Verified RealEstate™

RE REGULATORY RECORD

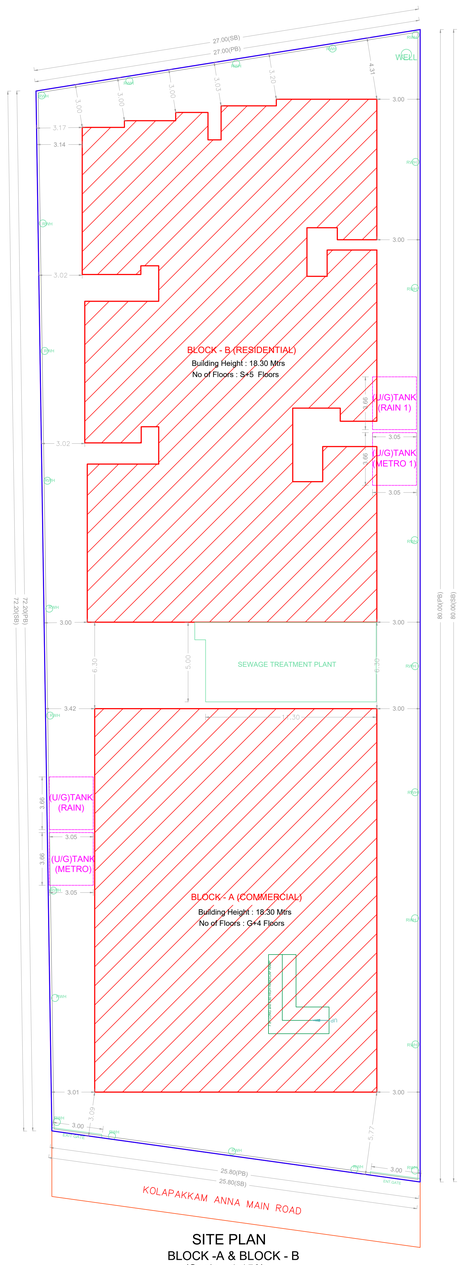
RERA Document

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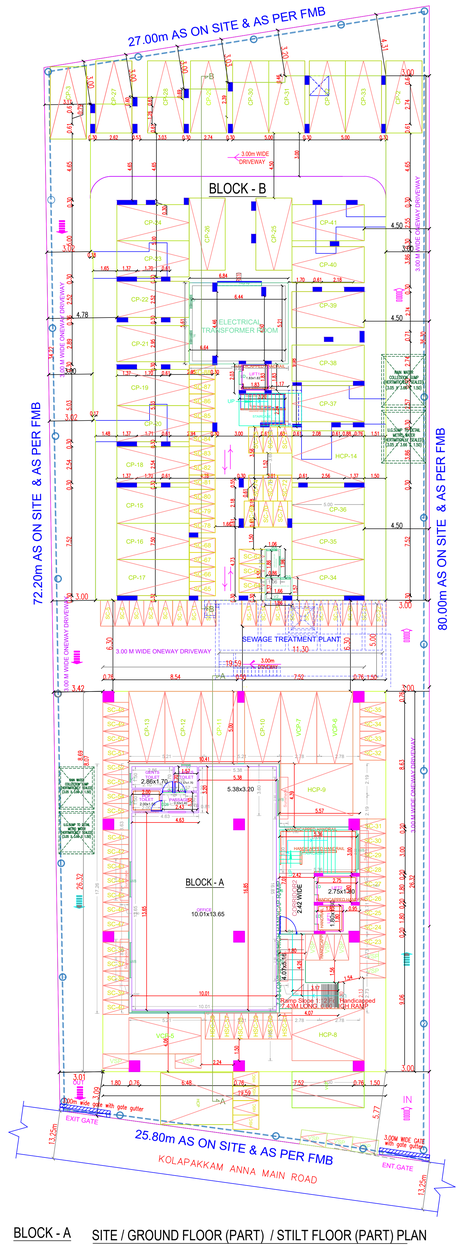
Published for reference. The authority's own register is the operative record.

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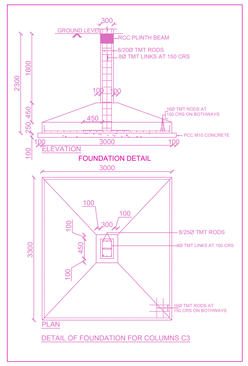
SITE PLAN
BLOCK -A & BLOCK - B
(Scale - 1:150)

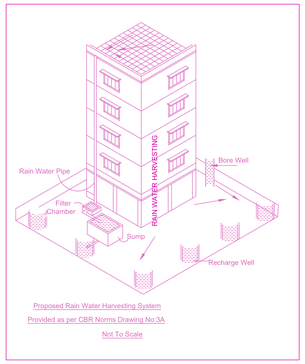


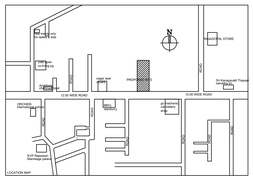
BLOCK - A SITE / GROUND FLOOR (PART) / STILT FLOOR (PART) PLAN

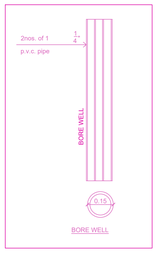
BLOCK - B SITE/STILT PARKING FLOOR PLAN

(Scale - 1:150)









SITE PLAN	SHEET NO. 1 / 2

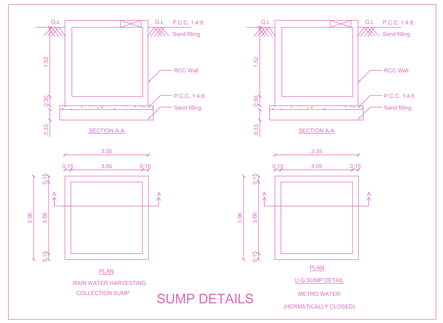
SITE PLAN

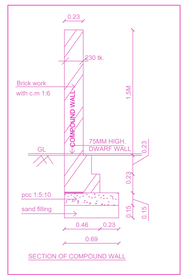
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT - COMMERCIAL CUM RESIDENTIAL BUILDING WITH 2 BLOCKS - BLOCK A: GROUND FLOOR PART/ STILT FLOOR PART + 4 FLOORS COMMERCIAL BUILDING (OFFICE WITH HEIGHT-18.30M) AND BLOCK B: STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 30 DWELLING UNITS (HEIGHT-18.30M) AVAILING PREMIUM FSI AT KOLAPAKKAM ANNA MAIN ROAD, KOLAPAKKAM, CHENNAI COMPRISED IN S.NO.24/1C OF KOLAPAKKAM VILLAGE WITHIN THE LIMITS OF KUNDRATHUR PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2050.00
AREA AS PER DOCUMENT	2049.11
AREA CONSIDERED FOR FSI	2049.11
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	5630.38
FSI FACTOR	2.748
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	41	41
TWO WHEELER	97	98
CYCLE	-	0





FLOOR WISE FSI STATEMENT: BLOCK A (COMMERCIAL)

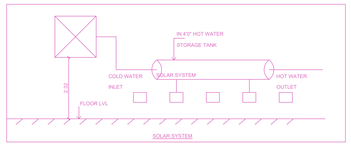
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND PARKING FLOOR	220.98	0.00	0.00	0.00	0	220.98
FIRST FLOOR	510.12	0.00	0.00	0.00	0	510.12
SECOND FLOOR	510.12	0.00	0.00	0.00	0	510.12
THIRD FLOOR	510.12	0.00	0.00	0.00	0	510.12
FOURTH FLOOR	510.12	0.00	0.00	0.00	0	510.12
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	2261.46	0.00	0.00	0.00	0	2261.46

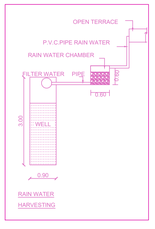
FLOOR WISE FSI STATEMENT: BLOCK B (RESIDENTIAL)

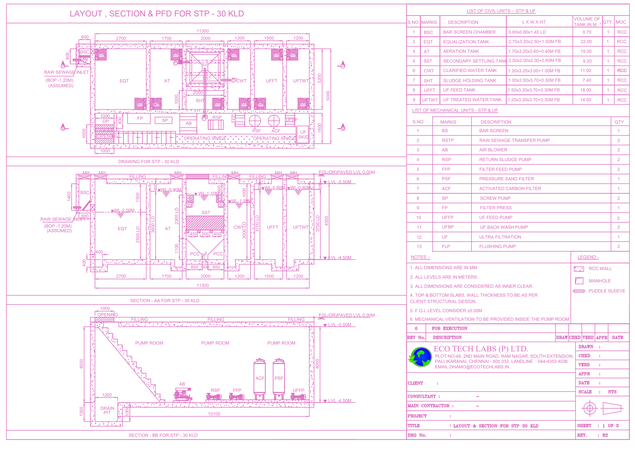
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	38.42	0.00	0.00	0	38.42
FIRST FLOOR	0.00	666.10	0.00	0.00	6	666.10
SECOND FLOOR	0.00	666.10	0.00	0.00	6	666.10
THIRD FLOOR	0.00	666.10	0.00	0.00	6	666.10
FOURTH FLOOR	0.00	666.10	0.00	0.00	6	666.10
FIFTH FLOOR	0.00	666.10	0.00	0.00	6	666.10
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3368.92	0.00	0.00	30	3368.92

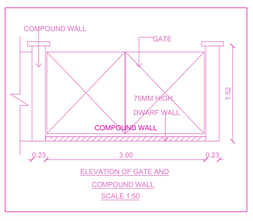
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK A-1 (...)		2261.46	0.00	0.00	0.00	0	2261.46
BLOCK B-1 (...)		0.00	3368.92	0.00	0.00	30	3368.92
Total		2261.46	3368.92	0.00	0.00	30	5630.38









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.

QR CODE

Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member
Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member	Planning Member

Applicants (Owner / Developer / Power of Attorney)

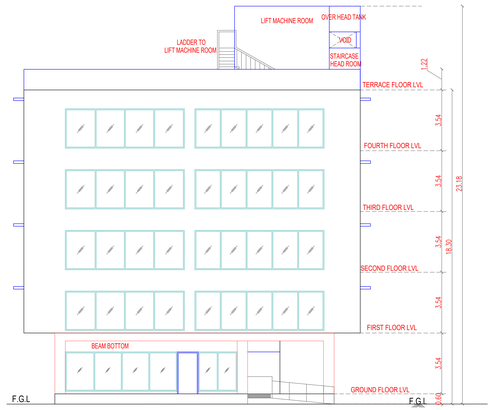
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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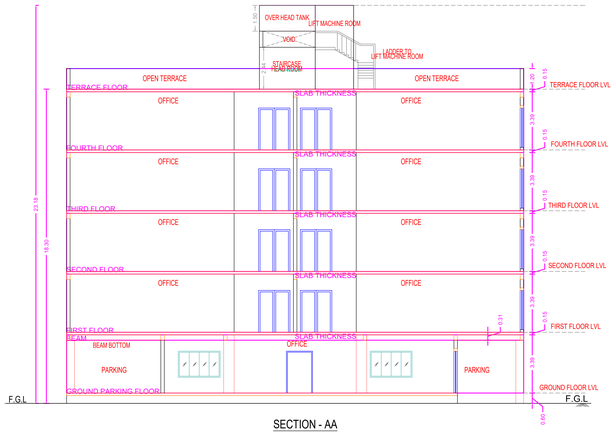
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

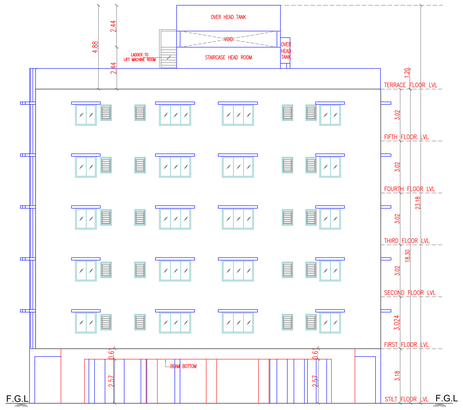
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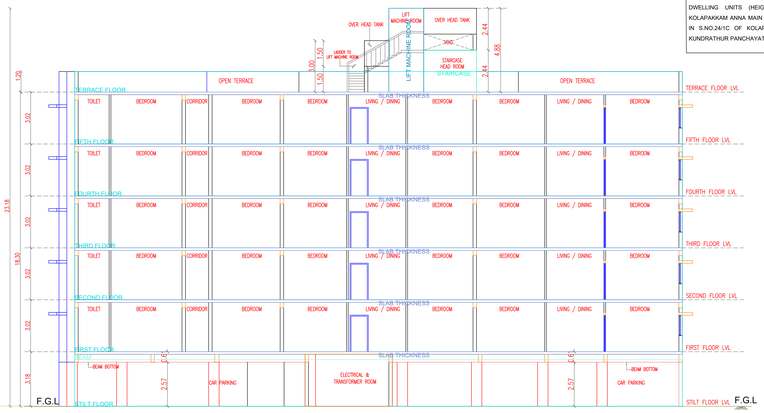
FRONT ELEVATION
BLOCK - A



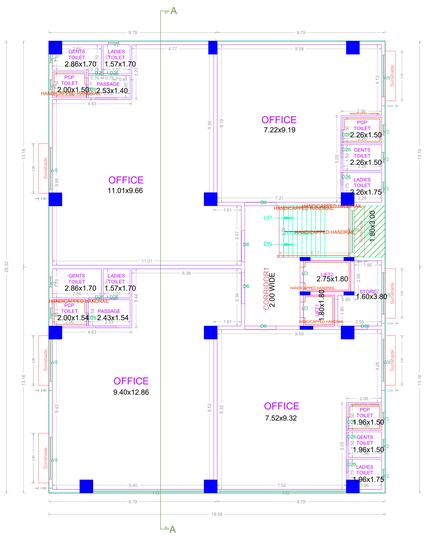
SECTION - AA
BLOCK - A



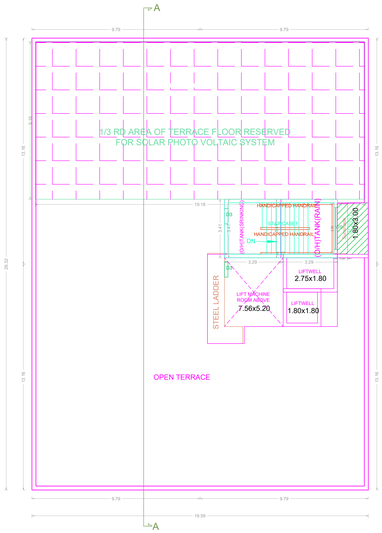
FRONT ELEVATION
BLOCK - B



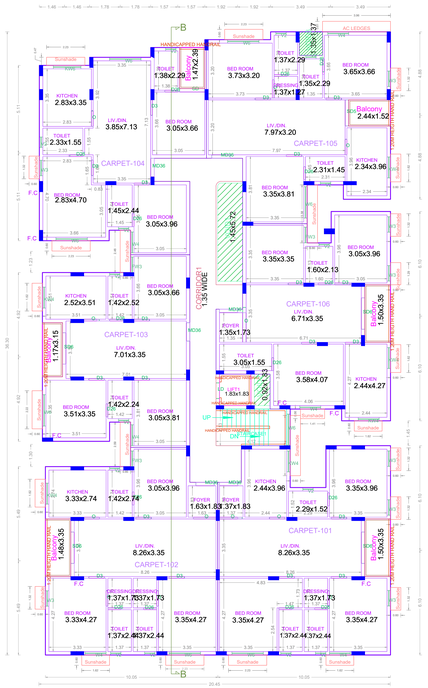
SECTION - B-B
BLOCK - B



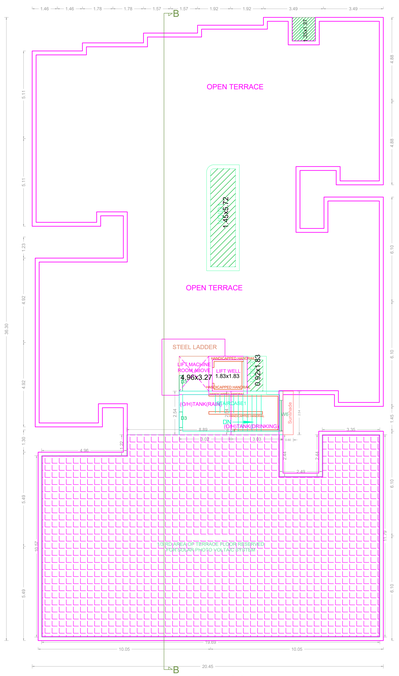
TYPICAL - 1, 2, 3 & 4 FLOOR PLAN
BLOCK - A



TERRACE FLOOR PLAN
BLOCK - A



TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN
BLOCK - B



TERRACE FLOOR PLAN
BLOCK - B

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.

GR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. No.30218 & 30219 of 2019 & WMP (MD) Nos. 26012 & 26013 of 2019.

Applicants (Owner / Developer / Power of Attorney)

UserDefinedMetric (841.00 x 1500.00MM)

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

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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.