Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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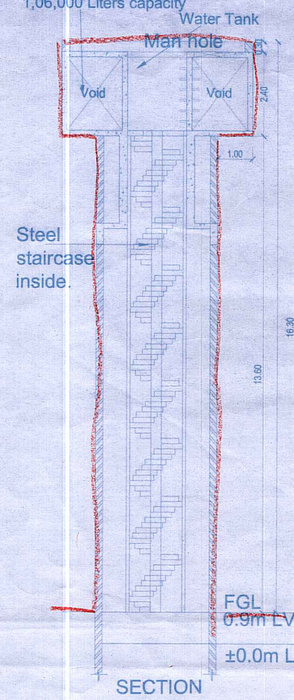
Published for reference. The authority's own register is the operative record.

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

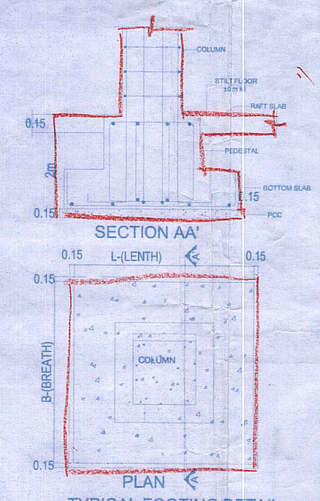
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

Domestic water tank
19.48m x 1.8m
1,06,000 Liters capacity



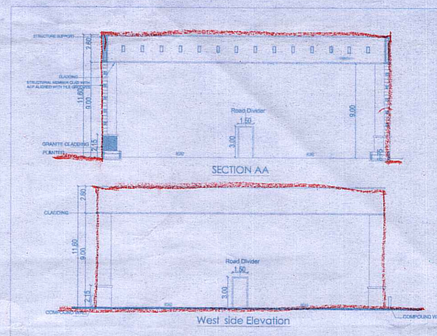
SECTION

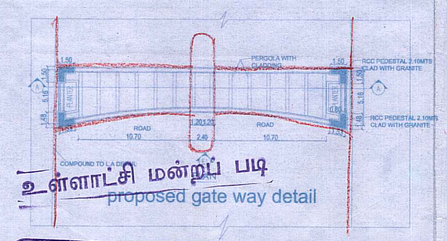


SECTION AA'

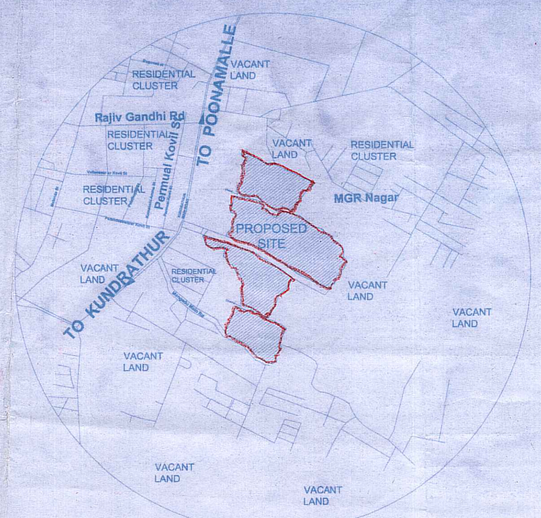
PLAN

TYPICAL FOOTING DETAIL
FOR ROW HOUSES
SCALE 1:50

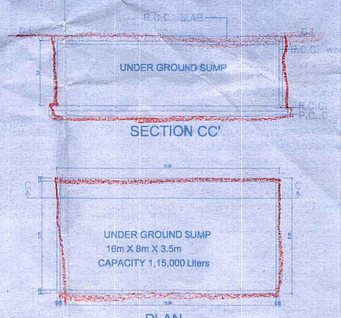




உள்ளாட்சி மன்றப் படி
proposed gate way detail



TOPO PLAN
NOT TO SCALE



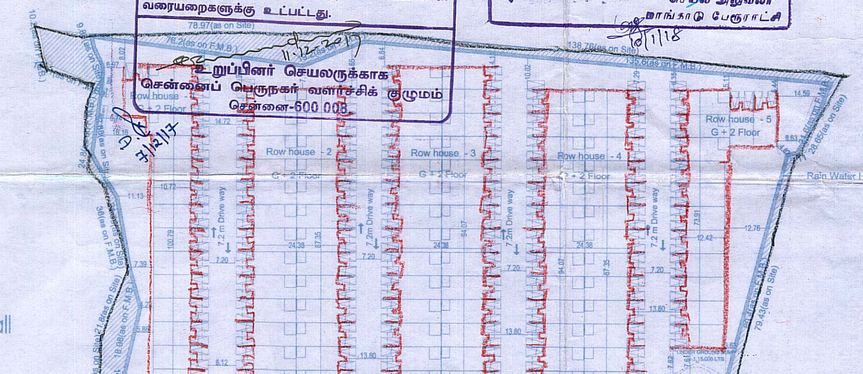
PLAN

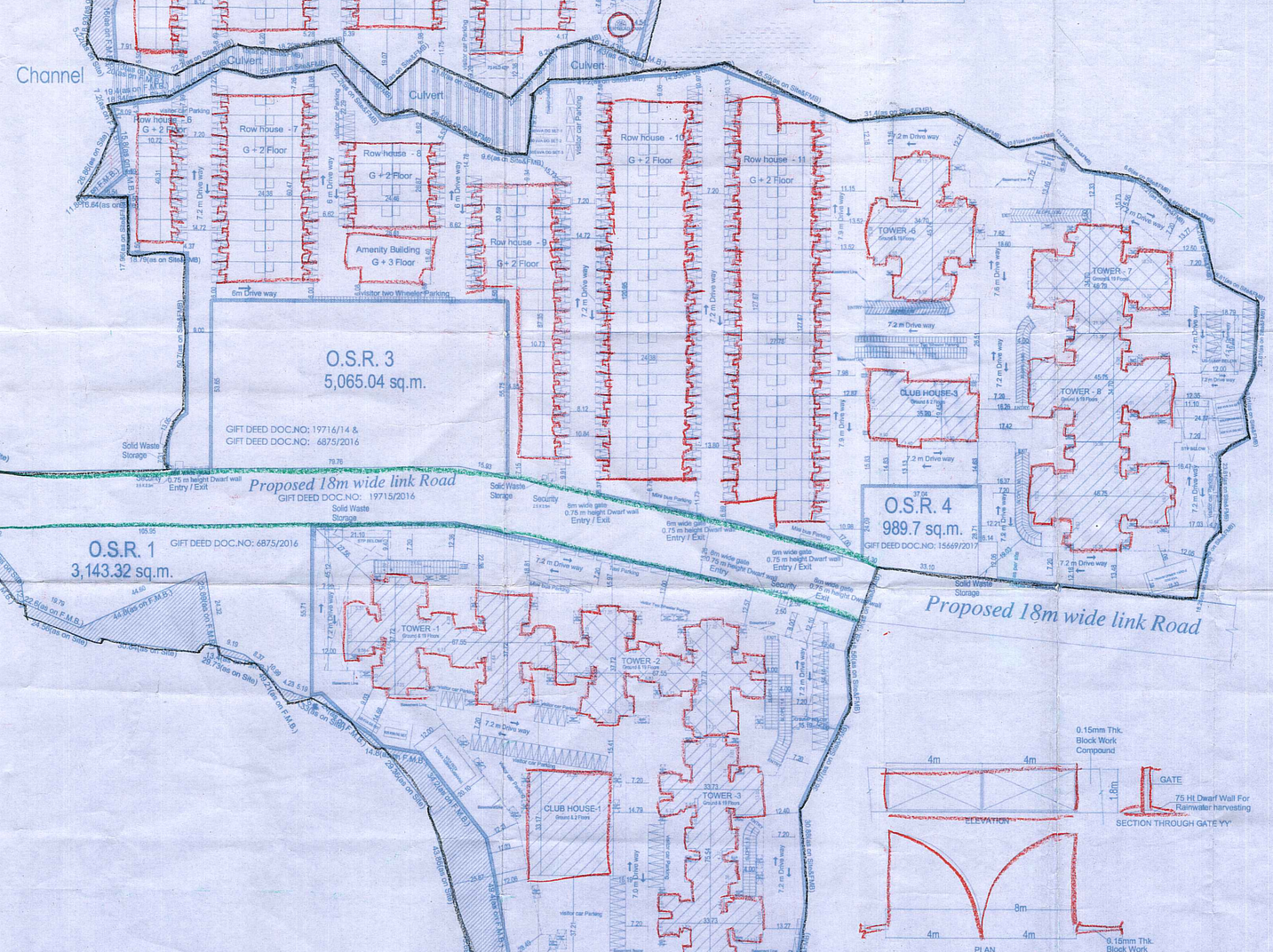
SUMP DETAIL
SCALE : 1:100

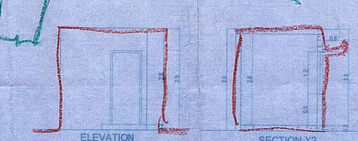
Block Name	Total	Decutions	Parking	Non FSI Area		Residential		Commercial	Total built up area (sq.m)	Total built up area (sq.ft)
				10%	100%	Balcony	FSI Area	FSI Area		
Amenity Building	1,435.73	220.29	0	162.16	11.40	-	-	1,041.88	1215.44	13,083
Basement Floors							-			
Tower 1 to 3	36,964.02	107.43	36,334.80	-	521.79	-	-	-	36,856.59	396,724
Tower 4 & 5	18,950.48	45.86	18,686.72	-	217.90	-	-	-	18,904.62	203,489
Tower 6 to 8	31,315.65	55.14	30,900.03	-	360.48	-	-	-	31,260.51	336,488
Club House - 1	2,210.93	344.87	-	227.64	11.40	-	-	1,627.02	239.04	2,573
Club House - 2	628.78	32.70	-	128.15	-	-	-	467.93	128.15	1,379
Club House - 3	1,923.42	307.84	-	231.66	7.60	-	-	1,376.32	239.26	2,575
Row House - 1	3,696.74	456.96	256.77	-	-	55.86	2,927.15	-	3,239.78	34,873
Row House - 2	5,418.32	297.07	711.11	-	-	102.70	4,807.44	-	5,121.25	55,125
Row House - 3	6,082.86	432.39	453.24	-	-	110.60	5,086.63	-	5,650.47	60,822
Row House - 4	5,847.54	399.63	438.52	-	-	106.91	4,902.48	-	5,447.91	58,641
Row House - 5	2,759.83	132.87	208.28	-	-	50.28	2,368.40	-	2,626.96	28,277
Row House - 6	1,270.68	56.28	96.09	-	-	21.60	1,096.71	-	1,214.40	13,072
Row House - 7	3,890.56	199.74	291.87	-	-	71.10	3,327.85	-	3,690.82	39,728
Row House - 8	1,717.48	78.08	129.39	-	-	31.60	1,478.41	-	1,639.40	17,647
Row House - 9	3,847.24	90.19	290.43	-	-	68.30	3,398.32	-	3,757.05	40,441
Row House - 10	7,801.47	537.02	584.35	-	-	-	6,680.10	-	7,264.45	78,195
Row House - 11	8,235.94	567.93	619.32	-	-	150.10	6,898.59	-	7,668.01	82,538
Tower - 1	30,894.46	2,062.75	-	125.61	1,039.77	1,198.85	26,467.48	-	28,831.71	310,349
Tower - 2	30,839.70	2,219.94	-	235.34	1,035.40	1,132.34	26,216.68	-	28,619.76	308,063
Tower - 3	30,750.97	1,719.06	-	160.14	978.59	1,203.48	26,729.70	-	29,071.91	312,930
Tower - 4	29,952.13	1,902.85	-	178.98	1,046.19	930.30	25,619.10	274.71	28,049.28	301,922
Tower - 5	30,527.75	1,720.91	-	143.15	1,129.20	1,195.30	26,339.19	-	28,806.84	310,077
Tower - 6	21,708.69	2,532.48	-	177.72	532.07	804.85	17,661.57	-	19,176.21	206,413
Tower - 7	21,801.82	2,401.49	-	159.85	547.40	811.63	17,879.45	-	19,398.33	208,804
Tower - 8	43,305.48	4,869.28	-	324.60	1,050.04	1,571.16	35,490.40	-	38,436.20	413,727
Total	383,818.67	23,793.05	89,500.92	2,255.00	8,489.23	9,616.96	245,375.65	4,787.86	360,025.62	3,837,951
EXCESS FSI AREA	599.61									

திட்ட வரைபட அனுமதி எண்
C/PP/MSB/ 53(5:1/9:69)/ 2017
ஒப்பளிக்கப்பட்டது
நாள் 9.12.2017 ல் குறிப்பிடப்பட்டள்ள வரையறைகளுக்கு உட்பட்டது.
உறுப்பினர் செயலருக்காக
சென்னைப் பெருநகர் வளர்ச்சிக் குழுமம்
சென்னை-600 008

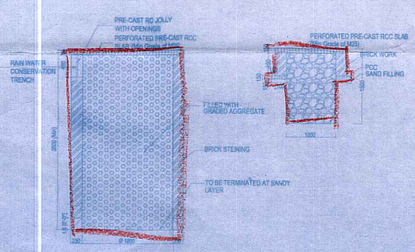
கட்டிட அனுமதி எண்: 138/2017-18 நாள் 10/1/2018 காலவரை 10/1/2018 முதல் 9/1/2021 முடிய செயல்முறைகளில் கண்டுள்ள நிபந்தனைகளின் படி
ஒப்பளிக்கப்பட்டது
செயல் அலுவலர்
மாங்காடு பேருராட்சி
10/1/18

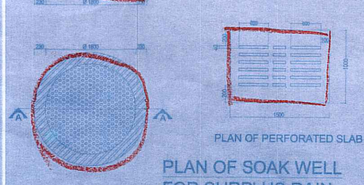






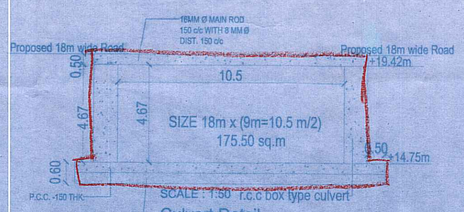
TYPICAL R.M.G & SECURITY BUILDING DETAIL
SCALE = 1:100





PLAN OF PERFORATED SLAB

PLAN OF SOAK WELL
FOR SURPLUS RAIN
WATER HARVESTING
SCALE : 1:75



SCALE : 1:50 r.c.c box type culvert

Culvert Detail
IN S.No.765/28

SITE PLAN
SCALE = 1:800

FGL= +0.6m Lvl.

PLAN SHOWING THE REVISION TO THE EARLIER APPROVED SPECIAL BUILDING AND PROPOSED ADDITIONAL CONSTRUCTION OF MULTI STORIED GROUP HOUSING RESIDENTIAL DEVELOPMENT AT KUNDRATHUR MAIN ROAD,MANGADU VILLAGE,CHENNAI-600 122 BEARING SURVEY NO.765/29B2C, 765/29B1,389/2,384, 398/2 ,397/2 , 390, 391, 380, 379,392 OF POONAMALLE - KUNDRATHUR MAIN ROAD,PALLAVARAM TALUK, KANCHEEPURAM DISTRICT, CHENNAI.

Previous Approval No.
PP. NO : B/SPL.BLDG/204/A-X/2016
dated 12.09.2016

COLOR INDEX

Proposed
Boundary
Road
Sewer Line
Water line

AREA STATEMENT

DOCUMENT AREA = 1,11,655.5 Sq.m.
PATTA AREA = 1,10,603.5 Sq.m.
LEAST AREA = 1,08,816.72 Sq.m.

TOTAL VILLA DWELLING UNITS PROVIDED = 234 NOS.
TOTAL MSB DWELLING UNITS PROVIDED = 2380 NOS.

Total F.S.I. = 252,763.12 / 108,816.72 = 2.304

TOTAL PLOT COVERAGE = 28,882.86 / 108,816.72 x100 = 27.46 %

TOTAL CAR PARKING REQUIRED = 1378 nos.
TOTAL CAR PARKING PROVIDED = 1581 nos.

TOTAL TWO WHEELER PARKING REQUIRED = 1759nos
TOTAL TWO WHEELER PARKING PROVIDED = 2281 nos

SPECIFICATIONS

* walls - concrete / block work /brick work.
* All P.C.C works in 1:5:10 mix.
* All R.C.C works in mix M25.
* All internal plastering in mix CM 1:5 and 1:4
* All ceiling plastering in mix CM 1:4
* All internal painting using Emulsion.
* All windows and ventilators are made of upvc / aluminium
* Doors with country wood frame and flush door shutters.

DRAWING TITLE: SITE PLAN & DETAILS
DATE : 29.03.2017 SCALE = 1:800
ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE

For CYBERCITY BUILDERS & DEVELOPERS PVT.LTD
Authorized Signatory

STRUCTURAL ENGINEER'S SIGNATURE

H.P. YOGESH
B.E. (Civil), M.Tech (Structure)
Licence No. 1812 of 2017-2018
Class-1 (Structural Engineer)
Mobile : +91 97413 99608

ARCHITECT'S SIGNATURE

G. Rajeswari Bai, M. Arch., A.I.I.A.,
Registered Architect CA/2012/56836
Class-I Licensed Surveyor R.A.605
Taamaesek Engineering Consortium
No. 5, 1st Floor, Bishop Wallers Avenue West,
Mylapore, Chennai - 600 004.

Taamaesek Engineering Consortium
New no. 5, Old no.28, Bishop Wallers Avenue west, Mylapore, Chennai - 600 004. Ph : 044-24671157/1139. Fax : 044-24672237.
url:www.taamaesek.com
e-mail:info@taamaesek.com

PROJECT	ARCHITECTS	LEVEL	TYPE OF DRAWING	DWG.NO.	REV
TMA-90	TMA		CMDA	01	00

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
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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.