Verified RealEstate™

RE REGULATORY RECORD

RERA Document

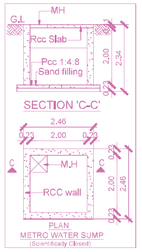
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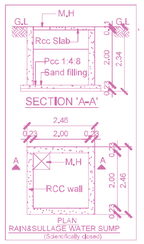
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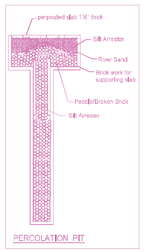
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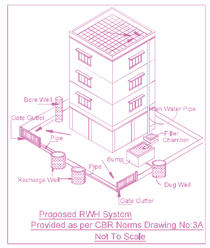
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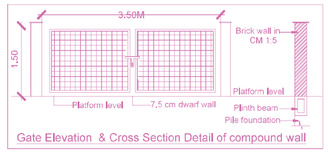
DIGITALLY VERIFIED RECORD

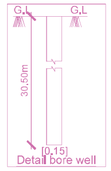


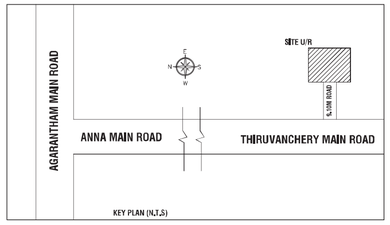












SITE PLAN	SHEET NO. 1 / 3

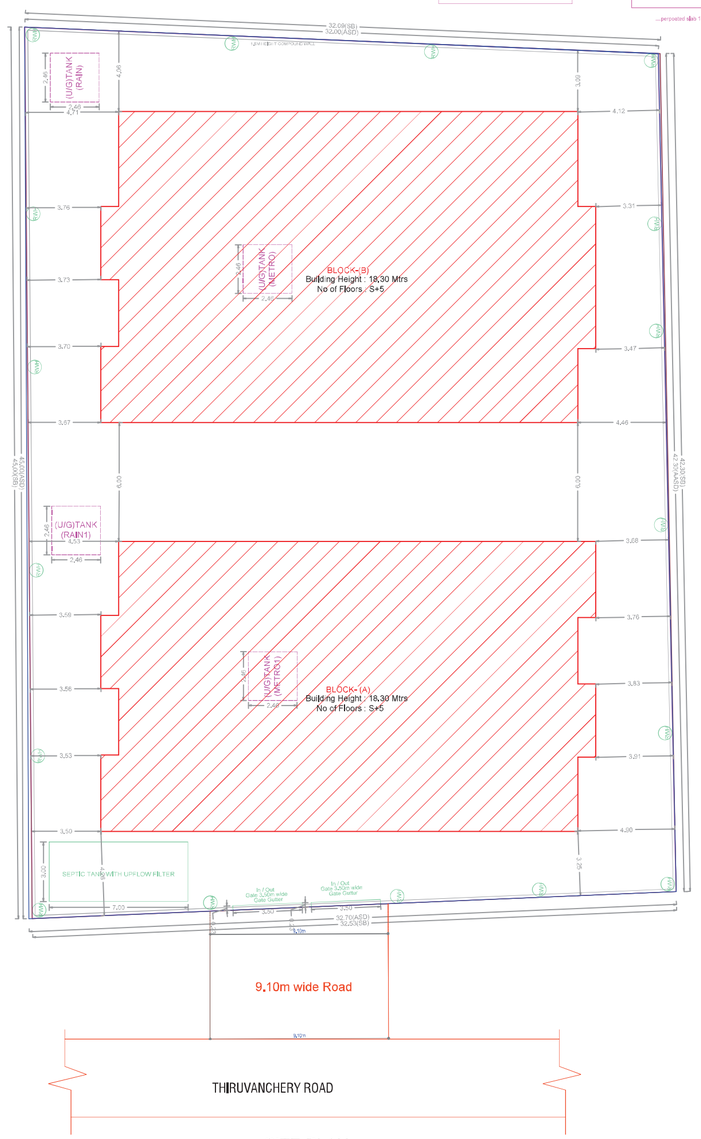
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS: BLOCK A – STILT FLOOR + 5 FLOORS (HEIGHT – 18,30M) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS: BLOCK B –STILT FLOOR + 5 FLOORS (HEIGHT – 18,30M) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS;TOTALLY 40 DWELLING UNITS FOR AFFORDABLE HOUSING AT PLOT NO.2 (CMDA APPROVED SUBDIVISION),AGARAMTHEN,CHENNAI 600126 COMPRISED IN S.NO.236/1A (DOCUMENT) AND S.NO.236/3A1 (PATTA) OF AGARAMTHEN VILLAGE WITHIN THE LIMIT OF ST.THOMAS MOUNT PANCHAYAT UNION.

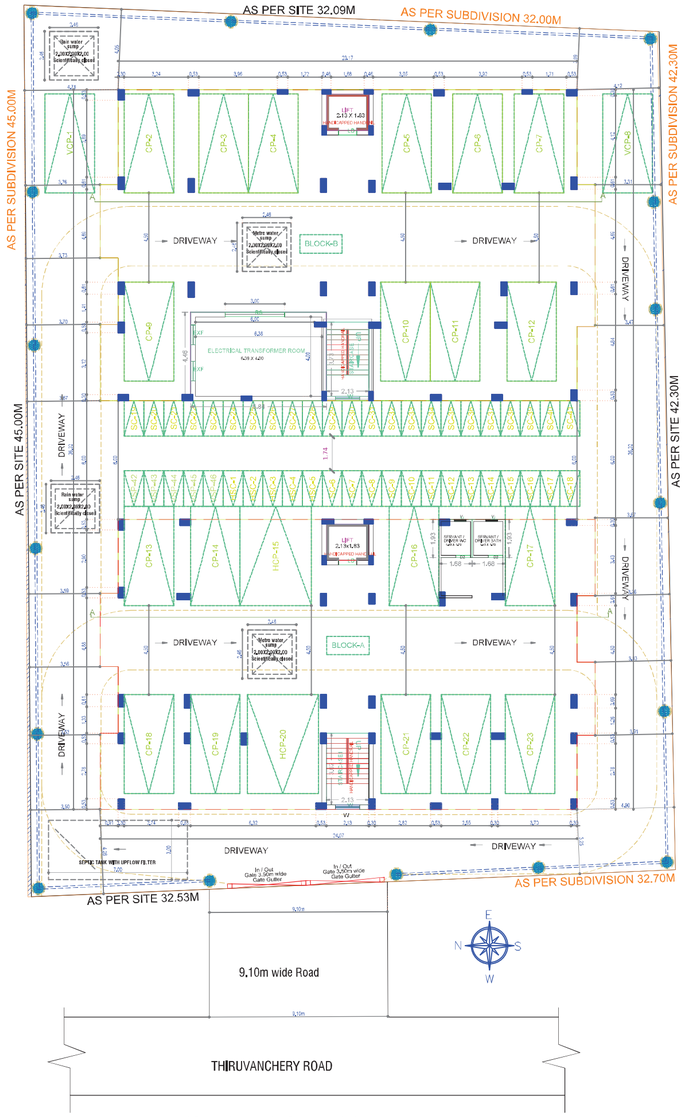
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1406,93
AREA AS PER DOCUMENT	1406,93
AREA CONSIDERED FOR FSI	1406,93
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0,00
TOTAL FSI AREA	3649,05
FSI FACTOR	2,594
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	22	23
TWO WHEELER	44	46
CYCLE	-	0



SITE PLAN



SITE CUM STILT FLOOR PLAN

DESIGN OF SEPTIC TANK WITH UPFLOW FILTER

TOTAL NO. OF FLATS OR DWELLINGS = 40
ASSUMING 5 PERSONS FOR FLATS = 40x5=200
NO. OF PERSONS = 200
NO OF USERS ASSUMING 2 FIXTURES PER FLAT = 200x2=400 UNITS.
PER HOUR DISCHARGE = 400x6=2400 LPM.

SEPTIC TANK

SURFACE AREA NEEDED = 2400x0.92/10 = 220.80 SAY 23,00M
VOLUME OF SEDIMENTATION
ASSUMING 0,30M DEPTH FOR DESIGN = 20x0,3M = 7,60M²
FOR SLUDGE STORAGE = 200x0,352 = 6,40M²
FREE BOARD FOR SLUDGE = 0,000x365x200 = 14,60M²
= 10X0,3M = 3,00M²

DEPTH = VOLUME / VOLUME = 7 / 5 = 1,40M

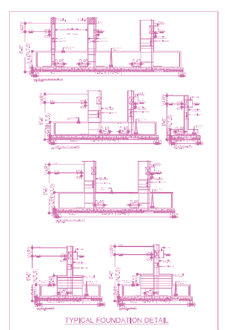
SIZE OF SEPTIC TANK 7.20X5.00X3.00

UPFLOW FILTER
LIQUID DEPTH OF SEPTIC TANK = 3,00M

UPFLOW FILTER DEPTH
ALLOWING 0,30M FREE BOARD 1,4 + 0,3 = 1,10M

AREA NEEDED = 1.10 / 1.10 = 1,0M

SIZE OF UPFLOW FILTER 1.50X1.50
UPFLOW NO=1 = 0,91X1.50X1.36M
UPFLOW NO=2 = 0,91X1.50X1.36M



FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	0,00	0,00	0,00	0	0,00
FIRST FLOOR	0,00	349,67	0,00	0,00	4	349,67
SECOND FLOOR	0,00	349,67	0,00	0,00	4	349,67
THIRD FLOOR	0,00	349,67	0,00	0,00	4	349,67
FOURTH FLOOR	0,00	349,67	0,00	0,00	4	349,67
FIFTH FLOOR	0,00	349,67	0,00	0,00	4	349,67
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	1748,35	0,00	0,00	20	1748,35

FLOOR WISE FSI STATEMENT: BLOCK (B)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	30,50	0,00	0,00	0	30,50
FIRST FLOOR	0,00	374,04	0,00	0,00	4	374,04
SECOND FLOOR	0,00	374,04	0,00	0,00	4	374,04
THIRD FLOOR	0,00	374,04	0,00	0,00	4	374,04
FOURTH FLOOR	0,00	374,04	0,00	0,00	4	374,04
FIFTH FLOOR	0,00	374,04	0,00	0,00	4	374,04
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	1900,70	0,00	0,00	20	1900,70

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (A)		0,00	1748,35	0,00	0,00	20	1748,35
BLOCK-1 (B)		0,00	1900,70	0,00	0,00	20	1900,70
Total		0,00	3649,05	0,00	0,00	40	3649,05

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid.

For (Deputy 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.

QR CODE

Name	Name	Name	Name	Name	Name	Name	Name	Name	Name	Name
Address	Address	Address	Address	Address	Address	Address	Address	Address	Address	Address

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule 71(2)(b)(i), 2019 is subject to final outcome of the W.P. (MD) No.6948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid.

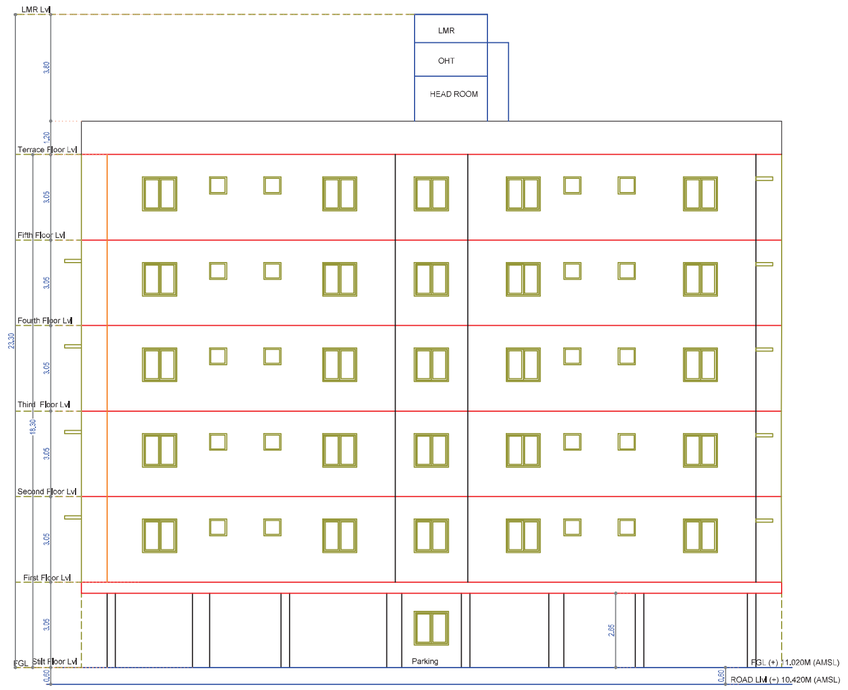
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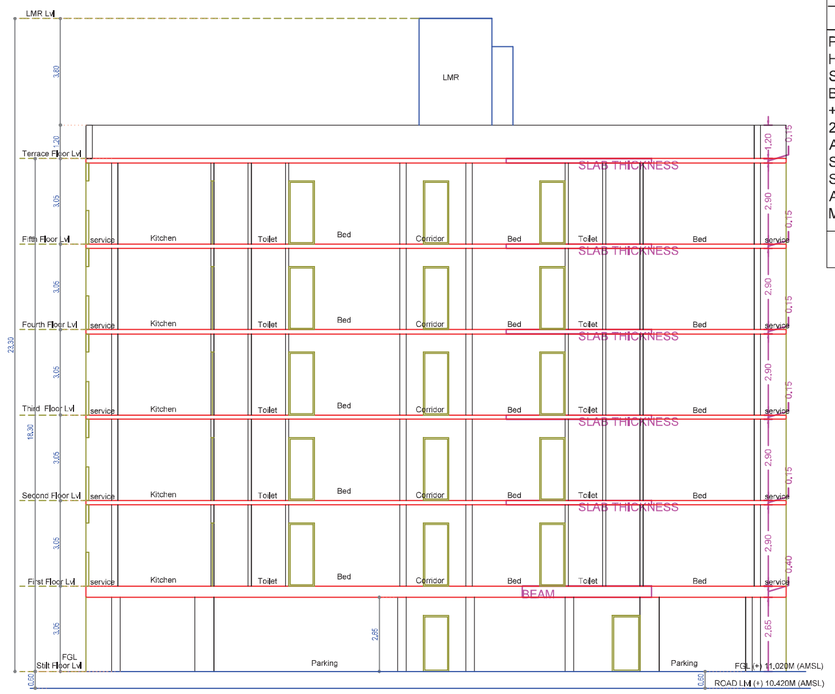
FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS: BLOCK A – STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS: BLOCK B –STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS;TOTALLY 40 DWELLING UNITS FOR AFFORDABLE HOUSING AT PLOT NO.2 (CMDA APPROVED SUBDIVISION),AGARAMTHEN,CHENNAI 600126 COMPRISED IN S.NO.236/1A (DOCUMENT) AND S.NO.236/3A1 (PATTA) OF AGARAMTHEN VILLAGE WITHIN THE LIMIT OF ST.THOMAS MOUNT PANCHAYAT UNION.

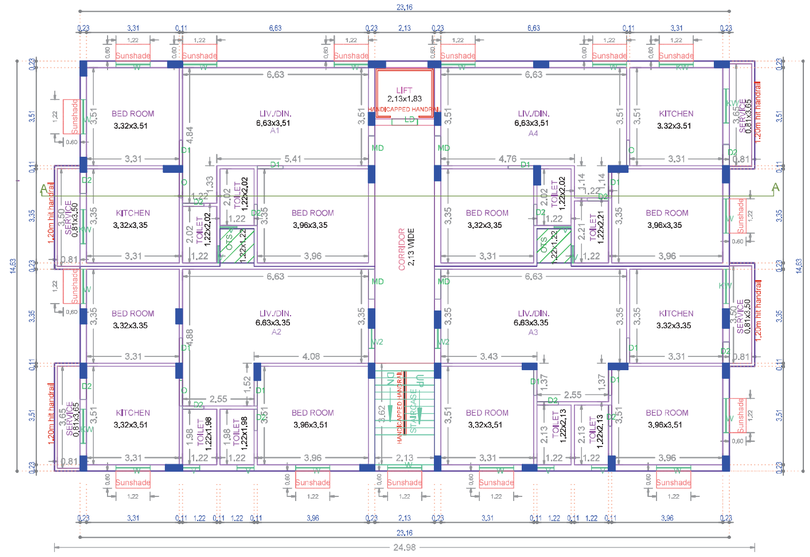
BUILDING: BLOCK (A)



FRONT ELEVATION

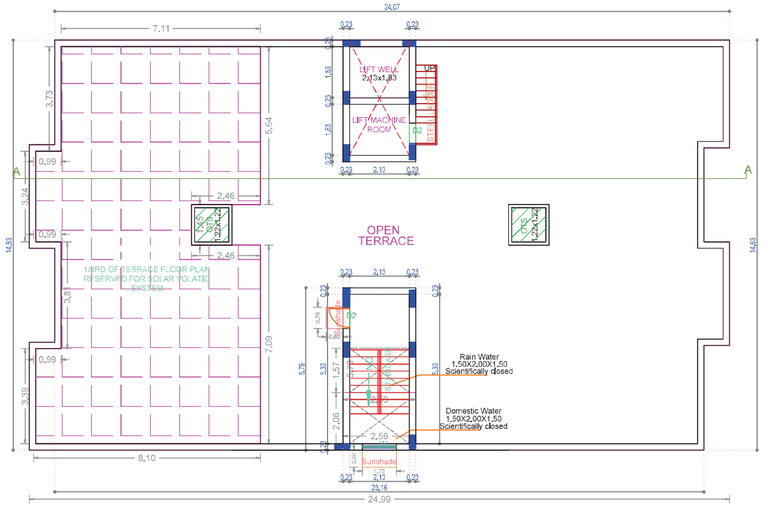


SECTION A-A



TYPICAL - 1- 5 FLOOR PLAN

BLOCK-A



TERRACE FLOOR PLAN

Name	Name	Name	Name	Name	Name	Name	Name	Name	Name
Signature	Signature	Signature	Signature	Signature	Signature	Signature	Signature	Signature	Signature

Applicants (Owner / Developer / Power of Attorney)

STRUCTURE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP, (MD) No.8949 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Name
Signature

For (Deputy 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.

APPROVAL CONDITION

SCALE 1:100

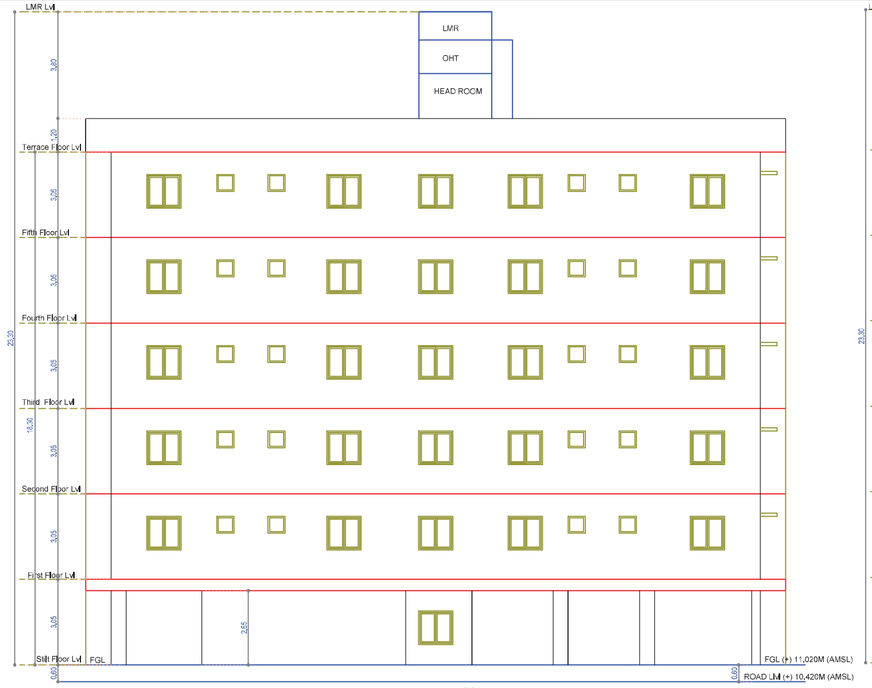
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

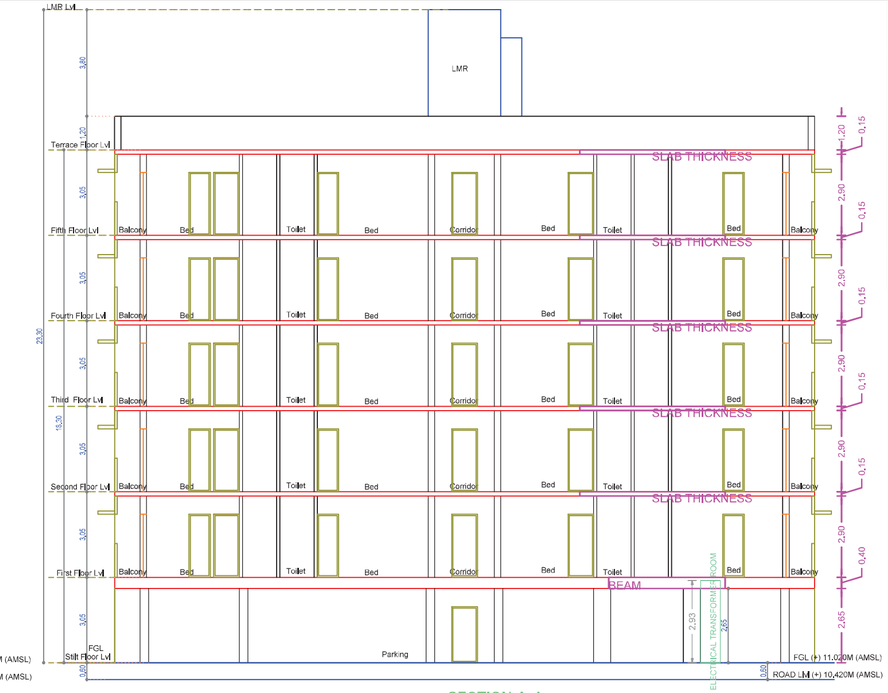
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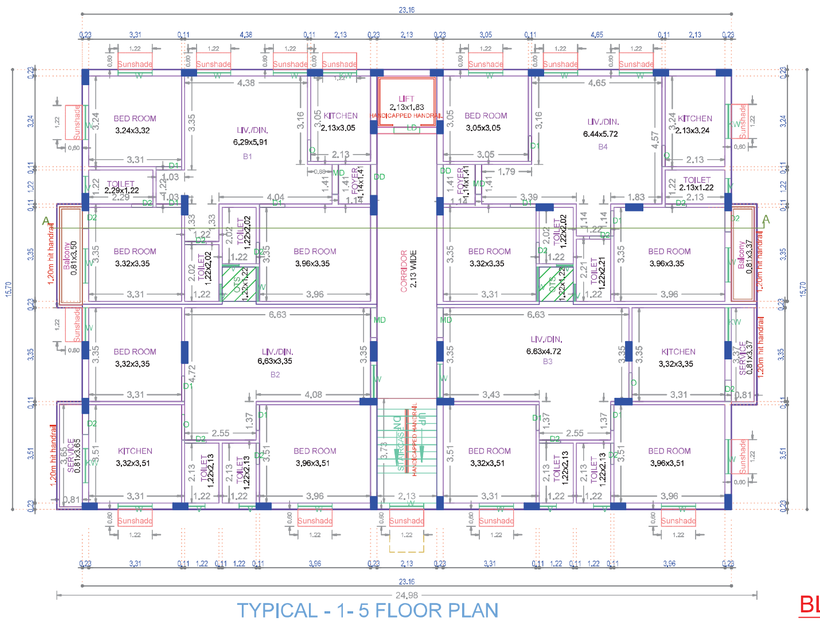
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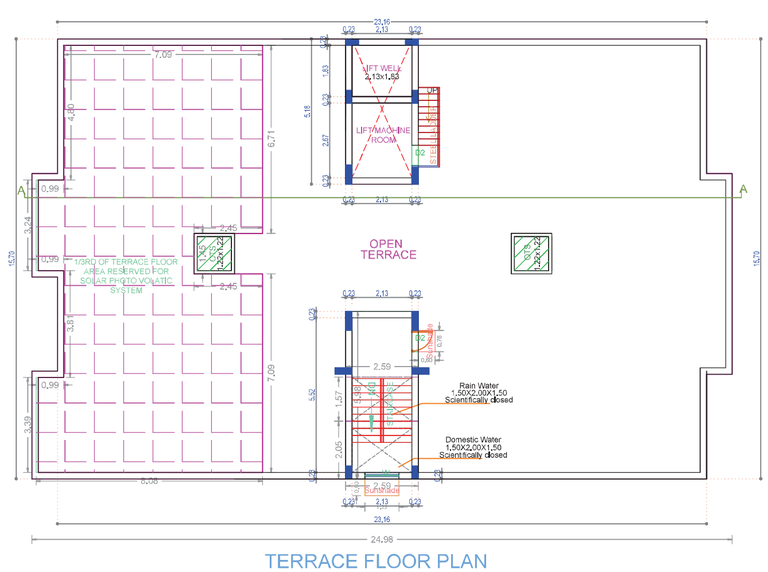
ELEVATION



SECTION A-A



TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK-B

FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

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BUILDING: BLOCK (B)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy 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.

QR CODE

Signature valid
Applicants (Owner / Developer / Power of Attorney)
Signed by: Vimala Ezhchalam
President
Location: Chengalpattu
Date: 2021.10.18 18:33

ISO_A1_(841.00_x_594.00_MM)

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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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Chennai 600 097, India
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