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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DIGITALLY VERIFIED RECORD

No-U one

FLOOR NAME	SHEET NO. 1/2

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING WITH 40 DWELLING UNITS (HEIGHT -18.30M) AVAILING PREMIUM FSI AT BLOCK NO.L44 TO L48, 1ST MAIN ROAD, BESANT NAGAR, CHENNAI – 600 090, COMPRISED IN T.S.NO.4/36, BLOCK NO.40 OF URUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1732.00
AREA AS PER DOCUMENT	1725.20
AREA CONSIDERED FOR FSI	1725.20
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4414.88
FSI FACTOR	2.559
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	44	44
TWO WHEELER	0	0
CYCLE	-	0

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/3/0013/2025
Dated. 01/04/2025

பெருநகர சென்னை மாநகராட்சி மற்றும்
கட்டட அனுமதி எண். CMDA/Lr.No.13/0016/2025
நாள் 23/04/2025 வார்டு 174
ஒப்புகைக்கப்பட்டது
உ.செ.பொ. தலைமைப்பகுதி

Building Height : 18.30 Mtrs
No of Floors : S+5 Floors

4TH CROSS STREET

FIRST MAIN ROAD

6TH CROSS STREET

SITE CUM STILT FLOOR PLAN

Rain water Recharge well

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

Car Parking

Drive Way - (4.50m. wide)

Collection sump for Rain water Harvesting from Terrace Rain water (3.0x1.0x2.4) (Scientifically Closed)

Under Ground Sump for domestic water (2.74x9.00x2.44) 45000 ltr. Capacity) (Scientifically Closed)

Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A Not To Scale

Solar Hot Water System Detail

FIRST FLOOR PLAN

Key Plan

Location plan (Taken as per User Inputs)

Typical Detail of Column Foundation

Plan of Column Foundation

Plan of Sump (Domestic)

Section (Domestic SUMP)

Percolation Pit

Section

Plan of Rain water Collecting Sump

Dwarf Wall Detail

FLOOR WISE FSI STATEMENT:

	FSI AREA				DU	FSI AREA
	COMM.	RESI.	IND.	INST.		
STILT PARKING FLOOR	0.00	28.78	0.00	0.00	0	28.78
FIRST FLOOR	0.00	877.22	0.00	0.00	8	877.22
SECOND FLOOR	0.00	877.22	0.00	0.00	8	877.22
THIRD FLOOR	0.00	877.22	0.00	0.00	8	877.22
FOURTH FLOOR	0.00	877.22	0.00	0.00	8	877.22
FIFTH FLOOR	0.00	877.22	0.00	0.00	8	877.22
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4414.88	0.00	0.00	40	4414.88

BUILDING WISE FSI STATEMENT

BUILDING		FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	INST.		
NHRB-1 (RES)		0.00	4414.88	0.00	0.00		4414.88
Total		0.00	4414.88	0.00	0.00		4414.88

Applicants (Owner / Developer / Power of Attorney)

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. 6512 & 6513 of 2019).

Signature valid
Digitally Signed by Architect. SARAVANAN
Sign Date: 02/04/2025 1:00:21 PM

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

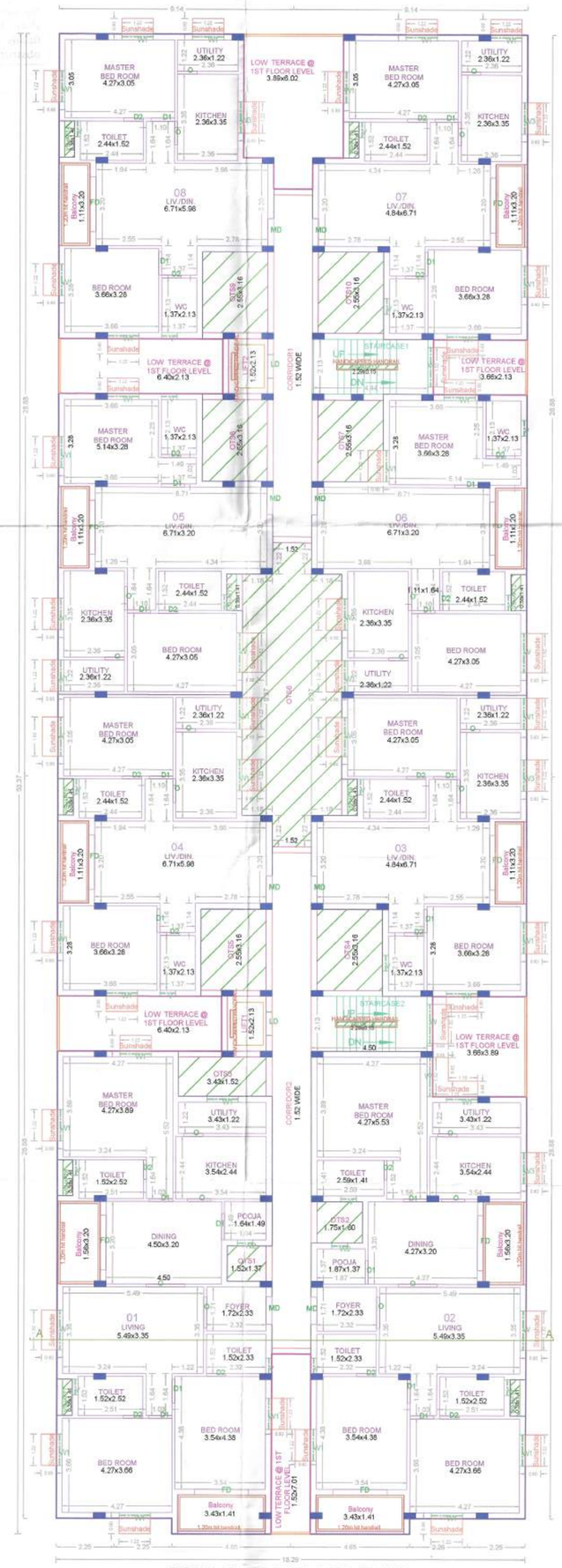
Signature valid

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

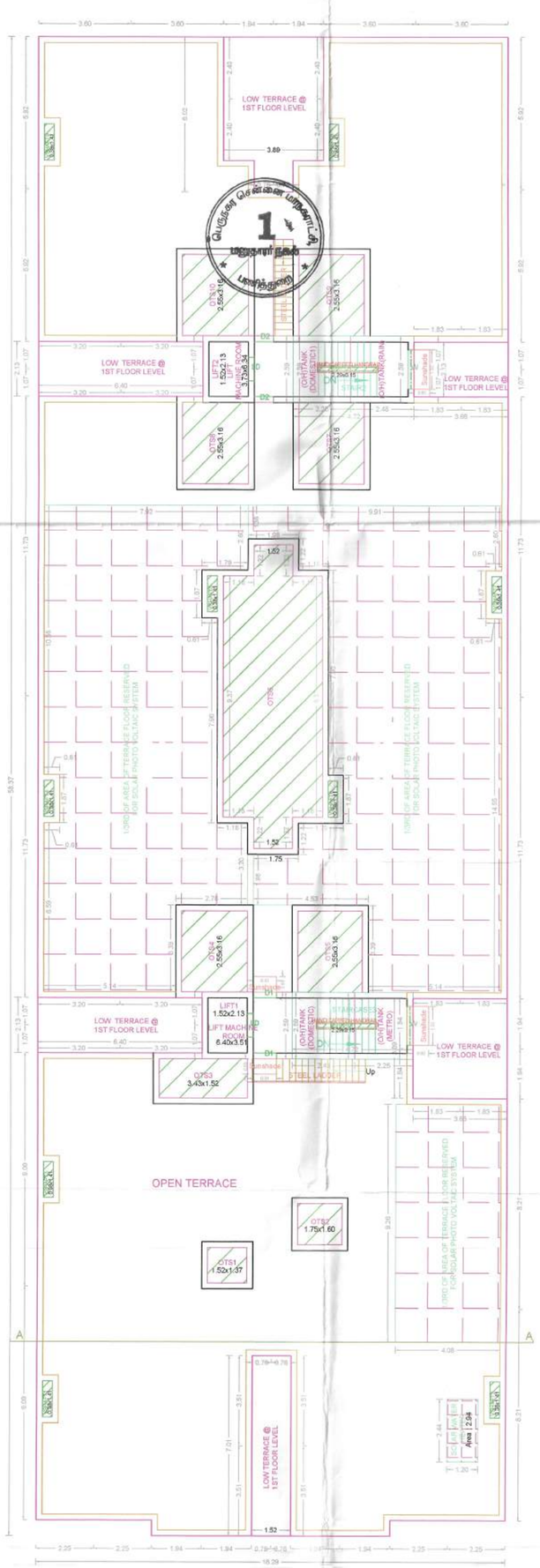
QR CODE

ARCH_E_(36.00_x_48.00_Inches)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/FP/MH79/3/00180/2025
Dated..01.01.2025..

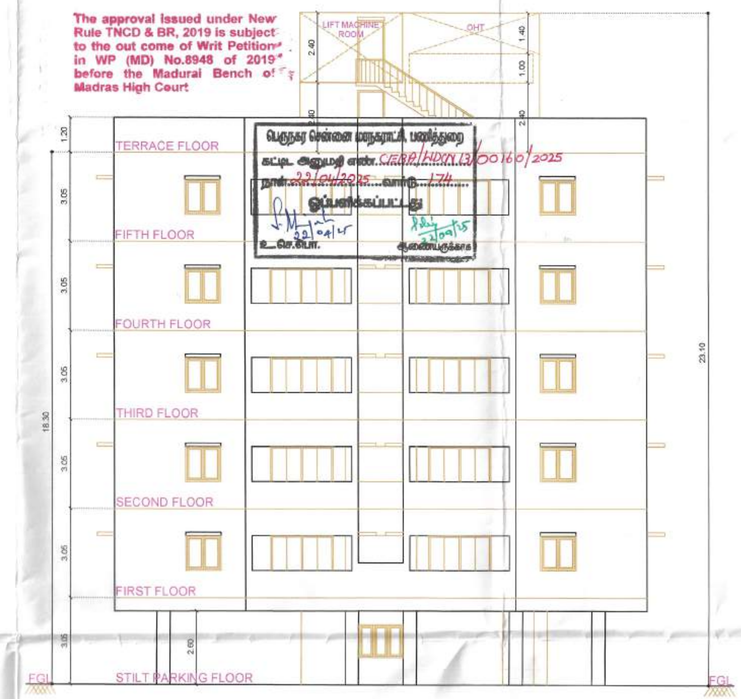


TYPICAL - 2- 5 FLOOR PLAN



TERRACE FLOOR PLAN

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





SECTION - "A - A"

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING WITH 40 DWELLING UNITS (HEIGHT -18.30M) AVAILING PREMIUM FSI AT BLOCK NO.L44 TO L48, 1ST MAIN ROAD, BESANT NAGAR, CHENNAI – 600 090, COMPRISED IN T.S.NO.4/36, BLOCK NO.40 OF URUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

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

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.

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின்படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CMDA/WDC/NT2/00166/2025		CMDA/PPA/NOR/BSP/00152/2025 04/04/2025	
மண்டலம்/ Zone	வார்டு/ Ward	அனுமதி நாள்/ Approval Date	விண்ணப்பித்த நாள்/ Application Date
NT2	NT2	22/04/2025	04/04/2025
விண்ணப்பதாரர் மற்றும் முகவரி/ Applicant name & address		INDU HOUSING DEVELOPMENT CHENNAI PVT LTD REP BY ITS MD THIRU.S.P. BABU VIJAY GPA FOR A.C. GANESH AND OTHERS-DOOR No.32/T 67B, 32nd CROSS STREET,BESANT NAGAR, CHENNAI	
சேவை வகை/ Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம்/ Plot address		Block No:40,Plot No:BLOCK L 44 TO 48, Survey No:T.S.No 4/36, 1st Main Road Besant Nagar,Besant Nagar(N174),Besant Nagar(N174),Urur, Chennai, 600090	
Building License Fees			1118000
Road cut charges - CMWSSB SEWERAGE			45900
Road cut charges - CMWSSB, WATER			45900
Road cut charges - TNEB			45900
Scrutiny Fees			5400
Workers Welfare Board			1370600
மொத்தக் கட்டணம்/ Total (In Rs.)			2631700

Amount (in words) Rupees Twenty Six Lakhs Thirty One Thousands Seven Hundred Only

Amount (In Rs.): 2631700

மேற்குறிப்பிட்டவாறு கட்டிட அனுமதிக்கு முன்வைப்பாணை பெறுவதற்கு அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி செல்லுபடி: 21/04/2030

Permit Valid upto: 21/04/2030

Digitally Signed by Rajendran R
Date 22-Apr-2025 (16:41:17)

Executive Engineer (T.P.)

GREATER CHENNAI CORPORATION

CHENNAI - 600003.

GUIDELINES FOR CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT

In exercise of the powers conferred under section 199 of TNULB ACT 1971 and the Construction & Demolition Waste Management rules, 2016 and in order to ensure effective Construction & Demolition Waste Management in the Corporation of Chennai, the council hereby makes the Construction and demolition waste management Guidelines 2025

1) Waste Generators: is defined by the C&D Rules as any person or association of persons or institute residential and commercial establishments including Indian railways, airport, port and harbour and defence establishments who undertakes construction or demolition of any civil structure which generate C&D Waste. For this purpose "waste generators" shall be divided into four types and the definition for different types of waste generators are follows

i. **Micro generators** The small generators who occasionally generate C&D Waste less than 1 MT from minor house repairs, broken ceramic sanitary ware like tiles, bathtubs, commodes washbasins etc.

ii. **Small Generators:** Those that generate C&D waste during building renovation, remodeling or repair maintenance works etc. where the total amount of C&D Waste generated in the entire project is more than 1 MT and less than 20 MT per day.

It is clarified that if the project generates (a) an aggregate of 150 MT of C&D Waste per month and/or (b) pertains to demolition work covering an area equal to or more than 600 square metres, and/or (c) construction or building repair work covering an area equal to or more than of 6000 square metres, the waste generator will not be considered as a 'Small Generator' and will have to comply with the requirements of a 'Bulk waste generator'

iii. **Bulk waste generators:** Waste generators who generate (a) 20 MT or more in one day or 300 MT per project in a month as identified separately in the C&D Rules and/or (b) demolition work covering an area equal to or more than 600 sq.dic metres and/or (c) construction or building repair work covering an area equal to or more than 6000 sq.mtrs. They shall dispose the C&D waste in the processing location.

iv. Service Providers: They are defined as authorities who provide services like water, sewerage, electricity, telephone, roads, drainage etc. who often generate C&D Waste during their activities, which include excavation, demolition and civil work. For Greater Chennai Corporation, the following and their subsidiary organisations shall be indicatively considered as 'Service Providers'

- Public Works Department (PWD) and Central Public Works Department (CPWD)
- Chennai Metro Rail Corporation (CMRL)
- National Highways Authority of India (NHAI)
- Airport Authority of India, Chennai (AAI, Chennai)
- Indian Railways
- Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)
- Chennai Metropolitan Development Authority (CMDA)
- Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO)
- Tamil Nadu Road Development Corporation (TNRDC)
- Tamil Nadu Electricity Board (TNEB)
- Tamil Nadu Urban Habitat Development Board (TNUHDB)
- Tamil Nadu Water Supply and Drainage Board (TWADB)

It is highlighted that GCC can introduce additional categories of waste generators for better management of C&D Waste if they deem fit.

The respective occupiers/owners/developers of a construction project shall be solely responsible for removal/transport/disposal of their C and D waste.

The occupiers can contact GCC's website for hiring services of the Construction and Demolition waste transporters or empanelled vendors of the GCC authorized Concessionaires and to pay necessary collection and transportation charges to transporters and pay for processing fee.

All generators shall not mix such Construction and Demolition wastes, mortar and debris with any other category of waste like wet waste, recyclable waste or any other types of wastes such as MSW, Plastic, Packaging material, gypsum, etc.

All hazardous wastes (explosive and related products, fuels and heating oil, chemical substances, transformers, Tar and Tar products etc.) shall not be mixed with

C and D waste bin seor separately to TNPCB authorized recyclers or to hazardous waste disposal sites at their own cost and furnish proof of compliance wherever demanded.

Non compliance of getting Constructions and Demolition Waste Management plan and payment of user charges will attract the penalties.

It is Inevitable to penalize those who generate Construction and Demolition waste who do not comply with the one mentioned frame work.

LIST OF APPROVED CONSTRUCTION & DEMOLITIONWASTE MANAGEMENT SITES DESIGNATED BYGCCFOR PROCESSING

Zone	Division	Name of the Facility & Address	Zones covered
4	37	Construction and Demolition waste processing Facility, Kodungaiyur Dumping Ground	Zones 1 to 8
14	184	Construction and Demolition waste processing Facility, Perungudi Dumping Ground	Zones 9 to 15

ILLUSTRATIVE RATES FOR SERVICE CHARGES

Part 1 – Service Charges payable by Waste Generators except Bulk waste Generators

S.No	Type of Waste Generators (excluding bulk waste generators)	Service charges in INR
1	For collection and Transportation of C&D waste	1. Upto 1 MT/day – fixed cost 2. Rs. 350/- per MT for more than 1 MT and less than 20 MT for GCC service requires

* These rates are indicative and in the event, the GCC wants to change the Service Charges from the above-mentioned rates due to any reason, it should cover the following costs for the GCC and/or private service providers on an aggregate basis

1. Loading of C&D waste (manpower and equipment such as JCB) and Transport cost waste from waste generation point to C&D waste collection centres / waste processing facilities including maintenance costs of the vehicles and manpower at Rs.2500/- per MT
2. Costs of processing C&D Waste at the processing facilities at Rs.800/- per MT

iv. **Service Providers:** They are defined as authorities who provide services like water, sewerage, electricity, telephone, roads, drainage etc. who often generate C&D Waste during their activities, which include excavation, demolition and civil work. For Greater Chennai Corporation, the following and their subsidiary organisations shall be indicatively considered as "Service Providers"

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- Airport Authority of India, Chennai (AAI, Chennai)
- Indian Railways
- Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB)
- Chennai Metropolitan Development Authority (CMDA)
- Tamil Nadu Generation and Distribution Corporation Limited (TANGEDCO)
- Tamil Nadu Road Development Corporation (TNRDC)
- Tamil Nadu Electricity Board (TNEB)
- Tamil Nadu Urban Habitat Development Board (TNUHDB)
- Tamil Nadu Water, Supply and Drainage Board (TWADB)

It is highlighted that GCC can introduce additional categories of waste generators for better management of C&D Waste if they deem fit.

The respective occupiers/owners/developers of a construction project shall be solely responsible for removal/transport/disposal of their C and D waste.

The occupiers can contact GCC's website for hiring services of the Construction and Demolition waste transporters or empanelled vendors of the GCC authorized Concessionaires and to pay necessary collection and transportation charges to transporters and pay for processing fee.

All generators shall not mix such Construction and Demolition wastes, inerts and debris with any other category of waste like wet waste, recyclable waste or any other types of wastes such as MSW, Plastic Packaging material, gypsum etc.

All hazardous wastes (explosive and related products, fuels and coating oil, chemical admixtures, transformers Oil and Tar products etc) shall not be mixed with

Class D waste but sent separately to TNPCB authorized recyclers or to hazardous waste disposal sites at their own cost and furnish proof of compliance of once or demanded.

Non compliance of getting Constructions and Demolition Waste Management plan and payment of user charges will attract the penalties.

It is Imperative to penalize those who generate Construction and Demolition waste who do not comply with the one mentioned frame work.

LIST OF APPROVED CONSTRUCTION& DEMOLITIONWASTE MANAGEMENT SITES DESIGNATED BYGCCFOR PROCESSING

Zone	Division	Name of the Facility & Address	Zones covered
4	17	Construction and Demolition waste processing facility, Kodungaiyur Dumping Ground	Zones 1 to 8
14	184	Construction and Demolition waste processing facility, Perungudi Dumping Ground	Zones 9 to 15

ILLUSTRATIVE RATES FOR SERVICE CHARGES

Part 1 Service Charges payable by Waste Generators except Bulk waste Generators

S.No	Type of Waste Generators (excluding bulk waste generators)	Service charges in INR
1	For collection and Transportation of C&D waste	1. Upto 1000 Kg - free of cost 2. Rs. 250 to be paid for 1MT (above 1MT and less than 3MT) of C&D service requires

* These rates are indicative and, in the event the GCC wants to change the Service Charges the above mentioned rates due to any reason, it should cover the following costs to the GCC and or private service providers on an aggregate basis

1. Loading of C&D waste (manpower and equipment such as JCB) and Transportation cost from waste generation point to C&D waste collection centre / waste processing facilities including maintenance costs of the vehicles and manpower i.e. Rs.2500/- per MT
2. Costs of processing C&D Waste at the processing facilities i.e. Rs.800/- per MT

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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.