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
verified.realestate

DIGITALLY VERIFIED RECORD

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8945 of 2019 before the Madurai Bench of Madras High Court.

பெருநகர் சென்னை மாநகராட்சி, பணிக்கான கட்டட அனுமதி எண்...CERB/WDCN 03/00230/2026 நாள்...01/06/2026 வரை...10 ஆண்டுகளுக்கு செல்லுபடியாகும்.
உ. செ. பொ.

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/N/0609/2025
Dated...19/05/2026.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT =18.30M) WITH 28 DWELLING UNITS, AT NELSON MANICKAM ROAD VADAAGARAM, CHENNAI,COMPRISED IN OLD S.NO.9/1, 9/3 , 4/6 (AS PER DOCUMENT) OLD S. NO. 9/5 PART, 9/7 PART AND T.S.NO:4/4, 4/10, 4/11, &4/12 , BLOCK NO: 7, WARD-01 OF OF VADAAGARAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2137.50
AREA AS PER DOCUMENT	2243.82
AREA CONSIDERED FOR FSI	2137.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4256.25
FSI FACTOR	1.992
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	31	37
TWO WHEELER	0	4
CYCLE	-	0

FLOOR WISE FSI STATEMENT:NHRB (RES)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.16	0.00	0.00	0	28.16
FIRST FLOOR	0.00	852.69	0.00	0.00	4	852.69
SECOND FLOOR	0.00	844.35	0.00	0.00	5	844.35
THIRD FLOOR	0.00	844.35	0.00	0.00	5	844.35
FOURTH FLOOR	0.00	844.35	0.00	0.00	5	844.35
FIFTH FLOOR	0.00	844.35	0.00	0.00	5	844.35
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4256.25	0.00	0.00	28	4256.25

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
NHRB-1 (RES)		0.00	4256.25	0.00	0.00	28	4256.25
Total		0.00	4256.25	0.00	0.00	28	4256.25

ELEVATION-2

SECTION 2-2

20.32M WIDE NELSON MANIKAM ROAD

NELSON MANIKAM ROAD

14.88m (AS PER SITE)
15.0m (AS PER FMB)

59.80m (AS PER FMB)

53.80m (AS PER FMB)

COMMON PASSAGE 7.62M WIDE

7.62M WIDE COMMON PASSAGE

156.483m (AS PER SITE) 33.50m (AS PER FMB)

152.723m (AS PER SITE) 37.0m (AS PER FMB)

20.70m (AS PER FMB)

20.70m (AS PER FMB)

21.0m (AS PER FMB)

20.60m (AS PER FMB)

13.70m (AS PER FMB)
13.70m (AS PER SITE)

Building Height - 18.30 Mtrs
No.of Floors - S+5

SITE PLAN

SITE CUM STILT FLOOR PLAN

SECTION 1-1

SECTION A-A'

SECTION B-B'

PLAN OF UG SUMP

KEY PLAN

FIRST FLOOR PLAN

TYPICAL - 2nd 5 FLOOR PLAN

TERRACE FLOOR PLAN

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

COMPOUND WALL DETAIL

ELEVATION OF ENTRANCE ARCH

GATE DETAIL

DWARF WALL SECTION NOT TO SCALE

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

User Defined Imperial (60.00 x 90.00inches)

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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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.