Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No.Cmda/tp/hwrs/c/0202/2025
Dated..23/07/2025

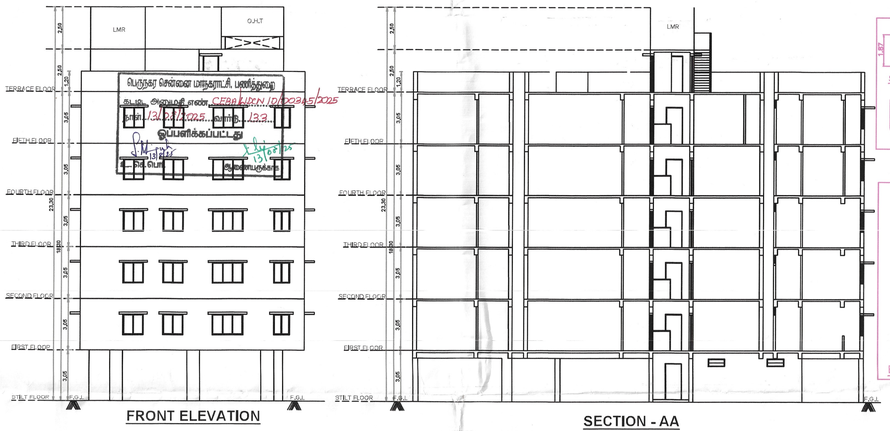
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 19 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT NEW DOOR NO. 23, OLD DOOR NO. 19, MOTILAL STREET, T. NAGAR, CHENNAI – 600 017, COMPRISED IN OLD S.NO. 144/1 & 144/2, NEW R.S. NO. 143/1& 3 (PT) AND T.S. NO: 5998, BLOCK NO. 133 OF T.NAGAR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	668.50
AREA AS PER DOCUMENT	668.36
AREA CONSIDERED FOR FSI	668.36
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1736.36
FSI FACTOR	2.594
COVERAGE AREA (PERCENTAGE %)	NA

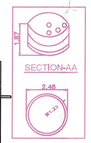
A) PARKING STATEMENT

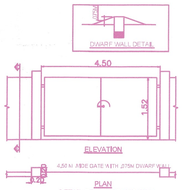
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	9	9
CYCLE	-	0



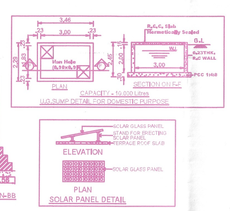
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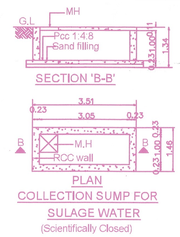
SECTION - AA

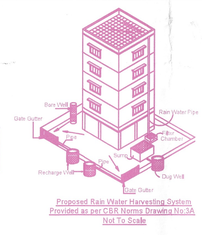




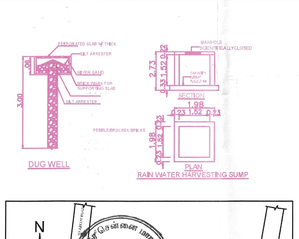


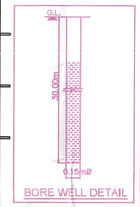


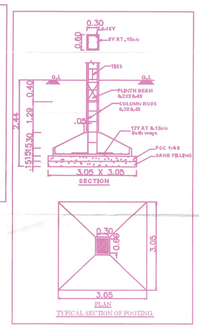




Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale





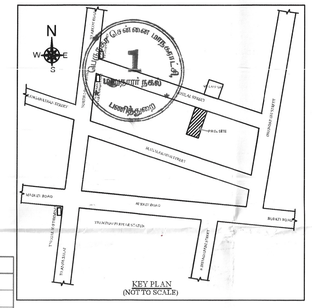


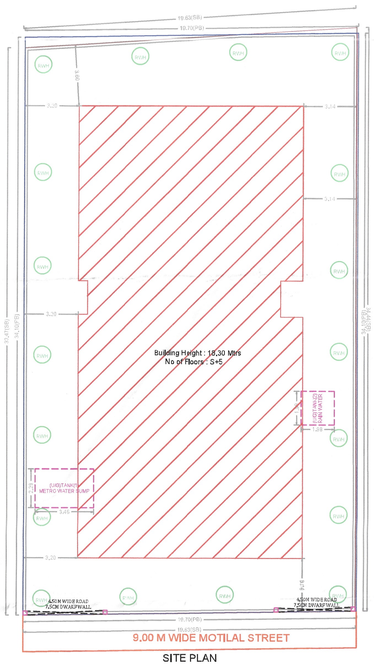
FLOOR WISE FSI STATEMENT: AA (BUILDING)

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	343.21	0.00	0.00	4	343.21
SECOND FLOOR	0.00	343.21	0.00	0.00	4	343.21
THIRD FLOOR	0.00	343.21	0.00	0.00	4	343.21
FOURTH FLOOR	0.00	343.21	0.00	0.00	4	343.21
FIFTH FLOOR	0.00	334.74	0.00	0.00	3	334.74
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1736.36	0.00	0.00	19	1736.36

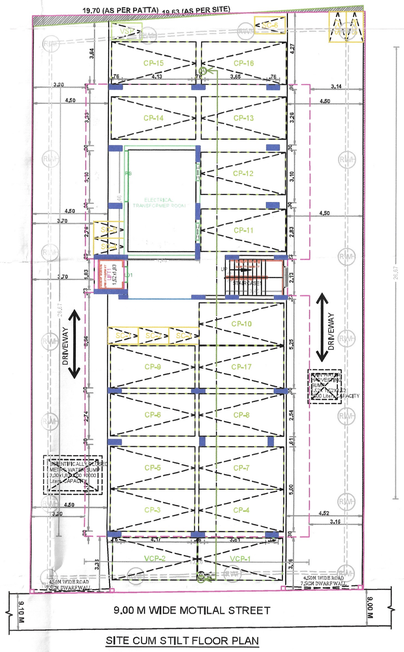
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
AA-1 (BUILDING)		0.00	1736.36	0.00	0.00	19	1736.36
Total		0.00	1736.36	0.00	0.00	19	1736.36

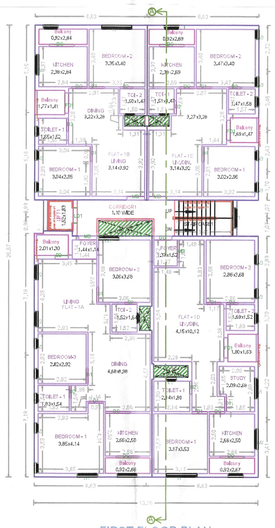


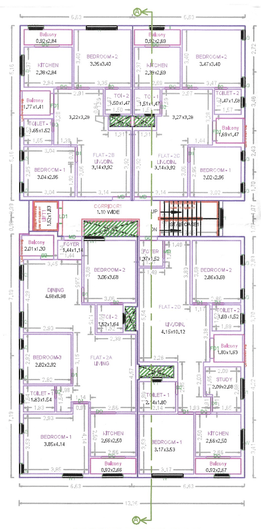


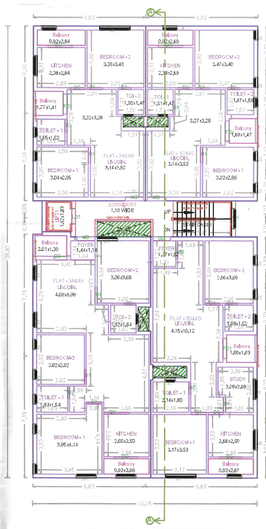
SITE PLAN

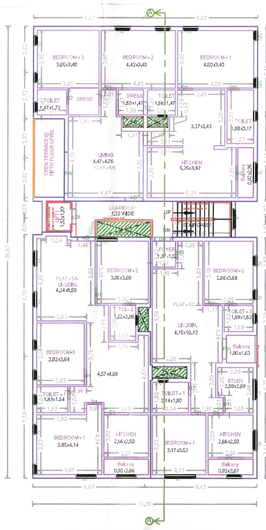


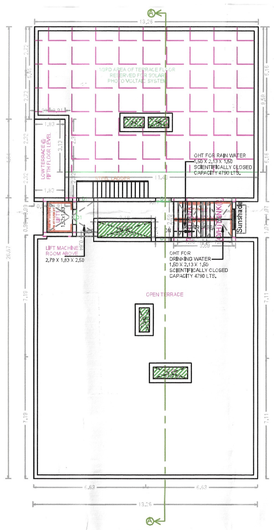
SITE CUM STILT FLOOR PLAN


FIRST FLOOR PLAN


SECOND FLOOR PLAN


TYPICAL - 3& 4 FLOOR PLAN


FIFTH FLOOR PLAN (PART)



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE.

Signature valid

KEY NO.

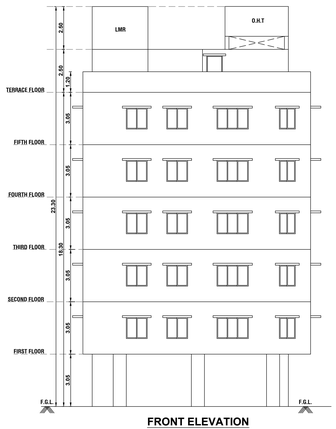
CR CODE

Applicants (Owner / Developer / Power of Attorney)

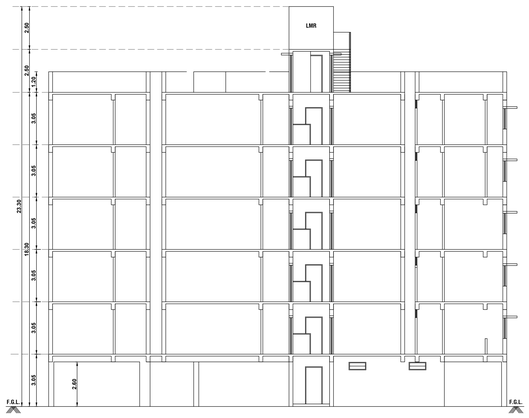
Signature valid

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

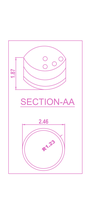
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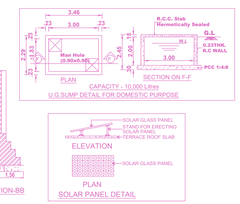


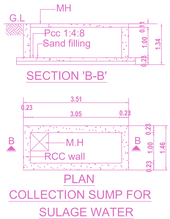
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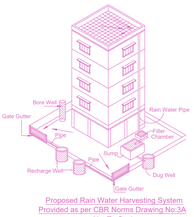


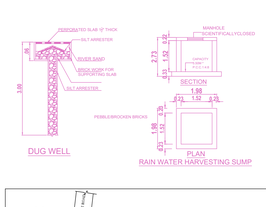
SECTION - AA









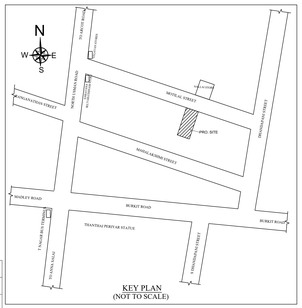


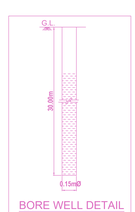
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS AND FIFTH FLOOR PLAN (PART) RESIDENTIAL BUILDING (18.30M HEIGHT) WITH 19 DWELLING UNITS AVAILING PREMIUM FSI AT OLD DOOR NO.19, NEW DOOR NO:23, MOTILAL STREET, THYAGARAYA NAGAR, CHENNAI 600017. COMPRISED IN OLD S.NO.144/1 & 144/2, NEW R.S.NO.143/1 AND 3PART, T.S.NO:5998, BLOCK NO.133,OF THYAGARAYA NAGAR VILLAGE, GUINDY TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION".
ZONE:- X; DIVISION:- 136

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	669.50
AREA AS PER DOCUMENT	669.36
AREA CONSIDERED FOR FSI	669.36
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1736.36
FSI FACTOR	2.594
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	9	9
CYCLE	-	0



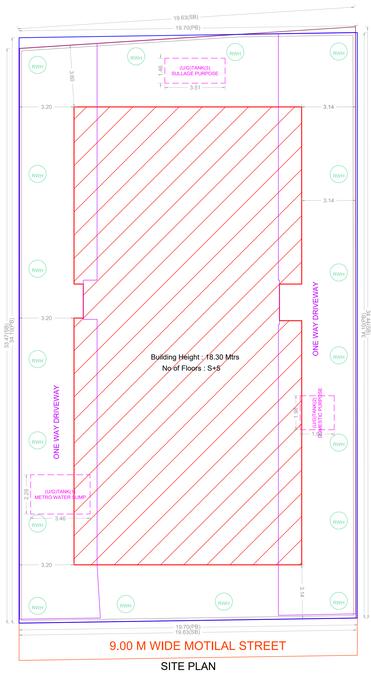


FLOOR WISE FSI STATEMENT: AA (BUILDING)

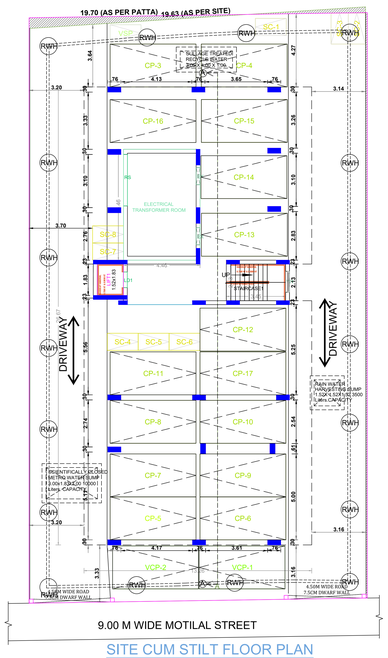
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.78	0.00	0.00	0	28.78
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FOURTH FLOOR	0.00	343.21	0.00	0.00	4	343.21
FIFTH FLOOR	0.00	334.74	0.00	0.00	3	334.74
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1736.36	0.00	0.00	19	1736.36

BUILDING WISE FSI STATEMENT

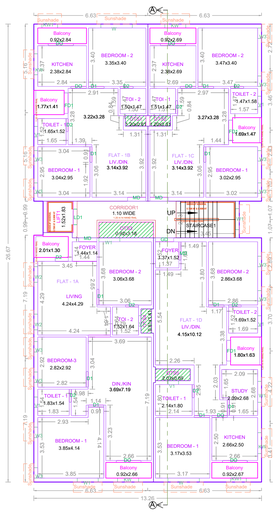
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
AA-1 (BUILDING)		0.00	1736.36	0.00	0.00	19	1736.36
Total		0.00	1736.36	0.00	0.00	19	1736.36



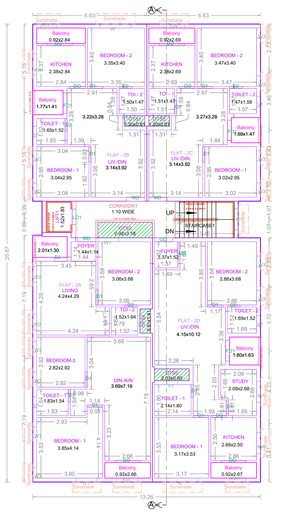
SITE PLAN



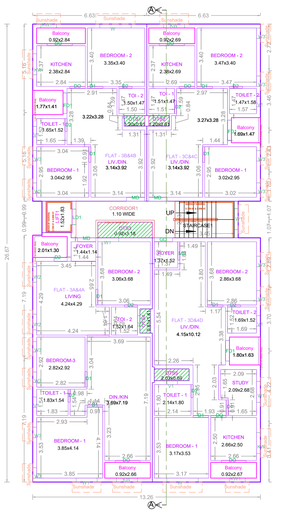
SITE CUM STILT FLOOR PLAN



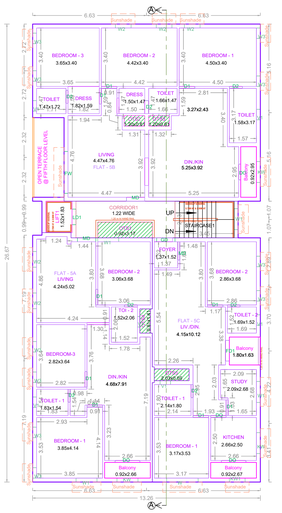
FIRST FLOOR PLAN



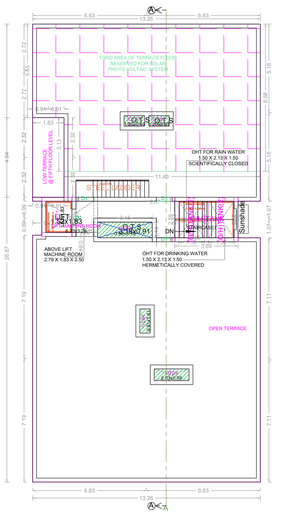
SECOND FLOOR PLAN



TYPICAL - 3& 4 FLOOR PLAN



FIFTH FLOOR PLAN (PART)



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

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. No.28088 of 2019 & WMP (MD) Nos.19312 & 19312 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. 1788

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

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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Chennai 600 097, India
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+91 9996 12 9996

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.