Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

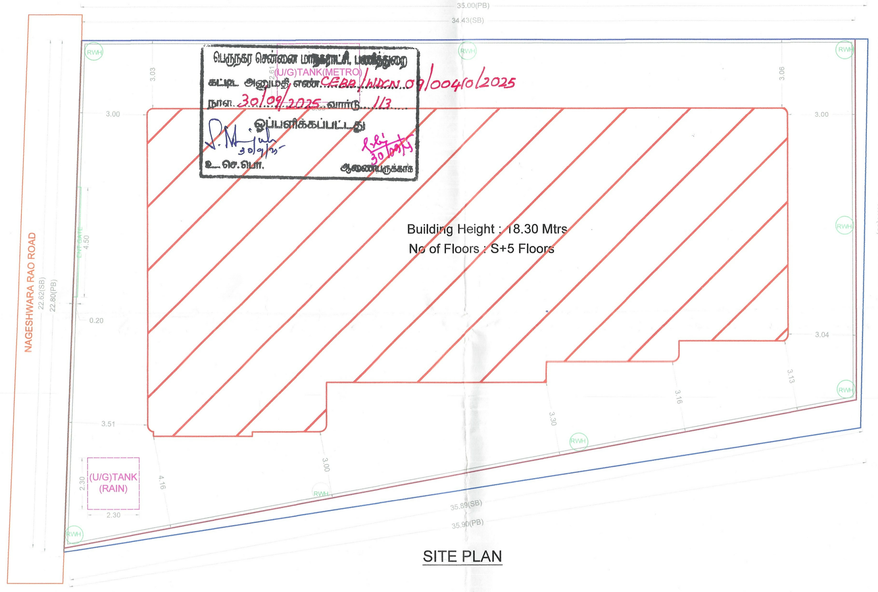
Verified RealEstate™
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OMR Thoraipakkam,
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+91 9996 12 9996
verified.realestate

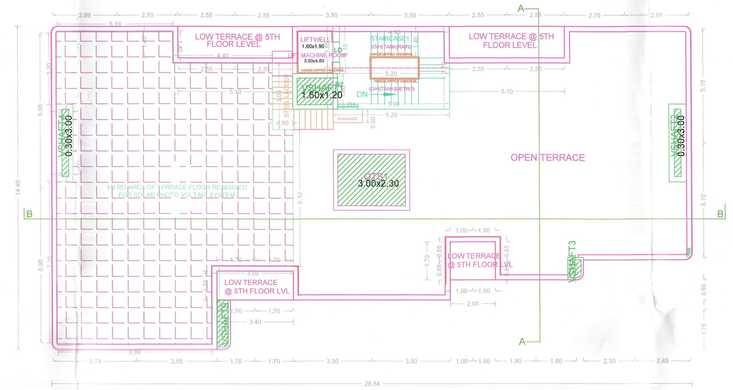
DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/C/0441/2025
Dated...14/09/2025

~~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~~



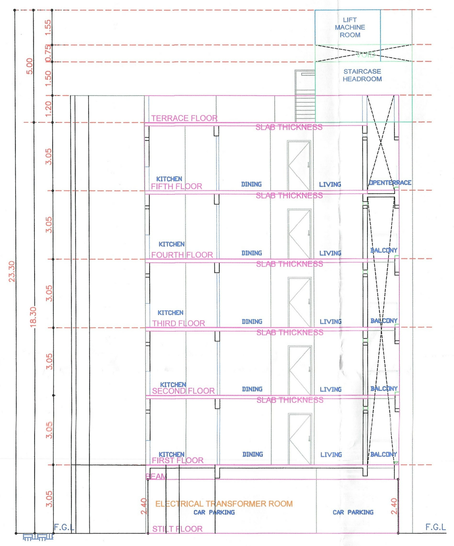
SITE PLAN



TERRACE FLOOR PLAN



FRONT ELEVATION



SECTION - AA

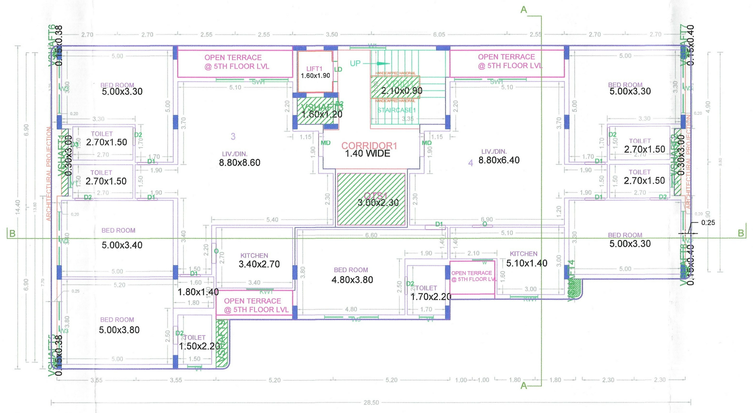
PLAN SHOWING THE REVISION TO THE EARLIER APPROVED PLAN FOR THE CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT NEW DOOR NO. 13, OLD DOOR NO. 5, NAGESWARA RAO ROAD, NUNGAMBAKKAM, CHENNAI – 600 034, COMPRISED IN R.S.NO. 141, 142 & 143 AND NEW T.S.NO. 142/4, BLOCK NO. 21 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	653.00
AREA AS PER DOCUMENT	688.89
AREA CONSIDERED FOR FSI	653.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1679.73
FSI FACTOR	2.572
COVERAGE AREA (PERCENTAGE %)	NA

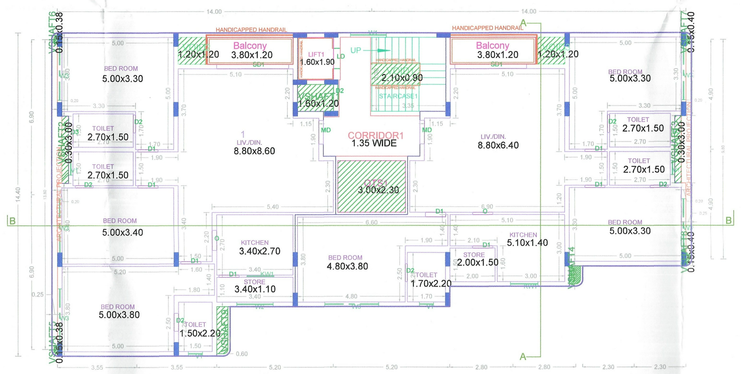
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	19
TWO WHEELER	0	0
CYCLE	-	0

EARLIER APPROVED PERMIT NO: OL-01081,
PPA NO: OL-PP/NHRB/0453/2024, DATED: 26/07/2024.
IN FILE NO: CMDA/PP/NHRB/C/0093/2024.



FIFTH FLOOR (PART) PLAN



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

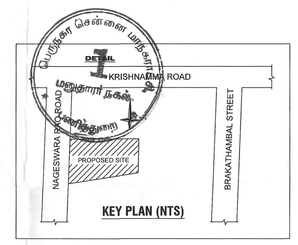
SECTION- B B

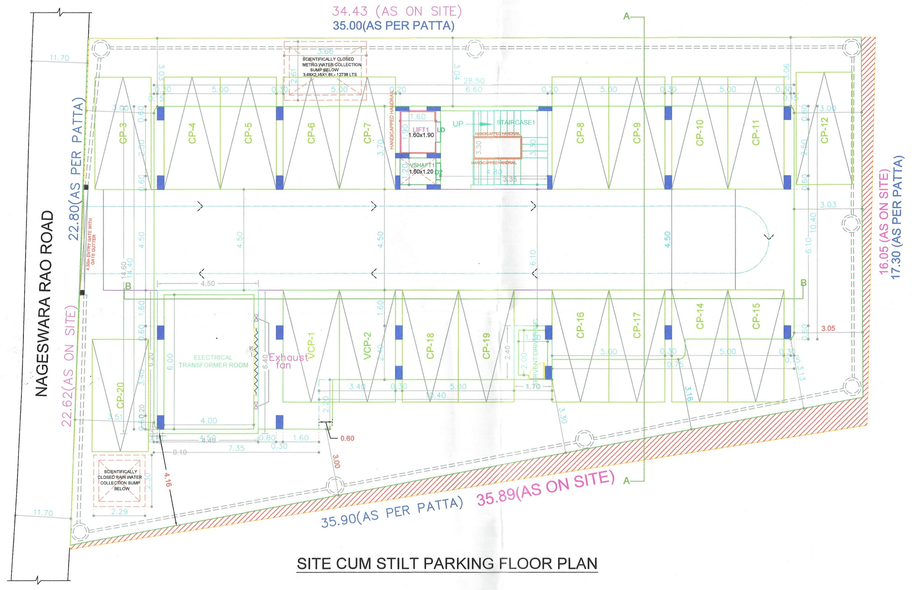
FLOOR WISE FSI STATEMENT:

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.78	0.00	0.00	0	28.78
FIRST FLOOR	0.00	334.01	0.00	0.00	2	334.01
SECOND FLOOR	0.00	334.01	0.00	0.00	2	334.01
THIRD FLOOR	0.00	334.01	0.00	0.00	2	334.01
FOURTH FLOOR	0.00	334.01	0.00	0.00	2	334.01
FIFTH FLOOR	0.00	314.91	0.00	0.00	2	314.91
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1679.73	0.00	0.00	10	1679.73

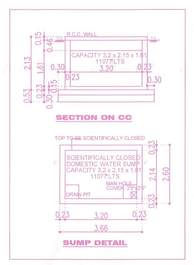
BUILDING WISE FSI STATEMENT

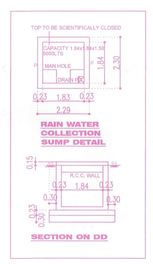
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0.00	1679.73	0.00	0.00	10	1679.73
Total		0.00	1679.73	0.00	0.00	10	1679.73

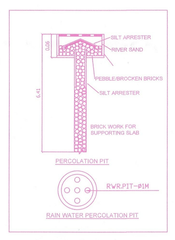


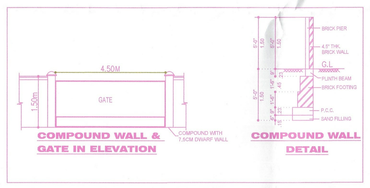


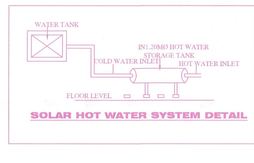
SITE CUM STILT PARKING FLOOR PLAN

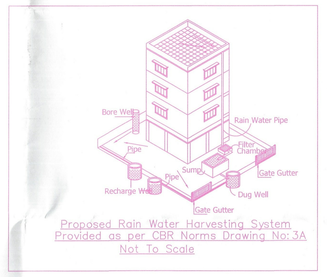


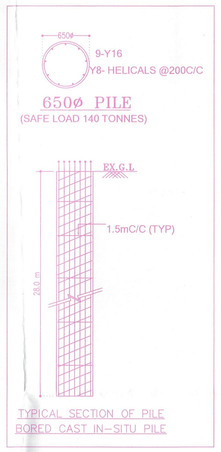












APPROVAL CONDITION

~~Previous File No: CMDA/PP/NHRB/C/0093/2024~~
Approval Date
Approval No. GPA
Permit No.

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid.

For Chief Planner / Member Secretary

OR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

Signature valid.
Digitally Signed by Architect Mr. Ramesh Mhatras
Sign Date: 08/10/2025 6:28:19 PM

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

UserDefinedMetric (841.00 x 1500.00MM)

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.