Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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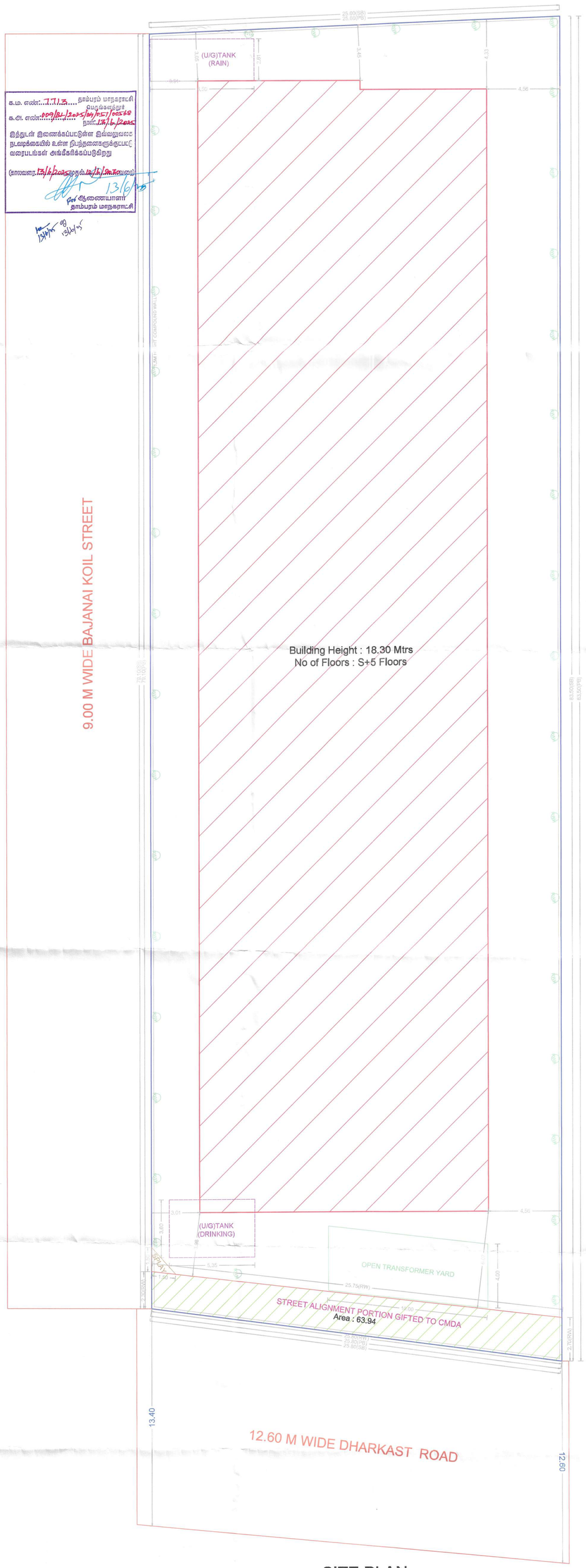
Published for reference. The authority's own register is the operative record.

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

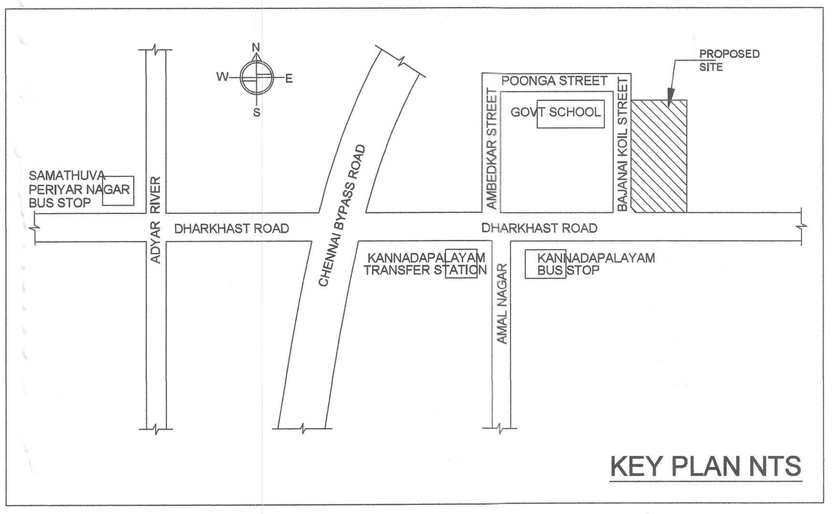
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

(1/3)




SITE PLAN




KEY PLAN NTS

Location plan (Taken as per User Inputs)

| SITE PLAN | SHEET NO. 1 / 3 |
|---|---|

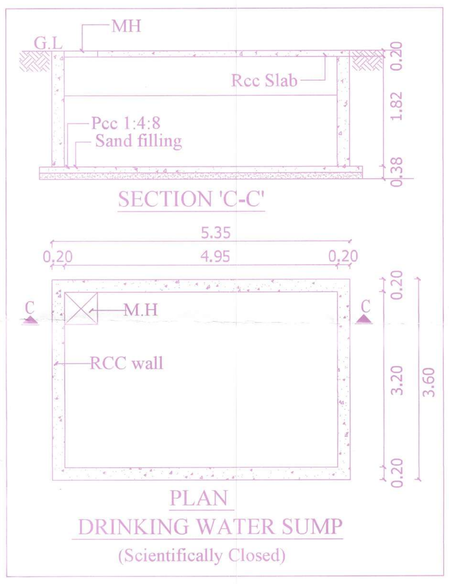
SITE PLAN

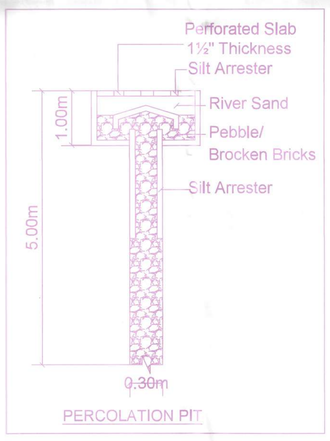
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 65 DWELLING UNITS (AVAILING AFFORDABLE HOUSING BENEFIT) AT DHARKAST ROAD AND KANNADAPALAYAM BAJANAI KOIL STREET, TAMBARAM, CHENNAI, COMPRISED IN OLD. S.NOS. 268/2, 268/3 & 268/4, T.S.NOS. 106/2, 107/4, 107/5, 108/4 & 108/5, BLOCK NO.21, WARD NO.C OF TAMBARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

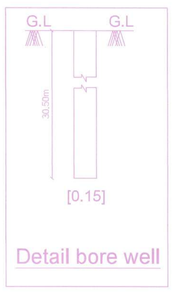
| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 2079.00 |
| AREA AS PER DOCUMENT | 2079.64 |
| AREA CONSIDERED FOR FSI | 2079.00 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 63.94 |
| OSR AREA | 0.00 |
| TOTAL FSI AREA | 5805.95 |
| FSI FACTOR | 2.793 |
| COVERAGE AREA (PERCENTAGE %) | NA |

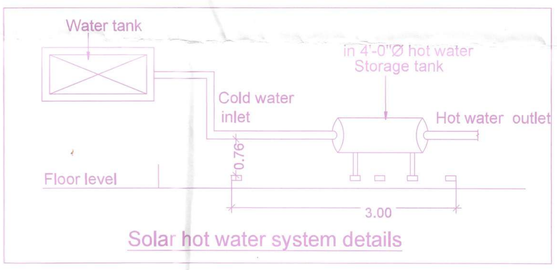
A) PARKING STATEMENT

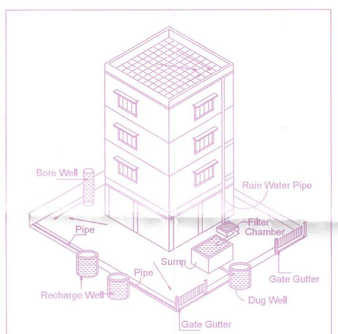
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - | 0 |
| CAR | 47 | 55 |
| TWO WHEELER | 50 | 50 |
| CYCLE | - | 0 |



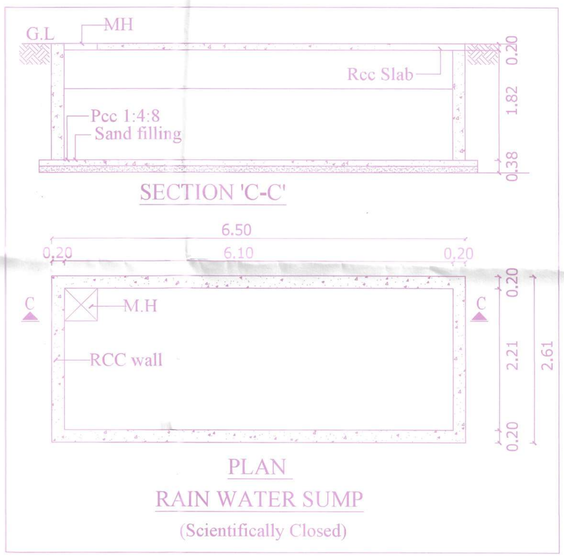



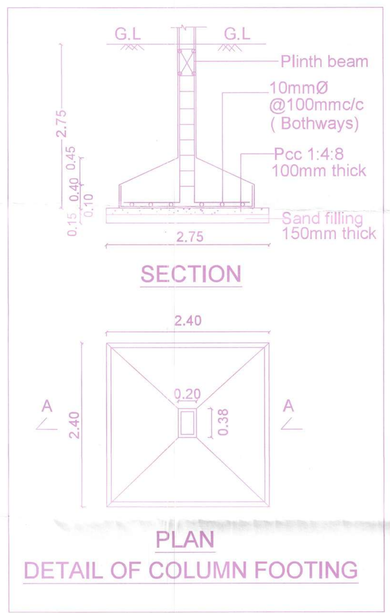



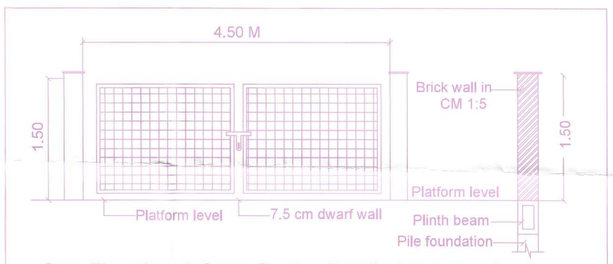




Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale







BUILDING WISE FSI STATEMENT

| BUILDING | NO OF SAME BUILDING | FSI AREA COMM. | FSI AREA RESI. | FSI AREA IND. | FSI AREA INST. | DU | TOTAL FSI AREA |
|---|---|---|---|---|---|---|---|
| PLAN-1 (A) | | 0.00 | 5805.95 | 0.00 | 0.00 | 65 | 5805.95 |
| Total | | 0.00 | 5805.95 | 0.00 | 0.00 | 65 | 5805.95 |

**FLOOR WISE FSI STATEMENT:** PLAN (A)

| FLOORS | FSI AREA COMM. | FSI AREA RESI. | FSI AREA IND. | FSI AREA INST. | DU | TOTAL FSI AREA |
|---|---|---|---|---|---|---|
| STILT PARKING FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| FIRST FLOOR | 0.00 | 1161.19 | 0.00 | 0.00 | 13 | 1161.19 |
| SECOND FLOOR | 0.00 | 1161.19 | 0.00 | 0.00 | 13 | 1161.19 |
| THIRD FLOOR | 0.00 | 1161.19 | 0.00 | 0.00 | 13 | 1161.19 |
| FOURTH FLOOR | 0.00 | 1161.19 | 0.00 | 0.00 | 13 | 1161.19 |
| FIFTH FLOOR | 0.00 | 1161.19 | 0.00 | 0.00 | 13 | 1161.19 |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 0.00 | 5805.95 | 0.00 | 0.00 | 65 | 5805.95 |

Applicants ( Owner / Developer / Power of Attorney )

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP, (MD) No.8648 of 2018 and WMP (MD) Nos. 8912 & 8913 of 2018.

Signature valid.
Digitally Signed by:-
Registered Engineer Grade I: Dinesh Kumar.N
Sign Date: 12/04/2024 10:21:33 AM

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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.

KEY NO. 1788

QR CODE

ARCH_E_(36.00_x_48.00_Inches)

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

| FLOOR NAME | SHEET NO. 2 / 3 |
|---|---|
| FLOOR NAME | |

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 65 DWELLING UNITS (AVAILING AFFORDABLE HOUSING BENEFIT) AT DHARKAST ROAD AND KANNADAPALAYAM BAJANAI KOIL STREET, TAMBARAM, CHENNAI, COMPRISED IN OLD. S.NOS. 268/2, 268/3 & 268/4, T.S.NOS. 106/2, 107/4, 107/5, 108/4 & 108/5, BLOCK NO.21, WARD NO.C OF TAMBARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

க.ம. எண்:.....T7/13..... தாம்பரம் மாநகராட்சி
பேருந்துகளுக்குள்
க.அ. எண்:.....009/B1/2023/04/05/T005456
நாள்:.....13/4/2023.

இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது

(காலவரை:13/4/2023 நாள்முதல் 12/4/2028 வரை)

13/4/23
மு.ஆணையாளர்
தாம்பரம் மாநகராட்சி

13/4/23

13/4/23

N
W E
S

25.60 M AS PER SITE
25.60 M AS PER FMB
3.00M WIDE ONE WAY DRIVEWAY
RAIN WATER SUMP 6.10 X 2.21 X 1.50 SCIENTIFICALLY CLOSED MH
SUMP HT 6FT
1.51M WIDE TWO WHEELER DRIVEWAY
LIFT1 2.49x1.98
LIFT2 2.49x1.98
SERVENT/ DRIVER WC
4.50M WIDE ONE WAY DRIVEWAY
79.10 M AS PER SITE
83.50 M AS PER FMB
9.00 M WIDE BAJANAI KOIL STREET
79.10 M AS PER FMB
83.50 M AS PER SITE
DRINKING WATER SUMP 4.95 X 3.20 X 1.82 SCIENTIFICALLY CLOSED
OPEN TRANSFORMER YARD 10.00 X 4.00
GATE GUTTER
4.50M IN GATE
1.5MX1.5M SPLAY
STREET ALIGNMENT PORTION GIFTED TO CMDA
Area : 63.94
25.80 M AS PER SITE
25.80 M AS PER FMB
12.60 M WIDE DHARKAST ROAD

SITE CUM STILT FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

For (Deputy Planner / Chief Planner / Member-Secretary)
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KEY NO. 1788

QR CODE

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ARCH_E_(36.00_x_48.00_Inches)

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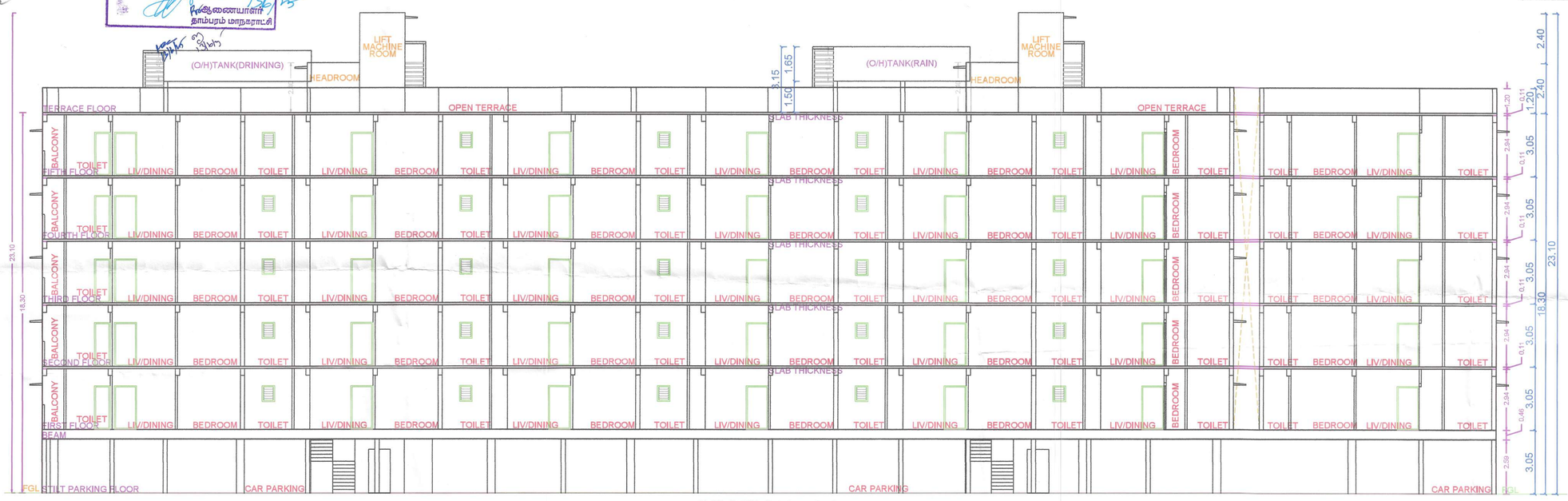
| FLOOR NAME | SHEET NO. 3 / 3 |
|---|---|

FLOOR NAME

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க.ம. எண்: 1.7.1.3. தாம்பரம் மாநகராட்சி
க.அ. எண்: 09/24/12-23/CH/2571/00355 பெருங்களத்தூர்
நாள்: 13/6/2025.
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது
(காலவரை 13/6/2025 முதல் 12/6/2030 வரை)
for இவ்வணையாளர்
தாம்பரம் மாநகராட்சி

13/3)




## SECTION - AA




## FIRST FLOOR PLAN

## TYPICAL - 2, 3, 4 & 5 FLOOR PLAN

## TERRACE FLOOR PLAN

## ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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ARCH_E_(36.00_x_48.00_Inches)

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

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
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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.