Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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P.P.A approved by
C.M.D.A vide
Lr.No..C.M.D.A/PP/NHRB/S/0060/2024
Dated....20/03/2024

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

SHEET NO. 1/2

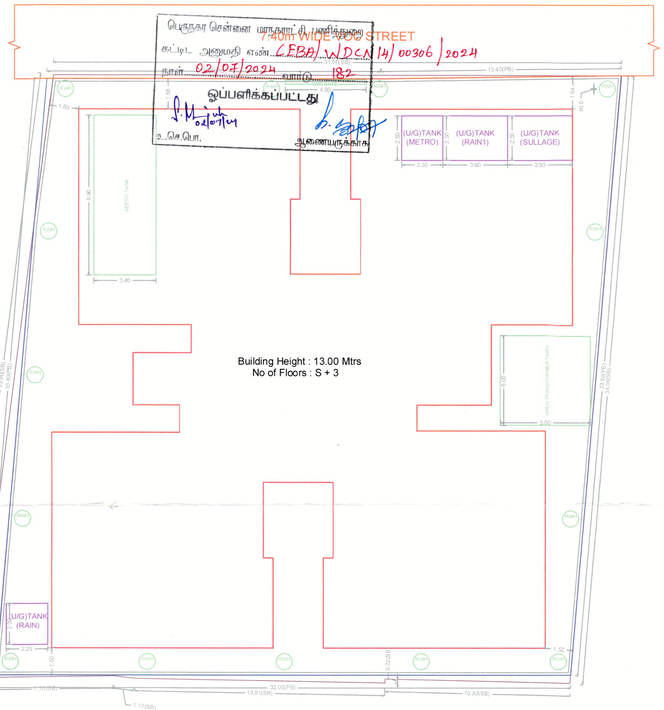
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOORS (HEIGHT-13.00M) RESIDENTIAL BUILDING WITH 12 DWELLING UNITS AT PLOT NO.606, VOC STREET, OLD MAHABALIPURAM ROAD, KOTTIVAKKAM, CHENNAI - 600041 COMPRISED IN OLD S.NOS.278/10A & 278/10B, (THIN SURVEY NOS.278/10A3 & 278/10B3 & AS PER PATTA SURVEY NOS.278/10A3A, 278/10A3B1, 278/10A3B2, 278/10B3A, 278/10B3B1 AND 278/10B3B2) OF KOTTIVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1050.00
AREA AS PER DOCUMENT	1069.12
AREA CONSIDERED FOR FSI	1050.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2096.40
FSI FACTOR	1.997
COVERAGE AREA (PERCENTAGE %)	NA

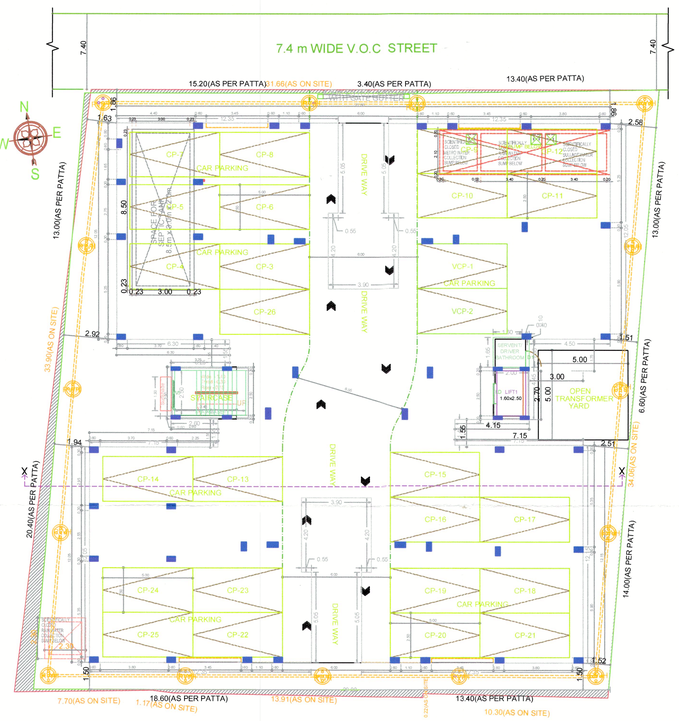
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	-
CAR	26	26
TWO WHEELER	0	0
CYCLE	-	0

KEY PLAN (NTS)



SITE PLAN



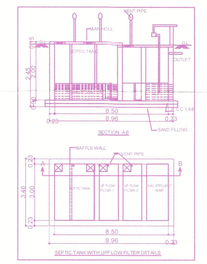
SITE CUM STILT FLOOR PLAN

FLOOR WISE FSI STATEMENT: A1 (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	698.80	0.00	0.00	4	698.80
SECOND FLOOR	0.00	698.80	0.00	0.00	4	698.80
THIRD FLOOR	0.00	698.80	0.00	0.00	4	698.80
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2096.40	0.00	0.00	12	2096.40

BUILDING WISE FSI STATEMENT

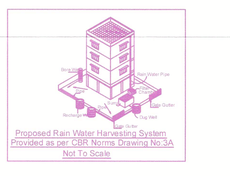
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A1-1 (RESI)		0.00	2096.40	0.00	0.00	12	2096.40
Total		0.00	2096.40	0.00	0.00	12	2096.40

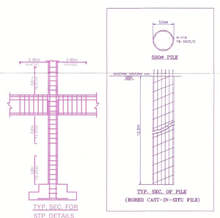


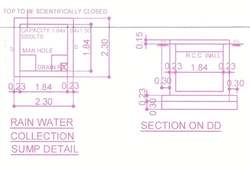
SEPTIC TANK CALCULATION

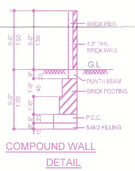
Design of Septic tank with up flow filter:

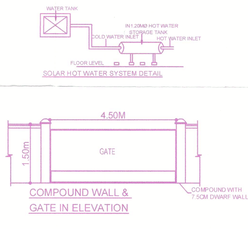
No.of Dwelling Units	=	12 Units
No. of Users per Dwelling Per Unit(3BHK)	=	05 Numbers
No. of Users Assuming as 12 X5	=	60 Nos.
Assuming 2 Fixtures per toilets, hence - 60 X 2	=	120 Units.
Per Hour Discharge is - 120 X 6	=	720 Lts..
Septic Tank, Surface Area needed	=	720 X 0.02/ 1.0 = 66.24 SAY AS 67.00
Volume of Sedimentation		
Assuming 0.30M depth (67.00 X 0.3 M)	=	20.10 M3
For Digestion (500 X 0.033)	=	16.50 M3
For Sludge Storage (0.00021 X 365 X 25)	=	1.8259M³
Free board for Sludge (53) X 0.3M)	=	15.9M3
Depth (V / V)	=	7/5 = 1.40M
PROVIDED SIZE OF SEPTIC TANK	=	8.50 X 3.00 X 2.00
Up flow Filter:		
Liquid depth of septic tank		= 2.5m
Up flow filter depth / Allowing 0.30m as Free board 1.4 - 0.3		= 1.10m
Area needed = 1.10 / 1.10		= 1.0m
Size of Up flow filter 2.0 X 2.0		
Up flow = 1.0 X 2.0 X 1.5M x 2 Nos.		

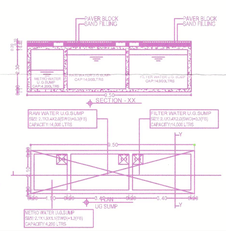












APPROVAL CONDITION

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.

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)

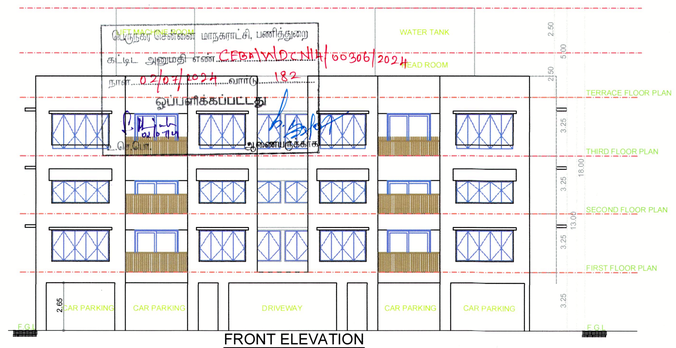
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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Lr.No.CMDA/IPP/NHRB/S/00601/2024
Dated.20/03/2024

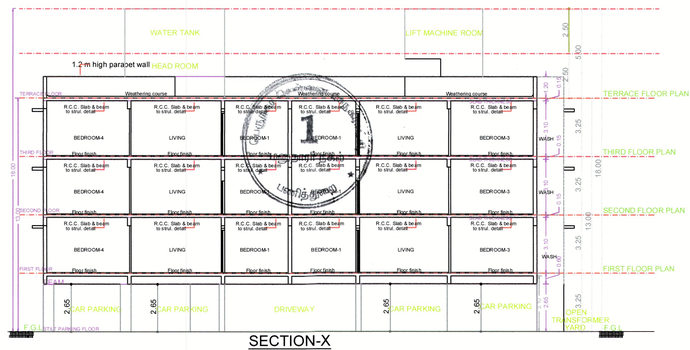
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	SHEET NO. 2/2

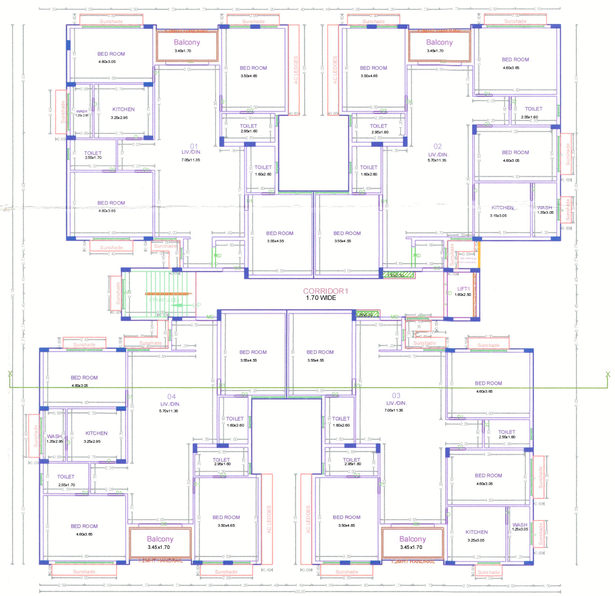
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FRONT ELEVATION



SECTION-X



TYPICAL FLOOR PLAN
(FIRST,SECOND & THIRD)



TERRACE FLOOR PLAN

APPROVAL CONDITION

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ISO_A0_(841.00_x_1189.00_MM)

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

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.