Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

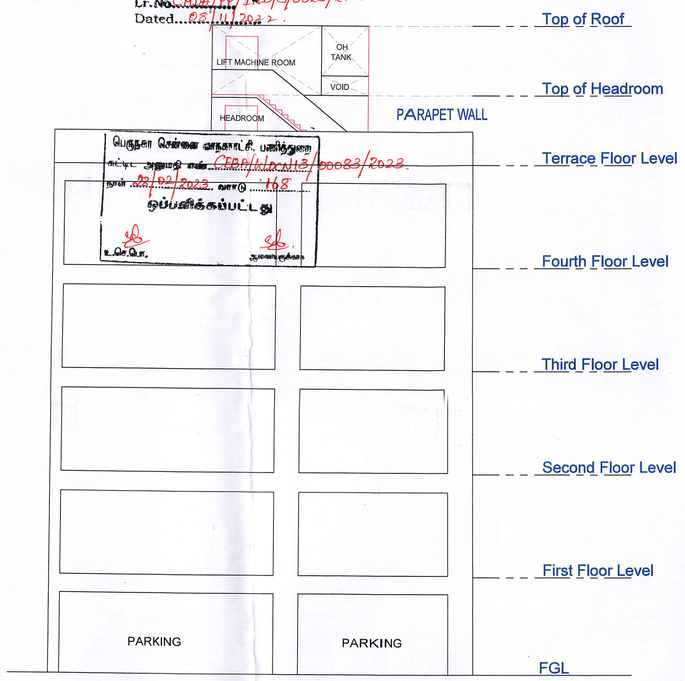
Published for reference. The authority's own register is the operative record.

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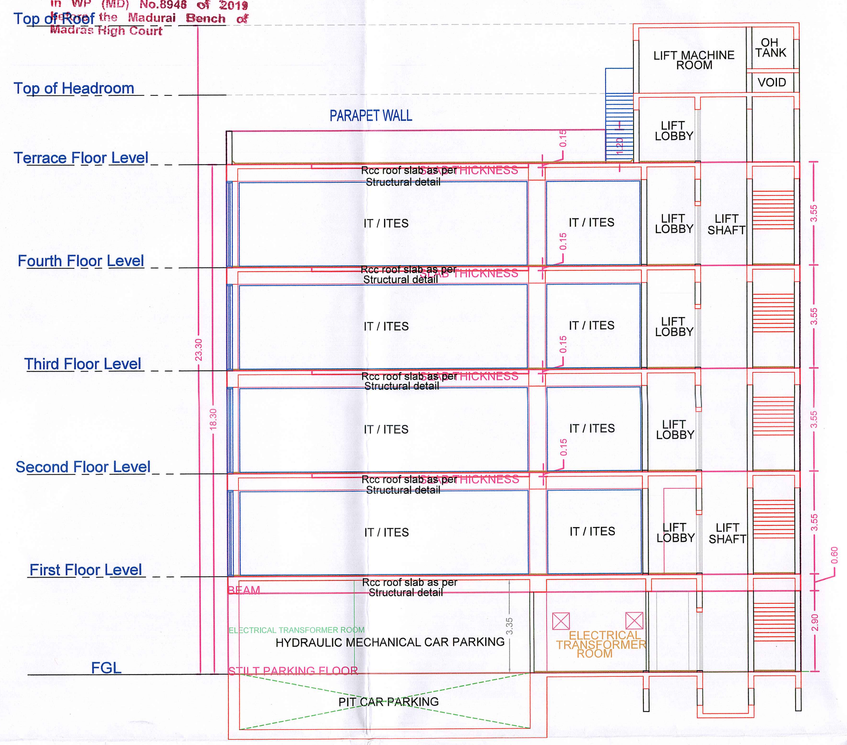
DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/TND/S/0323/2022
Dated...02/02/2023

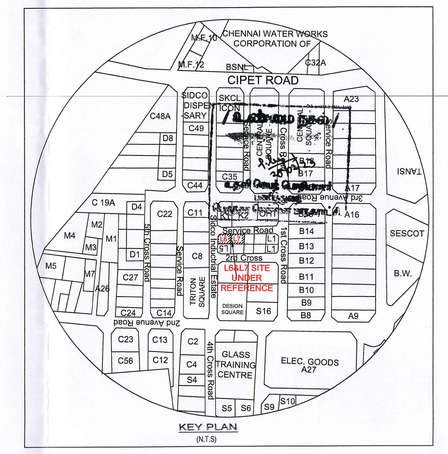


WEST SIDE ELEVATION

The approval issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 in the Madurai Bench of Madras High Court



SECTION ON 'XX'



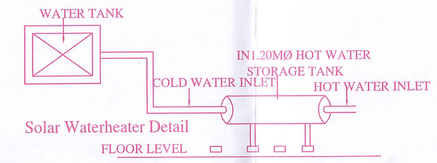
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS (18.30M HEIGHT) IT/ITES BUILDING AT PLOT NO: L6 AND L7, THIRU. VI. KA. INDUSTRIAL ESTATE, GUINDY, CHENNAI-600 032. COMPRISED IN T.S.NO: 35 (PART), 37 (PART), 38 (PART), AND 58 PART, BLOCK 6 OF ALANDUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

ZONE-13, DIVISION NO. 170.

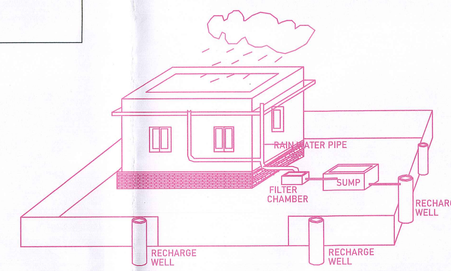
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	0.00
AREA AS PER DOCUMENT	576.18
AREA CONSIDERED FOR FSI	576.18
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1198.63
FSI FACTOR	2.080
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

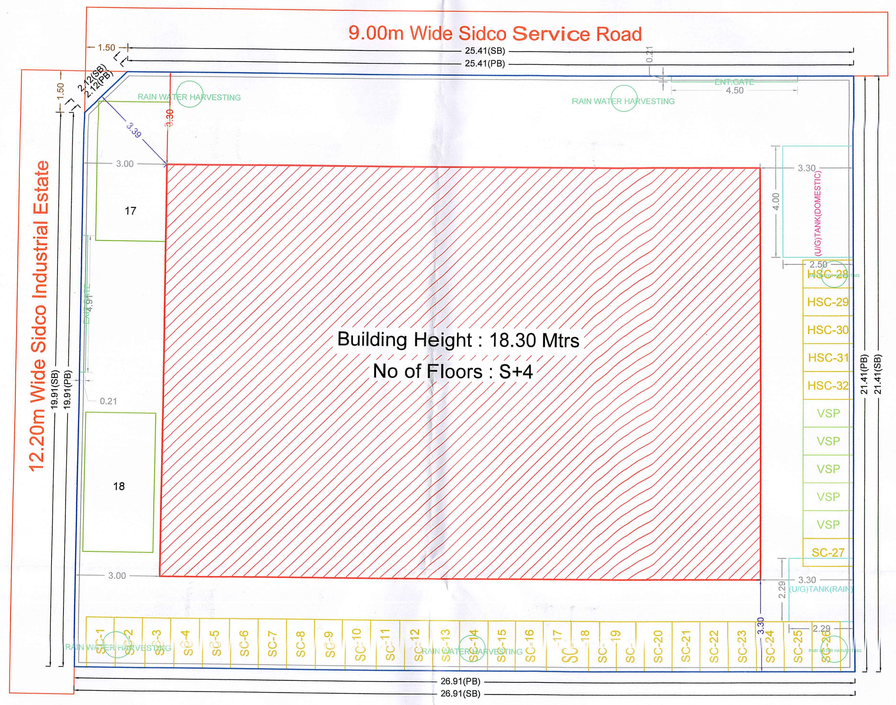
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	18	18
TWO WHEELER	36	42
CYCLE	0	0



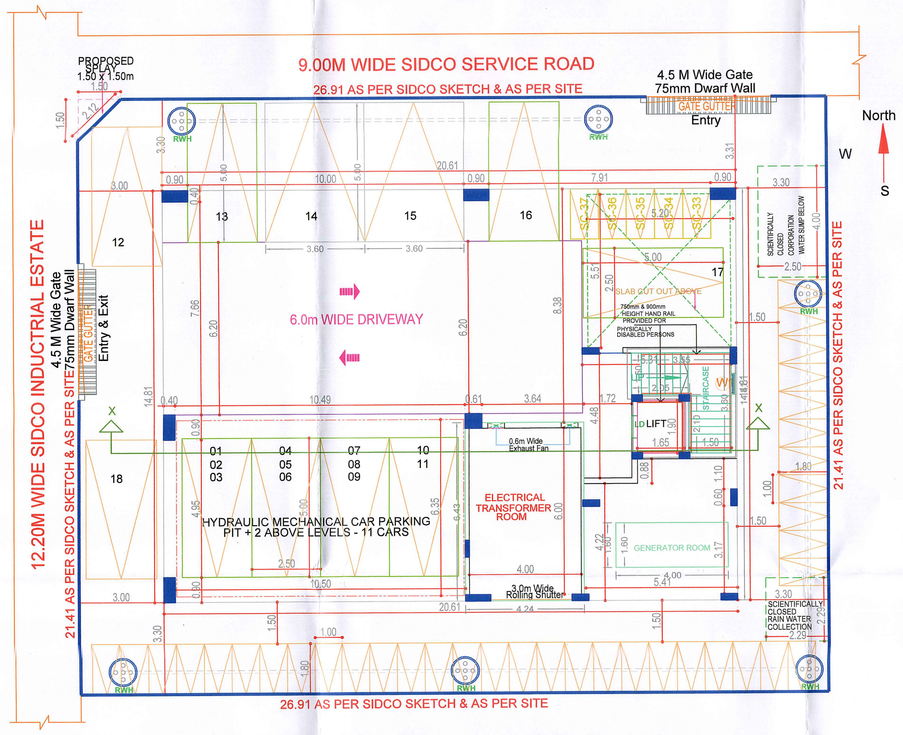
SOLAR HOT WATER SYSTEM DETAIL



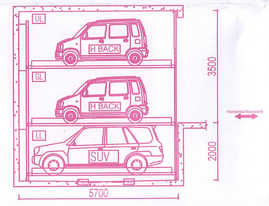
PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO 3A NOT TO SCALE



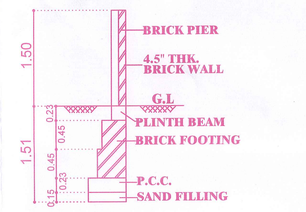
SITE PLAN



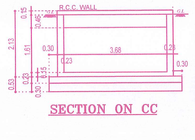
SITE CUM STILT FLOOR PLAN



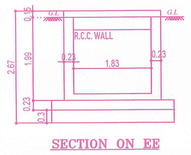
MECHANICAL PARKING SECTION



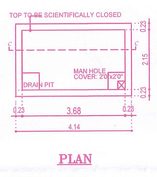
COMPOUND WALL DETAIL



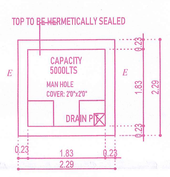
SECTION ON CC



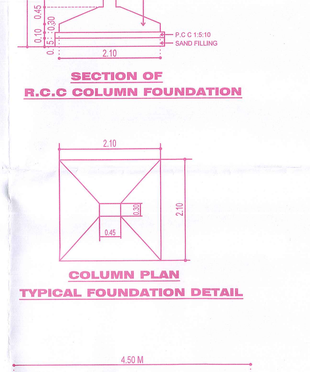
SECTION ON EE



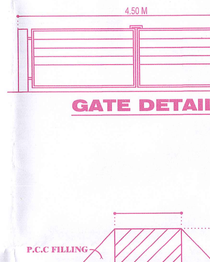
PLAN
METRO WATER SUMP



PLAN
RAIN WATER COLLECTION

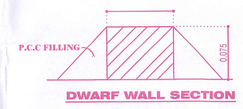


SECTION OF R.C.C COLUMN FOUNDATION

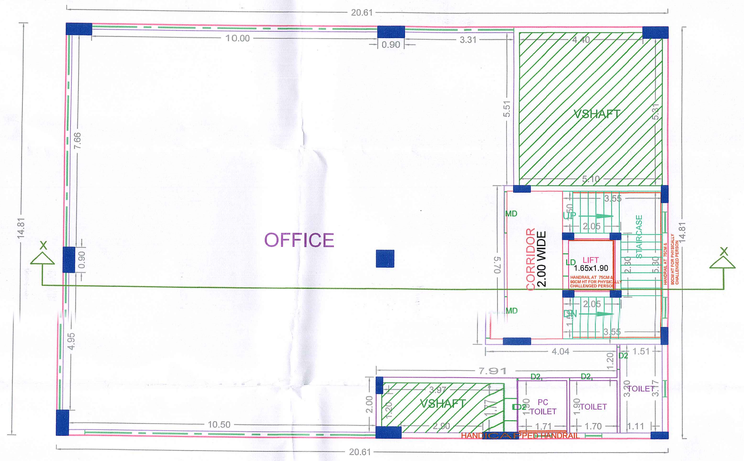


COLUMN PLAN
TYPICAL FOUNDATION DETAIL

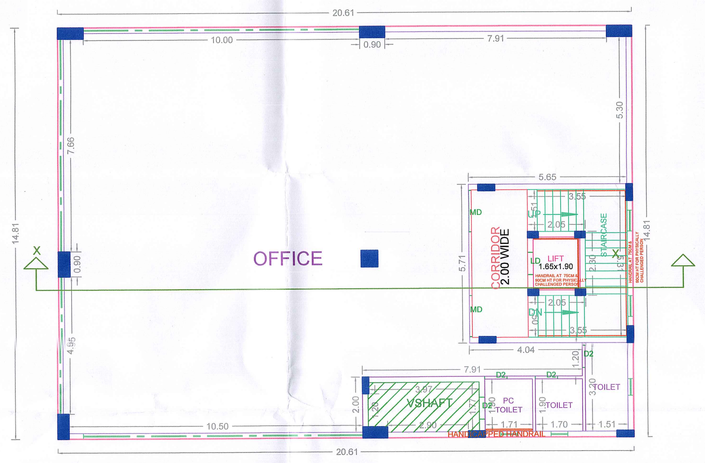
GATE DETAIL



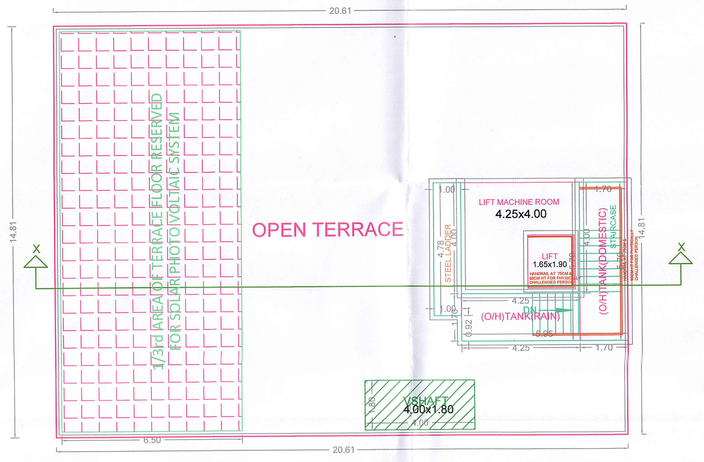
DWARF WALL SECTION
NOT TO SCALE



FIRST FLOOR PLAN



TYPICAL - 2, 3 & 4 FLOOR PLAN



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: MERIT GUINDY (MERIT G...)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	298.24	0.00	0.00	0.00	0	298.24
THIRD FLOOR	298.24	0.00	0.00	0.00	0	298.24
SECOND FLOOR	298.24	0.00	0.00	0.00	0	298.24
FIRST FLOOR	270.25	0.00	0.00	0.00	0	270.25
STILT PARKING FLOOR	33.66	0.00	0.00	0.00	0	33.66
Total	1198.63	0.00	0.00	0.00	0	1198.63

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
MERIT GUIND...)		1198.63	0.00	0.00	0.00	0	1198.63
Total		1198.63	0.00	0.00	0.00	0	1198.63

ARCH_E_(36.00_x_48.00_Inches)

APPROVAL CONDITION

SCALE 1:100

Signature valid
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by:
Assistant Planner: [illegible]
Sign Date: 02/14/2023 7:01:15 PM
Letter No: [illegible]
Approval No. : [illegible]
Approval Date : 12/[illegible]
Permit No. : OL-06[illegible]

Applicants (Owner / Developer / Power of Attorney)

Signature valid
Digitally Signed by:
Architect: [illegible]
Sign Date: 02/[illegible]

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 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.

KEY NO. 6788

QR CODE

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

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

DISCLAIMER AS PER THE BUILDERS / PROMOTERS

1. For High Rise buildings Structural design has to be vetted by IIT / Anna University. For Non High Rise buildings Structural design has to be vetted by Registered Structural Engineer.
2. It is the sole responsibility of the Builders / Promoters that the building is constructed as per the Structural Design which is approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

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.