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RE REGULATORY RECORD

RERA Document

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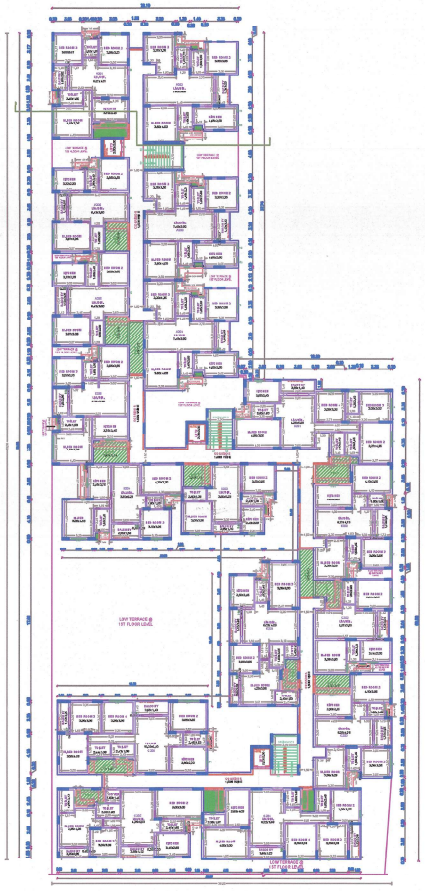
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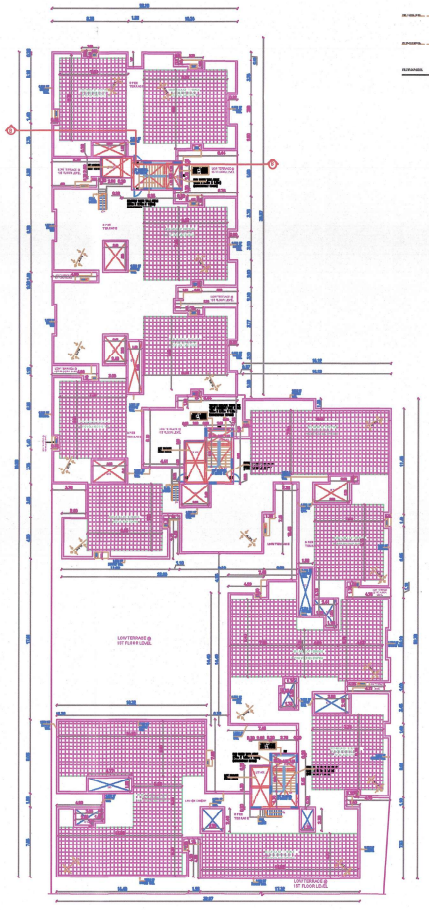
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FLOOR NAME	SHEET NO., 2/3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING DEVELOPMENT CONSISTING OF 2 BLOCKS WITH COMBINED STILT FLOOR, BLOCK 01 STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-19.20M) WITH 70 DWELLING UNITS (KIDS PLAY AREA 1 & 2 AT 1ST FLOOR + GYM & YOGA ROOM AT 2ND FLOOR PT, INDOOR GAMES ROOM AT 3RD FLOOR PT, MULTIPURPOSE ROOM AT 4TH FLOOR PT), BLOCK 02 STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-16.30M) WITH 60 DWELLING UNITS, TOTALLY 130 DWELLING UNITS ALONGWITH PREMIUM FSI (SWIMMING POOL AT 1ST FLOOR TERRACE) AT SHRUSHTI SAI NAGAR MAIN ROAD, MADAMBAKKAM, CHENNAI – 600126 COMPRISED IN OLD SI.NOS. 77/1A, 77/2A, NEW SI.NO.77/1A2, OF MADAMBAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.



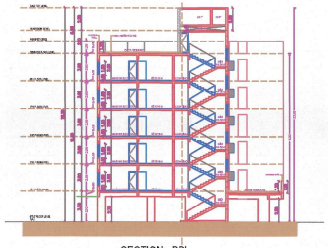
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN
BLOCK - 02



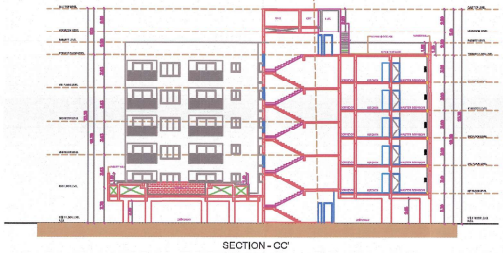
TEERACE FLOOR PLAN
BLOCK - 02



EAST ELEVATION
BLOCK-2



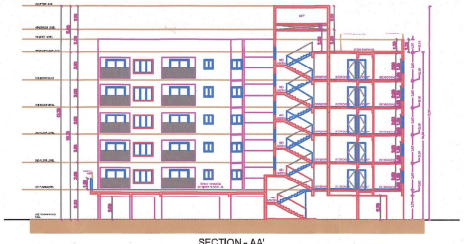
SECTION - BB'
BLOCK - 02



SECTION - CC'
BLOCK - 01



EAST ELEVATION
BLOCK - 01



SECTION - AA'
BLOCK - 01

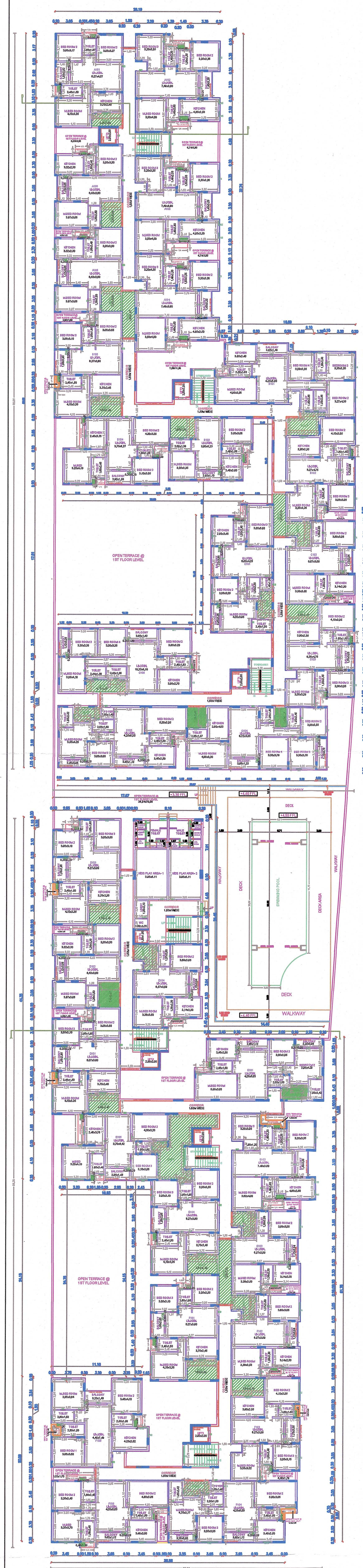
APPROVAL CONDITION

SCALE 1:100

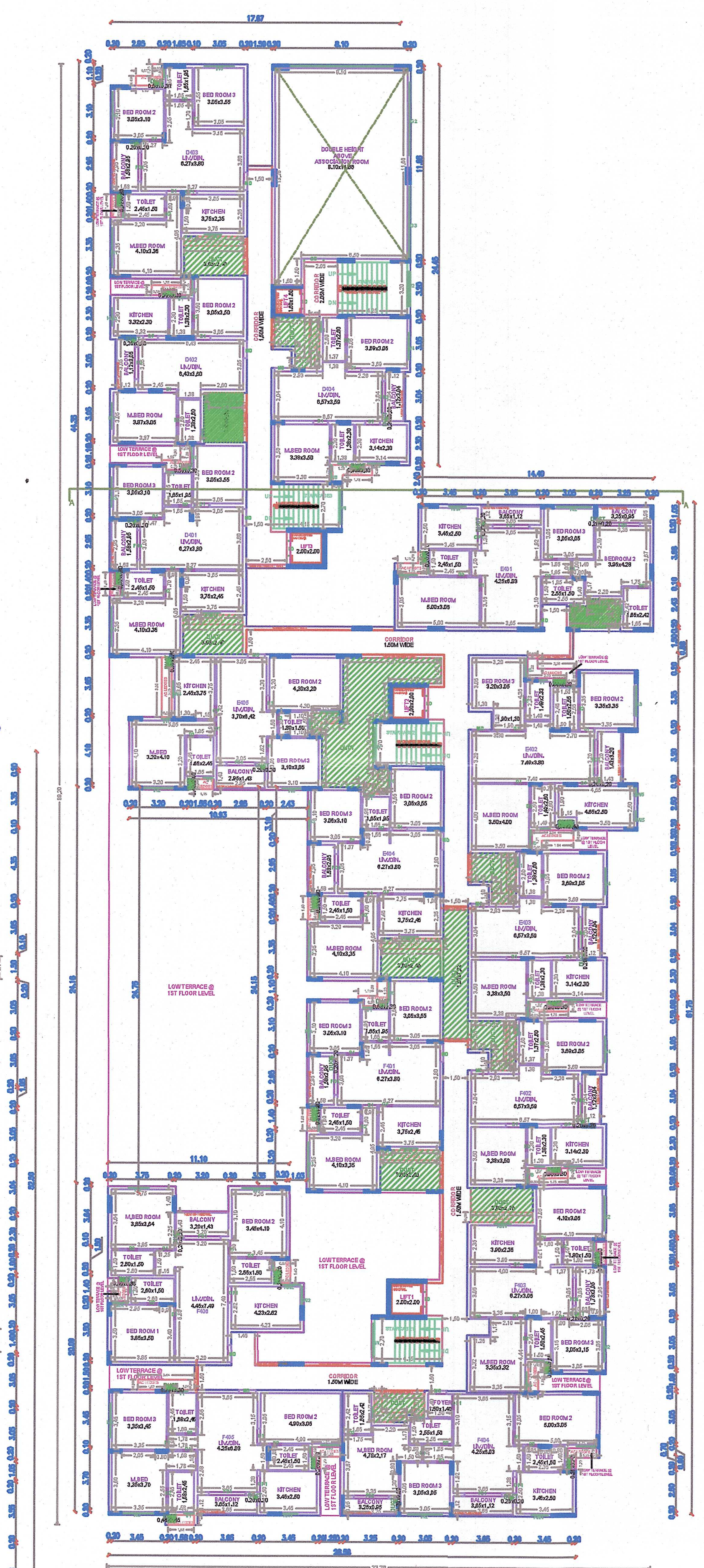
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

This is system generated drawing as per the soft copy submitted by the Architect/Licensed Surveyor/Engineer

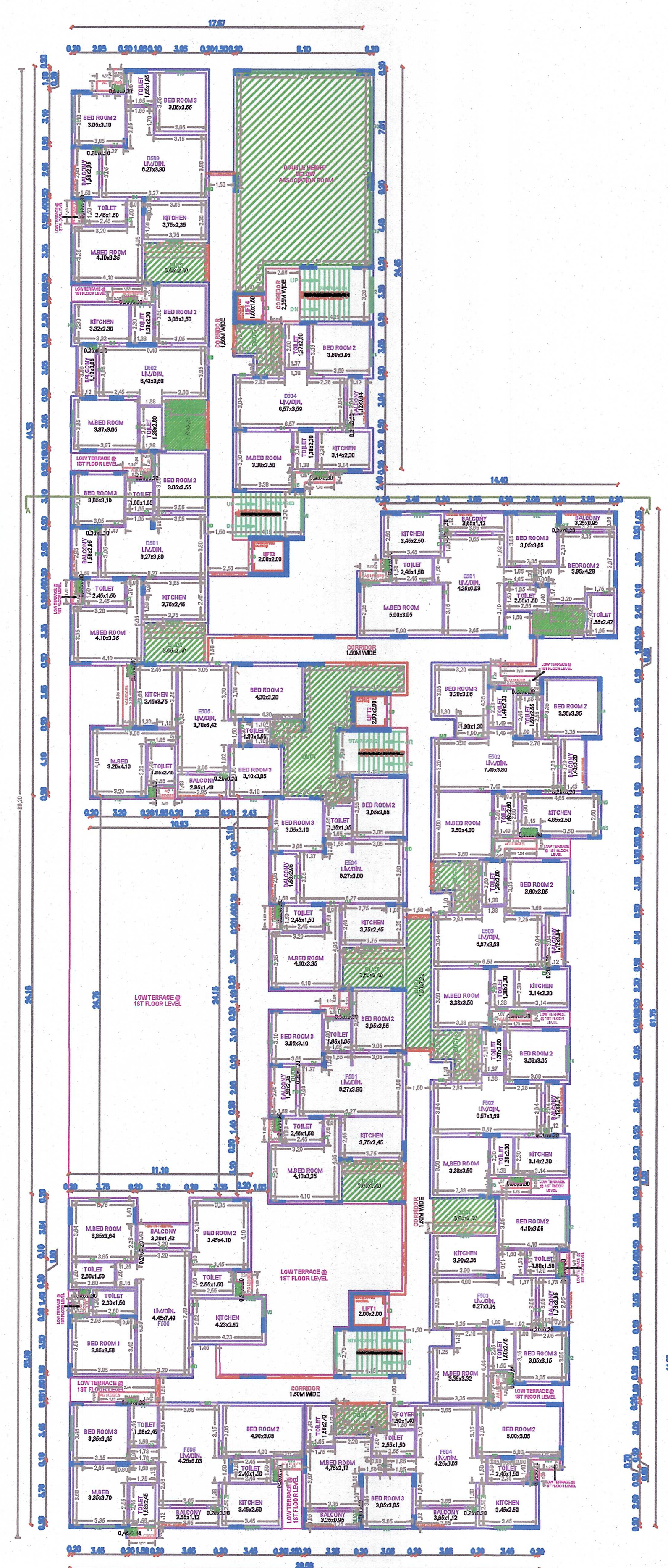
FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING DEVELOPMENT CONSISTING OF 2 BLOCKS WITH COMBINED STILT FLOOR, BLOCK 01: STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 75 DWELLING UNITS (KIDS PLAY AREA 1 & 2 AT 1ST FLOOR PT, GYM & YOGA ROOM AT 2ND FLOOR PT, INDOOR GAMES - 1 & 2 AT 3RD FLOOR PT AND ASSOCIATION ROOM AT 4TH FLOOR PT), BLOCK 02 - STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 85 DWELLING UNITS, TOTALLY 160 DWELLING UNITS AVAILING PREMIUM FSI (SWIMMING POOL AT 1ST FLOOR TERRACE) AT SHRUDHI SAI NAGAR MAIN ROAD, MADAMBAKKAM, CHENNAI - 600126 COMPRISED IN OLD S.NOS. 771/1A, 771/2A, NEW S.NO. 771/1A2, OF MADAMBAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.	



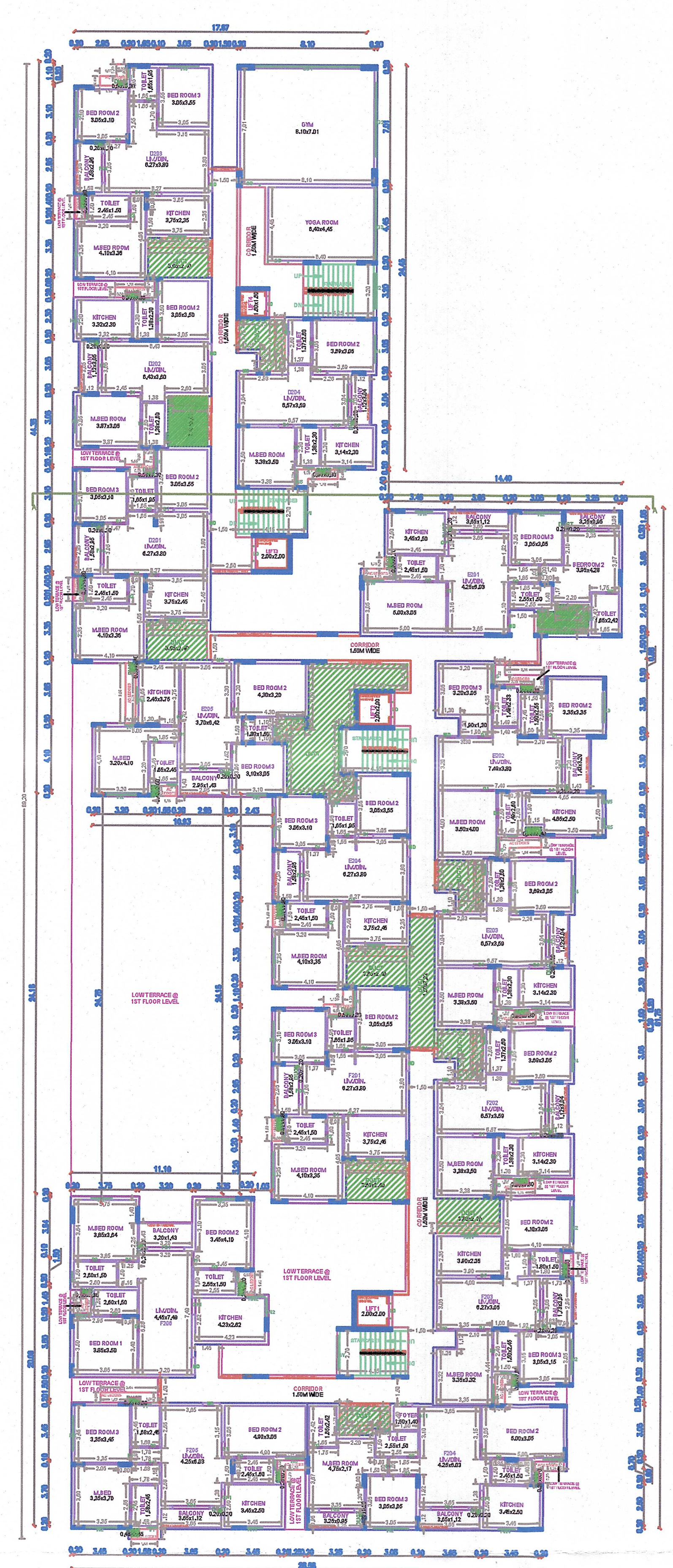
FIRST FLOOR PLAN
BLOCK - 01 & 02



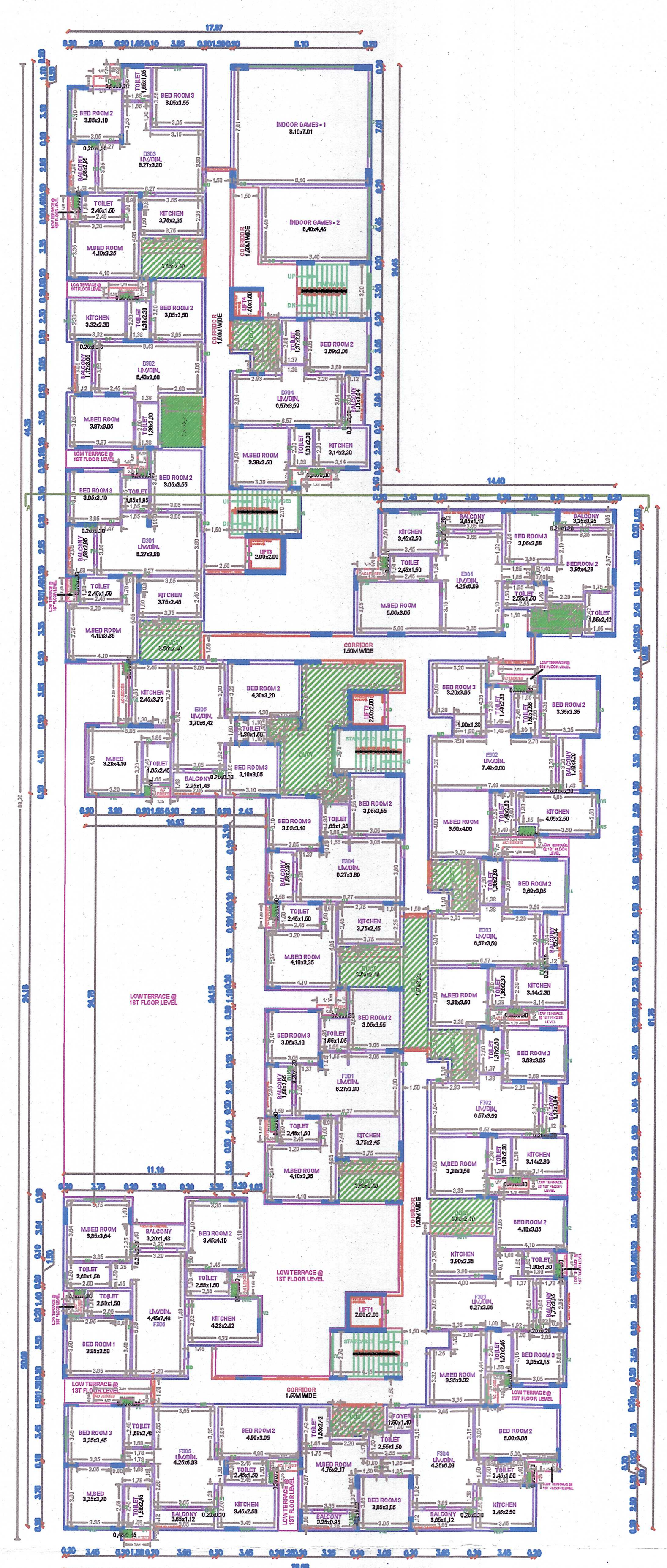
FOURTH FLOOR PLAN
BLOCK - 01



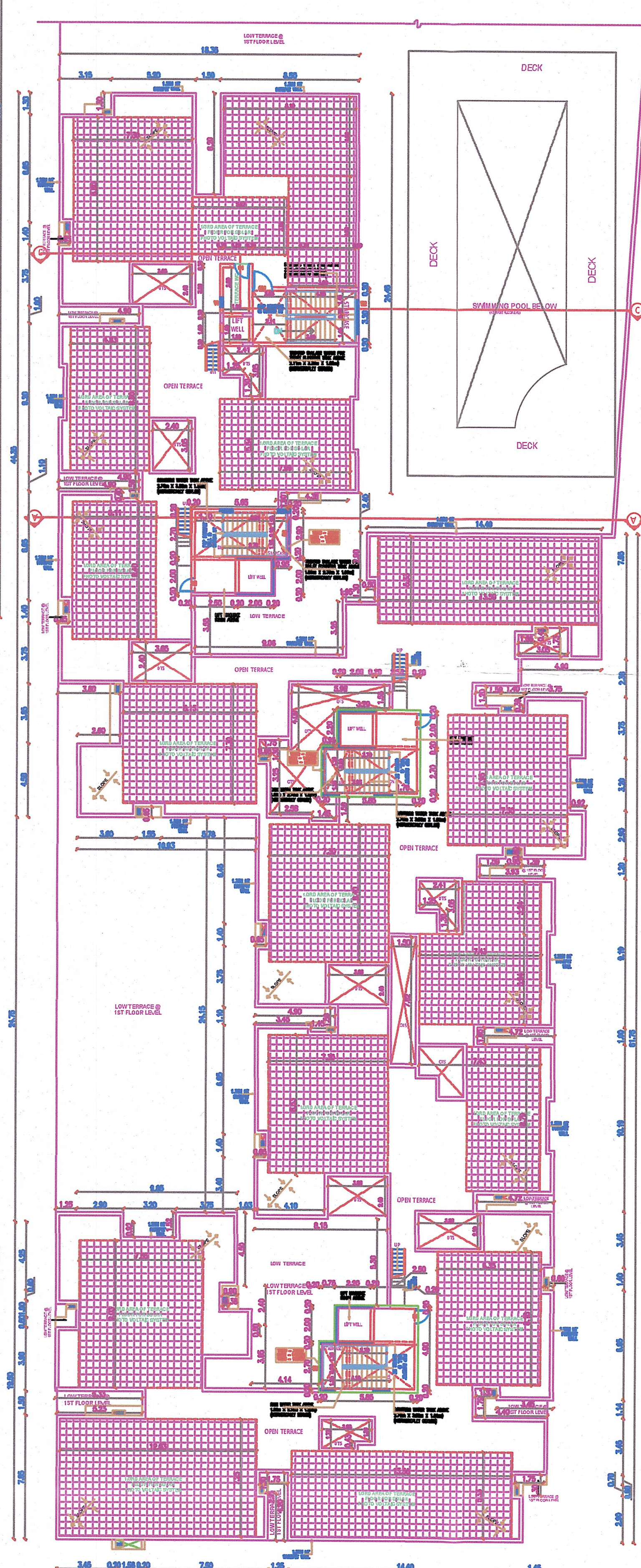
FIFTH FLOOR PLAN
BLOCK - 01



SECOND FLOOR PLAN
BLOCK - 01



THIRD FLOOR PLAN
BLOCK - 01



TERRACE FLOOR PLAN
BLOCK - 01

க.ம. எண்: 01147/26 தாம்பரம் மாநகராட்சி
மாடம்பாக்கம் 2-5
க.அ. எண்: 00956/26 நாள்: 22-09-26
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது
(காலவரை 22-09-26 முதல் 21-09-31 வரை)
ஆணையாளர்
தாம்பரம் மாநகராட்சி

APPROVAL CONDITION

SCALE 1:100

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8648 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

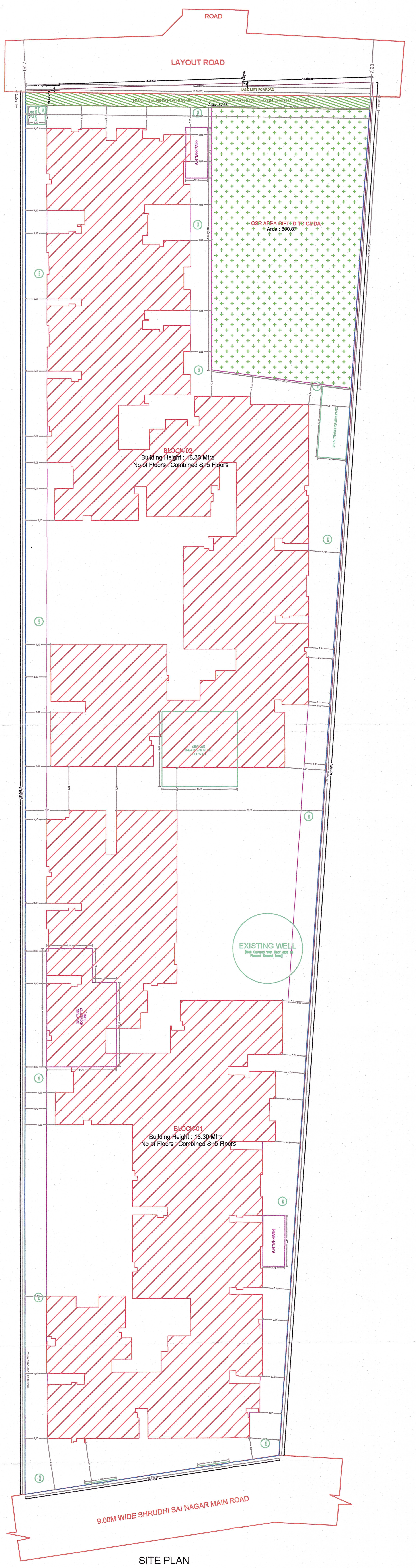
For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

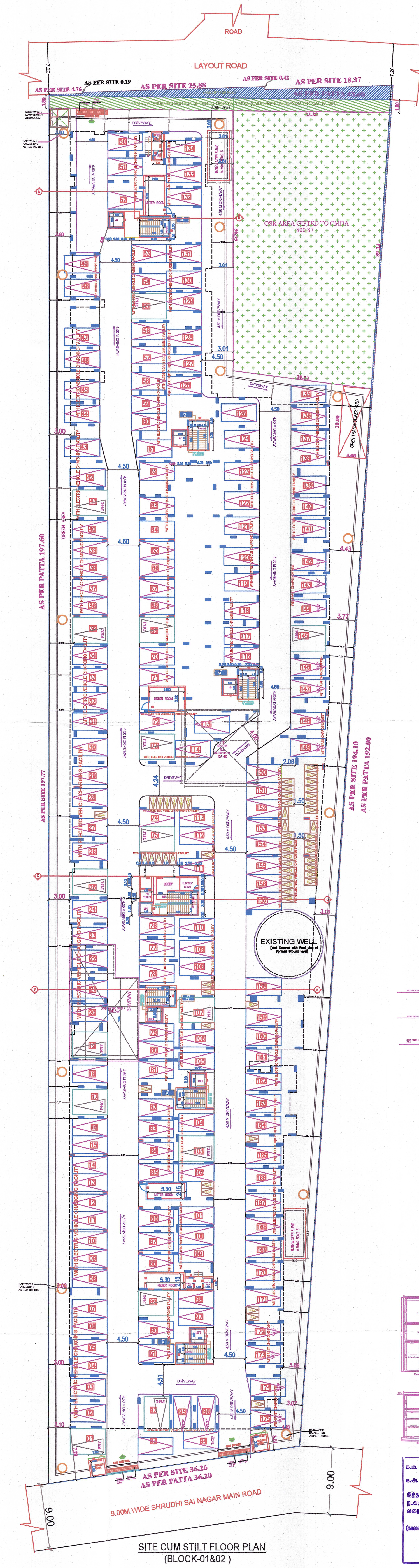
Applicants (Owner / Developer / Power of Attorney)

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SITE PLAN



SITE CUM STILT FLOOR PLAN
(BLOCK-01&02)

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING DEVELOPMENT CONSISTING OF 2 BLOCKS WITH COMBINED STILT FLOOR, BLOCK 01: STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 75 DWELLING UNITS (KIDS PLAY AREA 1 & 2 AT 1ST FLOOR PT, GYM & YOGA ROOM AT 2ND FLOOR PT, INDOOR GAMES - 1 & 2 AT 3RD FLOOR PT AND ASSOCIATION ROOM AT 4TH FLOOR PT), BLOCK 02 - STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 85 DWELLING UNITS, TOTALLY 160 DWELLING UNITS AVAILING PREMIUM FSI (SWIMMING POOL AT 1ST FLOOR TERRACE) AT SHRUDHI SAI NAGAR MAIN ROAD, MADAMBAKKAM, CHENNAI - 600126 COMPRISED IN OLD S.NOS. 771/1A, 771/2A, NEW S.NO. 771/1A2, OF MADAMBAKKAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	8100.00
AREA AS PER DOCUMENT	8093.71
AREA CONSIDERED FOR FSI	8006.34
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	87.37
OSR AREA	800.87
TOTAL FSI AREA	18086.53
FSI FACTOR	2.259
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	154	175
TWO WHEELER	44	55
CYCLE	-	0

FLOOR WISE FSI STATEMENT:BLOCK (01)

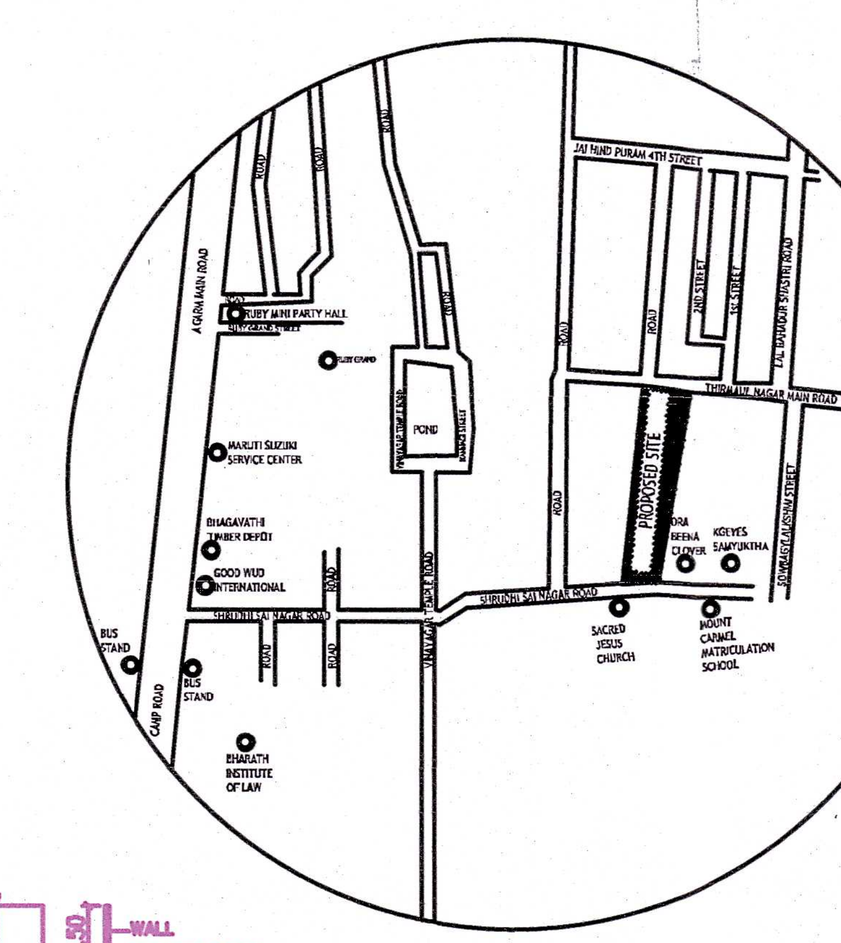
FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	107.81	0.00	0.00	0	107.81
FIRST FLOOR	0.00	1732.38	0.00	0.00	15	1732.38
SECOND FLOOR	0.00	1732.38	0.00	0.00	15	1732.38
THIRD FLOOR	0.00	1732.38	0.00	0.00	15	1732.38
FOURTH FLOOR	0.00	1732.38	0.00	0.00	15	1732.38
FIFTH FLOOR	0.00	1635.35	0.00	0.00	15	1635.35
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	8672.68	0.00	0.00	75	8672.68

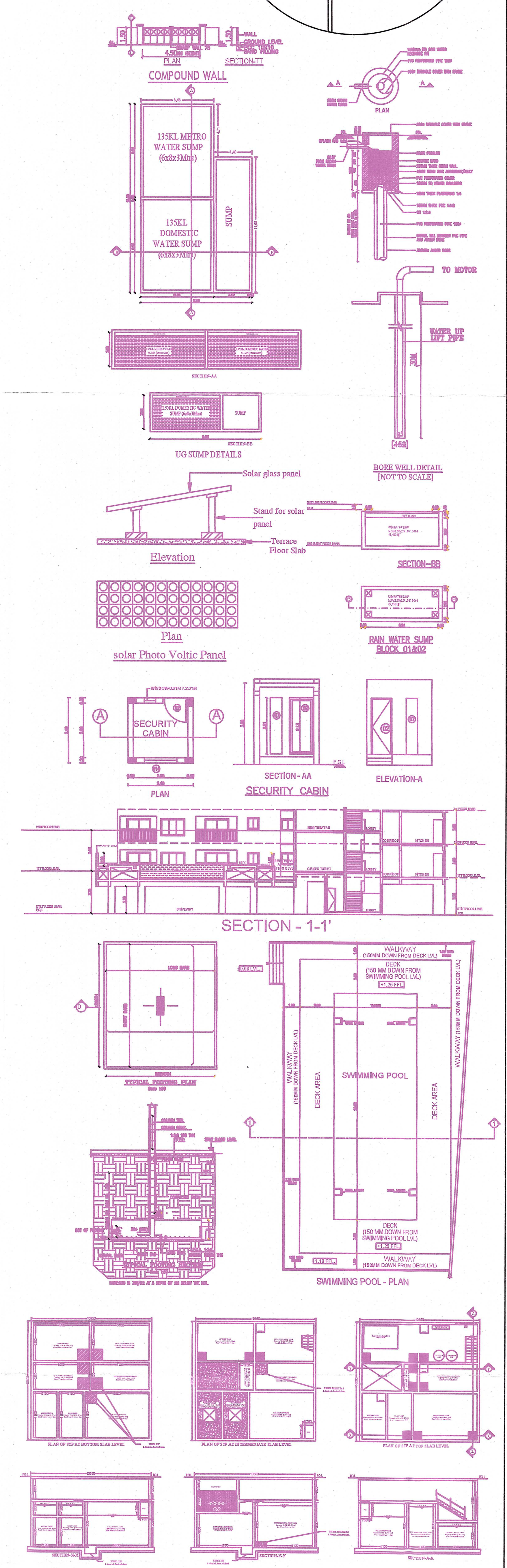
FLOOR WISE FSI STATEMENT:BLOCK (02)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
FIRST FLOOR	0.00	1882.77	0.00	0.00	17	1882.77
SECOND FLOOR	0.00	1882.77	0.00	0.00	17	1882.77
THIRD FLOOR	0.00	1882.77	0.00	0.00	17	1882.77
FOURTH FLOOR	0.00	1882.77	0.00	0.00	17	1882.77
FIFTH FLOOR	0.00	1882.77	0.00	0.00	17	1882.77
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	9413.85	0.00	0.00	85	9413.85

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BLOCK (01)		0.00	8672.68	0.00	0.00	75	8672.68
BLOCK (02)		0.00	9413.85	0.00	0.00	85	9413.85
Total		0.00	18086.53	0.00	0.00	160	18086.53





க.ம. எண்: 21147/26 தாம்பரம் மாநகராட்சி
மாடம்பாக்கம் Z-5
க.அ. எண்: 1095/26 நாள்: 22.09.26
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது
(காலவரை 22.09.26 முதல் 21.9.31 வரை)
ஆணையாளர்
தாம்பரம் மாநகராட்சி

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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 WLP (MD) No.20-45 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

Signature valid

Applicants (Owner / Developer / Power of Attorney)

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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.