Verified RealEstate™

RE REGULATORY RECORD

RERA Document

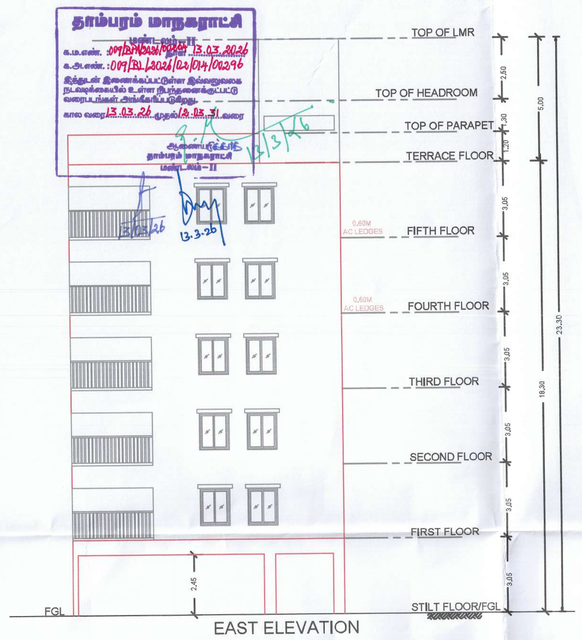
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Published for reference. The authority's own register is the operative record.

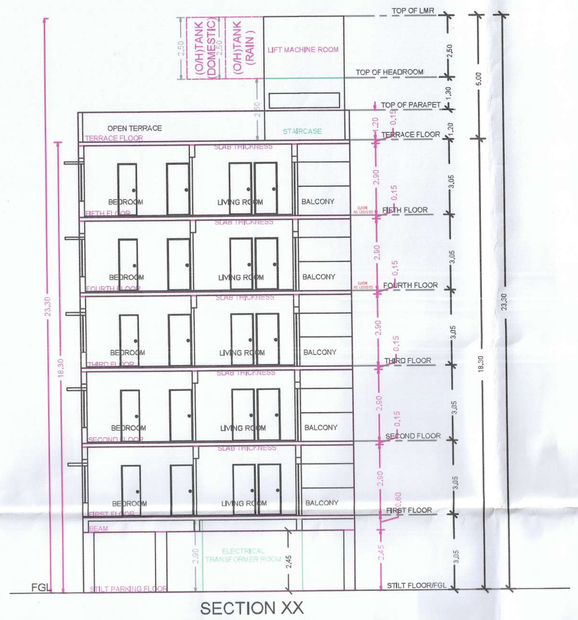
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

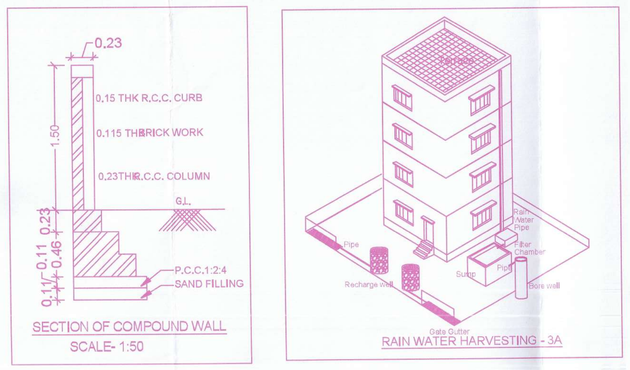
DIGITALLY VERIFIED RECORD



EAST ELEVATION

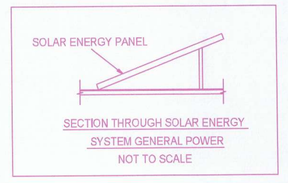


SECTION XX

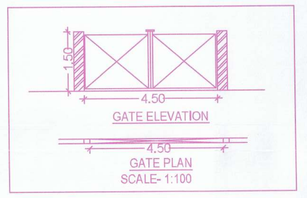


SECTION OF COMPOUND WALL
SCALE- 1:50

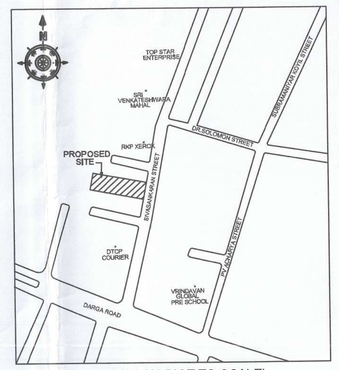
RAIN WATER HARVESTING - 3A



SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL POWER
NOT TO SCALE



GATE ELEVATION
4.50
GATE PLAN
SCALE- 1:100



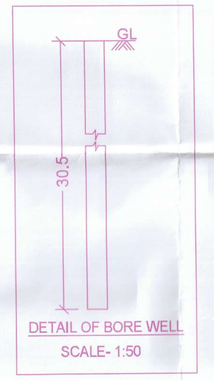
KEY PLAN (NOT TO SCALE)
Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 20 DWELLING UNITS (HEIGHT- 18,30 M) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 6, OLD DOOR NO.4, NEW DOOR NO. 8, SIVASANKARAN STREET, RAJAJI NAGAR, PALLAVARAM, CHENNAI COMPRISED IN OLD. NO. 352/2 AND TS.NO. 42, BLOCK NO. 6, WARD B OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

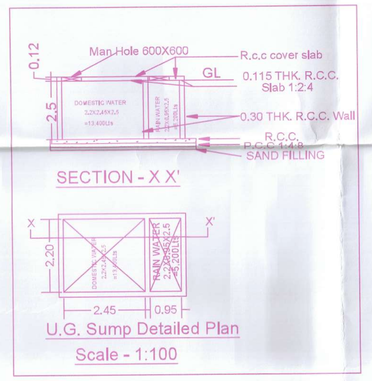
		SQ.M.
A) AREA STATEMENT		
AREA AS PER PATTA		700,00
AREA AS PER DOCUMENT		719,34
AREA CONSIDERED FOR FSI		700,00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD		0,00
OSR AREA		0,00
TOTAL FSI AREA		1818,55
FSI FACTOR		2,599
COVERAGE AREA (PERCENTAGE %)		NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	11	11
CYCLE	-	0

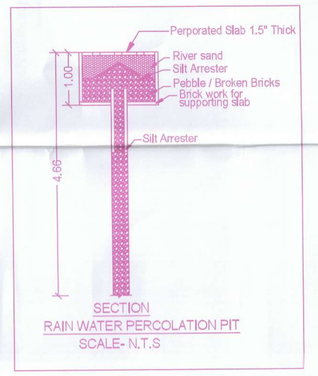


DETAIL OF BORE WELL
SCALE- 1:50

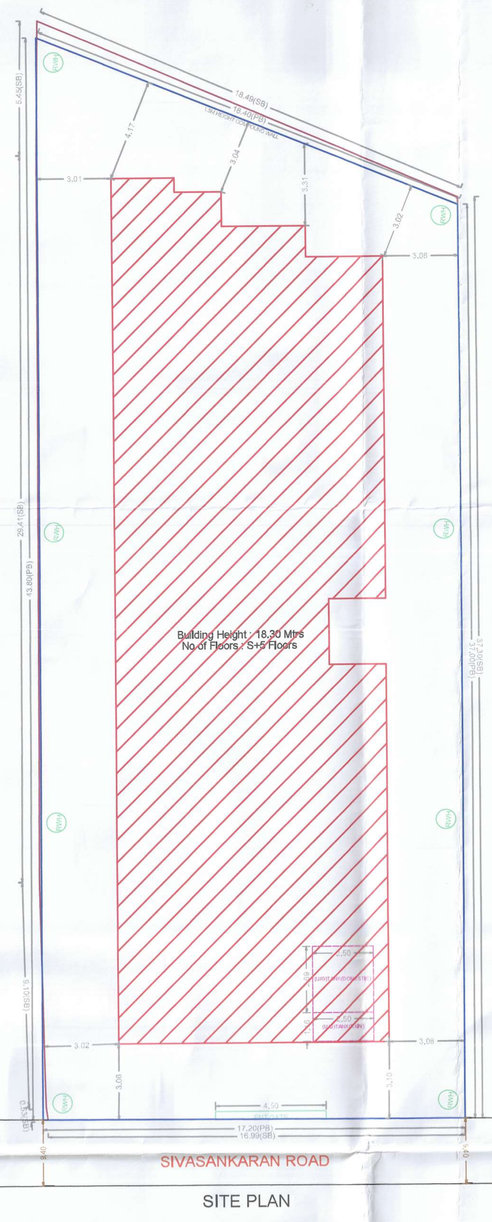


SECTION - X X'

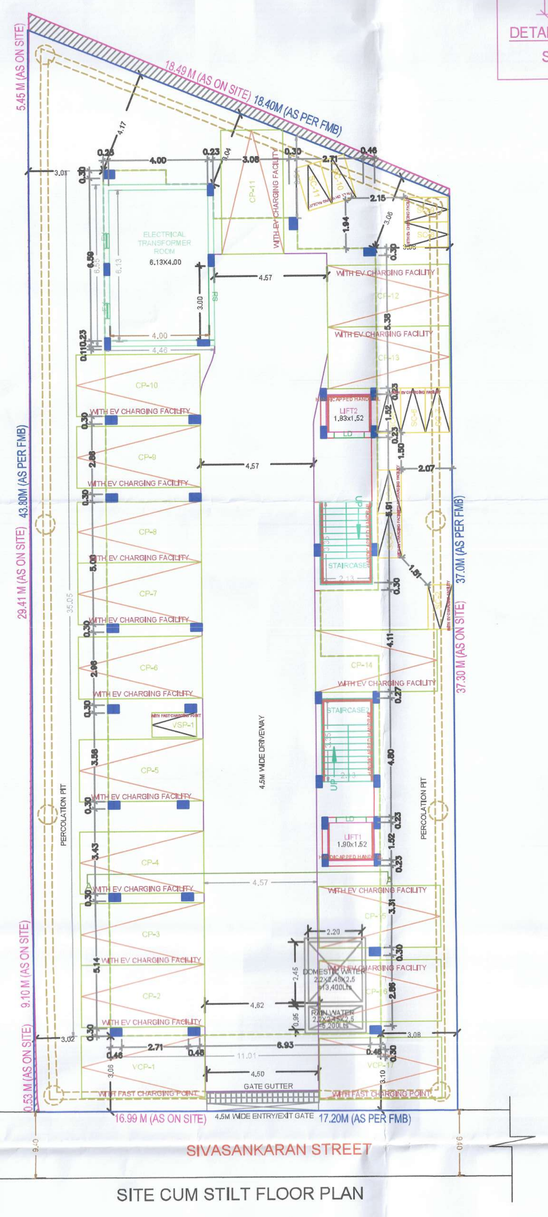
U.G. Sump Detailed Plan
Scale - 1:100



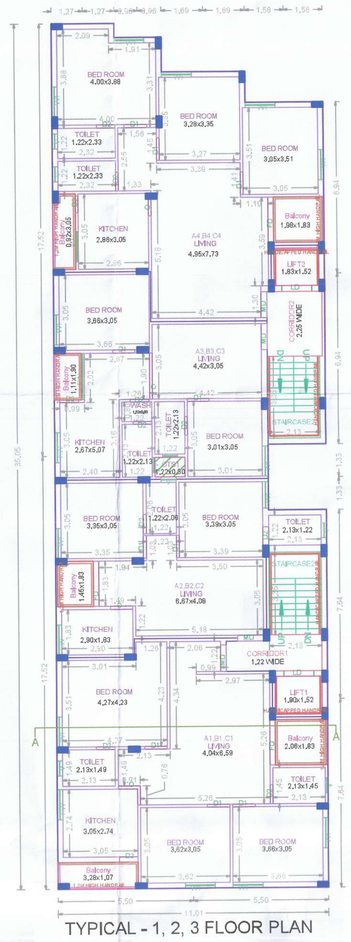
SECTION
RAIN WATER PERCOLATION PIT
SCALE- N.T.S



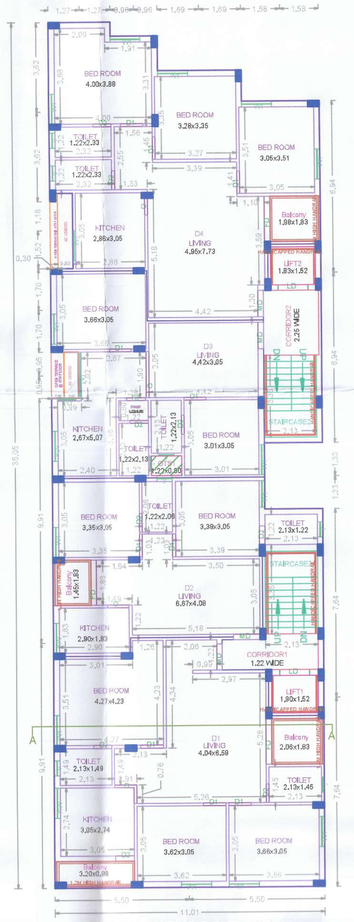
SITE PLAN



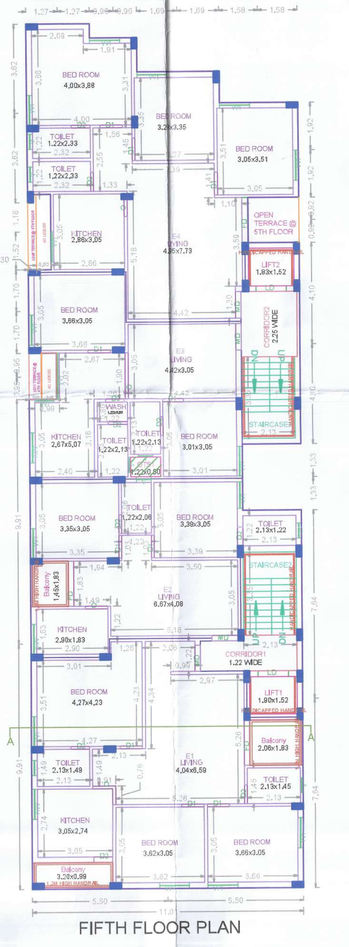
SITE CUM STILT FLOOR PLAN



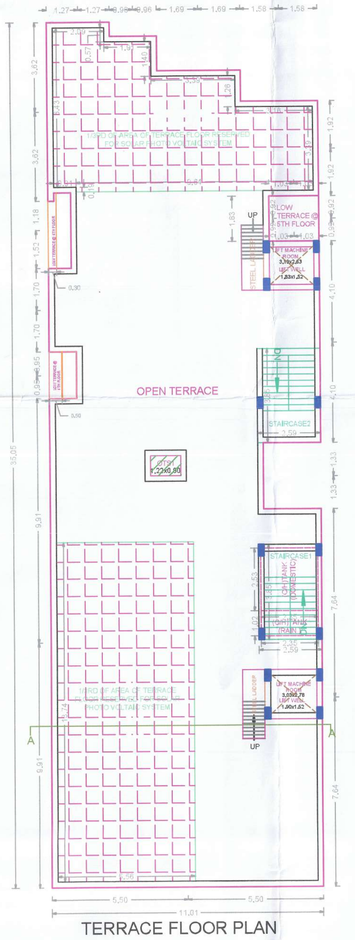
TYPICAL - 1, 2, 3 FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0,00	1818,55	0,00	0,00	20	1818,55
Total		0,00	1818,55	0,00	0,00	20	1818,55

FLOOR WISE FSI STATEMENT: A (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	29,19	0,00	0,00	0	29,19
FIRST FLOOR	0,00	360,55	0,00	0,00	4	360,55
SECOND FLOOR	0,00	360,55	0,00	0,00	4	360,55
THIRD FLOOR	0,00	360,55	0,00	0,00	4	360,55
FOURTH FLOOR	0,00	355,74	0,00	0,00	4	355,74
FIFTH FLOOR	0,00	351,97	0,00	0,00	4	351,97
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	1818,55	0,00	0,00	20	1818,55

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under How Rule 71(1)(b)R, 2019 is subject to final outcome of the W.P. (MD) No.28949 of 2019 and WMP (MD) Nos. 19512 & 19513 of 2019.

Signature valid
Digitally Signed by PRAKASH SRIDHARAN
Sign Date: 01/09/2020 6:27:05 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.

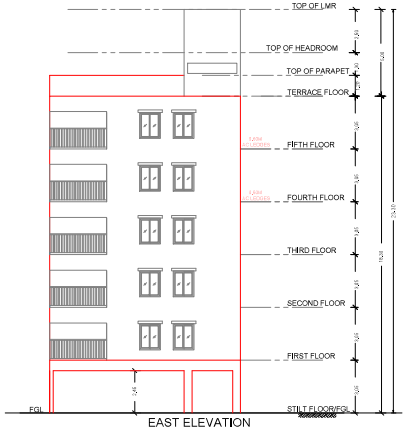
Signature valid

QR CODE

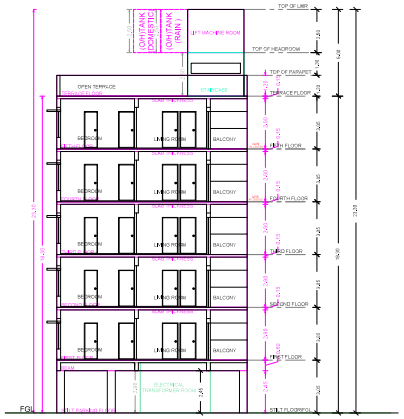
Applicants (Owner / Developer / Power of Attorney)

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

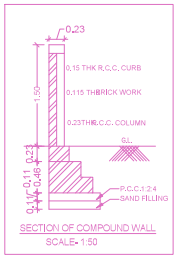
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EAST ELEVATION



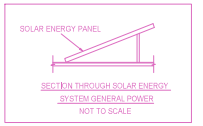
SECTION XX



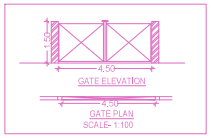
SECTION OF COMPOUND WALL
SCALE- 1:50



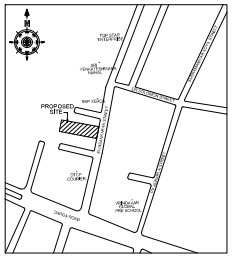
RAIN WATER HARVESTING - 3A



SECTION THROUGH SOLAR ENERGY SYSTEM GENERAL POWER
NOT TO SCALE



SCALE- 1:100



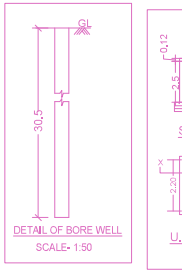
KEY PLAN (NOT TO SCALE)
Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 20 DWELLING UNITS (HEIGHT- 18.30 M) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 8, OLD DOOR NO-4, NEW DOOR NO. 9, SIVASANKARAN STREET, RAJAJI NAGAR, PALLAVARAM, CHENNAI COMPRISED IN OLD NO. 3622 AND TS.NO. 42, BLOCK NO. 6, WARD B OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

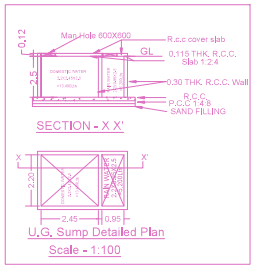
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	700.00
AREA AS PER DOCUMENT	719.34
AREA CONSIDERED FOR FSI	700.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1818.55
FSI FACTOR	2.598
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	11	11
CYCLE	-	0

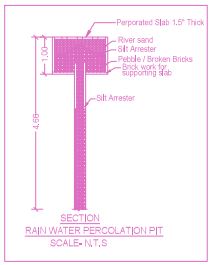


DETAIL OF BORE WELL
SCALE- 1:50

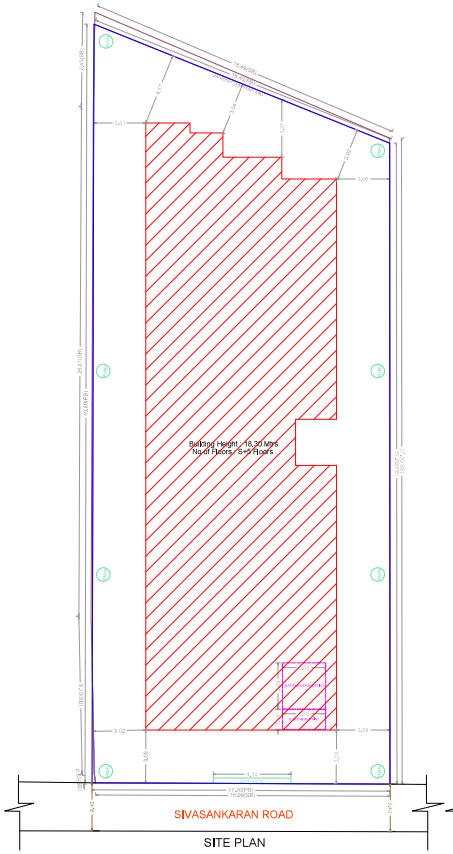


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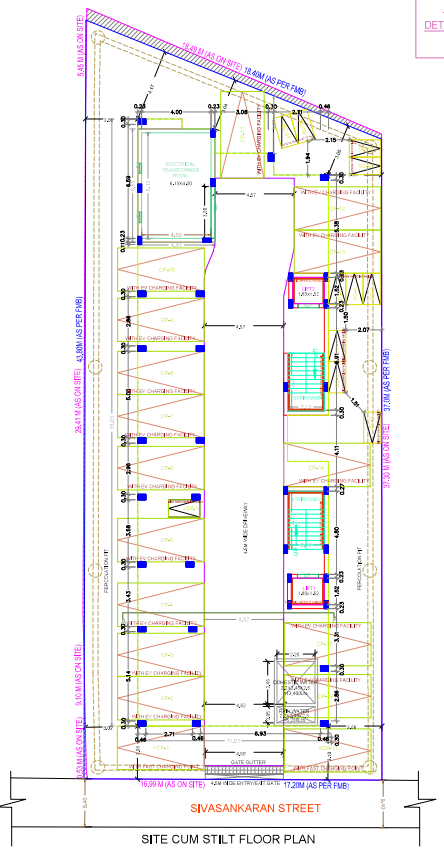
U.G. Sump Detailed Plan
Scale - 1:100



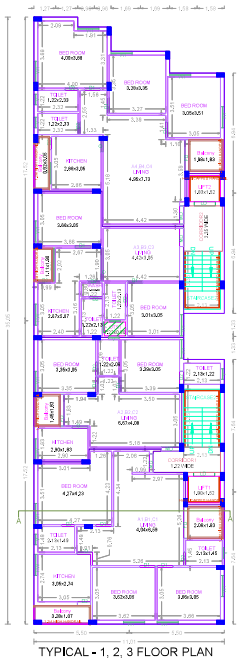
SECTION
RAIN WATER PERCOLATION PIT
SCALE- N.T.S



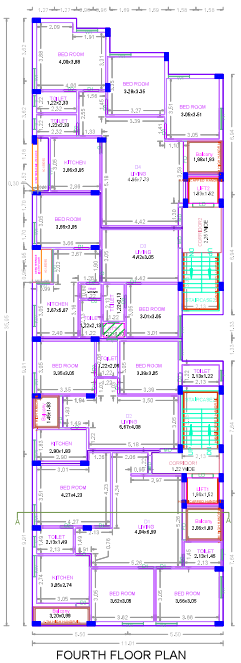
SITE PLAN



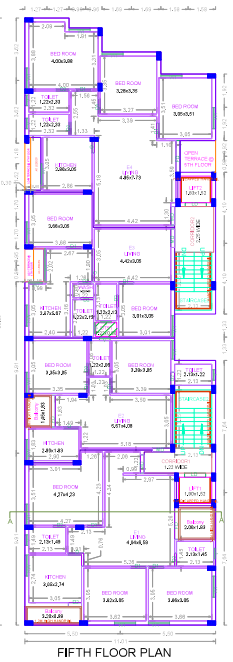
SITE CUM STILT FLOOR PLAN



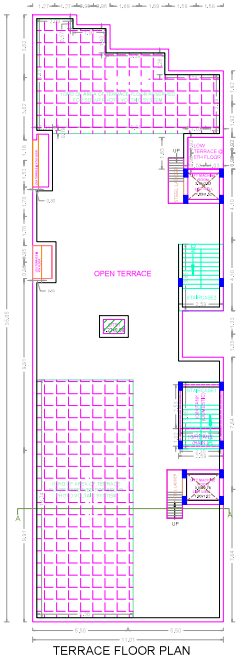
TYPICAL - 1, 2, 3 FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0.00	1818.55	0.00	0.00	20	1818.55
Total		0.00	1818.55	0.00	0.00	20	1818.55

FLOOR WISE FSI STATEMENT: A (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	29.19	0.00	0.00	0	29.19
FIRST FLOOR	0.00	360.55	0.00	0.00	4	360.55
SECOND FLOOR	0.00	360.55	0.00	0.00	4	360.55
THIRD FLOOR	0.00	360.55	0.00	0.00	4	360.55
FOURTH FLOOR	0.00	355.74	0.00	0.00	4	355.74
FIFTH FLOOR	0.00	351.97	0.00	0.00	4	351.97
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1818.55	0.00	0.00	20	1818.55

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Applicants (Owner / Developer / Power of Attorney)

Signature valid

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)

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

Verified RealEstate
3/350/2 Mettukuppam,
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.