Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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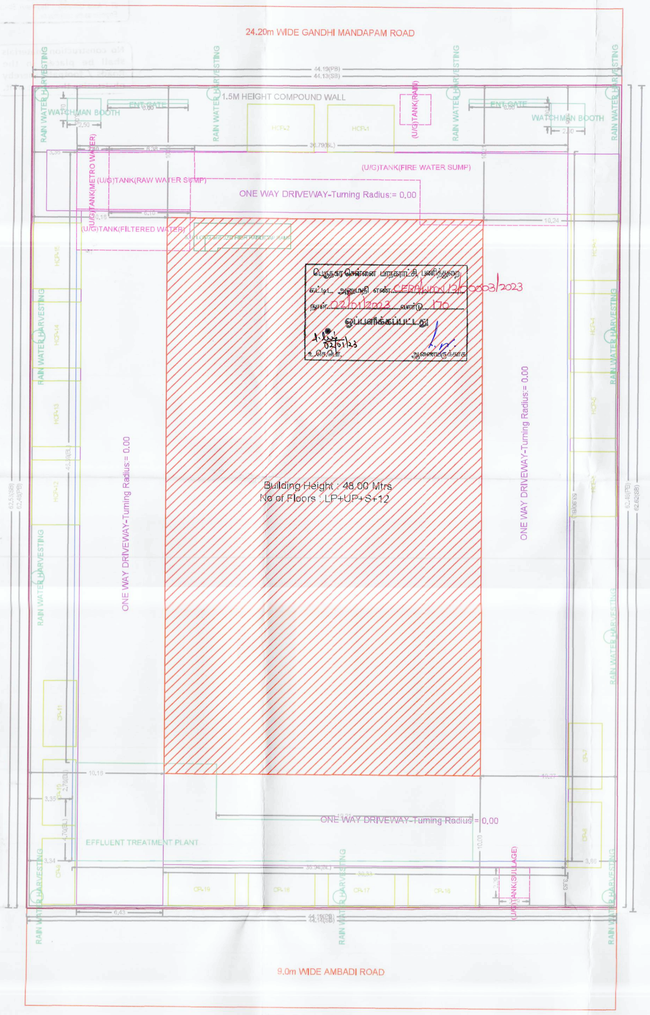
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

DIGITALLY VERIFIED RECORD

NO - (1)
ONE



SITE PLAN (Scale - 1:150)

FLOOR WISE FSI STATEMENT: HRB (OFFICE)

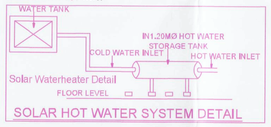
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0,00	0,00	0,00	0,00	0	0,00
TWELFTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
ELEVENTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
TENTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
NINTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
EIGHTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
SEVENTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
SIXTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
FIFTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
FOURTH FLOOR	940,80	0,00	0,00	0,00	0	940,80
THIRD FLOOR	940,80	0,00	0,00	0,00	0	940,80
SECOND FLOOR	940,80	0,00	0,00	0,00	0	940,80
FIRST PARKING FLOOR	242,45	0,00	0,00	0,00	0	242,45
STILT PARKING FLOOR	451,65	0,00	0,00	0,00	0	451,65
UPPER BASEMENT	183,64	0,00	0,00	0,00	0	183,64
LOWER BASEMENT	234,19	0,00	0,00	0,00	0	234,19
Total	11460,73	0,00	0,00	0,00	0	11460,73

BUILDING WISE FSI STATEMENT

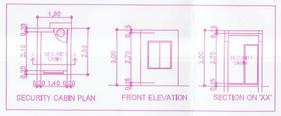
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
HRB-1 (OFFICE)		11460,73	0,00	0,00	0,00	0	11460,73
Total		11460,73	0,00	0,00	0,00	0	11460,73

P.P.A approved by
C.M.D.A vide
Lr.No.:[illegible]/2022
Dated.....

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SOLAR HOT WATER SYSTEM DETAIL

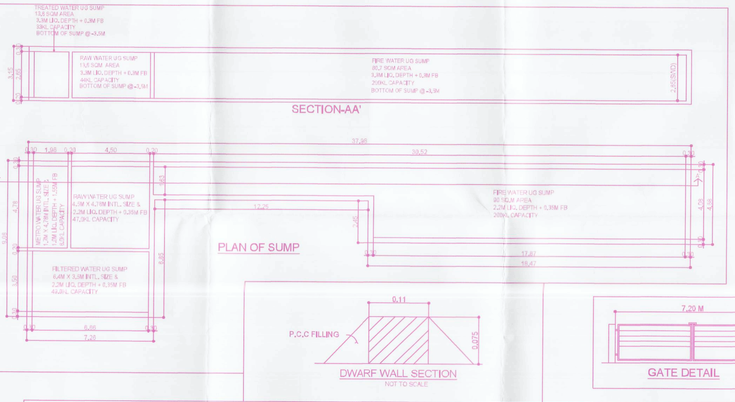


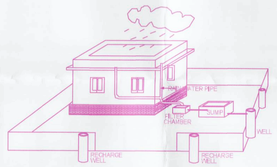
STP PROCESS TANKS VOLUME DETAILS

TAG.NO	SPECIFICATION	TANK SIZES	VOLUME	QTY	MOC
T1	BAR SCREEN	0.9 x 0.9 x 1.95M	—	1 NO	RCC
T2	COLLECTION TANK	7.56SQ.M x 5.5M(-INV LVL 0.45M)	39 KL	1 NO	RCC
T3	SLUDGE HOLDING TANK	2.8x1.0x5.85M(-FB 0.75M)	13 KL	1 NO	RCC
T4	SBR TANK	8.54SQ.M X5.5M(-FB-1.0M)	39 KL	1 NO	RCC
T5	CLARIFIER TANK	6.81SQ.M x 5.5M(-FB-3.0M)	22 KL	1 NO	RCC
T6	TREATED WATER TANK	5.77SQ.M x 5.5M(-FB 0.5M)	30 KL	1 NO	RCC
T7	UF TREATED WATER TANK	5.8x2.0x5.5M(-FB 0.3M)	30 KL	1 NO	RCC

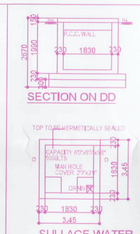
STP PUMP ROOM DETAILS

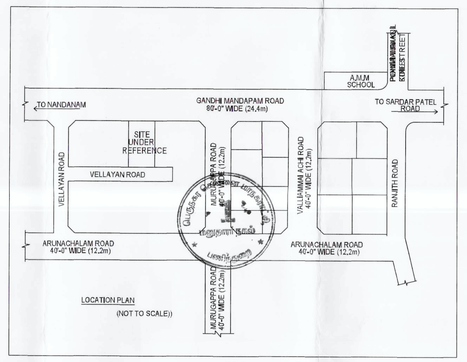
TAG.NO	SPECIFICATION	QTY	MOC
TP	TRANSFER PUMP	2 Nos	CI
AB	AIR BLOWER	2 Nos	CI
SP	SLUDGE PUMP	1 NO	CI
FFP	FILTER FEED PUMP	2 Nos	CI
FBWP	FILTER BACKWASH PUMP	1 No	CI
PSF	PRESSURE SAND FILTER (Ø800x1500 HOS)	1 No	MSEP
ACF	ACTIVATED CARBON FILTER (Ø800x1500 HOS)	1 No	MSEP
DT	DOSING TANK	1 No	PP
UFS	UF SKID	1 No	CI
UFFP	UF FEED PUMP	2 Nos	CI
UFBWP	UF BACKWASH PUMP	2 Nos	CI
FP	FILTER PRESS	1 No	CI
SCP	SCREW PUMP	1 No	CI
PP	PIT PUMP	2 Nos	CI
PNS	HYDRO PHENUMATIC SYSTEM	1 No	MSEP
EP	ELECTRICAL PANEL	1 No	MS

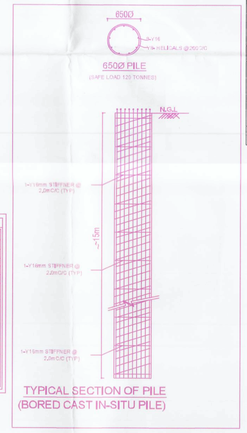


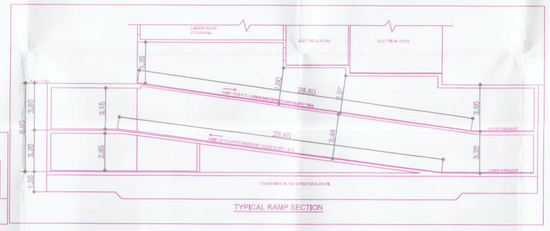


PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO 2A
NOT TO SCALE









SITE PLAN	SHEET NO. 1 / 5

SITE PLAN

PROPOSED CONSTRUCTION OF HIGH RISE BUILDING(HRB) WITH 48.00M HEIGHT (FGL TO TOP OF TERRACE) CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR (PART) + 12 FLOORS OFFICE USE COMMERCIAL BUILDING AT PLOT NO: 6, NEW DOOR NO: 47/C, OLD NO: 30, GANDHI MANDAPAM ROAD AND AMBADI ROAD, KOTTURPURAM, CHENNAI - 600 085, COMPRISED IN T.S.NO: 5 / 21, 6 / 31 & 5 / 63, BLOCK NO.16 OF ADYAR VILLAGE, GUINDY TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION

ZONE: 13 & DIV : 172.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2789,39
AREA AS PER DOCUMENT	2963,21
AREA CONSIDERED FOR FSI	2789,39
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0.00
TOTAL FSI AREA	11460,73
FSI FACTOR	4.109
COVERAGE AREA (PERCENTAGE %)	941,25 (33.74%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	91	109
TWO WHEELER	365	380
CYCLE	0	0

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature valid
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
Digitally Signed by:-
Assistant Planner B. Babu
Sign Date: 12/20/2022 12:09:39 PM
Letter No. : CMDA/PP/HRB/BS/312/2022
Approval No. : 0004/2022
Approval Date : 12/20/2022 01:46 PM
Permit No. : OL-00078

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. 4688

QR CODE

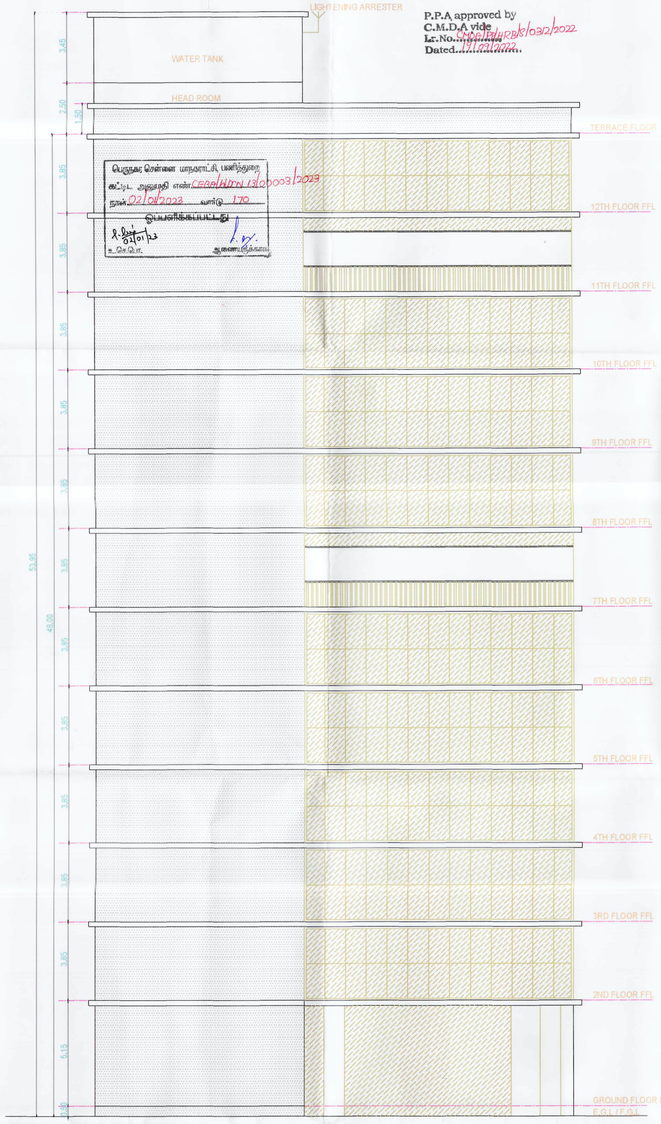
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.3948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect : VENKATAKRISHNAN
Sign Date: 09/12/2022 11:56:02 AM

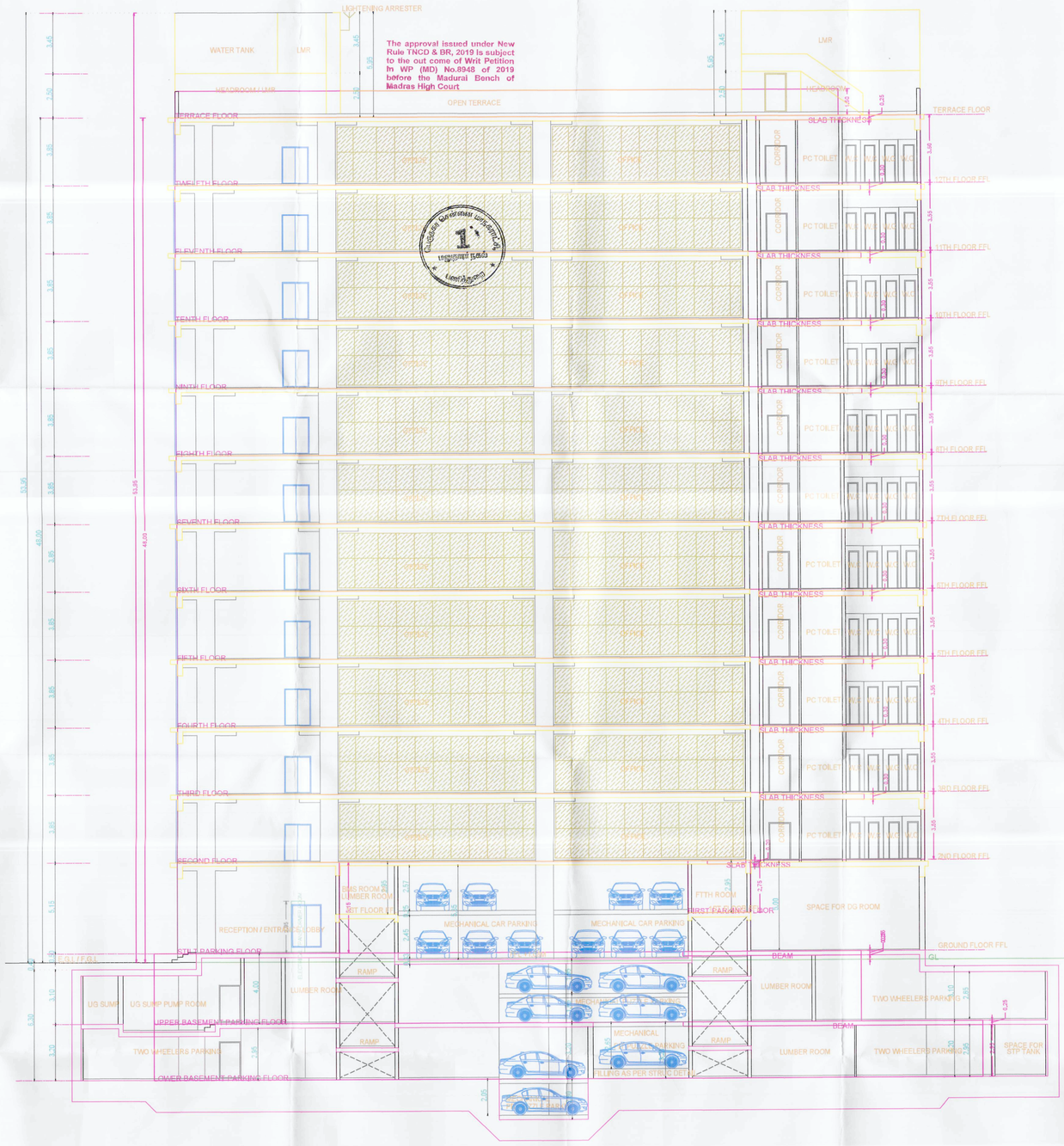
Applicants (Owner / Developer / Power of Attorney)

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FRONT ELEVATION



SECTION-XX

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

P.P.A approved by
C.M.D.A vide
Lr.No.Chennai/HRB/8/032/2022
Dated.....

பெருநகர சென்னை மாநகராட்சி பெறுநர்
அப்ரூவல் எண்:Chennai/HRB/8/032/2022
நாள்:22/04/2022 வார்டு 170
நிபந்தனைப்படி
உதவிப்பொறியாளர்

FLOOR NAME	SHEET NO. 2 / 5

FLOOR NAME

PROPOSED CONSTRUCTION OF HIGH RISE BUILDING(HRB) WITH 48.00M HEIGHT (FGL TO TOP OF TERRACE) CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR (PART) + 12 FLOORS OFFICE USE COMMERCIAL BUILDING AT PLOT NO: 6, NEW DOOR NO: 47/C, OLD NO: 30, GANDHI MANDAPAM ROAD AND AMBADI ROAD, KOTTURPURAM, CHENNAI - 600 085, COMPRISED IN T.S.NO: 5 / 21, 6 / 31 & 6 / 63, BLOCK NO.16 OF ADYAR VILLAGE, GUINDY TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION

ZONE: 13 & DIV : 172.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. 4688

QR CODE

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ISO_A0_(841.00_x_1189.00_MM)

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பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண்.CMDA/NOC/ GBO0083/2023
நாள் 02/01/2023 வார்டு 170
இப்படிக்கு

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated...

XX

38,79

MECHANICAL VENTILATION

UP

UP1 2,20x2,10 | UP2 2,20x2,10 | UP3 2,20x2,10

LIFT LOBBY

7,40

30,82 LONG and 3,20 HIGH ONE WAY RAMP
3,70x31,57
SLOPE 1 IN 8

TWO WAY DRIVEWAY-Turning Radius:= 0.00

ONE WAY DRIVEWAY-Turning Radius:= 0.00

CR-2(MECH) (Mechanical)

VCP-2(MECH) (Mechanical)

VCP-4(MECH) (Mechanical)

Existing

5,85

LUMBER ROOM

SERVICE LIFT CORE

LIFT 2,00x1,65

STAIRCASE

2,70

2,40

2,20

2,50

3,40

18,31

10,50

3,00

PUMP ROOM

4,28

7,82

36,94

37,19

LOWER BASEMENT PARKING FLOOR PLAN

17,27

5,93

3,60

4,40

6,90

1,60

0,80

6,70

21,01

NO

UPPER BASEMENT PARKING FLOOR PLAN

FLOOR NAME	SHEET NO. 3 / 5

FLOOR NAME

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ZONE: 13 & DIV : 172.

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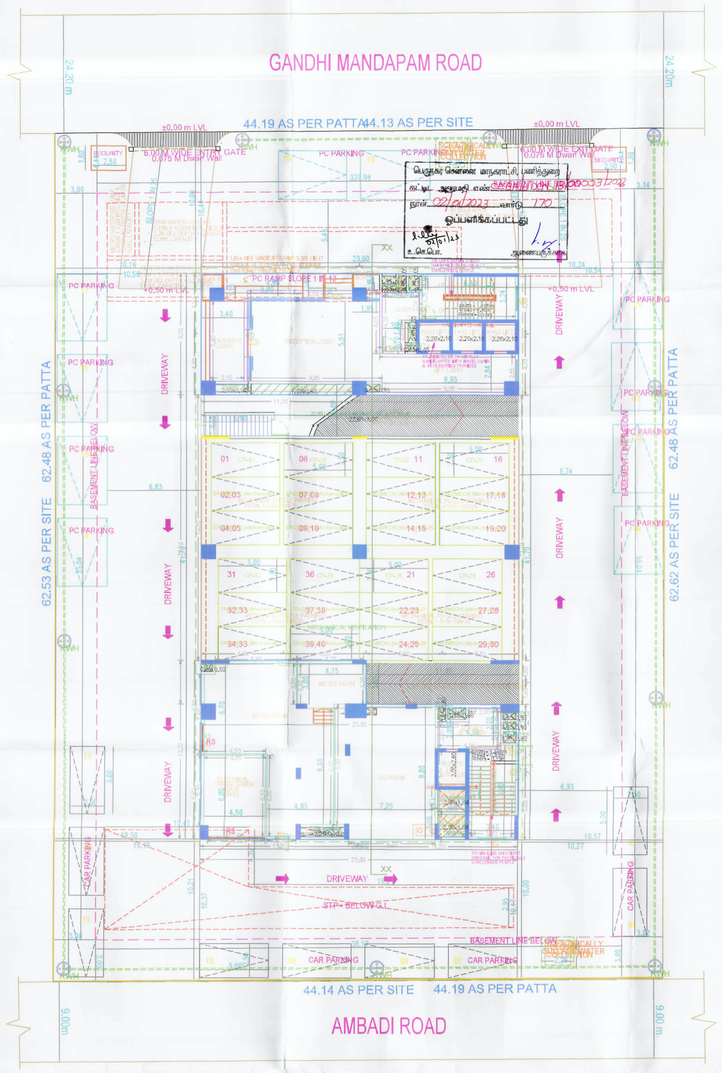
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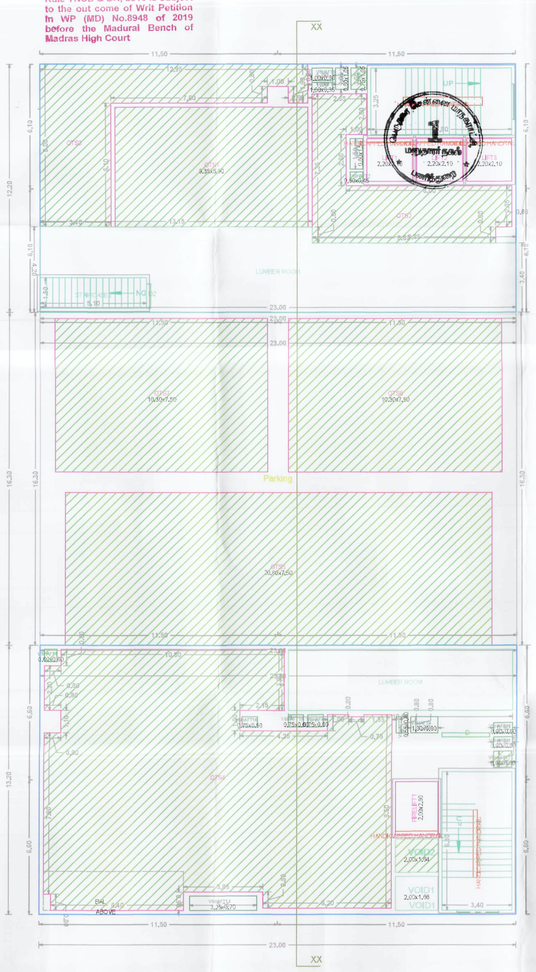
FLOOR NAME	SHEET NO. 4 / 5
FLOOR NAME	

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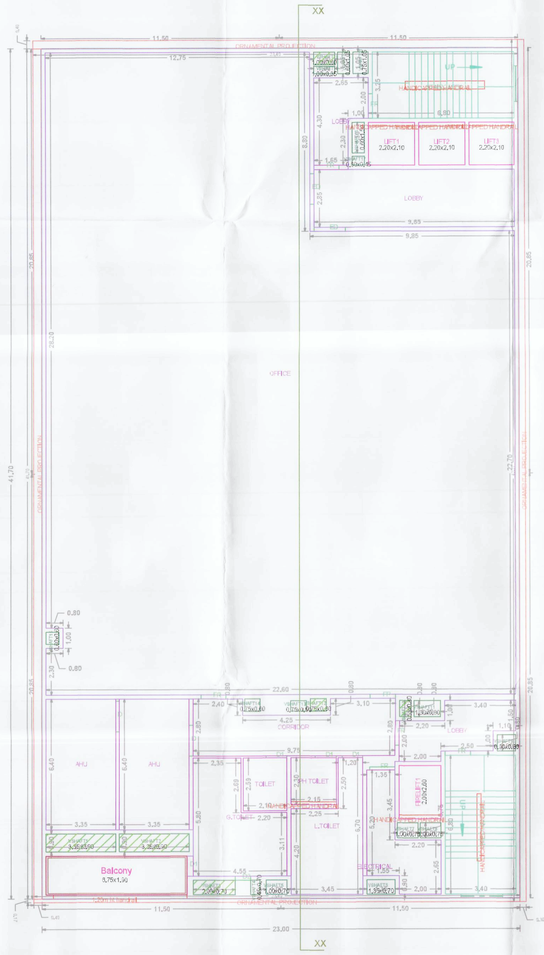
ZONE: 13 & DIV : 172.



SITE WITH GROUND FLOOR PLAN
(Scale - 1:150)



FIRST PARKING FLOOR PLAN



TYPICAL - 2, 3, 4, 5, 6, 8, 9, 10, 12 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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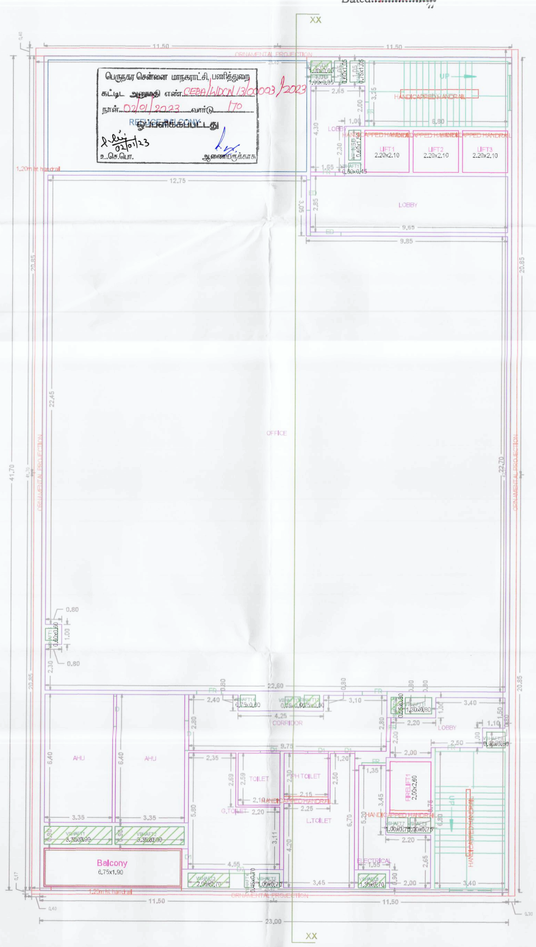
FLOOR NAME	SHEET NO. 5 / 5
FLOOR NAME	

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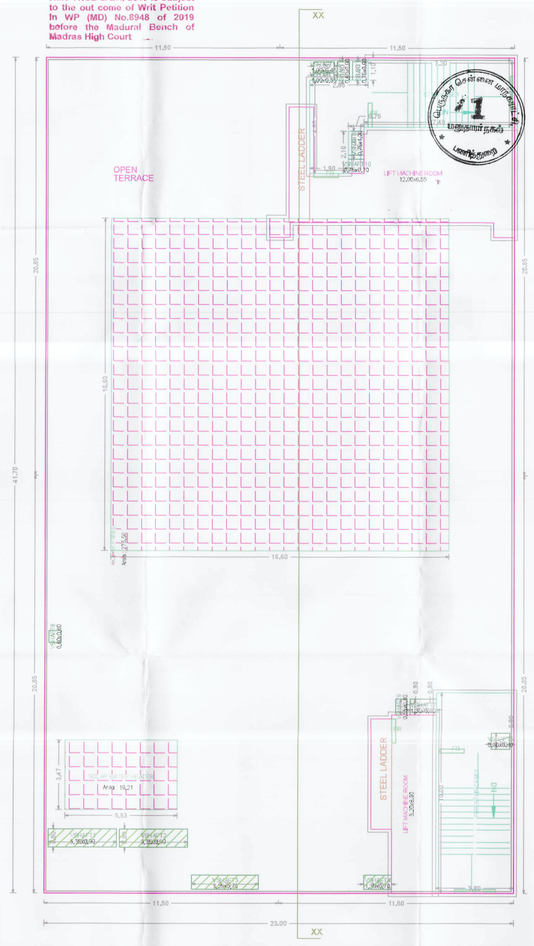
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TYPICAL - 7& 11 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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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.