Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

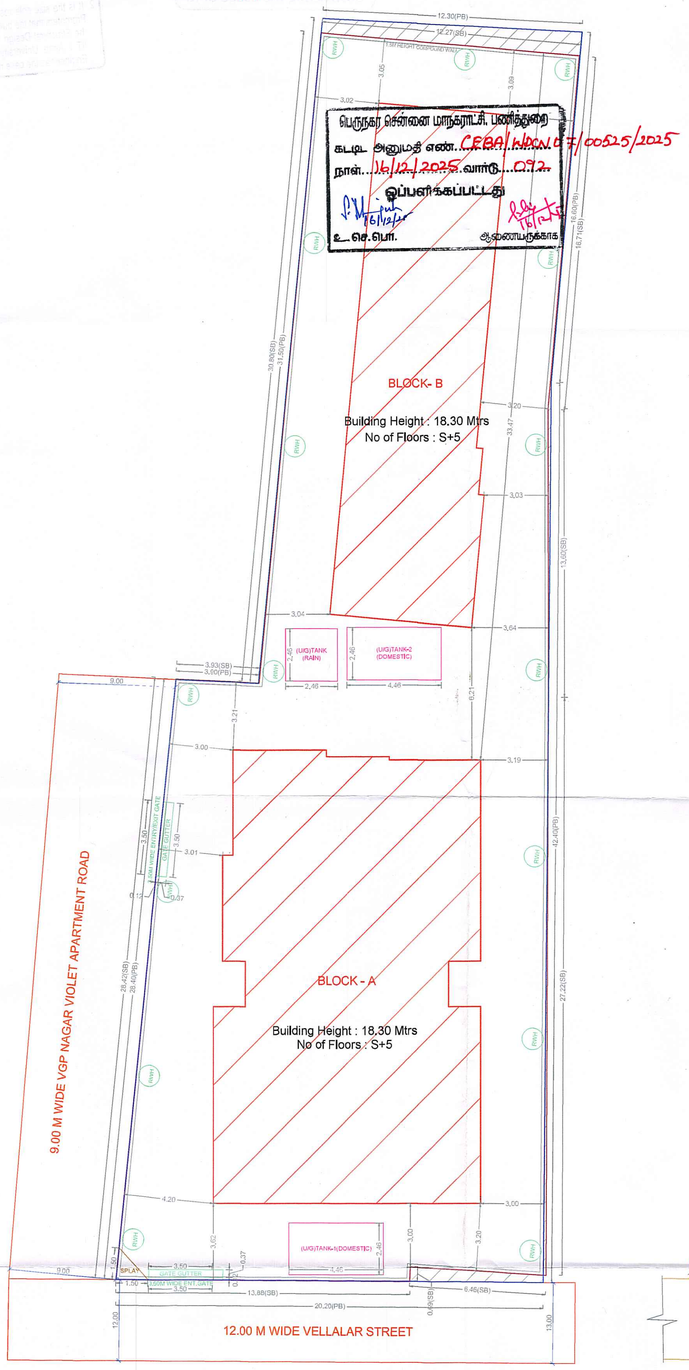
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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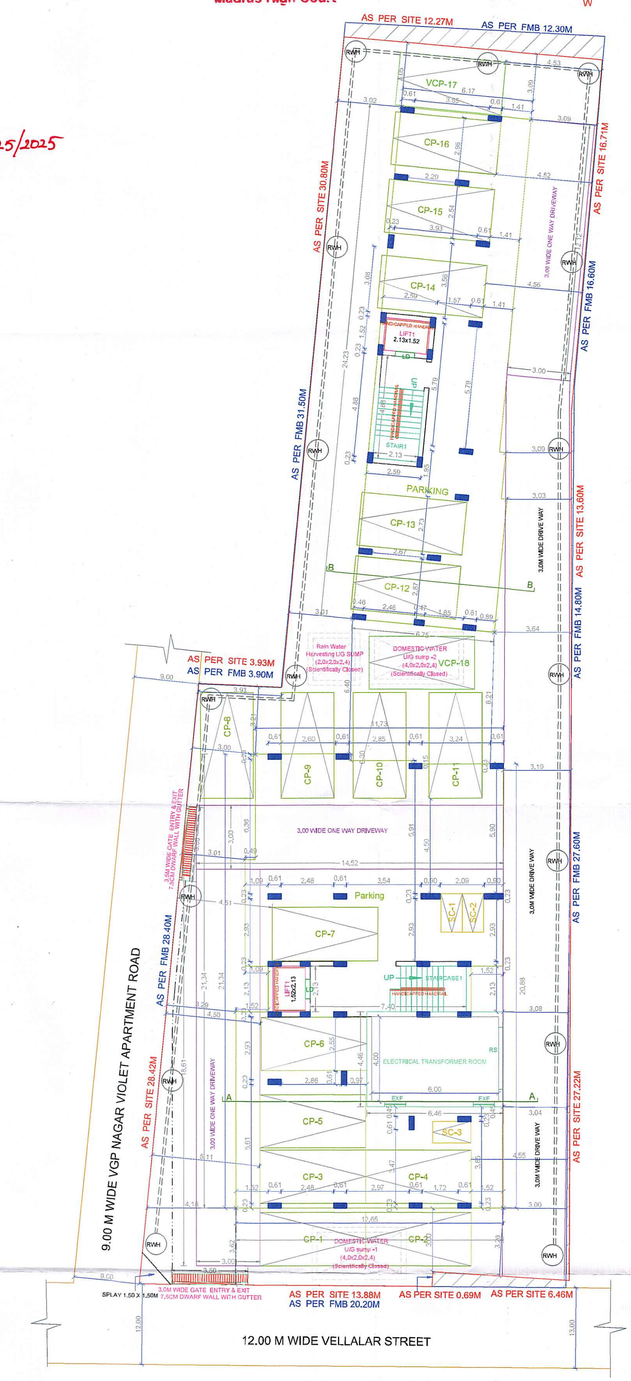
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/NHRB/N/0676/2025
Dated. 25.11.2025.

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

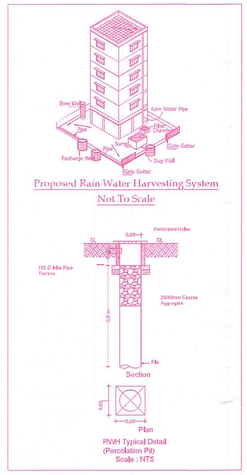
பெருநகர சென்னை மாநகராட்சி பணித்தளை
கட்டட அனுமதி எண். CCMA/NHDC/7/00525/2025
நாள். 11/12/2025 வார்டு C/12
ஒப்புகைக்கப்பட்டது
உ.செ.பொ.
ஆகனையதற்காக

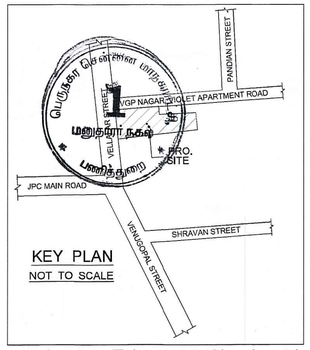


SITE PLAN

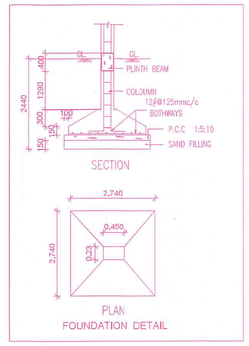


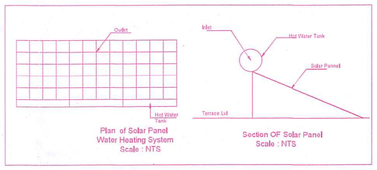
SITE CUM STILT FLOOR PLAN

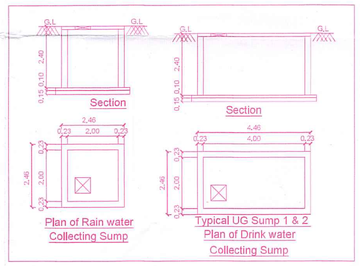


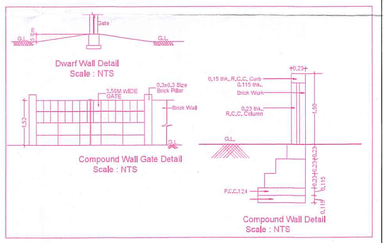


Location plan (Taken as per User Inputs)









FLOOR NAME	SHEET NO. 1/ 2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF 2 BLOCKS BLOCK - A - 10 DWELLING UNITS & BLOCK - B - 5 DWELLING UNITS CONSISTS STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (18.30M HEIGHT) TOTALLY 15 DWELLING UNITS AVAILING WITH PREMIUM FSI AT HIG RESIDENTIAL APARTMENT FLAT NO. 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, J.J. NAGAR EAST SCHEME (162 HIG FLAT MOGAPPAIR EAST SCHEME), VELLALAR STREET AND PLOT NO. 81, PANEER NAGAR, MOGAPPAIR, CHENNAI - 37 COMPRISED IN S.NO.244/3 PART, 245/2 PART, 245/3 PART, 246/1PART, 247PART, T.S. NO. 29/2, 29/3, 65/2 & 65/3, BLOCK NO.36, WARD-H OF MOGAPPAIR VILLAGE, AMBATTUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	937.00
AREA AS PER DOCUMENT	940.62
AREA CONSIDERED FOR FSI	937.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2067.31
FSI FACTOR	2.206
COVERAGE AREA (PERCENTAGE %)	410.61 (43.82%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	18
TWO WHEELER	0	3
CYCLE	-	0

FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	253.88	0.00	0.00	2	253.88
SECOND FLOOR	0.00	253.88	0.00	0.00	2	253.88
THIRD FLOOR	0.00	253.88	0.00	0.00	2	253.88
FOURTH FLOOR	0.00	253.88	0.00	0.00	2	253.88
FIFTH FLOOR	0.00	253.88	0.00	0.00	2	253.88
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1298.21	0.00	0.00	10	1298.21

FLOOR WISE FSI STATEMENT: BLOCK (B)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	153.82	0.00	0.00	1	153.82
SECOND FLOOR	0.00	153.82	0.00	0.00	1	153.82
THIRD FLOOR	0.00	153.82	0.00	0.00	1	153.82
FOURTH FLOOR	0.00	153.82	0.00	0.00	1	153.82
FIFTH FLOOR	0.00	153.82	0.00	0.00	1	153.82
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	769.10	0.00	0.00	5	769.10

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (A)		0.00	1298.21	0.00	0.00	10	1298.21
BLOCK-1 (B)		0.00	769.10	0.00	0.00	5	769.10
Total		0.00	2067.31	0.00	0.00	15	2067.31

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Approved
Digitally Signed by :
Assistant Planner / Senior Assistant Planner / Deputy Planner
Approval No. : DC/P/2025/05525
Approval Date : 11/25/2025 3:53:51 PM
Permit No. : CMA/62370

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

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
Digitally Signed by :
Registered Engineer, Grade I: D JOTHILINGAM
Sign Date: 10/22/2025 1:48:28 PM

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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

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

RESPONSIBILITY OF THE BUILDER / PROMOTER:

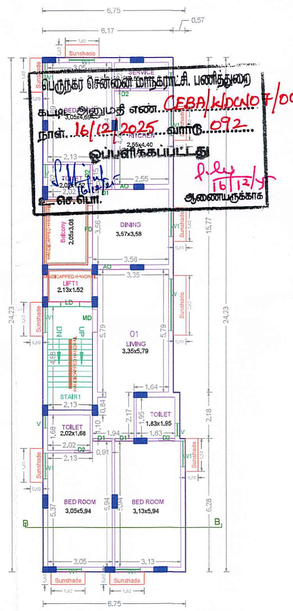
1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
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PrPA approved by
C.M.D.A vide
Lr.No. CMDA/Pp/NHRB/N/0676/2025
Dated. 25/11/2025

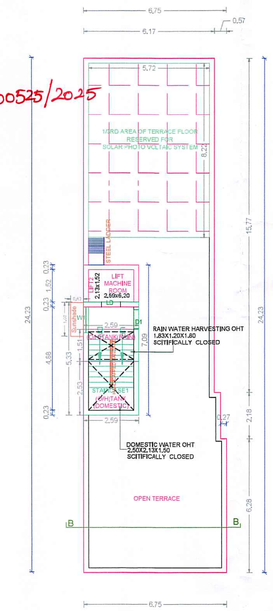
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FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

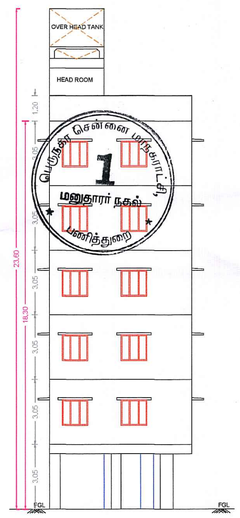
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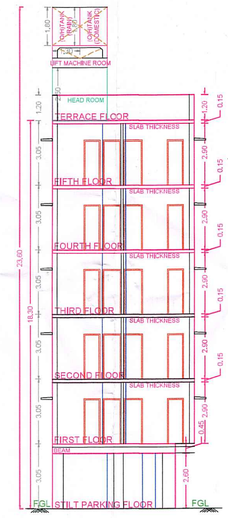
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN
BLOCK - B



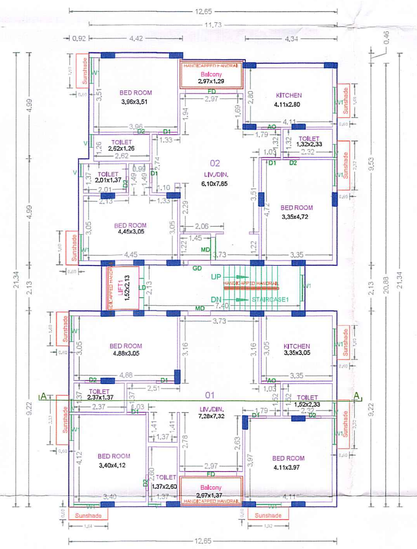
TERRACE FLOOR PLAN
BLOCK - B



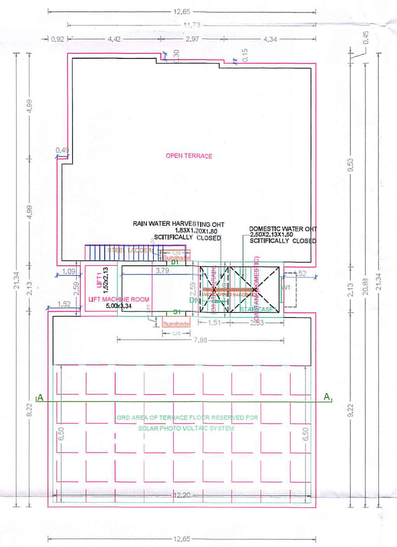
ELEVATION
BLOCK - B



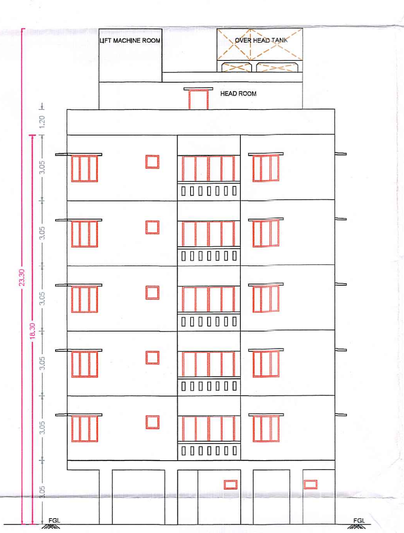
SECTION - BB
BLOCK - B



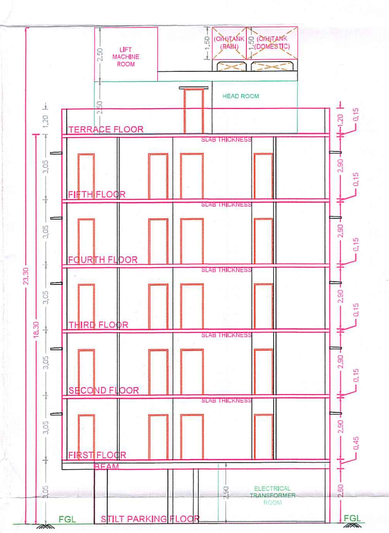
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN
BLOCK - A



TERRACE FLOOR PLAN
BLOCK - A



ELEVATION
BLOCK - A



SECTION - AA
BLOCK - A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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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.

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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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Chennai 600 097, India
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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.