Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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verified.realestate

DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No. MDS/00/HRA/S/0837/2023
Dated 21/03/2024

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

SUMP - SECTION ON 'BB'

GATE DETAIL

RAFT FOUNDATION

SECTION ON DD

COMPOUND WALL DETAIL

RAIN WATER COLLECTION SUMP DETAIL

Proposed Rain Water Harvesting System

Provided as per CBR Norms Drawing No:2A

Rain water trench Details

SPECIFICATION		
BRAND NAME	SMART PARKING	
MODEL NO.	SM1850L	
TYPE	VERTICAL ROTARY PARKING	
PARKING CAPACITY	18 CARS	
AVAILABLE CAR	LENGTH	5,300mm
	WIDTH	2,160mm
	HEIGHT	1,900mm
	HEIGHT	2,100mm
MOTOR	15.5kw x 4P	
SPEED	5 m/min (Max.)	
CAR RETRIEVAL TIME	85 SEC (Aver.)	
POWER	AC415V x 3ph x 50Hz, 25 Kva	

SEDAN CAR / HATCHBACK CAR

SIDE ELEVATION

PLAN

TYPICAL RAMP SECTION

SECTION - BB

SECTION - AA

PROPOSED 29 KLD SBR TECHNOLOGY OF STP PLAN

DWARF WALL SECTION
NOT TO SCALE

SITE WITH GROUND FLOOR PLAN

KEY PLAN
NOT TO SCALE

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

Plan showing the proposed construction of High Rise Group Development of Commercial Building consists of Block-1:Basement Floor (for parking use)+Ground Floor(for Retail Shop) + 1st Floor (for Retail Shop) + 2nd Floor to 9th Floor (for Office use) Block-2: Ground Floor (Electrical transformer room & Meter room) + 1st Floor (Generator room), abutting G.N. Chetty Road & Thirumalai Lane,T.Nagar, Chennai -600 017. Comprised in Old S.No. 4797 part,T.S.No. 8380/4,Block No.109, T.Nagar Village, within the limits of Greater Chennai Corporation.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1748.50
AREA AS PER DOCUMENT	1762.82
AREA CONSIDERED FOR FSI	1748.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	5677.18
FSI FACTOR	3.247
COVERAGE AREA (PERCENTAGE %)	974.05(38.55%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	48	57
TWO WHEELER	148	212
CYCLE	0	0

FLOOR WISE FSI STATEMENT: BLOCK -1

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR	111.07	0.00	0.00	0.00	0	111.07
GROUND FLOOR	468.50	0.00	0.00	0.00	0	468.50
FIRST FLOOR	525.24	0.00	0.00	0.00	0	525.24
SECOND FLOOR	525.25	0.00	0.00	0.00	0	525.25
THIRD FLOOR	525.25	0.00	0.00	0.00	0	525.25
FOURTH FLOOR	525.25	0.00	0.00	0.00	0	525.25
FIFTH FLOOR	525.25	0.00	0.00	0.00	0	525.25
SIXTH FLOOR	525.25	0.00	0.00	0.00	0	525.25
SEVENTH FLOOR	606.99	0.00	0.00	0.00	0	606.99
EIGHTH FLOOR	606.99	0.00	0.00	0.00	0	606.99
NINTH FLOOR	606.99	0.00	0.00	0.00	0	606.99
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	5552.03	0.00	0.00	0.00	0	5552.03

FLOOR WISE FSI STATEMENT: BLOCK-2

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	63.37	0.00	0.00	0.00	0	63.37
FIRST FLOOR	61.78	0.00	0.00	0.00	0	61.78
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	125.15	0.00	0.00	0.00	0	125.15

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1		5552.03	0.00	0.00	0.00	0	5552.03
BLOCK-2		125.15	0.00	0.00	0.00	0	125.15
Total		5677.18	0.00	0.00	0.00	0	5677.18

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Signed by
Architect: K. SUDHAKAR KRISHNA
Sign Date: 03/06/2024 10:58:56 AM

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.

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. BBB NO

QR CODE

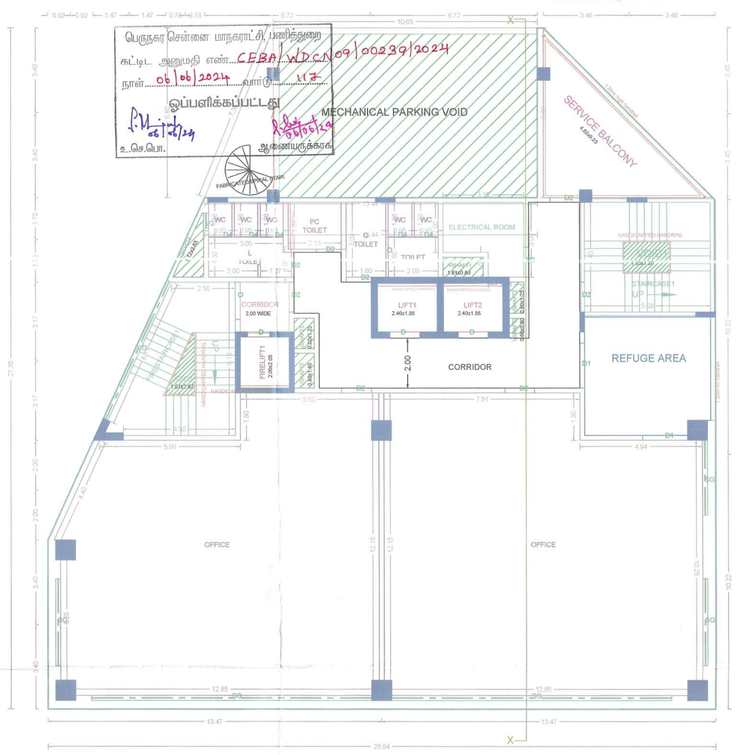
Applicants (Owner / Developer / Power of Attorney)

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

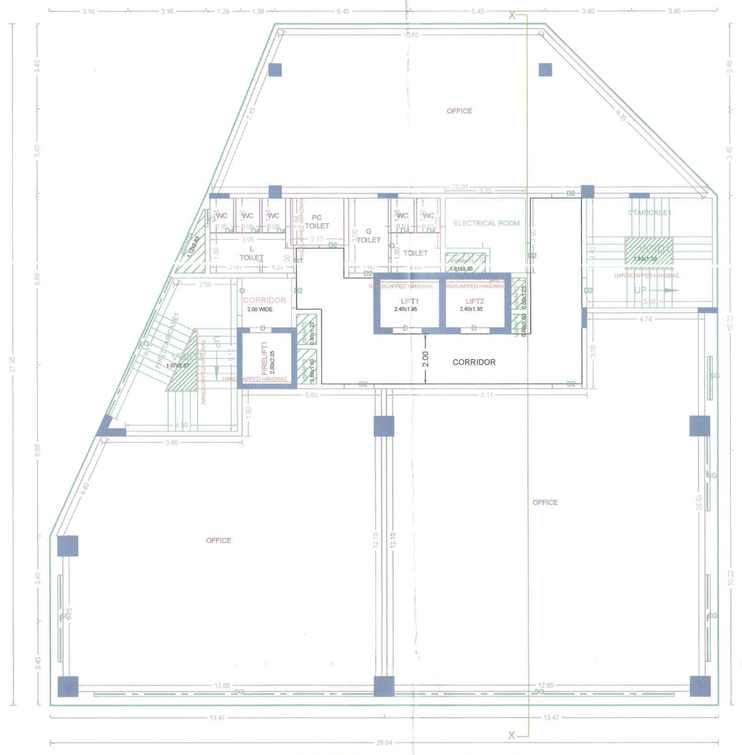
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Dated. 21/03/2024

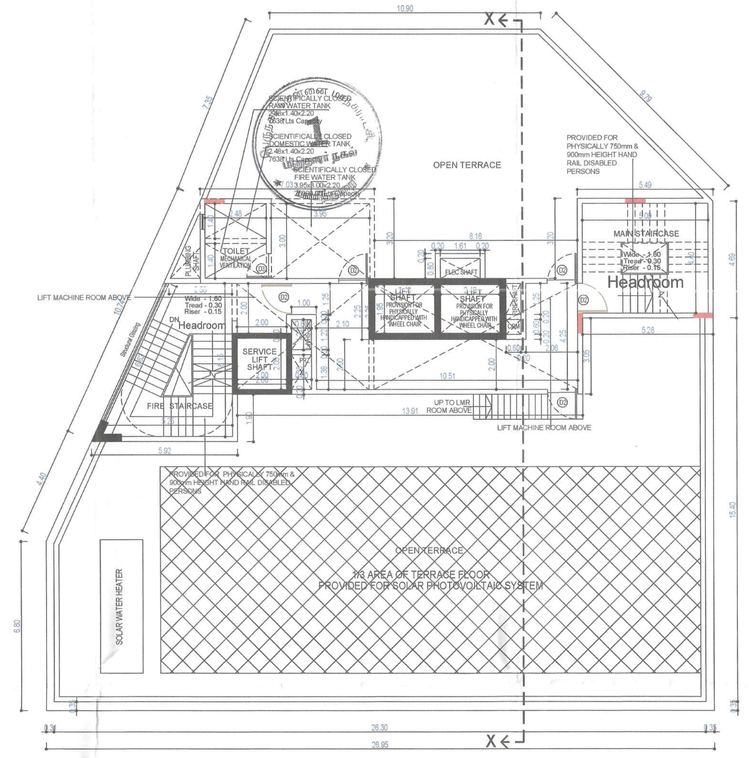
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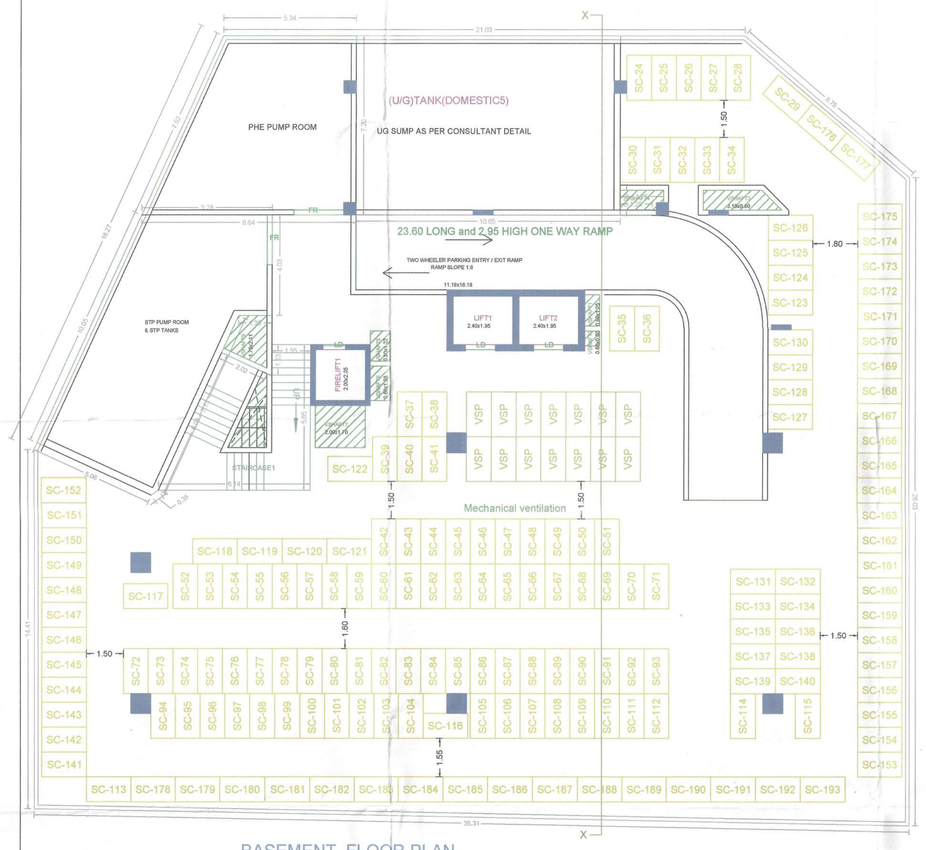
SIXTH FLOOR PLAN



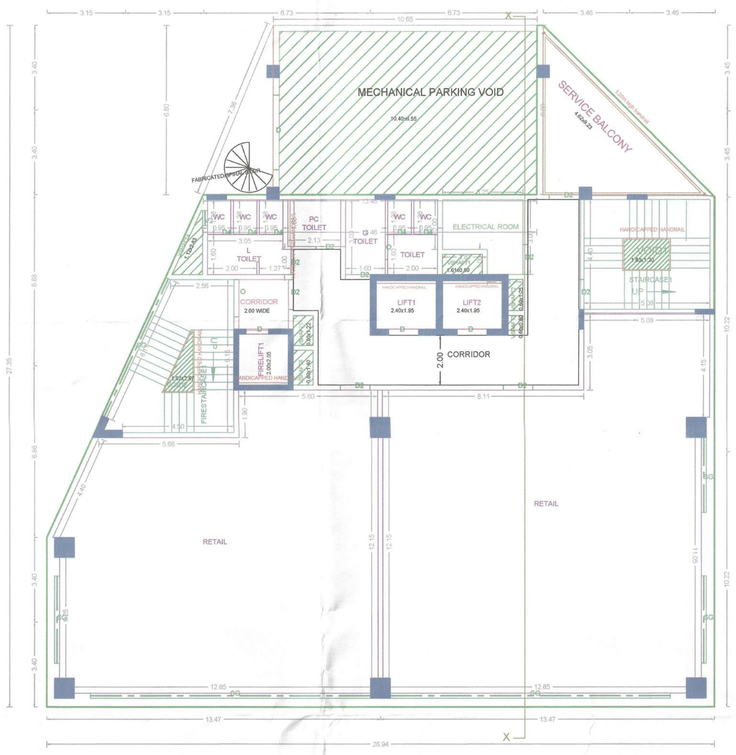
TYPICAL - 7- 9 FLOOR PLAN



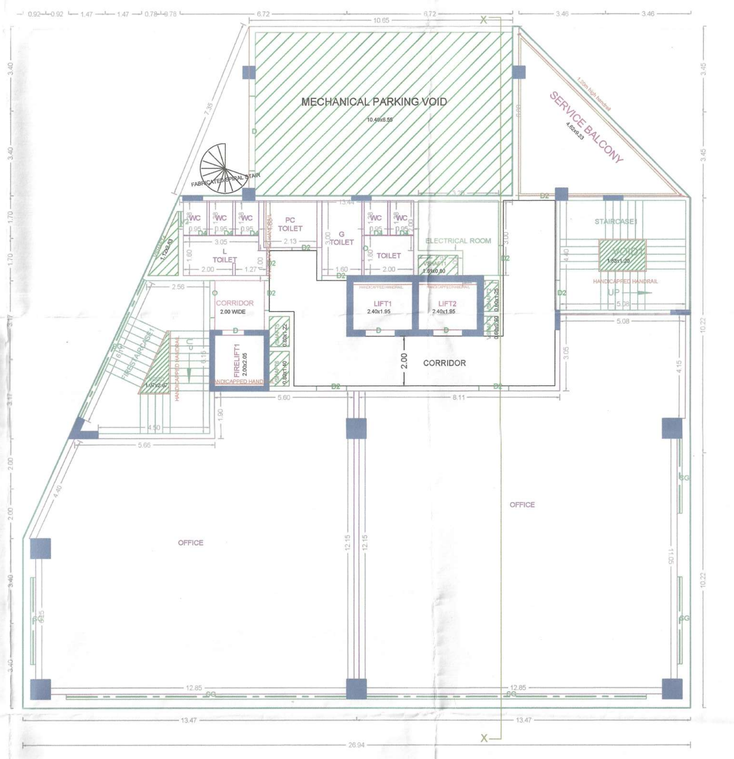
TERRACE FLOOR PLAN



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2- 5 FLOOR PLAN

FLOOR NAME	SHEET NO. 2/3
FLOOR NAME	

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BLOCK-1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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. | BBW NO | QR CODE

Applicants (Owner / Developer / Power of Attorney)

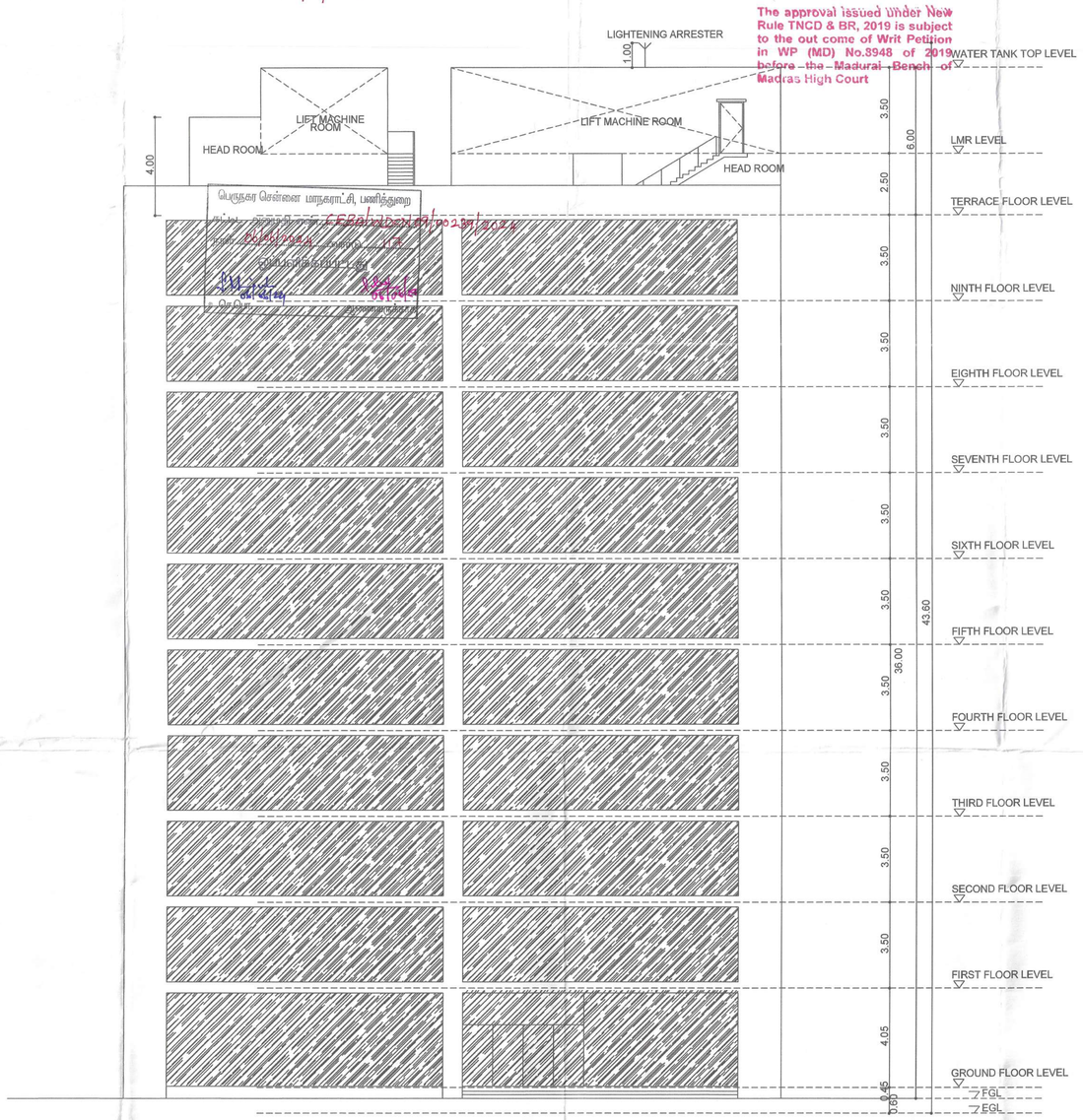
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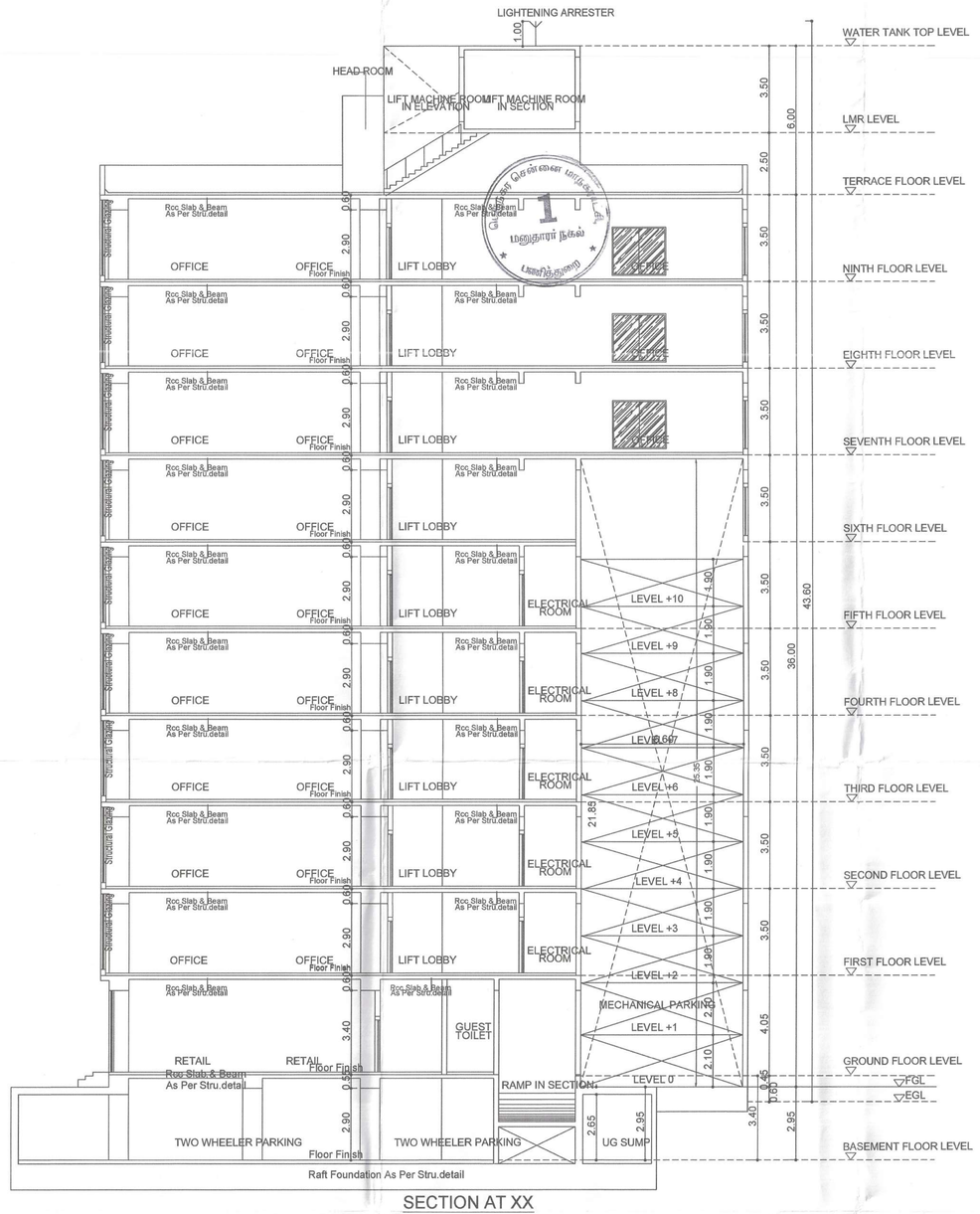
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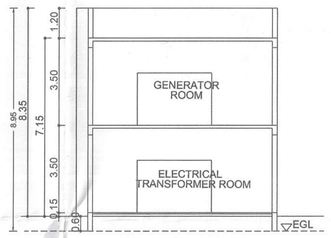
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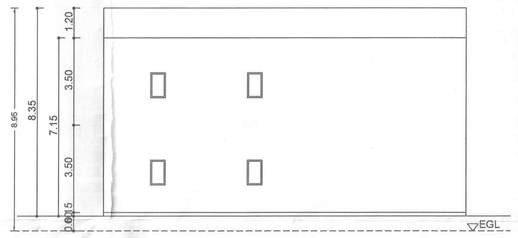
ELEVATION - A
BLOCK -1



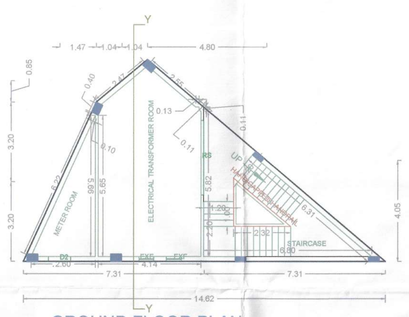
SECTION AT XX
BLOCK -1



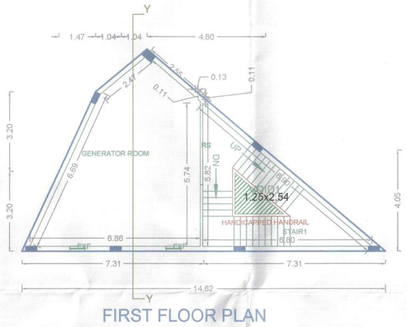
SECTION ON YY
BLOCK - 2



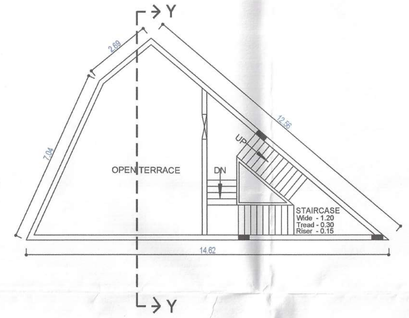
FRONT ELEVATION
BLOCK - 2



GROUND FLOOR PLAN
BLOCK - 2



FIRST FLOOR PLAN
BLOCK - 2



TERRACE FLOOR PLAN
BLOCK - 2

FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

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APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. | BRN NO

QR CODE

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Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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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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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.