Verified RealEstate™

RE REGULATORY RECORD

RERA Document

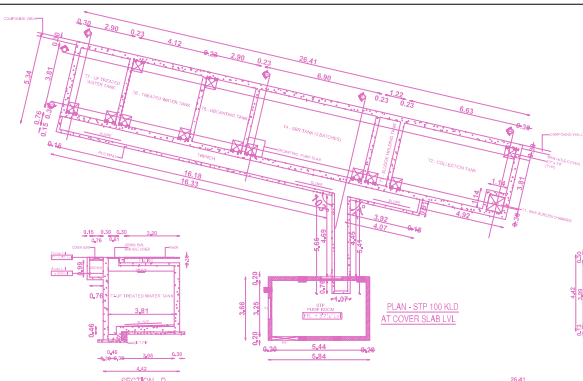
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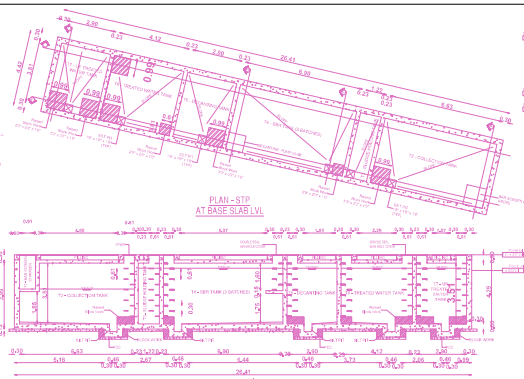
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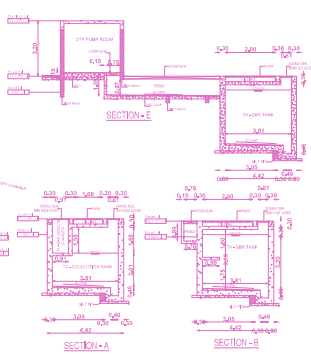
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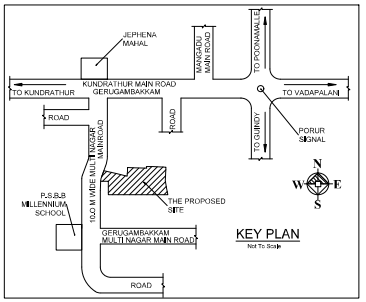
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD









KEY PLAN
Not To Scale

SITE PLAN	SHEET NO. 1 / 4

SITE PLAN

THE REVISED PROPOSAL FOR THE CONSTRUCTION OF STILT + 4 FLOORS + 5TH FLOOR (PART) (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 138 DWELLING UNITS (AFFORDABLE HOUSING) AT MULTI NAGAR MAIN ROAD, GERUGAMBAKKAM, CHENNAI-128 COMPRISED IN S.NO.52/1A2, 52/2A & 52/3 AS PER PATTA OF GERUGAMBAKKAM VILLAGE WITHIN LIMITS OF KUNDRATHUR PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3940,00
AREA AS PER DOCUMENT	3947,07
AREA CONSIDERED FOR FSI	3947,07
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	53,17
OSR AREA	0,00
TOTAL FSI AREA	10255,89
FSI FACTOR	2,598
COVERAGE AREA (PERCENTAGE %)	765

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	0	89
TWO WHEELER	132	345
CYCLE	-	0

EARLIER APPROVED DETAILS:
FILE NO: CMDA/PP/NHRBC/0469/2021,
P.P.NO: 18088, DATED:28.07.2024

SECTION - D

PLAN - STP 100 KLD AT COVER SLAB LVL

PLAN - STP AT BASE SLAB LVL

SECTION - E

SECTION - A

SECTION - B

SECTION - F

SECTION - C SEWAGE TREATMENT PLANT 100 KLD

11.13m WIDE MULTI NAGAR MAIN ROAD

SEWAGE TREATMENT PLANT - 100KLD

OPEN TRANSFORMER YARD

UGT FOR DOMESTIC WATER SUMP

UGT FOR FLUSH WATER SUMP

UGT FOR TREATED WATER

Area - 12.77 Sqm

Building Height : 18,30 Mtrs
No.of Floors : S+4 Floors+ 5th Floor (Part)

SITE PLAN

PERCOLATION PIT

GATE ELEVATION ENTRY & EXIT GATE-1

BRICK WALL IN C.M 1:5

PLINTH BEAM
PILE FOUNDATION
MAIN ROD 10#6 Nos
STIRRUPS@ 6" c/c
C/S OF COMPOUND WALL

Proposed Rain Water Harvesting System
Provided as per CMDA Norms Drawing No.3.5

SECTION ON G

PLAN

TYP.FOUNDATION

PLAN OF FOOTING

SECTION ON C-C

COL-C4

SOLAR SYSTEM

CROSS SECTION OF MICRO DRAIN

FLOOR WISE FSI STATEMENT: A (MILLENIUM)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	73,56	0,00	0,00	0	73,56
FIRST FLOOR	0,00	2167,76	0,00	0,00	30	2167,76
SECOND FLOOR	0,00	2167,76	0,00	0,00	30	2167,76
THIRD FLOOR	0,00	2167,76	0,00	0,00	30	2167,76
FOURTH FLOOR	0,00	2167,76	0,00	0,00	30	2167,76
FIFTH FLOOR	0,00	1511,29	0,00	0,00	18	1511,29
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	10255,89	0,00	0,00	138	10255,89

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (MILLENIUM)		0,00	10255,89	0,00	0,00	138	10255,89
Total		0,00	10255,89	0,00	0,00	138	10255,89

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Applicants (Owner / Developer / Power of Attorney)

Signature valid

OR CODE

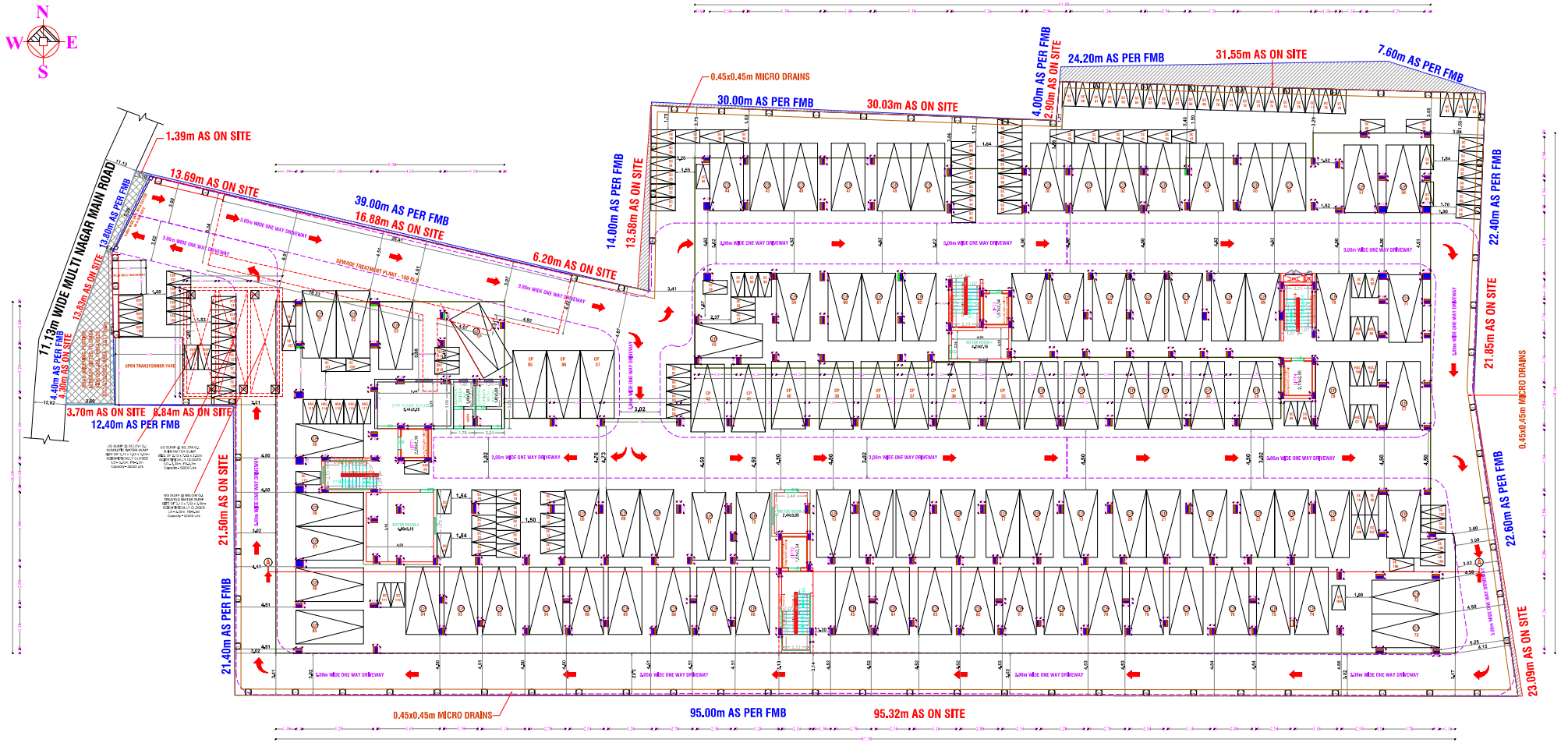
ARCH_E_(36,00_x_48,00_Inches)

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FLOOR NAME	SHEET NO. 2 / 4
FLOOR NAME	

THE REVISED PROPOSAL FOR THE CONSTRUCTION OF STILT + 4 FLOORS + 5TH FLOOR (PART) (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 138 DWELLING UNITS (AFFORDABLE HOUSING) AT MULTI NAGAR MAIN ROAD, GERUGAMBAKKAM, CHENNAI-128 COMPRISED IN S.NO.52/1A2, 52/2A & 52/3 AS PER PATTA OF GERUGAMBAKKAM VILLAGE WITHIN LIMITS OF KUNDRATHUR PANCHAYAT UNION.

SITE CUM STILT FLOOR PLAN



SITE CUM STILT FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Applicants (Owner / Developer / Power of Attorney)

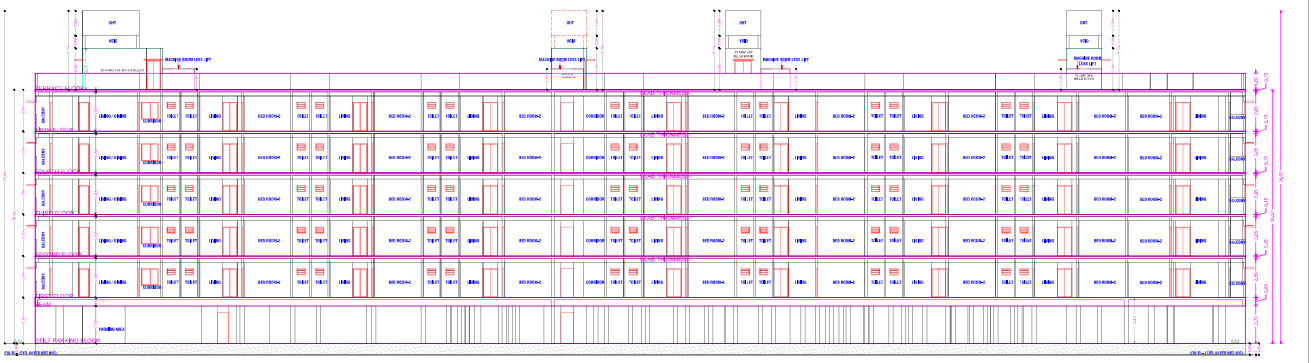
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ARCH_E_(36.00_x_48.00_Inches)

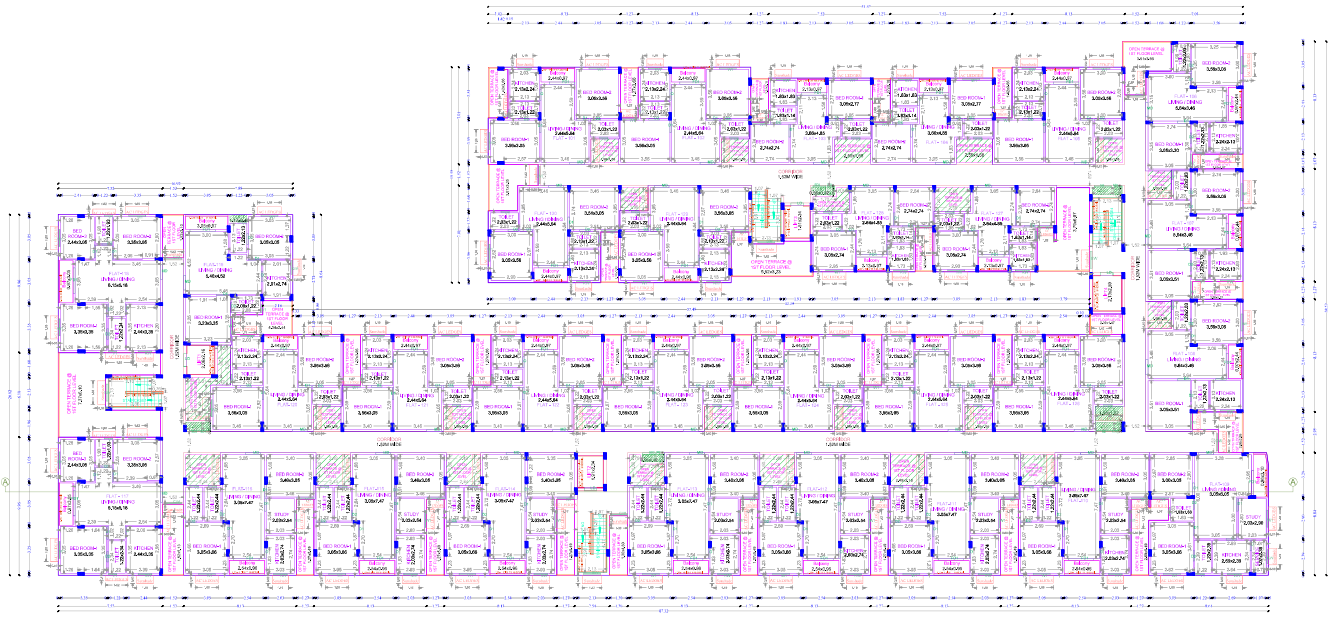
FLOOR NAME	SHEET NO. 3 / 6
PLOTTED SCALE	

THE REVISED PROPOSAL FOR THE CONSTRUCTION OF STILT + 4 FLOORS + 5TH FLOOR (PART) (16.20M HEIGHT) RESIDENTIAL BUILDING WITH 139 DWELLING UNITS (AFFORDABLE HOUSING) AT MUTTHAGAPPAN MAIN ROAD, CERUGAMBAKKAM, CHENNAI-128 COMPRISED IN S.NO.82/1A2, 82/2A & 82/3 AS PER PATTA OF CERUGAMBAKKAM VILLAGE WITHIN LIMITS OF KUNDRATHUR PANCHAYAT UNION.

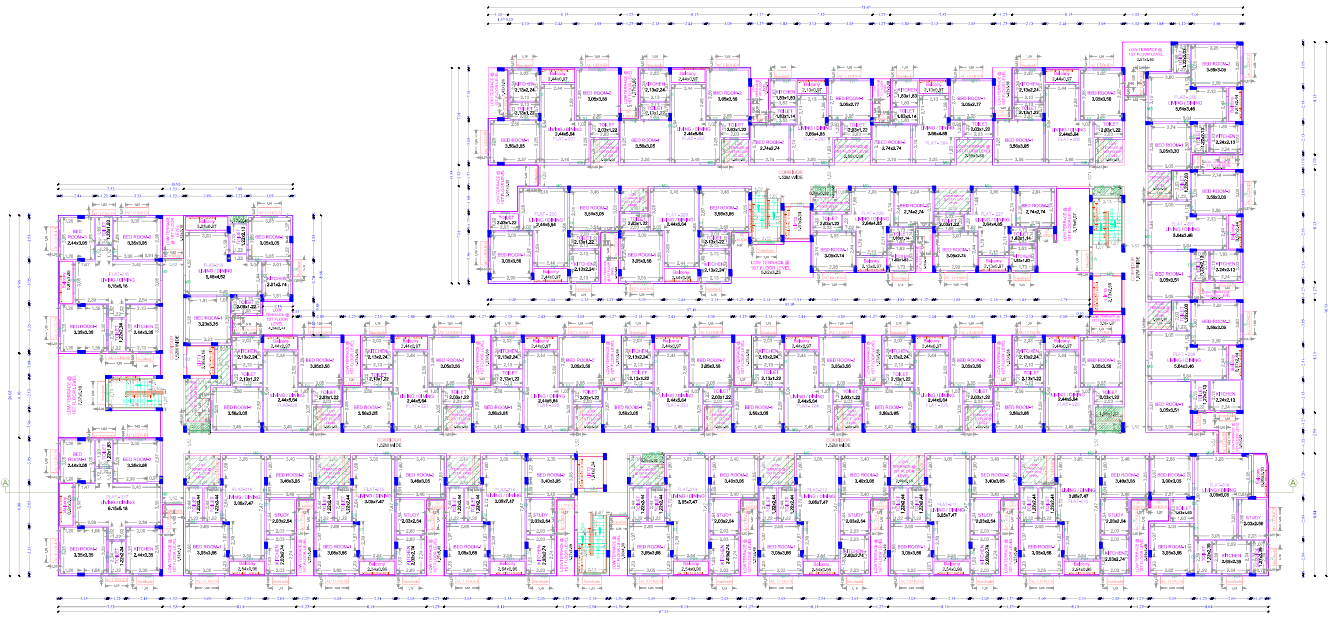
SECTION, 1ST FLOOR & TYPICAL - 2, 3 & 4 FLOOR PLAN



SECTION ON A-A



FIRST FLOOR PLAN



TYPICAL - 2, 3 & 4 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN PROCEEDINGS

Applicants (Owner / Developer / Power of Attorney)

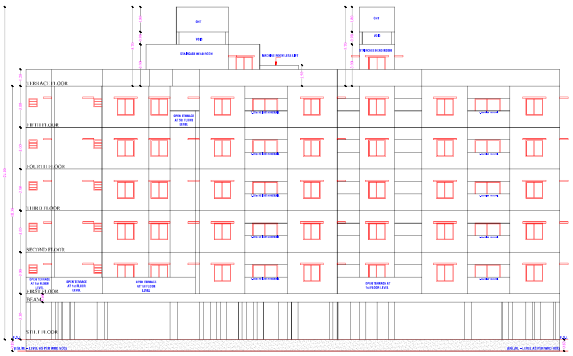
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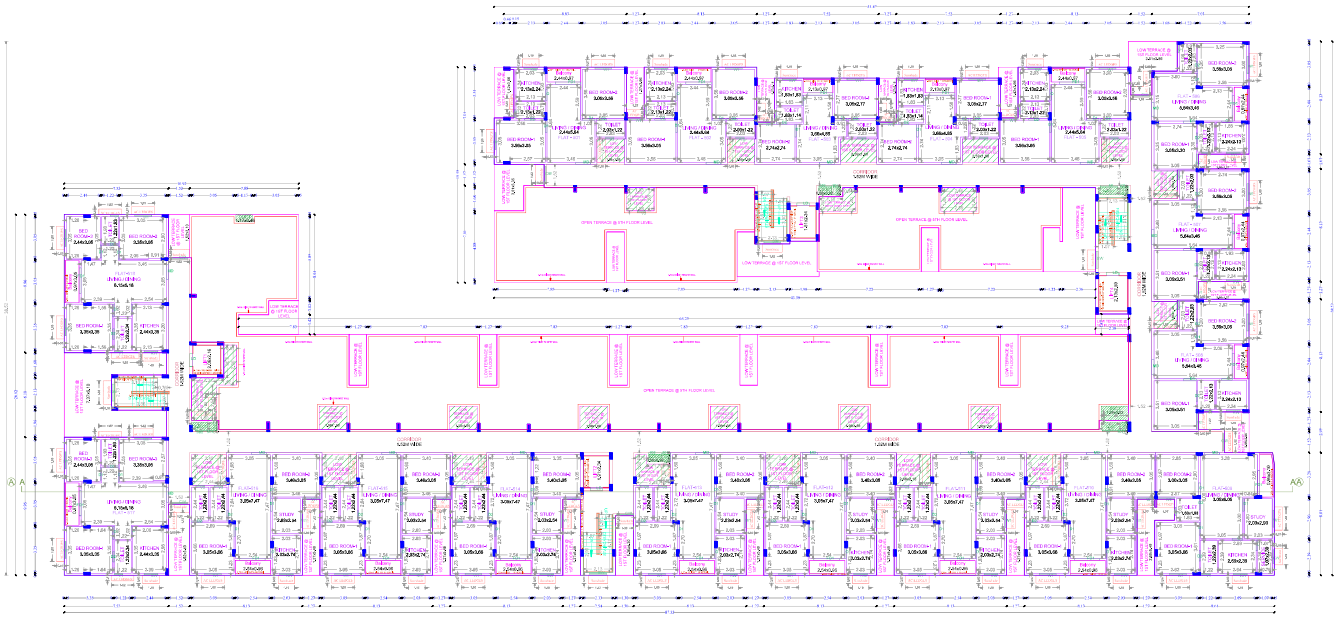
FLOOR NAME	SHEET NO. 4 / 6
FLOOR WISE	

THE REVISED PROPOSAL FOR THE CONSTRUCTION OF STILT + 4 FLOORS + 5TH FLOOR (PART) (16.20M HEIGHT) RESIDENTIAL BUILDING WITH 130 DWELLING UNITS (AFFORDABLE HOUSING) AT MULTINAGAR MAIN ROAD, CERUGAMBAKKAM CHENNAI-128 COMPRISED IN S.NO.92/1A2, 92/2A & 92/3 AS PER PATTA OF CERUGAMBAKKAM VILLAGE WITHIN LIMITS OF KUNDRATHUR PANCHAYAT UNION.,

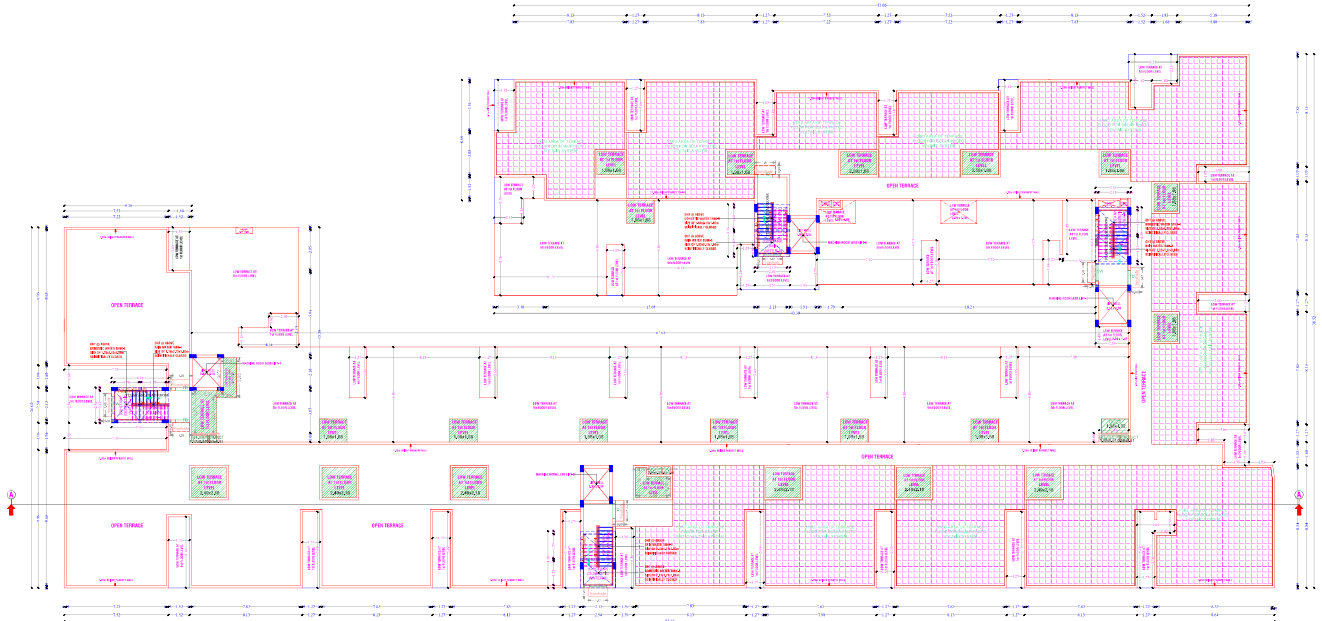
ELEVATION, 5TH FLOOR (PART) & TERRACE FLOOR PLAN



ELEVATION ON WEST SIDE



FIFTH FLOOR (PART) PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN PROCEEDINGS

Applicants (Owner / Developer / Power of Attorney)

Signature valid

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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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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.