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

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Building Category Details

Block Name	Building Category	Total number of floors	Total Area in all floors	Total FSI Area in all floors
Block A	Multi-Storeyed Building	Stilt + 14 floors	9,492.39	8,593.17
Block B	Multi-Storeyed Building	Stilt + 14 floors	8,747.59	7,870.20
Block C	Multi-Storeyed Building	Stilt + 14 floors	8,747.59	7,870.20
Block D	Multi-Storeyed Building	Stilt + 14 floors	8,747.59	7,870.20
Block E	Multi-Storeyed Building	Stilt + 14 floors	9,492.39	8,593.17
Block F	Multi-Storeyed Building	Stilt + 14 floors	10,442.15	9,512.34
Block G	Multi-Storeyed Building	Stilt + 14 floors	10,442.15	9,512.34
Block H	Multi-Storeyed Building	Stilt + 14 floors	9,492.39	8,593.17
Block I	Multi-Storeyed Building	Stilt + 14 floors	9,492.89	8,593.17
Stilt	Ground floor		16,050.93	
PODIUM	1 floor		725.00	583.43
Total			**101,872.56**	**77,591.39**

UNIT NOS-FLOOR WISE

FLOOR	UNITS (NOS)
2ND TO 14TH FLOOR (TYPICAL)	78 (6 UNITS X FLOOR)
1ST FLOOR (DOUBLE HEIGHT LOBBY)	05
TOTAL	83 PER TOWER
GRAND TOTAL	747 (83 X 9 TOWERS)

FSI AREA PROPOSED IN PT(P2) AND EWS IN P17 (P1)	
PLOT NO. P17(P2)	
FSI PROPOSED IN P17(P2) AND P17(P1)	86,583.05
EWS REQUIRED 10%	8658.305
PROPOSED EWS AREA	9732.16

CLUB HOUSE AREA (SQ.MT.)

PODIUM	FSI	NON FSI
GYMNASIUM		141.37
CHANGING ROOM	56	
BILLIARD GAMES	717.43	
MULTI PURPOSE HALL	287	
CLUB LOUNGE	140	
TOTAL	583.43	141.37
PODIUM (TOTAL)	725	

PARKING

FOR 75-150 SQ.MT. - 1 CAR PARK

2 BHK UNIT BUILT-UP AREA	83.71 SQ.MT.
3 BHK UNIT BUILT-UP AREA	114.94 SQ.MT.
TOTAL NO. OF UNITS	747 NOS
REQUIRED CAR PARKING	747 NOS
CAR PARKING	788 NOS
PARKING FOR HANDICAP	05 NOS
PROVIDED CAR PARKING (ON SITE)	747 NOS
VISITORS PARKING (OPEN)	36 NOS

Floorwise Breakup

Typical Block Name	Floor Name	Total Builtup Area	Parking	Deduction	Non FSI Area: Residential Balcony	Non FSI Area: Commercial Balcony	Residential: Net FSI Area	Residential: Balcony	Commercial: Net FSI Area	Commercial: Balcony
BLOCK A, BLOCK E, BLOCK H, BLOCK I Typical	FLOOR07	613.34	-	58.84	22.34		262.47	347.81		
	FLOOR08	613.34	-	58.84	22.34		262.47	347.81		
	FLOOR09	613.34	-	58.84	22.34		262.47	347.81		
	FLOOR10	613.34	-	58.84	22.34		262.47	347.81		
	FLOOR11	613.34	-	58.84	22.34		262.47	347.81		
	FLOOR12	613.34	-	58.84	22.34		262.47	347.81		
	FLOOR13	613.34	-	58.84	22.34		262.47	347.81		
	FLOOR14	613.34	-	58.84	22.34		262.47	347.81		
	Total	8,587.76	-	824.76	312.76		3,674.58	4,869.34		
BLOCK B, BLOCK C, BLOCK D, BLOCK F, BLOCK G Typical	FLOOR01	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR02	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR03	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR04	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR05	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR06	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR07	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR08	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR09	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR10	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR11	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR12	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR13	599.54	-	58.09	22.34		262.47	347.81		
	FLOOR14	599.54	-	58.09	22.34		262.47	347.81		
	Total	8,392.56	-	813.26	312.76		3,674.58	4,869.34		
BLOCK E, BLOCK C, BLOCK D, Typical	FLOOR01	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR02	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR03	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR04	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR05	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR06	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR07	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR08	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR09	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR10	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR11	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR12	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR13	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	FLOOR14	599.54	-	58.09	22.34	31.15	262.47	347.81	27.68	27.68
	Total	8,392.56	-	813.26	312.76	436.10	3,674.58	4,869.34	387.52	387.52
BLOCK F, BLOCK G Typical	FLOOR01	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR02	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR03	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR04	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR05	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR06	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR07	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR08	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR09	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR10	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR11	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR12	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR13	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	FLOOR14	719.56	-	69.71	26.81	37.38	314.96	417.37	33.22	33.22
	Total	10,073.84	-	975.94	375.34	523.32	4,409.44	5,843.18	465.08	465.08

Floorwise Breakup

Typical Block Name	Floor Name	Total Builtup Area	Parking	Deduction	Non FSI Area: Residential Underslab Drainage	Non FSI Area: Residential Lift and Fire Lobbies	Non FSI Area: Residential Balcony	Residential: Net FSI Area	Residential: Balcony	Commercial: Net FSI Area	Commercial: Balcony
BLOCK A, BLOCK E, Typical	FLOOR07	613.34	-	58.84	6.49	22.34	22.34	217.98	194.65		
	FLOOR08	613.34	-	58.84	6.49	22.34	22.34	217.98	194.65		
	FLOOR09	613.34	-	58.84	6.49	22.34	22.34	217.98	194.65		
	FLOOR10	613.34	-	58.84	6.49	22.34	22.34	217.98	194.65		
	FLOOR11	613.34	-	58.84	6.49	22.34	22.34	217.98	194.65		
	FLOOR12	613.34	-	58.84	6.49	22.34	22.34	217.98	194.65		
	FLOOR13	613.34	-	58.84	6.49	22.34	22.34	217.98	194.65		
	FLOOR14	613.34	-	58.84	6.49	22.34	22.34	217.98	194.65		
	Total	8,587.76	-	824.76	90.86	312.76	312.76	3,051.72	2,724.10		
BLOCK B, BLOCK C, BLOCK D, BLOCK F, BLOCK G, BLOCK H, BLOCK I Typical	FLOOR01	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR02	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR03	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR04	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR05	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR06	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR07	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR08	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR09	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR10	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR11	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR12	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR13	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	FLOOR14	599.54	-	58.09	6.49	22.34	22.34	217.98	194.65	27.68	27.68
	Total	8,392.56	-	813.26	90.86	312.76	312.76	3,051.72	2,724.10	387.52	387.52
BLOCK F, BLOCK G Typical	FLOOR01	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR02	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR03	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR04	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR05	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR06	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR07	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR08	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR09	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR10	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR11	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR12	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR13	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	FLOOR14	719.56	-	69.71	7.79	26.81	26.81	261.58	233.58	33.22	33.22
	Total	10,442.51	-	1,011.71	113.01	374.34	374.34	3,793.11	3,355.77	465.08	465.08
PODIUM	FLOOR01	16,050.93	15,324.96			142.84				583.43	
	Total	16,050.93	15,324.96			142.84				583.43	

Parking Details

Parking Category	Dwelling Units	Parking Area	Cars Required	Two Wheelers Required	Lorries Required	Hotel Rooms	Hospital Beds
Residential (above 75 sq.m.)	747		747				
	747		747				

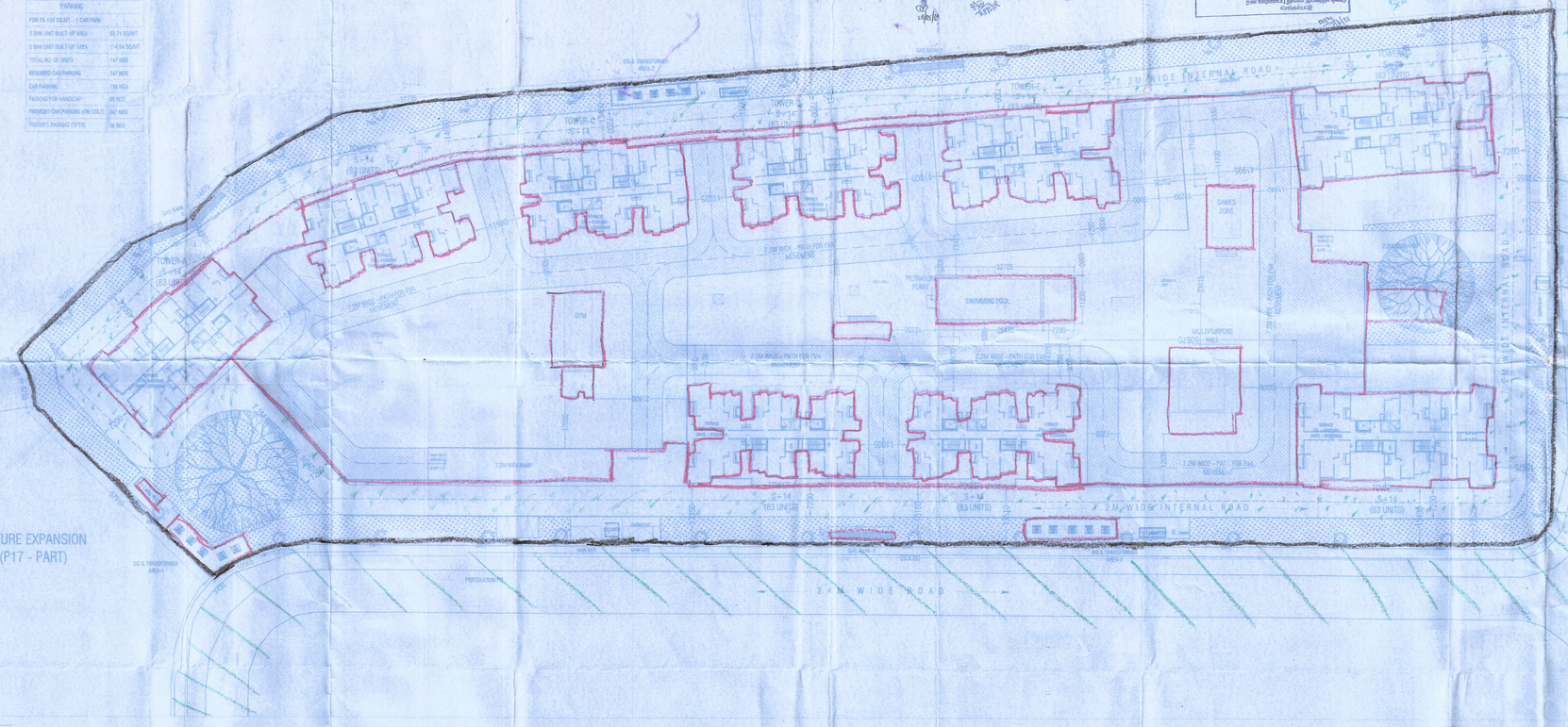
EWS - DETAILS

Building Category Details

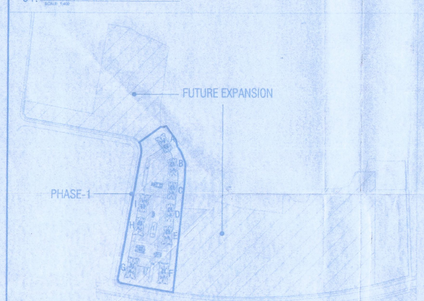
Block Name	Building Category	Total Number of Floors	Total Area in all Floors	Total FSI Area in all Floors
Orchard	Group Housing	Ground Floor	450.00	0.00
TOWER A	Multi Storeyed Building	Stilt + 9 Floors	5,668.76	4,396.00
TOWER B	Multi Storeyed Building	Stilt + 9 Floors	5,668.76	4,396.00
Total			11,787.52	8,792.00

Parameter	Minimum	Maximum	Provided
Site extent	2500	N.A.	187867.5
Floor Space Index	N.A.	2.5	0.414
Plot Coverage percentage	N.A.	30%	12.52%

CMDA AS PER MAHINDRA WORLD CITY APPROVED LAYOUT NO. 01/2017



01. SITE PLAN



02. KEY PLAN

FUTURE EXPANSION
(P17 - PART)

PROPOSED CONSTRUCTION OF RESIDENTIAL DEVELOPMENT AT PLOT NO. P17 (PART OF P17) FOR MAHINDRA INTEGRATED TOWNSHIP LIMITED, ADMINISTRATIVE BLOCK, MAHINDRA WORLD CITY, CHENGALPET- 603004

SURVEY NO.
PAYANUR VILLAGE: 142/1A,142/1B,142/2A1,142/2A2,142/2B,143/3A1,143/3A2, 142/3B1,142/3B2,143,144/1,144/2,144/3,144/4,145/1,143/2A,143/2B,145/2C,147/1, 147/2,147/3,148/1,148/2,149,150/1,150/2,150/3,151/1,151/2,151/3,151/4,151/5,151/6, 152/1,152/2,153,154/1,154/2,154/3,154/4,155/1,155/2,156

COLOUR INDEX
PROPOSED — ROAD
BOUNDARY — OTHER LINE

DIRECTION: N

Bldng/Block: SITE PLAN
SCALE: 1:400

For Mahindra Integrated Townships Ltd
Authorised Signatory

OWNER:
MAHINDRA INTEGRATED TOWNSHIP LIMITED
MAHINDRA WORLD CITY, NATHAM SUB (PO) CHENGALPET TALUK, KANCHEEPURAM DIST. 603 002 (TN).
TEL: 91-44-27480500/SA, FAX 91-44-27480501

CLASS - I
STRUCTURAL ENGINEER

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CLASS - I
LICENSED ARCHITECT

SHEET NO. 04 OF 12

கட்டிட வரைபட அனுமதி
எண்.....நாள்.....பெற
திருத்தனைக்குட்பட்டு வரைபட அனுமதி
நாள்.....முதல் நாள்.....
வரை வழங்கப்படுகிறது

நகரமைப்பு

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.