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™
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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

ONE MORE — 1

SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
STILT FLOOR + 4 FLOORS (16.0M HEIGHT) RESIDENTIAL BUILDING WITH 14 DWELLING UNITS AT PLOT NO. 10 & 11, NEW DOOR NO.45 & 47, OLD DOOR NO.25 & 26, RUKMANI ROAD, KALACHATRA COLONY, BESANT NAGAR, CHENNAI 600090 COMPRISED IN OLD S.NO. 161/2 & 161/3 (PART), AND T.S.NO.21, BLOCK NO.51 OF THIRUVANMIYUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

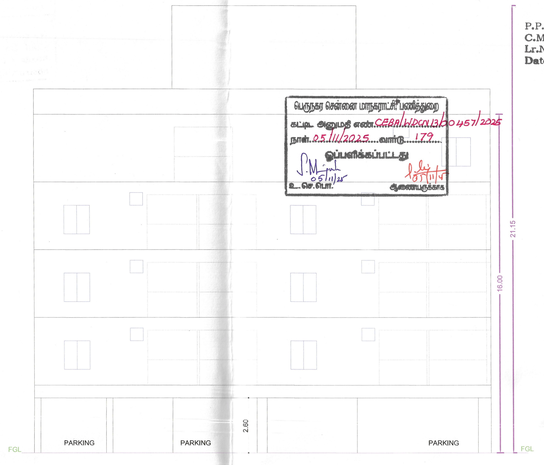
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	779.00
AREA AS PER DOCUMENT	771.46
AREA CONSIDERED FOR FSI	771.46
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1572.28
FSI FACTOR	2.038
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

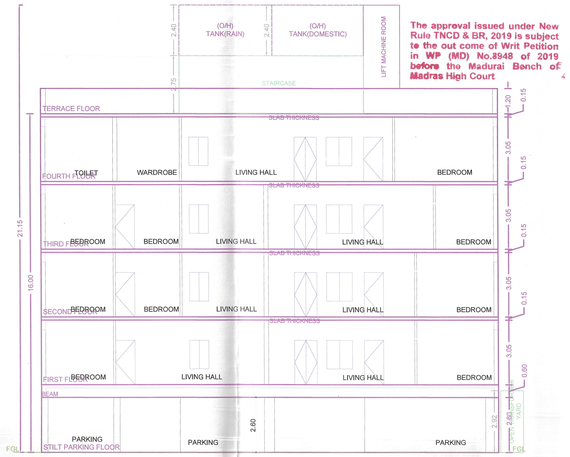
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	2	4
CYCLE	-	0

P.P.A approved by
C.M.D.A vide
Lr.No.CMA/Ppl/WH-RB/S/b 695/2025
Dated..15/11/2025.....

பெருநகர சென்னை மாநகராட்சி மண்டலம்
கட்டட அனுமதி எண்.CMA/Ppl/WH-RB/S/b 695/2025
நாள்.25/11/2025 வார்டு 179
இவ்விண்ணப்பம் பரிசீலிக்கப்பட்டது
உ.செ.எ.அ. ஆணையாளர்

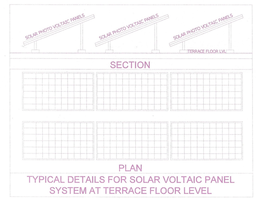


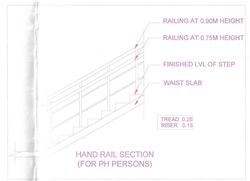
SOUTH SIDE ELEVATION

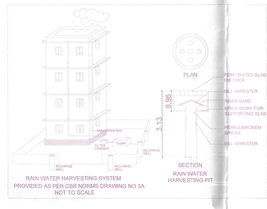


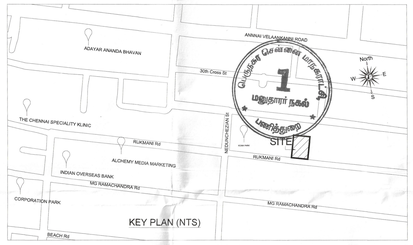
SECTION-AA

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





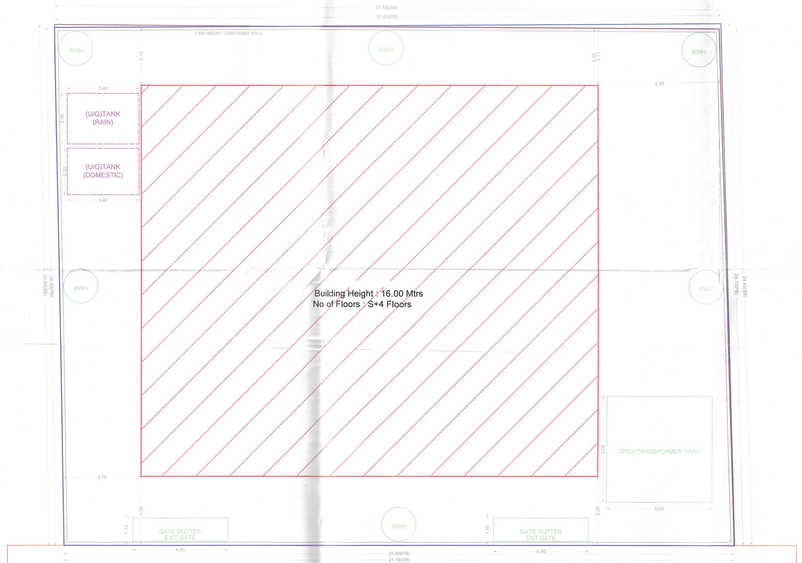




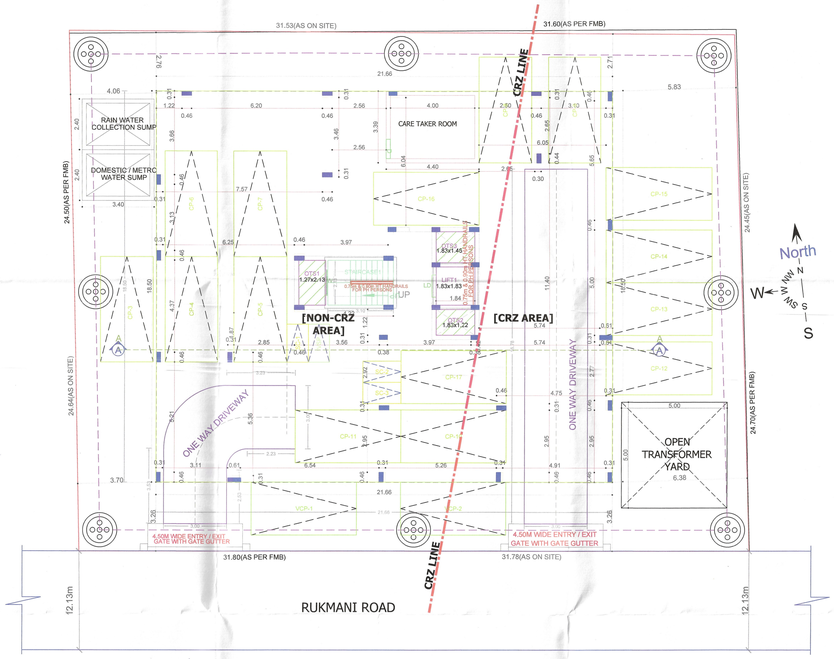
Location plan (Taken as per User Inputs)

AREA STATEMENT

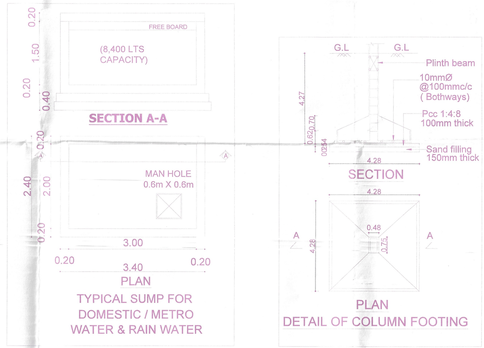
AS PER DOCUMENT	: 771.46 SQM.,
AS PER PATTA	: 779.50 SQM.,
LEAST EXTENT	: 771.46 SQM.,
CRZ AFFECTED AREA	: 294.64 SQM., (AS PER CRZ REPORT)
NON-CRZ AREA	: 476.82 SQM., (AS PER CRZ REPORT)
PERMISSIBLE FSI FOR CRZ (1.50)	: 441.96 SQM.,
PERMISSIBLE FSI FOR NON-CRZ (2.60)	: 1239.73 SQM.,
TOTAL PERMISSIBLE FSI	: 1681.69 SQM.,

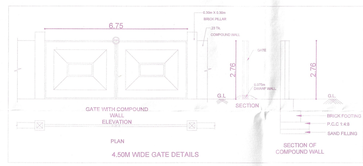


SITE PLAN



SITE CUM STILT FLOOR PLAN





APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Signed by Architect Sri Nidhi
Sign Date: 08/25/2025 11:01:15 AM

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

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.8948 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect Sri Nidhi
Sign Date: 08/25/2025 11:01:15 AM

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (S+4_RE...)		0.00	1572.28	0.00	0.00	14	1572.28
Total		0.00	1572.28	0.00	0.00	14	1572.28

FLOOR WISE FSI STATEMENT: A (S+4_RESIDENTIAL)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	393.07	0.00	0.00	4	393.07
SECOND FLOOR	0.00	393.07	0.00	0.00	4	393.07
THIRD FLOOR	0.00	393.07	0.00	0.00	4	393.07
FOURTH FLOOR	0.00	393.07	0.00	0.00	2	393.07
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1572.28	0.00	0.00	14	1572.28

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

ARCH_E (36.00 x 48.00 Inches)

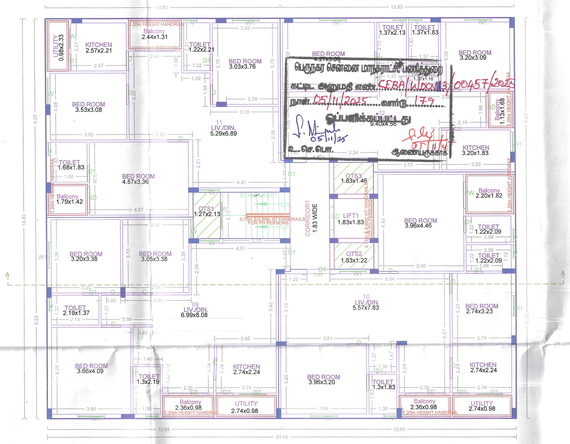
RESPONSIBILITY OF THE BUILDER / PROMOTERS

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.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

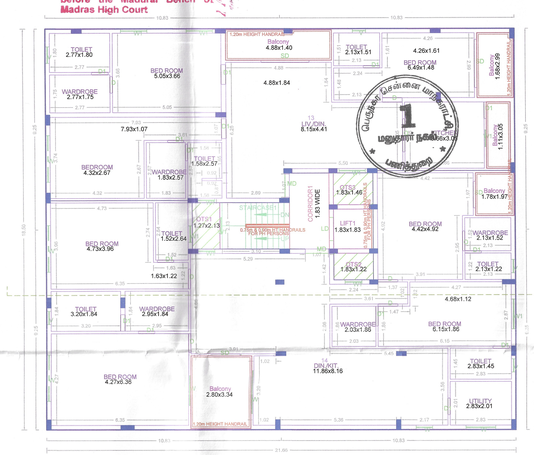
No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

P.P.A approved by
C.M.D.A vide PP/NHRB/S/0695/2025
Lr.No.CMDA
Dated.15/11/2025

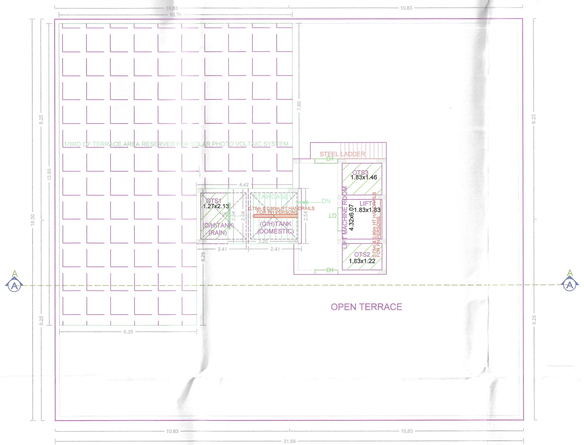
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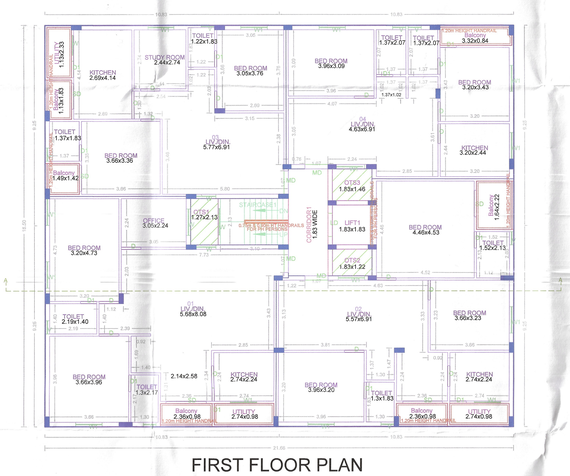
THIRD FLOOR PLAN



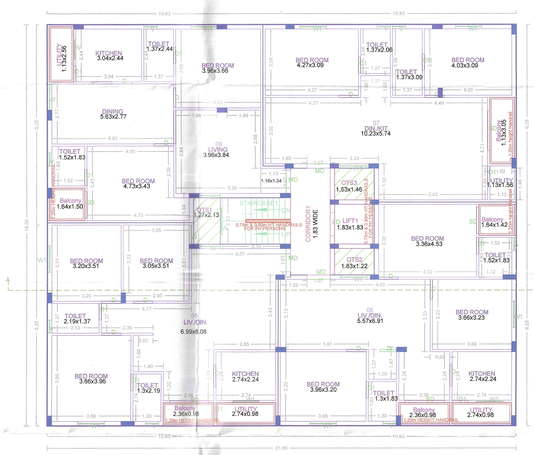
FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR NAME	SHEET NO. 2/ 2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS (16.0M HEIGHT) RESIDENTIAL BUILDING WITH 14 DWELLING UNITS AT PLOT NO. 10 & 11, NEW DOOR NO.45 & 47, OLD DOOR NO.25 & 26, RUKMANI ROAD, KALACHATRA COLONY, BESANT NAGAR, CHENNAI 600090 COMPRISED IN OLD S.NO. 161/2 & 161/3 (PART), AND T.S.NO.21, BLOCK NO.51 OF THIRUVANMIYUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE 1:100

N

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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.

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Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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

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.