Verified RealEstate™

RE REGULATORY RECORD

RERA Document

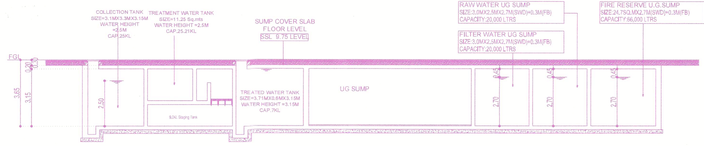
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Published for reference. The authority's own register is the operative record.

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3/350/2 Mettukuppam,
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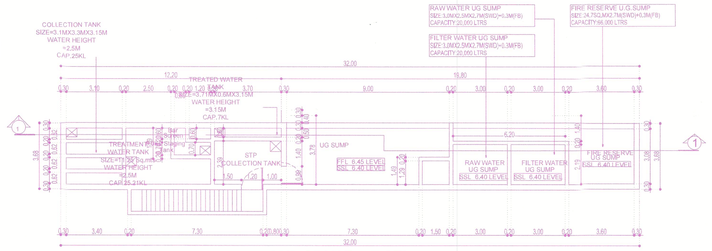
hello@verified.realestate
+91 9996 12 9996
verified.realestate

NO-(1)
ONE

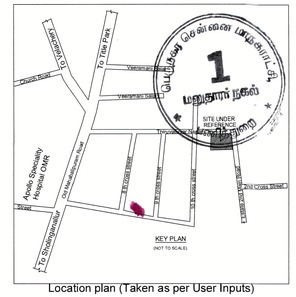


SECTION OF SUMP AND STP

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



PLAN OF SUMP AND STP



Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 3

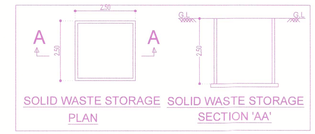
SITE PLAN

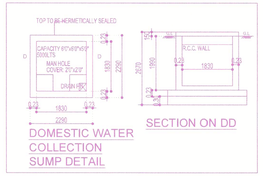
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (TWO LEVEL PUZZLE PARKING) + 4 FLOORS (18.30M HEIGHT) IT/ITES USE BUILDING AT PLOT NO.164, INDUSTRIAL ESTATE PERUNGUDI, CHENNAI, COMPRISED IN S.NO.129/1A1B & 129/1B OF PALLAVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

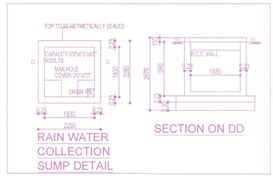
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2740.00
AREA AS PER DOCUMENT	2740.00
AREA CONSIDERED FOR FSI	2740.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
CSR AREA	0.00
TOTAL FSI AREA	6678.01
FSI FACTOR	2.437
COVERAGE AREA (PERCENTAGE %)	NA

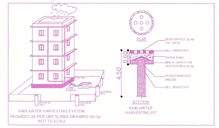
A) PARKING STATEMENT

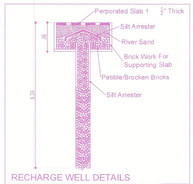
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	100	102
TWO WHEELER	199	208
CYCLE	-	0











P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/IND/S/0456/2024
Dated..18.12.2024..

EARLIER APPROVAL:-

- PLANNING PERMISSION APPROVAL OBTAINED IN CMDA APPROVAL NO. C/14918/01/2023-A&B, VIDE LETTER NO. CMDA/PP/IND/S/0354/2022, DATED 17.06.2023, PLANNING PERMIT NO. 14918

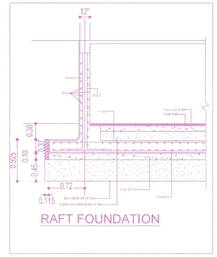
- BUILDING PERMIT OBTAINED IN GREATER CHENNAI CORPORATION NO. CEBA/WDCN14/00264/2023, DATED 23.06.2023

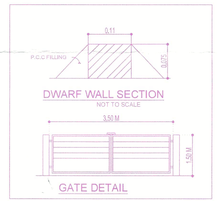
FLOOR WISE FSI STATEMENT: A (IT/ITES)

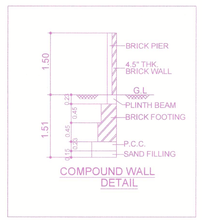
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	45.01	0.00	0.00	0.00	0	45.01
FIRST FLOOR	1658.25	0.00	0.00	0.00	0	1658.25
SECOND FLOOR	1658.25	0.00	0.00	0.00	0	1658.25
THIRD FLOOR	1658.25	0.00	0.00	0.00	0	1658.25
FOURTH FLOOR	1658.25	0.00	0.00	0.00	0	1658.25
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	6678.01	0.00	0.00	0.00	0	6678.01

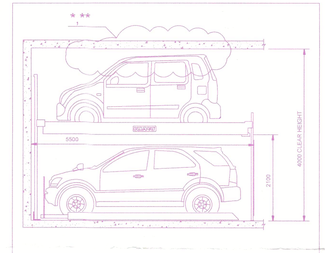
BUILDING WISE FSI STATEMENT

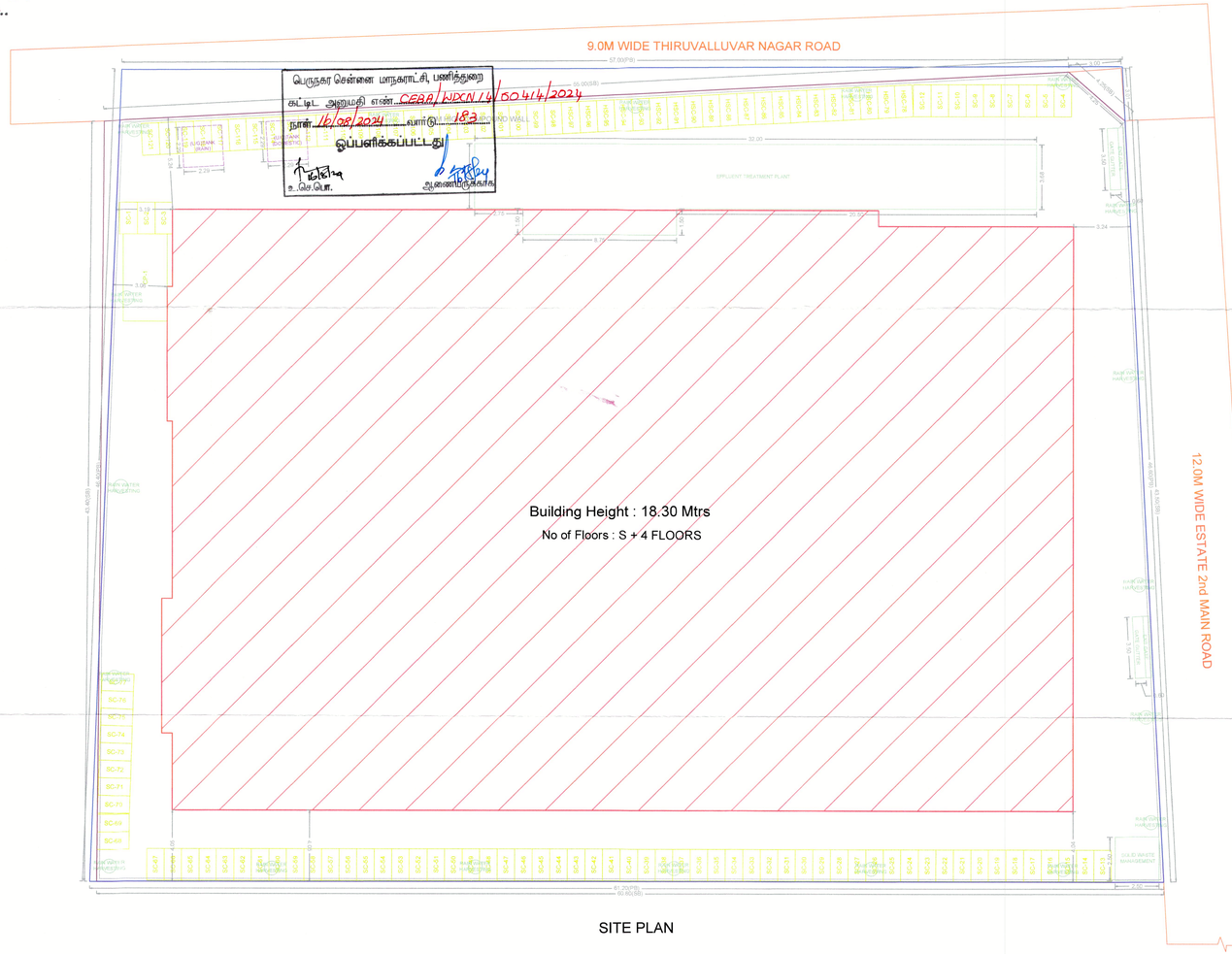
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (IT/ITES)		6678.01	0.00	0.00	0.00	0	6678.01
Total		6678.01	0.00	0.00	0.00	0	6678.01



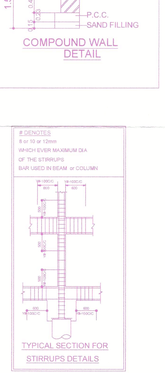


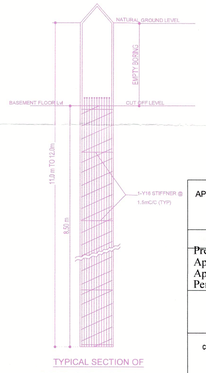






SITE PLAN





APPROVAL CONDITION

Previous File No. CMDA/PP/IND/0354/2022
Approval Date 05/01/1984
Approval No. 1237/A3/83/80506/EL1/80
Permit No. CEBA/WDCN14/00264/2023

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
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 7888

QR CODE

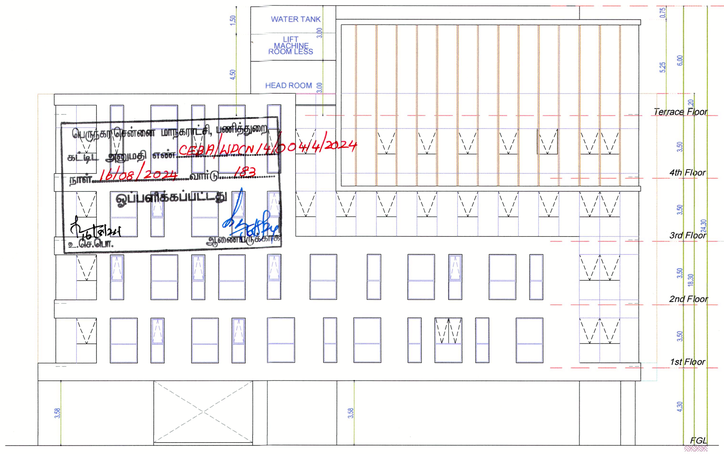
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

Digitally Signed by K.S. KRISHNA
Date: 07/12/2024 3:40:01 PM

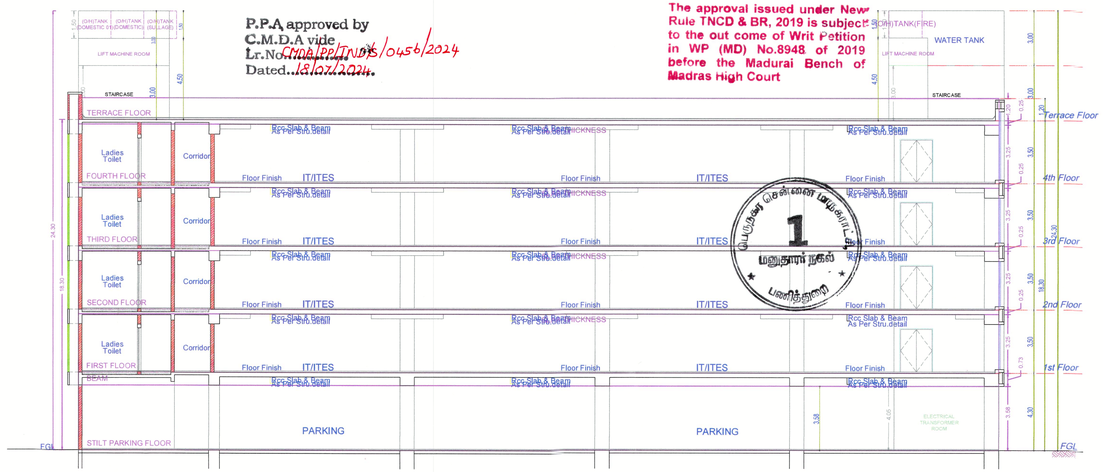
Applicants (Owner / Developer / Power of Attorney)

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

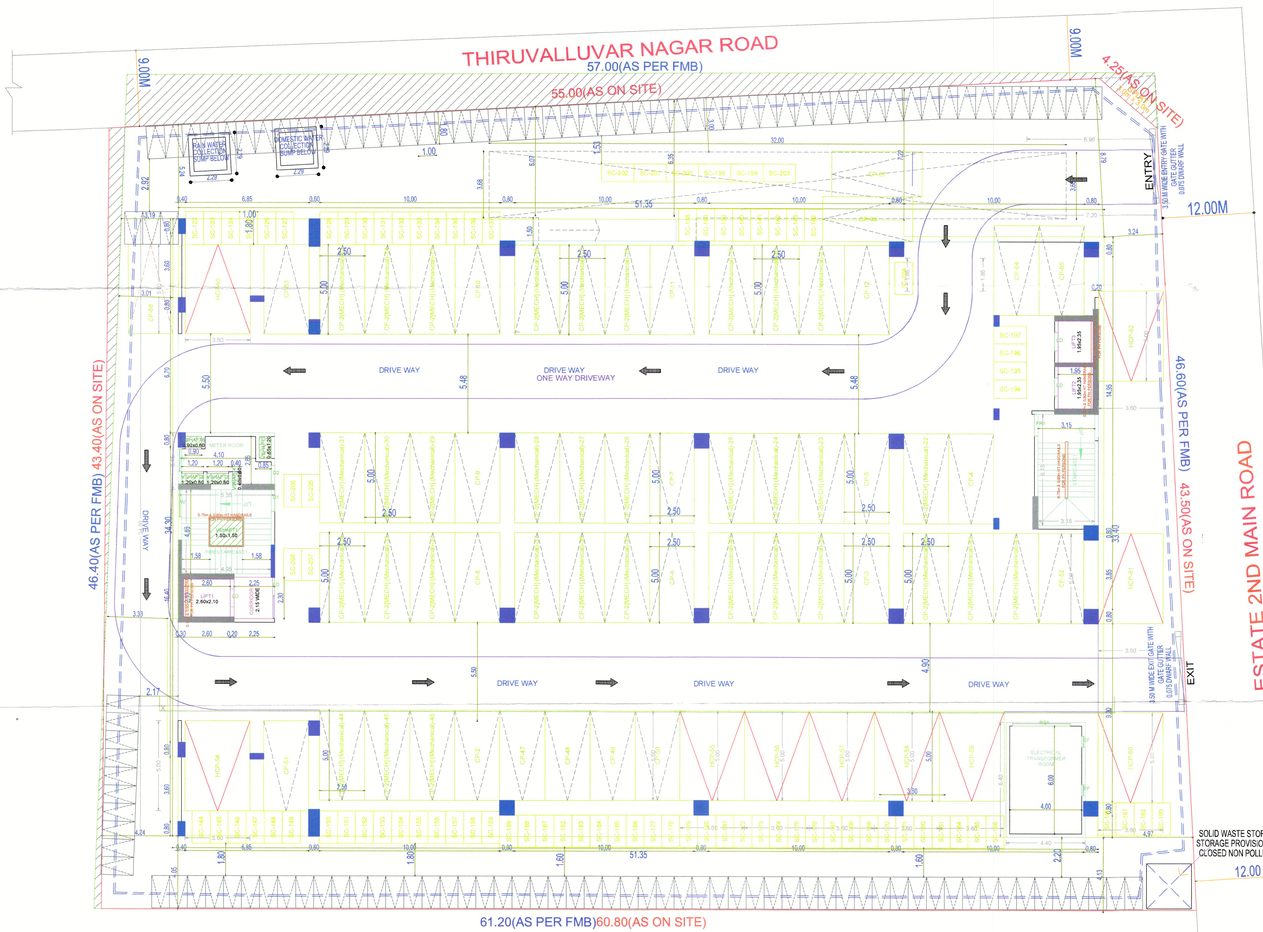
ARCH_E_(36.00_x_48.00_Inches)



EAST SIDE ELEVATION



SECTION - XX



SITE CUM STILT FLOOR PLAN

FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (TWO LEVEL PUZZLE PARKING) + 4 FLOORS (18.30M HEIGHT) IT/ITES USE BUILDING AT PLOT NO.164, INDUSTRIAL ESTATE PERUNGUDI, CHENNAI, COMPRISED IN S.NO.129/1A1B & 129/1B OF PALLAVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

Previous File No. CMDA/PP/IND/0354/2022
Approval Date 05/01/1984
Approval No. 1237/A3/83/80506/EL1/80
Permit No. CEBA/WDCN14/00264/2023

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
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 7688

QR CODE

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. 6812 & 6813 of 2019.

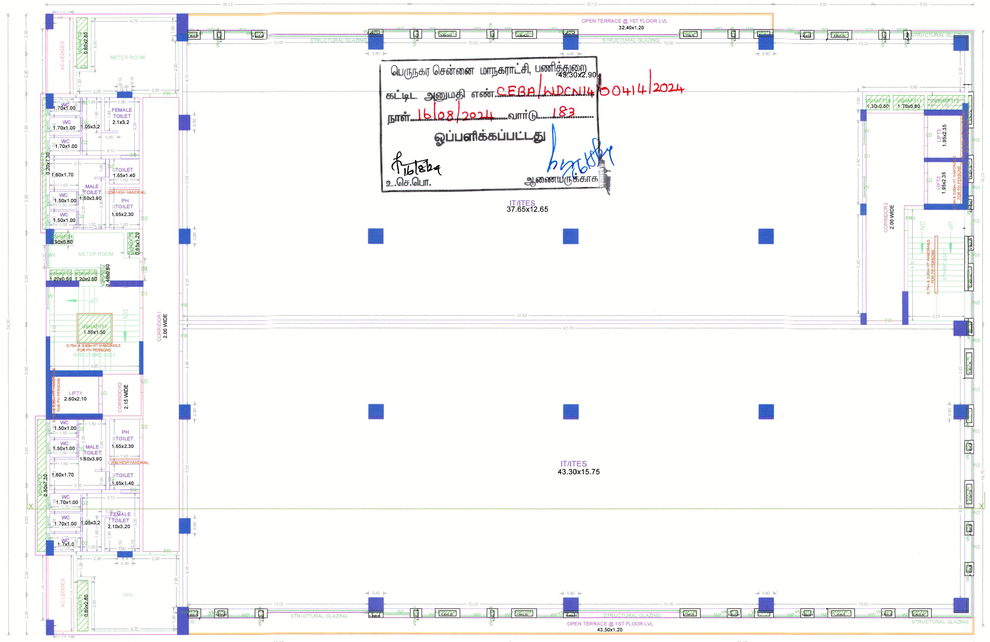
Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

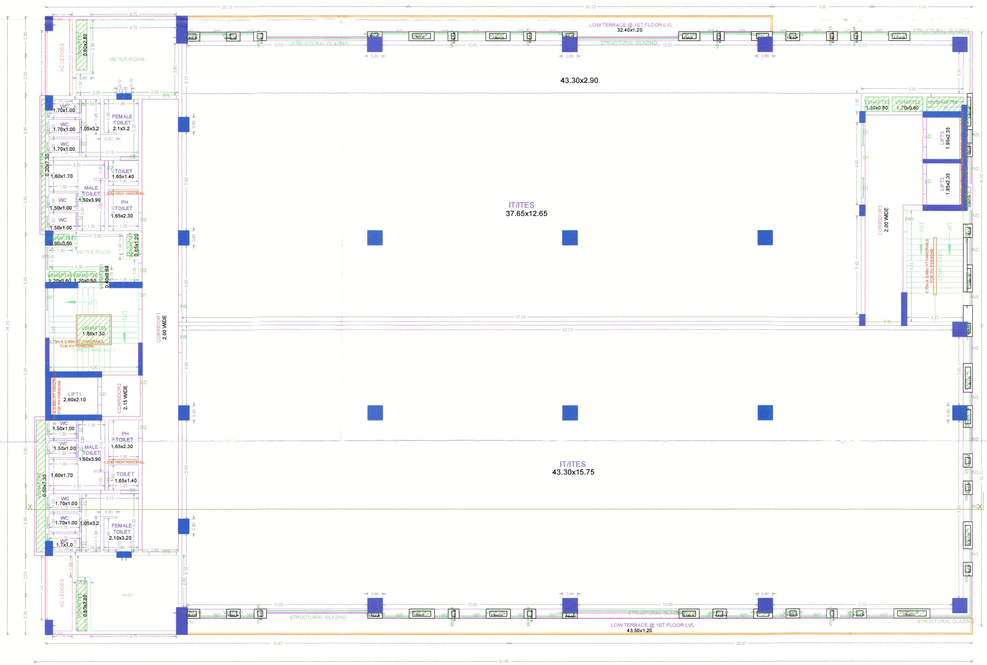
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (TWO LEVEL PUZZLE PARKING) + 4 FLOORS (18.30M HEIGHT) IT/ITES USE BUILDING AT PLOT NO.164, INDUSTRIAL ESTATE PERUNGUDI, CHENNAI, COMPRISED IN S.NO.129/1A1B & 129/1B OF PALLAVAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

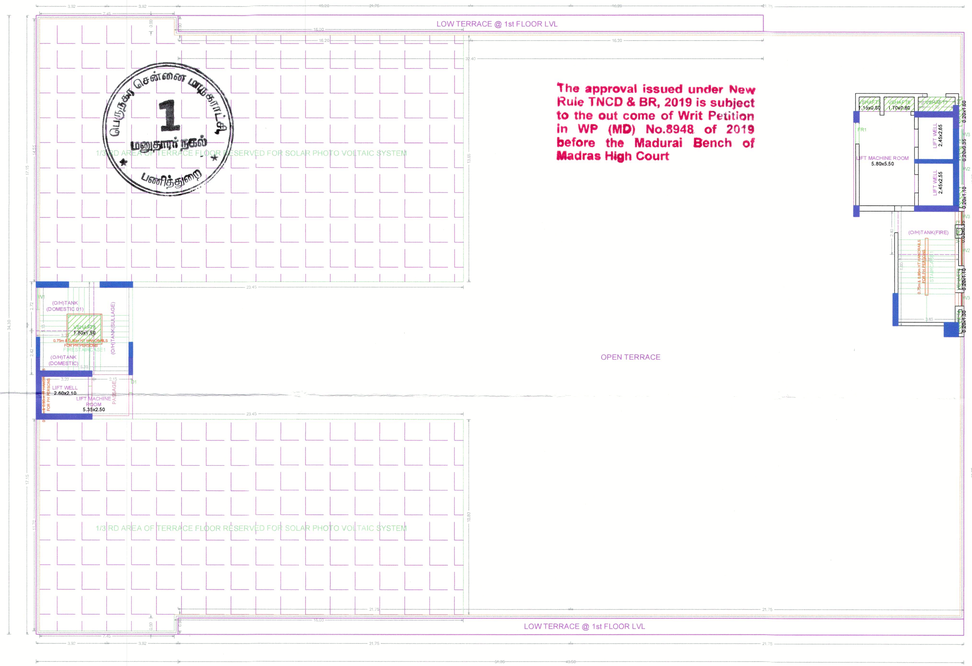


FIRST FLOOR PLAN



TYPICAL - 2, 3 & 4 FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/TND/S/0456/2024
Dated...18.07.2024



The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

TERRACE FLOOR PLAN

APPROVAL CONDITION

~~Previous File No. CMDA/PP/IND/0354/2022~~
Approval Date 05/01/1984
Approval No. 1237/A3/83/80506/EL1/80
Permit No. CEBA/WDCN14/00264/2023

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
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 7688

QR CODE

This Planning Permission issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

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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.