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™
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P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0184/2025
Dated 06/11/2025

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

பிரதான சென்னை மாநகராட்சி மற்றும் கூடுதல் ஆணையர் என்ற அவர்களின் நான் 26/11/2025 வரை 47 நிபந்தனைகளுக்கு உட்பட்டு
CEBA/LBDCNIN/00487/2025

FRONT ELEVATION

SECTION - AA

SECTION A-A

PLAN
RAIN WATER HARVESTING
COLLECTION SUMP

SECTION A-A

PLAN
U.G SUMP DETAIL
METRO WATER
(HERMATICALLY CLOSED)

LOCATION MAP

Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDITIAL BUILDING, (HEIGHT 18.25M) WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT OLD DOOR NO.9 PART, NEW DOOR NO. 11 PART, ASHTALAKSHMI NAGAR 19TH STREET, ALAPAKKAM, CHENNAI - 600 095, COMPRISED IN OLD SURVEY NO: 341/1D1 PART AND NEW SURVEY NO: 341/1D1B OF MADURAVOYAL VILLAGE, MADURAVOYAL TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION,

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	570.00
AREA AS PER DOCUMENT	570.23
AREA CONSIDERED FOR FSI	570.00
STREET ALIGHMENT/ ROAD WIDENING/LINK ROAD	-
DSR AREA	0.00
TOTAL FSI AREA	1451.98
FSI FACTOR	2.547
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	-
CAR	11	11
TWO WHEELER	0	-
CYCLE	-	-

FLOOR WISE FSI STATEMENT: BLOCK A (RES)

FLOORS	FSI AREA				DU	TOTAL
	COMM	RES	IND	INST		FSI AREA
STILT PARKING FLOOR	0.00	39.93	0.00	0.00	0	39.93
FIRST FLOOR	0.00	284.83	0.00	0.00	2	284.83
SECOND FLOOR	0.00	284.83	0.00	0.00	2	284.83
THIRD FLOOR	0.00	284.83	0.00	0.00	2	284.83
FOURTH FLOOR	0.00	284.83	0.00	0.00	2	284.83
FIFTH FLOOR	0.00	284.83	0.00	0.00	2	284.83
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1451.98	0.00	0.00	10	1451.98

BUILDING WISE FSI STATEMENT

BUILDING	NO OF DWE BUILT	FSI AREA				DU	TOTAL
		COMM	RES	IND	INST		FSI AREA
BLOCK A (RES)		0.00	1451.98	0.00	0.00	10	1451.98
Total		0.00	1451.98	0.00	0.00	10	1451.98

2nos. of 1" p.v.c. pipe

BORE WELL

Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

ELEVATION
FOUNDATION DETAIL
PLAN
DETAIL OF FOUNDATION FOR COLUMNS C3

OPEN TERRACE
P.V.C PIPE RAIN WATER
RAIN WATER CHAMBER
FILTER WATER PIPE
WELL
RAIN WATER HARVESTING

COMPOUND WALL
GATE
75MM HIGH DWARF WALL
ELEVATION OF GATE AND COMPOUND WALL
SCALE 1:50

Brick work with c.m 1:6
230 tk
75MM HIGH DWARF WALL
poc 1:5:10
sand filling
SECTION OF COMPOUND WALL

GL
DWARF WALL DETAIL

Building Height : 18.25 Mtrs
No of Floors : S+5

9.00m wide ashtalakshmi nagar 19th street

SITE PLAN

14.64m survey
14.60m FMB
13.20m survey
13.20m FMB
38.33m survey
38.20m FMB
1.67m survey
5.60m FMB
21.42m survey
21.40m FMB
16.11m survey
16.20m FMB
9.00m wide ashtalakshmi nagar 19th street

SITE CUM STILT FLOOR PLAN

TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN

TERRACE FLOOR PLAN

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

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 (MD) No.8948 of 2019 and HMP (MD) Nos. 8815 & 8817 of 2019.

Signature valid
Digitally Signed by Architect. M/s. Ramdas N
Sign Date: 07.08.2025 2:35:49 PM

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)

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.