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RE REGULATORY RECORD

RERA Document

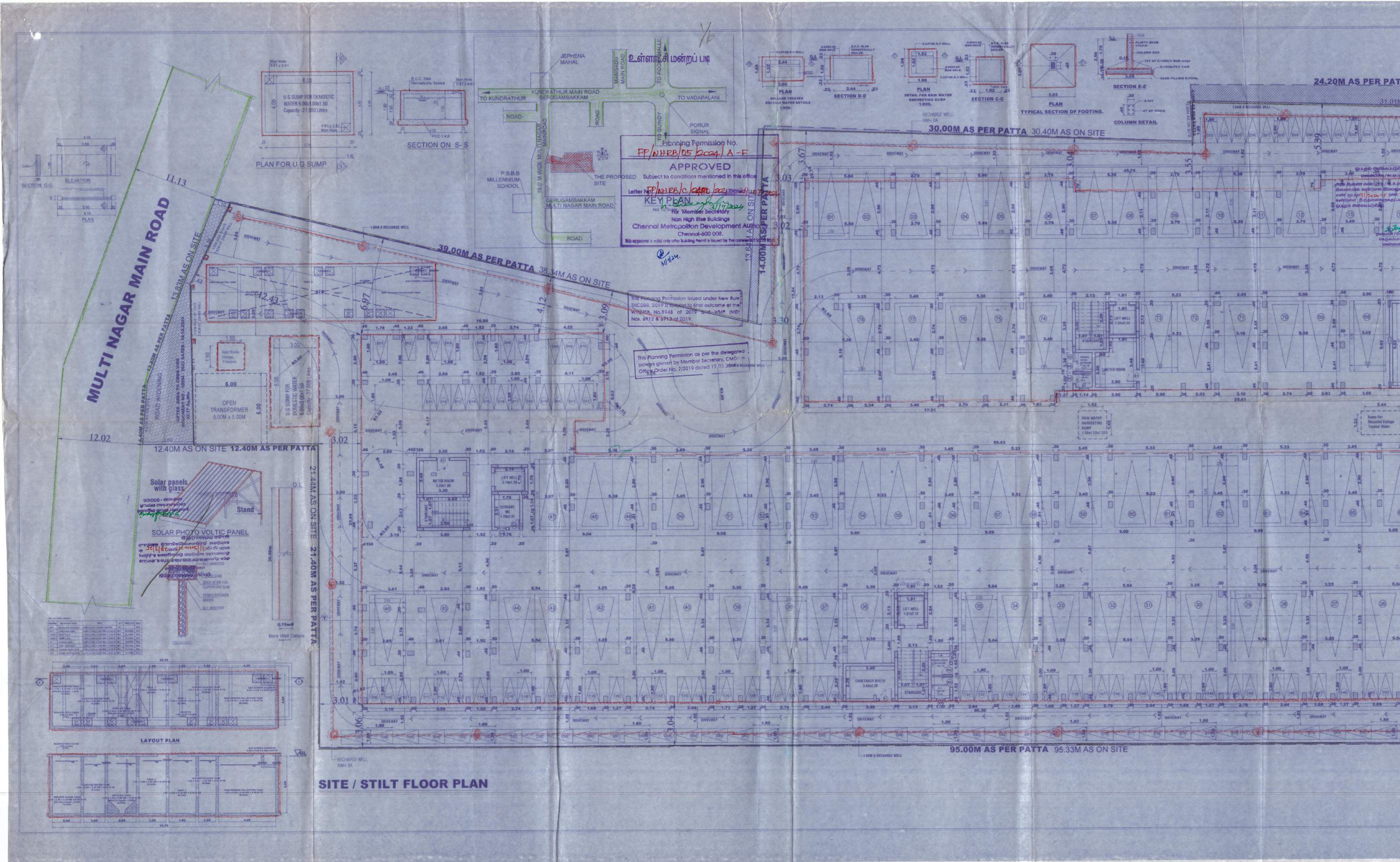
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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD



உள்ளாட்சி மன்றப் படி SHEET NO: 1/6

Plan Showing The Proposed Construction of the Stilt Part/Ground Floor Part (Games room & GYM) + 4 Floors+ 5th Floor Part Residential Building with 138 dwelling Units at Multi Nagar Main Road ,Gerugambakkam, Chennai comprised in S.No. 52/1A2,52/2A & 52/3 of Gerugambakkam Village within the Kundrathur Panchayat Union Limit.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING AND PILES IN FOUNDATION .
2. COLUMNS AND PILES ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTRED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAIDWITH PROPER SLOPE OVER R.C SLAB.

SCHEDULE OF JOINERY

MD	Main Door	1.07 x 2.13
MD1	Main Door	0.99 x 2.13
DW	Door / Window	1.83 x 2.13
OP	Opening	0.76 x 2.13
W1	Window	1.22 x 1.37
W2	Window	1.07 x 1.37
W3	Window	0.69 x 1.37
W4	Window	0.61 x 1.37
KW	Kitchen Window	1.22 x 0.91
V1	Ventilator	0.61 x 0.91
V2	Ventilator	0.46 x 0.91

AREA STATEMENT

PLOT EXTENT	SQ.M
AS PER PATTA	3948.00 SQ.M
AS PER DOCUMENT	3947.97 SQ.M

FLOOR NAME	FSI AREA	DWELLING UNIT
STILT FLOOR	130.64	Parking
FIRST FLOOR	2154.47	30
SECOND FLOOR	2154.47	30
THIRD FLOOR	2154.47	30
FOURTH FLOOR	2154.47	30
FIFTH FLOOR PART	1496.37	18
TOTAL	10244.89	138
FSI	2.595	

NO.OF TWO WHEELERS REQUIRED	156 NOS
NO.OF CAR PARKING REQUIRED	78 NOS

COLOUR INDEX

PROPOSED
BOUNDARY
ROAD

SCALE:- 1 : 100

ALL DIMENSIONS ARE IN METERS

C. KANNAN, B.E.,M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

STRUCTURAL ENGINEER :-

For KGEYES RESIDENCY PRIVATE LIMITED
Authorised Signat.

OWNER:-

REENA NISHANTHI LYDIA P B.ARCH

LICENSED SURVEYOR:-

உள்ளாட்சி மன்றப் படி

SHEET NO. 2/3

Plan Showing The Proposed Construction of the Stilt Part/Ground Floor Part (Games room & GYM) + 4 Floors+ 5th Floor Part Residential Building with 138 dwelling Units at Multi Nagar Main Road ,Gerugambakkam, Chennai comprised in S.No. 52/1A2,52/2A & 52/3 of Gerugambakkam Village within the Kundrathur Panchayat Union Limit.

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3. MOSAIC FLOORING / SPARTAN FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:6.
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6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
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V1	Ventilator	0.61 x 0.91
V2	Ventilator	0.46 x 0.91

COLOUR INDEX

PROPOSED

BOUNDARY

ROAD

SCALE:- 1 : 100

ALL DIMENSIONS ARE IN METERS

C. KANNAN, B.E.,M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai -600 020.

STRUCTURAL ENGINEER :-

For KGEYES RESIDENCY PRIVATE LIMITED

Authorised Signatory

OWNER:-

REENA NISHANTHI LYDIA P.B.ARCH
COUNCIL OF ARCH REG.No. CA/2005/
DMA REGD. ARCH No.RAGH-015/2
CIDCO REGD.No. COLONY/RAG-/2021/07022
CHENNAI CORPORATION REGD. No. RA/2018/2018
Door No. 11, 1st Floor, Canteen Road, I Street,
Aminjikarai, Chennai - 600 014.

LICENSED SURVEYOR.-

Planning Permission No.:
FP/NHRB/05/2024/ B-F
APPROVED
Subject to conditions mentioned in the office
Letter No. FP/NHRB/C/0498/2021 dt. 29.07.2024
For Member Secretary
Non High Rise Buildings
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid only after building Permit is issued by the Competent Authority.

This Planning Permission issued under the TNCDBR, 2019 is subject to final order in W.P.(MD) No.8948 of 2019 and connected Nos. 6912 & 6913 of 2019.

This Planning Permission as per the direction powers given by Member Secretary, CMDA Office Order No. 7/2019 dated 12.03.2019.

FIRST FLOOR PLAN

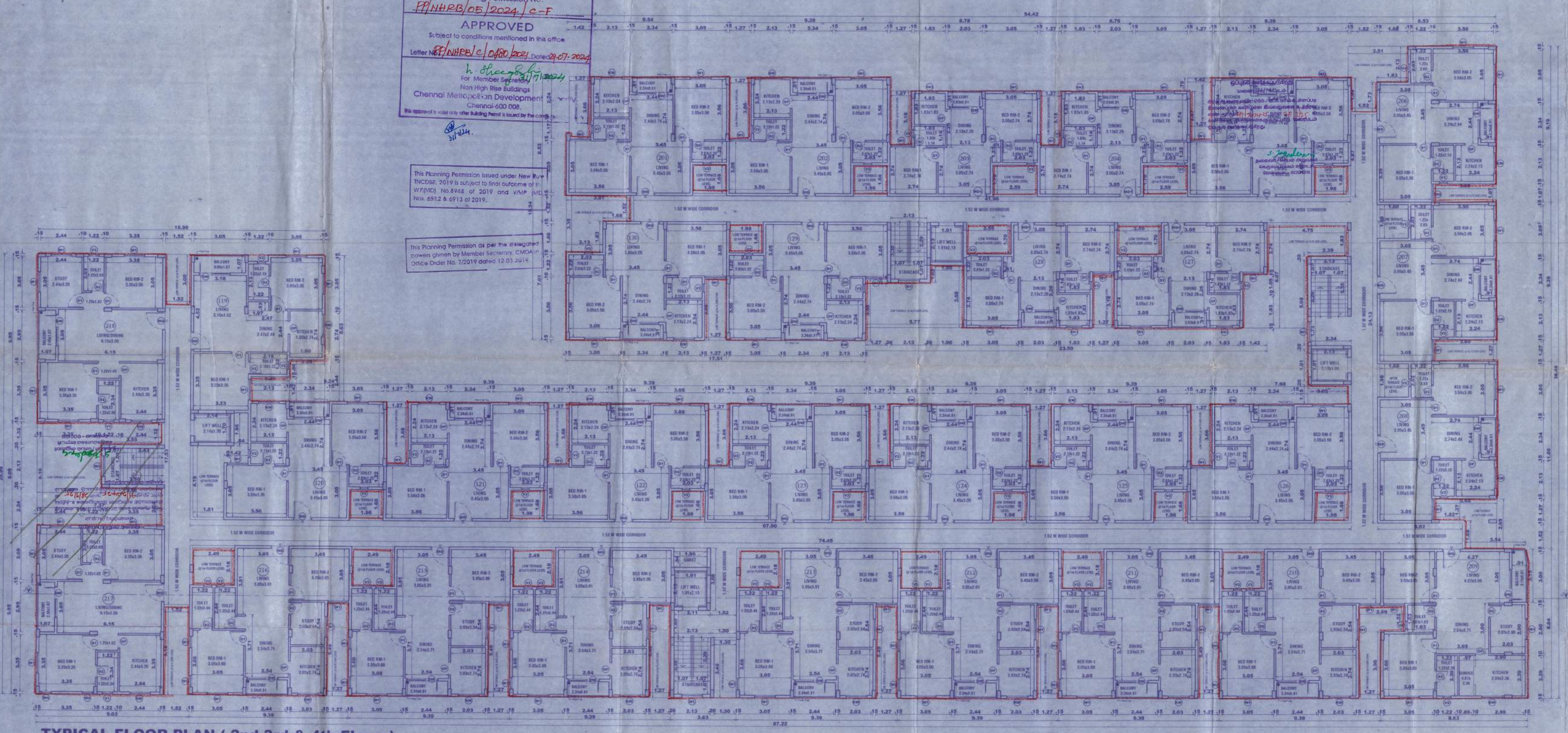
3/0

உள்ளாட்சி மன்றப் பட

Planning Permission No.
PP/NHRB/05/2024/C-F
APPROVED
Subject to conditions mentioned in this office
Letter No. PP/NHRB/C/04580/2024 Dated 29-07-2024
For Member Secretary
Non-High Rise Buildings
Chennai Metropolitan Development
Chennai-600 008.
This approval is valid only after Building Permit is issued by the competent

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

This Planning Permission as per the delegated powers given by Member Secretary, CMDA in Office Order No. 7/2019 dated 12.03.2019.



TYPICAL FLOOR PLAN (2nd,3rd & 4th Floors)

N
W
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S

உள்ளாட்சி மன்றப் பட

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10. WEATHERING COURSE I.S.O WITH PROPER SLOPE OVER R.C SLAB.

SCHEDULE OF JOINERY

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V1	Ventilator	0.61 x 0.91
V2	Ventilator	0.46 x 0.91

COLOUR INDEX

PROPOSED
BOUNDARY
ROAD

SCALE:- 1 : 100

ALL DIMENSIONS ARE IN METERS

C.KANNAN, B.E.,M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai -600 020.

STRUCTURAL ENGINEER :-

For KOEYES RESIDENCY PRIVATE LIMITED

Authorised Signatory

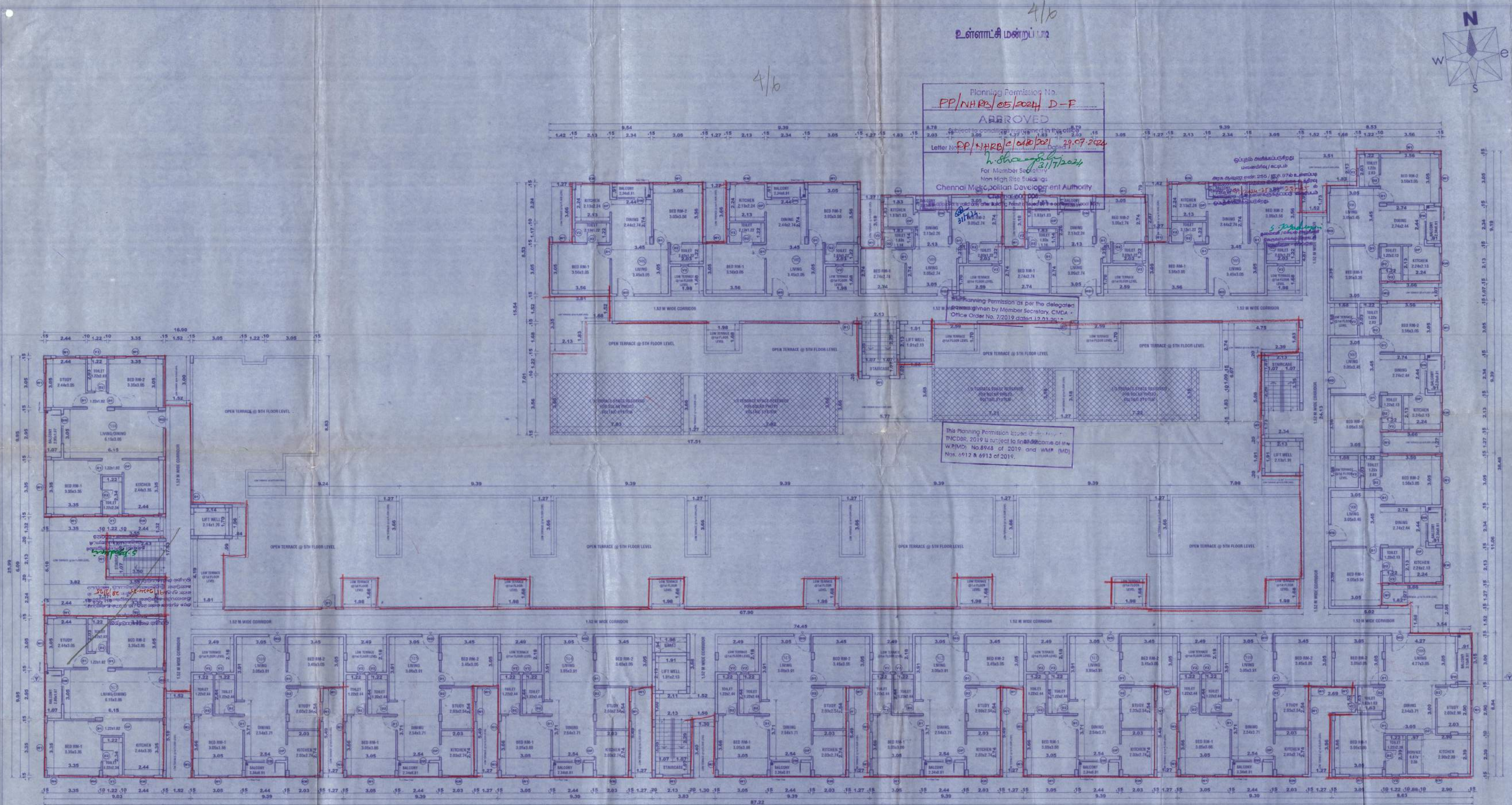
OWNER :-

REENA NISHANTHI LYDIA B.ARCH
COUNCIL OF ARCH REG No: CA/2005/16201
CMDA REGD. INDIVIDUAL RAISE/ 2019/03/0012
OTHER REGD. No: CG/RGNIRA/RG-I/2011/10222
CHENNAI CORPORATION REGD. No: BA/1550/2016
Door No. 61/16, 1st Floor, Devaraj Road, Ekkatuthangal,
Alandur, Chennai - 600 032.

LICENSED SURVEYOR.-

4/6

உள்ளாட்சி மன்றப் பயன்



FIFTH FLOOR PLAN

N

W e S

உள்ளாட்சி மன்றப் பயன்

SHEET NO: 4/6

Plan Showing The Proposed Construction of the Stilt Part/Ground Floor Part (Games room & GYM) + 4 Floors+ 5th Floor Part Residential Building with 138 dwelling Units at Multi Nagar Main Road ,Gerugambakkam, Chennai comprised in S.No. 52/1A2,52/2A & 52/3 of Gerugambakkam Village within the Kundrathur Panchayat Union Limit.

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V1	Ventilator	0.61 x 0.91
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COLOUR INDEX

PROPOSED

BOUNDARY

ROAD

SCALE:- 1 : 100

ALL DIMENSIONS ARE IN METERS

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai-600 020.

STRUCTURAL ENGINEER :-

For KGEYES RESIDENCY PRIVATE LIMITED

Authorised Signatory

OWNER:-

REGINA NISHANTHI LYDIA B.S.ARCH
COUNCIL OF ARCH REG.No. CA/2018/
CMDA REG. ARCH No.RA/G-U/91
DTCP Arch / Nr. CG/ROW/RA/G-
CORPORATION REG.ID. No. RA
Door No. 31, 1st Floor, Cennaiyan Road, S Street,
Alwarpet, Chennai - 600 018.

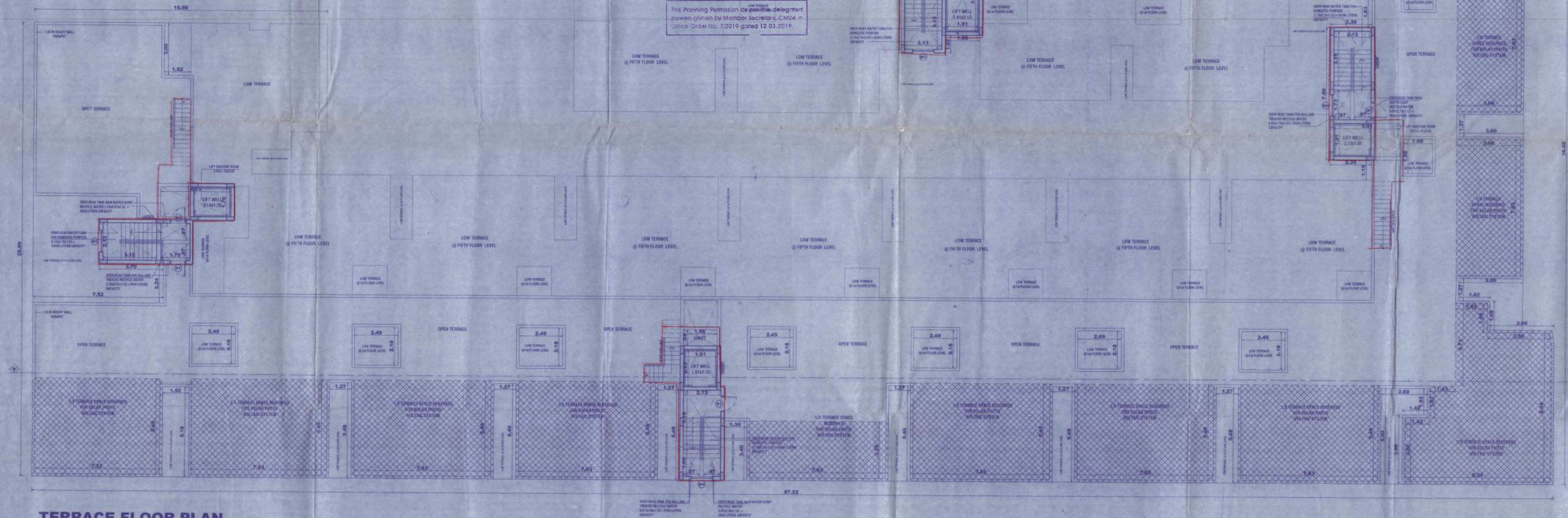
LICENSED SURVEYOR:-

உள்ளாட்சி மன்றப் படி

5/6

Planning Permission No.
PP/NH-PB/05/2024/E-F
APPROVED
Subject to conditions mentioned in this office
Letter No. PP/NHPB/E/1080/2021 Dated: 29.07.2024
For: Member Secretary
Non Hab Rise Bldg
CMDA/Chennai Metropolitan Development Authority
Chennai-608 08.
This Planning Permission is issued under New Rule 36(1)(b) of TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8273 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.
This Planning Permission is given the delegated powers given by Member Secretary, CMDA in Office Order No. 7/2019 dated 12.03.2019.

31/7/2024



TERRACE FLOOR PLAN

N
W
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S

உள்ளாட்சி மன்றப் படி
SHEET NO: 5/6

Plan Showing The Proposed Construction of the Stilt Part/Ground Floor Part (Games room & GYM) + 4 Floors+ 5th Floor Part Residential Building with 138 dwelling Units at Multi Nagar Main Road ,Gerugambakkam, Chennai comprised in S.No 52/1A2,52/2A & 52/3 of Gerugambakkam Village within the Kundrathur Panchayat Union Limit.

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COLOUR INDEX

PROPOSED
BOUNDARY
ROAD

SCALE:- 1 : 100

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C. KANNAN, B.E., M.E. (Structure)
Structural Engineer
CMDA Reg. No: SE/I/2024/2/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai -600 020.

STRUCTURAL ENGINEER :-

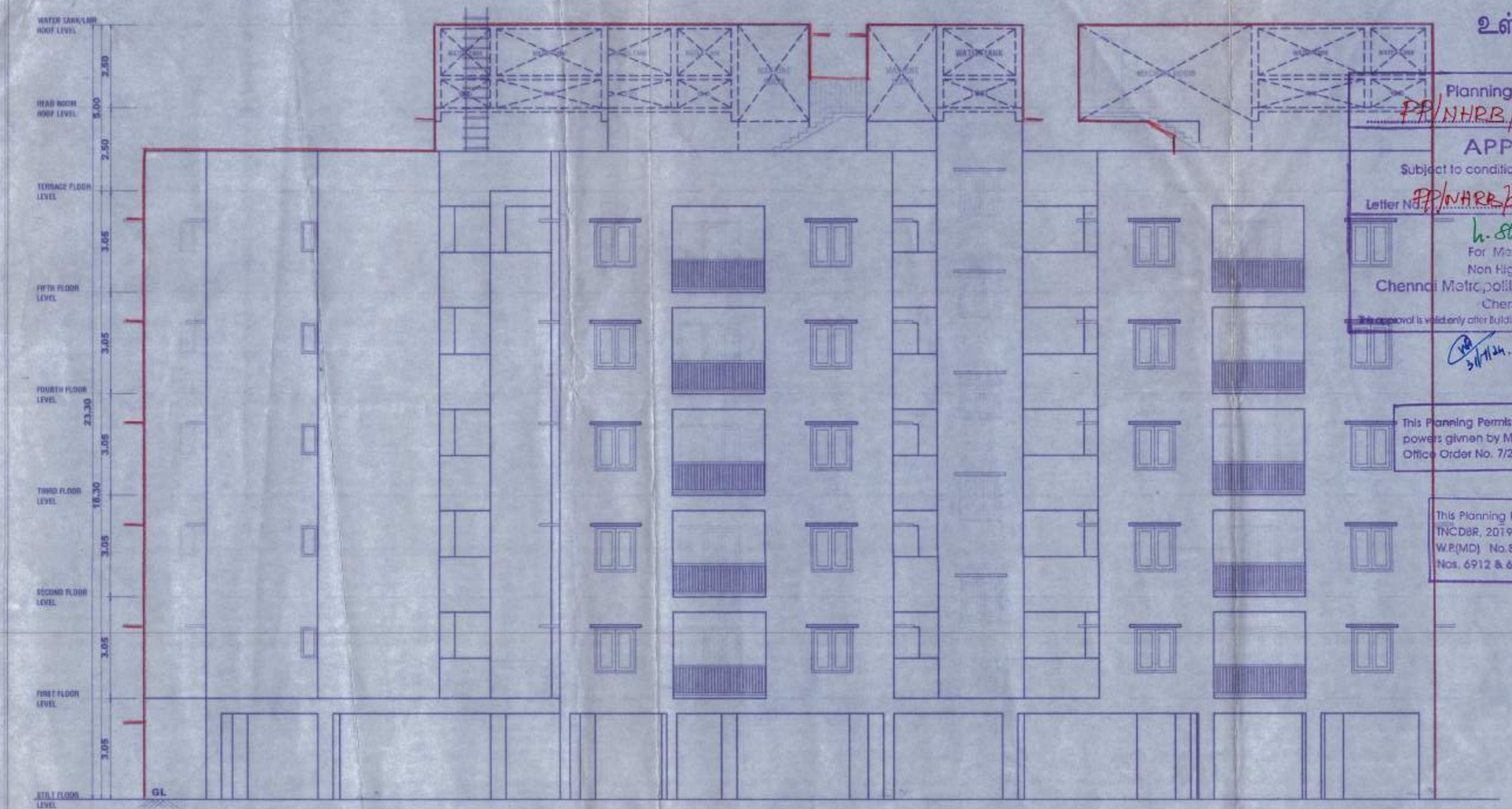
For KGEYES RESIDENCY PRIVATE LIMITED

Authorised Signatory

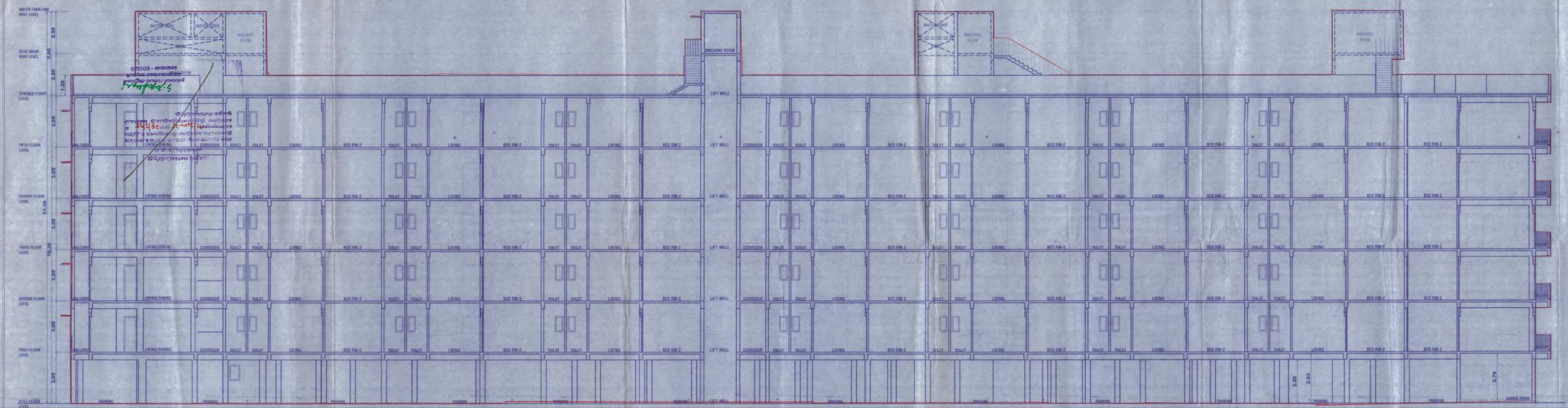
OWNER:-

REENA NISHANTHI LYDIA P

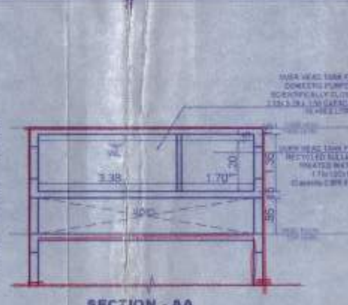
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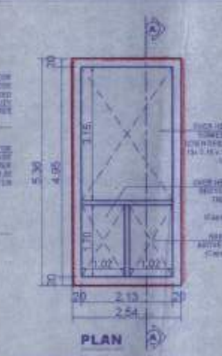
FRONT ELEVATION (WEST SIDE)



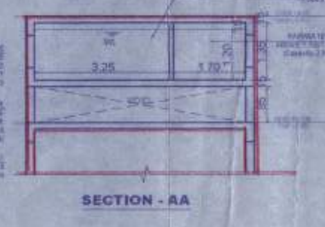
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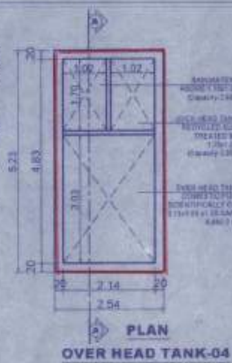
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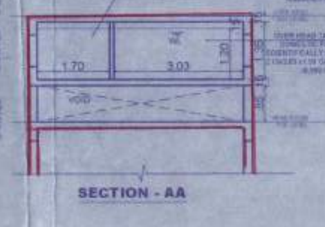
PLAN
OVER HEAD TANK-02



SECTION - AA



PLAN
OVER HEAD TANK-04



SECTION - AA

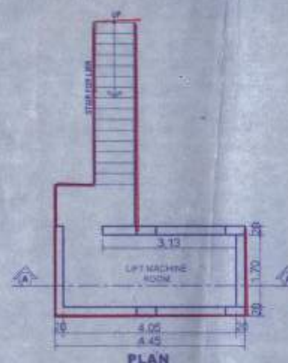




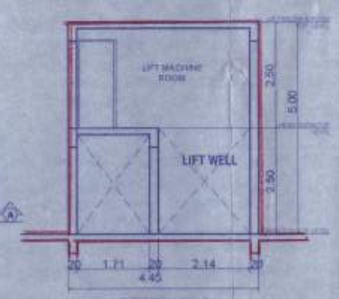
SECTION - AA



PLAN
OVER HEAD TANK-01

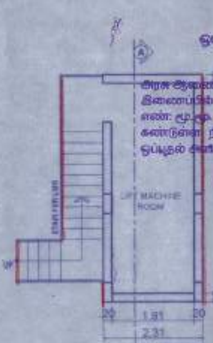


PLAN



SECTION -A

LIFT MECHINE ROOM-01

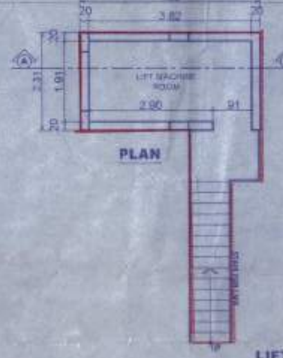


PLAN

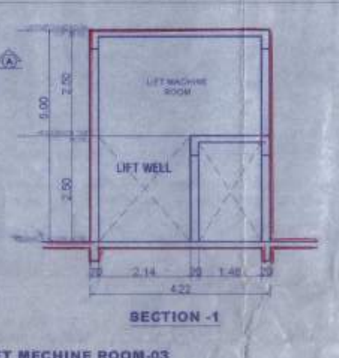


SECTION -A

LIFT MECHINE ROOM-02

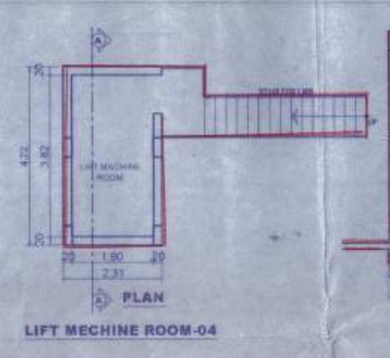


PLAN



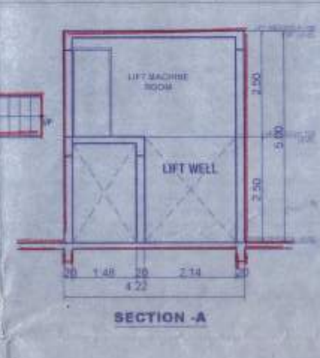
SECTION -1

LIFT MECHINE ROOM-03



PLAN

LIFT MECHINE ROOM-04



SECTION -A

Planning Permission No:
PP/NHRB/05/2024/F.F
APPROVED
Subject to conditions mentioned in the letter
Letter No. PP/NHRB/F/04805/2024 Dated: 29.07.2024
For Member Secretary
Non High Rise Buildings
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid only after Building Permit is issued by the concerned Local Body

This Planning Permission as per the delegated powers given by Member Secretary, CMDA Office Order No. 7/2019 dated 12.03.2019.

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to further outcome of the W.P.(MD) No.8948 of 2019 and WMP. (MD) Nos. 6912 & 6913 of 2019.

SHEET NO: 6/6

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COLOUR INDEX

PROPOSED
BOUNDARY
ROAD

SCALE:- 1 : 100

ALL DIMENSIONS ARE IN METERS

C. KANNAN, B.E., M.E. (Structure)
Structural Engineer,
CMDA Reg. No: SE/I/2024/21/0047
Door No: 21, 4th Main Road,
Indira Nagar, Chennai - 600 020.

STRUCTURAL ENGINEER :-

For KOEYES RESIDENCY PRIVATE LIMITED

Authorised Signatory

OWNER :-

BEENA NISHANTHI LYDIA B.ARCH.,
COUNCIL OF ARCH REG.No. CA/2009/36231
CMDA REG.No. NCH No.RAGN-2110/2023
DTCP REG.No: CGLRGN/RAGN-II/2011/2022
CHENNAI CORPORATION REGD No. RAS/2022/2319
Door No. 31/34, 1st Floor, Canotaph Road, I Street,
Aminjikarai, Chennai - 600 029.

LICENSED SURVEYOR:-

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.