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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

FLOOR NAME	SHEET NO. 2 / 3

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING WITH 75 DWELLING UNITS (HEIGHT - 18.00M) AVAILING PREMIUM FSI AT LOTUS AVENUE ROAD, AYAPAKKAM, AVADI TALUK, CHENNAI - 600077, COMPRISED IN OLD S.NO.334 (PART), NEW S.NO.334/1 OF AYAPAKKAM VILLAGE, WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION.





APPROVAL CONDITION

உள்ளாட்சி மன்றப்படி

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. 7588

QR CODE

Applicants (Owner / Developer / Power of Attorney)

Approval forwarded vide P.P.C
Rc.No: 883/24/03
Date : 14/5/2024

Commissioner
Panchayat Union Villivakkam
(at) Ambattur, Chennai-53.

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8848 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

கட்டிட அனுமதி ஒப்புதல் அளிக்கப்படுகிறது
வரைபடம் அனுமதி எண்.....52/607 நாள்.14/5/2024
உள்ளாட்சி மன்றங்கள் கோரும் ஒன்றியம்
பெ.மு.க. எண்.....883.....அ.3 நாள்..14/5/2024.
கு.ம. .எண்.....77.....நாள்.20/2/2024.
அ.ம. நிர்வாகி
உதவியாளர்
அயப்பாக்கம் முதல்நிலை பேரூராட்சி
அயப்பாக்கம், சென்னை - 77.

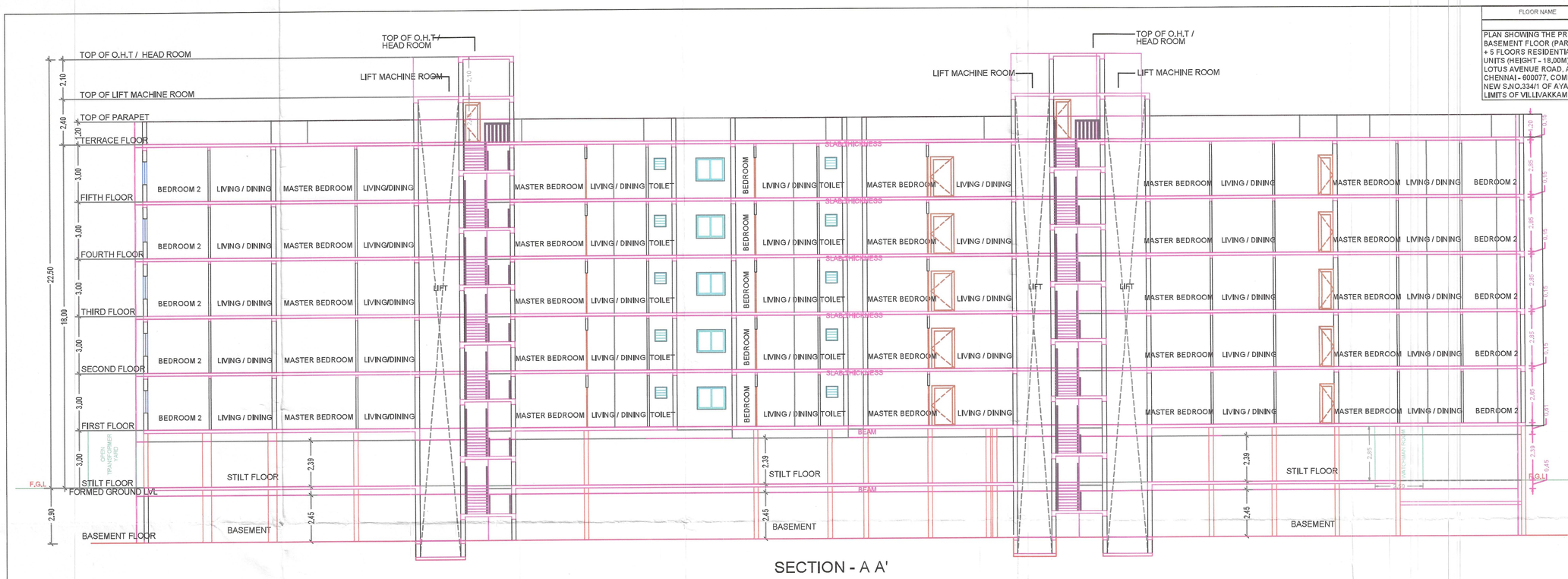
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ARCH_E_(36.00_x_48.00_Inches)

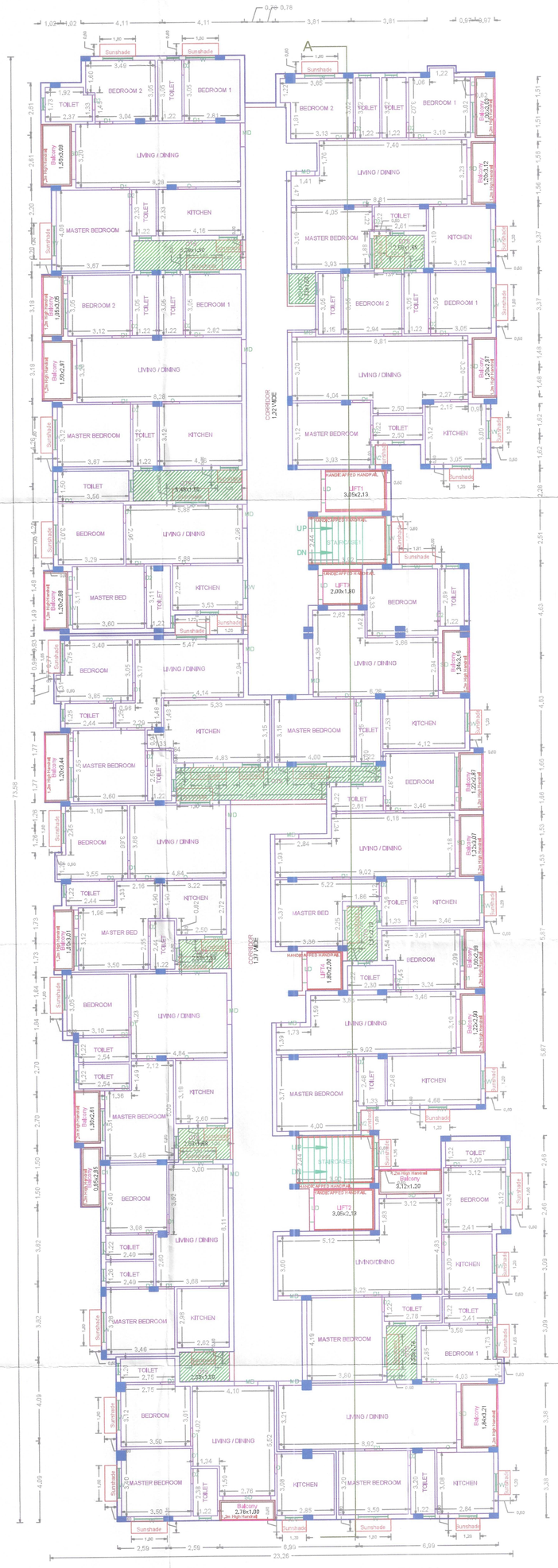
FLOOR NAME	SHEET NO. 3 / 3

FLOOR NAME

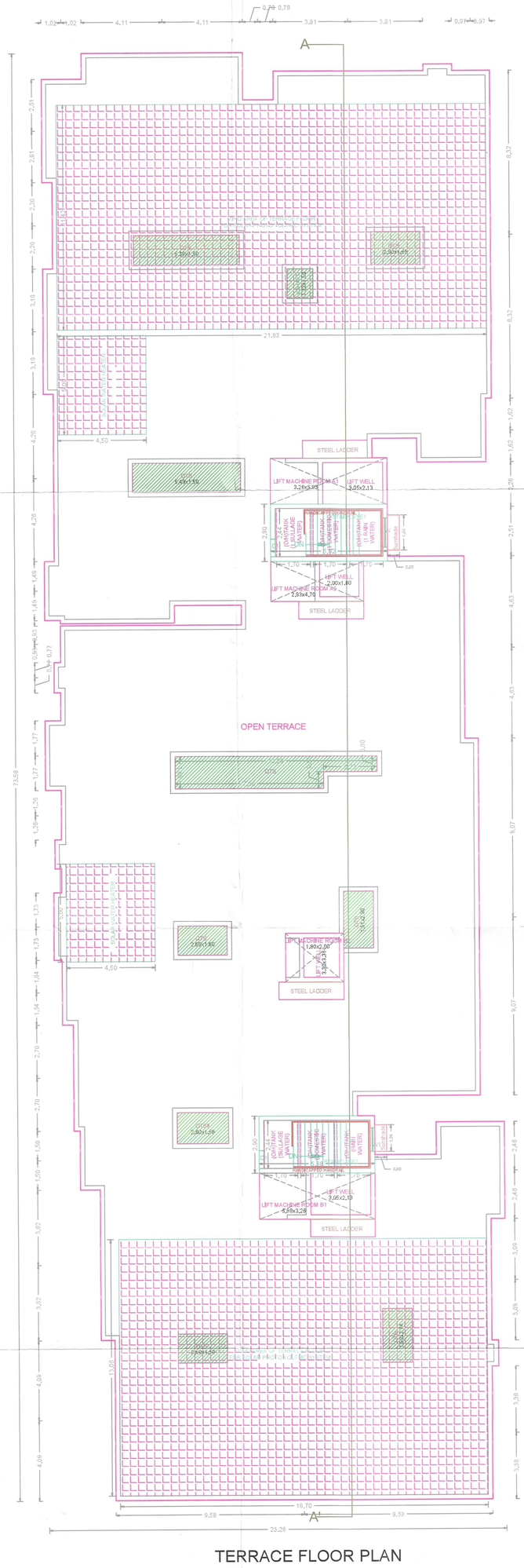
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING WITH 75 DWELLING UNITS (HEIGHT - 18.00M) AVAILING PREMIUM FSI AT LOTUS AVENUE ROAD, AYAPAKKAM, AVADI TALUK, CHENNAI - 600077, COMPRISED IN OLD S.NO.334 (PART), NEW S.NO.334/1 OF AYAPAKKAM VILLAGE, WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION.



SECTION - A A'



TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN



TERRACE FLOOR PLAN

Applicants (Owner / Developer / Power of Attorney)

Approval Forwarded vide PROC RC.No. 883/2024/A3 Date : 14/5/2024

Commissioner
Panchayat Union Villivakkam
(at)Ambattur, Chennai-53.

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P., (MD) No.5948 of 2019 and WMP (MD) Nos. 5913 & 6153 of 2019.

APPROVAL CONDITION

உள்ளாட்சி மன்ற படி

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.

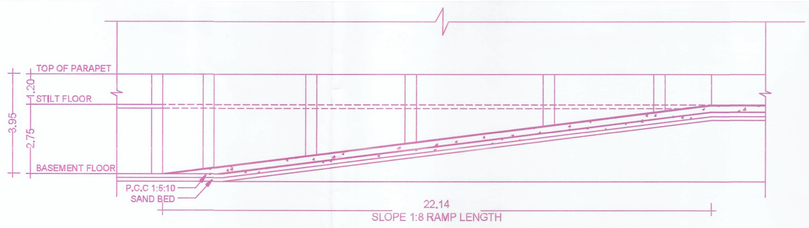
KEY NO. 7588

QR CODE

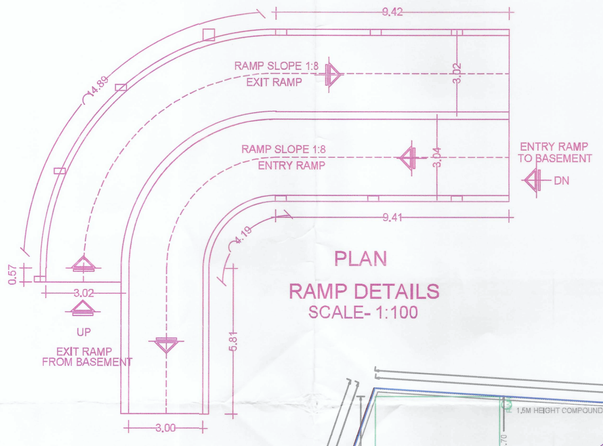
ARCH_E_(36.00_x_48.00_Inches)

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

கட்டிட அனுமதி ஒப்புதல் அளிக்கப்படுகிறது.
வரைபட அனுமதி எண்: 883 நாள்: 14/5/2024
கழிவுநீர் வடிகால் மற்றும் சுற்றுச்சூழல் பிரிவு
பெ.மு.தி எண்: 50,007 நாள்: 14/5/2024
கட்டிட எண்: 39 நாள்: 30/04/2024
செயலர்
ஆவடி மாநகராட்சி முதன்மை நகரமைப்பு அலுவலர்
அம்பத்தூர், சென்னை - 77.



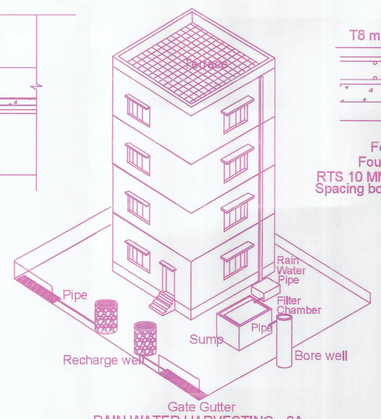
SECTION



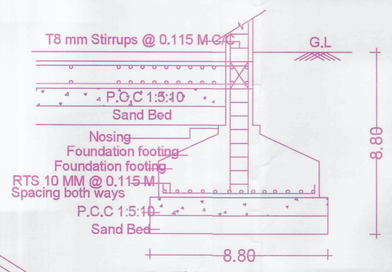
PLAN

RAMP DETAILS

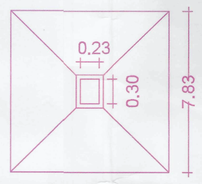
SCALE- 1:100



RAIN WATER HARVESTING - 3A

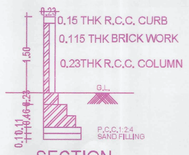


SECTIONAL DETAIL OF COLUMN AND FOUNDATION



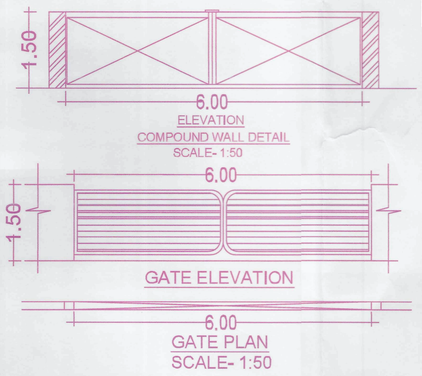
FOUNDATION DETAIL - PLAN

SCALE- N.T.S



SECTION

SCALE- 1:50



SITE PLAN	SHEET NO. 1 / 3

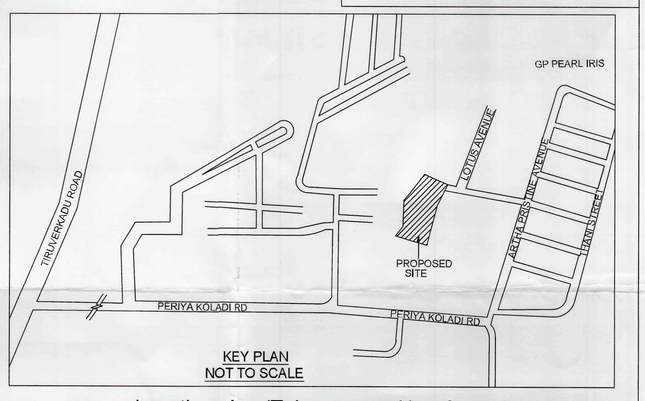
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING WITH 75 DWELLING UNITS (HEIGHT - 18.00M) AVAILING PREMIUM FSI AT LOTUS AVENUE ROAD, AYAPAKKAM, AVADI TALUK, CHENNAI - 600077, COMPRISED IN OLD S.NO.334 (PART), NEW S.NO.334/1 OF AYAPAKKAM VILLAGE, WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION.

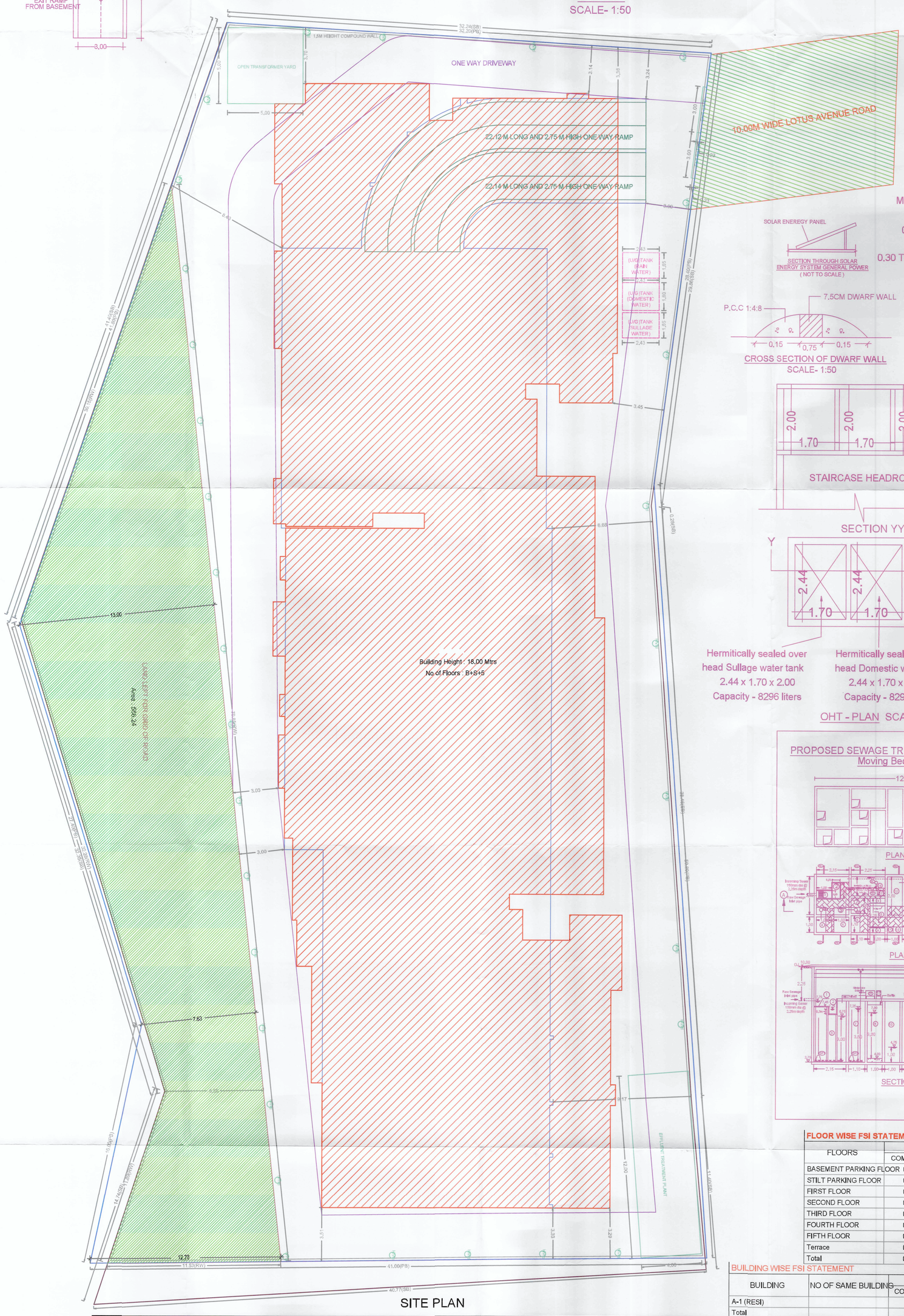
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3080.00
AREA AS PER DOCUMENT	3075.61
AREA CONSIDERED FOR FSI	3075.61
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	586.24
OSR AREA	0.00
TOTAL FSI AREA	7255.50
FSI FACTOR	2.359
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

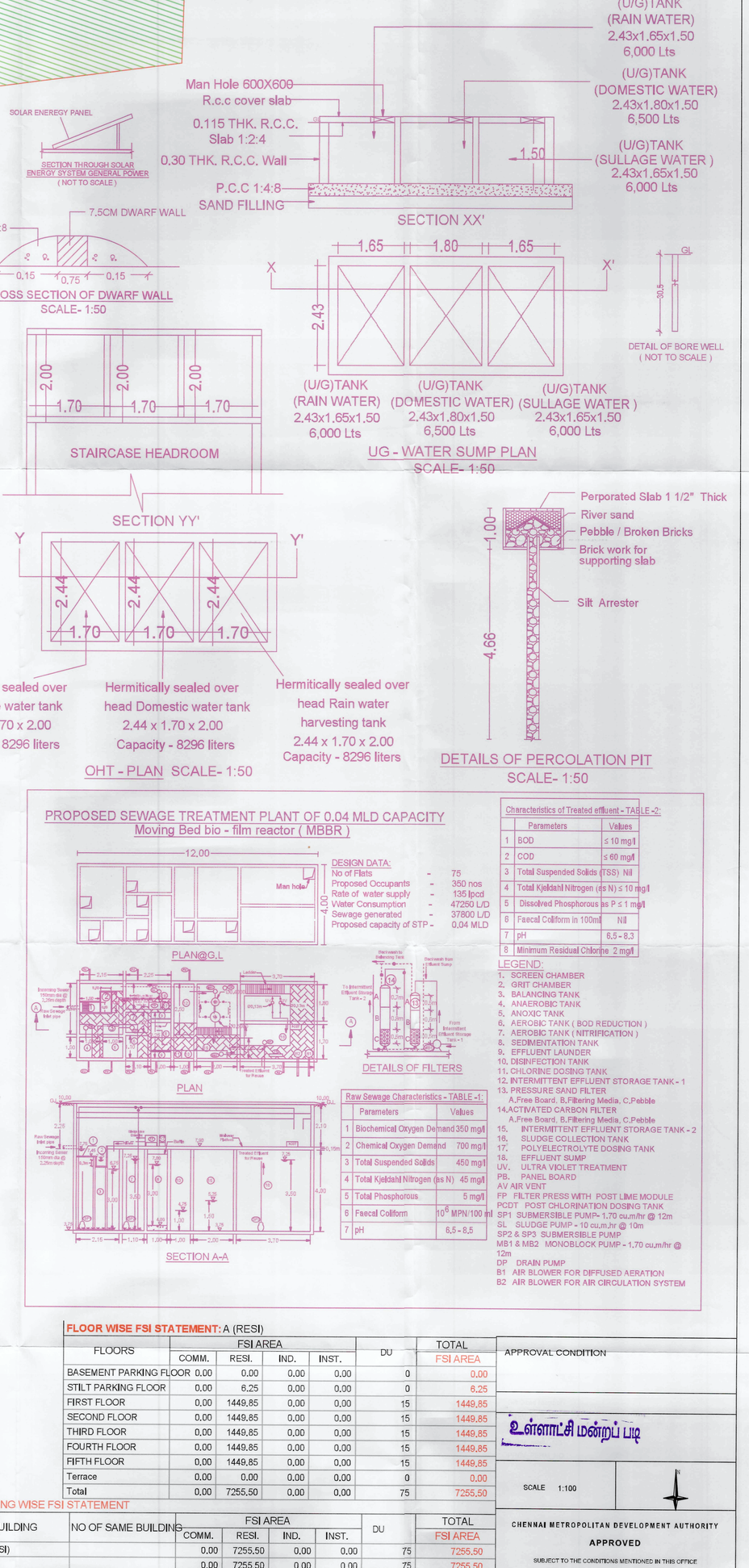
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	31	63
TWO WHEELER	77	88
CYCLE	0	0



Location plan (Taken as per User Inputs)



SITE PLAN



PROPOSED SEWAGE TREATMENT PLANT OF 0.04 MLD CAPACITY

Moving Bed bio - film reactor (MBBR)

DESIGN DATA:

No of Flats	-	75
Proposed Occupants	-	350 nos
Rate of water supply	-	135 lpcd
Water Consumption	-	47250 L/D
Sewage generated	-	37800 L/D
Proposed capacity of STP	-	0.04 MLD

Raw Sewage Characteristics - TABLE -1:

	Parameters	Values
1	Biochemical Oxygen Demand	350 mg/l
2	Chemical Oxygen Demand	700 mg/l
3	Total Suspended Solids	450 mg/l
4	Total Kjeldahl Nitrogen (as N)	45 mg/l
5	Total Phosphorous	5 mg/l
6	Faecal Coliform	10^6 MPN/100 ml
7	pH	6.5 - 8.5

Characteristics of Treated effluent - TABLE -2:

	Parameters	Values
1	BOD	≤ 10 mg/l
2	COD	≤ 60 mg/l
3	Total Suspended Solids (TSS)	Nil
4	Total Kjeldahl Nitrogen (as N)	≤ 10 mg/l
5	Dissolved Phosphorous as P	≤ 1 mg/l
6	Faecal Coliform in 100ml	Nil
7	pH	6.5 - 8.3
8	Minimum Residual Chlorine	2 mg/l

LEGEND:

1. SCREEN CHAMBER
2. GRIT CHAMBER
3. BALANCING TANK
4. ANAEROBIC TANK
5. ANOXIC TANK
6. AEROBIC TANK (BOD REDUCTION)
7. AEROBIC TANK (NITRIFICATION)
8. SEDIMENTATION TANK
9. EFFLUENT LAUNDER
10. DISINFECTION TANK
11. CHLORINE DOSING TANK
12. INTERMITTENT EFFLUENT STORAGE TANK - 1
13. PRESSURE SAND FILTER
    A.Free Board, B.Filtering Media, C.Pebble
14. ACTIVATED CARBON FILTER
    A.Free Board, B.Filtering Media, C.Pebble
15. INTERMITTENT EFFLUENT STORAGE TANK - 2
16. SLUDGE COLLECTION TANK
17. POLYELECTROLYTE DOSING TANK
18. EFFLUENT SUMP

UV. ULTRA VIOLET TREATMENT
PB. PANEL BOARD
AV AIR VENT
FP FILTER PRESS WITH POST LIME MODULE
PCDT POST CHLORINATION DOSING TANK
SP1 SUBMERSIBLE PUMP- 1.70 cu.m/hr @ 12m
SL SLUDGE PUMP - 10 cu.m.hr @ 10m
SP2 & SP3 SUBMERSIBLE PUMP
MB1 & MB2 MONOBLOCK PUMP - 1.70 cu.m/hr @ 12m
DP DRAIN PUMP
B1 AIR BLOWER FOR DIFFUSED AERATION
B2 AIR BLOWER FOR AIR CIRCULATION SYSTEM

FLOOR WISE FSI STATEMENT: A (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
STILT PARKING FLOOR	0.00	6.25	0.00	0.00	0	6.25
FIRST FLOOR	0.00	1449.85	0.00	0.00	15	1449.85
SECOND FLOOR	0.00	1449.85	0.00	0.00	15	1449.85
THIRD FLOOR	0.00	1449.85	0.00	0.00	15	1449.85
FOURTH FLOOR	0.00	1449.85	0.00	0.00	15	1449.85
FIFTH FLOOR	0.00	1449.85	0.00	0.00	15	1449.85
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	7255.50	0.00	0.00	75	7255.50

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0.00	7255.50	0.00	0.00	75	7255.50
Total		0.00	7255.50	0.00	0.00	75	7255.50

APPROVAL CONDITION

உள்ளாட்சி மன்றப் படி

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Digitally Signed by Architect Planner / Engineer
Date: 01.08.2024 17:56:32 IST
Reason: CMDA Approved
Approved Date: 01/08/2024
Permit No : CL/2024/

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. 7588

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

கட்டட அனுமதி ஒப்புதல் அளிக்கப்படுகிறது

வரைபடம் அனுமதி எண்: 521/2024 நாள்: 14/5/2024

ஆணையாளர் மன்றம்/உள்ளாட்சி மன்றம் ஒன்றியம்

செ.மு.க. எண்: 993/2024 அ.உ நாள்: 14/5/2024

க.அ. எண்: 39/2024 நாள்: 22/05/2024

அ. மு. தீனாலைனி

செயலர்

அயப்பாக்கம் முதல்நிலை பேரூராட்சி

அயப்பாக்கம், சென்னை - 77.

Approval Forwarded vide PMDC
RC.NO: 883/24/B3
Date: 14/5/2024

Commissioner
Panchayat Union Villivakkam
(at)Ambattur, Chennai-53.

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of Rlv WP (MD) No.8448 of 2019 and WMP (MD) Nos. 6913 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect: K Mohideen
Sign Date: 01/08/2024 7:56:32 PM

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

Verified RealEstate
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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.