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
Lr.No. 61/2229/TP2/08
Dated. 6/12/2017.

SHEET NO:3 OUT OF 4

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of writ Petition in WP (MD) No.8945 of 2019 before the Madurai Bench of Madras High Court

பெருநகர சென்னை மாநகராட்சி பகுதிக்கு
கட்டிட அனுமதி எண்:CEPA/10015/2017/B2/2019
நாள்:21/12/2020 வரை 196
இயக்கப்பட்டது

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT(PART) + GROUND FLOOR(PART)+2 FLOORS AIR CONDITIONED CINEMA THEATRE (9 SCREEN) COMMERCIAL BUILDING AT EAST COAST ROAD,CHENNAI-115 COMPRISED IN S.NOS.165/176A1, 165/176A2,165/176A3,165/176A4, 165/176A5,165/176A6,165/176A7 & 165/176A8 OF INJAMBAKKAM VILLAGE,TAMBARAM TALUK WITHIN GREATER CHENNAI CORPORATION.
ZONE : XV DIV.NO : 198.

SCALE 1:100

SECOND FLOOR PLAN

SPECIFICATION:

SAND FILLING IN FOUNDATION
PCC 1:4:8 IN FOUNDATION
BRICK WORK IN CM 1:5
RCC WORK,M25 GRADE
PLASTERING IN CM 1:4
NOTE:MINIMUM CONCRETE GRADE USED IS - M25 [1:1:2]

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 X 2.13 M
SD	SLIDING DOOR	2.25 X 2.13 M
MD1,D	MAIN DOOR	2.00 X 2.13 M
D1	DOOR	1.50 X 2.13 M
D2	DOOR	0.95 X 2.13 M
D3,LD1	DOOR	1.00 X 2.13 M
D4	DOOR	0.80 X 2.13 M
LD	LIFT DOOR	2.00 X 2.13 M
W1	WINDOW	1.50 X 1.22 M
V	VENTILATOR	0.60 X 0.60 M

REFERENCE

PROPOSED
ROAD
BOUNDARY

N

OWNER'S SIGNATURE:

R.CHINDRASEKARAN., B.E.(Civil) F.I.V.
Govt. Approved Engineer, Approved Value Rs.1-74374,
REGR.I.V.No.02/2005 & SR(GR.II)1/913/2019
Flat No.12, Kuppuswamy Street,
Tiruvanmiyur, Chennai-600 114.
Ph:24522011 E-mail:gcmrajan53@hotmail.com

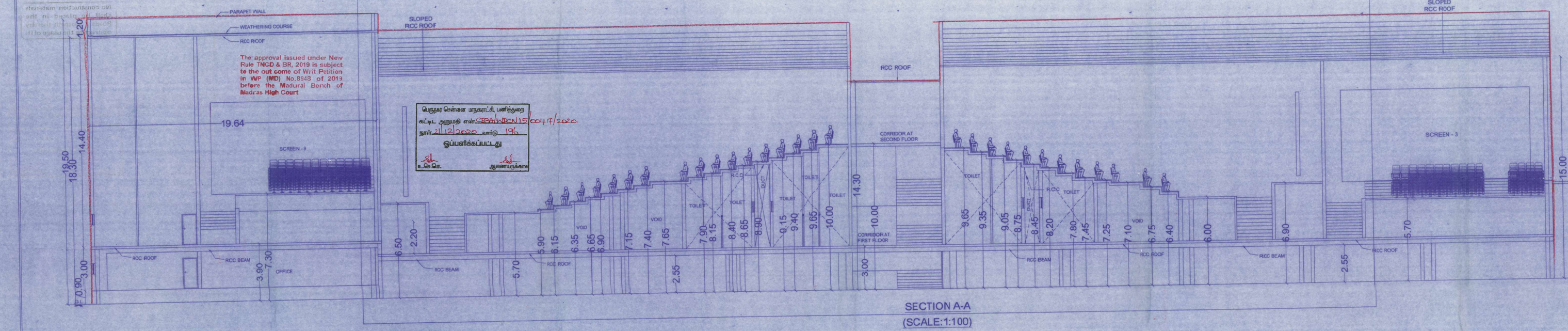
REGISTERED ENGINEER / REGISTERED ARCHITECT

N. THIRUMANAM, B.E. (STRUCT.)
Registered Structural Engineer (Class-I) - 1/95/93
Approved Engr. for Chennai Corporation
M.I.E. (India), M.I.S.T.E., M.I.V.
161/84, Gandhi Road, Vadapalani, Chennai - 26
Ph: 65715644/466, cell-9841171 8
thirumanamsteng@gmail.com

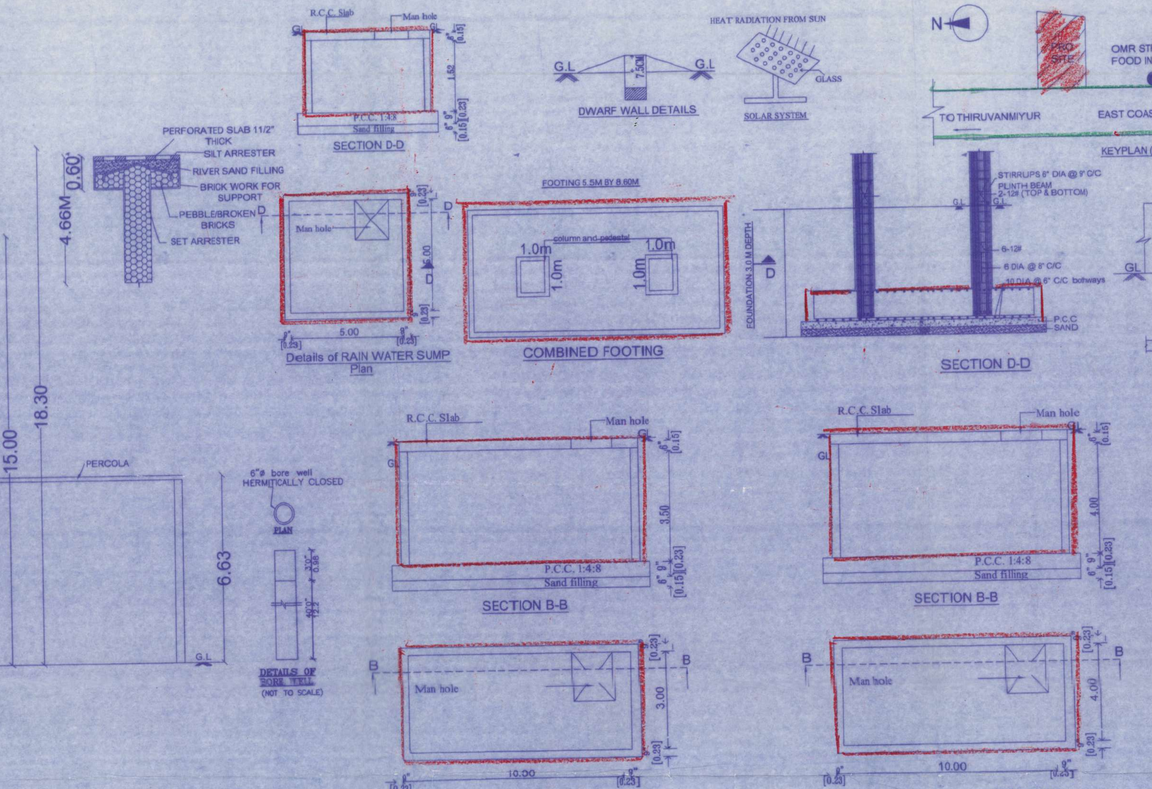
STRUCTURAL ENGINEER

P.P.A approved by C.M.D.A vide Lr.No. dated:

The approval issued under New Rule 7NCD & BR, 2019 is subject to the outcome of Writ Petition nr WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



SECTION A-A
(SCALE:1:100)



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT(PART) + GROUND FLOOR(PART)+2 FLOORS AIR CONDITIONED CINEMA THEATRE (9 SCREEN) COMMERCIAL BUILDING AT EAST COAST ROAD CHENNAI-115 COMPRISED IN S.NOS.165/176A1, 165/176A2,165/176A3,165/176A4, 165/176A5,165/176A6,165/176A7 & 165/176A8 OF INJAMBAKKAM VILLAGE TAMBARAM TALUK WITHIN GREATER CHENNAI CORPORATION. ZONE : XV DIV NO : 196.

SCALE 1:100

SPECIFICATION:
SAND FILLING IN FOUNDATION
PCC 1:4:8 IN FOUNDATION
BRICK WORK IN CM 1:5
RCC WORK M25 GRADE
PLASTERING IN CM 1:4
NOTE:MINIMUM CONCRETE GRADE USED IS - M25 [1:1:2]

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 X 2.13 M
SD	SLIDING DOOR	2.25 X 2.13 M
MD (D	MAIN DOOR	2.00 X 2.13 M
D1	DOOR	1.80 X 2.13 M
D2	DOOR	0.90 X 2.13 M
DD,LD1	DOOR	1.00 X 2.13 M
D4	DOOR	0.80 X 2.13 M
LD	LIFT DOOR	2.00 X 2.13 M
W1	WINDOW	1.50 X 1.20 M
V	VENTILATOR	0.60 X 0.60 M

AREA STATEMENT

PLOT EXTENT

AS PER DOC (LEAST)	12140.47 M²
AS PER PATTA	12450.00 M²

PLOT EXTENT(AS PER CRP)

ROAD LEFT FOR HIGHWAY AND STREET ALIGNMENT	417.00 M²
10% OSR AREA REQUIRED (LATEST AREA - STREET ALIGNMENT)	1172.30 M²
10% OSR AREA PROVIDED	1172.50 M²

	HOR FSI AREA	FSI AREA
STILT FLOOR (PART)	4026.31 M²	
GROUND FLOOR (PART)	------	650.30 M²
FIRST FLOOR	------	4014.37 M²
SECOND FLOOR	------	2547.87 M²
TOTAL FSI AREA	------	7621.54 M²

FSI = 7621.54 M² / 12140.47 M² = 0.628

PLOT COVERAGE = 4641.47/12140.47=39.66%

	REQUIRED	PROVIDED
CAR PARKING	76	199
TW PARKING	96	200

REFERENCE

PROPOSED
ROAD
BOUNDARY

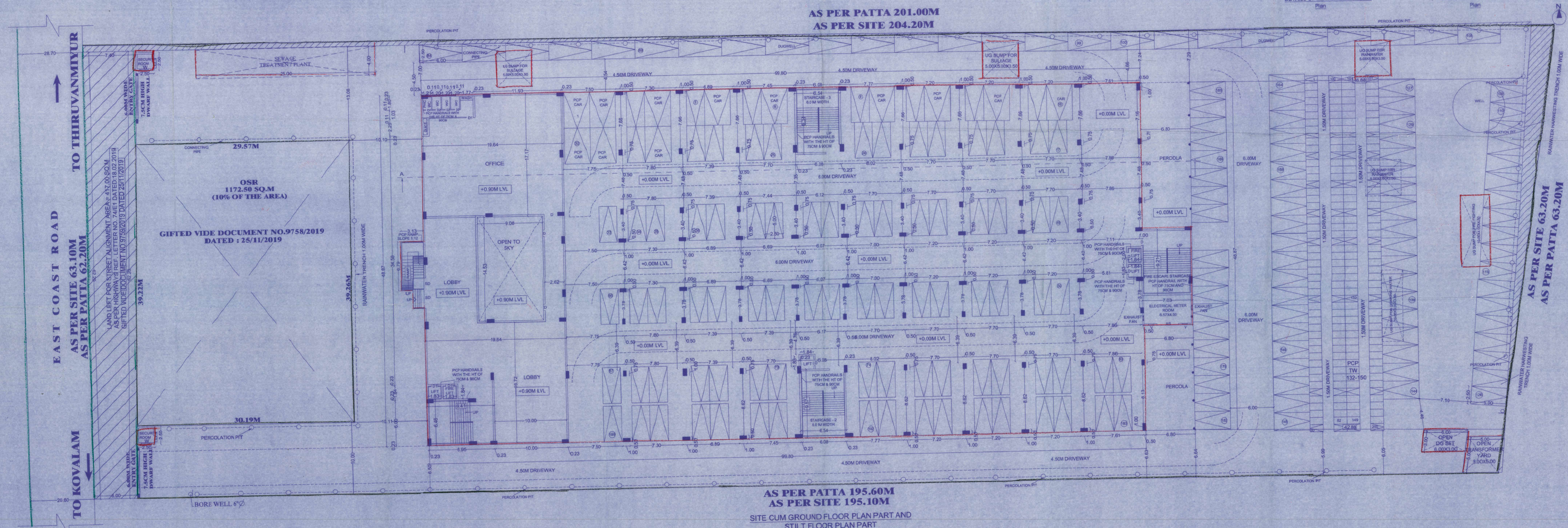
OWNER'S SIGNATURE:

R.CHANDRASEKARAN
Regd.no.of Owner Approved Valuer No.CAT/1
Regd.no.of Engineer/Architect No.TN/01/13
Regd.no.of Structural Engineer No.S/13

REGISTERED ENGINEER / REGISTEED ARCHITECT

STRUCTURAL ENGINEER

AS PER PATTA 201.00M
AS PER SITE 204.20M



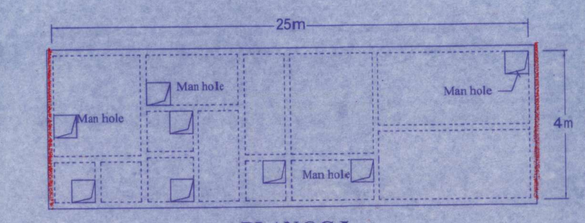
SITE CUM GROUND FLOOR PLAN PART AND STILT FLOOR PLAN PART
SCALE 1:150

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

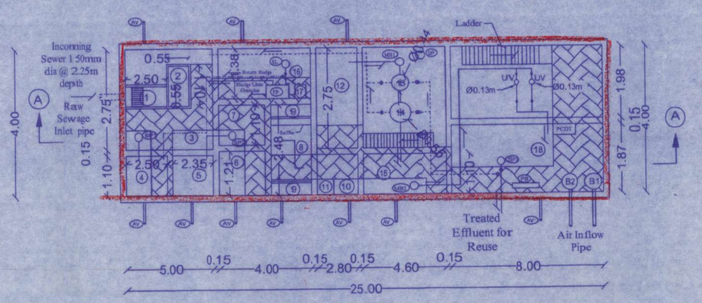
P.P.A approved by C.M.D.A vide Lr.No. 21623/1/2018. Dated...15/11/2019

FRONT ELEVATION

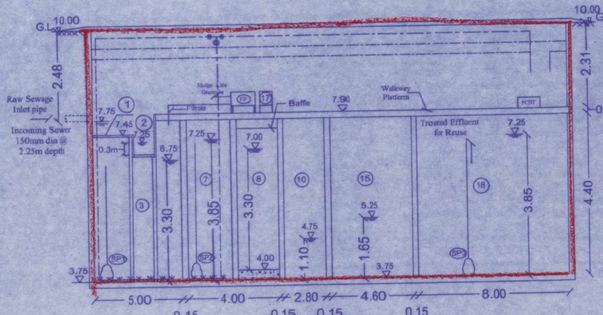
PROPOSED SEWAGE TREATMENT PLANT OF 0.045 MLD CAPACITY
Moving Bed bio - film reactor (MBBR)



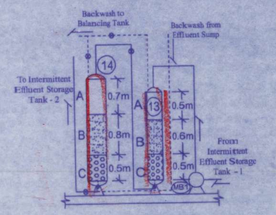
PLAN@G.L



PLAN

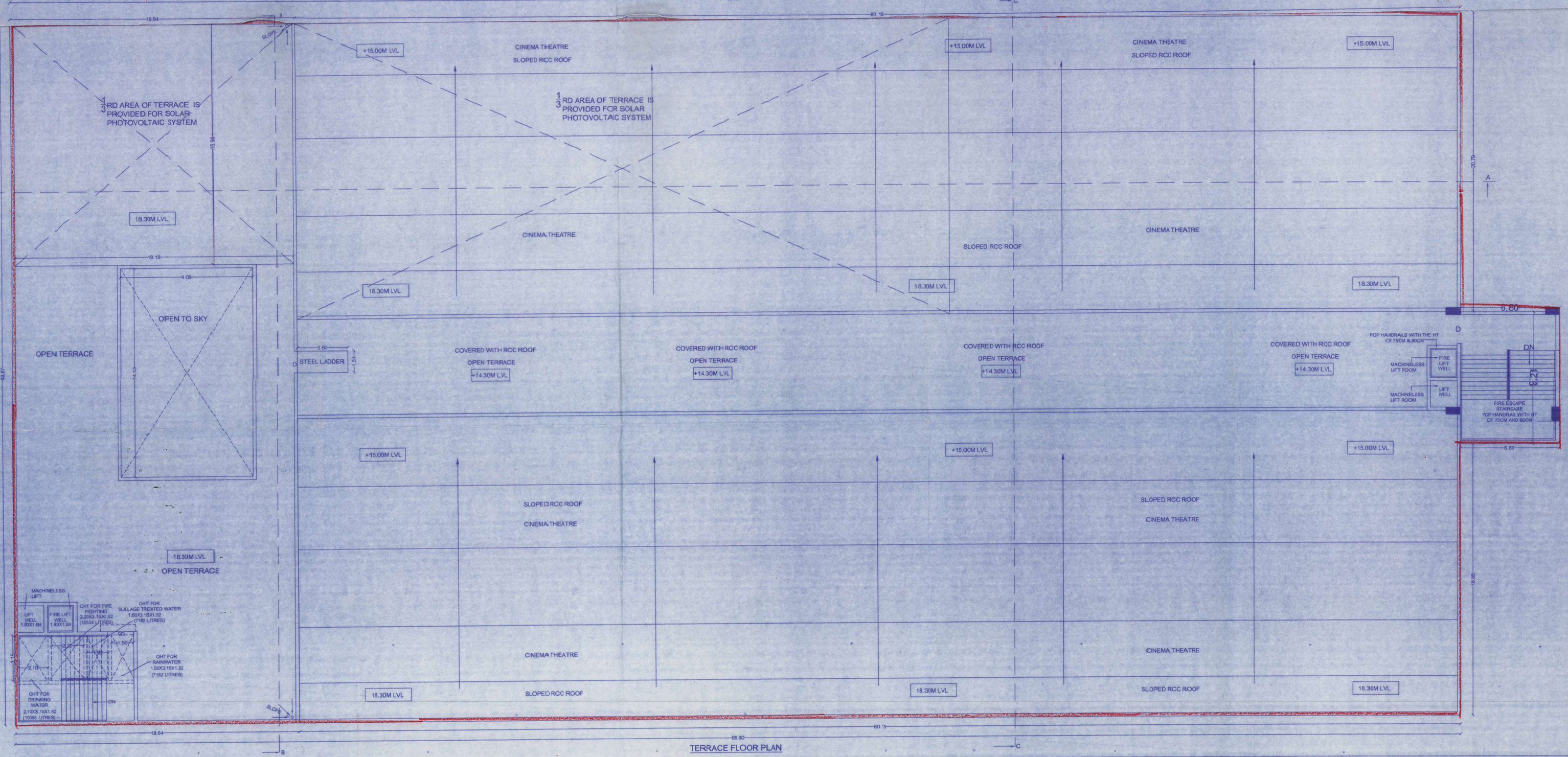


SECTION A-A



DETAILS OF FILTERS

LEGEND
1. SCREEN CHAMBER
2. GRIT CHAMBER
3. BALANCING TANK
4. ANAEROBIC TANK
5. ANOXIC TANK
6. AEROBIC TANK (BOD REDUCTION)
7. AEROBIC TANK (NITRIFICATION)
8. SEDIMENTATION TANK
9. EFFLUENT LAUNDER
10. DISINFECTION TANK
11. CHLORINE DOSING TANK
12. INTERMITTENT EFFLUENT STORAGE TANK - 1
13. PRESSURE SAND FILTER
A.Free Board, B.Filtering Media, C.Pebble
14. ACTIVATED CARBON FILTER
A.Free Board, B.Filtering Media, C.Pebble
15. INTERMITTENT EFFLUENT STORAGE TANK - 2
16. SLUDGE COLLECTION TANK
17. POLYELECTROLYTE DOSING TANK
18. EFFLUENT SUMP
UV. ULTRA VIOLET TREATMENT
PB. PANEL BOARD
AV AIR VENT
FP FILTER PRESS WITH POST LIME MODULE
PCDT POST CHLORINATION DOSING TANK
SP1 SUBMERSIBLE PUMP- 1.90 cu.m/hr @ 12m
SL SLUDGE PUMP - 10 cu.m/hr @ 10m
SP2 & SP3 SUBMERSIBLE PUMP
MB1 & MB2 MONOBLOCK PUMP – 1.90 cu.m/hr @ 12m
DP DRAIN PUMP
B1 AIR BLOWER FOR DIFFUSED AERATION
B2 AIR BLOWER FOR AIR CIRCULATION SYSTEM
G.L & H.L ARE IN METRES
RAW SEWAGE LINE (80mm dia)
EFFLUENT LINE (100mm dia)
SLUDGE LINE (100mm dia)
AIR LINE (25mm dia)
DUCT PROVIDED FOR AIR CIRCULATION IN BASEMENT
DIFFUSED AIR ARRANGEMENTS



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT(PART) + GROUND FLOOR(PART)+2 FLOORS AIR CONDITIONED CINEMA THEATRE (9 SCREEN) COMMERCIAL BUILDING AT EAST COAST ROAD,CHENNAI-115 COMPRISED IN S.NOS.165/176A1, 165/176A2,165/176A3,165/176A4, 165/176A5,165/176A6,165/176A7 & 165/176A8 OF INJAMBAKKAM VILLAGE,TAMBARAM TALUK WITHIN GREATER CHENNAI CORPORATION. ZONE - XV DIV NO - 196.

SCALE 1:100

SPECIFICATION:
SAND FILLING IN FOUNDATION
PCC 1:4:8 IN FOUNDATION
BRICK WORK IN CM 1:5
RCC WORK,M25 GRADE
PLASTERING IN CM 1:4
NOTE:MINIMUM CONCRETE GRADE USED IS - M25 [1:1:2]

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 X 2.13 M
SD	SLIDING DOOR	2.25 X 2.13 M
MD1,D	MAIN DOOR	2.00 X 2.13 M
D1	DOOR	1.50 X 2.13 M
D2	DOOR	0.95 X 2.13 M
D3,LD1	DOOR	1.00 X 2.13 M
D4	DOOR	0.80 X 2.13 M
LD	LIFT DOOR	2.00 X 2.13 M
W1	WINDOW	1.50 X 1.22 M
V	VENTILATOR	0.60 X 0.60 M

REFERENCE
PROPOSED
ROAD
BOUNDARY
N

OWNER'S SIGNATURE:

R.CHANDRASEKARAN
Structural Engineer, Approved Letter No.F.14/93
REGR.I /SM/2005 & SE(R.I)/13/2012-13
F1, Lotus Flats, 12, Kuppuswamy Street,
Peteranthangal, Chennai-600114
9444082018, Email: prack.ram2@gmail.com

REGISTERED ENGINEER / REGISTERED ARCHITECT

N.TAMILMANI, M.E.(STRUCT.)
Registered Structural Engineer (Class I) Lic.No.SE/2006-1 (CLASS)
DSCO Reg.No. SDO/1/2013/78
GCW Structural Design Consultant - 42
15/10, Old Mambalam Road, T.Nagar, Chennai - 600 017
Cell : 9444 [illegible]
tnesh.structdesign@gmail.com

STRUCTURAL ENGINEER

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8348 of 2019 before the Madurai Bench of Madras High Court

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

பெருநகர சென்னை மாநகராட்சி கட்டிட அனுமதி எண்:CPA/ITNIS/041F/2020 நாள்:21/12/2020 முதல் 13.6 ஒப்புகைப்பட்டது

/ உண்மை நகல் / 21/12/2020 உதவி செயற் பொறியாளர் பெருநகர சென்னை மாநகராட்சி

SCREEN 9 | SCREEN 8

SECTION B-B
(SCALE:1:100)

SCREEN 2 | SCREEN 5

SECTION C-C

FRONT ELEVATION

SECTION A-A'

SECURITY ROOM PLAN

Details of SULI AGE TREATED Plan

SECTION D-D

FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT(PART) + GROUND FLOOR(PART)+2 FLOORS AIR CONDITIONED CINEMA THEATRE (9 SCREEN) COMMERCIAL BUILDING AT EAST COAST ROAD,CHENNAI-115 COMPRISED IN S.NOS.165/176A1, 165/176A2,165/176A3,165/176A4, 165/176A5,165/176A6,165/176A7 & 165/176A8 OF INJAMBAKKAM VILLAGE,TAMBARAM TALUK WITHIN GREATER CHENNAI CORPORATION. ZONE : XV DIV NO : 196.

SCALE 1:100

SPECIFICATION:

SAND FILLING IN FOUNDATION
PCC 1:4:8 IN FOUNDATION
BRICK WORK IN CM 1:5
RCC WORK,M25 GRADE
PLASTERING IN CM 1:4
NOTE:MINIMUM CONCRETE GRADE USED IS - M25 [1:1:2]

JOINERY DETAILS

RS	ROLLING SHUTTER	3.00 X 2.13 M
SD	SLIDING DOOR	2.25 X 2.13 M
MD1,D	MAIN DOOR	2.00 X 2.13 M
D1	DOOR	1.80 X 2.13 M
D2	DOOR	0.90 X 2.13 M
D3,LD1	DOOR	1.00 X 2.13 M
D4	DOOR	0.80 X 2.13 M
LD	LIFT DOOR	2.00 X 2.13 M
W1	WINDOW	1.50 X 1.22 M
V	VENTILATOR	0.60 X 0.60 M

REFERENCE

PROPOSED
ROAD
BOUNDARY

N

OWNER'S SIGNATURE:

R. CHANDRASEKARAN, B.E.,(CIVIL)
Structural Engineer, R. [illegible] Regn No.S/2574
REGN.[illegible]/2020 [illegible]/03/19
81, Lotus Nivas, [illegible]
Ashok Nagar, [illegible]
[illegible] Em[illegible]

REGISTERED ENGINEER / REGISTEED ARCHITECT

N. THAMBUNNAN, B.E., (STRUCT.),
Regd.No.S/1[illegible] Regn.Valid upto [illegible]
Structural Consultancy Engineer
[illegible] Nivas, [illegible] Street, [illegible] 42
[illegible] Phone : 2364 [illegible]
[illegible]

STRUCTURAL ENGINEER

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.