Verified RealEstate™

RE REGULATORY RECORD

RERA Document

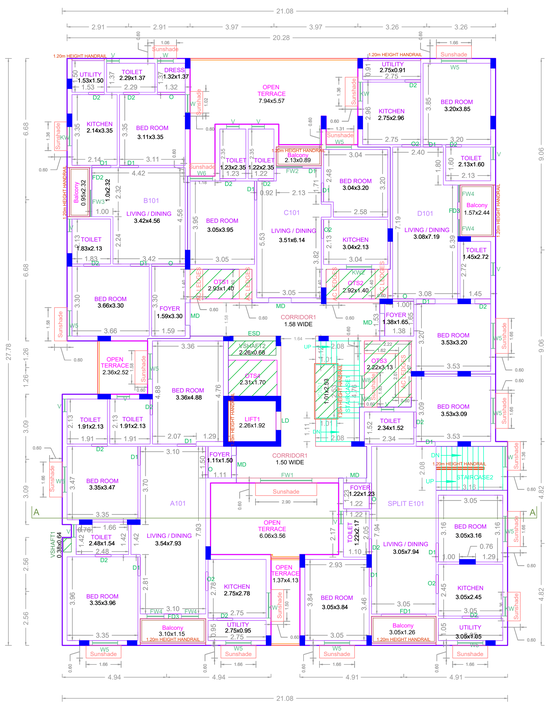
The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

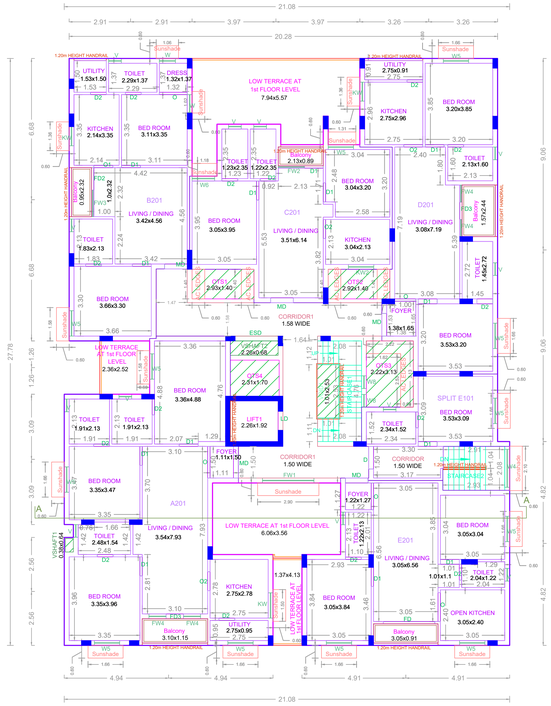
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

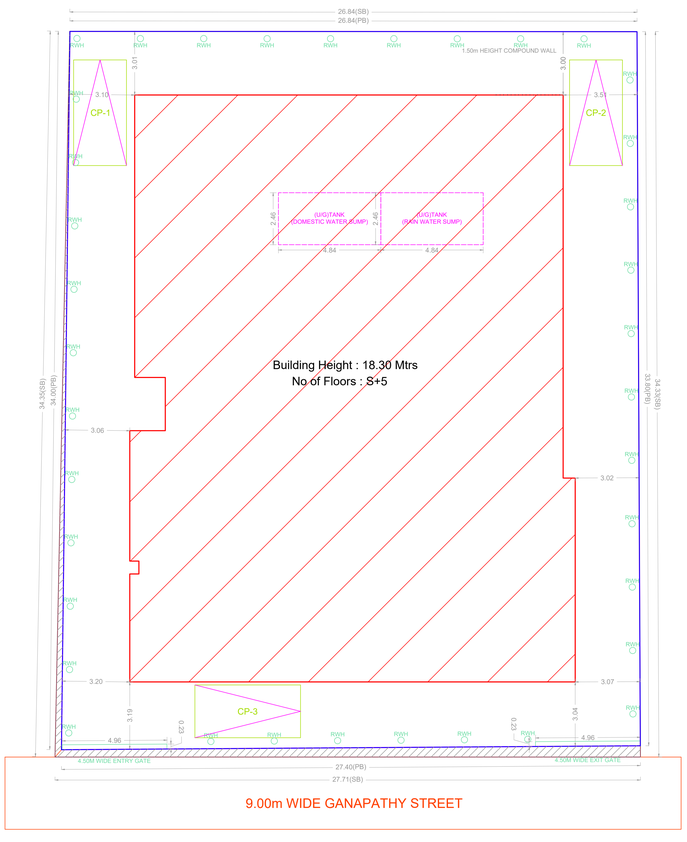
DIGITALLY VERIFIED RECORD



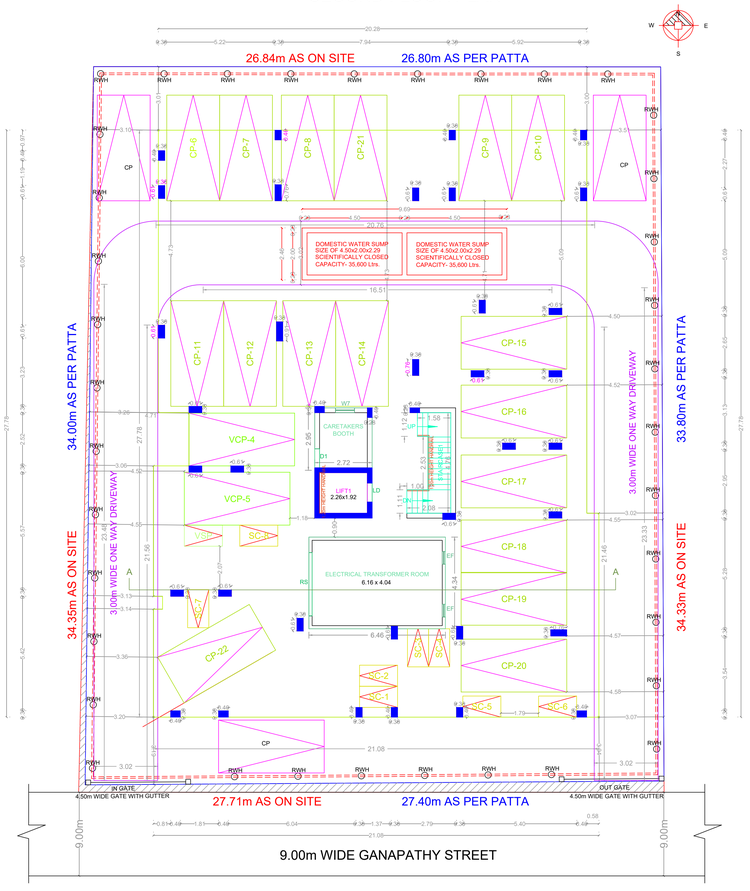
FIRST FLOOR PLAN



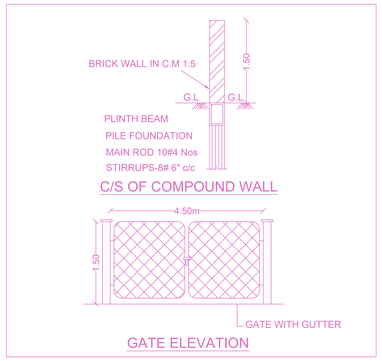
SECOND FLOOR PLAN



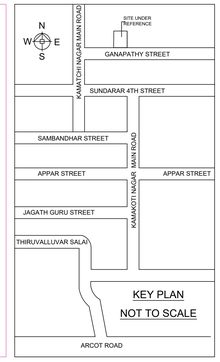
SITE PLAN



STILT PARKING FLOOR PLAN



GATE ELEVATION



Location plan (Taken as per User Inputs)

FLOOR NAME	SHEET NO. 1 / 2
FLOOR NAME	

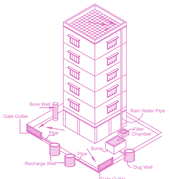
PLAN SHOWING THE REVISION TO THE EARLIER APPROVED PLAN FOR THE CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30m) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 71, 71/2, GANAPATHY STREET, WEST MAMBALAM, CHENNAI - 600 033, COMPRISED IN OLD T.S.No. 30/1, T.S.Nos. 30/5 & 30/9, BLOCK No. 48 OF PULIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

EARLIER APPROVAL DETAILS: PLANNING PERMISSION No. OL-PP/NHRB/0292/2024, PERMIT No.OL-00949, DATE:07/06/2024, BUILDING PERMIT No.CEBA/WDCN10/00257/2024, DATE:01/07/2024.

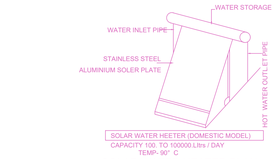
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	935.00
AREA AS PER DOCUMENT	935.54
AREA CONSIDERED FOR FSI	935.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2430.37
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

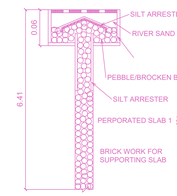
VEHICLE	REQUIRED	PROVIDED
LORRY		0
CAR	22	22
TWO WHEELER	9	9
CYCLE	-	0



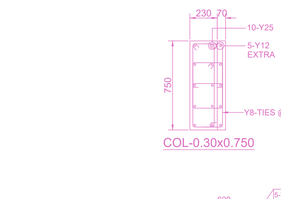
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A



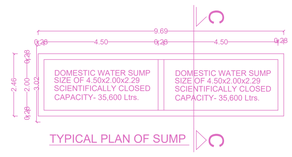
SOLAR WATER HEATER PLAN
NOT TO SCALE



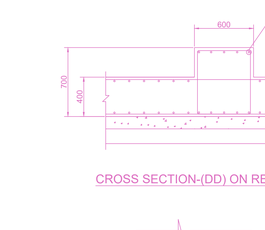
PERCULATION PIT



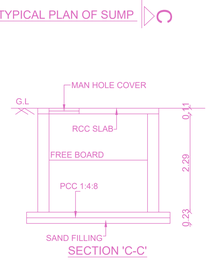
COL-0.30x0.750



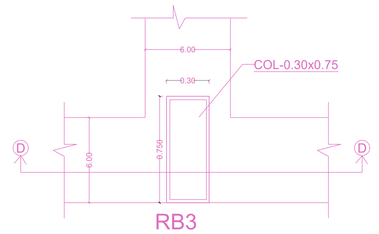
TYPICAL PLAN OF SUMP



CROSS SECTION-(DD) ON RB3



SECTION 'C-C'



RB3

PLAN OF CONTINIOUS FOOTING RB3

FLOOR WISE FSI STATEMENT: A (GANPATH)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.04	0.00	0.00	0	28.04
FIRST FLOOR	0.00	480.99	0.00	0.00	5	480.99
SECOND FLOOR	0.00	480.99	0.00	0.00	5	480.99
THIRD FLOOR	0.00	479.68	0.00	0.00	5	479.68
FOURTH FLOOR	0.00	479.68	0.00	0.00	5	479.68
FIFTH FLOOR	0.00	480.99	0.00	0.00	4	480.99
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2430.37	0.00	0.00	24	2430.37

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (GANPATH)		0.00	2430.37	0.00	0.00	24	2430.37
Total		0.00	2430.37	0.00	0.00	24	2430.37

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

KEY NO.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Owner 1	Owner 2	Owner 3	Owner 4	Owner 5	Owner 6	Owner 7	Owner 8	Owner 9	Owner 10
Owner 11	Owner 12	Owner 13	Owner 14	Owner 15	Owner 16	Owner 17	Owner 18	Owner 19	Owner 20

Applicants (Owner / Developer / Power of Attorney)

STRUC. ENGG. DESIGN

ARCHT. DESIGN

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

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

PLAN SHOWING THE REVISION TO THE EARLIER APPROVED PLAN FOR THE CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30m) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 71, 71/2, GANAPATHY STREET, WEST MAMBALAM, CHENNAI - 600 033, COMPRISED IN OLD T.S.No. 30/1, T.S.Nos. 30/5 & 30/9, BLOCK No. 48 OF PULIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

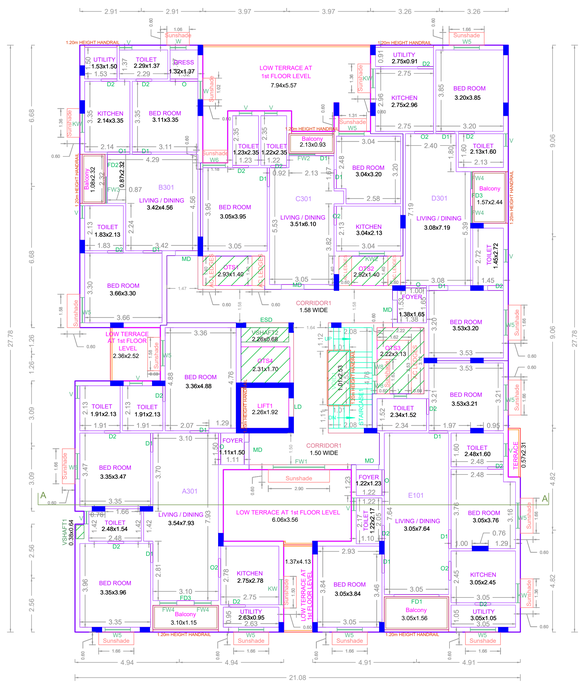
EARLIER APPROVAL DETAILS: PLANNING PERMISSION No. OL-PP/NHRB/0292/2024, PERMIT No.OL-00949, DATE:07/06/2024, BUILDING PERMIT No.CEBA/WDCN10/00257/2024, DATE:01/07/2024.



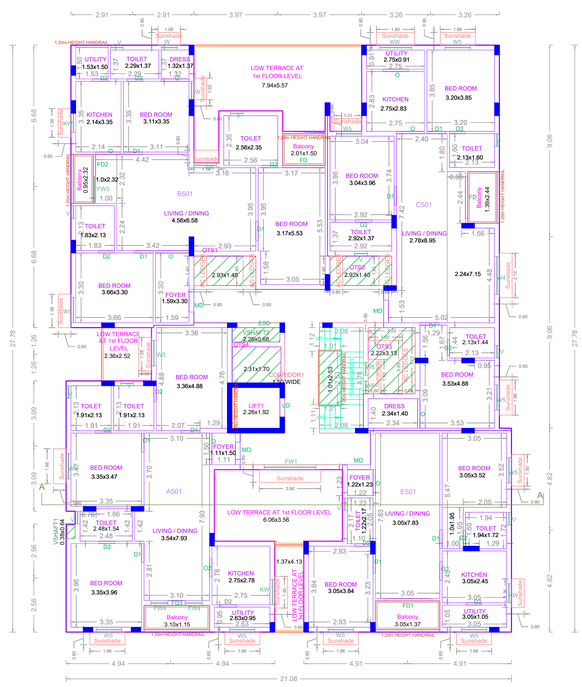
SOUTH ELEVATION



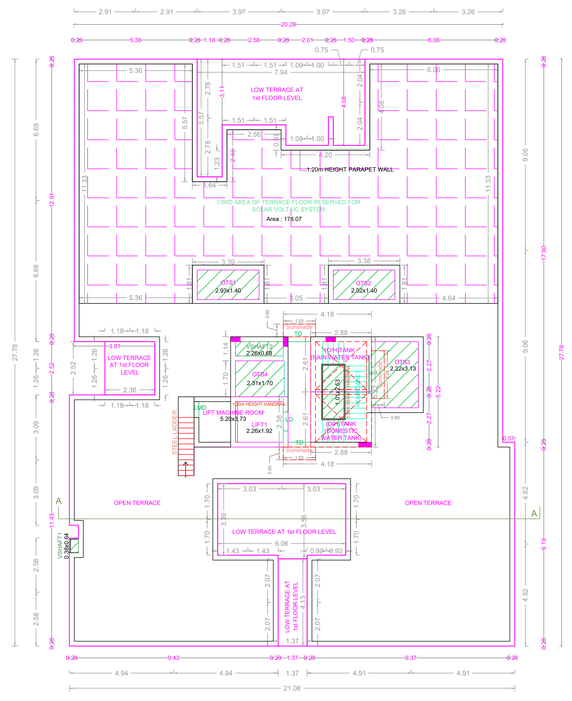
SECTION ON A-A



TYPICAL - 3, 4 FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: A (GANPATH)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.04	0.00	0.00	0	28.04
FIRST FLOOR	0.00	480.99	0.00	0.00	5	480.99
SECOND FLOOR	0.00	480.99	0.00	0.00	5	480.99
THIRD FLOOR	0.00	479.68	0.00	0.00	5	479.68
FOURTH FLOOR	0.00	479.68	0.00	0.00	5	479.68
FIFTH FLOOR	0.00	480.99	0.00	0.00	4	480.99
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2430.37	0.00	0.00	24	2430.37

APPROVAL CONDITION

SCALE 1:100

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

KEY NO.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Owner's Name	Owner's Name	Owner's Name	Owner's Name	Owner's Name	Owner's Name	Owner's Name	Owner's Name	Owner's Name	Owner's Name
Owner's Address	Owner's Address	Owner's Address	Owner's Address	Owner's Address	Owner's Address	Owner's Address	Owner's Address	Owner's Address	Owner's Address

Applicants (Owner / Developer / Power of Attorney)

Name & Address

STRUCTURAL DESIGN

Name & Address

ARCH. DESIGN

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

ARCH_E_(36.00_x_48.00_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

Verified RealEstate
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.