Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (TWO WHEELER PARKING) + STILT FLOOR PART(MECHANICAL PIT PUZZLE CAR PARKING) / GROUND FLOOR PART+4 FLOORS COMMERCIAL (OFFICE) BUILDING (18.30M HEIGHT) AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO:91/87, P.V.KOIL STREET, (DR. NATESAN ROAD), KARANEESWARAPURAM, MYLAPORE, CHENNAI - 600 004, COMPRISED IN OLD S.NO: 1003/2 Part, AND T.S.NO:1003/15, BLOCK NO: 20 OF MYLAPORE VILLAGE WITH IN LIMITS OF GREATER CHENNAI CORPORATION. WARD - 09, DIVISION - 124.

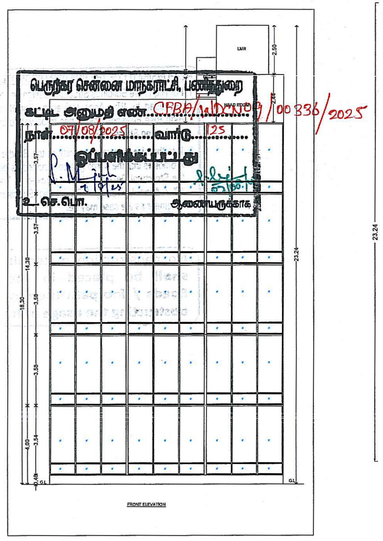
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	782.00
AREA AS PER DOCUMENT	780.66
AREA CONSIDERED FOR FSI	780.66
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
DSR AREA	0.00
TOTAL FSI AREA	1768.27
FSI FACTOR	2.265
COVERAGE AREA (PERCENTAGE %)	NA

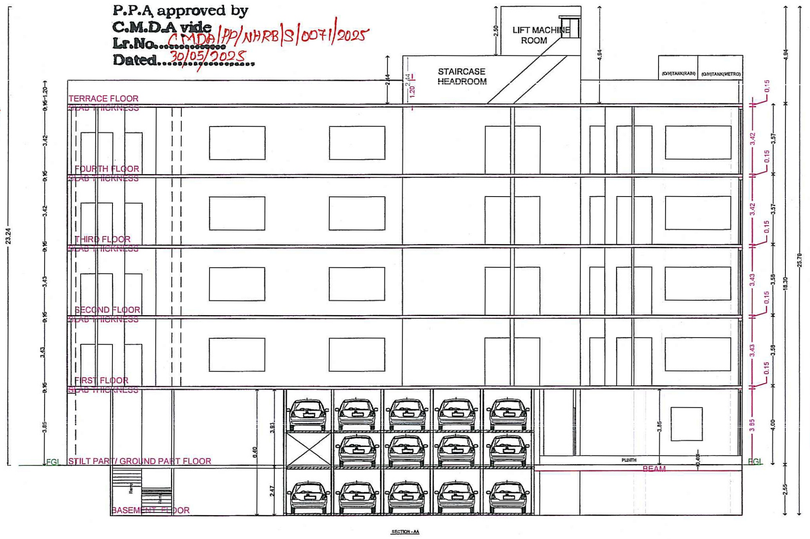
A) PARKING STATEMENT

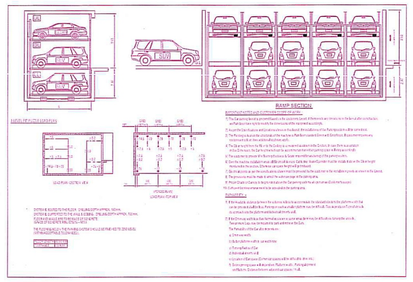
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	15	15
TWO WHEELER	59	59
CYCLE	-	0

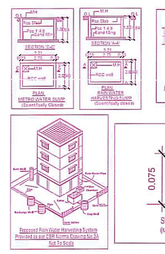
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0071/2025
Dated. 30/05/2025.

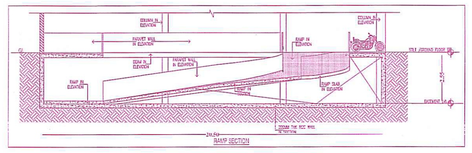
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

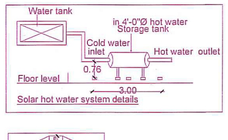




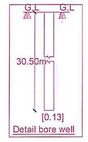


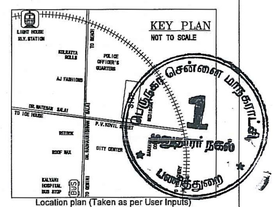




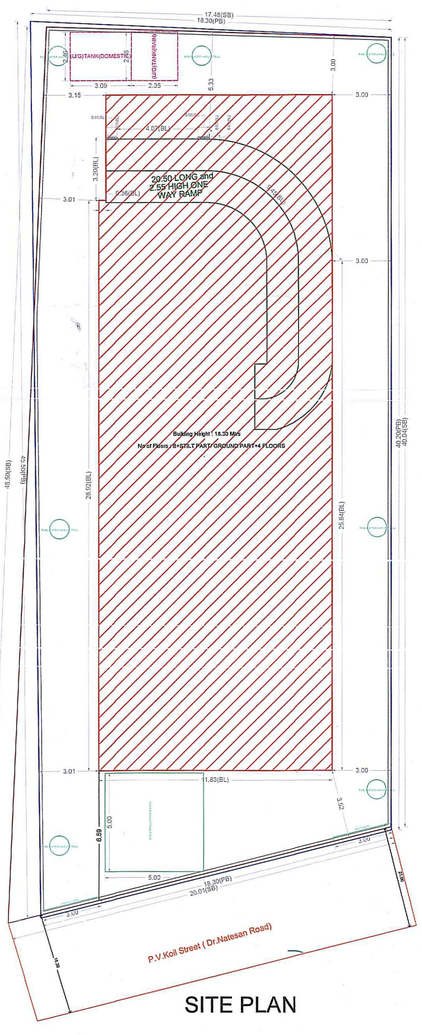




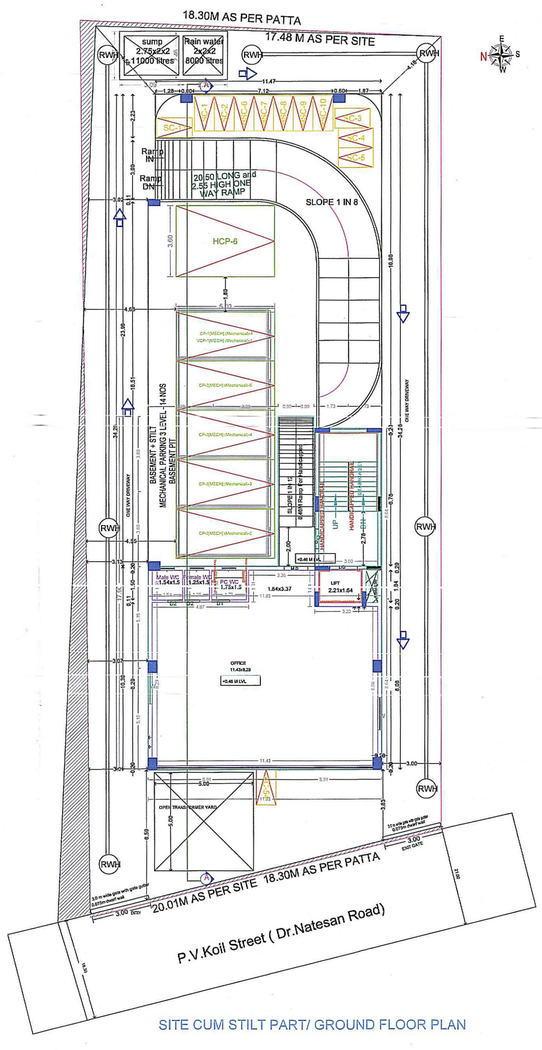




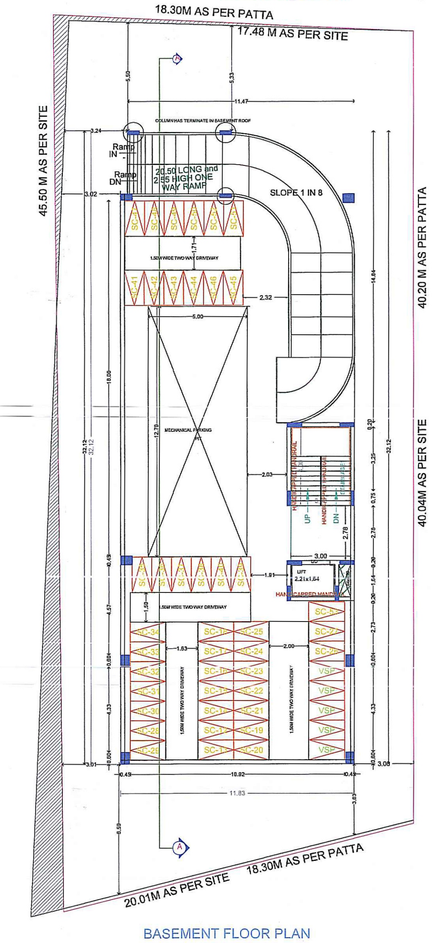
Location plan (Taken as per User Inputs)



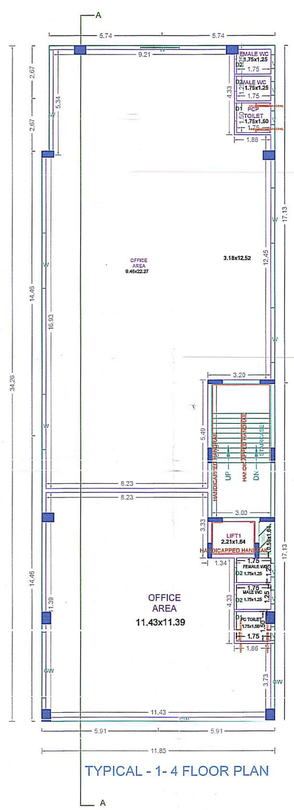
SITE PLAN



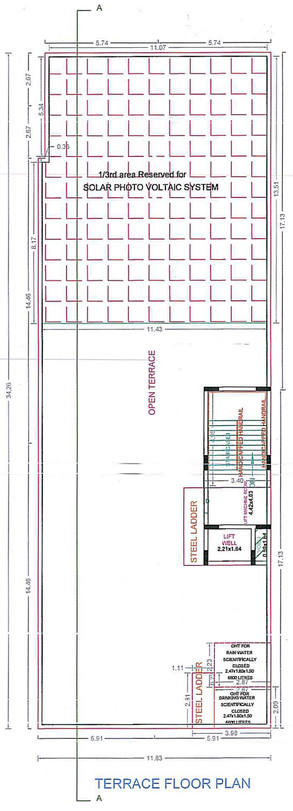
SITE CUM STILT PART/ GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



TYPICAL - 1- 4 FLOOR PLAN



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: A1 (A1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
STILT PARKING FLOOR	158.63	0.00	0.00	0.00	0	158.63
FIRST FLOOR	402.41	0.00	0.00	0.00	0	402.41
SECOND FLOOR	402.41	0.00	0.00	0.00	0	402.41
THIRD FLOOR	402.41	0.00	0.00	0.00	0	402.41
FOURTH FLOOR	402.41	0.00	0.00	0.00	0	402.41
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	1768.27	0.00	0.00	0.00	0	1768.27

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A1-1 (A1)		1768.27	0.00	0.00	0.00	0	1768.27
Total		1768.27	0.00	0.00	0.00	0	1768.27

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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. 3688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. filed in the Madurai Bench of MWP (MD) Nos. 8913 & 8915 of 2019.

Signature valid
Digitally Signed by
Regulated Entity Grade I:
Chandrasekaran S
Sign Date: 06/08/2025 10:43:00 AM

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

ARCH_E_(36.00_x_48.00_Inches)

RESPONSIBILITY OF THE BUILDER / PROMOTER:

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

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
3/350/2 Mettukuppam,
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.