Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Block Name	Building Category	Total number of floors	Total Area in all floors	Total FSI Area in all floors
		Building Category Details		
Block A	Multi-Storeyed Building	Stilt + 14 floors	9,492.39	8,593.17
Block B	Multi-Storeyed Building	Stilt + 14 floors	8,747.59	7,870.20
Block C	Multi-Storeyed Building	Stilt + 14 floors	8,747.59	7,870.20
Block D	Multi-Storeyed Building	Stilt + 14 floors	8,747.59	7,870.20
Block E	Multi-Storeyed Building	Stilt + 14 floors	9,492.39	8,593.17
Block F	Multi-Storeyed Building	Stilt + 14 floors	10,442.15	9,512.34
Block G	Multi-Storeyed Building	Stilt + 14 floors	10,442.15	9,512.34
Block H	Multi-Storeyed Building	Stilt + 14 floors	9,492.39	8,593.17
Block I	Multi-Storeyed Building	Stilt + 14 floors	9,492.39	8,593.17
Stilt	Ground floor		16,050.93	
PODIUM	1 floor		725.00	583.43
Total			101,872.56	77,591.39

UNIT NOS-FLOOR WISE	
FLOOR	UNITS (NOS)
2ND TO 14TH FLOOR (TYPICAL)	78 (6 UNITS/ FLOOR)
1ST FLOOR (DOUBLE HEIGHT LOBBY)	05
TOTAL	83 PER TOWER
GRAND TOTAL	747 (83 X 9 TOWERS)

FSI AREA PROPOSED P17(PT) AND EWS IN P21 (PT)	
PLOT NO.	P21(pt)
FSI PROPOSED IN P17(pt) and P21 (pt)	86383.55
EWS REQUIRED 10%	8638.355
PROPOSED EWS AREA	8792.16

CLUB HOUSE AREA (SQ.MT.)		
PODIUM		
	FSI	NON FSI
GYMNASIUM		141.57
CHANGING ROOM	50	
INDOOR GAMES	112.43	
MULTI PURPOSE HALL	281	
CLUB LOUNGE	140	
TOTAL	583.43	141.57
PODIUM (TOTAL)	725	

PARKING	
FOR 75-150 SQ.MT. - 1 CAR PARK	
2 BHK UNIT BUILT-UP AREA	83.71 SQ.MT.
3 BHK UNIT BUILT-UP AREA	114.64 SQ.MT.
TOTAL NO. OF UNITS	747 NOS
REQUIRED CAR PARKING	747 NOS
CAR PARKING	788 NOS
PARKING FOR HANDICAP	09 NOS
PROVIDED CAR PARKING (ON STILT)	747 NOS
VISITOR'S PARKING (OPEN)	08 NOS

Floorwise Breakup

Typical Block Name	Floor Name	Total Builtup Area	Parking	Deduction	Non FSI Area: Incidental Structures	Non FSI Area: Lifts and Fire Escapes	Residential: Balcony	Residential: Net FSI Area	Commercial: Balcony	Commercial: Net FSI Area
BLOCK A, BLOCK E, BLOCK H, BLOCK I Typical	FLOOR01	651.74	-	58.54	-	22.34	24.24	546.62	-	-
	FLOOR02	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR03	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR04	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR05	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR06	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR07	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR08	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR09	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR10	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR11	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR12	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR13	680.05	-	10.30	-	22.34	28.46	618.95	-	-
	FLOOR14	680.05	-	10.30	-	22.34	28.46	618.95	-	-
BLOCK A, BLOCK E, BLOCK H, BLOCK I- Typical	Total	9,492.39	-	192.24		312.76	394.22	8,593.17	-	-
BLOCK B, BLOCK C, BLOCK D- Typical	FLOOR01	598.54	-	59.09	-	23.19	21.10	495.17	-	-
	FLOOR02	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR03	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR04	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR05	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR06	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR07	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR08	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR09	626.85	-	11.03	-	23.19	25.32	567.31	-	-

Floorwise Breakup

Typical Block Name	Floor Name	Total Builtup Area	Parking	Deduction	Non FSI Area: Incidental Structures	Non FSI Area: Lifts and Fire Escapes	Residential: Balcony	Residential: Net FSI Area	Commercial: Balcony	Commercial: Net FSI Area
BLOCK B, BLOCK C, BLOCK D- Typical	FLOOR10	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR11	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR12	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR13	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	FLOOR14	626.85	-	11.03	-	23.19	25.32	567.31	-	-
	Total	8,747.59	-	202.47		324.66	350.26	7,870.20	-	-
BLOCK F, BLOCK G- Typical	FLOOR01	719.58	-	57.30	-	23.16	27.36	611.76	-	-
	FLOOR02	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR03	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR04	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR05	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR06	747.89	-	8.49	-	23.16	31.58	684.66	-	-

Floorwise Breakup

Typical Block Name	Floor Name	Total Builtup Area	Parking	Deduction	Non FSI Area: Incidental Structures	Non FSI Area: Lifts and Fire Escapes	Residential: Balcony	Residential: Net FSI Area	Commercial: Balcony	Commercial: Net FSI Area
BLOCK F, BLOCK G- Typical	FLOOR07	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR08	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR09	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR10	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR11	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR12	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR13	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	FLOOR14	747.89	-	8.49	-	23.16	31.58	684.66	-	-
	Total	10,442.15	-	167.67		324.24	437.90	9,512.34	-	-
PODIUM	FLOOR01	16,050.93	15324.66	-	142.84	-	-	-	-	583.43
	Total	16,050.93	15,324.66	-	142.84	-	-	-	-	583.43

Parking Details

Parking Category	Dwelling Units	Parking Area	Cars Required	Two Wheelers Required	Lorries Required	Hotel Rooms	Hospital Beds
Residential above 75	747	-	747	-	-	-	0
	747	-	747	-	-	-	0

Parameter	Minimum	Maximum	Provided
Site extent	2500	N.A.	187387.5
Floor Space Index	N.A	2.5	0.414
Plot Coverage percentage	N.A	30%	11.52%
OSR	AS PER MAHINDRA WORLD CITY APPROVED LAYOUT NO. 01/2017		

EWS - DETAILS

Block Name	Building Category	Total number of Floors	Total Area in all Floors	Total FSI Area in all Floors
		Building Category Details		
Others	Ordinary Building	Ground Floor	455.80	0.00
TOWER A	Special Building	Stilt + 3 Floors	6,668.76	4,396.08
TOWER B	Special Building	Stilt + 3 Floors	6,668.76	4,396.08
Total			13,793.32	8,792.16

மனை உட்பிரிவு / ஒருங்கிணைப்பு / இணைப்பு கட்டட அனுமதி
நகர் ஊரமைப்பு இயக்கம், சென்னை-2.
ந.க.எண். 8949/18 / ... / நாள்: 25/05/2018
உத்திரவில் கண்டுள்ளவாறு மனை உட்பிரிவு / ஒருங்கிணைப்பு
... வரை என எல்லையிட்டு மனை ஒப்புதலுடன்
வரைபடம் / நகர் ஊரமைப்பு இயக்குநர்
எண். 106/2018 என எண்ணிடப்பட்டு
...
திட்ட அனுமதி வழங்க இசைவு அளிக்கப்படுகிறது.
நகர் ஊரமைப்பு இயக்குநர்
1/5
28/05/18

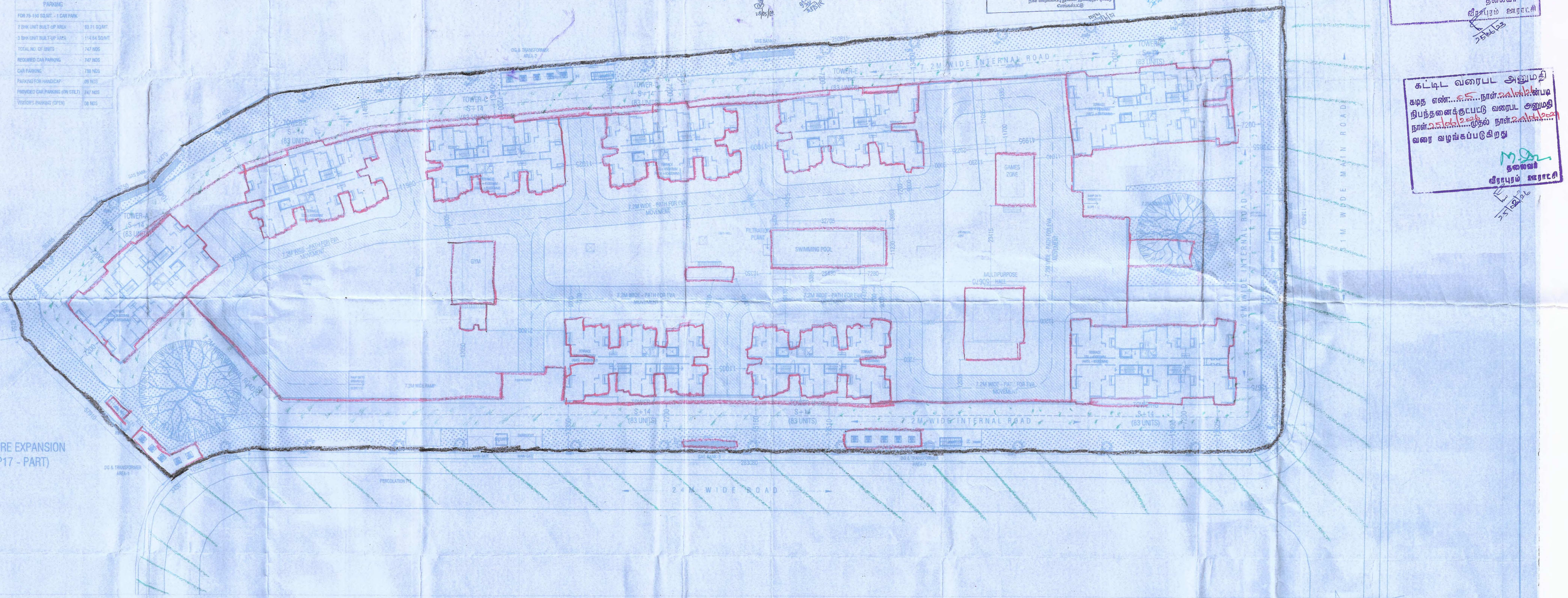
கட்டிட வரைபட அனுமதி
நகர் ஊரமைப்பு துணை இயக்குநர் அலுவலகம்
செங்கல்பட்டு
ந.க. எண் 3726/17.செம3 நாள்: -6-2018
உத்திரவில் கண்டுள்ளவாறு மனைக்கு...
என எல்லையிட்டு மனை ஒப்புதலுடன்
... கட்டிட வரைபடத்திற்கு
க.வ./ந.ஊ.து.இ. (செம) எண்: 37/2018
என எண்ணிடப்பட்டு நிபந்தனைகள் (ம) சிறப்பு
நிபந்தனைக்குட்பட்டு இசைவு அளிக்கப்படுகிறது
நகர் ஊரமைப்பு துணை இயக்குநர் (பொ)
செங்கல்பட்டு

(1)

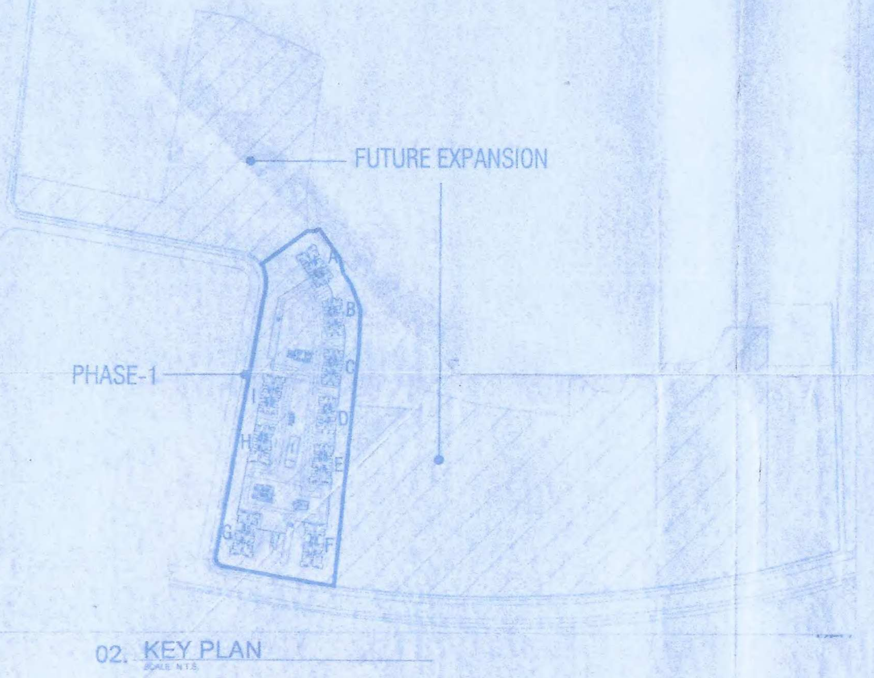
கட்டிட வரைபட அனுமதி
நிபந்தனைகளுடன் அனுமதிக்கப்படுகிறது
தனி அலுவலர் / தலைவர் உத்தரவு
ஒ.மு.எண் 01/2018-19 நாள் 25/06/2018
25/06/2018 முதல் 24/06/2023 வரை
தனி அலுவலர்
வீராபுரம் ஊராட்சி
காட்டாங்கொளத்தூர் ஒன்றியம்

கட்டிட வரைபட அனுமதி
கடித எண்: 03 நாள் 25/06/23ன்படி
நிபந்தனைக்குட்பட்டு வரைபட அனுமதி
நாள் 25/06/23 முதல் நாள் 24/06/2026
வரை வழங்கப்படுகிறது
தலைவர்
வீராபுரம் ஊராட்சி
25/06/23

கட்டிட வரைபட அனுமதி
கடித எண்: 05 நாள் 24/06/26ன்படி
நிபந்தனைக்குட்பட்டு வரைபட அனுமதி
நாள் 25/06/2026 முதல் நாள் 24/06/2029
வரை வழங்கப்படுகிறது
தலைவர்
வீராபுரம் ஊராட்சி
25/02/26



01. SITE PLAN
SCALE: 1:400



02. KEY PLAN
SCALE: N.T.S.

PROPOSED CONSTRUCTION OF RESIDENTIAL DEVELOPMENT AT PLOT NO. P17 (PART OF P17) FOR MAHINDRA INTEGRATED TOWNSHIP LIMITED, ADMINISTRATIVE BLOCK, MAHINDRA WORLD CITY, CHENGALPET- 603004

SURVEY NO.
PARANUR VILLAGE: 142/1A,142/1B,142/2A1,142/2A2,142/2B,142/3A1,142/3A2, 142/3B1,142/3B2,143,144/1,144/2,144/3,144/4,145/1,145/2A,145/2B,145/2C,147/1, 147/2,147/3,148/1,148/2,149,150/1,150/2,150/3,151/1,151/2,151/3,151/4,151/5,151/6, 152/1,152/2,153,154/1,154/2,154/3,154/4,155/1,155/2,160

COLOUR INDEX
PROPOSED — ROAD
BOUNDARY — SEWER LINE

DIRECTION:

Bldng/Block	SITE PLAN
SCALE	1:400

CLASS - 1
STRUCTURAL ENGINEER

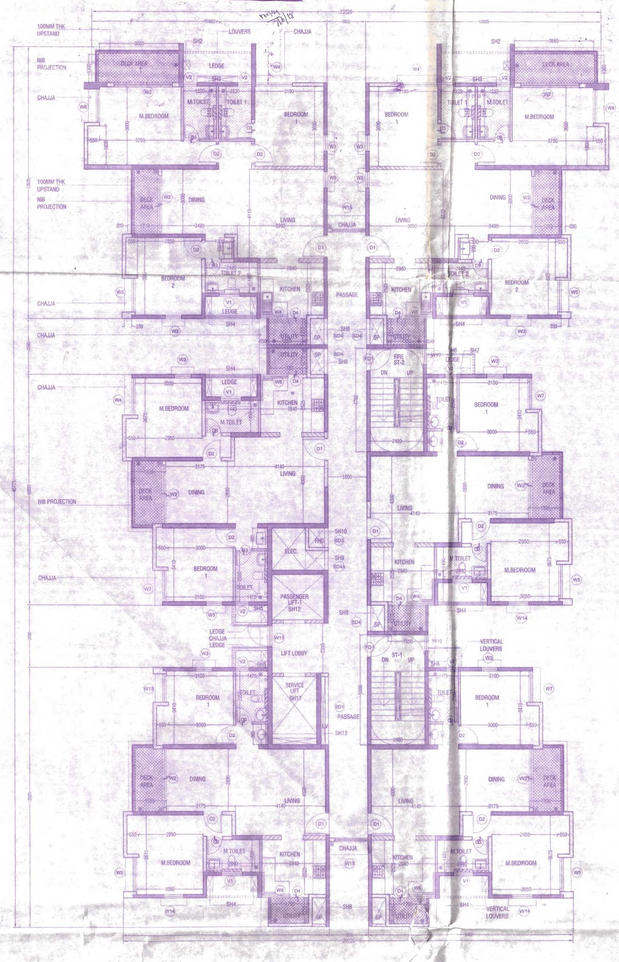
For Mahindra Integrated Township Ltd.
Authorised Signatory

OWNER :
MAHINDRA INTEGRATED TOWNSHIP LIMITED
MAHINDRA WORLD CITY, NATHAM SUB (PO) CHENGALPET TALUK,
KANCEEPURAM DIST. 603 002 (T.N)
TEL- 91-44-27480053/54, FAX 91-44-27480005

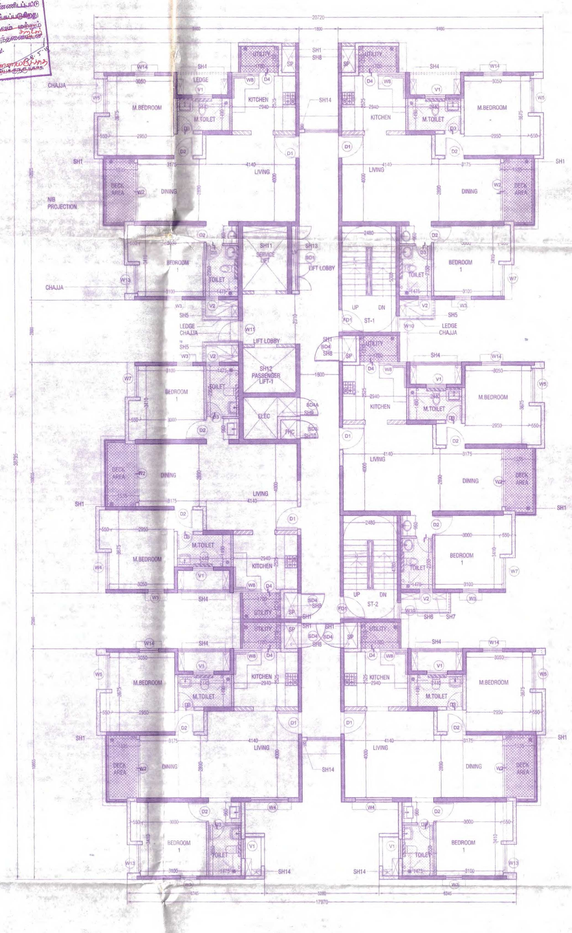
B. MALLIKARJUNA RAO
COA Regd. No: CA/2008/43304
No. 1, SARAVANAN STREET,
OFF CHEVALIER SIVAJI GANESAN ROAD,
T.NAGAR, CHENNAI - 600 017.
TEL : +91-44-2434 4357, 2431 1807

CLASS - 1
LICENSED ARCHITECT

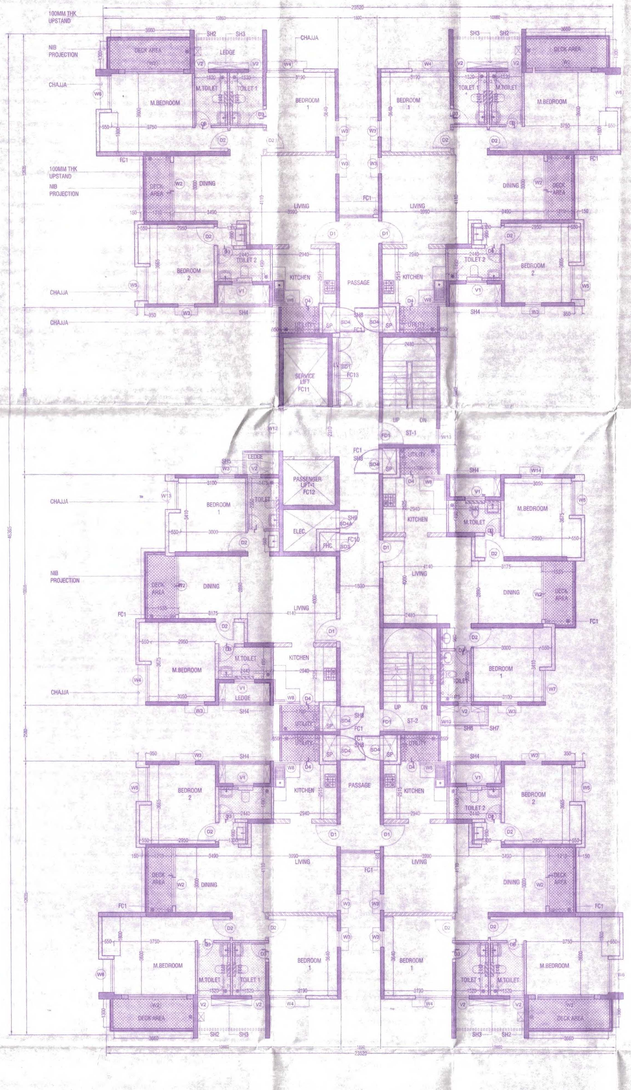
SHEET NO 04 OF 12



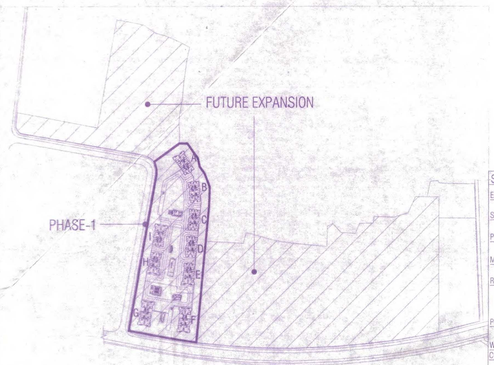
01. TOWER A,E,H,I - TYPICAL FLOOR PLAN (2ND TO 14TH FLOOR)
SCALE 1:100



02. TOWER B,C,D - TYPICAL FLOOR PLAN (2ND TO 14TH FLOOR)
SCALE 1:100



03. TOWER F & G - TYPICAL FLOOR PLAN (2ND TO 14TH FLOOR)
SCALE 1:100



00. KEY PLAN
SCALE N.T.S.

SCHEDULE OF OPENINGS

TYPE DOOR	OPNG DIMENSIONS WIDTH/MM	HEIGHT/MM	SILL LVL/MM	LINTEL LVL/MM
PD1	1050	2138	--	FLOOR BEAM BOTTOM / 2138
D1	1000	2138	--	--
D2	900	2138	--	--
D3	750	2138	--	--
D4	900	2138	--	--
D5	1000	2138	--	--
D5a	1200	2138	--	--
D6	1700	2138	--	--
D7	1050	2138	--	--
D8	1500	2138	--	--
D9	1200	2138	--	--
D10	1200	2138	--	--
SD1	3150	1538	600	--
SD2	900	1538	600	--
SD3	900	1538	600	--
SD4	1210	1538	600	--
W1	3700	2138	38	--
W2	750	1220	1038	--
W3	1700	1120	1018	--
W4	1375	1100	1038	--
W5	1340	2100	1038	--
W7	1400	1100	1038	--
W8	1750	1200	938	--
W9	1200	2138	38	--
W10	750	1920	1038	--
W11	1000	1100	1038	--
W12	2300	1100	1038	--
W13	1310	1100	1038	--
W14	900	1100	1038	--
W15	1200	1100	1038	--
W16	1100	2138	--	--
V1	AS PER TOILET DETAIL			
V2	AS PER TOILET DETAIL			

SHAFT SLAB CUTOUT SIZE

SHAFT	WIDTH/MM	LENGTH/MM
SH1- PLUMBING	150	150
SH2- PLUMBING	300	400
SH3- PLUMBING	1300	300
SH4- PLUMBING	300	875/900/925
SH5- PLUMBING	875/300/300	300/400/400
SH6- PLUMBING	875	300
SH7- PLUMBING	625	300
SH8- SPARE	630	1210
SH8A- SPARE	630	1185
SH8B- SPARE	630	1120
SH8C- SPARE	540	1210
SH8D- SPARE	540	1070
SH9- ELEC.	1800/600	1540/600
SH10- PHC	740	900
SH11- SER. LIFT	2000	2640
SH12- LIFT-2	2400	3000
SH13- LV	190	3150
SH14- PLUMBING	900/300	300/400

@ TYPICAL FLOOR
@ PODIUM LVL
@ PODIUM LVL
@ PODIUM LVL

UNIT NOS.-FLOOR WISE

FLOOR	UNITS (NOS)
2ND TO 14TH FLOOR (TYPICAL)	78 (6 UNITS / FLOOR)
1ST FLOOR (DOUBLE HEIGHT LOBBY)	00
TOTAL	06 PER TOWER
GRAND TOTAL	240 (03 X 8 TOWERS)

SPECIFICATION

EARTH WORK	:	ALL EARTH WORK EXCAVATIONS IN FOUNDATION TO BE DONE AS PER THE DIMENSIONS GIVEN IN THE SECTION DRAWING.
SAND FILL	:	ALL FOUNDATIONS TO BE FILLED UP WITH RIVER SAND UPTO 150 MM THICK.
P.C.C.CONCRETE	:	ALL FOUNDATIONS TO BE FILLED UP WITH P.C.C., 1:4:8, 150 MM THICK AND SHOULD BE WELL RAMMED.
MASONRY WORK	:	ALL MASONRY WORKS SHOULD BE IN FIRST CLASS BURNT BRICKS WITH C.M. 1:6
R.C.C. WORK	:	ALL R.C.C. WORKS SUCH AS PLINTH BEAMS LINTELS, SUNSHADES, LOFTS, ROOF SLAB AND COLUMNS ETC. SHOULD BE IN A RATIO OF 1:2:4 USING 19MM COURSE AGGREGATE & SUITABLE TOR STEEL RODS.
PLASTERING	:	ALL INTERIOR & EXTERIOR PLASTERINGS ARE IN C.M. 1:4, 12.5MM THICK.
WEATHERING COURSE	:	WEATHERING COURSE SHOULD BE AS PER M.D.S.S. AND SHOULD BE PROVIDED OVER.

PROPOSED CONSTRUCTION OF RESIDENTIAL DEVELOPMENT AT PLOT NO. P17 (PART OF P17) FOR MAHINDRA INTEGRATED TOWNSHIP LIMITED, ADMINISTRATIVE BLOCK, MAHINDRA WORLD CITY, CHENGALPET- 603004

SURVEY NO.
PARANUR VILLAGE: 142/1A,142/1B,142/2A1,142/2A2,142/2B,142/3A1,142/3A2, 142/3B1, 142/3B2,143,144/1,144/2,144/3,144/4,145/1,145/2A,145/2B,145/2C,147/1, 147/2,147/3,148/1,148/2,149,150/1,150/2,150/3,151/1,151/2,151/3,151/4,151/5,151/6, 152/1,152/2,153,154/1,154/2,154/3,154/4,155/1,155/2,160

COLOUR INDEX
PROPOSED
BOUNDARY
ROAD
SEWER LINE

DIRECTION:

Bldng/Block: TYPICAL FLOOR PLAN
SCALE 1:100

For Mahindra Integrated Township Ltd.
Authorised Signatory

OWNER :
MAHINDRA INTEGRATED TOWNSHIP LIMITED
MAHINDRA WORLD CITY, NATHAM SUB (PO) CHENGALPET TALUK, KANCHEEPURAM DIST. 603 002 (T.N)
TEL: 91-44-27460053/54, FAX 91-44-27460005

KISHOR S. GAVALI
B.E.(Civil), M.E.(Structures), M.I.E.
Licensed Surveyor-Class I
Lic. No. 1957, Corporation of Chennai.
ISSE RSN No. 411
CLASS - 1
STRUCTURAL ENGINEER

B. MALLIKARJUNA RAO
COA Regd. No: CA/2008/47[illegible]
No. 1, SARAVANAN STREET, OFF CHEVALIER SIVAJI GANESAN ROAD, T.NAGAR, CHENNAI - 600 0[illegible]
TEL : +91-44-2434 4357, 24[illegible]
CLASS - 1
LICENSED ARCHITECT

SHEET NO 07 OF 12

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.