Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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verified.realestate

DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT - 15.15M) RESIDENTIAL BUILDING WITH 173 DWELLING UNITS AVAILING PREMIUM FSI WITH SWIMMING POOL, KIDS PLAY ROOMS, GYM, AV ROOM AND INDOOR GAMES ROOM AT VENGAMPAKKAM AND NEDUNKUNDRAM, CHENNAI COMPRISED IN OLD.S.NOS. 310/D, 310/E, 32, 33/4, 33/5, NEW S.NOS.310/D, 310/E1, 32, 33/4A, 33/4B, 33/4C, 33/5A & 33/5B OF VENGAMBAKKAM VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION AND OLD.S.NOS. 577/1 & 577/1A (OCCUPIED), S.NO.577/9 (PATTA) OF NEDUNKUNDRAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	20,421.30
AREA AS PER DOCUMENT	19,963.71
AREA CONSIDERED FOR FSI	19,963.71
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	972.91
OSR AREA	915.65
TOTAL FSI AREA	20421.30
FSI FACTOR	2.25
COVERAGE AREA (PERCENTAGE %)	29.5

A) PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
LORRY	-	
CAR	104	113
TWO WHEELER	78	78
CYCLE	-	

9.0m wide 21st Cross Road

9.10m wide 18th Cross Road

LOCATION PLAN

KEY PLAN

PILE
PILECAP DETAIL

750ø PILE

SECTION – C C

PILE FOUNDATION DETAILS

WIDTH OF STAIRCASE 1.25 M
STAIR CASE DETAILS
SCALE 1:100

LINK ROAD AREA PORTION GIFTED TO CMDA
Area - 457 m²

Bore Well
Gate Gutter
Rain Water Pipe
Pipe
Filter Chamber
Sump
Pipe
Recharge Well
Dug Well
Gate Gutter

RAIN WATER RECHARGE WELL DETAIL 'B'

SECTION-TT

SECTION - AA

SECTION - BB

SECTION VIEW "AA"

SECTION VIEW "BB"

SECTION VIEW "CC"

SEPTIC TANK AND SOAK PIT DETAILS

SOLID WASTE MANAGEMENT PLAN

TO MOTOR

WATER UP LIFT PIPE

30M

0.15M
BORE WELL DETAIL
[NOT TO SCALE]

Building Height - 15.15 Mts
No of Floors - S+G+4 Floors+5th Floor Part)

BASEMENT PROFILE LINE

SITE PLAN

OHT

SOLAR COLLECTOR
STAND
OUTLET
F.F.L.
SOLAR WATER HEATING SYSTEM

Solar glass panel
Stand for solar panel
Terrace Floor Slab
Elevation

Plan
solar Photo Voltic Panel

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RES...)		0.00	20421.30	0.00	0.00	173	20421.30
Total		0.00	20421.30	0.00	0.00	173	20421.30

FLOOR WISE FSI STATEMENT: NHRB (RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	159.88	0.00	0.00	0	159.88
GROUND PARKING FLOOR	0.00	3425.88	0.00	0.00	28	3425.88
FIRST FLOOR	0.00	3436.15	0.00	0.00	28	3436.15
SECOND FLOOR	0.00	3218.70	0.00	0.00	28	3218.70
THIRD FLOOR	0.00	3431.14	0.00	0.00	30	3431.14
FOURTH FLOOR	0.00	3431.14	0.00	0.00	30	3431.14
FIFTH FLOOR	0.00	3320.55	0.00	0.00	29	3320.55
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	20421.30	0.00	0.00	173	20421.30

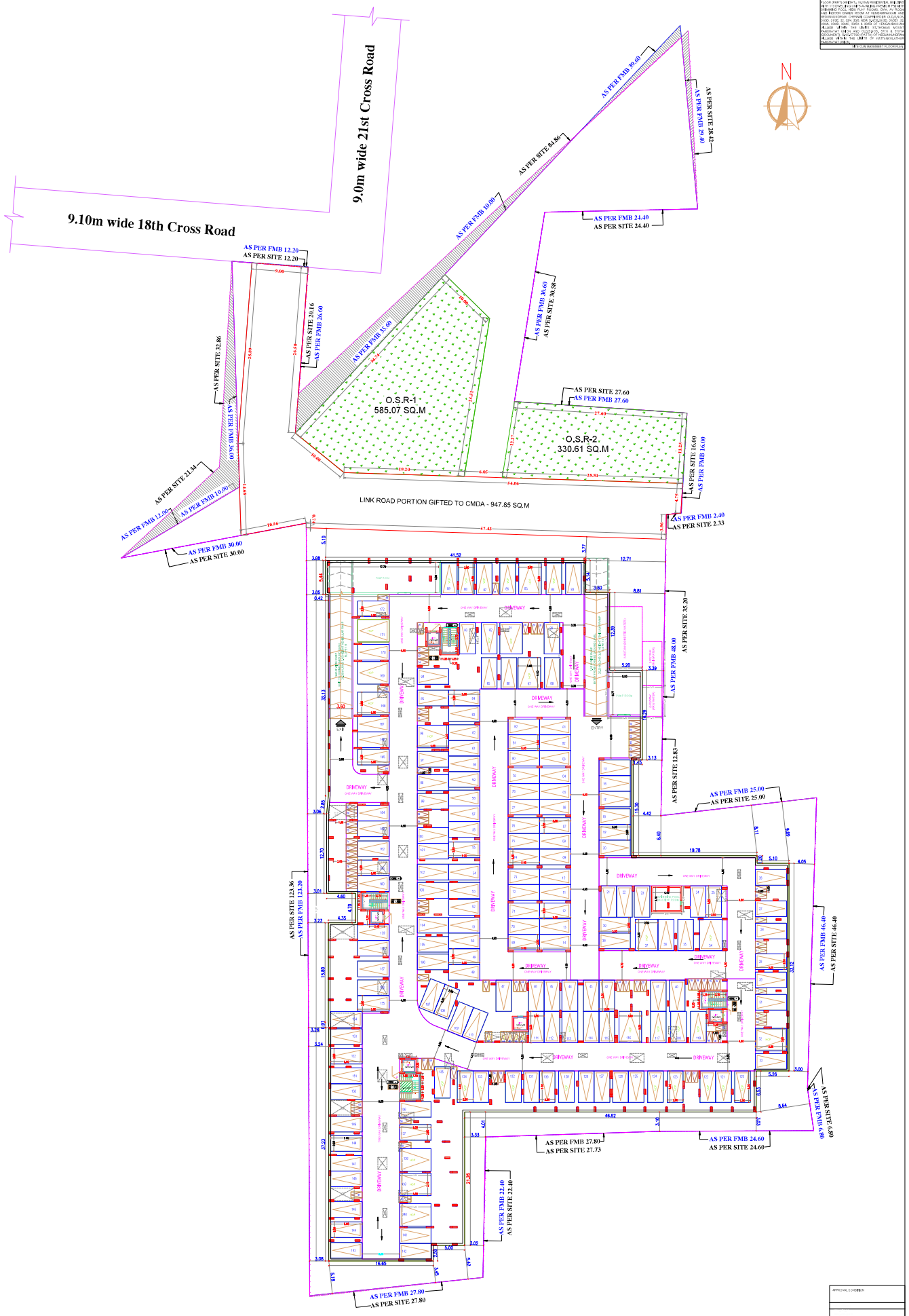
APPROVAL CONDITION

SCALE 1:100

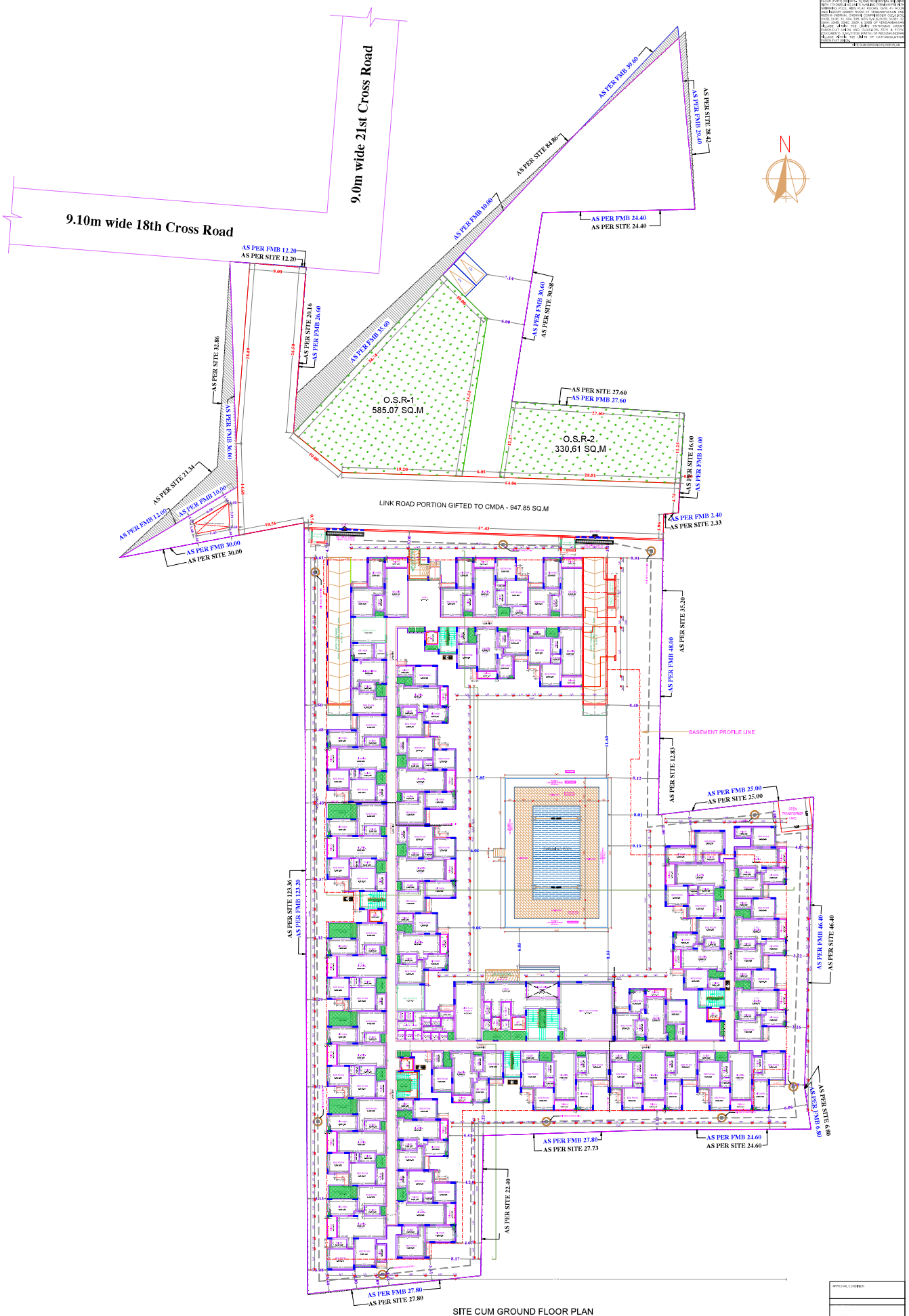
Signature with seal

Signature with seal

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SITE CUM BASEMENT PARKING FLOOR PLAN

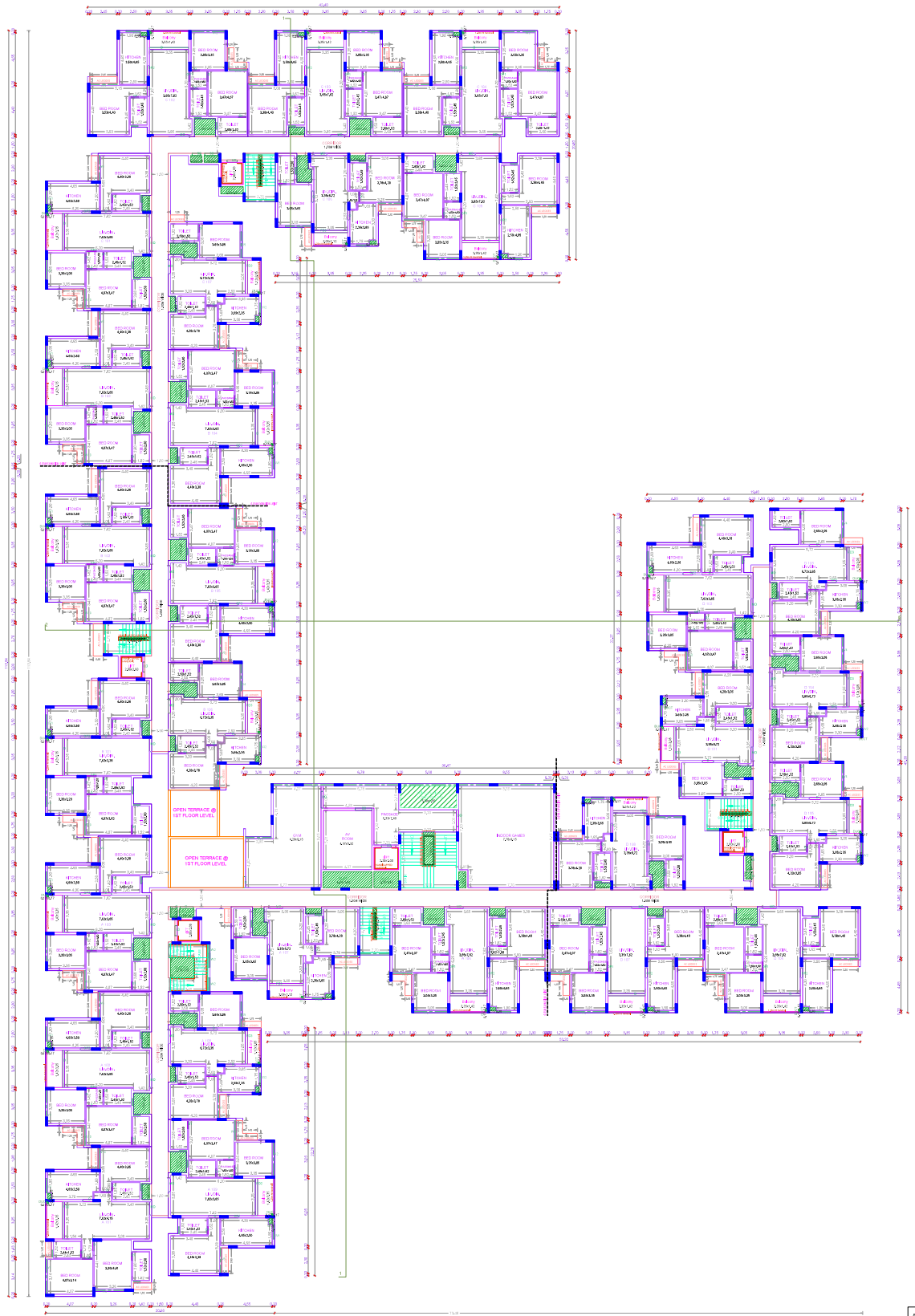

9.0m wide 21st Cross Road
9.10m wide 18th Cross Road
AS PER FMB 39.60
AS PER SITE 84.86
AS PER SITE 36.42
AS PER FMB 24.40
AS PER SITE 24.40
AS PER FMB 10.00
AS PER FMB 12.20
AS PER SITE 12.20
AS PER FMB 35.60
AS PER SITE 20.16
AS PER FMB 26.60
AS PER FMB 30.60
AS PER SITE 30.58
AS PER SITE 32.86
AS PER SITE FMB 90.00
O.S.R-1
585.07 SQ.M
AS PER SITE 27.60
AS PER FMB 27.60
O.S.R-2
330.61 SQ.M
AS PER SITE 16.00
AS PER FMB 16.00
AS PER SITE 21.34
AS PER FMB 12.00
AS PER FMB 110.00
LINK ROAD PORTION GIFTED TO CMDA - 947.85 SQ.M
AS PER FMB 2.40
AS PER SITE 2.33
AS PER FMB 30.00
AS PER SITE 30.00
AS PER SITE 35.20
AS PER FMB 48.00
BASEMENT PROFILE LINE
AS PER SITE 12.83
AS PER FMB 25.00
AS PER SITE 25.00
OPEN TRANSFORMER YARD
AS PER SITE 123.36
AS PER FMB 123.20
AS PER FMB 46.40
AS PER SITE 46.40
AS PER SITE FMB 6.80
AS PER FMB 27.80
AS PER SITE 27.73
AS PER FMB 24.60
AS PER SITE 24.60
AS PER SITE 22.40
AS PER FMB 27.80
AS PER SITE 27.80
SITE CUM GROUND FLOOR PLAN

FLOOR NAME	SHEET NO. : 1 / 9

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 6TH FLOOR (PART) (HEIGHT – 18.19M) RESIDENTIAL BUILDING WITH 173 DWELLING UNITS AVAILING PREMIUM FSI WITH SWIMMING POOL, KIDS PLAY ROOMS, GYM, AV ROOM AND INDOOR GAMES ROOM AT VENGAMPAKKAM AND NEDUNKUNDRAM, CHENNAI COMPRISED IN OLD.S.NOS. 312D, 312E, 32, 33/4, 33/5, NEW S.NOS.312D, 312E1, 32, 33/4A, 33/4B, 33/4C, 33/5A & 33/5B OF VENGAMBAKKAM VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION AND OLD.S.NOS., 577/1 & 577/1A (DOCUMENT), S.NO.577/39 (PATTA) OF NEDUNKUNDRAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

FIRST FLOOR PLAN



FIRST FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN PPA LETTER

Applicant / Owner / Developer / Power of Attorney

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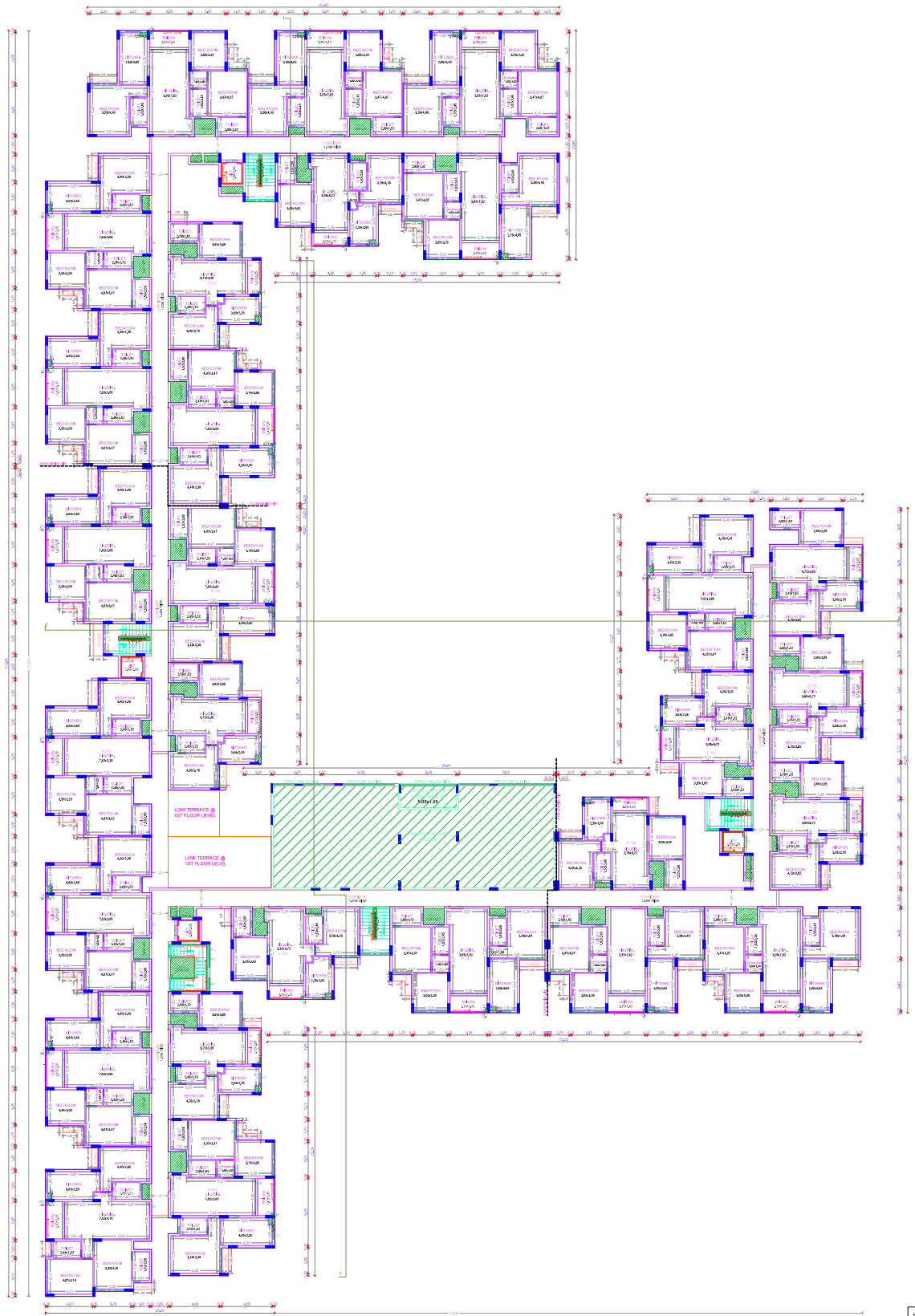
UserDefinedImperial (60.00 x 40.00inches)

FLOOR NAME	SHEET NO. : 5 / 9

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 6TH FLOOR (PART) (HEIGHT – 18.15M) RESIDENTIAL BUILDING WITH 173 DWELLING UNITS AVAILING PREMIUM FSI WITH SWIMMING POOL, KIDS PLAY ROOMS, GYM, AV ROOM AND INDOOR GAMES ROOM AT VENGAMPAKKAM AND NEDUNKUNDRAM, CHENNAI COMPRISED IN OLD.S.NOS. 312D, 312E, 32, 33/4, 33/5, NEW S.NOS.312D, 312E1, 32, 33/4A, 33/4B, 33/4C, 33/5A & 33/5B OF VENGAMBAKKAM VILLAGE WITHIN THE LIMITS OF, THOMAS MOUNT PANCHAYAT UNION AND OLD.S.NOS., 577/1 & 577/1A (DOCUMENT), S.NO.577/39 (PATTA) OF NEDUNKUNDRAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

SECOND FLOOR PLAN



SECOND FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN PERMIT.

Authorised Signatory (Developer / Power of Attorney)

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

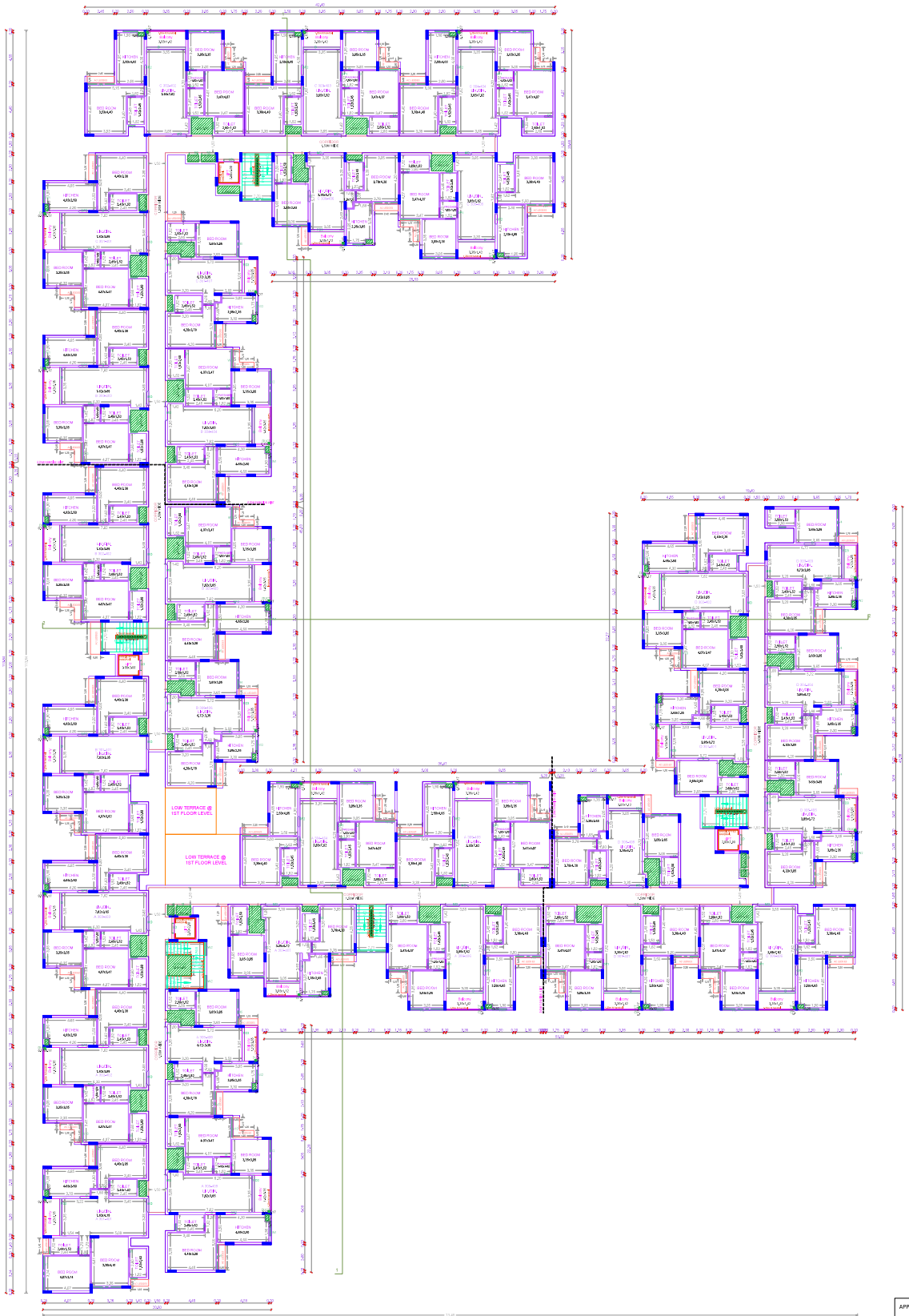
UserDefinedImperial (60.00 x 40.00inches)

FLOOR NAME	SHEET NO. : 8 / 9

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 6TH FLOOR (PART) (HEIGHT – 18.19M) RESIDENTIAL BUILDING WITH 173 DWELLING UNITS AVAILING PREMIUM FSI WITH SWIMMING POOL, KIDS PLAY ROOMS, GYM, AV ROOM AND INDOOR GAMES ROOM AT VENGAMPAKKAM AND NEDUNKUNDRAM, CHENNAI COMPRISED IN OLD.S.NOS. 312D, 312E, 32, 33/4, 33/5, NEW S.NOS.312D, 312E1, 32, 33/4A, 33/4B, 33/4C, 33/5A & 33/5B OF VENGAMBAKKAM VILLAGE WITHIN THE LIMITS OF THOMAS MOUNT PANCHAYAT UNION AND OLD.S.NOS., 577/1 & 577/1A (DOCUMENT), S.NO.577/39 (PATTA) OF NEDUNKUNDRAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

3RD & 4TH FLOOR PLAN



TYPICAL - 3 & 4 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN PPA CHECK

Approved Architect / Licensed Surveyor / Power of Attorney

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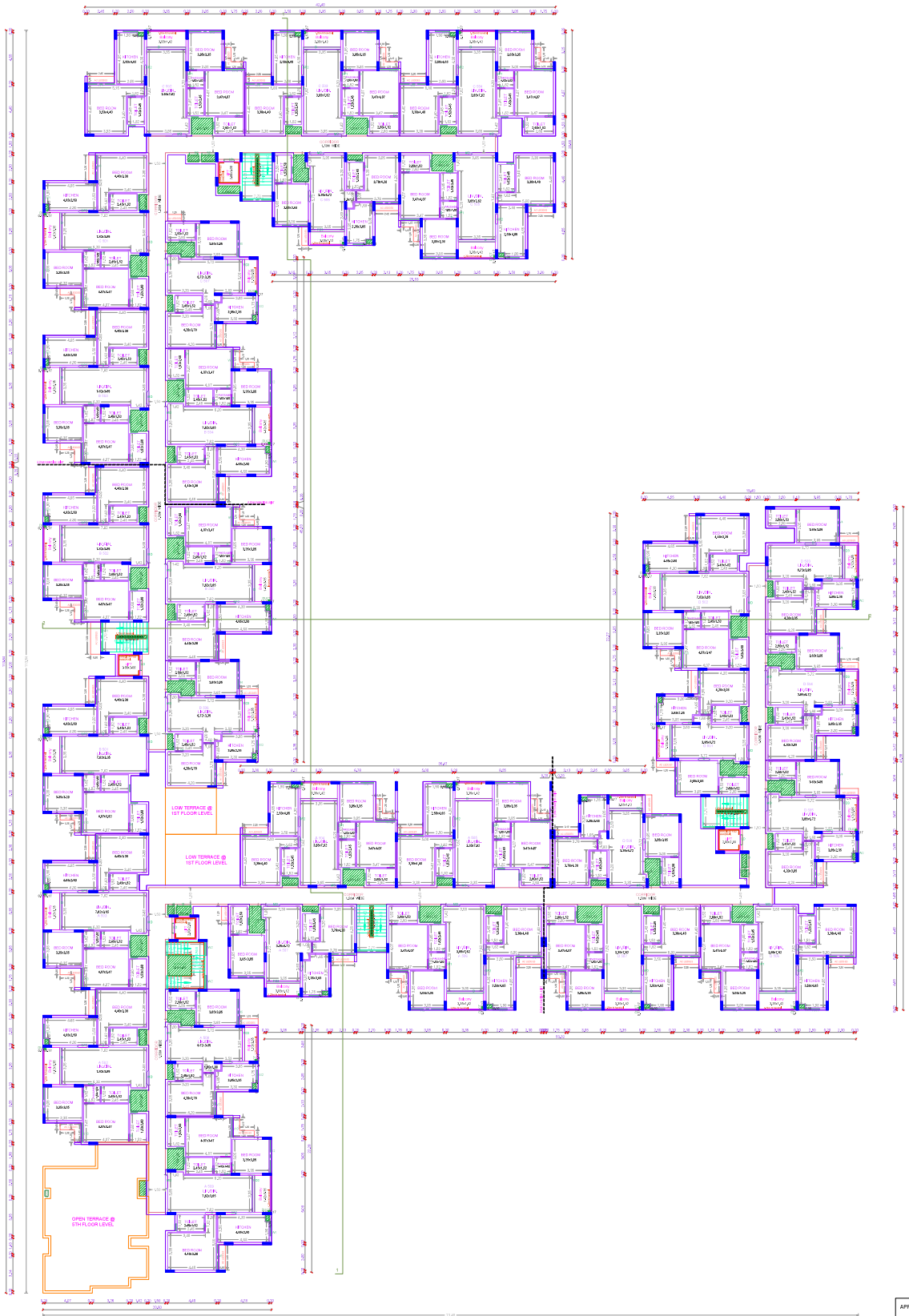
User Defined Imperial (60.00 x 40.00 inches)

FLOOR NAME	SHEET NO. : 7 / 9

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT – 16.19M) RESIDENTIAL BUILDING WITH 173 DWELLING UNITS AVAILING PREMIUM FSI WITH SWIMMING POOL, KIDS PLAY ROOMS, GYM, AV ROOM AND INDOOR GAMES ROOM AT VENGAMPAKKAM AND NEDUNKUNDRAM, CHENNAI COMPRISED IN OLD.S.NOS. 312D, 312E, 32, 33/4, 33/5, NEW S.NOS.312D, 312E1, 32, 33/4A, 33/4B, 33/4C, 33/5A & 33/5B OF VENGAMBAKKAM VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION AND OLD.S.NOS., 577/1 & 577/1A (DOCUMENT), S.NO.577/39 (PATTA) OF NEDUNKUNDRAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

FIFTH FLOOR (PART) PLAN



FIFTH FLOOR (PART) PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN PERMIT

Applicant / Owner / Developer / Power of Attorney

The Planning Permission issued under this Plan No. 000/2021/BA/CMDA in the jurisdiction of the Village Panchayat / Town Panchayat / Municipality / Corporation / Township.

For Chief Planner / Member Secretary / Member Secretary (additional)

For the Commissioner of the Village Panchayat / Town Panchayat / Municipality / Corporation / Township

The Approved Plan is valid for one building Permit is issued by the concerned Local Body.

GD CODE

UserDefinedImperial (60.00 x 40.00inches)

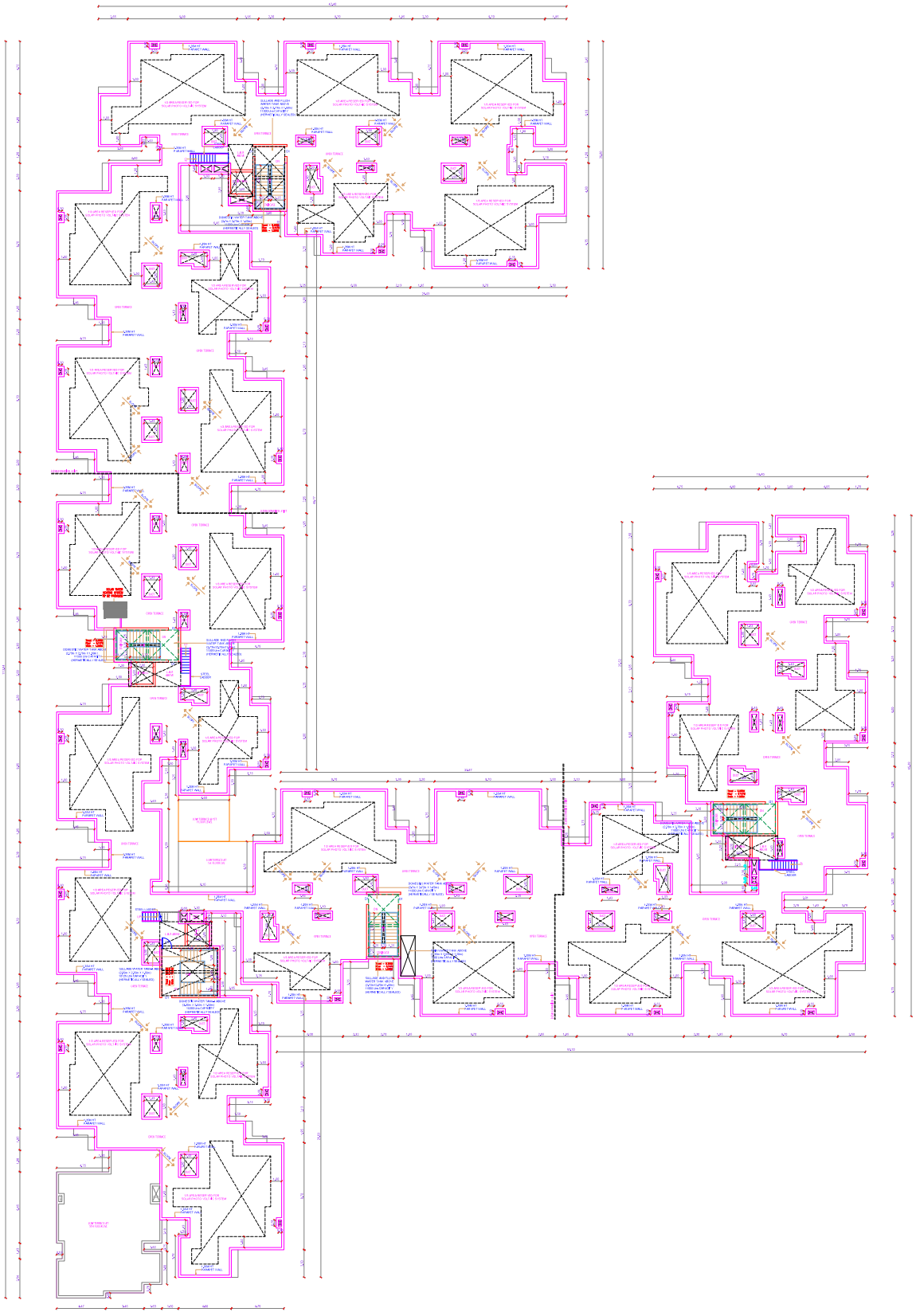
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FLOOR NAME	SHEET NO. : 8 / 9

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 6TH FLOOR (PART) (HEIGHT – 18.19M) RESIDENTIAL BUILDING WITH 173 DWELLING UNITS AVAILING PREMIUM FSI WITH SWIMMING POOL, KIDS PLAY ROOMS, GYM, AV ROOM AND INDOOR GAMES ROOM AT VENGAMPAKKAM AND NEDUNKUNDRAM, CHENNAI COMPRISED IN OLD.S.NOS. 312D, 312E, 32, 33/4, 33/5, NEW S.NOS.312D, 312E1, 32, 33/4A, 33/4B, 33/4C, 33/5A & 33/5B OF VENGAMBAKKAM VILLAGE WITHIN THE LIMITS OF THOMAS MOUNT PANCHAYAT UNION AND OLD.S.NOS. 577/1 & 577/1A (DOCUMENT), S.NO.577/39 (PATTA) OF NEDUNKUNDRAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

TERRACE FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE : 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN PPA LETTER.

Authorised Signatory (Developer / Power of Attorney)

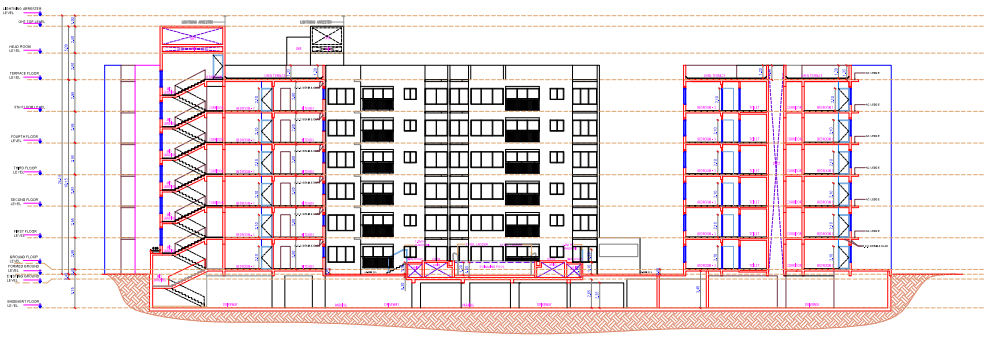
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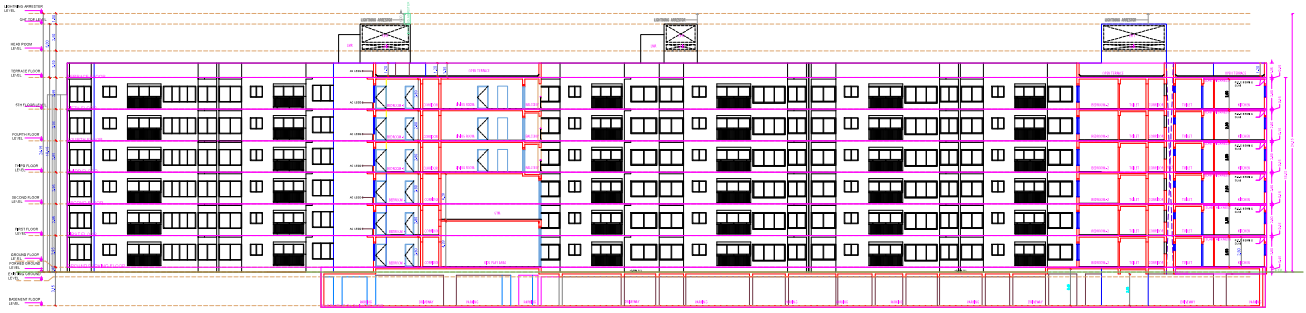
FLOOR NAME	SHEET NO. R/S
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR (PART) HEIGHT – 16.70M RESIDENTIAL BUILDING WITH 70 DWELLING UNITS AVAILED PREMIUM FSI WITH SWIMMING POOL, LIDS PLAY HOUSE, GYM, AV ROOM AND OTHER AMENITIES ON PLOT BEARING CTS NO. 1/1/2, MEDANKUNDRAM, CHENNAI COMPRISED IN OCCUPANCY NVSD, NVSE, 32, 33/4, 33/5, NEW S.NOS.31/3D1, 31/3D1, 33/1A, 31/4B, 33/4C, 33/5A & 33/5B OF VEHGAMBAKKAM VILLAGE WITHIN THE LIMITS OF THOMAS MOUNT PANCHAYAT UNION AND S.NOS.2/1A, 2/1B & 2/2 IN DOCUMENT NO.2412/2016 (PART-I) OF NEDUNKUNDRAM VILLAGE WITHIN THE LIMITS OF KATTANKULATHUR PANCHAYAT UNION.

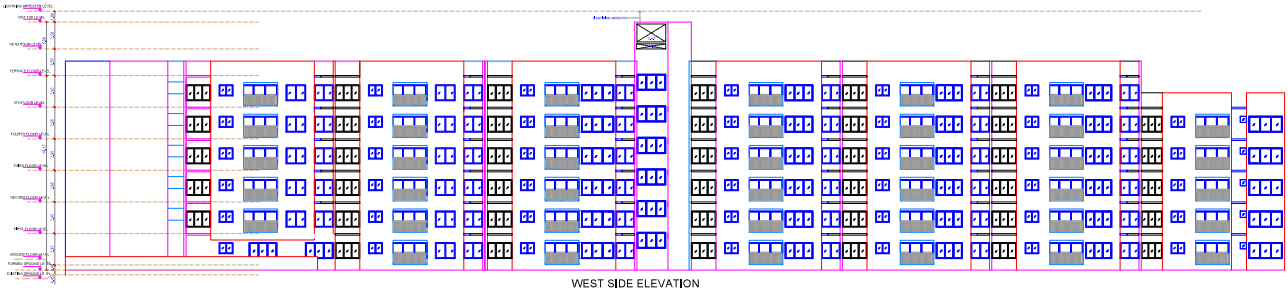
SECTION & ELEVATION



SECTION ON 2 - 2



SECTION ON 1 - 1



WEST SIDE ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE DIRECTIONS IN THE COVERING LETTER

Signature valid

User:Dell-ned/Imperial (900.00 x 400.00mm)key_1

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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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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.