Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

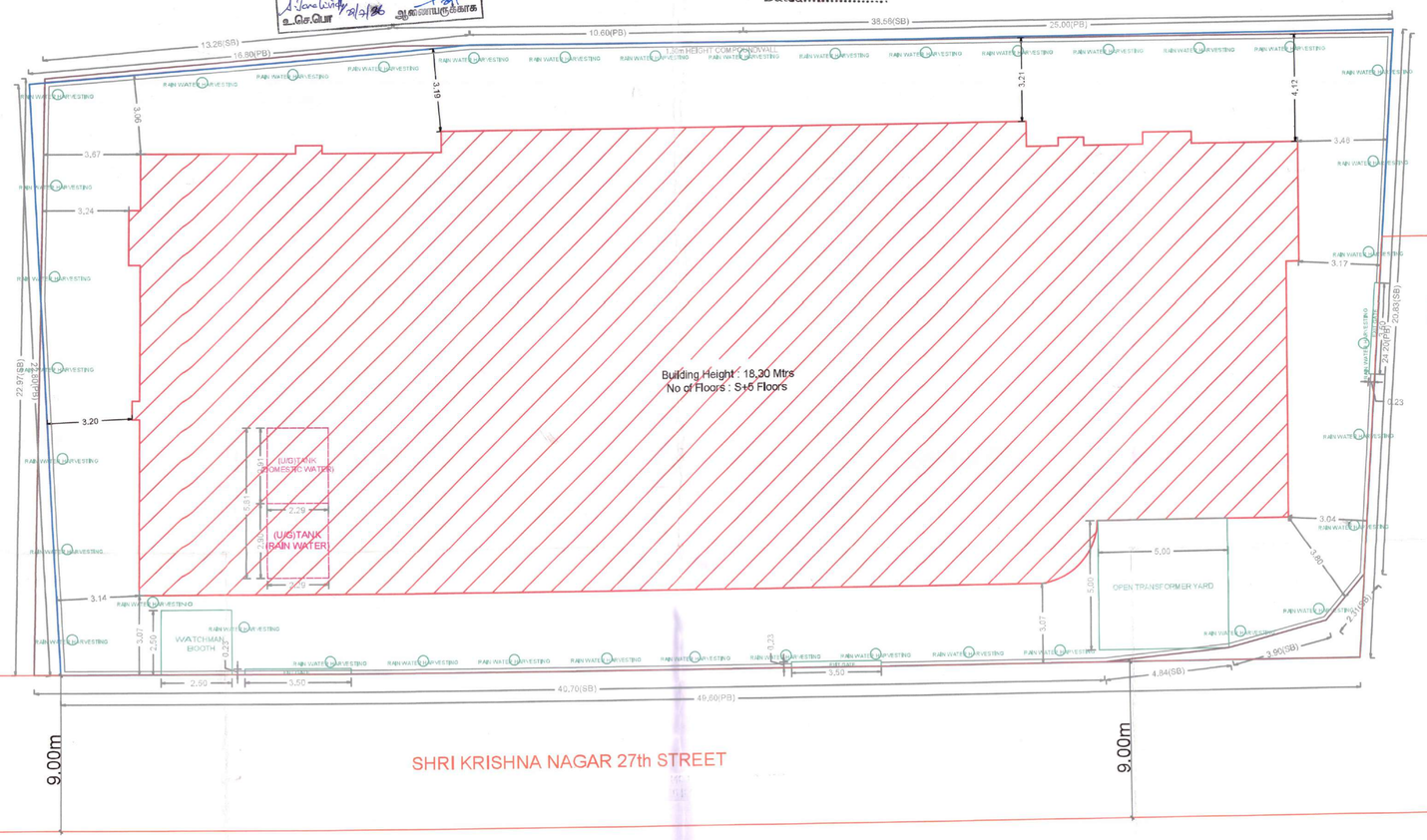
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

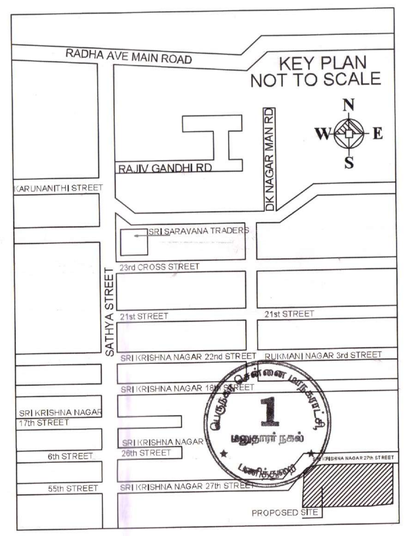
பெருநகர சென்னை மாநகராட்சி பரிந்துரை
கட்டட அனுமதி எண் 2024/000111/BA1289/2026
நாள் 29/07/2026 வார்டு 147
ஒப்புகைக்கட்டு
உ.நி.அ 31/7/26
உ.கொ.சொ 31/7/26 உதவிப்பொறியாளர்

P.P.A approved by
C.M.D.A vide
Lr.No.B/2021/22/43/8/2024
Dated.....

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



SITE PLAN



SITE PLAN	SHEET NO. 1 / 2

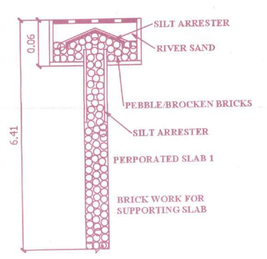
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 1ST FLOOR (PART) + 2ND TO 4TH FLOOR + 5TH FLOOR (PART) RESIDENTIAL BUILDING WITH 27 DWELLING UNITS (HEIGHT-18.30M) AVAILING PREMIUM FSI AT SHRI KRISHNA NAGAR 27TH STREET , MADURAVOYAL, CHENNAI – 600 095 COMPRISED IN OLD S. NO. 302/1, 303/1B AS PER DOCUMENT AND NEW S.NO.302/16, 303/37 & 303/38 AS PER PATTA OF MADURAVOYAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

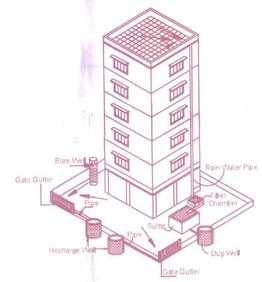
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1200.00
AREA AS PER DOCUMENT	1214.04
AREA CONSIDERED FOR FSI	1200.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	3117.26
FSI FACTOR	2.598
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	28	28
TWO WHEELER	4	4
CYCLE	-	0



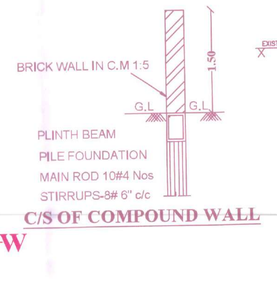
PERCULATION PIT



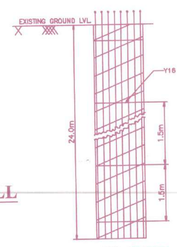
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A



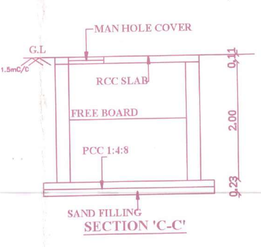
GATE ELEVATION
ENTRY & EXIT GATE-1, 2, 3



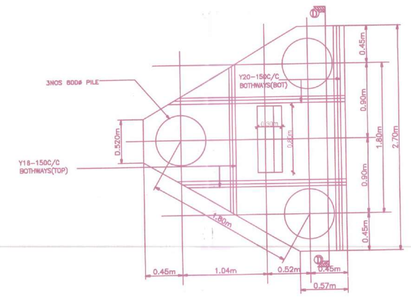
C/S OF COMPOUND WALL



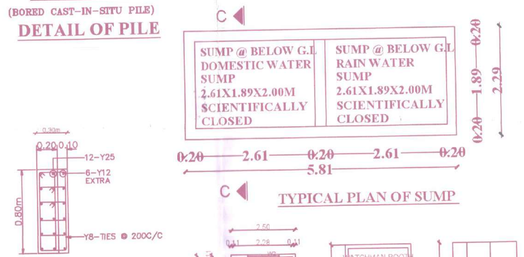
TYP. SEC. OF PILE
(BORED CAST-IN-SITU PILE)
DETAIL OF PILE



SECTION 'C-C'

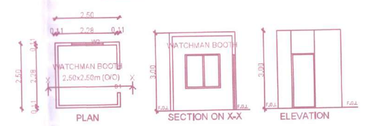


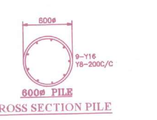
PLAN OF PILE FOOTING



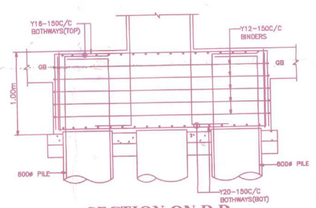
TYPICAL PLAN OF SUMP

COL-C9

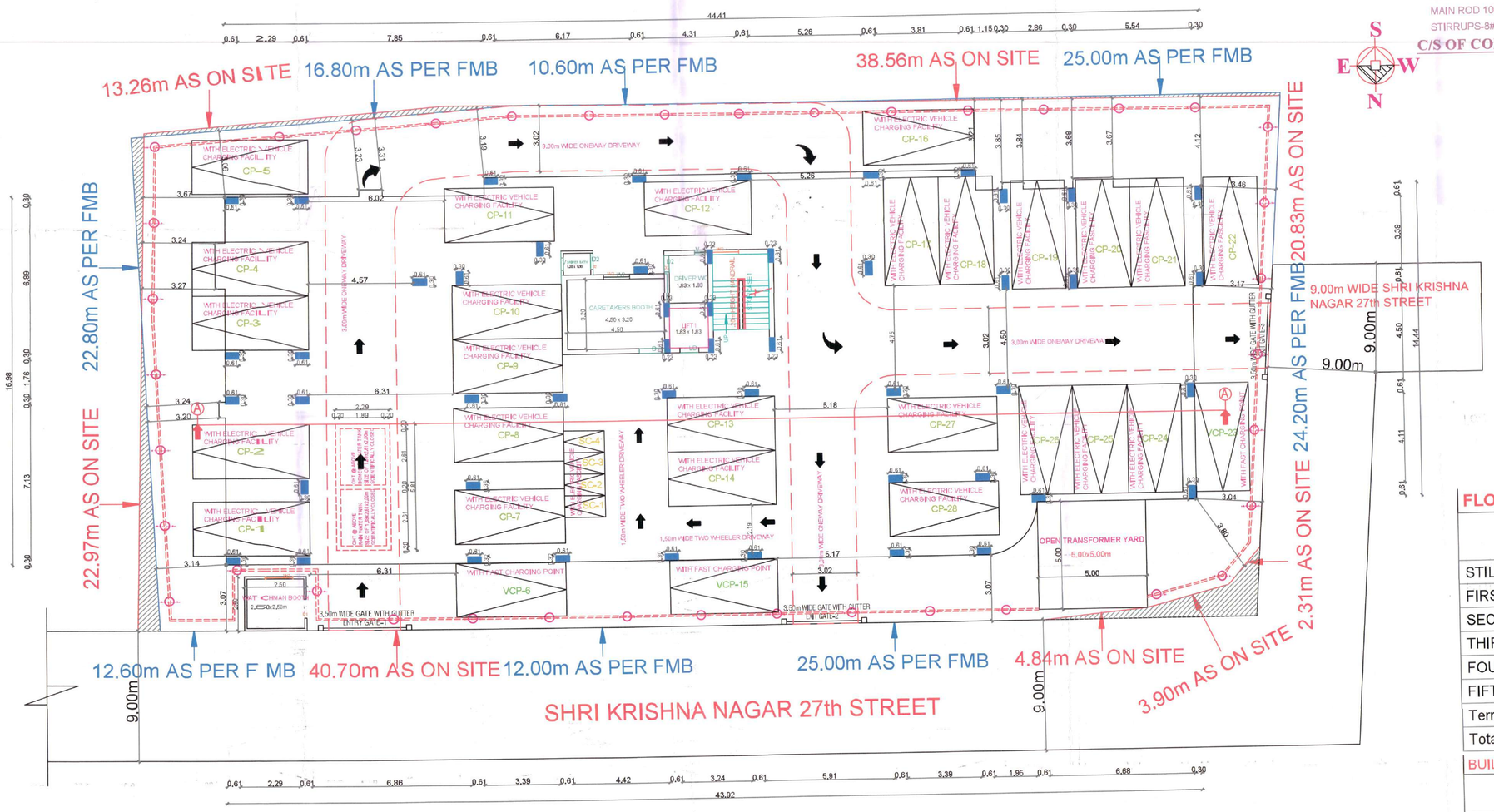




600ø PILE
CROSS SECTION PILE



SECTION ON D D



SITE CUM STILT FLOOR PLAN

FLOOR WISE FSI STATEMENT: RESIDENTIAL

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	669.55	0.00	0.00	6	669.55
SECOND FLOOR	0.00	669.55	0.00	0.00	6	669.55
THIRD FLOOR	0.00	669.55	0.00	0.00	6	669.55
FOURTH FLOOR	0.00	669.55	0.00	0.00	6	669.55
FIFTH FLOOR	0.00	439.06	0.00	0.00	3	439.06
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3117.26	0.00	0.00	27	3117.26

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
RESIDENTIAL		0.00	3117.26	0.00	0.00	27	3117.26
Total		0.00	3117.26	0.00	0.00	27	3117.26

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 WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court.

Signature valid
Digitally Signed by Registered Engineer Grade I MATHI BARAVATHI
Sign Date: 28/04/2026 6:56:57 PM

Applicants (Owner / Developer / Power of Attorney)

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)

FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 1ST FLOOR (PART) + 2ND TO 4TH FLOOR + 5TH FLOOR (PART) RESIDENTIAL BUILDING WITH 27 DWELLING UNITS (HEIGHT-18.30M) AVAILING PREMIUM FSI AT SHRI KRISHNA NAGAR 27TH STREET, MADURAVOYAL, CHENNAI – 600 095 COMPRISED IN OLD S. NO. 302/1, 303/1B AS PER DOCUMENT AND NEW S.NO.302/16, 303/37 & 303/38 AS PER PATTA OF MADURAVOYAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

பெருநகர சென்னை மாநகராட்சி பணித்துறை

கட்டட அனுமதி எண்: 1558/பகுஅ/BP-0272/2026

நாள்: 29/01/2026 வார்டு 142

ஒப்பளிக்கப்பட்டது

உதவி பொறியாளர் 29/1/26 ஆணையருக்காக

P.P.A approved by
C.M.D.A vide
Lr.No. Plan/16278/26
Dated 29/01/2026

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

SECTION ON A-A

ELEVATION ON NORTH SIDE

FIFTH FLOOR PART PLAN

TERRACE FLOOR PLAN

FIRST FLOOR PART PLAN

TYPICAL - 2, 3, 4 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Director / 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

The Planning Permission is issued under Low Rise TNCDBR, 2019 is subject to final outcome of the WP(MD) No.8948 of 2019 and MP (MD) Nos. 1 & 2 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

ARCH_E_(36.00_x_48.00_Inches)

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.