Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 1 / 4

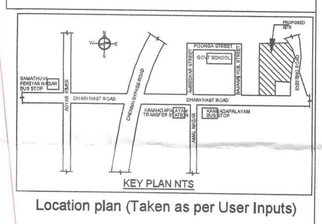
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING DEVELOPMENT COMPRISING OF 2 BLOCKS WITH 115 DWELLING UNITS; BLOCK 1: STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 65 DWELLING AND BLOCK 2: STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 50 DWELLING UNITS, (AVAILING AFFORDABLE HOUSING BENEFIT) AT DHARKAST ROAD, KANNADAPALAYAM, TAMBARAM, CHENNAI, COMPRISED IN OLD S.NOS. 268/2, 268/3 & 268/4, T.S.NOS. 106/1, 107/2, 107/3, 108/2 & 108/3, BLOCK NO.21, WARD NO.C OF TAMBARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

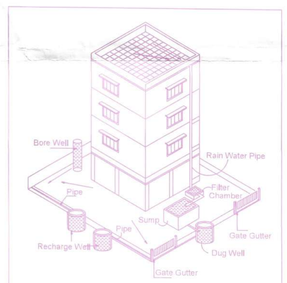
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	4498.00
AREA AS PER DOCUMENT	4497.36
AREA CONSIDERED FOR FSI	4497.36
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	78.29
OSR AREA	0.00
TOTAL FSI AREA	12583.99
FSI FACTOR	2.798
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

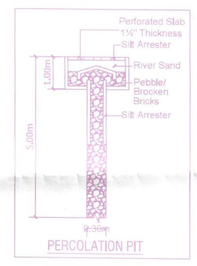
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	127	127
TWO WHEELER	0	0
CYCLE	-	0



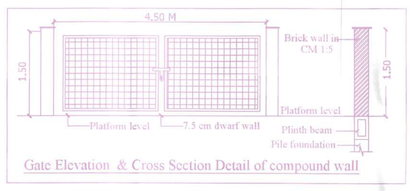
Location plan (Taken as per User Inputs)



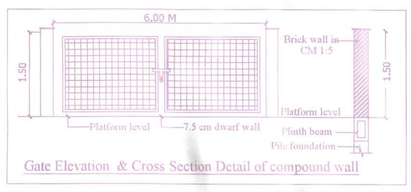
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



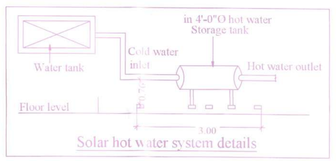
PERCOLATION PIT



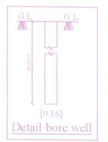
Gate Elevation & Cross Section Detail of compound wall



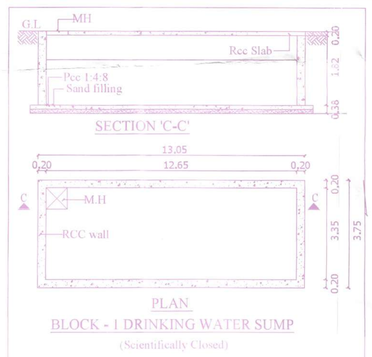
Gate Elevation & Cross Section Detail of compound wall

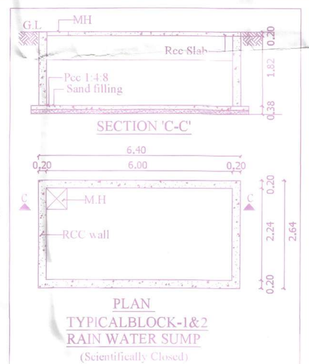


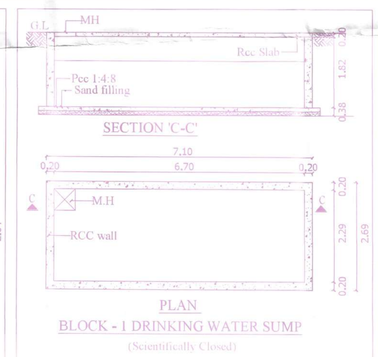
Solar hot water system details

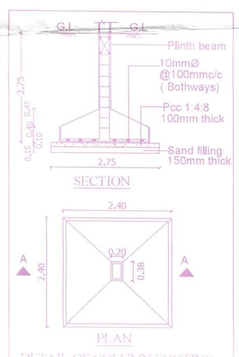


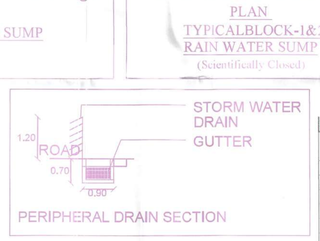
Detail bore well











PERIPHERAL DRAIN SECTION

FLOOR WISE FSI STATEMENT: A (BLOCK1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	1420.39	0.00	0.00	13	1420.39
SECOND FLOOR	0.00	1420.39	0.00	0.00	13	1420.39
THIRD FLOOR	0.00	1420.39	0.00	0.00	13	1420.39
FOURTH FLOOR	0.00	1420.39	0.00	0.00	13	1420.39
FIFTH FLOOR	0.00	1420.39	0.00	0.00	13	1420.39
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	7101.95	0.00	0.00	65	7101.95

FLOOR WISE FSI STATEMENT: B (BLOCK2)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.09	0.00	0.00	0	28.09
FIRST FLOOR	0.00	1090.79	0.00	0.00	10	1090.79
SECOND FLOOR	0.00	1090.79	0.00	0.00	10	1090.79
THIRD FLOOR	0.00	1090.79	0.00	0.00	10	1090.79
FOURTH FLOOR	0.00	1090.79	0.00	0.00	10	1090.79
FIFTH FLOOR	0.00	1090.79	0.00	0.00	10	1090.79
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5482.04	0.00	0.00	50	5482.04

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (BLOCK1)		0.00	7101.95	0.00	0.00	65	7101.95
B-1 (BLOCK2)		0.00	5482.04	0.00	0.00	50	5482.04
Total		0.00	12583.99	0.00	0.00	115	12583.99

APPROVAL CONDITION

SCALE 1:100

N

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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. 5788

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8645 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Assistant Engineer Grade I: Dinesh Kumar.N
Sign Date: 11/26/2024 2:36:19 PM

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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FLOOR NAME	SHEET NO. 2 / 4

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING DEVELOPMENT COMPRISING OF 2 BLOCKS WITH 115 DWELLING UNITS; BLOCK 1: STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 65 DWELLING AND BLOCK 2: STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 50 DWELLING UNITS, (AVAILING AFFORDABLE HOUSING BENEFIT) AT DHARKAST ROAD, KANNADAPALAYAM, TAMBARAM, CHENNAI, COMPRISED IN OLD S.NOS. 268/2, 268/3 & 268/4, T.S.NOS. 106/1, 107/2, 107/3, 108/2 & 108/3, BLOCK NO.21, WARD NO.C OF TAMBARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

க.ம. எண்:...18144/2... மாநகராட்சி
தெற்கு மண்டலம்
க.அ. எண்:...007/பெருந்/க1/05/1/00567...
நாள்:13/6/2023
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது
(காலவரை 13/6/2023 முதல் 12/6/2030 வரை)
13/6/2023 (21/6)
உதவிஆணையாளர்
தாம்பரம் மாநகராட்சி

(F D/C)

N
W E
S

48.83

53.77 M AS PER SITE

0.70 X 0.90 PERIPHERAL DRAIN

54.40 M AS PER FMB

20.64

12.54 M AS PER SITE

29.20 M AS PER FMB

17.34 M AS PER SITE

83.50 M AS PER SITE

4.50M WIDE ONE WAY DRIVEWAY

U.G SUMP FOR DRINKING WATER 6.00 X 2.24 X 1.82

LIFT1 1.93x1.83

LIFT1 2.49x1.98

LIFT2 2.49x1.98

LIFT3 2.49x1.96

SERVENT/DRIVER BATHROOM 3.61 X 1.22

ELECTRICAL TRANSFORMER ROOM 6.00 X 4.00

6.00M WIDE TWO WAY DRIVEWAY

4.50M WIDE ONE WAY DRIVEWAY

U.G SUMP FOR DRINKING WATER 3.35 x 12.65 x 1.82

U.G SUMP FOR DRINKING WATER 6.70 x 2.29 x 1.82

CP-1 CP-2 CP-3 CP-4 CP-5 CP-6 CP-7 CP-8 CP-10 CP-11 CP-12 CP-13 CP-14 CP-15 CP-16 CP-17 CP-18 CP-19 CP-20 CP-21 CP-22 CP-23 CP-24 CP-25 CP-26 CP-27 CP-28 CP-29 CP-30 CP-31 CP-32 CP-33 CP-34 CP-35 CP-36 CP-37 CP-38 CP-39 CP-40 CP-41 CP-42 CP-43 CP-44 CP-45 CP-46 CP-47 CP-48 CP-49 CP-50 CP-51 CP-52 CP-53 CP-54 CP-55 CP-56 CP-57 CP-58 CP-59 CP-60 CP-61 CP-62 CP-63 CP-64 CP-65 CP-66 CP-67 CP-68 CP-69 CP-70 CP-71 CP-72 CP-73 CP-75 CP-76 CP-77 CP-78 CP-79 CP-80 CP-81 CP-82 CP-83 CP-84 CP-85 CP-86 CP-87 CP-88 CP-89 CP-90 CP-91 CP-92 CP-93 CP-94 CP-95 CP-96 CP-97 CP-98 CP-99 CP-100 CP-101 CP-102 CP-103 CP-104 CP-105 CP-106 CP-107 CP-108 CP-109 CP-110 CP-111 CP-112 CP-113 CP-114 CP-115 CP-116 CP-117 CP-118 CP-119 CP-120 CP-121 CP-122 CP-123 CP-124 CP-125 CP-126 CP-127

HCP-69 HCP-70 HCP-67 HCP-66 HCP-65 HCP-63 HCP-64 HCP-124 HCP-127 HCP-125 HCP-126

VCP-76 VCP-77 VCP-75 VCP-74 VCP-82 VCP-81 VCP-79 VCP-80 VCP-71 VCP-72 VCP-73

CURB GUTTER

BLOCK-1

BLOCK-2

GATE GUTTER 4.50M OUT GATE

GATE GUTTER 6.00M IN/OUT GATE

STREET ALIGNMENT PORTION GIFTED TO CMDA Area : 78.29 Sq.M(+/-)

12.10

3.06 M AS PER SITE

6.20 M AS PER FMB

3.32 M AS PER SITE

6.10 M AS PER FMB

34.76 M AS PER SITE

12.00 M WIDE EXISTING ROAD

34.60 M AS PER FMB

22.31

25.83 M AS PER SITE

25.50 M AS PER FMB

24.60 M AS PER FMB

24.51 M AS PER SITE

32.50 M AS PER SITE

32.20 M AS PER SITE

GRID

12.60 M WIDE DHARKAST ROAD

GRID

SITE CUM STILT FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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. 5788

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP. (MD) No.8949 of 2019 and WMP (MD) Nos.6812 & 6813 of 2019.

Applicants (Owner / Developer / Power of Attorney)

UserDefinedImperial (60.00 x 40.00Inches)

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

FLOOR NAME	SHEET NO. 3 / 4

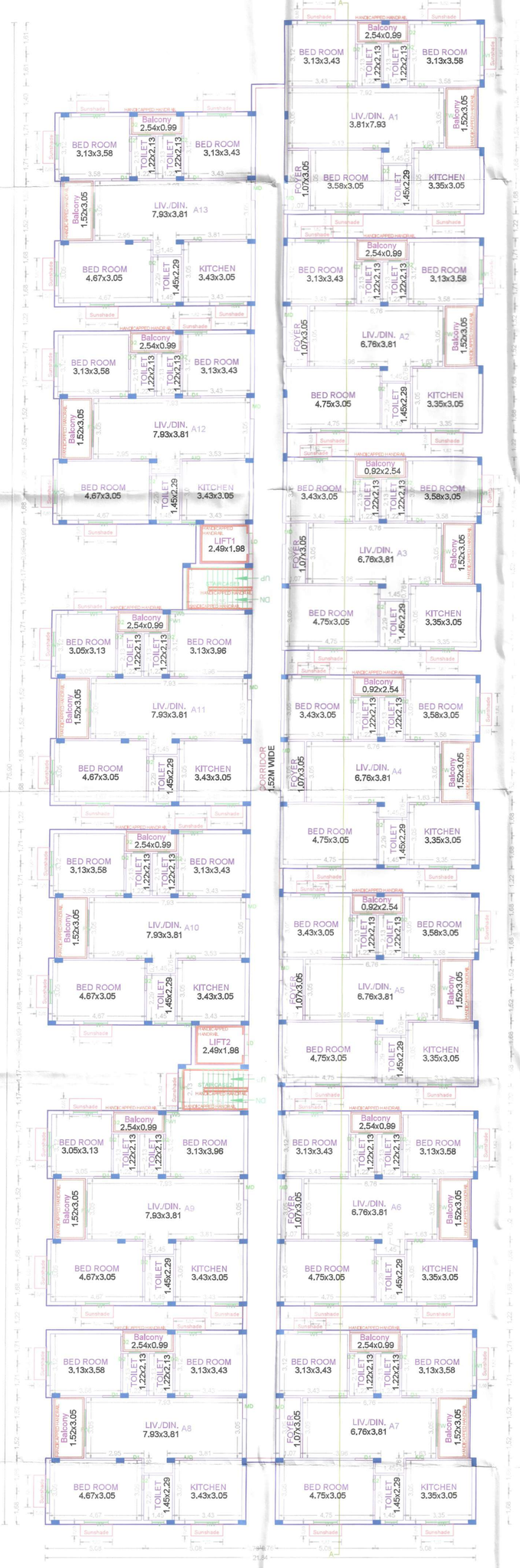
FLOOR NAME

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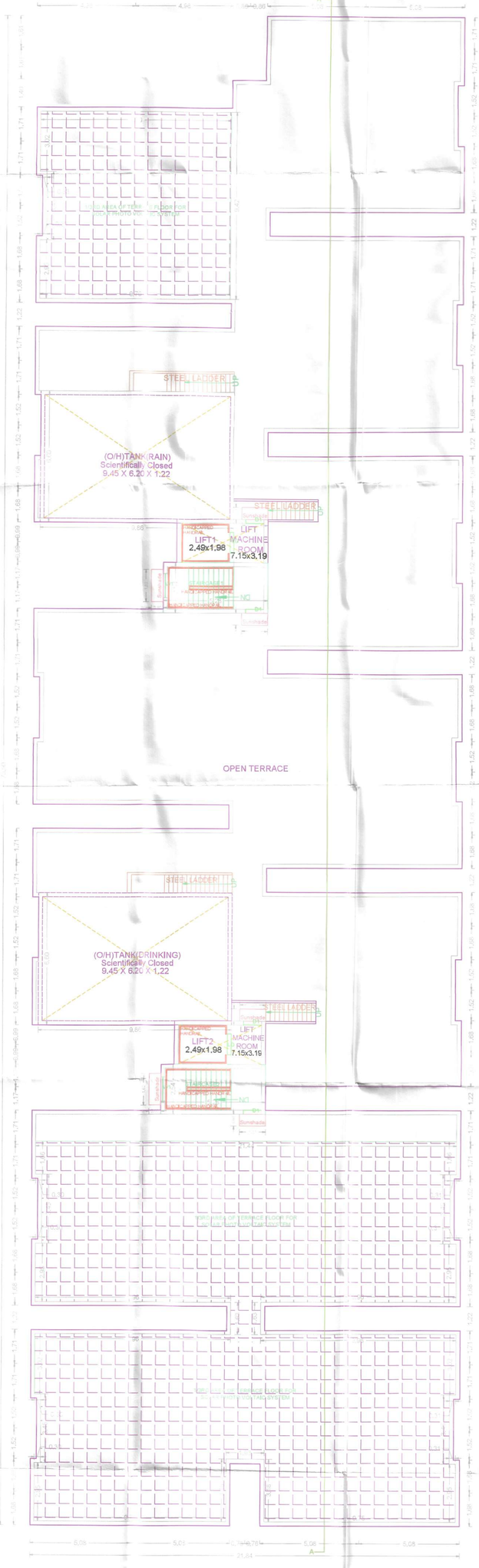
தாம்பரம் மாநகராட்சி
க.ம. எண்: 18/14/சி
க.அ. எண் 009/21/ch2/tcp/tp1/00567
நாள்: 13/6/2025
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வரைபடம்
நடவுக்கையில் வரை
வரைபடமும் [illegible]
(காலவரை 13/6/2025 முதல் 12/6/2030 வரை)
13/6/25
தாம்பரம் மாநகராட்சி



SECTION - AA (BLOCK-1)



TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN BLOCK - 1



TERRACE FLOOR PLAN



ELEVATION (BLOCK-1)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8648 of 2019 and W.M.P (MD) Nos. 6812 & 6813 of 2019.

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. 5788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 4 / 4
FLOOR NAME	

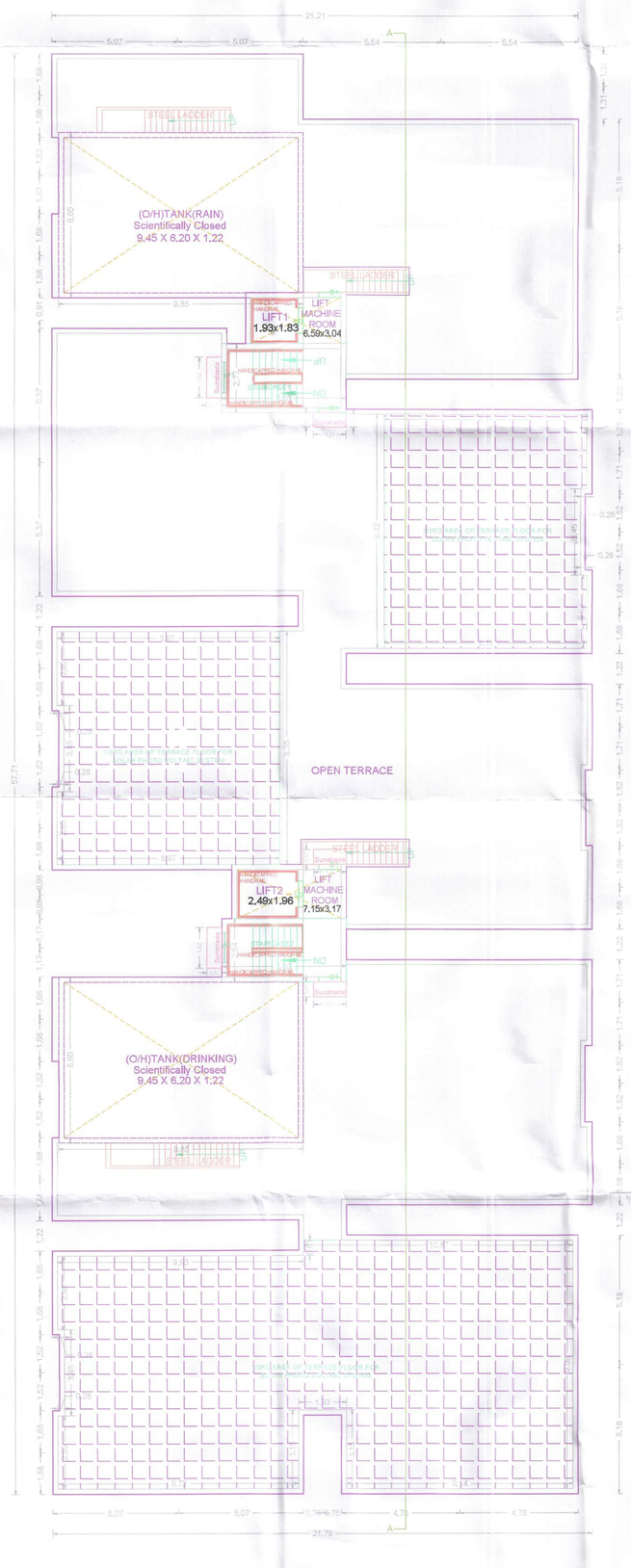
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SECTION - AA (BLOCK - 2)



TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN BLOCK - 2



TERRACE FLOOR PLAN BLOCK - 2



ELEVATION (BLOCK - 2)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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QR CODE

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ARCH_E_(36.00_x_48.00_Inches)

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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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.