Verified RealEstate™

RE REGULATORY RECORD

RERA Document

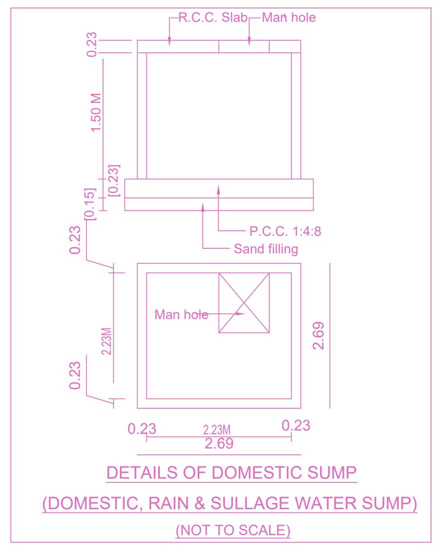
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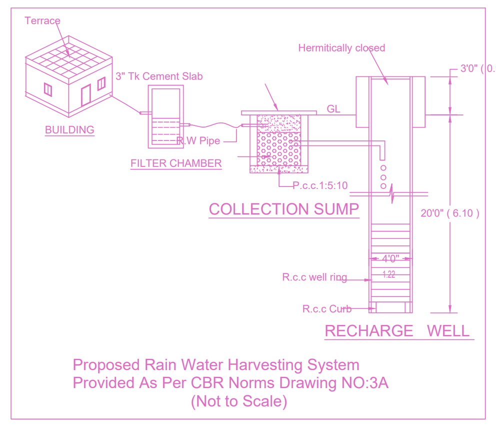
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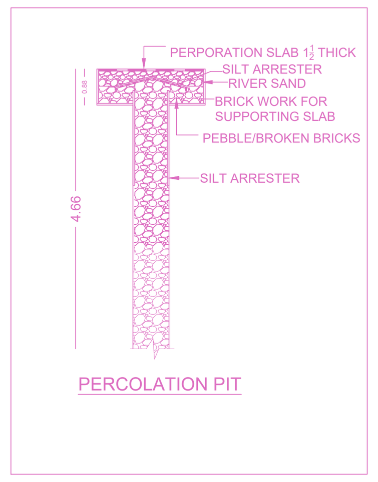
Verified RealEstate™
3/350/2 Mettukuppam,
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Chennai 600 097, India

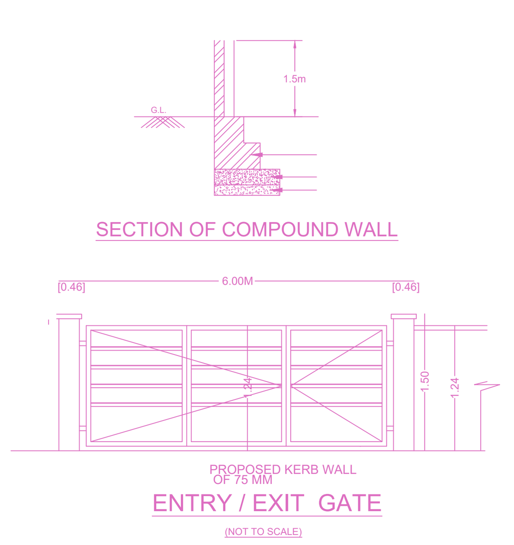
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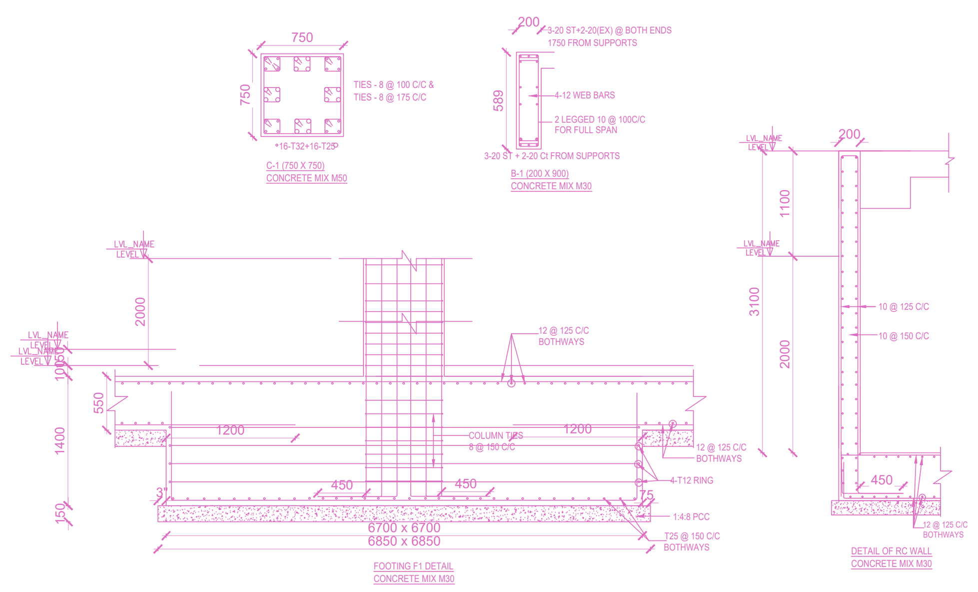
DIGITALLY VERIFIED RECORD

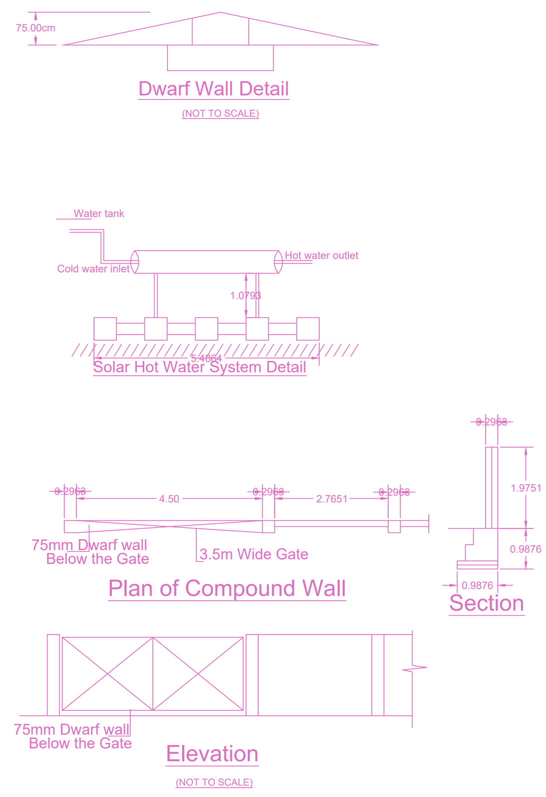


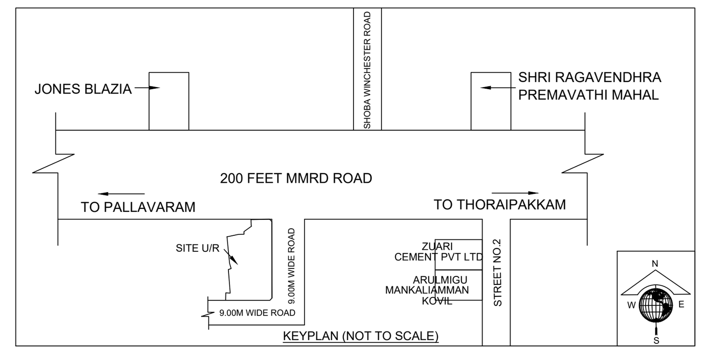












Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

REVISED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF (ESCALATOR) TO THE EXISTING EARLIER APPROVED BASEMENT + GROUND FLOOR + 3 FLOORS COMMERCIAL BUILDING (OFFICE - 18.30M HEIGHT) AT PLOT NO.2, 3, 4 & 5 (IN CMDA APPROVED SUBDIVISION PPD/L.O.NO.37/2022), MMRD ROAD, KOVILAMBAKKAM, CHENNAI COMPRISED IN S.NOS.45/2A2, 45/2A3, 45/5A1, 45/5A2, 45/5A3, 45/5A4, 45/5B, 45/6B1B, 45/7B & 46/1B OF KOVILAMBAKKAM VILLAGE WITHIN THE LIMIT OF ST. THOMAS MOUNT PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1402.00
AREA AS PER DOCUMENT	1389.00
AREA CONSIDERED FOR FSI	1389.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2954.76
FSI FACTOR	2.127
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	24	25
TWO WHEELER	97	98
CYCLE	-	0

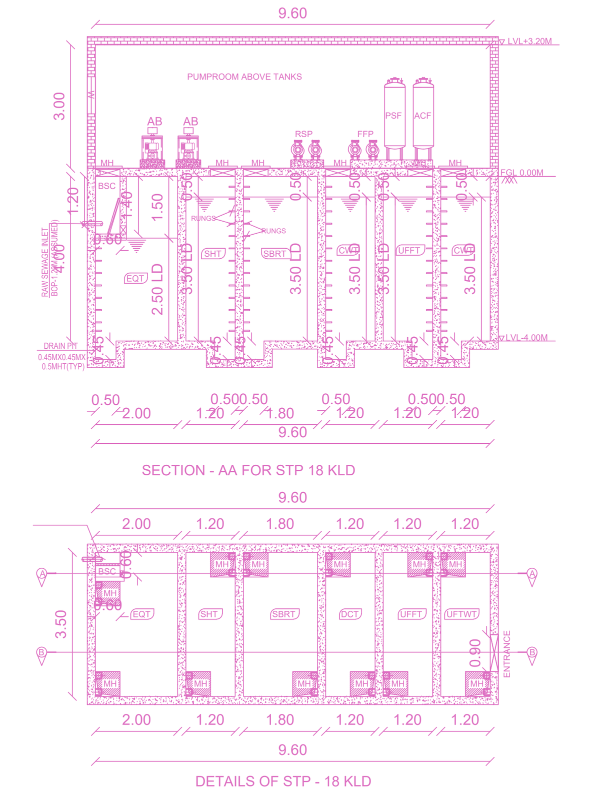
FLOOR WISE FSI STATEMENT: A (OFFICE BUILDING)

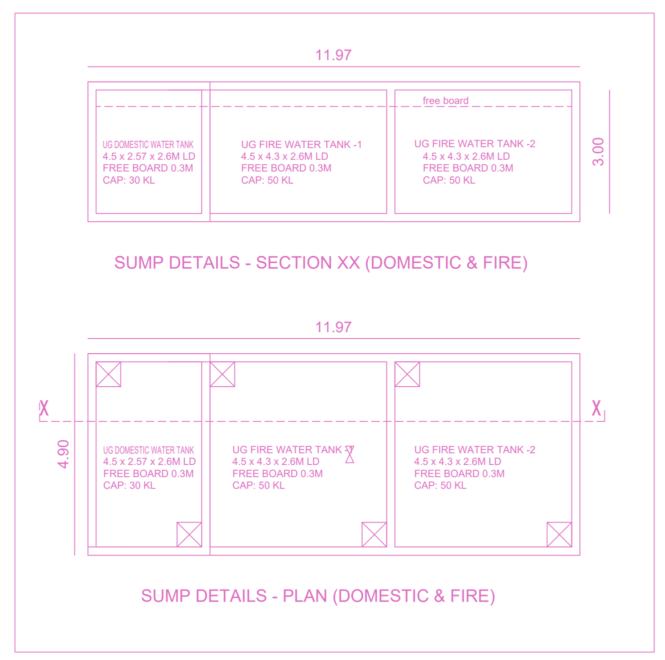
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
GROUND PARKING FLOOR	694.67	0.00	0.00	0.00	0	694.68
FIRST FLOOR	753.36	0.00	0.00	0.00	0	753.36
SECOND FLOOR	753.36	0.00	0.00	0.00	0	753.36
THIRD FLOOR	753.36	0.00	0.00	0.00	0	753.36
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	2954.75	0.00	0.00	0.00	0	2954.75

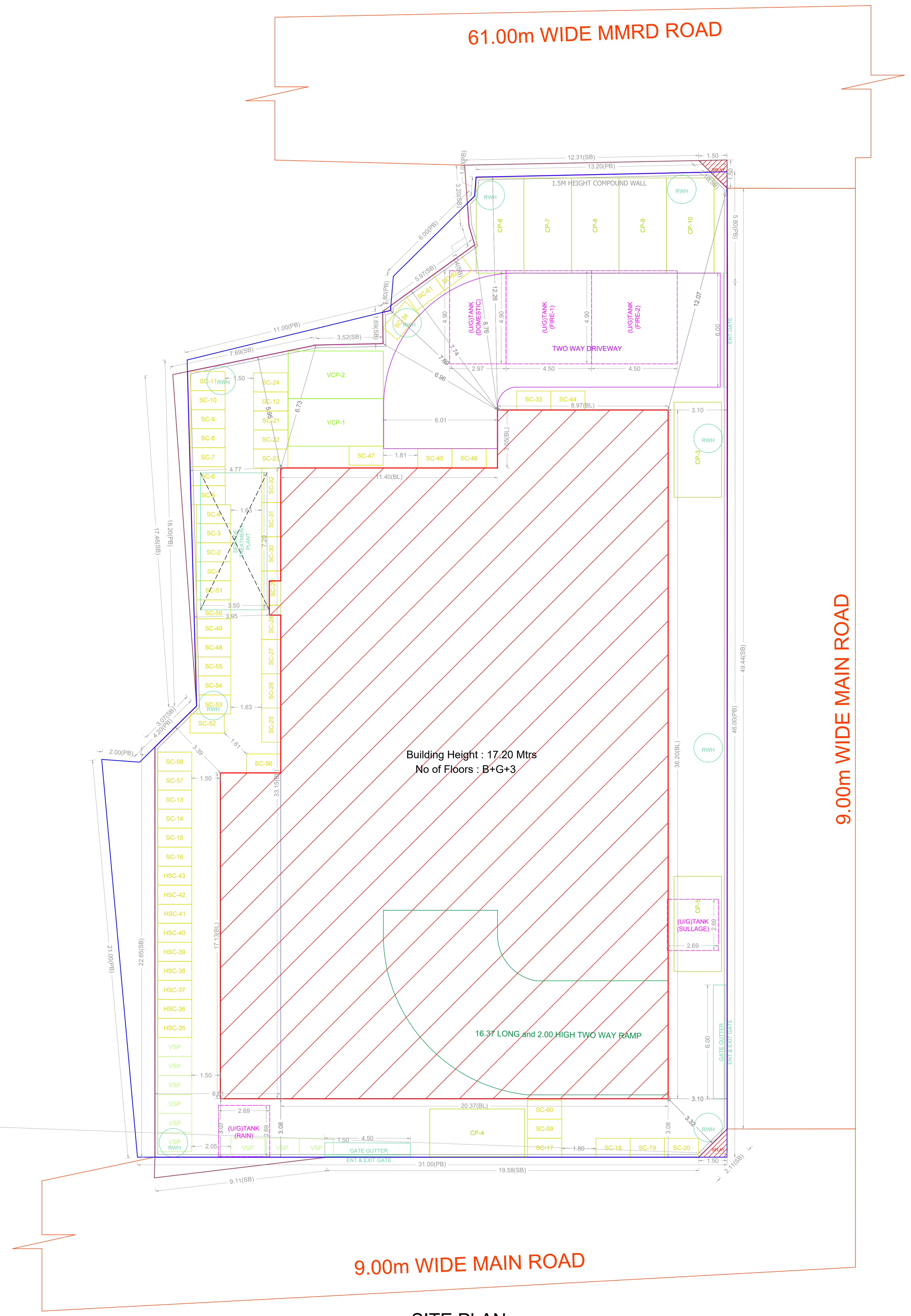
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (OFFICE...)		2954.75	0.00	0.00	0.00	0	2954.75
Total		2954.75	0.00	0.00	0.00	0	2954.75

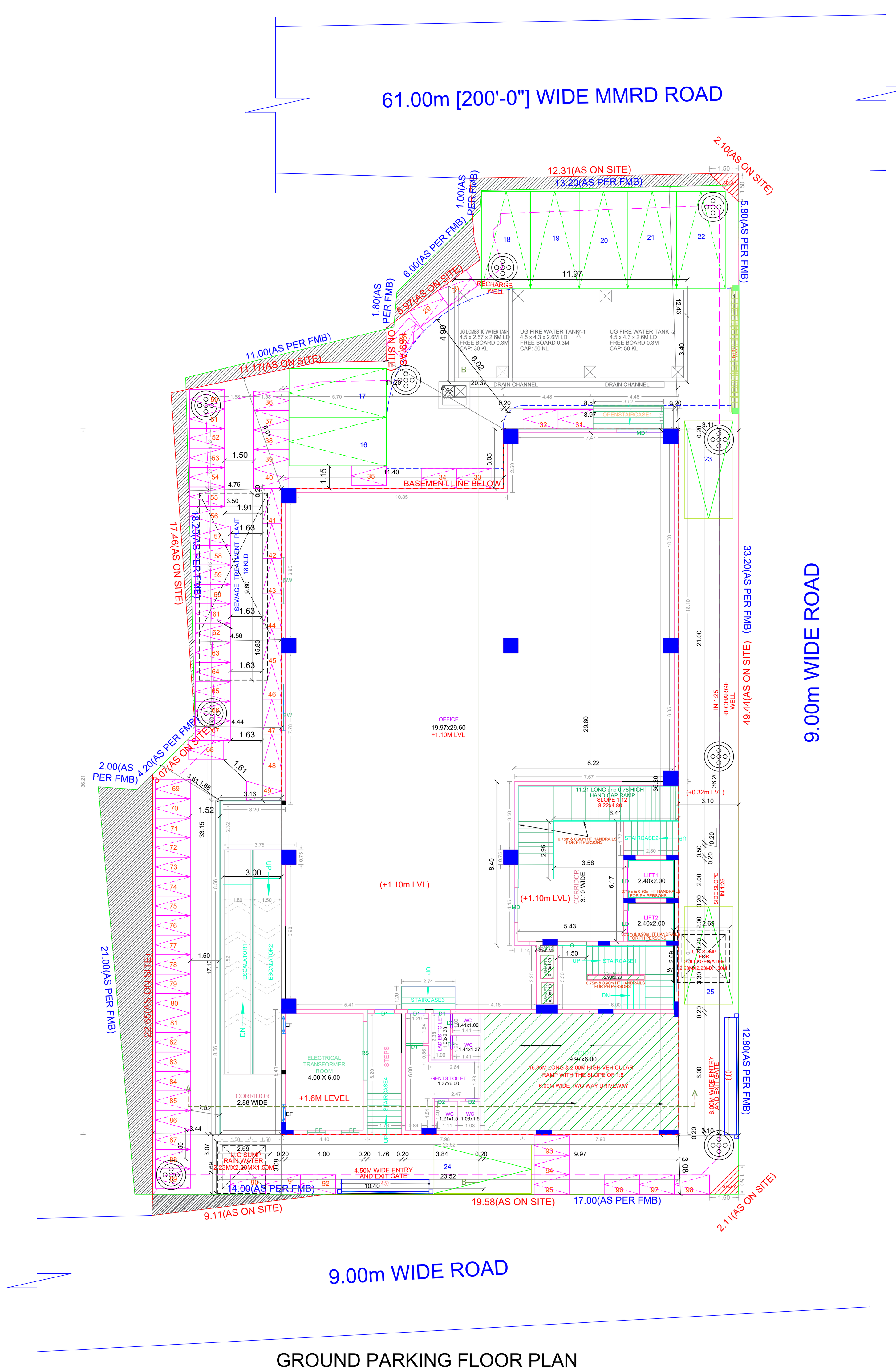
NOTE: EARLIER APPROVAL DETAILS:
PLANNING PERMISSION NO: OL-PP/NHRB/0176/2023
PERMIT NO: OL- 00306 DATED : 10.05.2023
FILE NO: CMDA/PP/NHRB/S/0013/2023



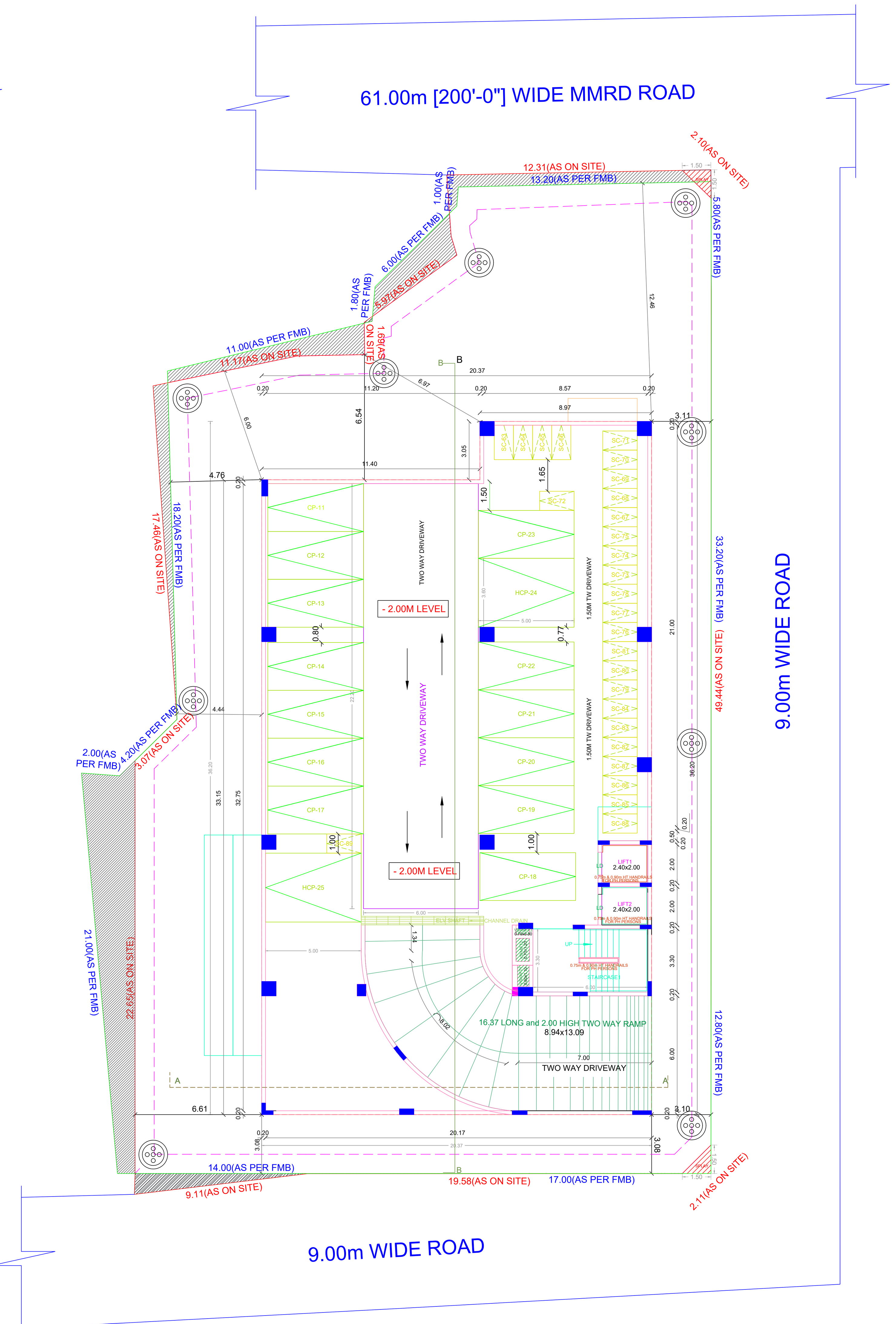




SITE PLAN



GROUND PARKING FLOOR PLAN



BASEMENT PARKING FLOOR PLAN

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.

APPROVAL CONDITION

Previous File No. CMDA/PP/NHRB/S/0013/2023
Approval Date 31/03/2022
Approval No. P.P.D.L.O : 37/2022
Permit No.

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

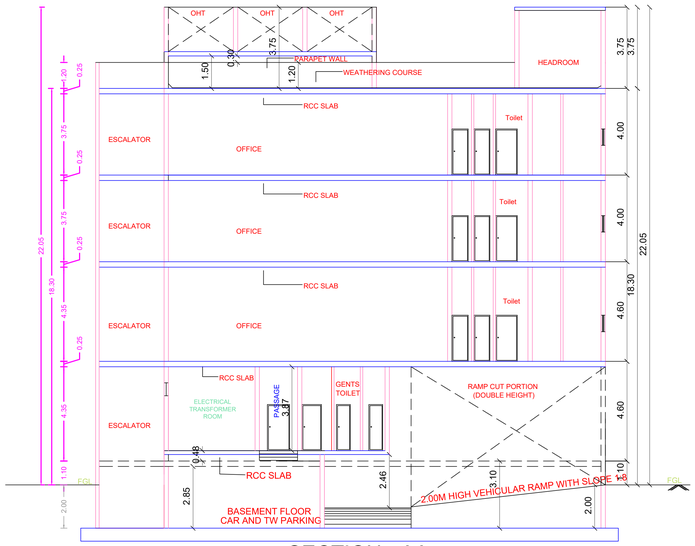
For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

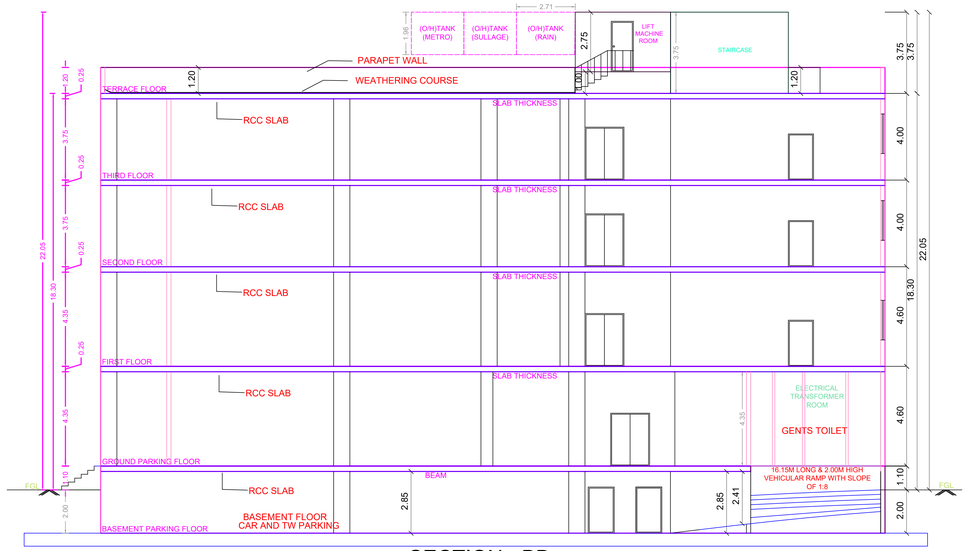
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FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

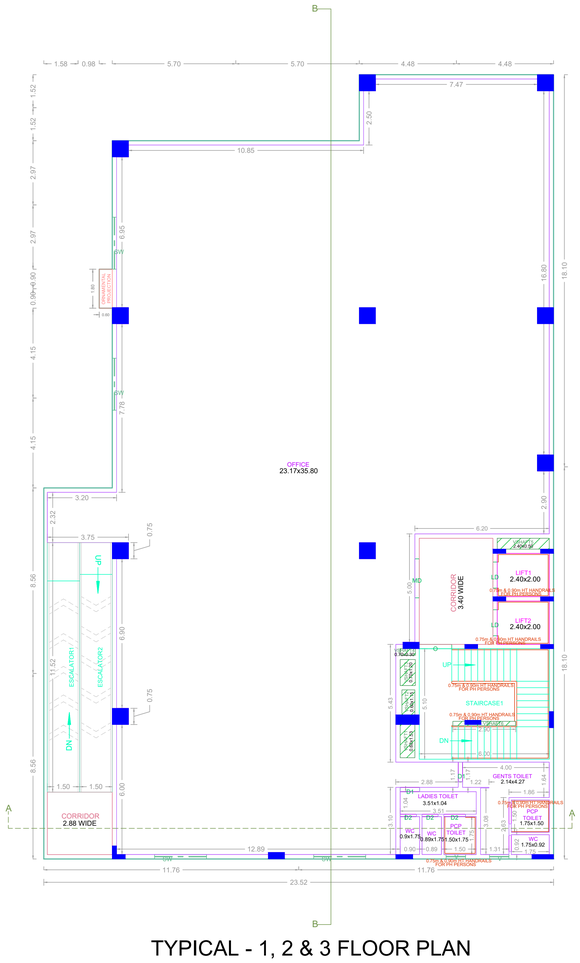
REVISED PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF (ESCALATOR) TO THE EXISTING EARLIER APPROVED BASEMENT + GROUND FLOOR + 3 FLOORS COMMERCIAL BUILDING (OFFICE - 18.30M HEIGHT) AT PLOT NO.2, 3, 4 & 5 (IN CMDA APPROVED SUBDIVISION PPD/L.O.NO.37/2022), MMRD ROAD, KOVILAMBAKKAM, CHENNAI COMPRISED IN S.NOS.45/2A2, 45/2A3, 45/5A1, 45/5A2, 45/5A3, 45/5A4, 45/5B, 45/6B1B, 45/7B & 46/1B OF KOVILAMBAKKAM VILLAGE WITHIN THE LIMIT OF ST. THOMAS MOUNT PANCHAYAT UNION.



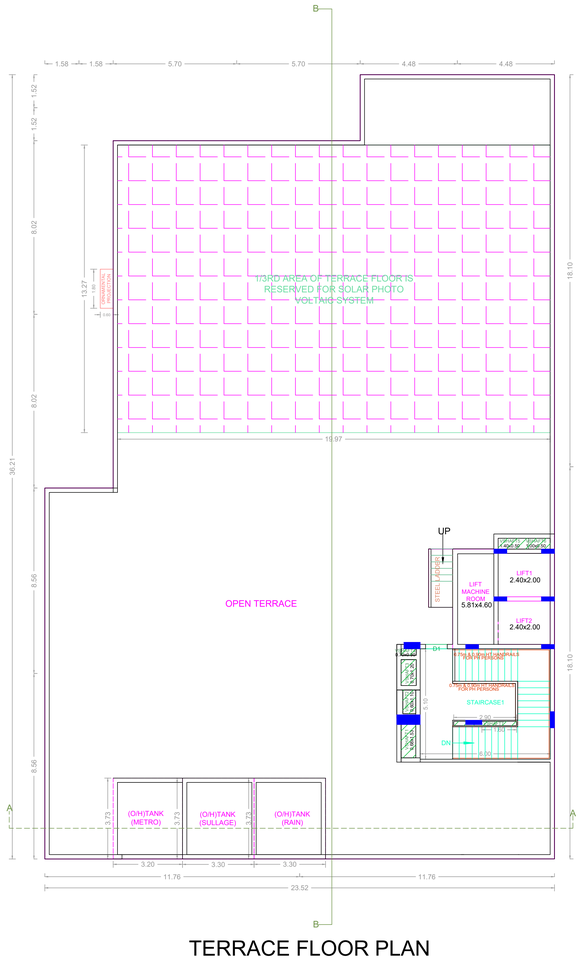
SECTION - AA



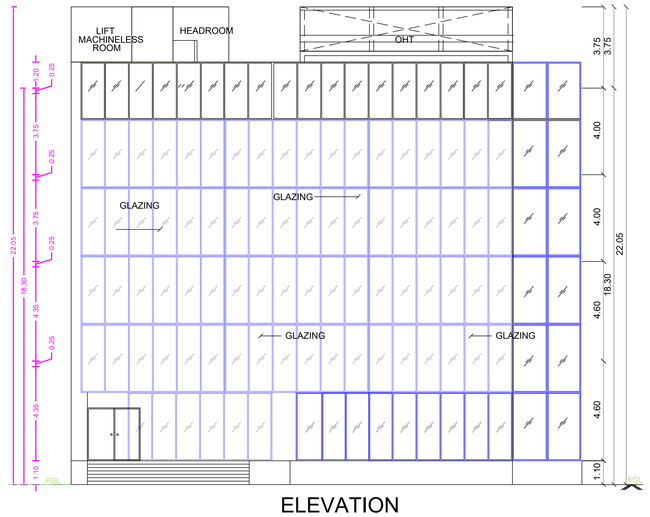
SECTION - BB



TYPICAL - 1, 2 & 3 FLOOR PLAN



TERRACE FLOOR PLAN



ELEVATION

APPROVAL CONDITION

Approved Number:

Area Details:
Proposed Use:
Proposed Area (sq.m.):
Proposed Floor:

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Approved Plan No:
Remarks:

Date:

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

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)

Name:
Signature:

Date:

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.

Name:
Signature:

Date:

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

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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Chennai 600 097, India
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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.