Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0522/2025
Dated 30/01/2026

பெருநகர சென்னை மாநகராட்சி பகுதியில்
கட்டட அனுமதி எண் CEPA/Addn/7/00053/2026
நாள் 05/02/2026 வரை ஒப்பு
ஒப்புக்கொள்ளப்பட்டது
உதவி/செயற்பொறியாளர்

8.97M WIDE 49th STREET

(U/G)TANK (RAIN WATER)

Building Height : 18.30 Mtrs
No of Floors : S+5 Floors

OPEN TRANSFORMER YARD

6.33M WIDE 49th STREET

Road Widening Area to be Left out of FMB Area: 9.59 Sq.m

EXCESS LAND LEFT FOR ROAD WIDENING

STATION ROAD (STATION TO NORTH TOWNSHIP SCHOOL)

SITE PLAN

North

15.42M AS PER SITE
18.00M AS PER FMB

V.O.C Street

12.43M AS PER SITE
13.90M AS PER FMB

11.61M AS PER FMB
12.00M AS PER SITE

8.97M WIDE 49th STREET

4.26M AS PER SITE
4.20M AS PER FMB

3.00M DRIVE WAY

12.13M AS PER SITE
11.80M AS PER FMB

15.52M AS PER SITE
15.00M AS PER FMB

31.8M AS PER FMB
31.06M AS PER SITE

6.33M WIDE 49th STREET

3.61M AS PER SITE
3.60M AS PER FMB

3.70M AS PER SITE
3.20M AS PER FMB

13.78M AS PER SITE
13.00M AS PER FMB

30.42M AS PER SITE
27.66M AS PER FMB

29.00M AS PER FMB
29.37M AS PER SITE

Open Transformer Yard

GATE GUTTER EXIT

GATE GUTTER ENTRY

29.40M AS PER SITE
30.20M AS PER FMB

STATION ROAD (STATION TO NORTH TOWNSHIP SCHOOL)

SITE CUM STILT FLOOR PLAN

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.3948 of 2019 before the Madurai Bench of Madras High Court

3.50 M
1.50 M
GATE DETAIL

BRICK PIER
4.5" THK. BRICK WALL
G.L.
PLINTH BEAM
BRICK FOOTING
P.C.C.
SAND FILLING
COMPOUND WALL DETAIL

Bore Well
Rain Water Pipe
Pipe
Filter Chamber
Sump
Pipe
Gate Gutter
Recharge Well
Dug Well
Gate Gutter
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

Perforated Slap 1½" Thickness
Silt Arrester
River Sand
Pebble/Brocken Bricks
Silt Arrester
PERCOLATION PIT

Water tank
in 4-0 ø hot water Storage tank
Cold water inlet
Hot water outlet
Floor level
SOLAR HOT WATER SYSTEM DETAILS

TOP TO BE HERMETICALLY CLOSED
CAPACITY 2.00x4.00x3.00 24,000 LTS
SUMP DETAIL

R.C.C. WALL
CAPACITY 2.00x4.00x3.00 24,000 LTS
SECTION ON CC

TOP TO BE HERMETICALLY SEALED
CAPACITY 2.00x2.00x3.00 12,000 LTS
RAIN WATER COLLECTION SUMP DETAIL

R.C.C. WALL
SECTION ON DD

49TH STREET
SITE
49TH STREET
12.00M WIDE STATION ROAD
(STATION TO NORTH TOWNSHIP SCHOOL)
GCC DIVISION OFFICE
SAI BABA TEMPLE
49TH STREET
STREET
NORTH AVENUE ROAD
N
KEYPLAN (N.T.S)
Location plan (Taken as per User Inputs)

Center point of column
PLAN

COLUMN rods
80cmx230cmx90cm PILE CAP
12T RING ROD @ 12cm C/C BETWEEN PILE ROD
12T 200C/C HOOPS
BARS PROJECTING INTO CAP FROM PILES
7:20
90
P.C.C 1:4:8
500 DIA PILES
SECTION
FOUNDATION TO DETAIL

SITE PLAN	SHEET NO. 1 / 2
SITE PLAN	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 60 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFITS AT BLOCK M54/1 TO 12, M55/1 TO 12 & M56/1 TO 12, STATION ROAD (STATION TO NORTH TOWNSHIP SCHOOL), TNHB, KORATTUR, CHENNAI - 600080. COMPRISED IN OLD S.NO: 1020/1A PART, T.S.NO: 201, BLOCK NO: 43, WARD-E OF KORATTUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATON. DIVISION - 84, ZONE - 7.

	SQ.M.
A) AREA STATEMENT	
AREA AS PER PATTA	1950.00
AREA AS PER DOCUMENT	1939.42
AREA CONSIDERED FOR FSI	1929.86
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	9.86
OSR AREA	0.00
TOTAL FSI AREA	5375.85
FSI FACTOR	2.786
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	47	47
TWO WHEELER	39	39
CYCLE	-	0

FLOOR WISE FSI STATEMENT: 1 (1)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	1075.17	0.00	0.00	12	1075.17
SECOND FLOOR	0.00	1075.17	0.00	0.00	12	1075.17
THIRD FLOOR	0.00	1075.17	0.00	0.00	12	1075.17
FOURTH FLOOR	0.00	1075.17	0.00	0.00	12	1075.17
FIFTH FLOOR	0.00	1075.17	0.00	0.00	12	1075.17
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5375.85	0.00	0.00	60	5375.85

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
1-1 (1)		0.00	5375.85	0.00	0.00	60	5375.85
Total		0.00	5375.85	0.00	0.00	60	5375.85

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Signed by P KUMAR
Sign Date: 06/02/2026 4:42:37 PM

This Planning Permission issued under Rule 36 of TNCD & BR, 2019 read with Rule 9(1) of the DCR (MDS) No.59/6 of 2019 and WMP (MD) Nos. 5612 & 5613 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)

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

UserDefinedImperial (60.00 x 40.00inches)

RESPONSIBILITY OF THE BUILDER / PROMOTER

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 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.

FLOOR NAME	SHEET NO. 2 / 2

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 60 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFITS AT BLOCK M5#1 TO 12, M5S#1 TO 12 & M5W1 TO 12, STATION ROAD (STATION TO NORTH TOWNSHIP SCHOOL), TNHB, KORATTUR, CHENNAI - 600080, COMPRISED IN OLD S.NO. 102/01A PART, T.S.NO: 201, BLOCK NO: 43, WARD-E OF KORATTUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, DIVISION - 84, ZONE - 7.

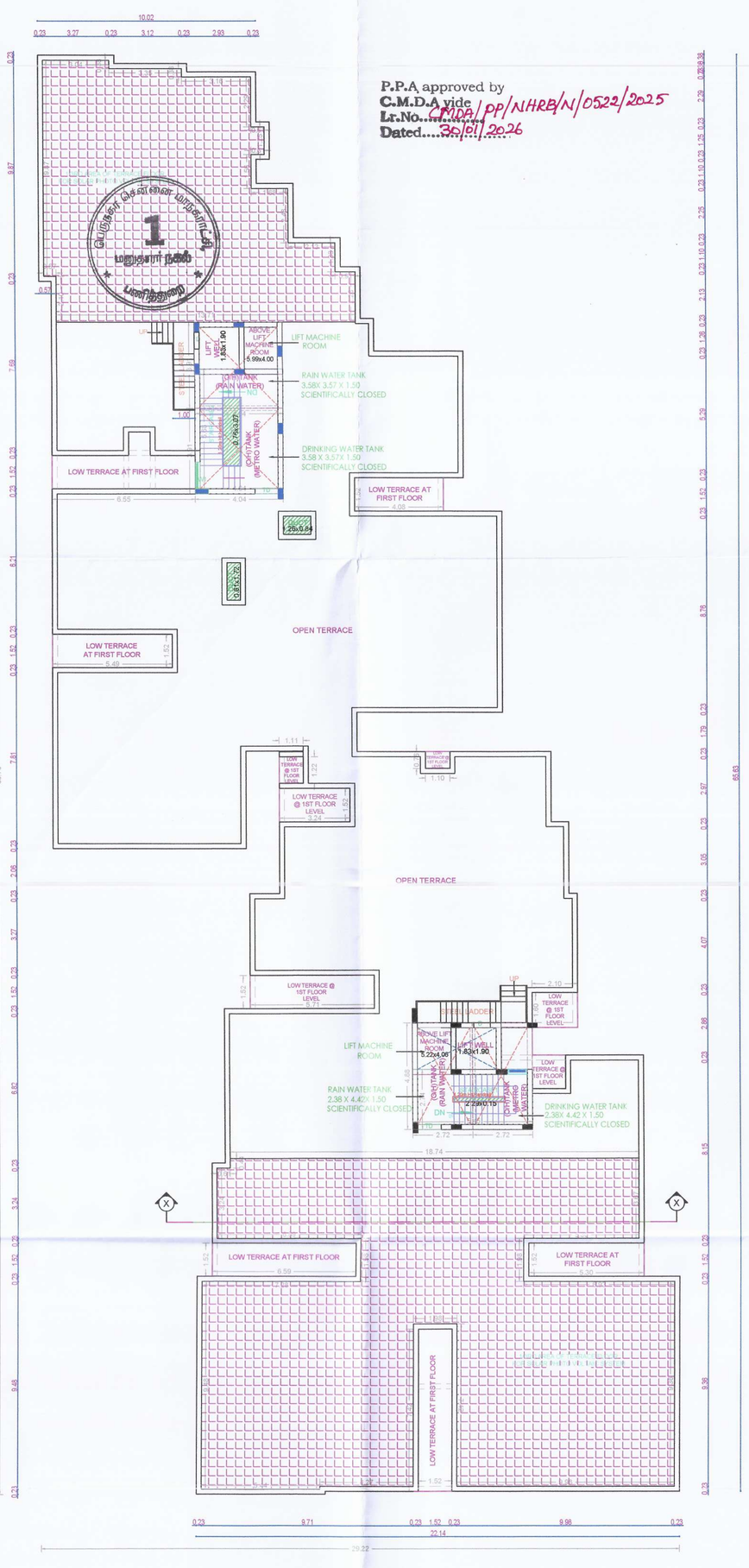


FIRST FLOOR PLAN



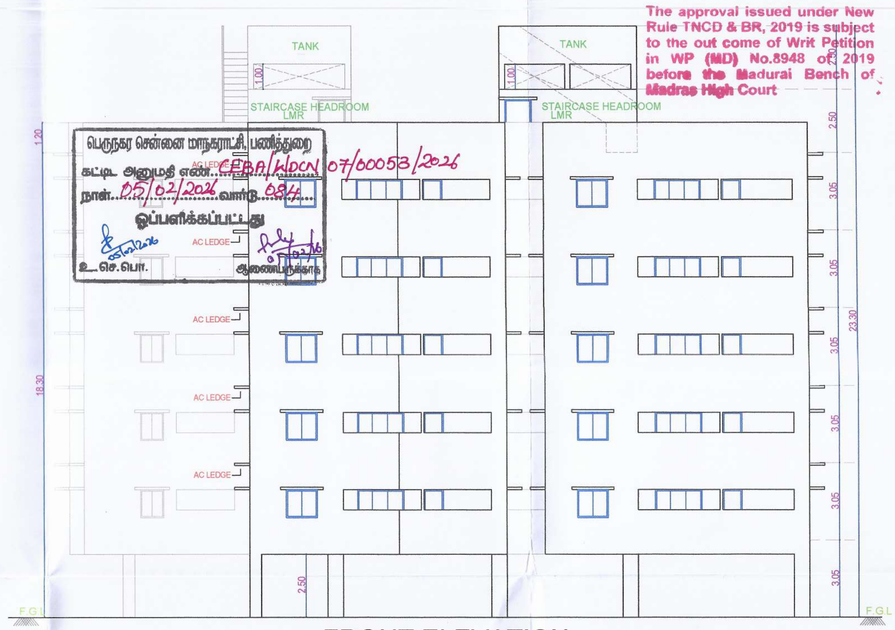
TYPICAL - 2, 3, 4 & 5 FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No...CMDA/PP/MHRB/N/0522/2025
Dated....30/01/2026

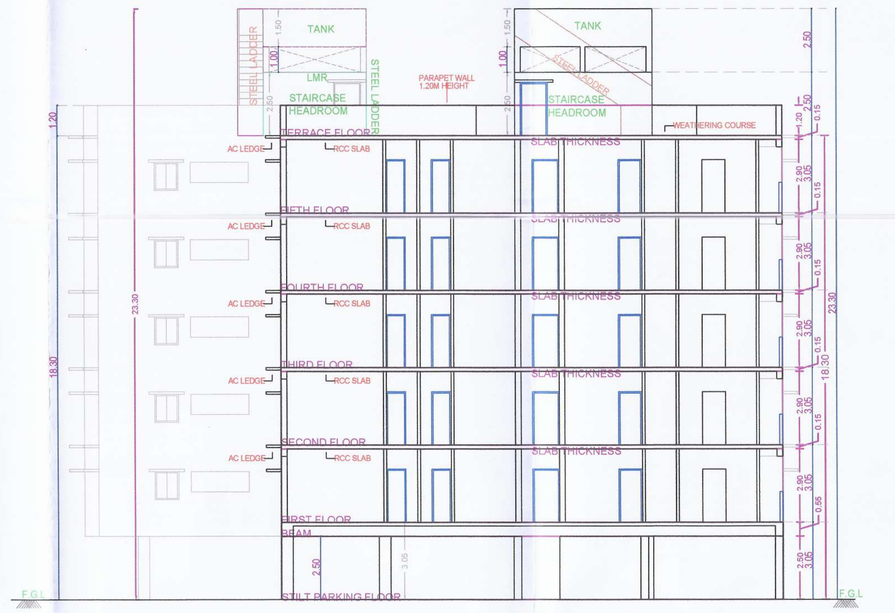


TERRACE FLOOR PLAN

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 .



FRONT ELEVATION



SECTION - XX

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Low 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 the out come of Writ Petition (MD) No.8948 of 2019 and MADP (MD) Nos. 69/13 & 69/15 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (60.00 x 40.00Inches)

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.