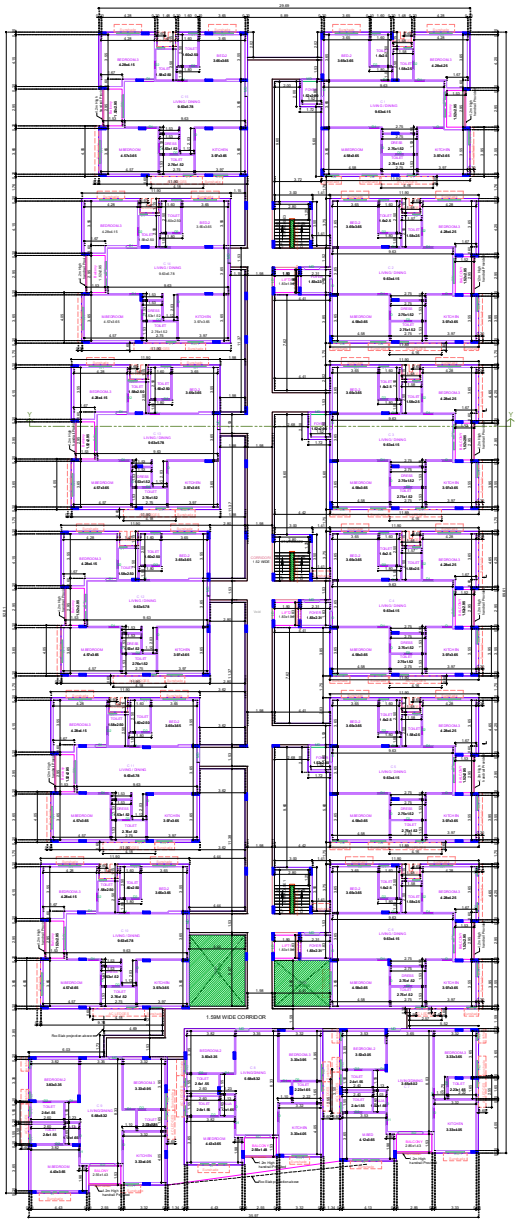
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User Defined/Metric (841.00 x 1500.00MM)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BLOCK A: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS, BLOCK B: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 18 DWELLING UNITS, BLOCK C: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) RESIDENTIAL BUILDING WITH GYM, ASSOCIATION ROOM, SWIMMING POOL AND INDOOR GAMES AT 5th FLOOR (HEIGHT- 18.30M) WITH 72 DWELLING UNITS -TOTALLY 100 DWELLING UNITS AVAILING PREMIUM FSI AT DOOR NO.71, KARUPANNA REDDI GARDEN, VGP SALAI (HOSPITAL ROAD), SAIDAPET, CHENNAI - 600015 COMPRISED IN T.S.NO.9/2 & 10 (AS PER DOCUMENT) AND T.S.NO.9/10 & 10(AS PER PATTA), BLOCK NO.16 OF SAIDAPET VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



STILT FLOOR PLAN (BLOCK-C)



TYPICAL - 1- 4 FLOOR PLAN (BLOCK-C)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

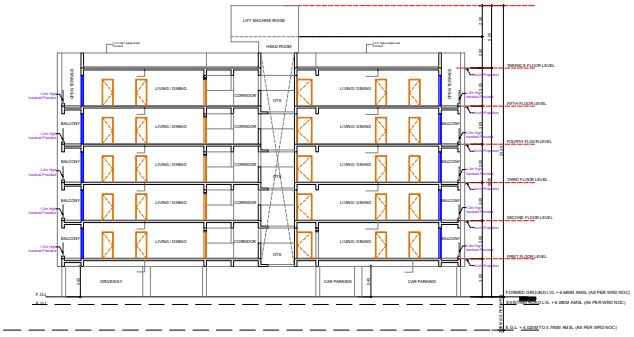
Applicants (Owner / Developer / Power of Attorney)

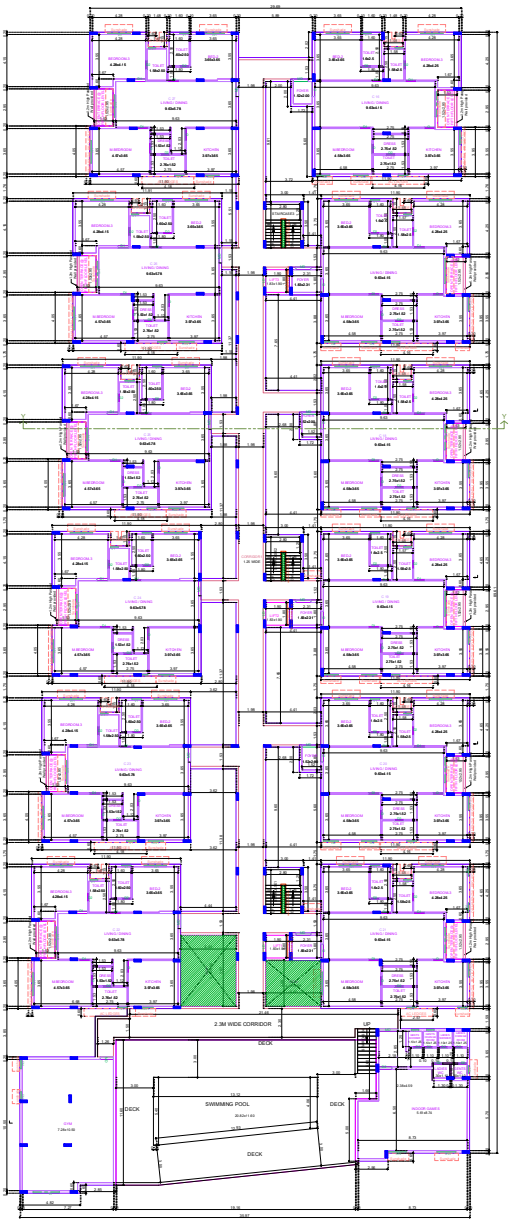
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT BLOCK A: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS, BLOCK B: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 18 DWELLING UNITS, BLOCK C: STILT FLOOR + 4 FLOORS + 5th FLOOR (PART) RESIDENTIAL BUILDING WITH GYM, ASSOCIATION ROOM, SWIMMING POOL AND INDOOR GAMES AT 5th FLOOR (HEIGHT- 18.30M) WITH 72 DWELLING UNITS -TOTALLY 100 DWELLING UNITS AVAILING PREMIUM FSI AT DOOR NO.71, KARUPANNA REDDI GARDEN, VGP SALAI (HOSPITAL ROAD), SAIDAPET, CHENNAI - 600015 COMPRISED IN T.S.NO.9/2 & 10 (AS PER DOCUMENT) AND T.S.NO.9/10 & 10(AS PER PATTA), BLOCK NO.16 OF SAIDAPET VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

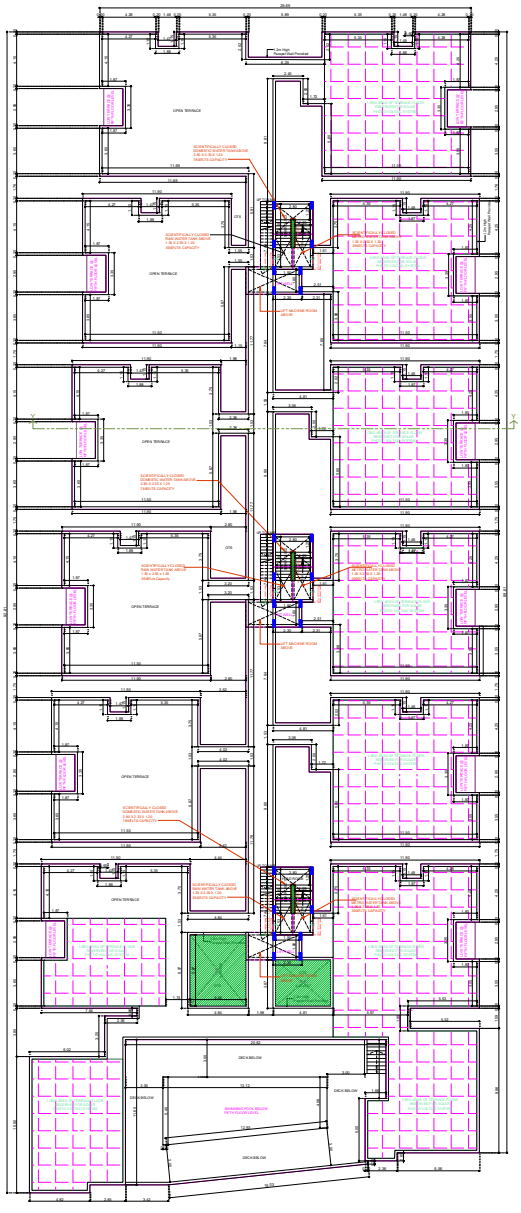


SOUTH SIDE ELEVATION (BLOCK-C)





FIFTH FLOOR PLAN (PART) (BLOCK-C)



TERRACE FLOOR PLAN (BLOCK-C)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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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

Verified RealEstate
3/350/2 Mettukuppam,
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