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RE REGULATORY RECORD

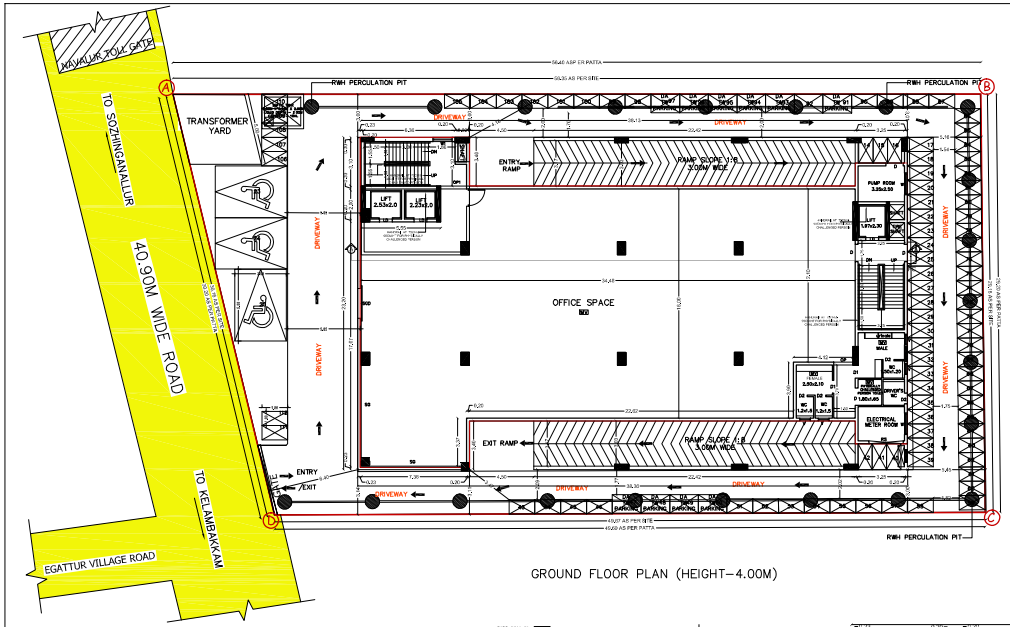
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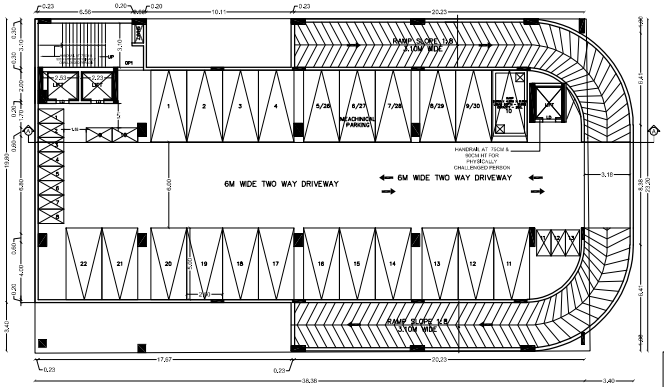
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3/350/2 Mettukuppam,
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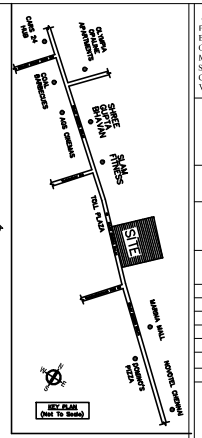
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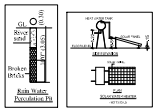


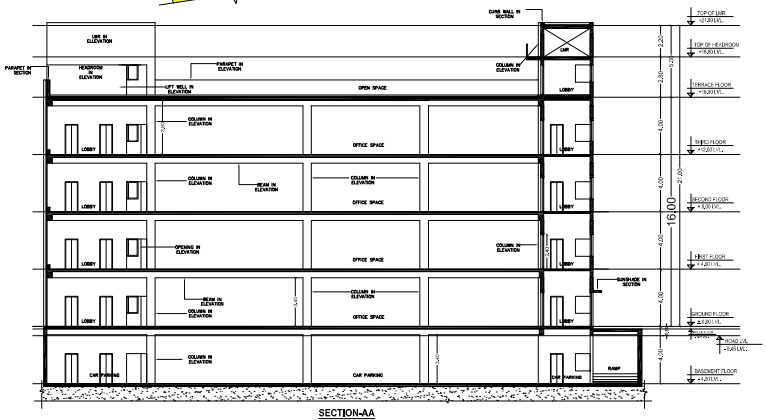
GROUND FLOOR PLAN (HEIGHT–4.00M)



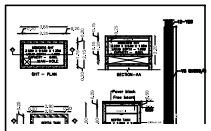
BASEMENT FLOOR PLAN (HEIGHT – 4.00M)

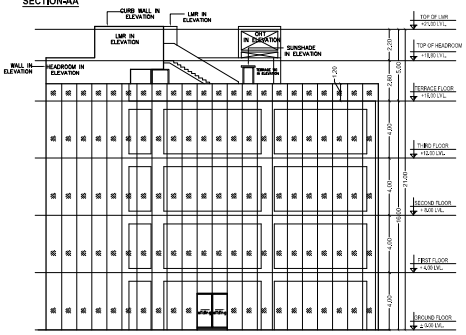




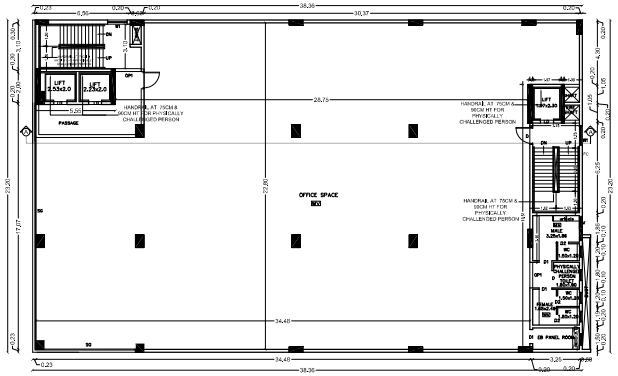


SECTION-AA

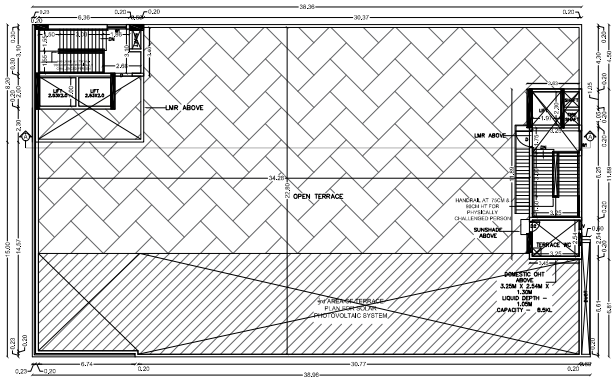




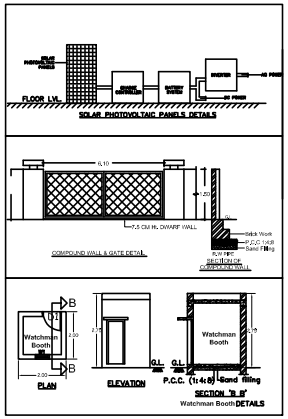
ELEVATION



TYPICAL FLOOR PLAN (1ST – 3RD)



TERRACE FLOOR PLAN



PARKING CALCULATION

ANNEXURE IV PARKING
GENERAL NOTE (PAGE -97)

Where the prescriptions are based on the total floor space index (FSI) area, the number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings.

Office:

G.F.+F.F+S.F.+T.F = 3323.71sq.m
Parking required 100sq.m for 1Car &1 Two wheeler for every 25sq.m
Parking required area :3354.85*75/100 = 2516.13/100 = 25=3=28 Cars
Parking required area :3354.85*75/100 = 2516.13/25 = 101+10=111 Tw
Parking required : 28Car & 111 Two wheeler
Provided: 28cars and 112 Two wheeler

SANITATION DETAILS- 100FEMALE & 100 MALE

OVER ALL FLOORS	MALE	FEMALE
WATER CLOSET REQUIRED	6	7
WATER CLOSET PROVIDED	6	8
DRINKING WATER FOUNTAIN REQUIRED	3	
DRINKING WATER FOUNTAIN PROVIDED	3	
WASH BASIN REQUIRED	8	
WASH BASIN PROVIDED	8	
URINALS REQUIRED	4	-
URINALS PROVIDED	4	-
CLENERS' SINK REQUIRED	3	
CLENERS' SINK PROVIDED	4	

Signature valid Signature valid

Signed by: Assistant Director
Location: Chengalpattu
Date: 2025.04.28 15:11:04

Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2025.04.30 17:47:19

PROJECT:

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT + GROUND + 3 FLOORS COMMERCIAL OFFICE BUILDING AT ALREADY APPROVED LAYOUT MLPA NO.61/2023, PLOT NO:3, RAJIV GANDHI SALAI (OMR), EGATTUR, CHENNAI - 600 130. COMPRESSED IN S.F. NO'S: 107/A2, 107/B2A, EGATTUR VILLAGE, THIRUPORUR TALUK, CHENGALPET DISTRICT.

SCALE - 1:100
ALL DIMENSIONS ARE IN METRE

ONLINE APPLICATION NO: SWP/BPA/447438/2025
APPLICANT NAME : M/S. GUNDY TECH PARK LLP.

AREA STATEMENT (Area in Sq.m)

Area as per Patta - 1536.00 Sq.m
Area as per Site - 1537.44 Sq.m

FLOORS	FSI AREA	Non FSI Area	Total Build-up Area
BASEMENT FLOOR	-	823.05	823.05
GROUND FLOOR	685.00	-	685.00
FIRST FLOOR	889.95	-	889.95
SECOND FLOOR	889.95	-	889.95
THIRD FLOOR	889.95	-	889.95
TERRACE FLOOR	-	89.67	147.37
TOTAL	3,354.85	912.62	4,267.47

FSI AREA CALCULATIONS:-

F.S.I As per Document (3354.85/1536.0) = 2.18

JOINERY DETAILS:-

SCHEDULE OF JOINERY

TYPE	WIDTH	HEIGHT	DESCRIPTION
D	1.20	2.40	DOOR
D1	0.90	2.40	DOOR
D2	0.75	2.40	DOOR
SGD	2.50	2.40	SLIDING GLASS DOOR
OP	1.31	2.40	OPENING
OP1	1.80	2.40	OPENING
W	1.50	1.50	WINDOW
W1	1.35	1.50	WINDOW
V	0.75	0.60	VENTILATOR
LD	0.90	2.10	LIFT DOOR
RS	2.40	2.40	LIFT DOOR
MV	TO DETAIL		MECHANICAL VENTILATION

PARKING DETAILS:-

VEHICLE	REQUIRED	PROVIDED
CAR	28 No's	30 No's
TWO WHEELER	111 No's	112 No's

COLOUR INDEX:-

BOUNDARY OF THE SITE :
EXISTING ROADS :
PROPOSED CONSTRUCTION :
PROPOSED DRIVEWAY :

SPECIFICATIONS:

FOUNDATION:
R.C.C. FOUNDATION OVER A BED OF R.C.C 1:4:8 SAND CUSHION.

SUPER STRUCTURE:
150 THK INTERNAL & 230 THK EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORKS:
R.C. COLUMNS/BEAMS/SLABS/LINTELS, AND SUNSHADES IN 1:2:4 MIX. SUITABLY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

VASANTHI PADMANABAN, M.Tech.,
Registered Geotechnical Engineer
Reg. No: COLDIST/RGTE/2019/DB/011

REGISTERED GEO TECH ENGINEER

G. SIVA SUBRAMANIAN B.E.,
REGISTERED CONSTRUCTION ENGINEER,
COIMBATORE CORPORATION
REGISTERED ENGINEER,
FATHIMA NAGAR, COIMBATORE - 641018

REGISTERED CONSTRUCTION ENGINEER

S. SOUNDRAPANDIAN, M.E.Structural
SE Grade-I DTCP (R.No:CGLP/ASSOC/G-I/2019/0675)
36, Suppa Colony, Guindy, Ch-32, 9952046424

REGISTERED STRUCTURAL ENGINEER

PRASHANTH S KHARCHE
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No: CA / 2004 / 136070
APPROVED VALUER No. 710219
LICENSED SUPERVISOR UNDER CHENNAI CORPORATION No 007/2019 dt. 23.10.2019
Reg. No. RA/Cr. 57/19/01/01 Dt. 18.03.2019
Reg. No. CGL/ACP/ TN/CA/1210/2015/CHN/01 dt. 03.03.2015
No. 2220, SHANTEE MCHS, 100 ROAD, CHENNAI - 600 096.
V: + 91 044 2329 1291, 2879 3760, Fax : 2879 0651

REGISTERED ENGINEER/ARCHITECT

For Gundy Tech Park LLP
Authorised Signatory

SIGNATURE OF OWNER

BUILDING PLANNING PERMISSION
ROC NO: SWP/BPA/447438/2025
SITE BOUNDARY POINTS SHOWN AS "A-D"
BUILDING PLANNING PERMISSION NO
SWP/B.P./M.L.P.A(CD-5)NO.44/2025

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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OMR Thoraipakkam,
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.