Verified RealEstate™

RE REGULATORY RECORD

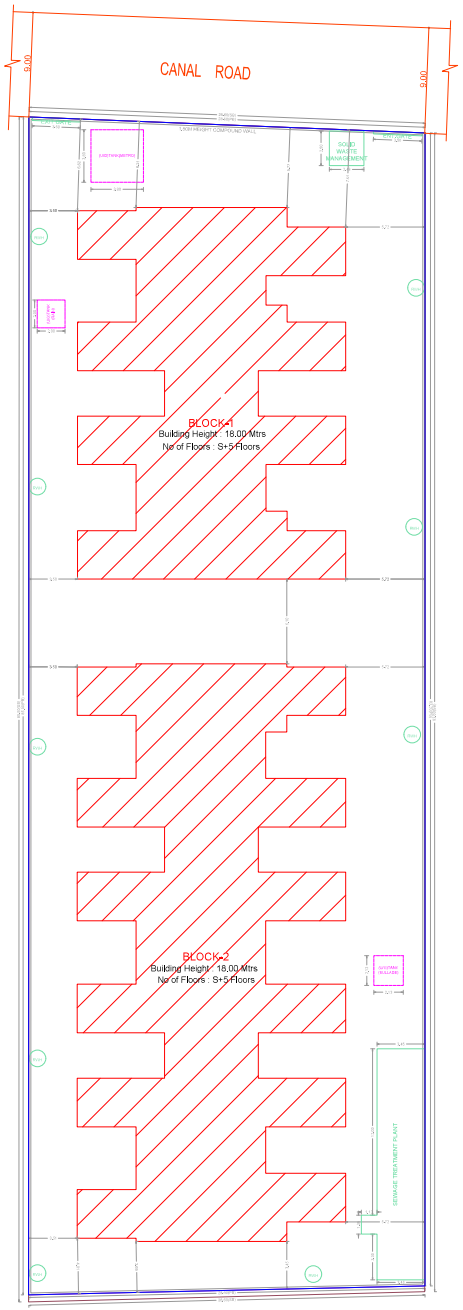
RERA Document

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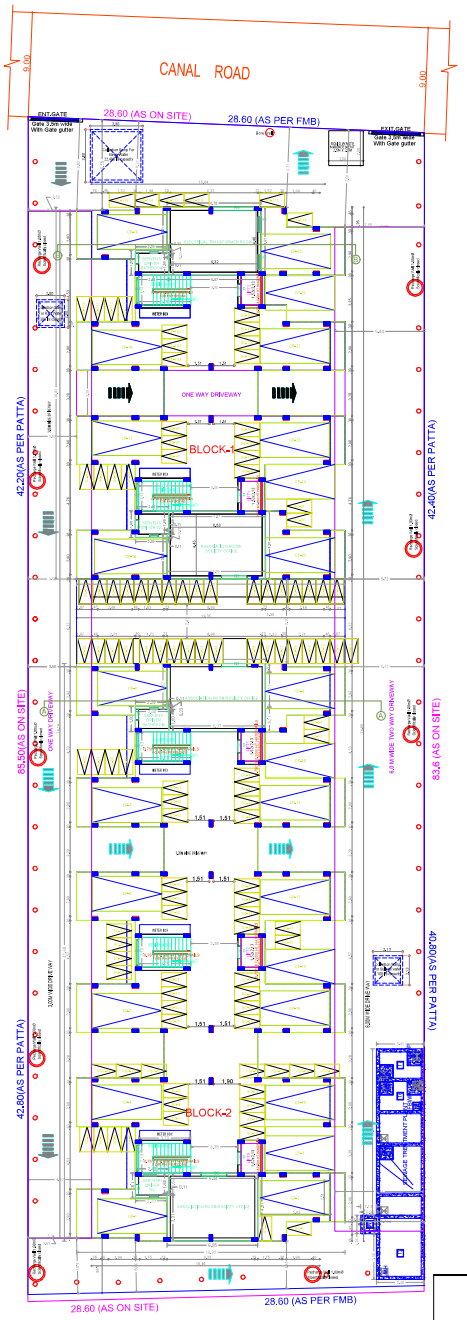
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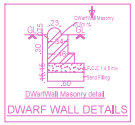
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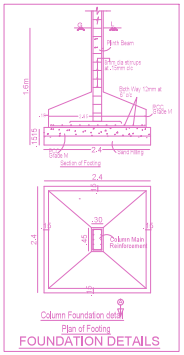
SITE PLAN



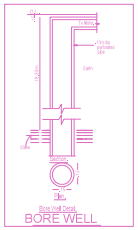
SITE CUM STILT FLOOR PLAN



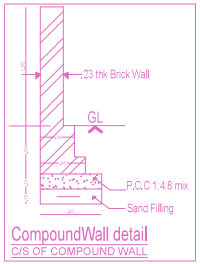
DWARF WALL DETAILS



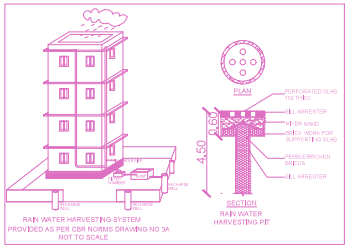
FOUNDATION DETAILS

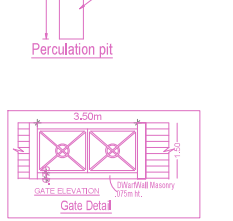


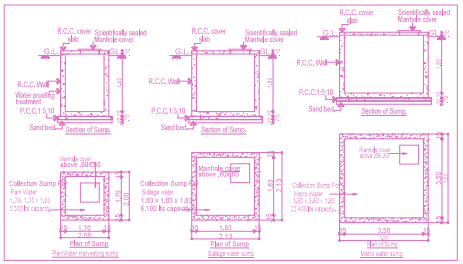
BORE WELL

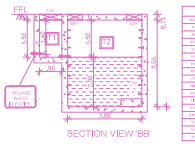


CompoundWall detail
C/S OF COMPOUND WALL



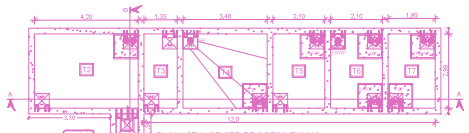


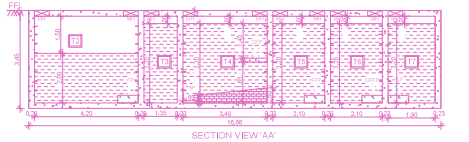


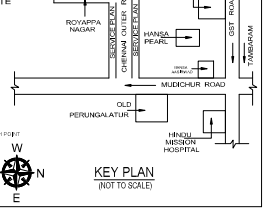


STP PROCESS TANKS VOLUME DETAILS

TAG No	SPECIFICATION	TANK SIZE	VOLUME	QTY	MOC
T1	BAR SCREEN	Qd x 0.5D x 0.5M	—	1NO	RCC
T2	EQUALIZATION TANK	12M(W) x 6.5M(D) x 3.0M	234 KL	1NO	RCC
T3	SLUDGE HOLDING TANK	2.5M(W) x 2.5M(D) x 3.0M	19 KL	1NO	RCC
T4	SBR TANK	3.5M (W) x 3.5M (D) x 3.0M	37 KL	1NO	RCC
T5	ANOXIC TANK	2.5M (W) x 2.5M (D) x 3.0M	19 KL	1NO	RCC
T6	AERATED WATER TANK	2.5M (W) x 2.5M (D) x 3.0M	19 KL	1NO	RCC
T7	TREATED WATER TANK	1.2M (W) x 2.5M (D) x 3.0M	10 KL	1NO	RCC







Location plan (Taken as per User Inputs)

FLOOR NAME	SHEET NO. 1/2

PLOT NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT COMPRISING 2 BLOCKS, BLOCK 1 – STILT FLOOR + 5 FLOORS (HEIGHT 18.0 M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS, BLOCK 2 – STILT FLOOR + 5 FLOORS (HEIGHT 18.0 M) RESIDENTIAL BUILDING WITH 60 DWELLING UNITS, TOTALLY 100 DWELLING UNITS AFFORDABLE HOUSING AT PLOT NO. G, CANAL ROAD, SELVA NAGAR, VARADHARAJAPURAM, CHENNAI, COMPRISED IN OLD S.NO. 288/1 & 288/2, NEW S. NO. 288/1AA & 288/2AA OF VARADHARAJAPURAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

AL AREA STATEMENT	BUILT
AREA AS PER PATTA	7470.00
AREA AS PER DOCUMENT	7470.00
AREA CONSIDERED FOR FSI	7470.00
STREET ALIGNMENT/ROAD WIDTH/INSIDE ROAD	NOS
CSR AREA	NOS
TOTAL FSI AREA	5979.12
FSI FACTOR	1.2777
COVERAGE AREA (PERCENTAGE %)	39.8

AL PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	1	25
TWO WHEELER	8	100
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (01)		0.00	2012.89	0.00	0.00	40	2012.89
BLOCK-1 (02)		0.00	3006.21	0.00	0.00	60	3006.21
Total		0.00	5019.10	0.00	0.00	100	5019.10

FLOOR WISE FSI STATEMENT: BLOCK (01)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	67.79	0.00	0.00	0	67.79
FIRST FLOOR	0.00	389.02	0.00	0.00	8	389.02
SECOND FLOOR	0.00	389.02	0.00	0.00	8	389.02
THIRD FLOOR	0.00	389.02	0.00	0.00	8	389.02
FOURTH FLOOR	0.00	389.02	0.00	0.00	8	389.02
FIFTH FLOOR	0.00	389.02	0.00	0.00	8	389.02
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2012.89	0.00	0.00	40	2012.89

FLOOR WISE FSI STATEMENT: BLOCK (02)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	66.66	0.00	0.00	0	66.66
FIRST FLOOR	0.00	587.91	0.00	0.00	12	587.91
SECOND FLOOR	0.00	587.91	0.00	0.00	12	587.91
THIRD FLOOR	0.00	587.91	0.00	0.00	12	587.91
FOURTH FLOOR	0.00	587.91	0.00	0.00	12	587.91
FIFTH FLOOR	0.00	587.91	0.00	0.00	12	587.91
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3006.21	0.00	0.00	60	3006.21

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE DOWNLOAD MEMO ENCLOSED IN THIS OFFICE

Signature valid

Signature valid

Name (Block Owner / Developer / Power of Attorney)

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

User Defined Imperial (60.00 x 40.00 inches)

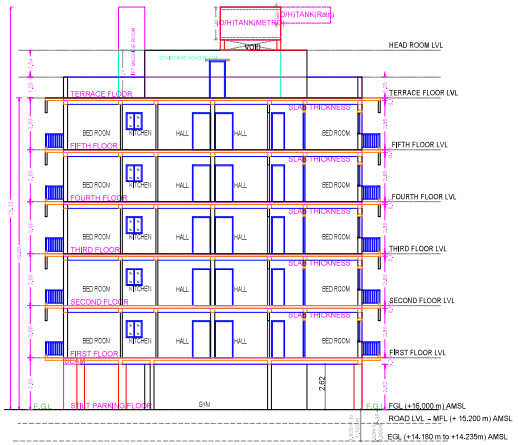
FLOOR NAME	SHEET NO. 2 / 2

FLOOR NAME

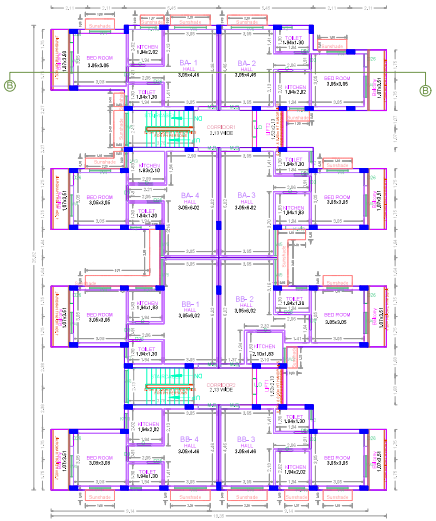
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT COMPRISING 2 BLOCKS; BLOCK 1 – STILT FLOOR + 5 FLOORS (HEIGHT 18.0 M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS; BLOCK 2 – STILT FLOOR + 5 FLOORS (HEIGHT 18.0 M) RESIDENTIAL BUILDING WITH 60 DWELLING UNITS; TOTALLY 100 DWELLING UNITS AFFORDABLE HOUSING AT PLOT NO. G, CANAL ROAD, SELVA NAGAR, VARADHARAJAPURAM, CHENNAI COMPRISED IN OLD S.NO. 288/1 & 288/2, NEW S. NO: 288/1A4 & 288/2A4 OF VARADHARAJAPURAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.



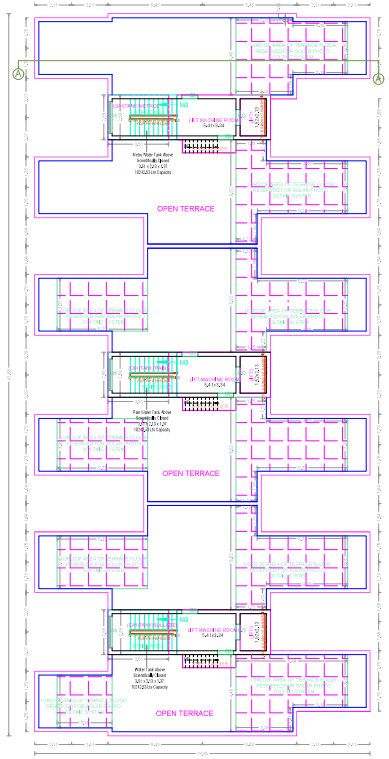
ELEVATION
(BLOCK - 1)



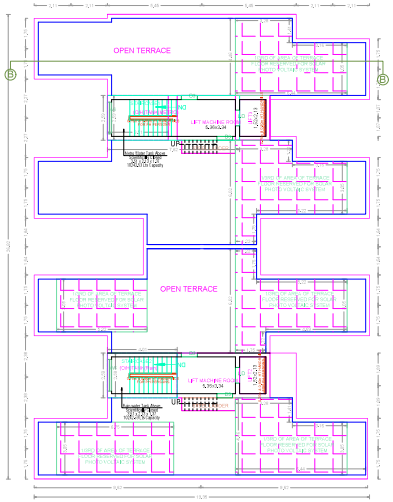
SECTION - BB
(BLOCK - 1)



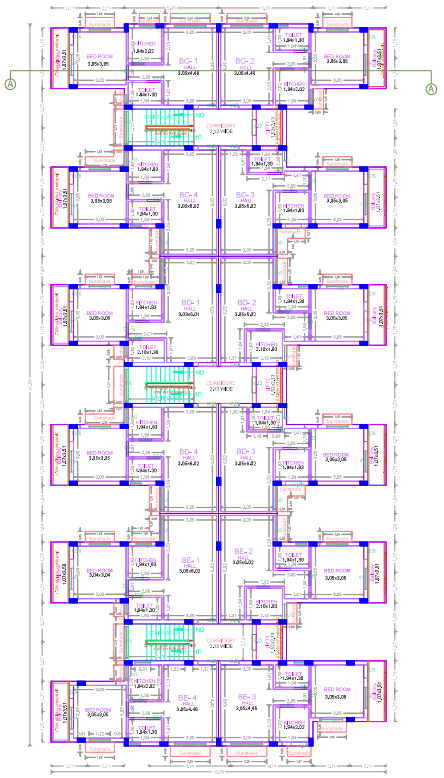
TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN
(BLOCK - 1)



TERRACE FLOOR PLAN
(BLOCK - 2)



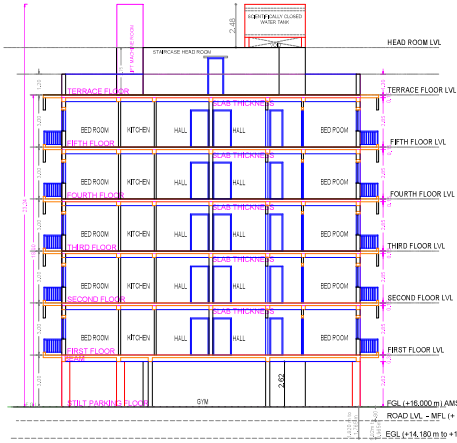
TERRACE FLOOR PLAN
(BLOCK - 1)



TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN
(BLOCK - 2)



ELEVATION
(BLOCK - 2)



SECTION - AA
(BLOCK - 2)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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ARCH_E_1360.00_X_480.00_Inches)

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.