Verified RealEstate™

RE REGULATORY RECORD

RERA Document

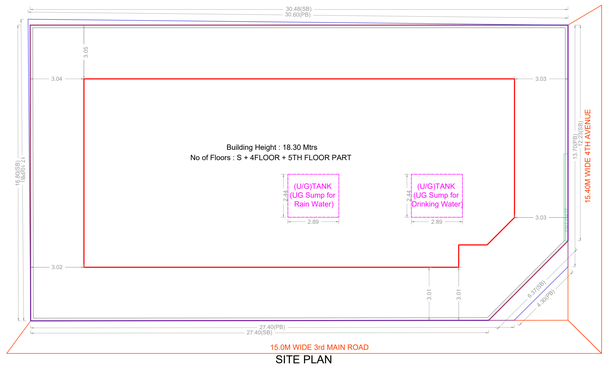
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Published for reference. The authority's own register is the operative record.

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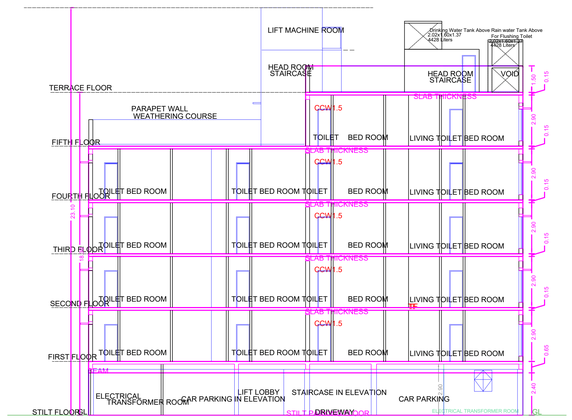
DIGITALLY VERIFIED RECORD



SITE PLAN



FRONT ELEVATION



SECTION ON "XX"

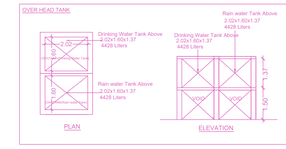


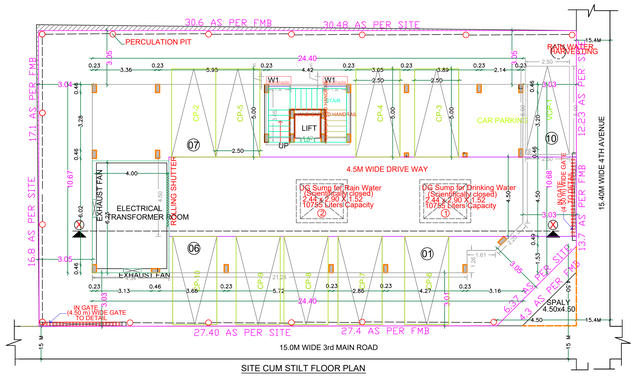
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS AT PLOT NO.221-W, DOOR NO.14, 4TH AVENUE AND 3RD MAIN ROAD, INDIRA NAGAR, THIRUVANMIYUR, CHENNAI 600020 IN T.S.NO.60, BLOCK NO.20 OF THIRUVANMIYUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	510.50
AREA AS PER DOCUMENT	506.69
AREA CONSIDERED FOR FSI	506.69
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1187.96
FSI FACTOR	2.345
COVERAGE AREA (PERCENTAGE %)	NA

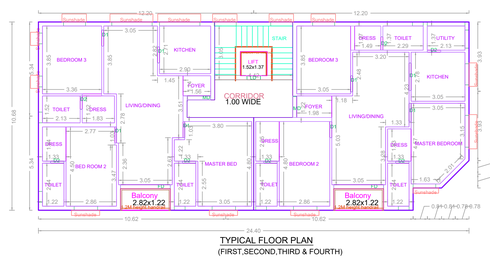
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	10	10
TWO WHEELER	0	0
CYCLE	0	0

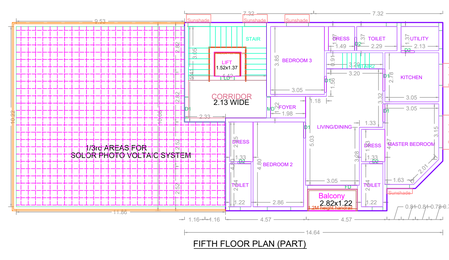




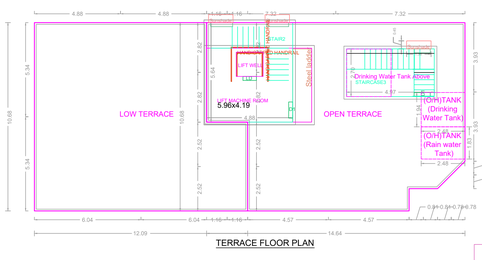
SITE CUM STILT FLOOR PLAN



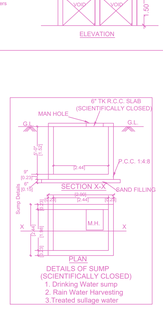
TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD & FOURTH)



FIFTH FLOOR PLAN (PART)



TERRACE FLOOR PLAN

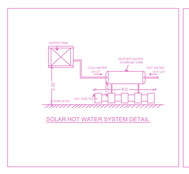


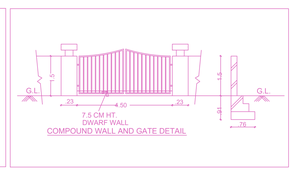
FLOOR WISE FSI STATEMENT:A (INDIRA NAGAR)

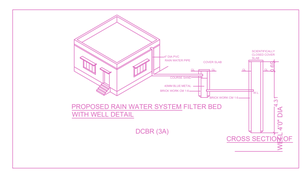
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	0.00	139.37	0.00	0.00	1	139.37
FOURTH FLOOR	0.00	255.27	0.00	0.00	2	255.27
THIRD FLOOR	0.00	255.27	0.00	0.00	2	255.27
SECOND FLOOR	0.00	255.27	0.00	0.00	2	255.27
FIRST FLOOR	0.00	255.27	0.00	0.00	2	255.27
STILT PARKING FLOOR	0.00	27.51	0.00	0.00	0	27.51
Total	0.00	1187.96	0.00	0.00	9	1187.96

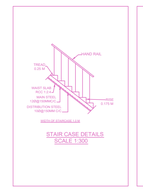
BUILDING WISE FSI STATEMENT

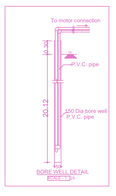
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
A-1 (INDIRA...)		0.00	1187.96	0.00	0.00	9	1187.96
Total		0.00	1187.96	0.00	0.00	9	1187.96

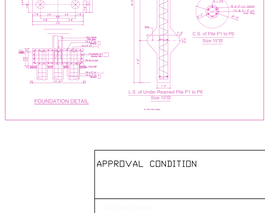












APPROVAL CONDITION

Owner 1	Owner 2	Owner 3	Owner 4	Owner 5	Owner 6	Owner 7	Owner 8	Owner 9	Owner 10
Owner 11	Owner 12	Owner 13	Owner 14	Owner 15	Owner 16	Owner 17	Owner 18	Owner 19	Owner 20

Applicants (Owner / Developer / Power of Attorney)

Name
Signature
STRC_ENG_SIGN

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. 6912 & 6913 of 2019.

Signature valid
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by :
Assistant Planner
Sign Date: 06-12-2022 13:41:01
Letter No. : CMDA/BP/2022/000000
Approval No. : 000000/BP/2022/2022
Approval Date : 06/12/2022 13:37:45 PM
Permit No. : CL-000000/2022

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. 6588

QR CODE

UserDefinedMetric (841.00 x 1500.00MM)

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

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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.