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

C.M.D.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/N/00040/2023
Dated.12/05/2023

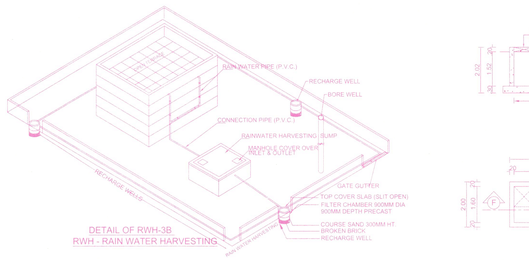
The approval issued under Note 7 of Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (Height - 18.30M) WITH 10 DWELLING UNITS AT TNHB BLOCK No.64, AMBATTUR ESTATE - THIRUMANGALAM ROAD, ARIGNAR ANNA NAGAR WESTERN EXTENSION,CHENNAI - 600 101, COMPRISED IN OLD S.No.283 PART AND 290 PART (As per Doc.) OLD S.No.290/PART, 281/PART AND 290/2 PART, T S No.165/1, BLOCK No.42 OF PADI VILLAGE (As per PATTA) WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE - VII DIVISION - 89.

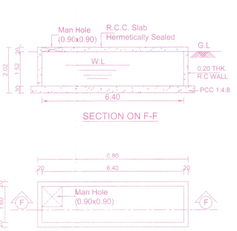
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	810.00
AREA AS PER DOCUMENT	811.32
AREA CONSIDERED FOR FSI	810.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1616.85
FSI FACTOR	1.996
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	0	0

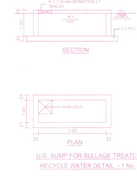


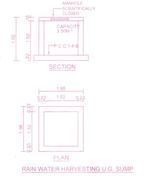
DETAIL OF RWH-3B
RWH - RAIN WATER HARVESTING

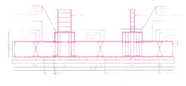


SECTION ON F-F

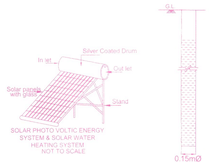
PLAN
CAPACITY -15,664 Litres
U.G.SUMP FOR DOMESTIC PURPOSE DETAIL







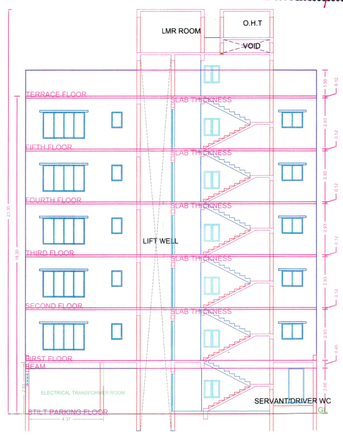
FOUNDATION DETAIL



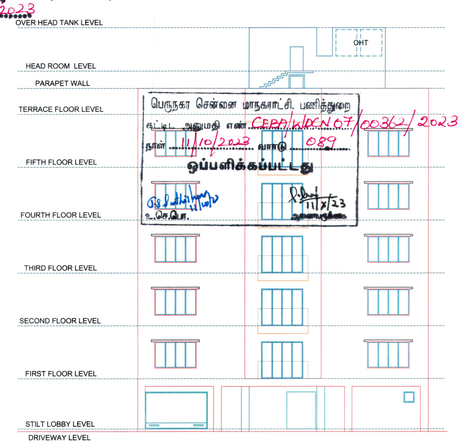
BORE WELL DETAIL



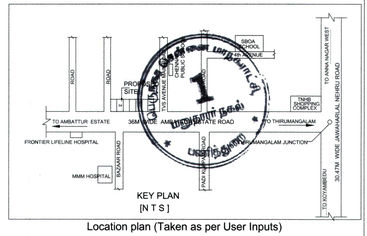
PERCOLATION PIT



SECTION ON A-A



ELEVATION

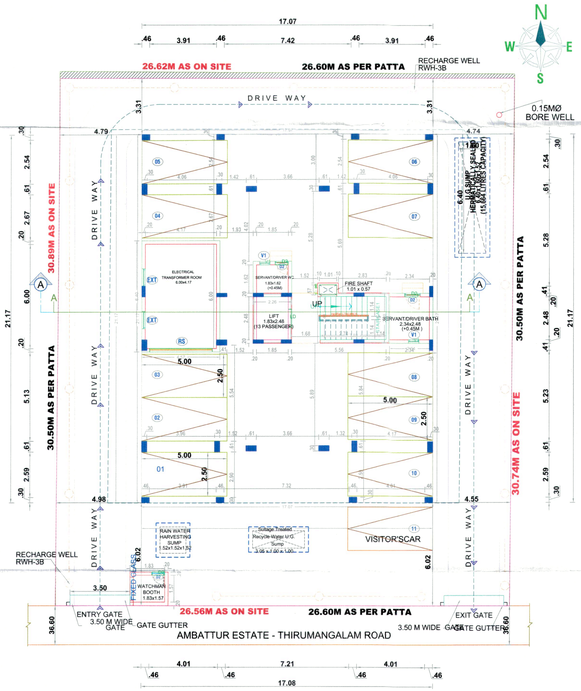


KEY PLAN
[N T S]

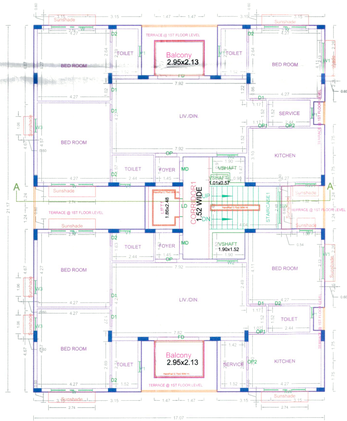
Location plan (Taken as per User Inputs)



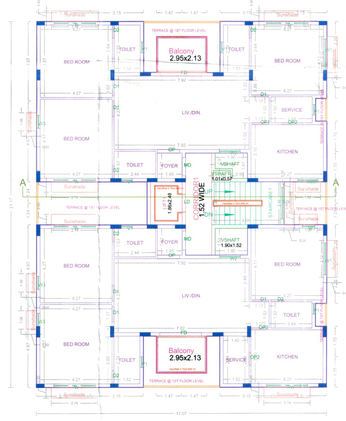
SITE PLAN



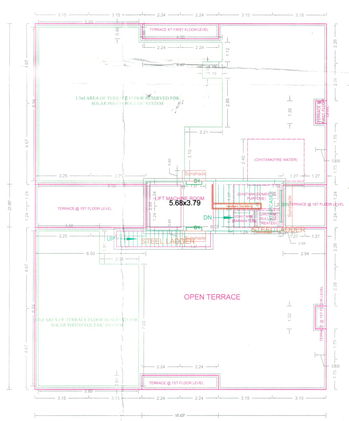
STILT PARKING FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	SPEC.	DU	TOTAL FSI AREA
A-1 (BUILDING)		0.00	1616.85	0.00	0.00	10	1616.85
Total		0.00	1616.85	0.00	0.00	10	1616.85

FLOOR WISE FSI STATEMENT: A (BUILDING)

FLOORS	FSI AREA COMM.	RESI.	IND.	SPEC.	DU	TOTAL FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	0.00	317.52	0.00	0.00	2	317.52
FOURTH FLOOR	0.00	317.52	0.00	0.00	2	317.52
THIRD FLOOR	0.00	317.52	0.00	0.00	2	317.52
SECOND FLOOR	0.00	317.52	0.00	0.00	2	317.52
FIRST FLOOR	0.00	317.52	0.00	0.00	2	317.52
STILT PARKING FLOOR	0.00	29.25	0.00	0.00	0	29.25
Total	0.00	1616.85	0.00	0.00	10	1616.85

UserDefinedMetric (841.00 x 1500.00MM)

APPROVAL CONDITION

SCALE 1:100

M MEYYAPPAN, A.I.I.A
COUNCIL OF ARCH REG. NO. CA/2019/117339
CHENNAI CORPN. REG. NO. RA0027820021
CHETTINAAD DESIGN
31/14 CENOTAPH ROAD 1st STREET
ALWARPET, CHENNAI - 600 018.

Applicants (Owner / Developer / Power of Attorney)

Dr. J. SURESH, M.E., MIE., PhD.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/GR-I/19/02/003
Reg. No. RSE100382019
Reg. No. CGLRGN/SE/GR-I/2019/06/012

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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3/350/2 Mettukuppam,
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.