Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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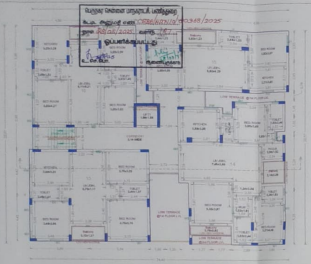
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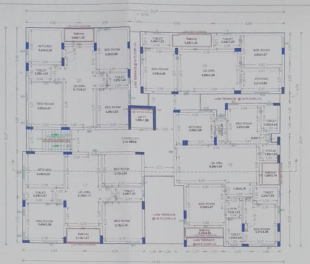
hello@verified.realestate
+91 9996 12 9996
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P.P.A. approved by
C.M.D.A. vide
Lr.No.
Dated:

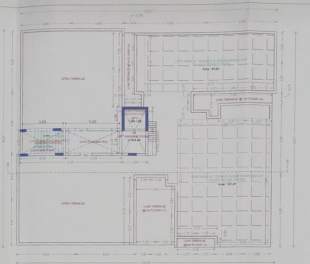
The approval issued under New Rule TNCD & DR, 2016 is subject to the out come of the Writ Petition in W.P. No.8946 of 2019 pending before the Madurai Bench of Madras High Court



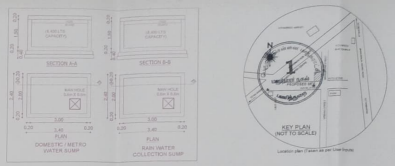
FOURTH FLOOR PLAN (PART)



FIFTH FLOOR PLAN (PART)



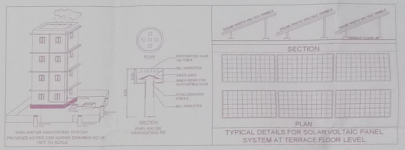
TERRACE FLOOR PLAN

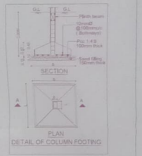


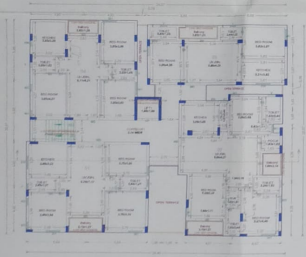
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3FLOORS +3RD FLOOR (PART) + 4TH FLOOR (PART) FOR RESIDENTIAL USE (1 NO. OF 3BHK DWELLING UNITS) BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI WITH TDR BENEFIT AT PLOT BUR 12 & 14, OLD DOOR NO 13, NEW T.S. NO.111, BLOCK NO.57 OF KOTHAMBEDU VILLAGE, METHUR STREET, CHOKKIKULAM, MADURAI DISTRICT, KOTHAMBEDU, CHOKKIKULAM VILL COMPRISED IN OLD S.NO. 124/2, NEW T.S. NO.111, BLOCK NO.57 OF KOTHAMBEDU VILLAGE, METHUR TOWN LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M
AREA AS PER PLOT'S	
AREA AS PER DOCUMENT	
AREA CONSIDERED FOR FSI	
STREET ALIGNMENT/ ROAD WIDENING/ LAND PARTING	
TOTAL FSI AREA	
TDR FACTOR	
COVERAGE AREA PERCENTAGE %	

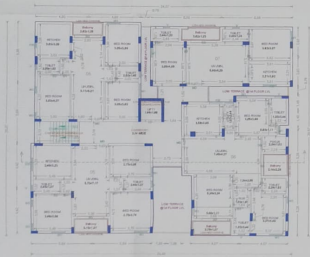
A) PARKING STATEMENT	REQUIRED	PROVIDED
CYCLE		
LORRY		
CAR		
TWO WHEELER		
CYCLE		



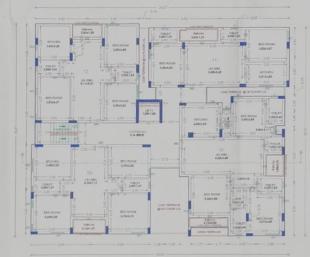




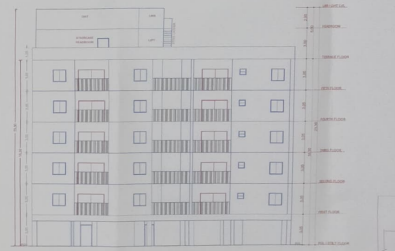
FIRST FLOOR PLAN



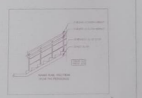
SECOND FLOOR PLAN

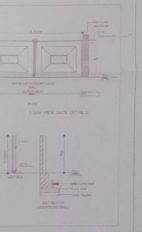


THIRD FLOOR PLAN (PART)



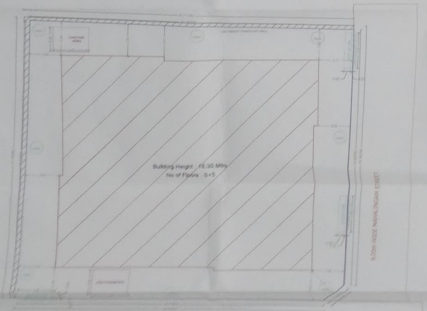
ELEVATION



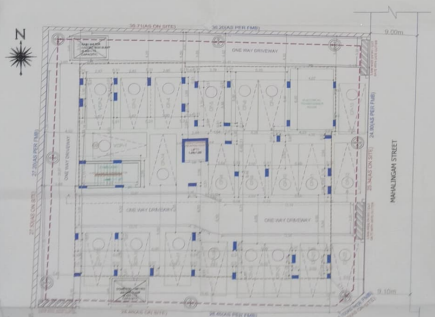




SECTION AA



SITE PLAN



SITE CUM STILT FLOOR PLAN

FLOORS	COMM.	RESI.	ANC.	OC.	TOTAL FSI AREA
STILT PARKING FLOOR					
FIRST FLOOR					
SECOND FLOOR					
THIRD FLOOR					
FOURTH FLOOR					
TERRACE					
TOTAL					

BUILDING	NO OF SAME BUILDING	FSI AREA				TOTAL FSI AREA
		COMM.	RESI.	ANC.	OC.	
ALL WING						
TOTAL						

APPROVAL CONDITION

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature

Signature

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2FLOORS +3RD FLOOR (PART) + 4TH FLOOR (PART) + 5TH FLOOR (PART) (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NOS 13 & 14, OLD DOOR NO 13, 14, NEW DOOR 1, MAHALINGAM STREET AND V.V. KOVIL STREET, CHINMAYA NAGAR STAGE-1, KOYAMBEDU, CHENNAI-600 092, COMPRISED IN OLD S.NO., 106/2, NEW T.S. NO, 7/1, BLOCK NO, 82 OF KOYAMBEDU VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

	SQ.M.
A) AREA STATEMENT	
AREA AS PER PATTA	840.00
AREA AS PER DOCUMENT	835.79
AREA CONSIDERED FOR FSI	835.79
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2288.76
FSI FACTOR	2.740
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	22	22
TWO WHEELER	0	0
CYCLE	-	0

FOURTH FLOOR PLAN (PART)

FIFTH FLOOR PLAN (PART)

TERRACE FLOOR PLAN

SECTION A-A

SECTION B-B

PLAN
DOMESTIC / METRO WATER SUMP

PLAN
RAIN WATER COLLECTION SUMP

KEY PLAN
(NOT TO SCALE)

Location plan (Taken as per User Inputs)

RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CMA NORMS DRAWING NO 3A NOT TO SCALE

SECTION
RAIN WATER HARVESTING PIT

PLAN

SECTION

PLAN
TYPICAL DETAILS FOR SOLAR VOLTAIC PANEL SYSTEM AT TERRACE FLOOR LEVEL

SECTION

PLAN
DETAIL OF COLUMN FOOTING

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN (PART)

ELEVATION

HAND RAIL SECTION
(FOR PH PERSONS)

SECTION AA

GATE WITH COMPOUND WALL ELEVATION

PLAN

3.50M WIDE GATE DETAILS

SECTION

SECTION OF COMPOUND WALL

Building Height : 18.30 Mtrs
No of Floors : S+5

12.20m WIDE V V KOVIL STREET

SITE PLAN

12.20m WIDE V V KOVIL STREET

MAHALINGAM STREET

SITE CUM STILT FLOOR PLAN

FLOOR WISE FSI STATEMENT: A1 (RESI)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.78	0.00	0.00	0	28.78
FIRST FLOOR	0.00	454.09	0.00	0.00	4	454.09
SECOND FLOOR	0.00	454.09	0.00	0.00	4	454.09
THIRD FLOOR	0.00	450.60	0.00	0.00	4	450.60
FOURTH FLOOR	0.00	450.60	0.00	0.00	4	450.60
FIFTH FLOOR	0.00	450.60	0.00	0.00	4	450.60
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2288.76	0.00	0.00	20	2288.76

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A1-1 (RESI)		0.00	2288.76	0.00	0.00	20	2288.76
Total		0.00	2288.76	0.00	0.00	20	2288.76

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Signature valid

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (60.00 x 40.00inches)

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.