Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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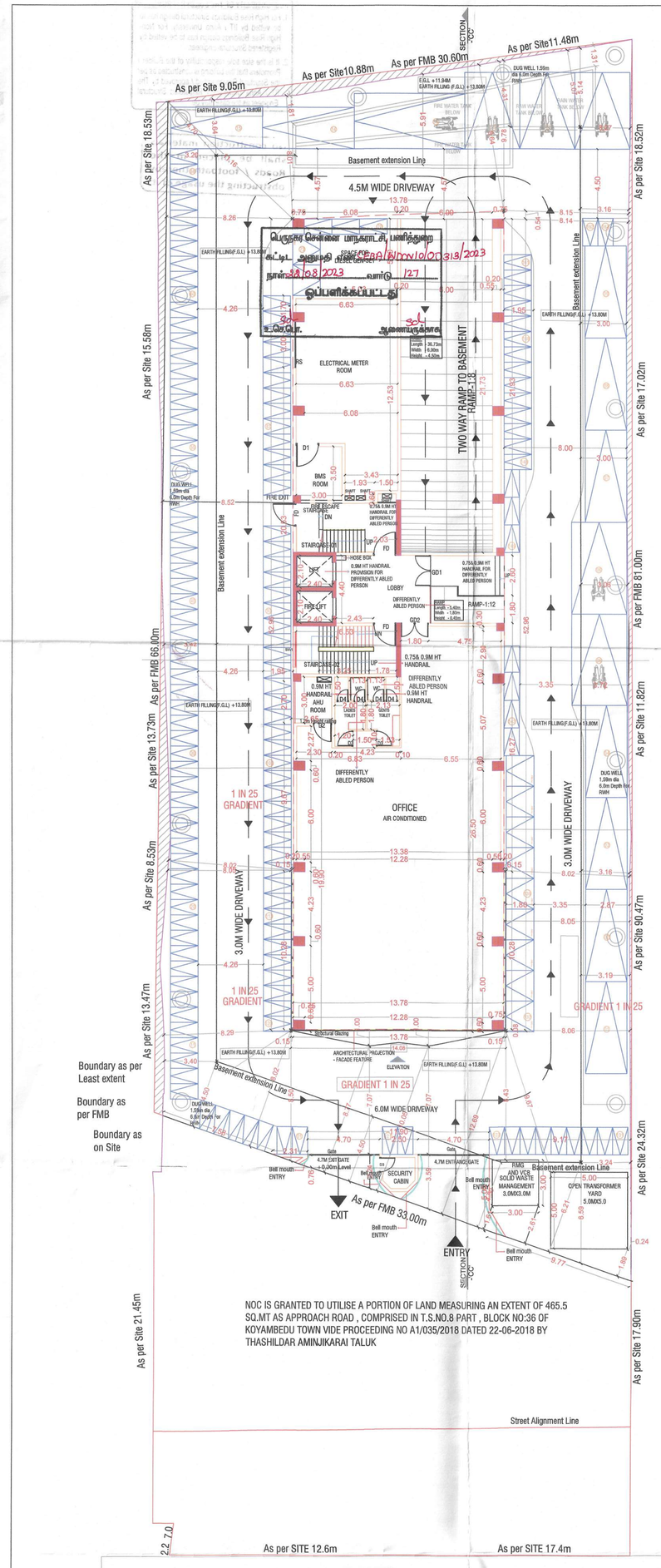
Published for reference. The authority's own register is the operative record.

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

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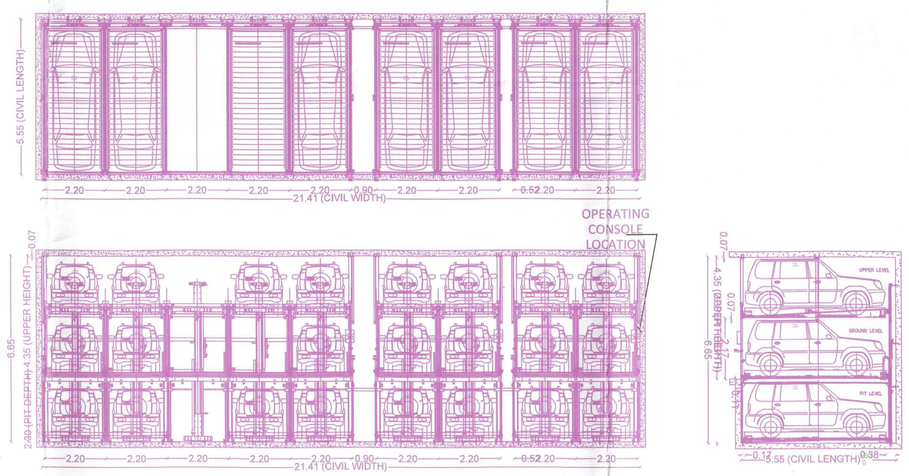
DIGITALLY VERIFIED RECORD

Zone ①



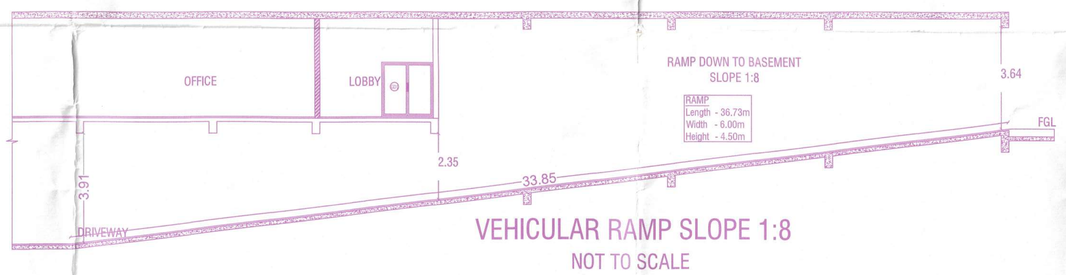
SITE CUM GROUND FLOOR PLAN
SCALE- 1:150

P.P.A approved by
C.M.D.A vide
Lr.No. Chief/Plans/6481/2022
Dated. 20/07/2023

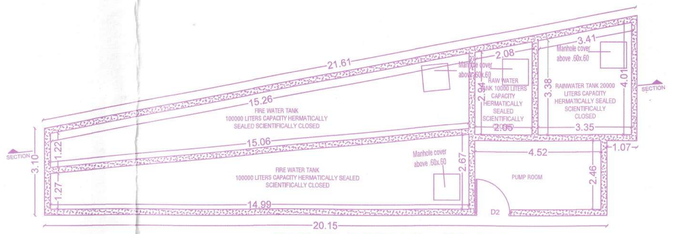


MULTI LEVEL MECHANICAL PUZZLE CAR PARKING_ELEVATION
NOT TO SCALE

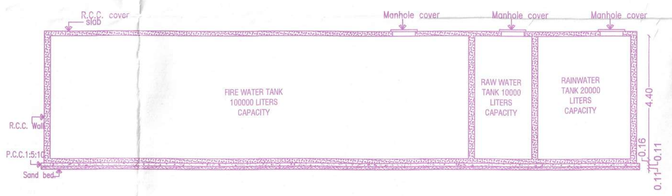
The approval issued under New Rule TNCDR & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

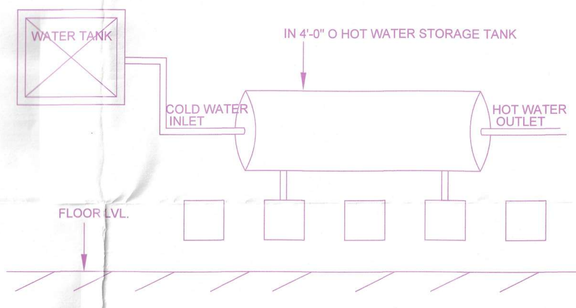


VEHICULAR RAMP SLOPE 1:8
NOT TO SCALE

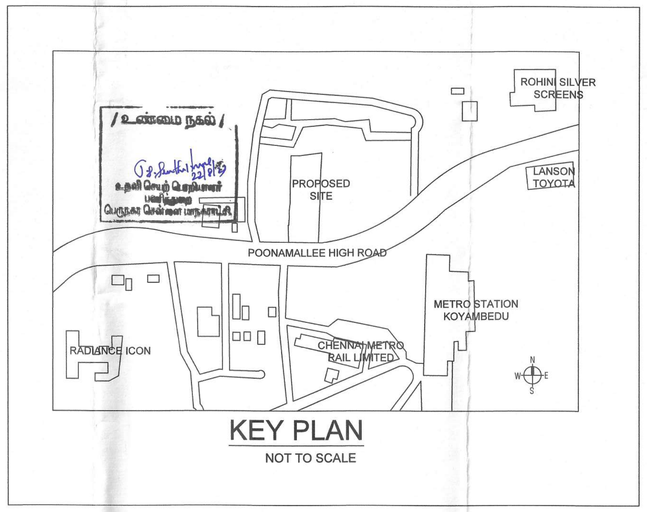


SUMP DETAIL_PLAN
NOT TO SCALE





SOLAR WATER HEATER



KEY PLAN
NOT TO SCALE

Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 36.0M HEIGHT (FGL TO TOP OF TERRACE) CONSISTING OF EXTENDED BASEMENT FLOOR (MULTI LEVEL PUZZLE CAR PARKING- 3 LEVEL) + GROUND FLOOR + 9 FLOORS OF COMMERCIAL OFFICE BUILDING AT DOOR NO.140, POONAMALLEE HIGH ROAD, KOYAMBEDU, CHENNAI 600107 IN OLD S.NO.149/2, T.S.NO.6/2, BLOCK NO.36 OF KOYAMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2354.50
AREA AS PER DOCUMENT	2306.48
AREA CONSIDERED FOR FSI	2306.48
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	7156.44
FSI FACTOR	3.103
COVERAGE AREA (PERCENTAGE %)	730.81 (31.69%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	59	61
TWO WHEELER	235	240
CYCLE	0	0

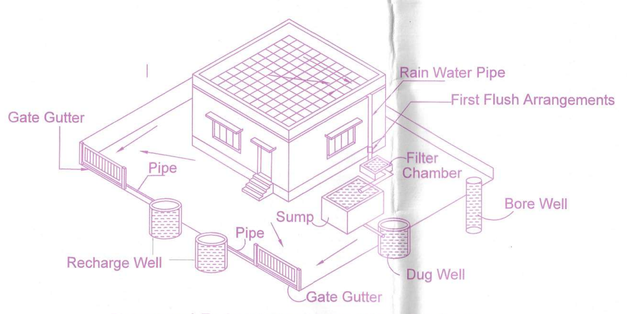
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
A-1 (COMMER...)		7156.44	0.00	0.00	0.00	0	7156.44
Total		7156.44	0.00	0.00	0.00	0	7156.44

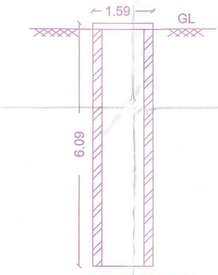
FLOOR WISE FSI STATEMENT: A (COMMERCIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
NINTH FLOOR	730.81	0.00	0.00	0.00	0	730.81
EIGHTH FLOOR	730.81	0.00	0.00	0.00	0	730.81
SEVENTH FLOOR	730.81	0.00	0.00	0.00	0	730.81
SIXTH FLOOR	730.81	0.00	0.00	0.00	0	730.81
FIFTH FLOOR	730.81	0.00	0.00	0.00	0	730.81
FOURTH FLOOR	730.81	0.00	0.00	0.00	0	730.81
THIRD FLOOR	730.81	0.00	0.00	0.00	0	730.81
SECOND FLOOR	730.81	0.00	0.00	0.00	0	730.81
FIRST FLOOR	730.81	0.00	0.00	0.00	0	730.81
GROUND PARKING FLOOR	545.49	0.00	0.00	0.00	0	545.49
BASEMENT PARKING FLOOR	33.66	0.00	0.00	0.00	0	33.66
Total	7156.44	0.00	0.00	0.00	0	7156.44

PROPOSED DWARF WALL OF 75 MM
ENTRY & EXIT GATE
NOT TO SCALE



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



SECTION FF
DUG WELL FOR RWH
NOT TO SCALE



PLAN
DUG WELL FOR RWH
NOT TO SCALE



SECTION GG
DWARF WALL AND GATE SECTION
NOT TO SCALE

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature valid APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
Digitally Signed by:-
Assistant Planner: P. KARTHEEBAN
Sign Date: 07/31/2023 12:59:19 PM
Letter No. : CMDA/TCP/HRB/6481/2022
Approval No. : OL-TCP/HRB/0004/2023
Approval Date : 07/31/2023 12:49:19 PM
Permit No. : OL-004...

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. 3688

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.

Signature valid.
Digitally Signed by
Architect: V.Sekar
Sign Date: 05/26/2023 12:20:30 PM

Applicants (Owner / Developer / Power of Attorney)

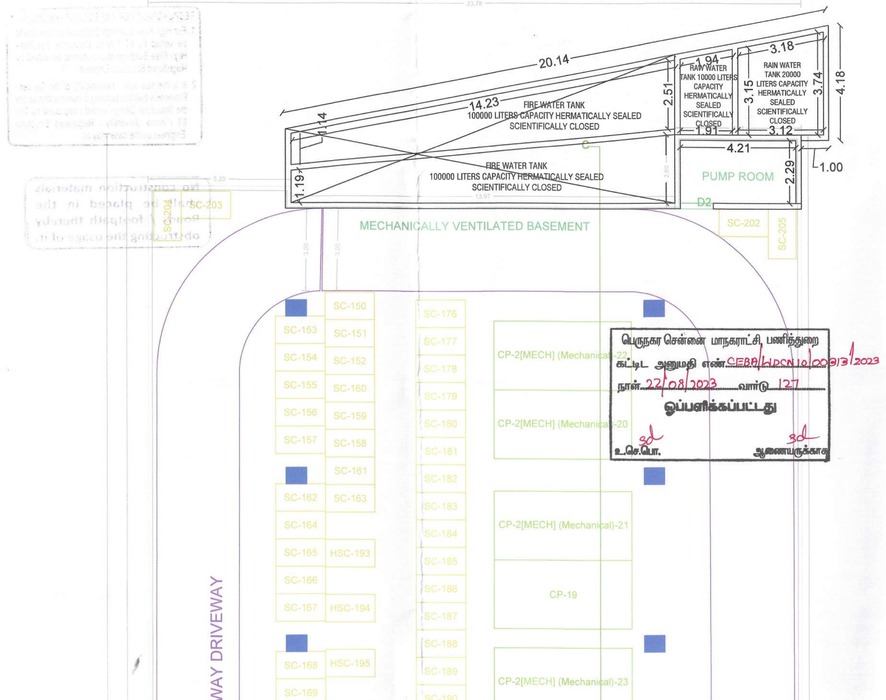
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FLOOR NAME	SHEET NO. 2 / 3

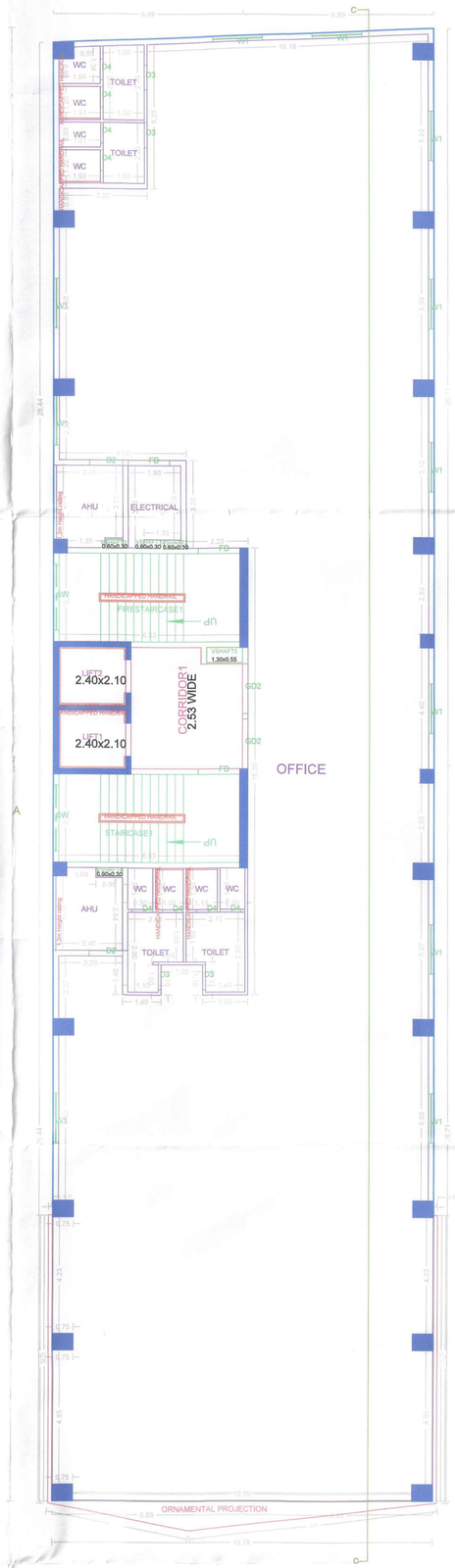
FLOOR NAME

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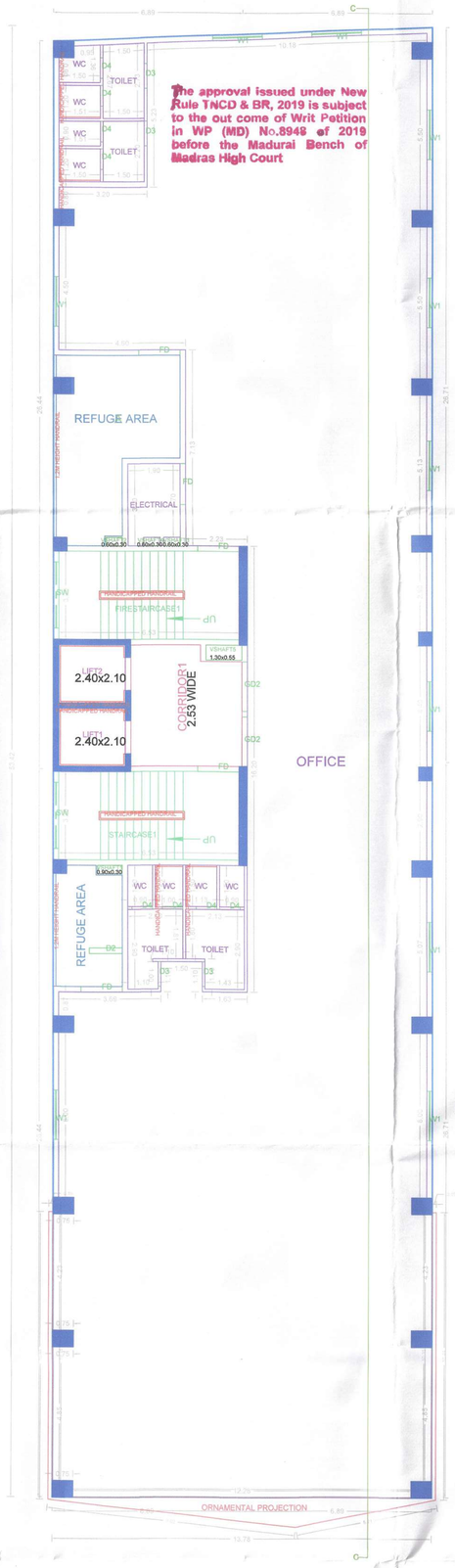
BASEMENT FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.



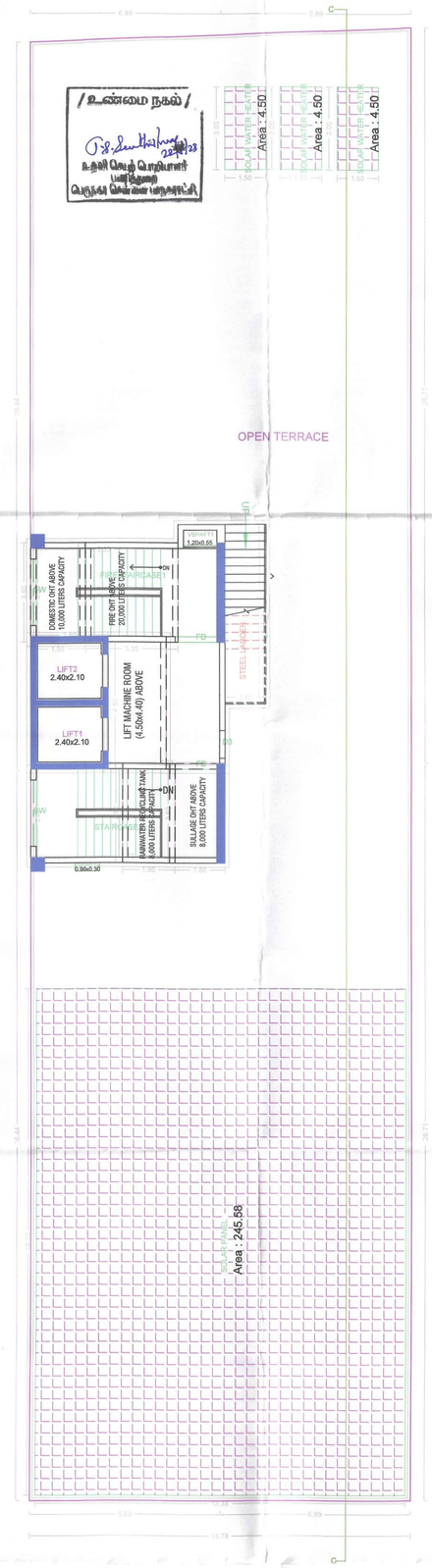
TYPICAL - 1- 5, 7- 9 FLOOR PLAN

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SIXTH FLOOR PLAN

/ உண்மை நகல் /



TERRACE FLOOR PLAN

Applicants (Owner / Developer / Power of Attorney)

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APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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.

KEY NO. 3688

QR CODE

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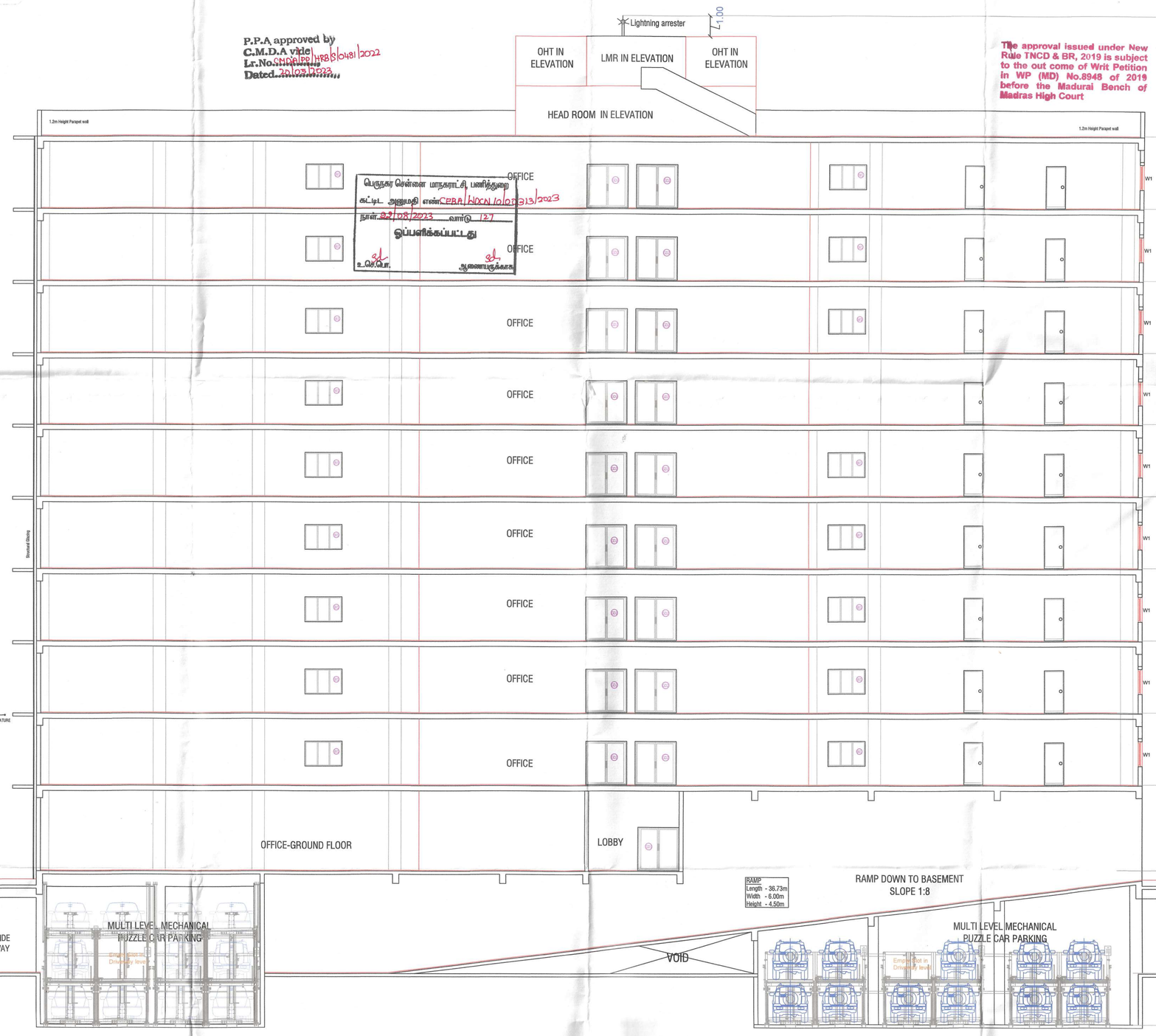
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 36.0M HEIGHT (FGL TO TOP OF TERRACE) CONSISTING OF EXTENDED BASEMENT FLOOR (MULTI LEVEL PUZZLE CAR PARKING- 3 LEVEL) + GROUND FLOOR + 9 FLOORS OF COMMERCIAL OFFICE BUILDING AT DOOR NO.140, POONAMALLEE HIGH ROAD, KOYAMBEDU, CHENNAI 600107 IN OLD S.NO.149/2, T.S.NO.6/2, BLOCK NO.36 OF KOYAMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/BP/HRB/Lr/61/2022
Dated..12/09/2022.....

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 Madural Bench of Madras High Court



SECTION-CC



FRONT / SOUTH SIDE ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. 3688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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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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Chennai 600 097, India
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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.