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

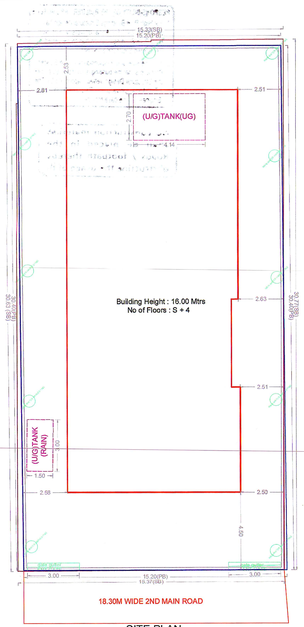
hello@verified.realestate
+91 9996 12 9996
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 1ST FLOOR (SHOP) + 2ND TO 4TH FLOORS (OFFICE) COMMERCIAL BUILDING (16.00M HEIGHT) AVAILING PREMIUM FSI AT PLOT NO.273, DOOR NO. F13/17, SECOND MAIN ROAD, ANNA NAGAR EAST, CHENNAI-600 102, COMPRISED IN OLD R.S.NO.46 PART, T.S.NO.5, BLOCK NO.3 OF PERAMBAUDAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

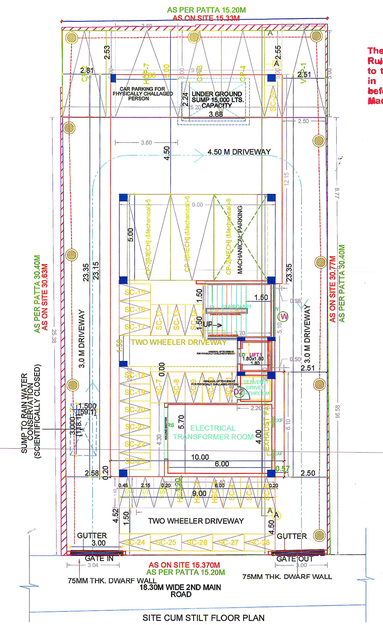
| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 462.00 |
| AREA AS PER DOCUMENT | 454.01 |
| AREA CONSIDERED FOR FSI | 462.00 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 0.00 |
| TOTAL FSI AREA | 945.48 |
| FSI FACTOR | 2.046 |
| COVERAGE AREA (PERCENTAGE %) | NA |

A) PARKING STATEMENT

| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | 0 | 0 |
| CAR | 10 | 13 |
| TWO WHEELER | 25 | 33 |
| CYCLE | 0 | 0 |

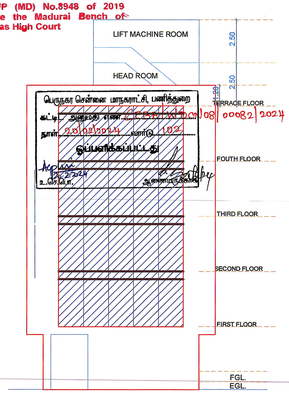


SITE PLAN



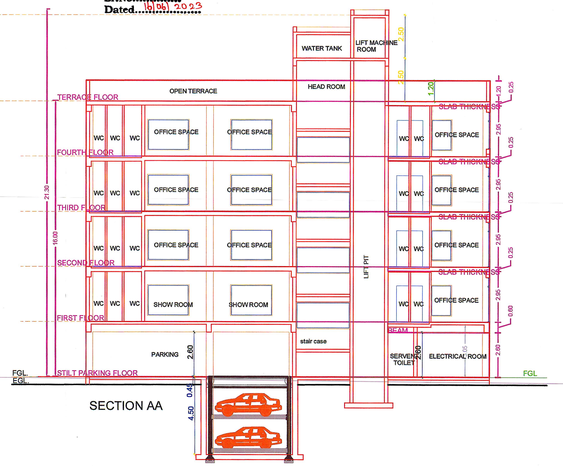
SITE CUM STILT FLOOR PLAN

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

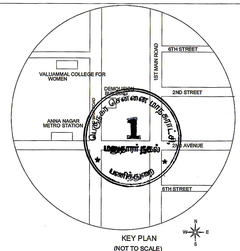


FRONT ELEVATION

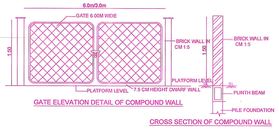
P.P.A approved by C.M.D.A vide Lr.No. [illegible] Dated [illegible]



SECTION AA



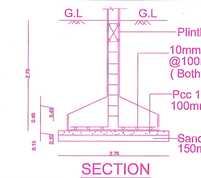
Location plan (Taken as per User Inputs)



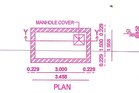
GATE ELEVATION DETAIL OF COMPOUND WALL

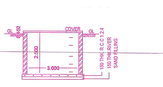
CROSS SECTION OF COMPOUND WALL


DWARF WALL DETAILS

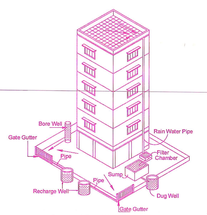


SECTION



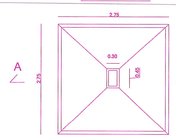



SUMP TO RAIN WATER CONSERVATION (SCIENTIFICALLY CLOSED)



Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A

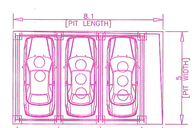
Not To Scale



PLAN

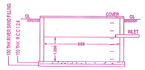
DETAIL OF COLUMN FOOTING

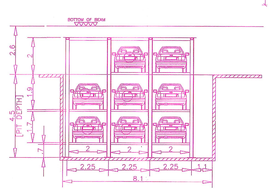

Rain water percolation pit - Plan

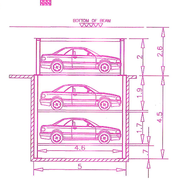


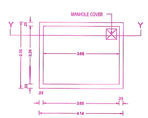




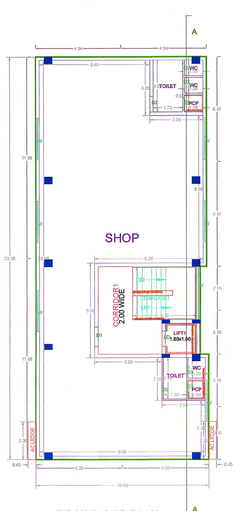


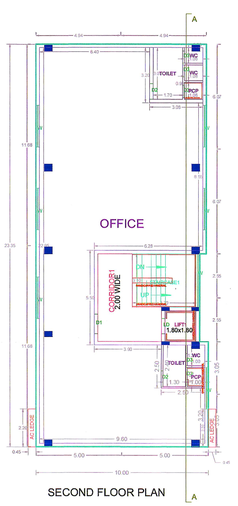



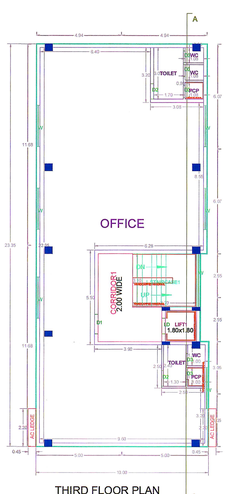
SUMP DETAIL



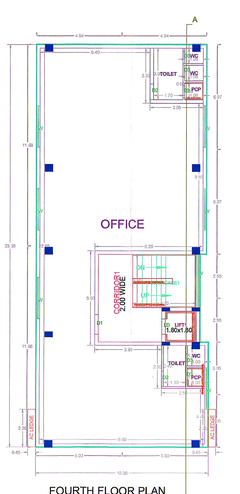
FIRST FLOOR PLAN



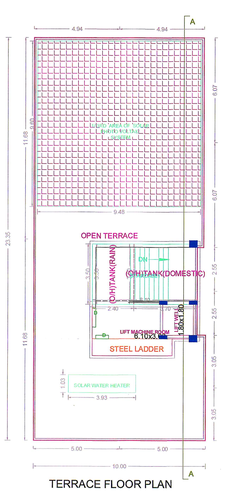
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

**FLOOR WISE FSI STATEMENT:** NHRB (COM)

| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | INST. | | FSI AREA |
| STILT PARKING FLOOR | 0.00 | 27.52 | 0.00 | 0.00 | 0 | 27.52 |
| FIRST FLOOR | 229.49 | 0.00 | 0.00 | 0.00 | 0 | 229.49 |
| SECOND FLOOR | 229.49 | 0.00 | 0.00 | 0.00 | 0 | 229.49 |
| THIRD FLOOR | 229.49 | 0.00 | 0.00 | 0.00 | 0 | 229.49 |
| FOURTH FLOOR | 229.49 | 0.00 | 0.00 | 0.00 | 0 | 229.49 |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 917.96 | 27.52 | 0.00 | 0.00 | 0 | 945.48 |

**BUILDING WISE FSI STATEMENT**

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | INST. | | FSI AREA |
| NHRB-1 (COM) | | 917.96 | 27.52 | 0.00 | 0.00 | -NA- | 945.48 |
| Total | | 917.96 | 27.52 | 0.00 | 0.00 | -NA- | 945.48 |

APPROVAL CONDITION

SCALE 1:100

Signature valid
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by : [illegible]
Assistant Planner, [illegible]
Sign Date: 08/08/2023 16:17:[illegible]
Letter No: [illegible]
Approval No. : [illegible]
Approval Date : [illegible]
Permit No. : OL-004/2023

Applicants ( Owner / Developer / Power of Attorney )

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of the W.P. No.8948 of 2019 before the HMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by [illegible]
Registered Engineer, Grade-1 B
MADHAVAN
Sign Date: 08/08/2023 3:14:48 PM

For Chief(y 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.

QR CODE

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

UserDefinedMetric (841.00 x 1500.00MM)

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.