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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 1/7

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING OF 5 BLOCKS, BLOCK A: STILT FLOOR (PARKING & PUMP ROOM) + 1ST FLOOR (PT) + 2ND FLOOR + 3RD FLOOR (PT) + 4TH & 5TH FLOOR (HEIGHT-18.30M) WITH 28 DWELLING UNITS (ASSOCIATION ROOM & INDOOR GAMES AT 1ST FLOOR, GYM, YOGA & TABLE TENNIS ROOMS AT 2ND FLOOR); BLOCK B: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 30 DWELLING UNITS; BLOCK C: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 40 DWELLING UNITS; BLOCK D: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 40 DWELLING UNITS; BLOCK E: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 35 DWELLING UNITS, TOTALLY 173 DWELLING UNITS OF AFFORDABLE HOUSING AT TVS EMERALD GREEN ACRES LAYOUT ROAD, KOLAPAKKAM, CHENNAI COMPRISED IN S.NO. 46/1E, 46/2B & 57/6 OF KOLAPAKKAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	7950.00
AREA AS PER DOCUMENT	7972.21
AREA CONSIDERED FOR FSI	7950.00
STREET ALIGNMENT/ ROAD WIDENINGS/LINK ROAD	667.64
OSR AREA	416.69
TOTAL FSI AREA	16199.28
FSI FACTOR	2.287
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	54	134
TWO WHEELER	190	205
CYCLE	-	0

FLOOR WISE FSI STATEMENT-1 (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	697.01	0.00	0.00	5	697.01
SECOND FLOOR	0.00	696.28	0.00	0.00	5	696.28
THIRD FLOOR	0.00	560.65	0.00	0.00	6	560.65
FOURTH FLOOR	0.00	560.65	0.00	0.00	6	560.65
FIFTH FLOOR	0.00	560.65	0.00	0.00	6	560.65
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3115.23	0.00	0.00	28	3115.23

FLOOR WISE FSI STATEMENT-2 (BLOCK-B)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	362.00	0.00	0.00	0	362.00
FIRST FLOOR	0.00	596.16	0.00	0.00	6	596.16
SECOND FLOOR	0.00	596.16	0.00	0.00	6	596.16
THIRD FLOOR	0.00	596.16	0.00	0.00	6	596.16
FOURTH FLOOR	0.00	596.16	0.00	0.00	6	596.16
FIFTH FLOOR	0.00	596.16	0.00	0.00	6	596.16
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2776.80	0.00	0.00	30	2776.80

FLOOR WISE FSI STATEMENT-3 (BLOCK-C)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	362.00	0.00	0.00	0	362.00
FIRST FLOOR	0.00	713.21	0.00	0.00	8	713.21
SECOND FLOOR	0.00	713.21	0.00	0.00	8	713.21
THIRD FLOOR	0.00	713.21	0.00	0.00	8	713.21
FOURTH FLOOR	0.00	713.21	0.00	0.00	8	713.21
FIFTH FLOOR	0.00	713.21	0.00	0.00	8	713.21
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3968.23	0.00	0.00	40	3968.23

FLOOR WISE FSI STATEMENT-4 (BLOCK-D)

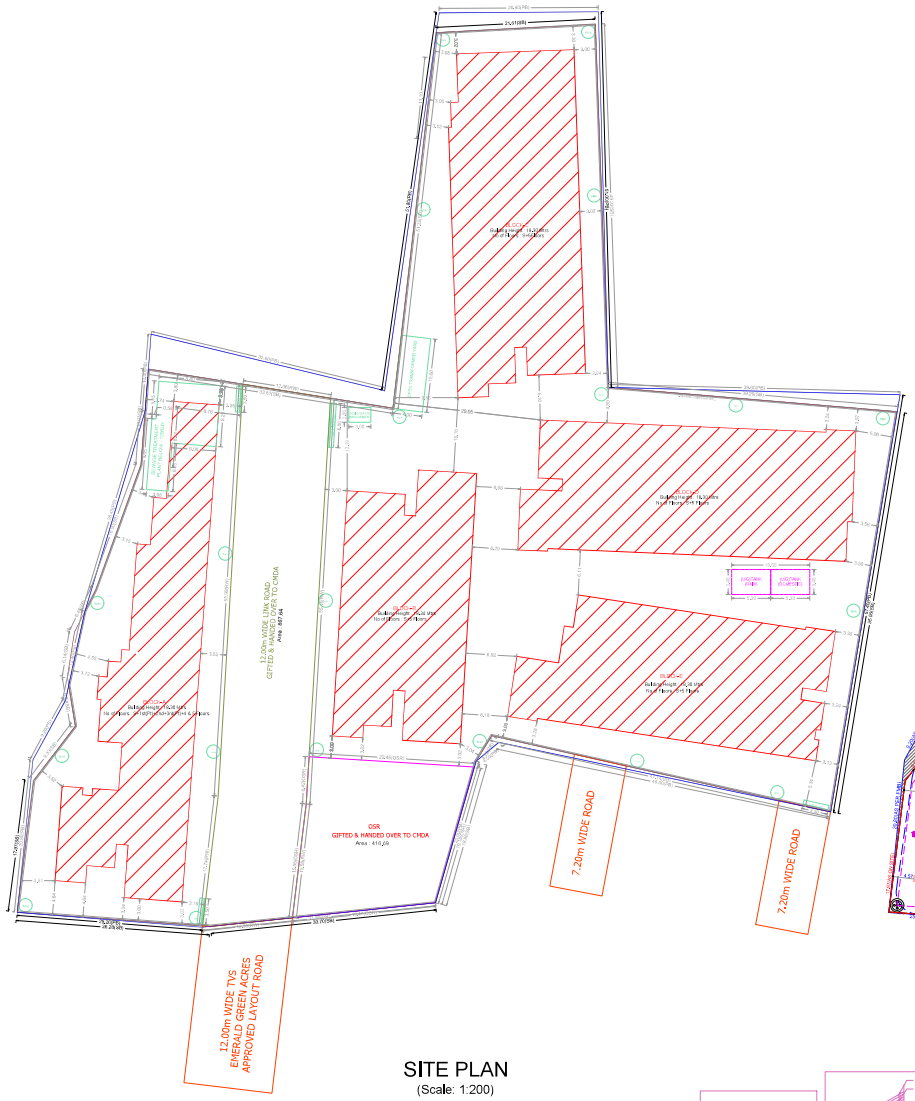
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	362.00	0.00	0.00	0	362.00
FIRST FLOOR	0.00	703.21	0.00	0.00	8	703.21
SECOND FLOOR	0.00	703.21	0.00	0.00	8	703.21
THIRD FLOOR	0.00	703.21	0.00	0.00	8	703.21
FOURTH FLOOR	0.00	703.21	0.00	0.00	8	703.21
FIFTH FLOOR	0.00	703.21	0.00	0.00	8	703.21
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3940.25	0.00	0.00	40	3940.25

FLOOR WISE FSI STATEMENT-5 (BLOCK-E)

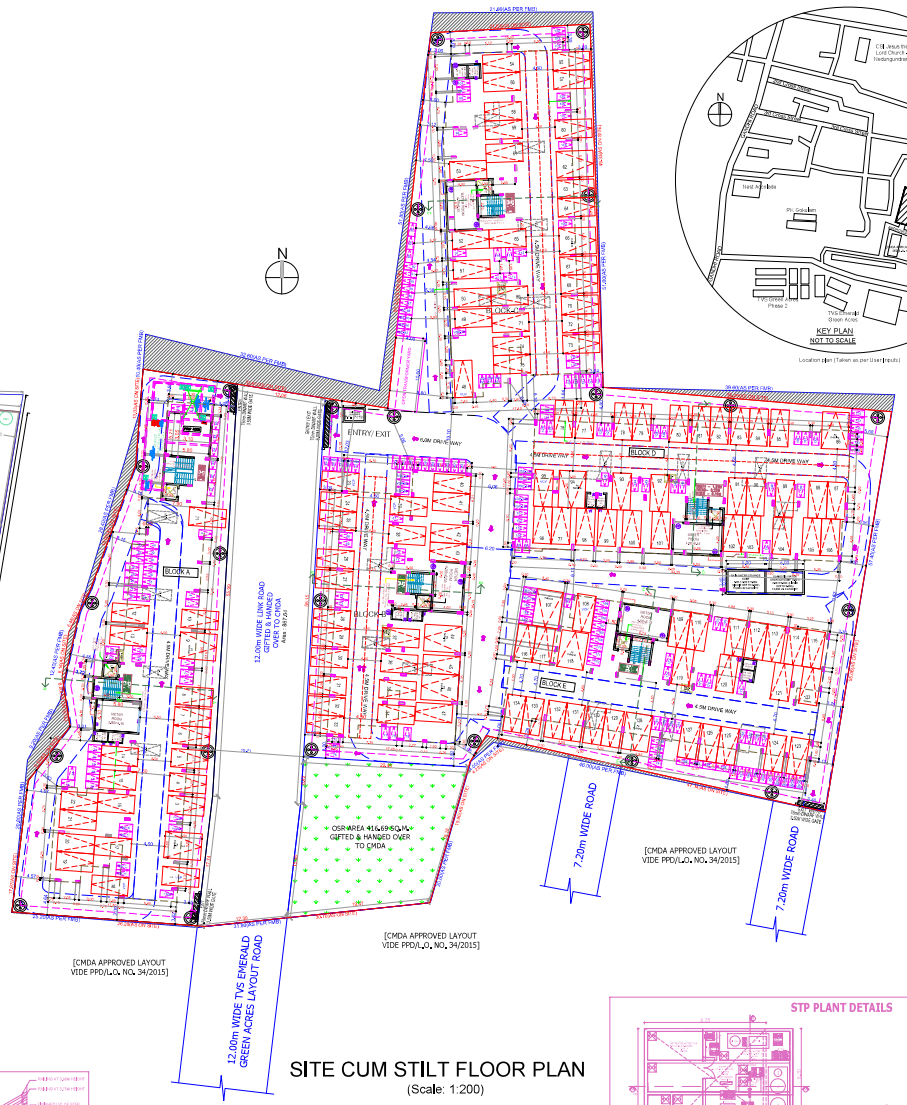
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	317.45	0.00	0.00	0	317.45
FIRST FLOOR	0.00	625.28	0.00	0.00	7	625.28
SECOND FLOOR	0.00	625.28	0.00	0.00	7	625.28
THIRD FLOOR	0.00	625.28	0.00	0.00	7	625.28
FOURTH FLOOR	0.00	625.28	0.00	0.00	7	625.28
FIFTH FLOOR	0.00	625.28	0.00	0.00	7	625.28
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3165.36	0.00	0.00	35	3165.36

BUILDING WISE FSI STATEMENT

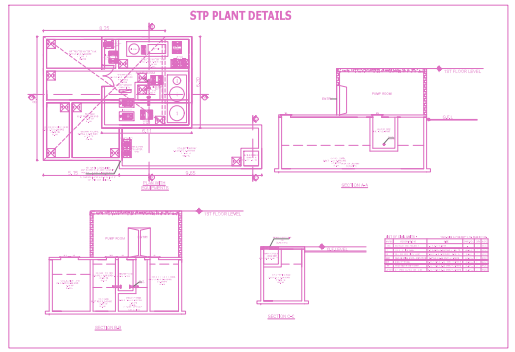
BUILDING	NO OF SALE BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A (BLOCK-A)		0.00	3115.23	0.00	0.00	28	3115.23
B (BLOCK-B)		0.00	2776.80	0.00	0.00	30	2776.80
C (BLOCK-C)		0.00	3968.23	0.00	0.00	40	3968.23
D (BLOCK-D)		0.00	3940.25	0.00	0.00	40	3940.25
E (BLOCK-E)		0.00	3165.36	0.00	0.00	35	3165.36
Total		0.00	16965.87	0.00	0.00	173	16965.87

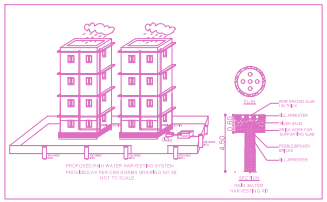


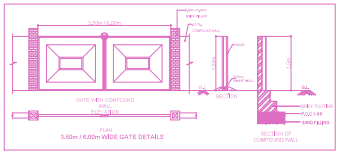
SITE PLAN
(Scale: 1:200)

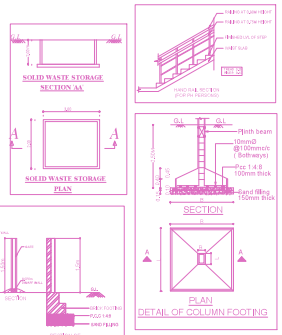


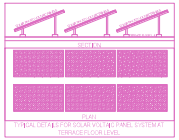
SITE CUM STILT FLOOR PLAN
(Scale: 1:200)

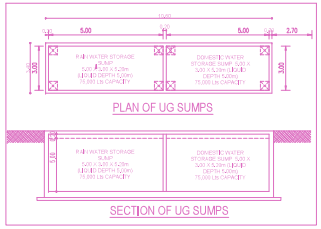












APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Signature valid

QR CODE

Applications | Owner | Details | Floor | Parking |

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

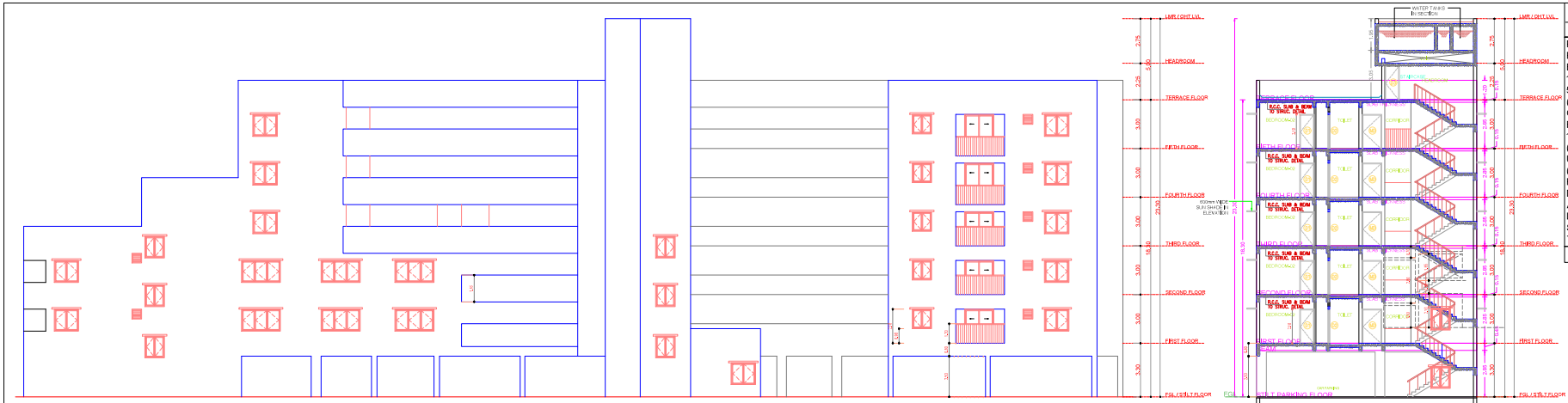
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FLOOR NAME	SHEET NO. 2 / 7

FLOOR NAME

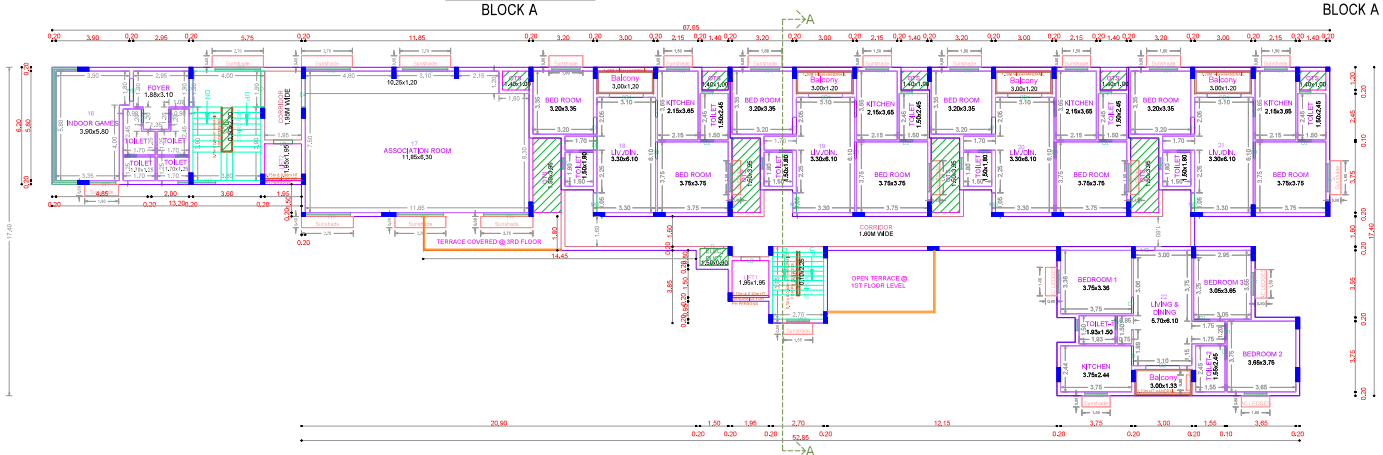
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING OF 5 BLOCKS, BLOCK A: STILT FLOOR (PARKING & PUMP ROOM) + 1ST FLOOR (PT) + 2ND FLOOR + 3RD FLOOR (PT) + 4TH & 5TH FLOOR (HEIGHT-18,30M) WITH 28 DWELLING UNITS (ASSOCIATION ROOM & INDOOR GAMES AT 1ST FLOOR, GYM, YOGA & TABLE TENNIS ROOMS AT 2ND FLOOR); BLOCK B: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 30 DWELLING UNITS; BLOCK C: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 40 DWELLING UNITS; BLOCK D: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 40 DWELLING UNITS; BLOCK E: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 35 DWELLING UNITS. TOTALLY 173 DWELLING UNITS OF AFFORDABLE HOUSING AT TVS EMERALD GREEN ACRES LAYOUT ROAD, KOLAPAKKAM, CHENNAI COMPRISED IN S.NO. 46/1E. 46/2B & 57/6 OF KOLAPAKKAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

BLOCK A: ELEVATION, SECTION, 1ST (PT) & 2ND FLOOR PLAN

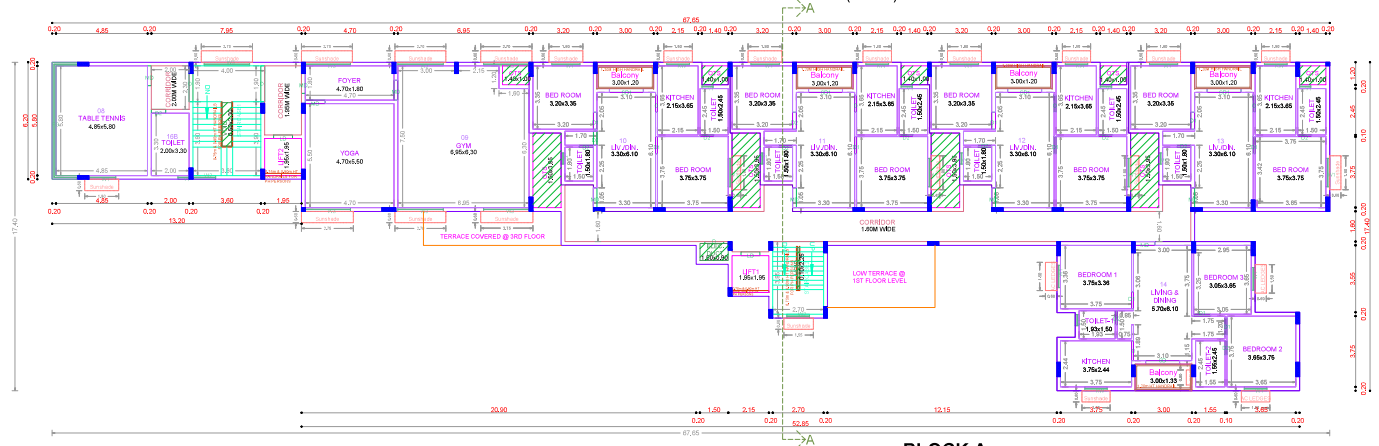


ELEVATION (WEST)
BLOCK A

SECTION AA
BLOCK A



FIRST FLOOR PLAN (PART)



SECOND FLOOR PLAN **BLOCK A**

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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)

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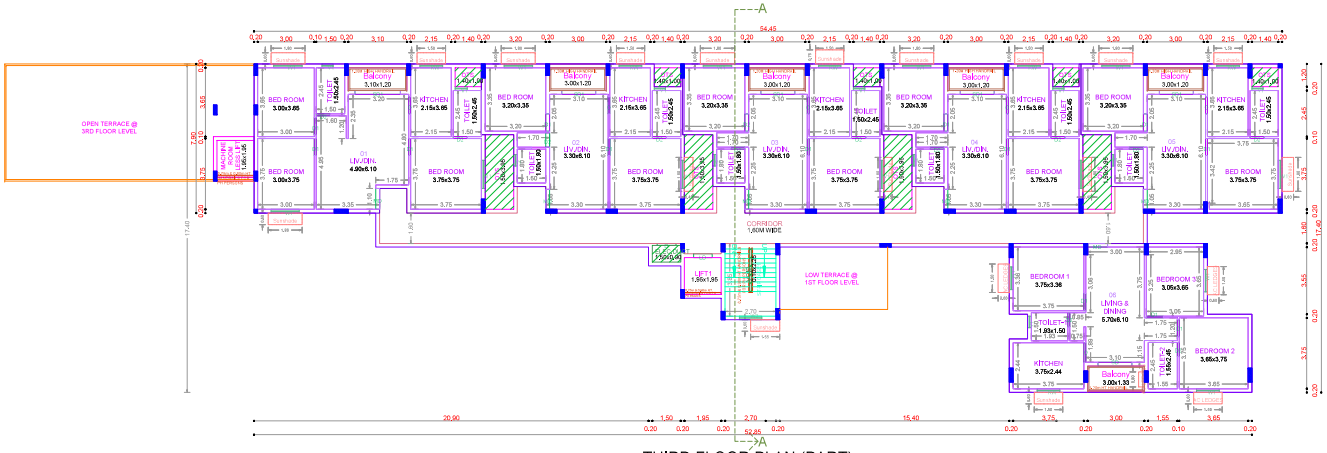
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FLOOR NAME	SHEET NO. 3 / 7

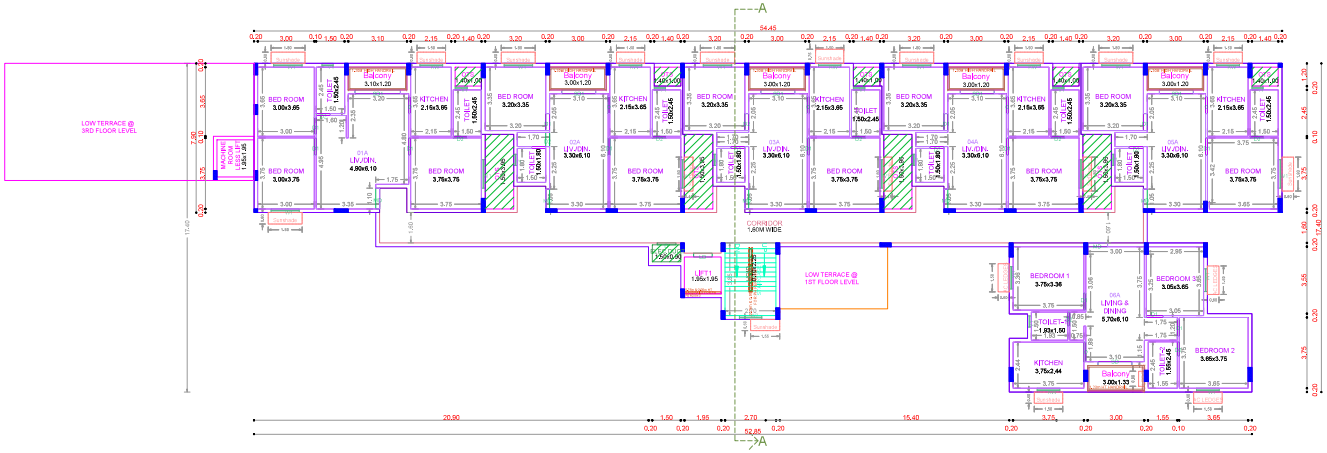
FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING OF 5 BLOCKS, BLOCK A: STILT FLOOR (PARKING & PUMP ROOM) + 1ST FLOOR (PT) + 2ND FLOOR + 3RD FLOOR (PT) + 4TH & 5TH FLOOR (HEIGHT-18,30M) WITH 28 DWELLING UNITS (ASSOCIATION ROOM & INDOOR GAMES AT 1ST FLOOR, GYM, YOGA & TABLE TENNIS ROOMS AT 2ND FLOOR); BLOCK B: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 30 DWELLING UNITS; BLOCK C: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 40 DWELLING UNITS; BLOCK D: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 40 DWELLING UNITS; BLOCK E: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 35 DWELLING UNITS, TOTALLY 173 DWELLING UNITS OF AFFORDABLE HOUSING AT TVS EMERALD GREEN ACRES LAYOUT ROAD, KOLAPAKKAM, CHENNAI COMPRISED IN S.NO. 46/1E, 46/2B & 57/6 OF KOLAPAKKAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

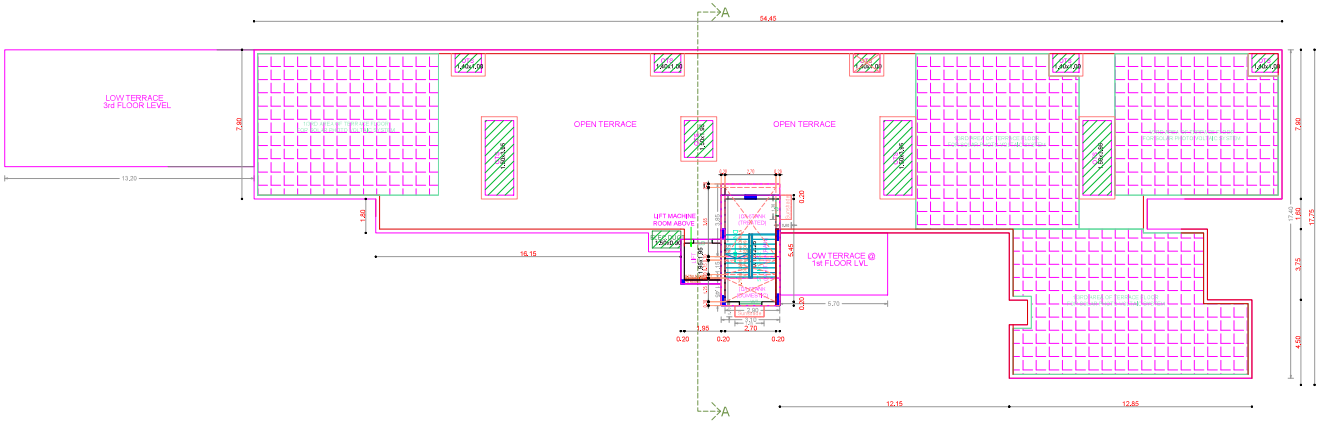
BLOCK A: 3RD (PT), 4 & 5 FLOOR PLAN



THIRD FLOOR PLAN (PART)



TYPICAL - 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN
BLOCK A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

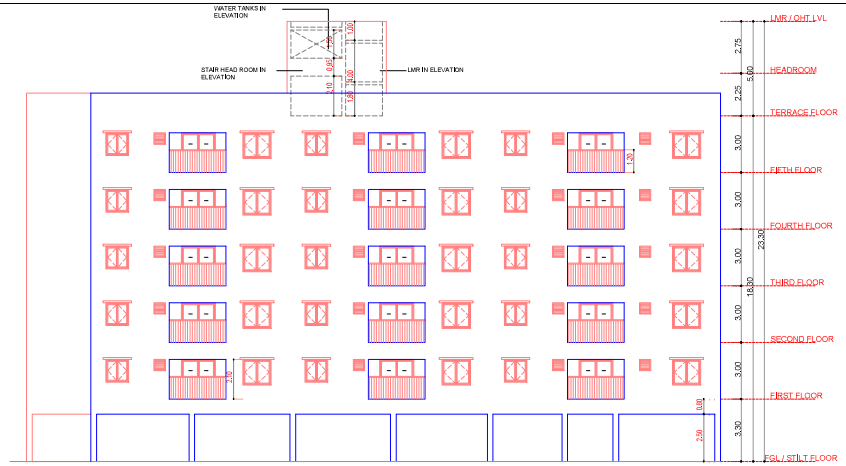
For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after Building Permit is issued by the concerned Local Body.

QR CODE

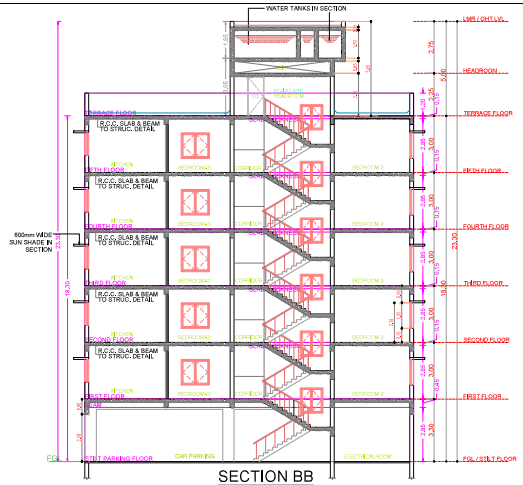
Applicants (Owner / Developer / Power of Attorney)

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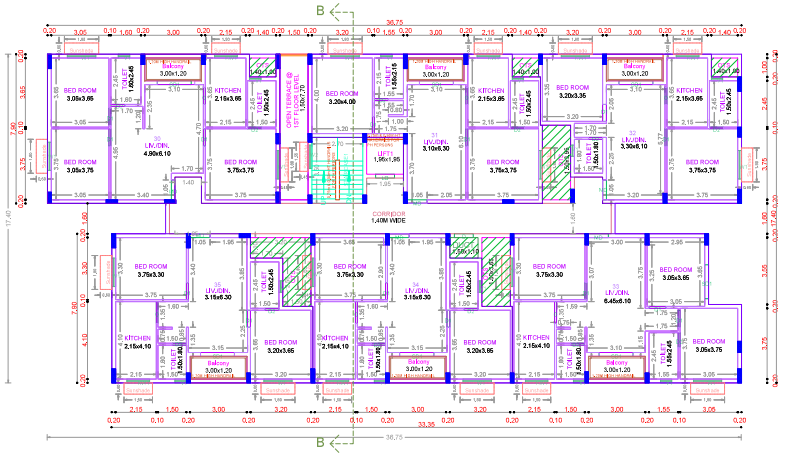
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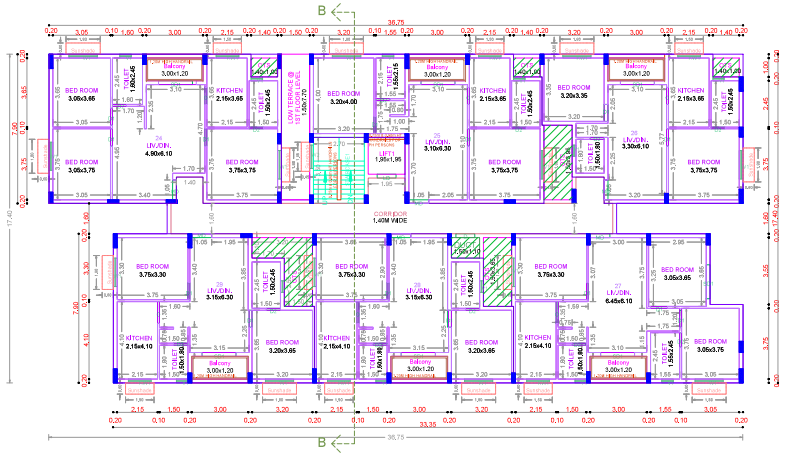
ELEVATION (WEST)
BLOCK - B



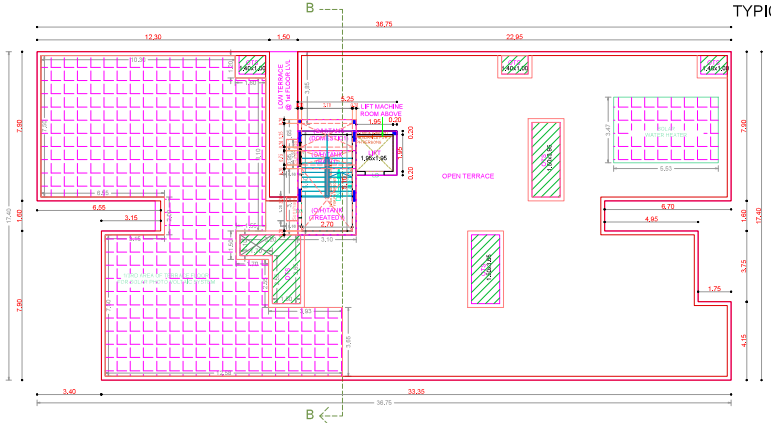
SECTION BB
BLOCK - B



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN
BLOCK B

FLOOR NAME	SHEET NO. 4 / 7

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING OF 5 BLOCKS, BLOCK A: STILT FLOOR (PARKING & PUMP ROOM) + 1ST FLOOR (PT) + 2ND FLOOR + 3RD FLOOR (PT) + 4TH & 5TH FLOOR (HEIGHT-18,30M) WITH 28 DWELLING UNITS (ASSOCIATION ROOM & INDOOR GAMES AT 1ST FLOOR, GYM, YOGA & TABLE TENNIS ROOMS AT 2ND FLOOR); BLOCK B: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 30 DWELLING UNITS; BLOCK C: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 40 DWELLING UNITS; BLOCK D: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 40 DWELLING UNITS; BLOCK E: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18,30M) WITH 35 DWELLING UNITS, TOTALLY 173 DWELLING UNITS OF AFFORDABLE HOUSING AT TVS EMERALD GREEN ACRES LAYOUT ROAD, KOLAPAKKAM, CHENNAI COMPRISED IN S.NO. 46/1E, 46/2B & 57/6 OF KOLAPAKKAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

BLOCK - B

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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)

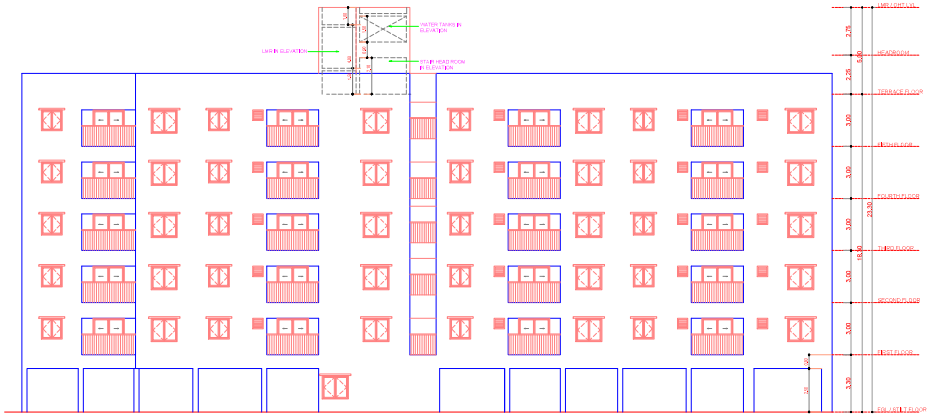
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A0_(841.00_x_1189.00_MM)

FLOOR NAME	SHEET NO. 5 / 7
FLOOR NAME	

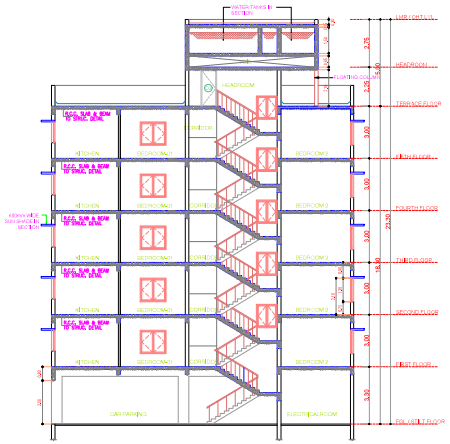
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BLOCK - C



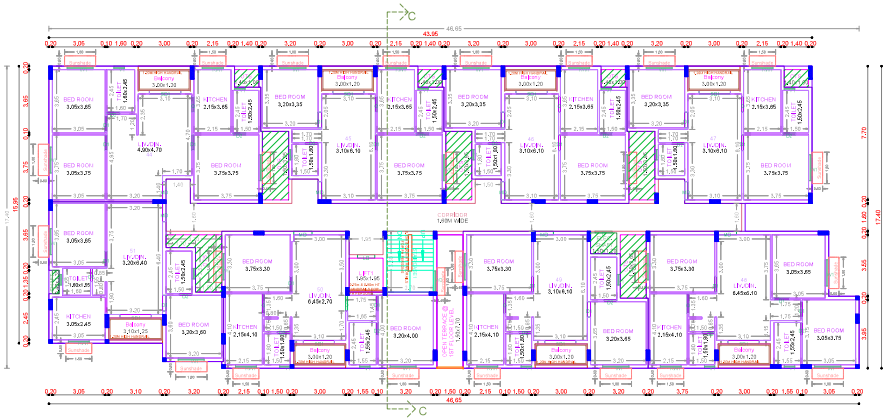
ELEVATION (EAST)

BLOCK - C

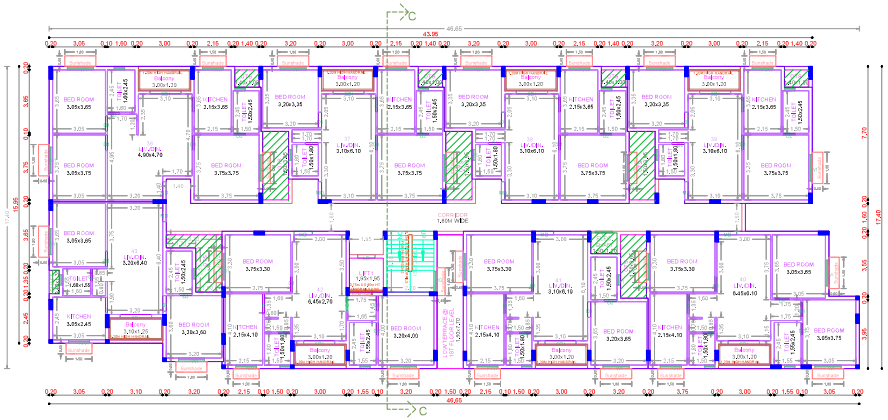


SECTION CC

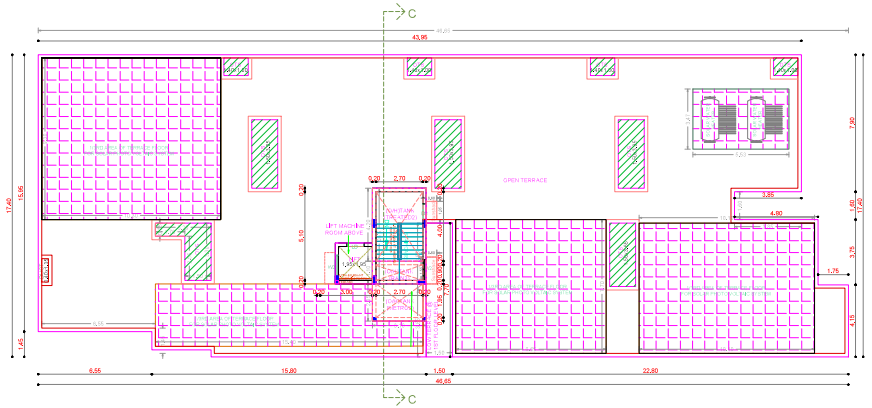
BLOCK - C



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK C

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN ITS ID OFFICE

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

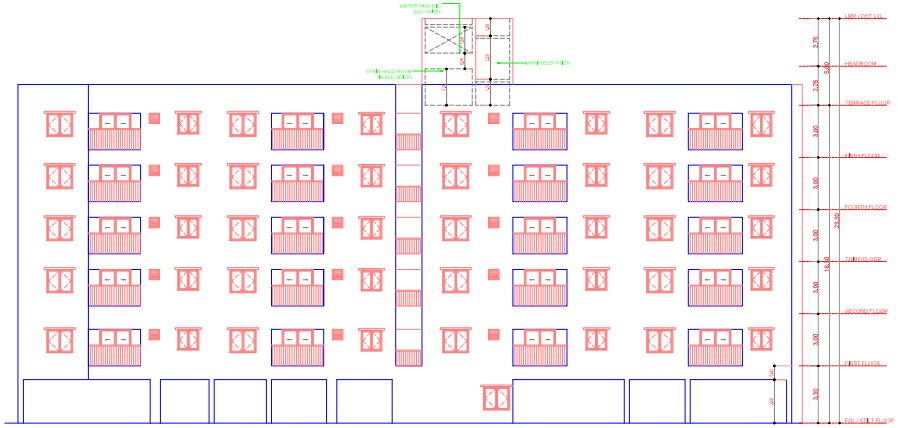
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 6 / 7

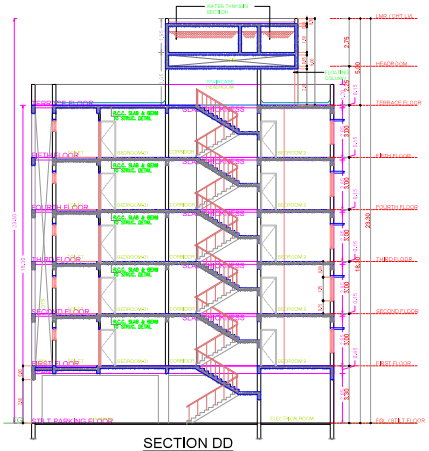
FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING OF 5 BLOCKS, BLOCK A: STILT FLOOR (PARKING & PUMP ROOM) + 1ST FLOOR (PT) + 2ND FLOOR + 3RD FLOOR (PT) + 4TH & 5TH FLOOR (HEIGHT-18.30M) WITH 28 DWELLING UNITS (ASSOCIATION ROOM & INDOOR GAMES AT 1ST FLOOR, GYM, YOGA & TABLE TENNIS ROOMS AT 2ND FLOOR); BLOCK B: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 30 DWELLING UNITS; BLOCK C: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 40 DWELLING UNITS; BLOCK D: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 40 DWELLING UNITS; BLOCK E: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 35 DWELLING UNITS, TOTALLY 173 DWELLING UNITS OF AFFORDABLE HOUSING AT TVS EMERALD GREEN ACRES LAYOUT ROAD, KOLAPAKKAM, CHENNAI COMPRISED IN S.NO. 46/1E, 46/2B & 57/6 OF KOLAPAKKAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

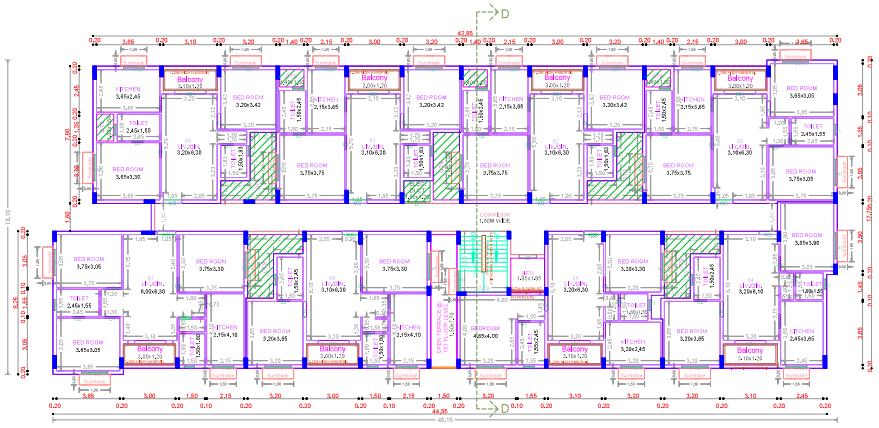
BLOCK - D



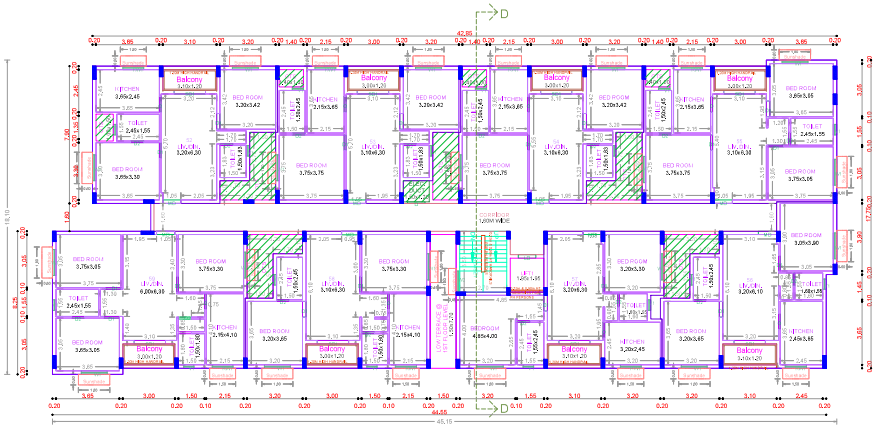
ELEVATION (SOUTH)
BLOCK D



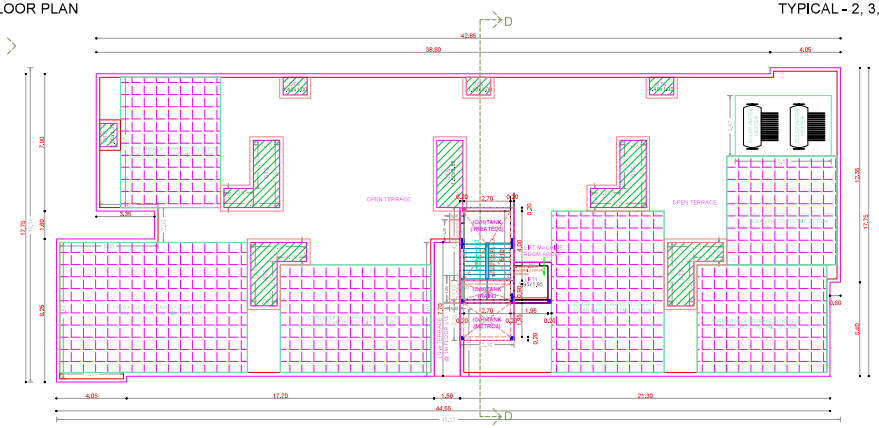
SECTION DD
BLOCK D



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN
BLOCK D

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

Applicants (Owner / Developer / Power of Attorney)

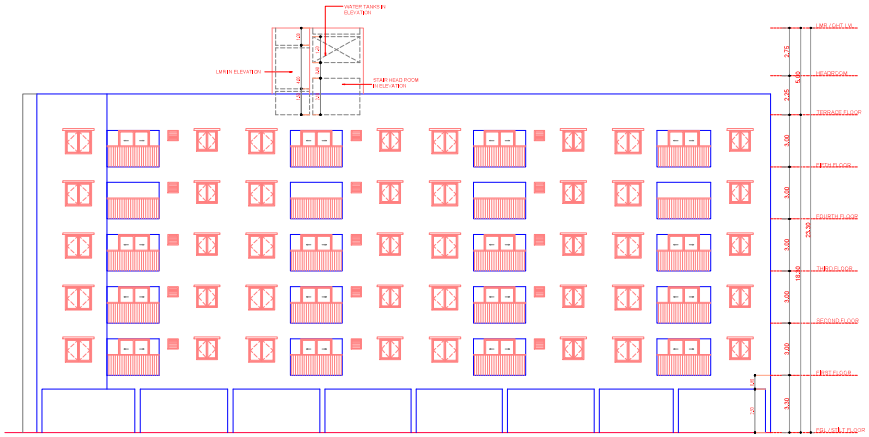
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This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

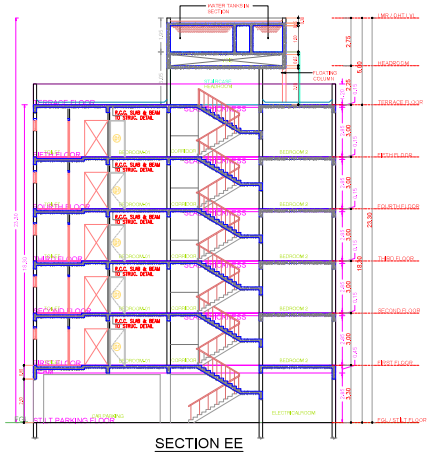
FLOOR NAME	SHEET NO. 7 / 7
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING OF 5 BLOCKS, BLOCK A: STILT FLOOR (PARKING & PUMP ROOM) + 1ST FLOOR (PT) + 2ND FLOOR + 3RD FLOOR (PT) + 4TH & 5TH FLOOR (HEIGHT-18.30M) WITH 28 DWELLING UNITS (ASSOCIATION ROOM & INDOOR GAMES AT 1ST FLOOR, GYM, YOGA & TABLE TENNIS ROOMS AT 2ND FLOOR); BLOCK B: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 30 DWELLING UNITS; BLOCK C: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 40 DWELLING UNITS; BLOCK D: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 40 DWELLING UNITS; BLOCK E: STILT FLOOR (PARKING) + 5 FLOORS (HEIGHT-18.30M) WITH 35 DWELLING UNITS, TOTALLY 173 DWELLING UNITS OF AFFORDABLE HOUSING AT TVS EMERALD GREEN ACRES LAYOUT ROAD, KOLAPAKKAM, CHENNAI COMPRISED IN S.NO. 46/1E, 46/2B & 57/6 OF KOLAPAKKAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

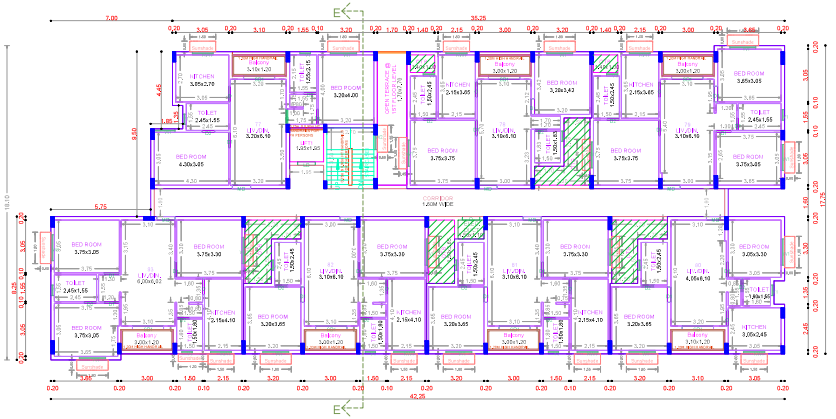
BLOCK - E



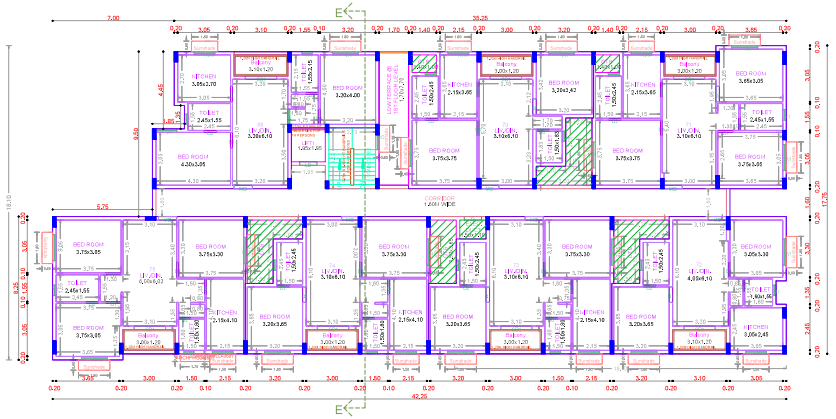
ELEVATION (SOUTH)
BLOCK E



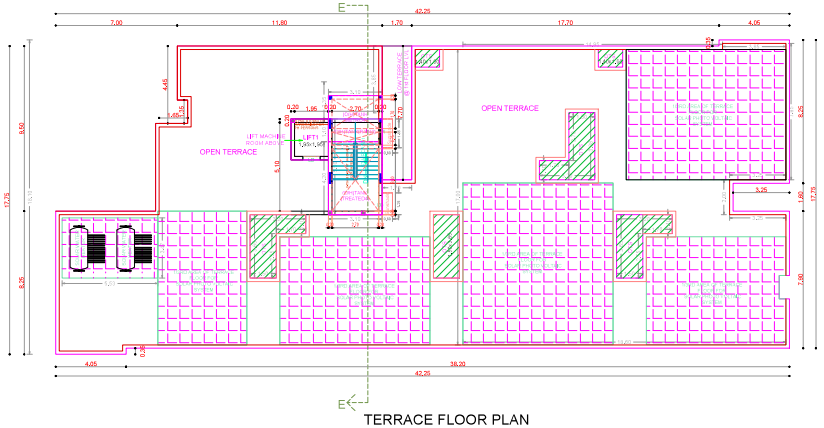
SECTION EE
BLOCK E



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN
BLOCK - E

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN ITS LETTER

Applicants (Owner / Developer / Power of Attorney)

Signature valid

ARCH_E_(36.00_x_48.00_Inches)

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

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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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.