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

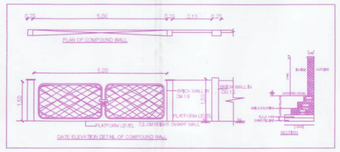
hello@verified.realestate
+91 9996 12 9996
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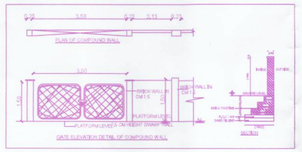
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0634/2025
Dated. 12.02.2026

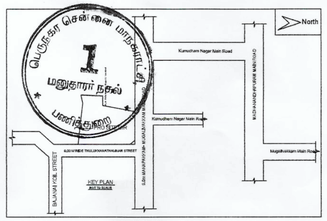
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8943 of 2019 before the Madura Bench of Madras High Court

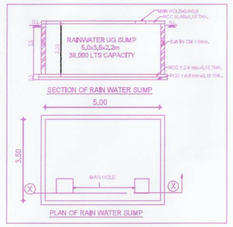
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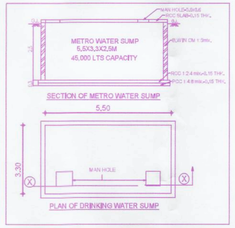
NORTH SIDE ELEVATION



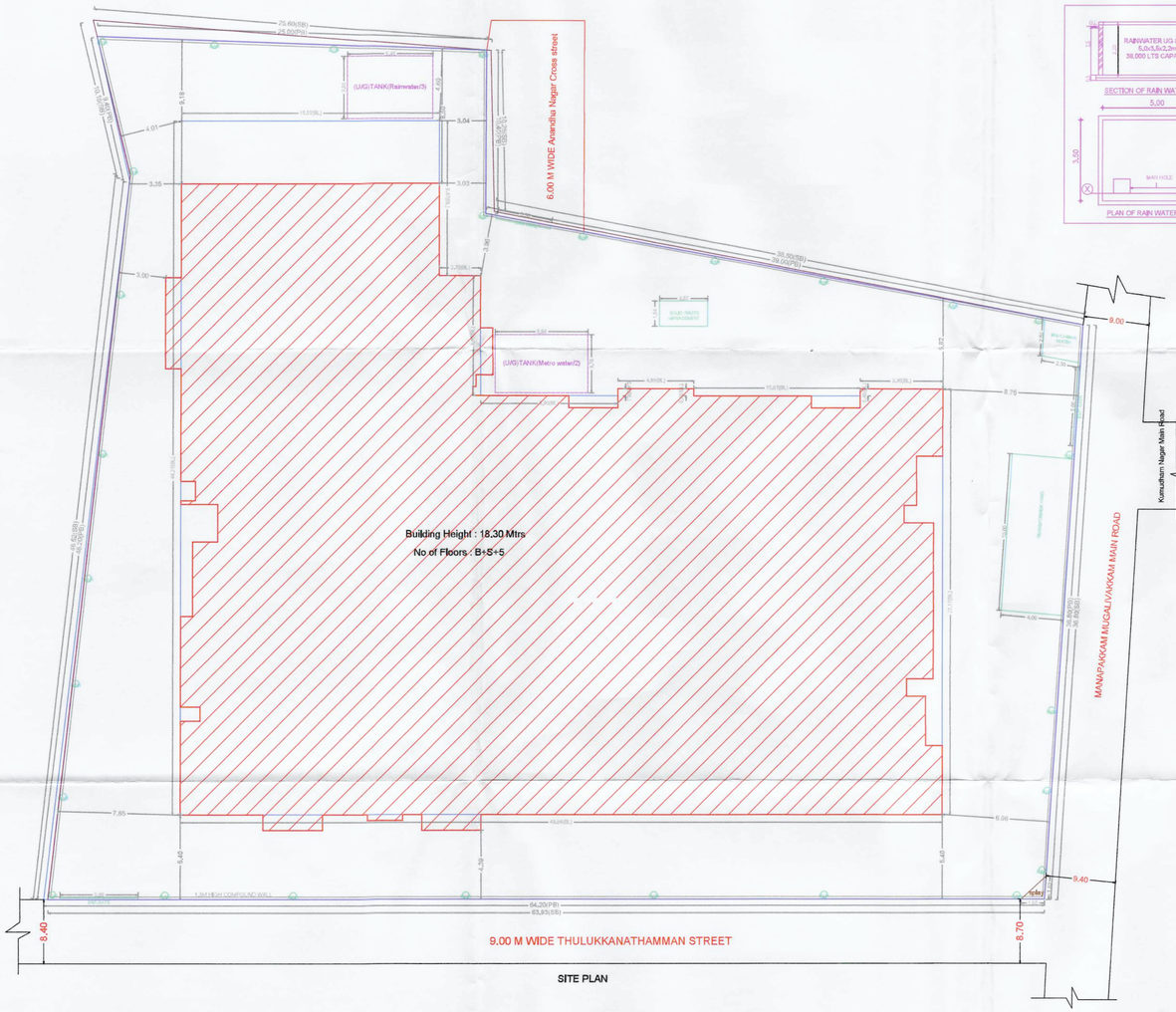


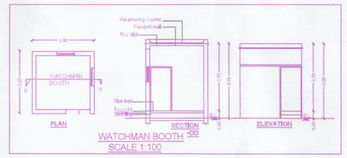


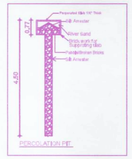


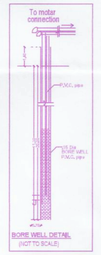




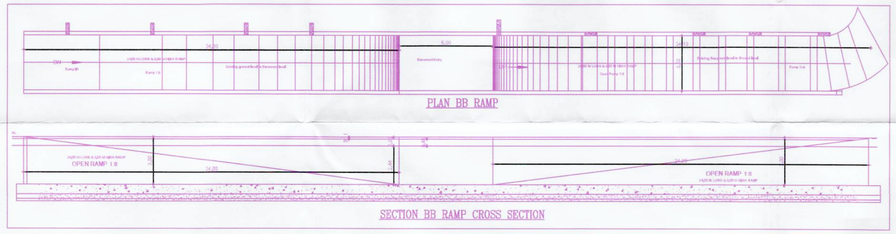












SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 45 DWELLING UNITS AVAILING PREMIUM FSI AT MANAPAKKAM MUGALIVAKKAM MAIN ROAD AND THULUKKANATHAMMAN STREET, MUGALIVAKKAM, CHENNAI 600125, COMPRISED IN S.NO.42/9 OF MUGALIVAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION
ZONE:XII DIV:156

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2450.00
AREA AS PER DOCUMENT	2428.09
AREA CONSIDERED FOR FSI	2428.09
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	6303.30
FSI FACTOR	2.596
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	50	78
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: A (RESIDENTAIL)

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	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	1260.66	0.00	0.00	9	1260.66
SECOND FLOOR	0.00	1260.66	0.00	0.00	9	1260.66
THIRD FLOOR	0.00	1260.66	0.00	0.00	9	1260.66
FOURTH FLOOR	0.00	1260.66	0.00	0.00	9	1260.66
FIFTH FLOOR	0.00	1260.66	0.00	0.00	9	1260.66
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	6303.30	0.00	0.00	45	6303.30

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A+1 (RESIDE...)		0.00	6303.30	0.00	0.00	45	6303.30
Total		0.00	6303.30	0.00	0.00	45	6303.30

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Signature valid
Digitally Signed
Sign Date: 12-02-2026 3:12:34 PM

Applicant (Owner / Developer / Power of Attorney)

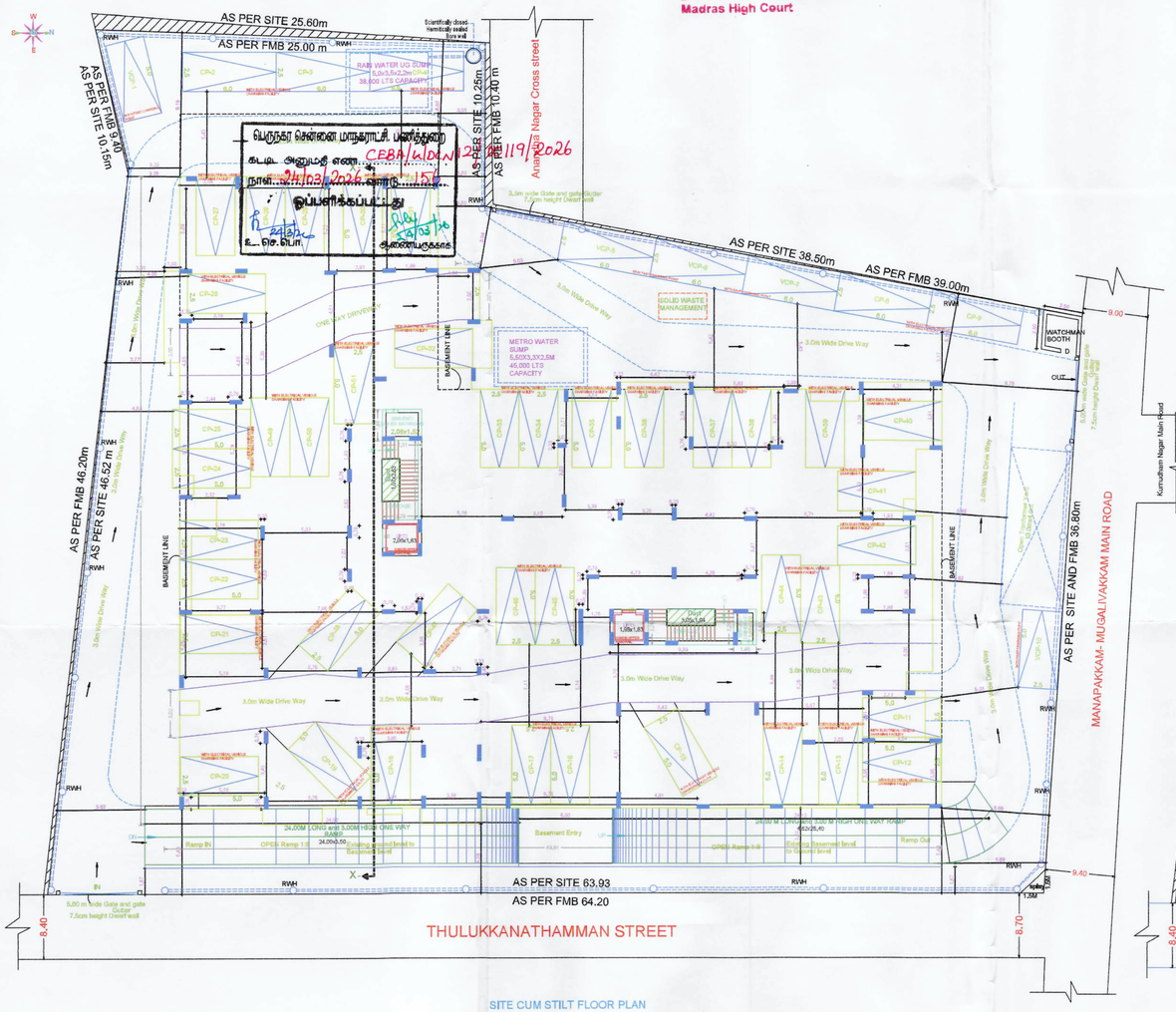
This is a system generated drawing as per the soft copy submitted by the Architect/ Licensa Engineer

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/DP/NHRB/S/0634/2025
Dated 12/02/2026

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8943 of 2019 before the Madurai Bench of Madras High Court

FLOOR NAME	SHEET NO. 2/3
FLOOR NAME	

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 45 DWELLING UNITS AVAILING PREMIUM FSI AT MANAPAKKAM MUGALIVAKKAM MAIN ROAD AND THULUKKANATHAMMAN STREET, MUGALIVAKKAM, CHENNAI 600125, COMPRISED IN S.NO.42/9 OF MUGALIVAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION
ZONE:XII DIV:156



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.8848 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Director/Member-Chief Planner (Member Secretary)
High Rise Building / Non-High Rise Building
This approval is valid only building/work is erected by the concerned Local Body

REV NO. REV_NO

QR CODE

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

UserDefinedImperial (60.00 x 40.00inches)

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0634/2025
Dated 13.02.2026

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



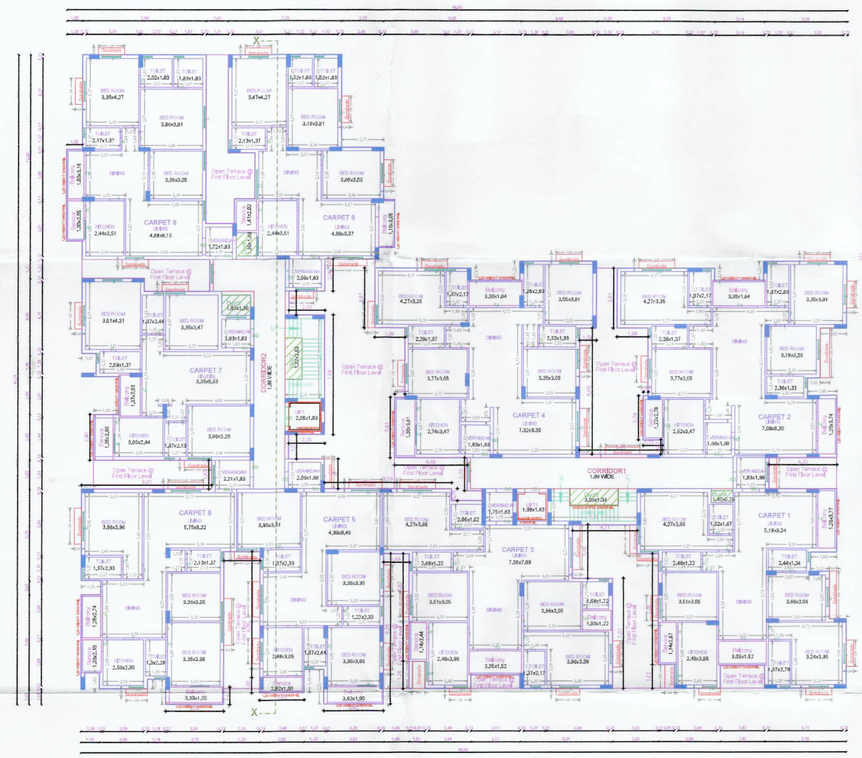
EAST SIDE ELEVATION



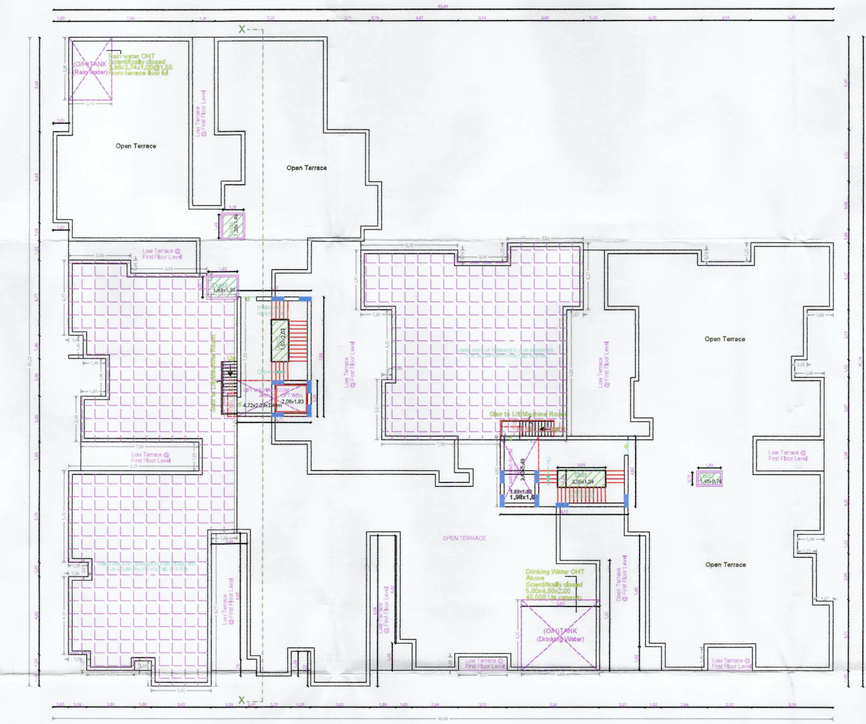
SECTION ON AA

FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 45 DWELLING UNITS AVAILING PREMIUM FSI AT MANAPAKKAM MUGALIVAKKAM MAIN ROAD AND THULUKKANATHAMMAN STREET, MUGALIVAKKAM, CHENNAI 600125, COMPRISED IN S.NO.42/9 OF MUGALIVAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION
ZONE:XII DIV:156



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



TERRACE FLOOR PLAN

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.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Director/Member-Chief Planner (Member-Secretary)
High Rise Building / Non-High Rise Building
The Approval is valid only after Building Permit is issued by the concerned Local Body.

NBV NO. NBV_NO

GR CODE

Applicants (Owner / 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)

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
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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.