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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,
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DIGITALLY VERIFIED RECORD

TAMIL NADU FIRE AND RESCUE SERVICES

(Under section 13 of the Tamil Nadu Fire Service Act 1985 and

Tamil Nadu Fire Service Rule 1990 - Appendix-III)

District Office,

Fire and Rescue Service,

Chengalpattu District.

PP NOC No: 3654/2025

Dated: 07/03/2025

NO OBJECTION CERTIFICATE

Sub: Tamilnadu Fire and Rescue Services Chengalpattu District - Issue of No Objection Certificate for Construction of Residential Building in S.F.No.111/2A1A1A, 2A1A2,3A3A1 & 3A3B, P.NO:01, KANATHUR REDDIKUPPAM VILLAGE AND PANCHAYAT, THIRUPPORUR Taluk, Chengalpattu District - Reg.

Ref: Token ID: 264623 Dated: 24/02/2025

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With reference to the letter cited above, StationOfficer Mamallapuram has inspected the Residential building site located at Mr.P.Kartic S.F.No.111/2A1A1A, 2A1A2,3A3A1 & 3A3B, P.NO:01, KANATHUR REDDIKUPPAM VILLAGE AND PANCHAYAT, THIRUPPORUR Taluk, Chengalpattu District on 01/03/2025. This planning proposal proposed to construct Residential consisting of STILT + 5 FLOORS with height of 17.85 meters. The plot area is 1783.60 Sq.mts Stilt Floor - Non FSI - 880.15 sqmtr, , First Floor - 880.15 sqmtr, Second Floor - 880.15 sqmtr, Third Floor - 880.15 sqmtr, Fourth Floor - 880.15 sqmtr, Fifth Floor - 841.92 sqmtr and total buildup area is 5242.67 Sq.mts. The proposed building occupancy is classified as group A and subdivision A4 (Apartment Houses) as per the National Building code of India Part-IV Fire and Life Safety-2016.

No objection Certificate is issued on Fire and Rescue Services point of view to accord planning permission to the proposed building subject to fulfilment of the below conditions.

Conditions

The following fire safety measures should be provided in the proposed building before the actual occupation as listed below.

I. Group A - Residential Building Conditions

5. Sub Division A3 Dormitories (or) A4 Apartment Houses –(More than 15 mts and up to 18.30 mts in Height)

1. The First aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.
2. If the basement exceeds 200 square meters, an automatic sprinkler system should be installed.
3. Staircases should have a width of 1.25 meters.
4. Clear side setback area should be provided as per Tamil Nadu Combined development building rules 2019.
5. Display safety signs throughout the building.
6. Emergency Lights should be provided
7. One fire lift should be provided.
8. A terrace fire pump of capacity of 900 lpm should be provided.
9. A terrace level fire water tank of capacity 25000 litres should be provided.
10. One down comer system should be provided per 1000 sq.meters area covering all floors.
11. Hose Reel Assembly should be provided per 1000 sq.meters area covering all floors.
12. Manually operated Fire Alarm call points (MCP) should be provided on all floors.

To:

Mr.P.Kartic S.F.No.111/2A1A1A, 2A1A2,3A3A1 & 3A3B, P.NO:01, KANATHUR REDDIKUPPAM VILLAGE AND PANCHAYAT, THIRUPPORUR Taluk, Chengalpattu District

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.