Verified RealEstate™

RE REGULATORY RECORD

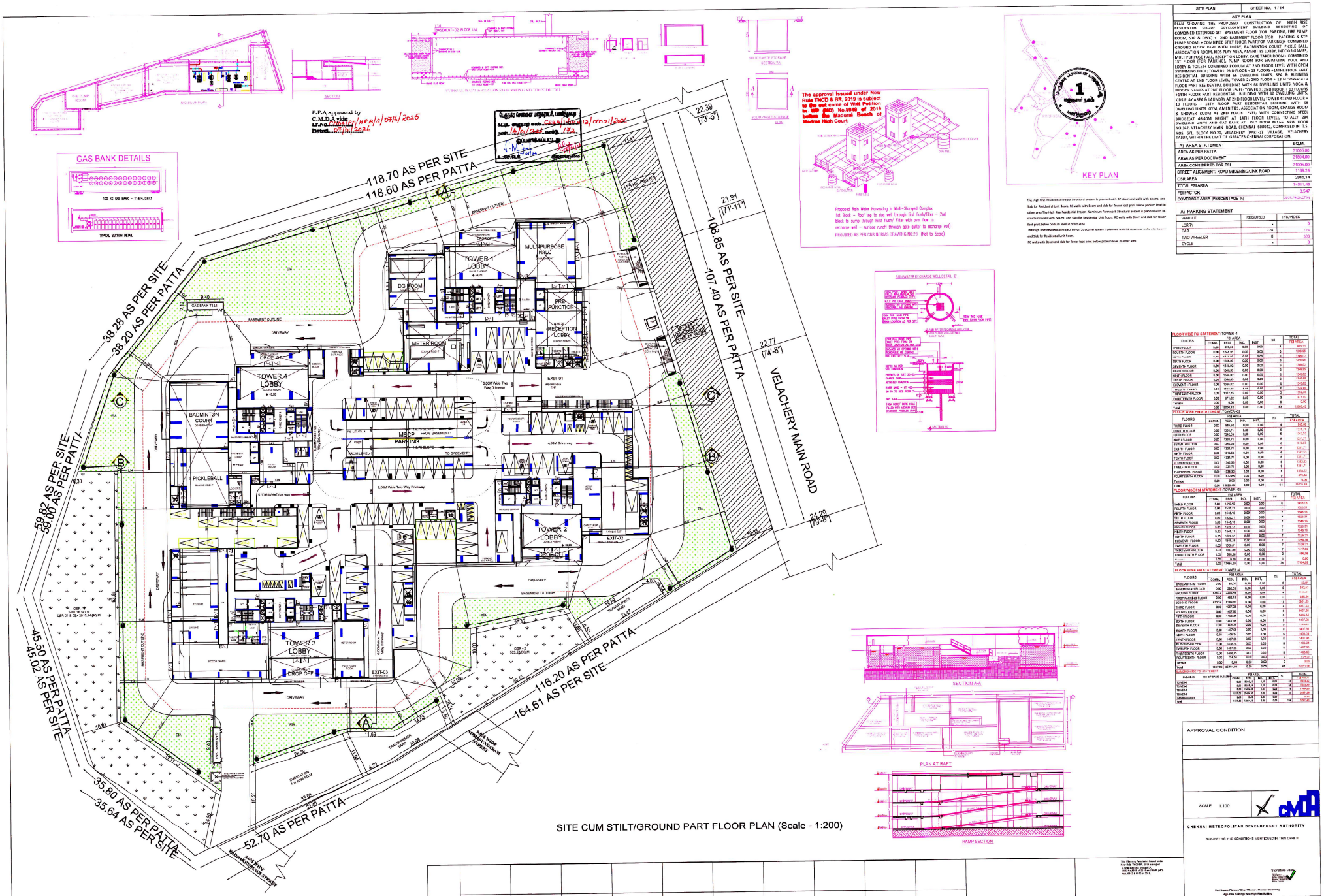
RERA Document

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate



SITE PLAN

SHEET NO. 1 / 14

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL GROUP DEVELOPMENT BUILDING CONSISTING OF COMBINED EXTENDED 1ST BASEMENT FLOOR (FOR PARKING, FIRE PUMP ROOM, STP & OHSR) + 2ND BASEMENT FLOOR (FOR PARKING & STP PUMP ROOM) + COMBINED STILT FLOOR PARTLY PARKING+ COMBINED GROUND FLOOR PART WITH LOBBY, BADMINTON COURT, PICKLE BALL ASSOCIATION ROOM, KIDS PLAY AREA, AMENITIES LOBBY, INDOOR GAMES, MULTIPURPOSE HALL, RECEPTION LOBBY, CARE TAKER ROOM+ COMBINED 1ST FLOOR (FOR PARKING), PUMP ROOM FOR SWIMMING POOL AND LOBBY & TOILETS+ COMBINED PODIUM AT 2ND FLOOR LEVEL WITH OPEN SWIMMING POOL, TOWERS: 2ND FLOOR + 13 FLOORS +1STHE FLOOR PART RESIDENTIAL BUILDING WITH 66 DWELLING UNITS, SPA & BUSINESS CENTRE AT 2ND FLOOR LEVEL, TOWER 2: 2ND FLOOR + 13 FLOORS+14TH FLOOR PART RESIDENTIAL BUILDING WITH 68 DWELLING UNITS, YOGA & MEDITATION CENTRE AT 13TH FLOOR LEVEL, TOWER 3: 2ND FLOOR + 13 FLOORS +14TH FLOOR PART RESIDENTIAL BUILDING WITH 82 DWELLING UNITS, KIDS PLAY AREA & LAUNDRY AT 2ND FLOOR LEVEL, TOWER 4: 2ND FLOOR + 13 FLOORS + 14TH FLOOR PART RESIDENTIAL BUILDING WITH 68 DWELLING UNITS GYM, AMENITIES, ASSOCIATION ROOM, CHANGE ROOM & SHOWER ROOM AT 2ND FLOOR LEVEL WITH CONNECTING STEEL BRIDGE(AT 46.40M HEIGHT AT 14TH FLOOR LEVEL), TOTALLY 284 DWELLING UNITS AND BARE SHELL OF OLD BOOK BANK, NEW DOOR NO.342, VELACHERY MAIN ROAD, CHENNAI 600042, COMPRISED IN T.S. NOS. 6/1, BLOCK NO.35, VELACHERY (PART-1) VILLAGE, VELACHERY TALUK, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	31005.00
AREA AS PER DOCUMENT	31864.00
AREA CONSIDERED FOR FSI	31005.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	1199.24
OSR AREA	2015.14
TOTAL FSI AREA	74511.46
FSI FACTOR	3.547
COVERAGE AREA (PERCENTAGE %)	39.07 (40.27%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	724	724
TWO WHEELER	0	369
CYCLE	-	0

FLOOR WISE FSI STATEMENT: TOWER-1

FLOORS	COMM.	RESI.	INST.	DU	TOTAL FSI AREA
THIRD FLOOR	0.00	876.52	0.00	3	876.52
FOURTH FLOOR	0.00	1344.00	0.00	6	1344.00
FIFTH FLOOR	0.00	1344.00	0.00	6	1344.00
SIXTH FLOOR	0.00	1346.00	0.00	6	1346.00
SEVENTH FLOOR	0.00	1346.00	0.00	6	1346.00
EIGHTH FLOOR	0.00	1346.00	0.00	6	1346.00
NINTH FLOOR	0.00	1346.00	0.00	6	1346.00
TENTH FLOOR	0.00	1346.00	0.00	6	1346.00
ELEVENTH FLOOR	0.00	1346.00	0.00	6	1346.00
TWELFTH FLOOR	0.00	1346.00	0.00	6	1346.00
THIRTEENTH FLOOR	0.00	1353.35	0.00	3	1353.35
FOURTEENTH FLOOR	0.00	671.00	0.00	3	671.00
Terrace	0.00	0.00	0.00	0	0.00
Total	0.00	15999.87	0.00	63	15999.87

FLOOR WISE FSI STATEMENT: TOWER-2(2)

FLOORS	COMM.	RESI.	INST.	DU	TOTAL FSI AREA
THIRD FLOOR	0.00	955.00	0.00	4	955.00
FOURTH FLOOR	0.00	1351.71	0.00	6	1351.71
FIFTH FLOOR	0.00	1343.25	0.00	6	1343.25
SIXTH FLOOR	0.00	1351.71	0.00	6	1351.71
SEVENTH FLOOR	0.00	1343.25	0.00	6	1343.25
EIGHTH FLOOR	0.00	1351.71	0.00	6	1351.71
NINTH FLOOR	0.00	1343.25	0.00	6	1343.25
TENTH FLOOR	0.00	1351.71	0.00	6	1351.71
ELEVENTH FLOOR	0.00	1343.25	0.00	6	1343.25
TWELFTH FLOOR	0.00	1351.71	0.00	6	1351.71
THIRTEENTH FLOOR	0.00	1359.23	0.00	3	1359.23
FOURTEENTH FLOOR	0.00	673.55	0.00	3	673.55
Terrace	0.00	0.00	0.00	0	0.00
Total	0.00	15326.49	0.00	64	15326.49

FLOOR WISE FSI STATEMENT: TOWER-03

FLOORS	COMM.	RESI.	INST.	DU	TOTAL FSI AREA
THIRD FLOOR	0.00	1418.16	0.00	6	1418.16
FOURTH FLOOR	0.00	1536.31	0.00	7	1536.31
FIFTH FLOOR	0.00	1346.16	0.00	7	1346.16
SIXTH FLOOR	0.00	1536.31	0.00	7	1536.31
SEVENTH FLOOR	0.00	1346.16	0.00	7	1346.16
EIGHTH FLOOR	0.00	1536.31	0.00	7	1536.31
NINTH FLOOR	0.00	1346.16	0.00	7	1346.16
TENTH FLOOR	0.00	1536.31	0.00	7	1536.31
ELEVENTH FLOOR	0.00	1346.16	0.00	7	1346.16
TWELFTH FLOOR	0.00	1536.31	0.00	7	1536.31
THIRTEENTH FLOOR	0.00	1347.88	0.00	3	1347.88
FOURTEENTH FLOOR	0.00	686.88	0.00	3	686.88
Terrace	0.00	0.00	0.00	0	0.00
Total	0.00	17484.89	0.00	78	17484.89

FLOOR WISE FSI STATEMENT: TOWER-04

FLOORS	COMM.	RESI.	INST.	DU	TOTAL FSI AREA
BASEMENT-02 FLOOR	0.00	86.01	0.00	0	86.01
BASEMENT-01 FLOOR	0.00	262.03	0.00	0	262.03
GROUND FLOOR	836.72	3263.98	0.00	0	4100.70
FIRST PARKING FLOOR	0.00	486.14	0.00	0	486.14
SECOND FLOOR	613.34	6789.21	0.00	17	7402.55
THIRD FLOOR	0.00	1357.22	0.00	4	1357.22
FOURTH FLOOR	0.00	1407.88	0.00	5	1407.88
FIFTH FLOOR	0.00	1406.24	0.00	5	1406.24
SIXTH FLOOR	0.00	1407.88	0.00	5	1407.88
SEVENTH FLOOR	0.00	1406.24	0.00	5	1406.24
EIGHTH FLOOR	0.00	1407.88	0.00	5	1407.88
NINTH FLOOR	0.00	1406.24	0.00	5	1406.24
TENTH FLOOR	0.00	1407.88	0.00	5	1407.88
ELEVENTH FLOOR	0.00	1406.24	0.00	5	1406.24
TWELFTH FLOOR	0.00	1407.88	0.00	5	1407.88
THIRTEENTH FLOOR	0.00	1406.65	0.00	2	1406.65
FOURTEENTH FLOOR	0.00	704.65	0.00	2	704.65
Terrace	0.00	0.00	0.00	0	0.00
Total	1547.06	27474.69	0.00	81	29021.75

FLOOR WISE FSI STATEMENT: TOWER-05

BUILDING	NO OF BARE SHELL	FSI AREA			DU	TOTAL FSI AREA
		COMM.	RESI.	INST.		
TOWER-1		0.00	15999.87	0.00	63	15999.87
TOWER-2		0.00	15326.49	0.00	64	15326.49
TOWER-3		0.00	17484.89	0.00	78	17484.89
TOWER-4		1547.06	27474.69	0.00	81	29021.75
Club Basement		0.00	0.00	0.00	0	0.00
Total		1547.06	76285.94	0.00	286	77833.00

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature with Seal

This Planning Permission issued under the Rule 71(1)(a) of the TNCDBR, 2019 is subject to final outcome of W.P.(MD) No.9548 of 2019 and other writ(s), if any, filed in the Hon'ble Madras High Court.

Signature with Seal

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission is valid only for High Rise Building

This Approval is valid only when Building Permit is issued by the concerned Local Body.

QR CODE

This is a system generated drawing as per the soft copy submitted by the Architect / Licensed Engineer

iso_full_bleed_2A0_(1189.00_x_1682.00_MM)

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,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.