Verified RealEstate™

RE REGULATORY RECORD

RERA Document

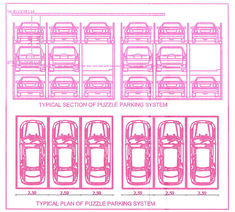
The document as the regulator published it, reproduced in full behind this page.

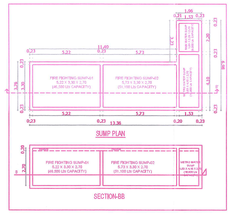
Published for reference. The authority's own register is the operative record.

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

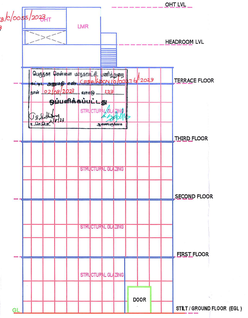
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

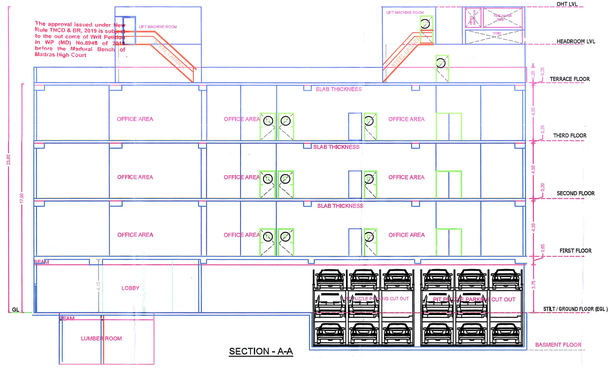




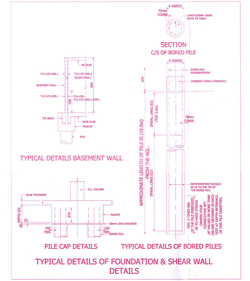
P.P.A approved by C.M.D.A vide L.Nr.
Dated:

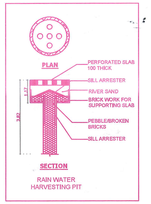


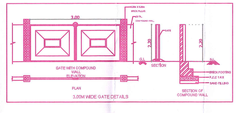
FRONT ELEVATION

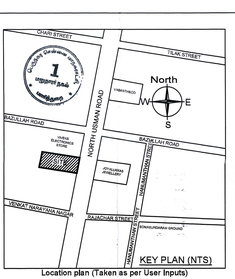


SECTION - A-A









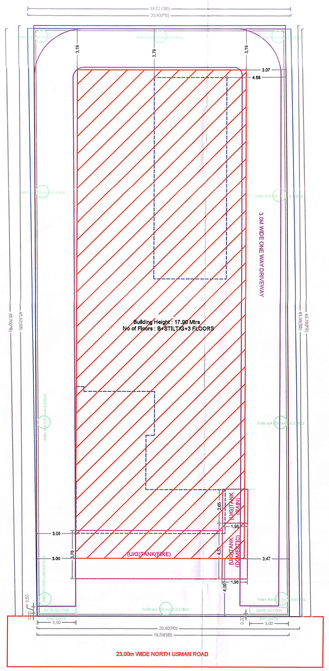
Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (MECHANIZED CAR PARKING AND LUMBER ROOM) + GROUND FLOOR (PART) + STILT FLOOR PART+ 3 FLOORS COMMERCIAL BUILDING (OFFICE -HEIGHT-17.90M) AT OLD DOOR NO.45 & 45A, NEW DOOR NO.185 & 186, NORTH USMAN ROAD, T.NAGAR, CHENNAI COMPRISED IN OLD S.NO.101/1 PART, BLOCK NO.18 (AS PER DOCUMENT), & T.S.NO.52/4 BLOCK NO.119 (AS PER PATTA) OF T.NAGAR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION ,: DIVISION:- 136.

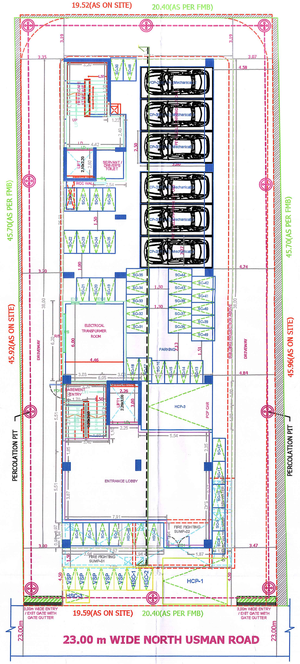
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	892.00
AREA AS PER DOCUMENT	891.67
AREA CONSIDERED FOR FSI	891.67
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
CBR AREA	0.00
TOTAL FSI AREA	1702.71
FSI FACTOR	1.909
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

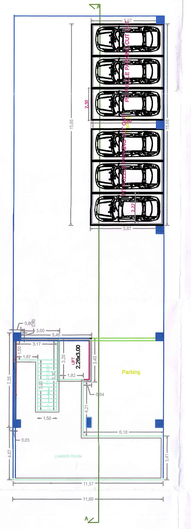
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	14	18
TWO WHEELER	54	54
CYCLE	0	0



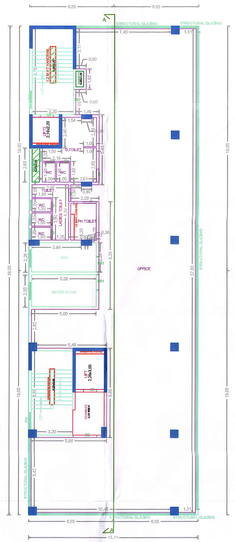
SITE PLAN



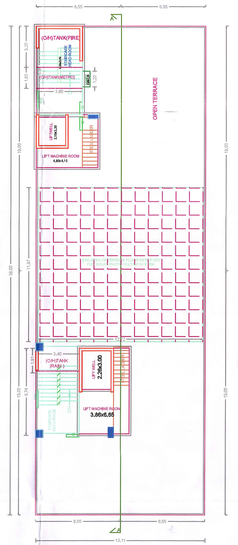
GROUND FLOOR PLAN (PART)



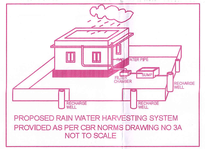
BASEMENT FLOOR PLAN (PART)



TYPICAL FLOOR PLANS (1st, 2nd &3rd FLOORS)

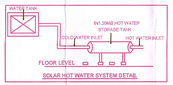


TERRACE FLOOR PLAN





SOLAR WATER PLAN



FLOOR WISE FSI STATEMENT: A (COMMERCIAL OFFICE)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
THIRD FLOOR	494.65	0.00	0.00	0.00	0	494.65
SECOND FLOOR	494.65	0.00	0.00	0.00	0	494.65
FIRST FLOOR	494.65	0.00	0.00	0.00	0	494.65
STILT PARKING FLOOR	143.70	0.00	0.00	0.00	0	143.70
BASEMENT PARKING FLOOR	75.06	0.00	0.00	0.00	0	75.06
Total	1702.71	0.00	0.00	0.00	0	1702.71

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				TOTAL
		COMM.	RESI.	IND.	SPEC.	DU	FSI AREA
A-1 (COMMER...)		1702.71	0.00	0.00	0.00	0	1702.71
Total		1702.71	0.00	0.00	0.00	0	1702.71

APPROVAL CONDITION

SCALE 1:100

Signature valid
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by
Assistant Planner
Approval No.
Approval Date
Permit No.

Signature valid
Digitally Signed by
Authorised Officer
Right Date: 06/09/2023 02:00 PM

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

Applicant's (Owner / Developer / Power of Attorney)

User Defined Metric (841.00 x 2000.00 MM)_1

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
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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.