Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

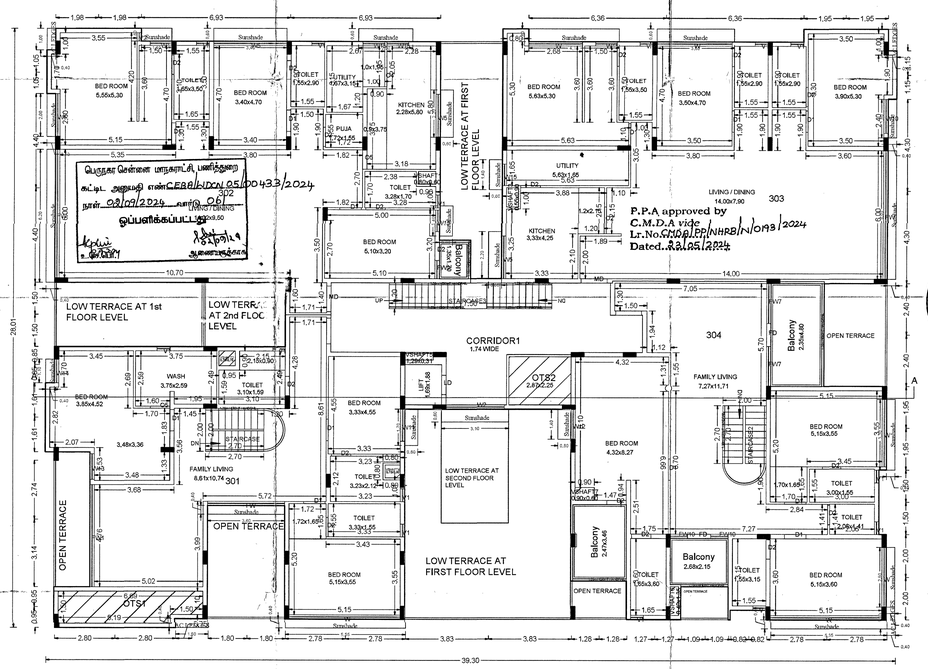
hello@verified.realestate
+91 9996 12 9996
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THIRD AND TERRACE FLOOR ORIGINAL

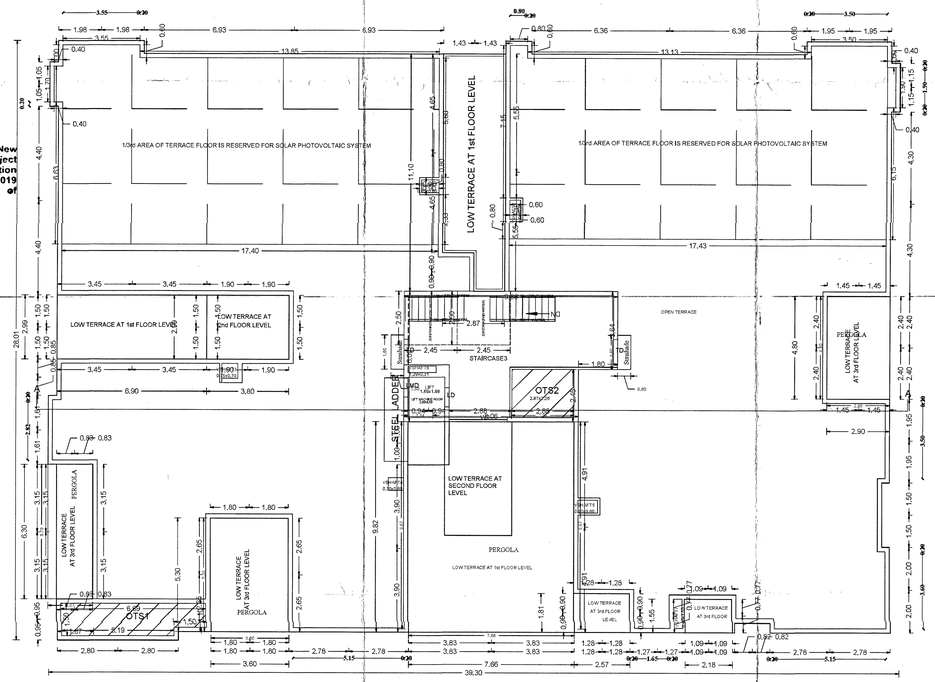
FLOOR NAME	SHEET NO. 3 / 3

FLOOR NAME

Plan showing the Proposed Construction of Stilt floor (parking) + 2 Floors + 3rd Floor Part Residential Building (Height -14.0m) with 10 Dwelling units (8 Dwelling units + 2 ~~Duplex dwelling units~~) at Old Door No. 3,4, New Door No. 9/5 , Ethiraj Lane, Egmore, Chennai.6000 008, Comprised in Old S.No.: 9 part, T.S.No. 1626/15, 1626/16, Block No: 51 of Egmore Village, within the limits of Greater Chennai Corporation.



THIRD FLOOR PLAN PART



TERRACE 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 W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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. 7688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by the IIT / Anna University / Registered Structural Engineer as the case may be.

STILT
OPTIONAL

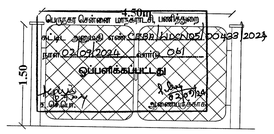
(1)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP.INNER/N/0193/2024
Dated.23/05/2024

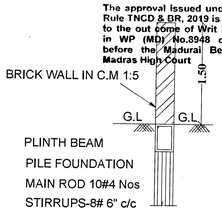
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8348 of 2019 before the Madurai Bench of Madras High Court

Proposed Rainwater Harvesting System
Provided As per CBR Norms Drawing No.3A

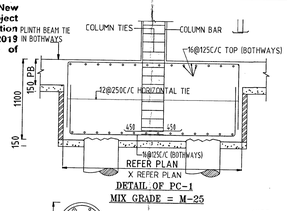




GATE ELEVATION



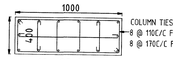
C/S OF COMPOUND WALL



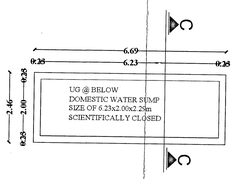
DETAIL OF PC-1
MIX GRADE = M-25



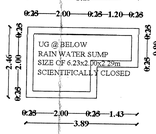
DETAIL OF 500 DIA PILE
SAFE CAPACITY 100 TON,
MIX GRADE = M-30

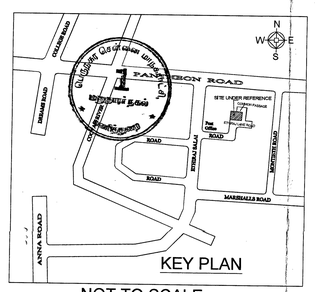


DETAIL OF COLUMN-A
MIX GRADE = M-30



TYPICAL PLAN OF SUMP





KEY PLAN
NOT TO SCALE

SITE PLAN	SHEET NO. 1/2

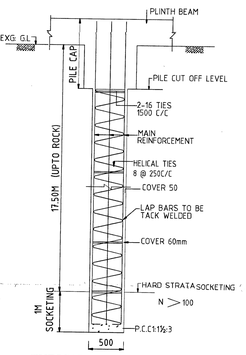
SITE PLAN

Plan showing the Proposed Construction of Stilt floor (parking) + 2 Floors + 3rd Floor Part Residential Building (Height -14.0m) with 10 Dwelling units (8 Dwelling units + 2 Duplex dwelling units) at Old Door No: 3,4, New Door No: 9/5 , Ethiraj Lane, Egmore, Chennai.6000 008, Comprised in Old S.No.: 9 part, T.S.No. 1626/15, 1626/16, Block No: 51 of Egmore Village, within the limits of Greater Chennai Corporation.

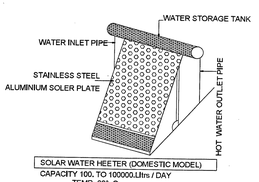
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1356.00
AREA AS PER DOCUMENT	1355.52
AREA CONSIDERED FOR FSI	1355.52
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2706.02
FSI FACTOR	1.996
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

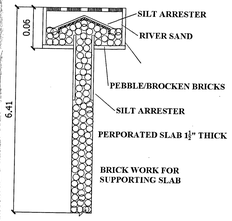
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	29	30
TWO WHEELER	0	0
CYCLE	-	0



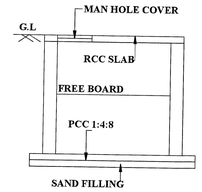
TYPICAL CROSS SECTION OF
BORED CAST INSITU PILE
MIX GRADE = M-30



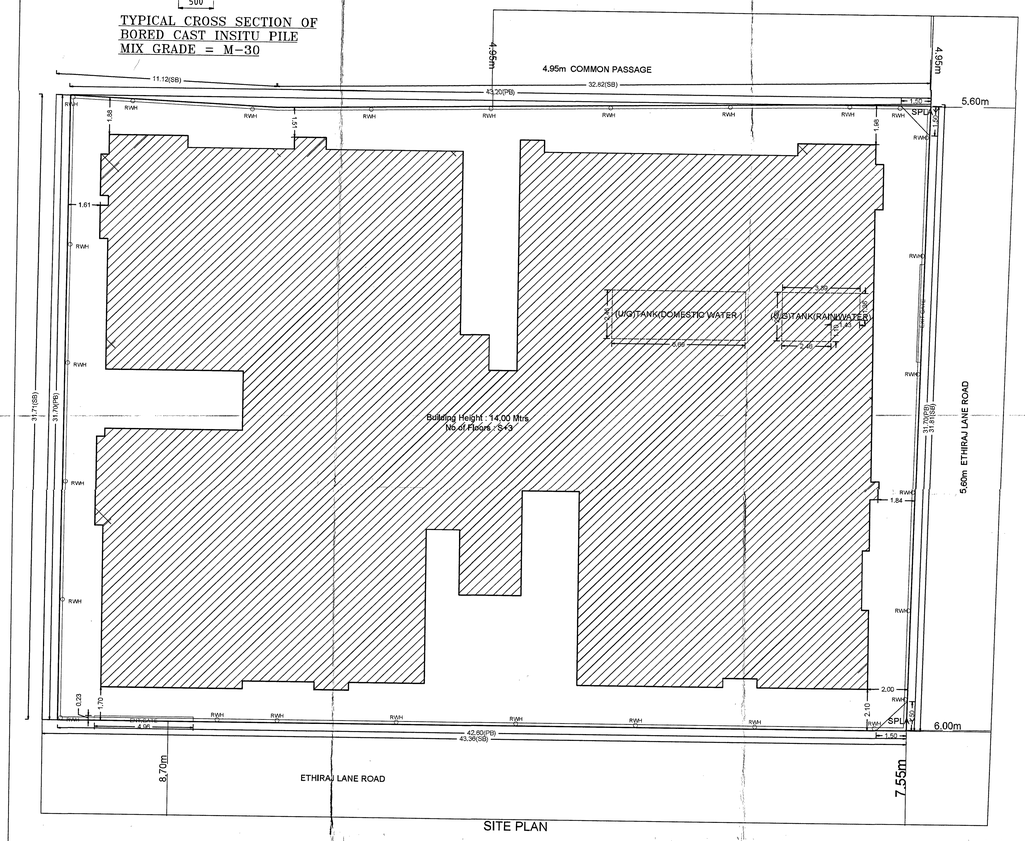
SOLAR WATER HEATER PLAN
NOT TO SCALE



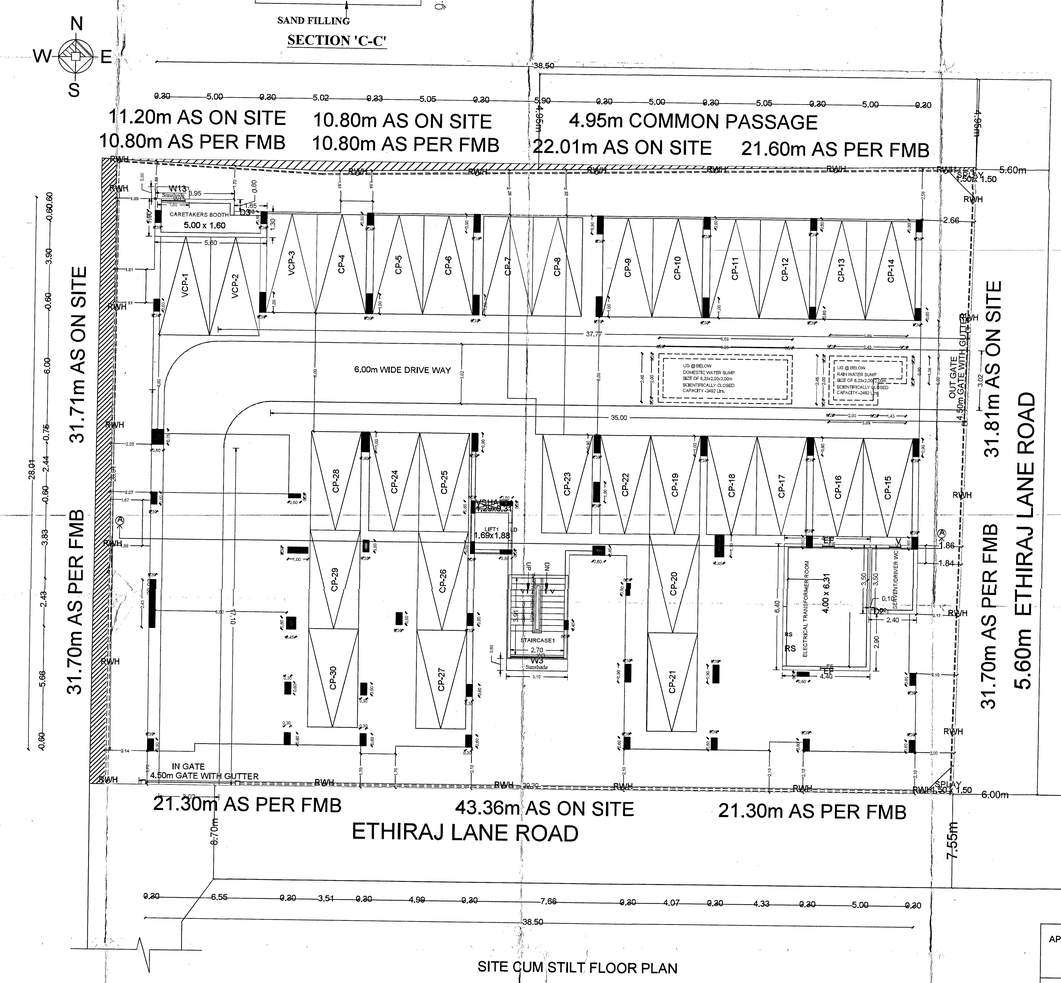
PERCULATION PIT



SECTION 'C-C'



SITE PLAN



SITE CUM STILT FLOOR PLAN

FLOOR WISE FSI STATEMENT: A (EGMORE (LUXE))

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	27.81	0.00	0.00	0	27.81
FIRST FLOOR	0.00	932.99	0.00	0.00	4	932.99
SECOND FLOOR	0.00	903.62	0.00	0.00	4	903.62
THIRD FLOOR	0.00	841.60	0.00	0.00	2	841.60
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2706.02	0.00	0.00	10	2706.02

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
A-1 (EGMORE...)		0.00	2706.02	0.00	0.00	10	2706.02
Total		0.00	2706.02	0.00	0.00	10	2706.02

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 TNCD&BR, 2019 is subject to the out come of Writ Petition (MD)No.8348 of 2019 and WMP (MD) Nos. 6512 & 6513 of 2019.

Signature valid

Digitally Signed by [illegible]
Registered Engineer / Architect / Town Planner / Structural Engineer / Valuer
Sign Date: 05/10/2024 7:06:34 PM

Signature valid

Digitally Signed by [illegible]
Member-Secretary
Chennai Metropolitan Development Authority
Sign Date: 05/10/2024 7:06:34 PM

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. 7688

QR CODE

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)

Applicants (Owner / Developer / Power of Attorney)

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RESPONSIBILITY OF THE BUILDER / PROMOTERS

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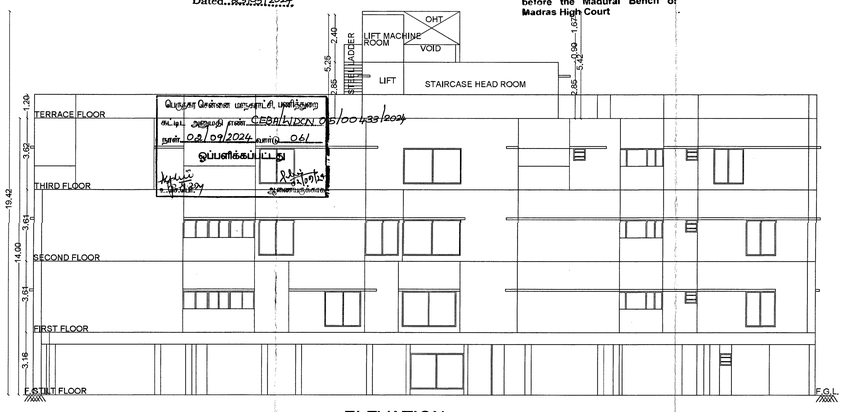
FIRST AND SECOND FLOOR ORIGINAL

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/ /NHRP/N/0193/2024
Dated..03/05/2024.

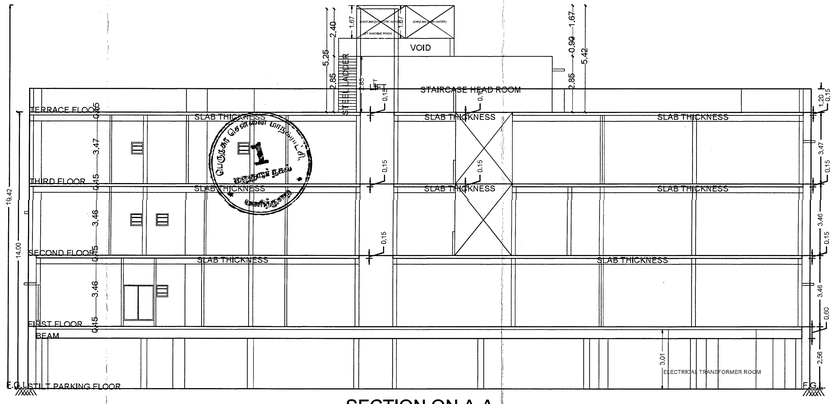
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FLOOR NAME	SHEET NO. 2/3
FLOOR NAME	

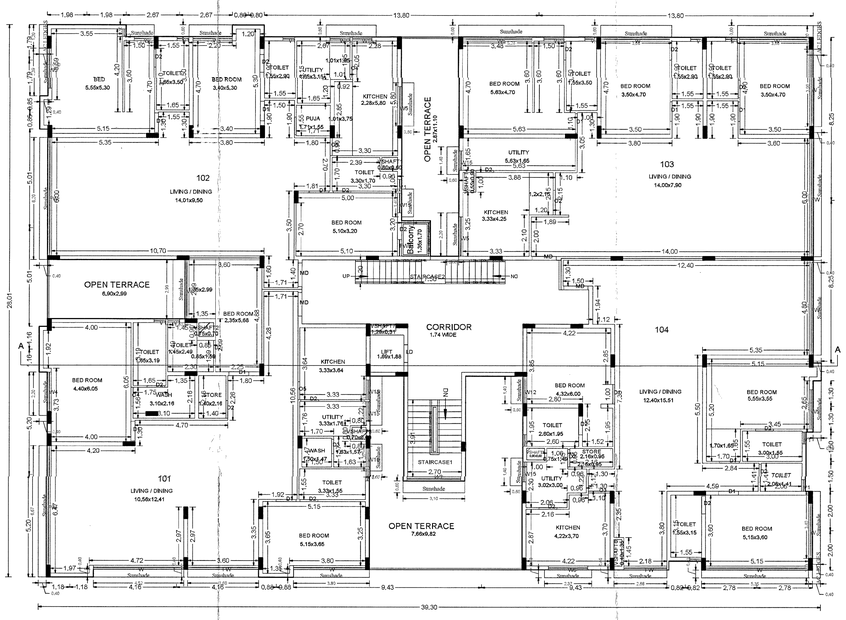
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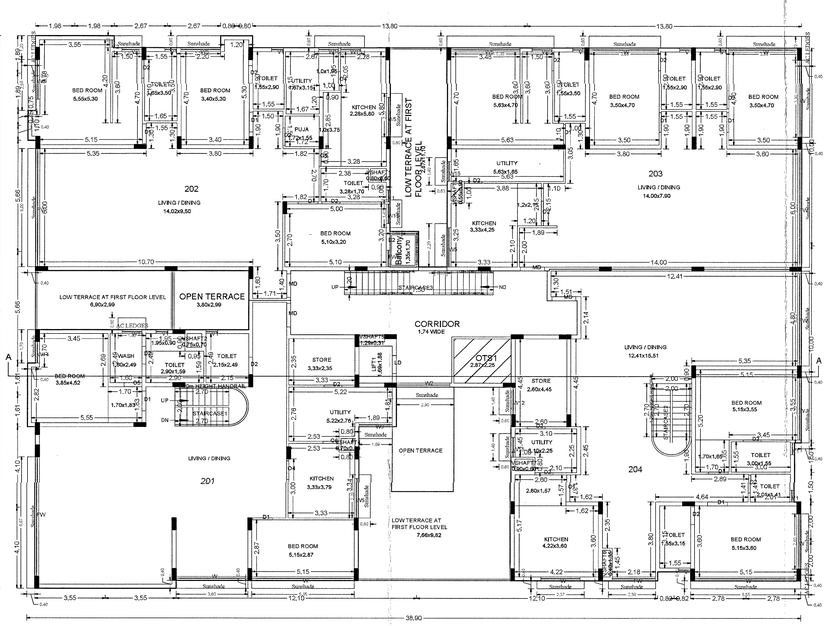
ELEVATION



SECTION ON A-A



FIRST FLOOR PLAN



SECOND FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non-High Rise Building
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KEY NO. 7688

QR CODE

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Applicants (Owner / Developer / Power of Attorney)

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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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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.