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

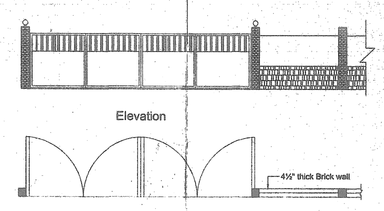
hello@verified.realestate
+91 9996 12 9996
verified.realestate

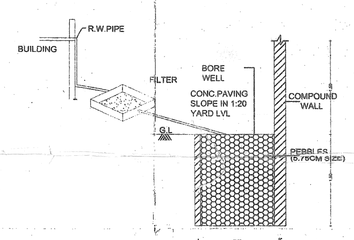
DIGITALLY VERIFIED RECORD

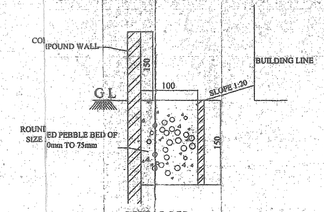
AREA SUMMARY

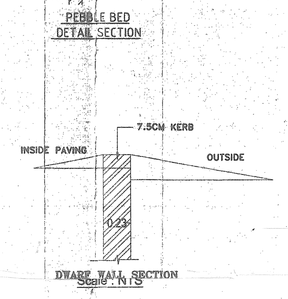
AS PER SITE	39969.49	Sq.m
OSR	4011.37	Sq.m
TOTAL BUILT UP AREA (FSI)	99468.80	Sq.m
TOTAL BUILT UP AREA (NFSI)	9292.60	Sq.m
TOWER AREA FSI		
TOWER 01	18810.07	Sq.m
TOWER 02	15744.33	Sq.m
TOWER 03	15493.84	Sq.m
TOWER 04	15493.84	Sq.m
TOWER 05	15493.84	Sq.m
TOWER 06	15744.33	Sq.m
CLUB HOUSE	2688.56	Sq.m
TOTAL BUILT UP AREA	99468.80	Sq.m
TOWER AREA NFSI		
TOWER 01	1418.80	Sq.m
TOWER 02	1360.76	Sq.m
TOWER 03	1717.43	Sq.m
TOWER 04	1717.43	Sq.m
TOWER 05	1717.43	Sq.m
TOWER 06	1360.76	Sq.m
CLUB HOUSE	0.00	
TOTAL AREA	9292.60	Sq.m
FSI	2.49	
PLOT COVERAGE	10.95%	
TOTAL NO OF FLATS	852	Nos
PARKING REQUIREMENT		
CAR PARK REQUIRED	852	Nos
10% VISITOR'S	85	Nos
TOTAL CAR PARKING REQUIRED	937	Nos
TOTAL CAR PARKING PROVIDED	950	Nos
TWO WHEELER REQUIRED	852	Nos
10% VISITOR'S	85	Nos
TOTAL TWO WHEELER REQUIRED	937	Nos
TOTAL TWO WHEELER PROVIDED	1017	Nos

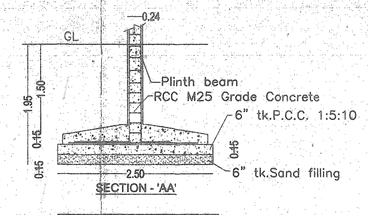
FLOORS	TOWER - 01		TOWER - 02 & 06		TOWER - 03, 04 & 05	
	FSI	NFSI	FSI	NFSI	FSI	NFSI
STILT FLOOR PLAN - 01	-	-	-	-	-	-
STILT FLOOR PLAN - 02	123.19	-	121.22	-	80.33	-
FIRST FLOOR PLAN	378.34	32.86	322.72	30.17	405.80	41.52
2nd FLOOR PLAN	518.61	39.54	436.62	35.51	472.08	44.63
3rd FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
4th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
5th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
6th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
7th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
8th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
9th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
10th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
11th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
12th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
13th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
14th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
15th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
16th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
17th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
18th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
19th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
20th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
21th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
22nd FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
23th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
24th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
25th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
26th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
27th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
28th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
29th FLOOR PLAN	658.89	46.21	550.51	40.84	538.36	47.74
TERRACE FLOOR	-	98.63	-	192.40	-	342.21
TOTAL	18810.07	1418.80	15744.33	1360.76	15493.84	1717.43

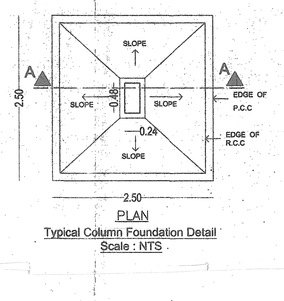


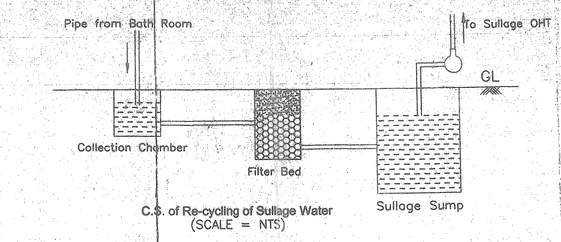


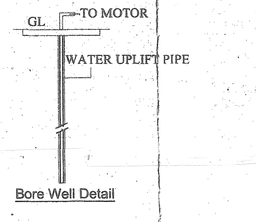


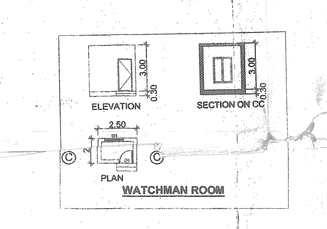


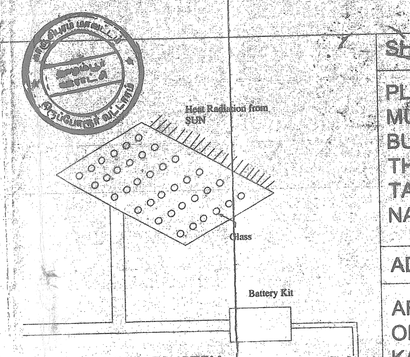










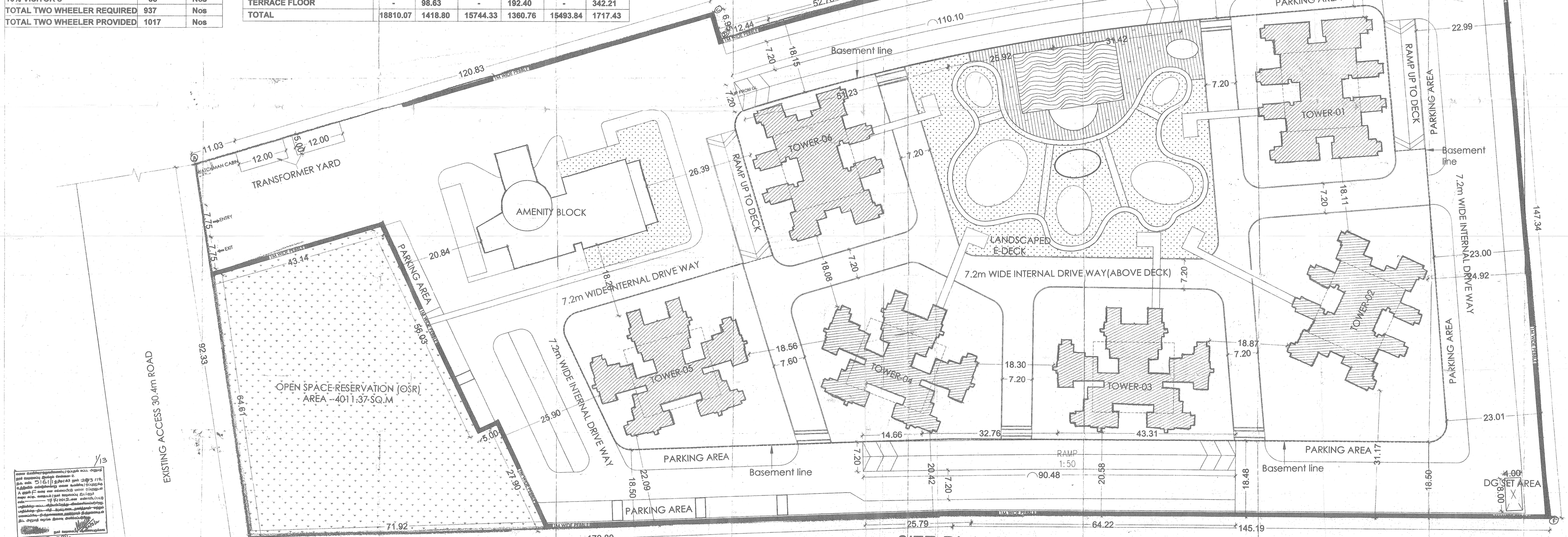


SHEET NO : 01 OF 13

PLAN SHOWING THE PROPOSED MULTI STORY RESIDENTIAL BUILDING T.S NO: 172/1&173part. THAZAMBUR VILLAGE, CHENGLEPET TALUK, KANCHIPURAM DT, TAMIL NADU

ADMIN OFFICE:-

ARMY WELFARE HOUSING ORGANISATION, 'SOUTH HUTMENTS' KASHMIR HOUSE: RAJAJI MARG, NEW DELHI - 110 011



Date 20-03-2012

REFERENCE
PROPOSED
BOUNDARY
ROAD

SCALE: 1:250

K. BALAJI, M.Tech.,
Structural Engineer,
No. 1, Kamaraj Salai, Kamaraj Nagar Main Road,
Alwarpet, Chennai - 600 018.
Ph: 044-24328966, CELL 9282511000

STRUCTURAL ENGINEER'S SIGNATURE

OWNER'S SIGNATURE

R. VASANTHAN, B.Arch
CA Regn No. CA /88 /11770
66, 5th Cross Street,
Lus Avenue, Mylapore
CHENNAI - 600 004
Ph : 044 - 2495 5299

LICENSED SURVEYOR

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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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.