Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

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DIGITALLY VERIFIED RECORD

User-Defined Metric (841.00 x 1300.00MM)

SITE PLAN

9.00M WIDE ROAD

Building Height : 15.00 Mtrs
No of Floors : S + 4

SITE CUM STILT FLOOR PLAN

9.00M WIDE ROAD

14.20M AS PER SITE | 14.20M AS PER PMB

20.70 M AS PER SITE

26.81M AS PER SITE

50.00M AS PER PMB

23.31M AS PER SITE

21.00M AS PER PMB | 21.20M AS PER SITE

TYPICAL FLOOR PLAN
1st, 2nd, 3rd FLOORS

FOURTH FLOOR PLAN

TERRACE FLOOR PLAN

FRONT ELEVATION

SECTION A-A

DESIGN OF SEPTIC TANK WITH UP FLOW FILTERS.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS (HEIGHT - 15.0M) RESIDENTIAL BUILDING WITH 23 DWELLING UNITS [AFFORDABLE HOUSING] AT AGARAMTHEN, CHENNAI COMPRISED IN DOCUMENT S.NO.231/2,1A, AS PER PATTA S.NO.231/33 OF AGARAMTHEN VILLAGE WITHIN THE LIMIT OF ST.THOMAS MOUNT TAMBARAM TALUK.

A) AREA STATEMENT

	SQ.M
AREA AS PER PATTA	881.00
AREA CONSIDERED FOR FSI	881.00
STREET ALIGNMENT/ROAD WIDENING/LAYER ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1951.57
COVERAGE AREA (PERCENTAGE %)	NA
FSI FACTOR	2.215

B) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LOWER	-	0
TWO WHEELER	25	26
CAR	8	13
CYCLE	-	0

FLOOR WISE FSI STATEMENT-A (BLOCK)

FLOORS	COMM.	RESI.	IND.	INST	OU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.82	0.00	0.00	0	28.82
FIRST FLOOR	0.00	468.68	0.00	0.00	6	468.68
SECOND FLOOR	0.00	468.68	0.00	0.00	6	468.68
THIRD FLOOR	0.00	468.68	0.00	0.00	6	468.68
FOURTH FLOOR	0.00	460.71	0.00	0.00	5	460.71
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1951.57	0.00	0.00	23	1951.57

BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				DU	TOTAL FSI AREA
	No of Saved BUILDING	COMM.	RESI.	IND.	INST.		
A1 BLOCK		0.00	1951.57	0.00	0.00	23	1951.57
Total		0.00	1951.57	0.00	0.00	23	1951.57

DESIGN OF SEPTIC TANK WITH UP FLOW FILTERS.

No. of dwellings	– 23 units
No. of Users	– 6X23 = 115nos.
Rate of water supply is	– 75 LPH/day.
Total flow of sewage per day	– 115/3= 8625 Ltr/day.
Detention period is	18 hrs.
Tank capacity	8625*18 / 24 = 6468.75 Ltr.
The tank is to be cleaned every year. So the sludge storage capacity at the rate of 15Ltr./person/year.	
	– 15*115 = 1725
With provision for future expansion let the total capacity be 8193.75 ltr. approximately taken as 10 m3	–6468.75 +1725 = 8193.75
Septic tank having the capacity of	– 10m3
Depth of liquid as	– 3.00
Plan of the Tank	– 16 = 5.33
	/3
Breadth of the Tank	– 2.13
Length of the Tank	– 3.00
Free board of the Tank	– 0.30
PROPOSE SEPTIC TANK OF THE SIZE	– 2.13X3.00X2.70
Total depth of the Tank	– 2.70+.30 = 3.00
Volume	– 3.00X3.00=27.00
Occupancy for 3 persons	– 135 Ltr.
Depth	– 1.80m-0.30m =1.30
Plan area required	– 27.00/1.30 = 20.77 m2
	2 nos
SIZE OF THE FINAL EFFLUENT SUMP	– 1.21x1.52x1.80
up FLOW FILTER NO.1	– 0.76x1.52x1.80
up FLOW FILTER NO.2	– 0.76x1.52x1.80

Approvals (Owner / Developer / Power of Attorney)

Signature valid
Digitally Signed by
Digital Owner
Date: 2021.03.19 11:19:19 PM

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

APPROVAL CONDITION	
SCALE 1:100	N

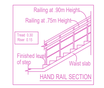
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under Town and Country Planning Act, 1971 (Act 25 of 1971) and Rules, 1972 & 2016 and valid upto 2019 and 2021

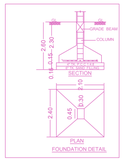
Signature valid
Digitally Signed by
Digital Owner
DSCI Class 3 Individual - 2007
Date: 2021.03.19 11:19:19 PM

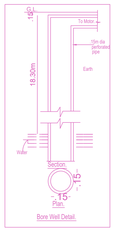
For Deputy Planner / Chief Planner / Member-Secretary
This Approval is valid only when Building Permit is issued by the concerned Local Body.

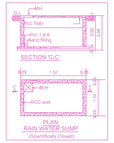
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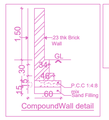




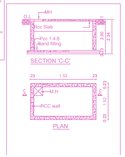


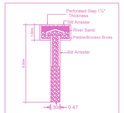


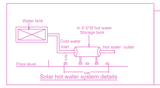


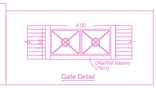


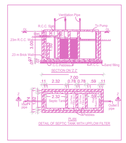


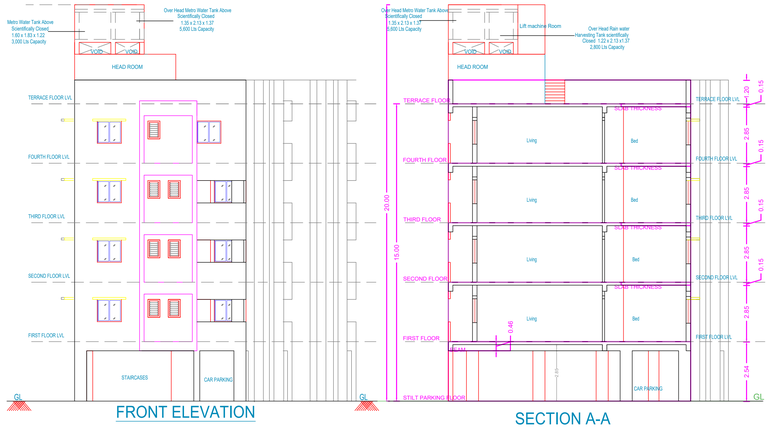


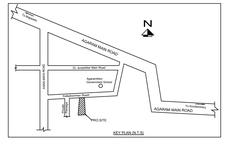












PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS (HEIGHT - 15.0M) RESIDENTIAL BUILDING WITH 23 DWELLING UNITS [AFFORDABLE HOUSING] AT AGARAMTHEN, CHENNAI COMPRISED IN DOCUMENT S.NO:231/21A1, AS PER PATTA S.NO:231/33 OF AGARAMTHEN VILLAGE WITHIN THE LIMIT OF ST.THOMAS MOUNT PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	881.06
AREA AS PER DOCUMENT	890.30
AREA CONSIDERED FOR FSI	881.06
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1951.57
FSI FACTOR	2.215
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

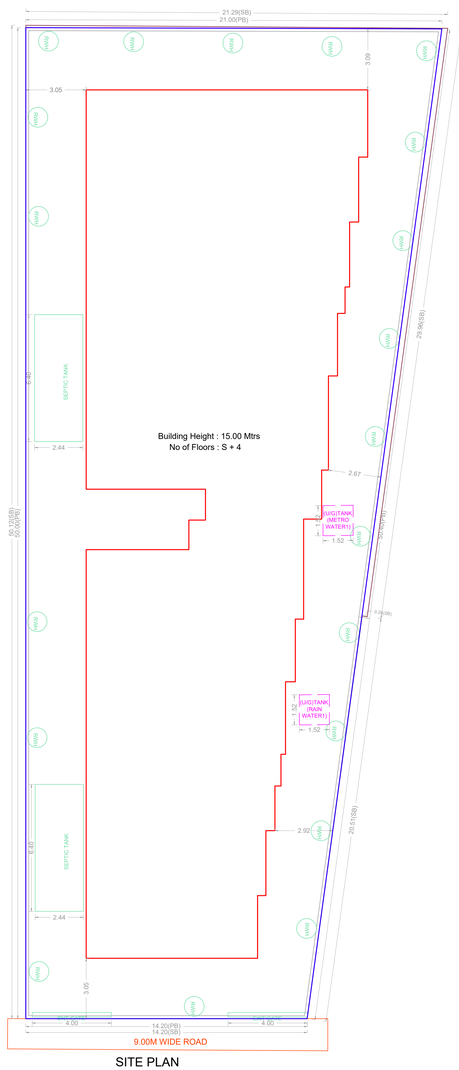
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	8	13
TWO WHEELER	25	26
CYCLE	-	0

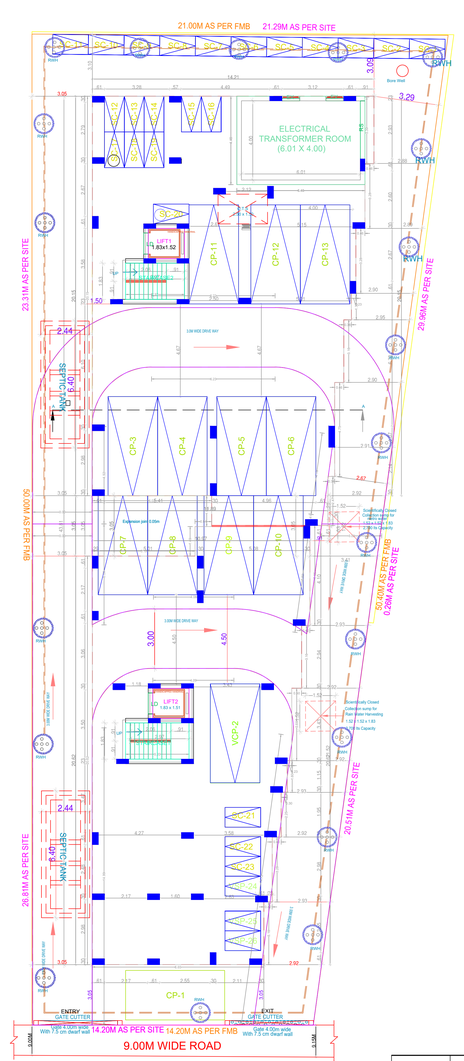
FLOOR WISE FSI STATEMENT: A (BLOCK)

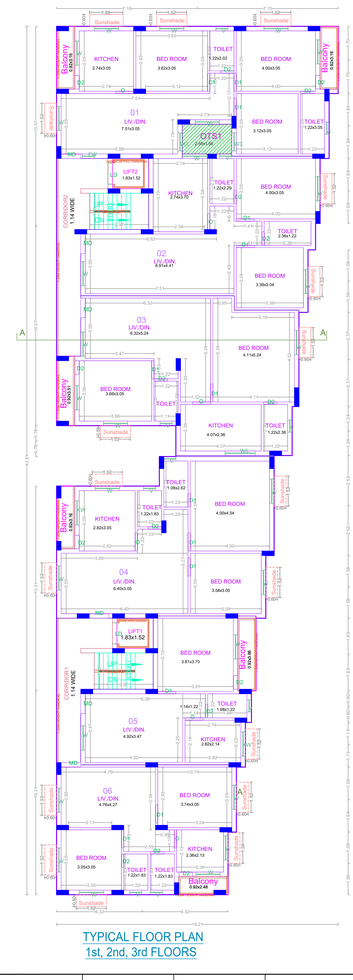
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.82	0.00	0.00	0	28.82
FIRST FLOOR	0.00	480.68	0.00	0.00	6	480.68
SECOND FLOOR	0.00	480.68	0.00	0.00	6	480.68
THIRD FLOOR	0.00	480.68	0.00	0.00	6	480.68
FOURTH FLOOR	0.00	480.71	0.00	0.00	5	480.71
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1951.57	0.00	0.00	23	1951.57

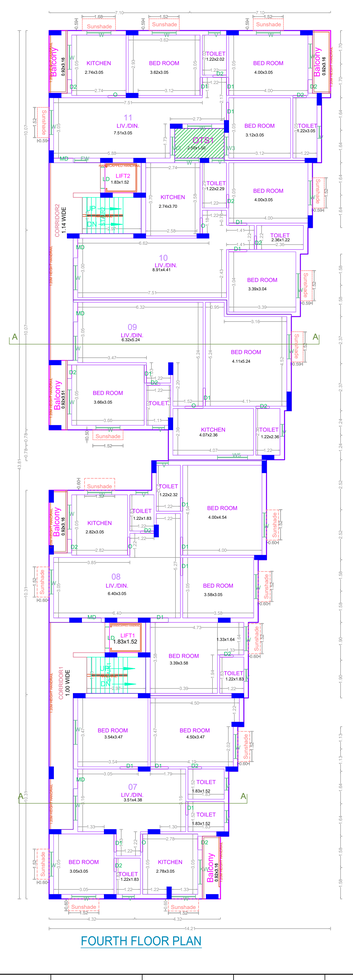
BUILDING WISE FSI STATEMENT

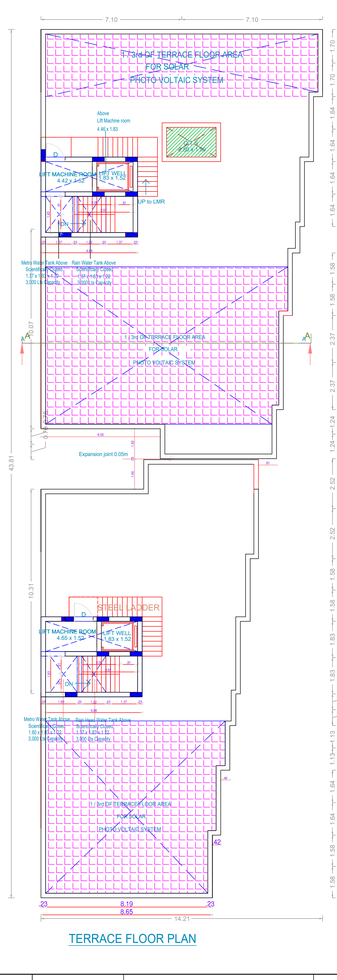
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (BLOCK)		0.00	1951.57	0.00	0.00	23	1951.57
Total		0.00	1951.57	0.00	0.00	23	1951.57











DESIGN OF SEPTIC TANK WITH UP FLOW FILTERS.

No. of dwellings	-- 23 units
No. of Users	-- 5X23 = 115nos.
Rate of water supply is	-- 75 LPH/Day.
Then flow of sewage per day	-- 115x75= 8625 Lts/Day.
Detention period is	-- 18 Hrs.
Tank capacity	-- $\frac{8625x18}{24}$ = 6468.75 Lts.

The tank is to be cleared every year. So the sludge storage capacity at the rate of 15Lts./person/year.

-- 15x115 = 1725

--6468.75 +1725 = 8193.75

With provision for future expansion let the total capacity be 8193.75 lts. approximately taken as 10 m3

Septic tank having the capacity of	-- 10m3
Depth of liquid as	-- 3.00
Plan of the Tank	-- 16 = 5.33 / 3.0
Breadth of the Tank	-- 2.13
Length of the Tank	-- 3.00
Free board of the Tank	-- 0.30
Total depth of the Tank	-- 2.70+.30 = 3.00
PROVIDE SEPTIC TANK OF THE SIZE	-- 2.13x3.00x2.70

UP FLOW FILTERS

Discharge for 3 persons	-- 1125 Lts.
Volume	-- 3.00x0.98=2.94
Depth	-- 1.80m-0.50m =1.30
Plan area required	-- 2.94 = 2.26 m2 / 2.10
SIZE OF THE FINAL EFFLUENT SUMP	-- 1.21x1.52x1.80
UP FLOW FILTER NO.1	-- 0.78x1.52x1.80
UP FLOW FILTER NO.2	-- 0.78x1.52x1.80

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature Not Verified
Digitally Signed by
Member-Secretary
Date: 01/Dec/2017 11:42:36

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.

QR CODE

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

Signature Not Verified
Digitally Signed by
R.GANESAN
Sign Date: 03/27/2019 8:41:19 PM

Applicants (Owner / Developer / Power of Attorney)

UserDefinedMetric (841.00 x 1300.00MM)

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