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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

உள்ளாட்சி மன்றம் மட்டும்

Planning Permission No. 29.18
PP/NWPA/SW/10207/2022 Dated 03.2022
APPROVED
Subject to conditions mentioned in this office
Letter No. PP/NWPA/SW/10207/2022 Dated 03.2022
Member Secretary
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid only for Building Permit & issued by the concerned Local Body

This Planning Permission issued under New Rules (DCR/CBDR, 2019) is subject to final outcome of the W.P.(MD) Nos.4948 of 2019 and WMP (MD) Nos. 5912 & 5913 of 2019.

This Planning Permission is being processed by power given by Member Secretary, CMDA in Office Order No. 7/2019 dated 12.03.2019.

RAIN WATER HARVESTING FOR ROOF TOP WATER HERMITICALLY SEALED [1.52 x 3.20 x1.83]

COLLECTION SUMP TO BE USED FOR FLUSHING TOILETS FOR RECYCLED SULLAGE WATER [1.52 x 3.20 x 1.83]

DRINKING WATER STORAGE SUMP [6.71 x 3.20 x 1.83] HERMITICALLY SEALED

Car Reserved For Physically Challenged Person

3.05 WIDE DRIVEWAY

TWO WHEELER FOR Physically Challenged Person

RAILING FOR PHYSICALLY PHYSICALLY HANDICAPPED PERSON 75 TO 90 MM HT

LIFT 1.98 x 1.98

SERVANT W 1.83 x 1.68 +0.90m Lvl

SERVANT BATH 1.83 x 1.68 +0.90m Lvl

ELECTRICAL TRANSFORMER ROOM 6.00 x 4.00

3.05 M WIDE ROLLING SHUTTER

SEPTIC TANK WITH UP FLOW FILTER

RWH

Percolation Pit

EARLIER LAND LEFT FOR STREET ALIGNMENT PORTIONS AREA OF-26.43 Sq.M.

WIDE GIFT DEED DOC.NO: 3929 / 2016 DATED:10 / 6 / 2016

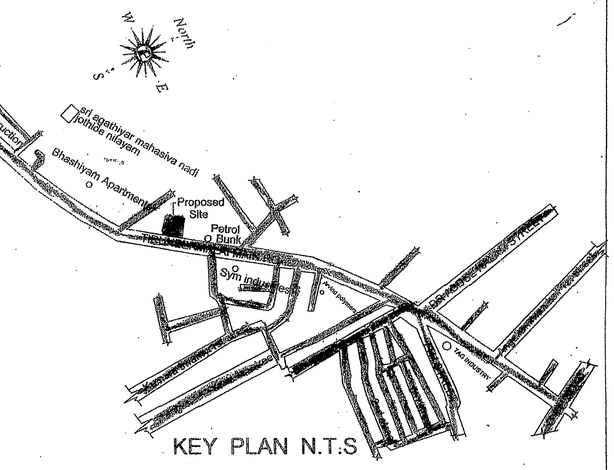
THIRUNEERMALAI MAIN ROAD

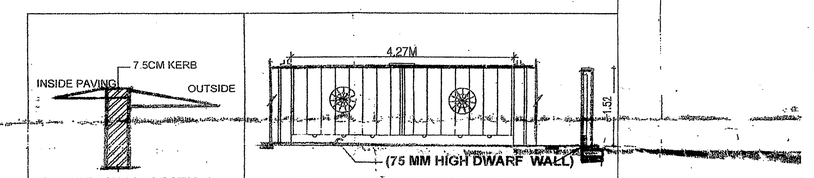
M.G.R STREET (CEMENT ROAD)

4.27 m WIDE GATE 75 MM DWARF WALL

3.0 X 3.0 SPLAY

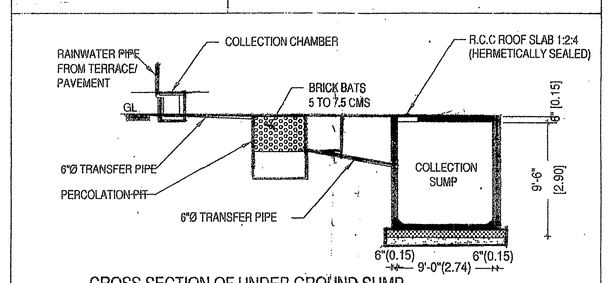
KEY PLAN N.T.S



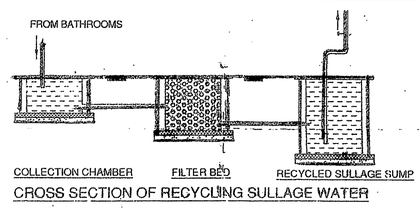


DWARF WALL SECTION

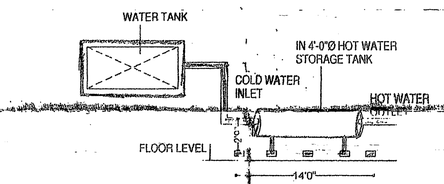
DETAILS OF GATE AND COMPOUND WALL



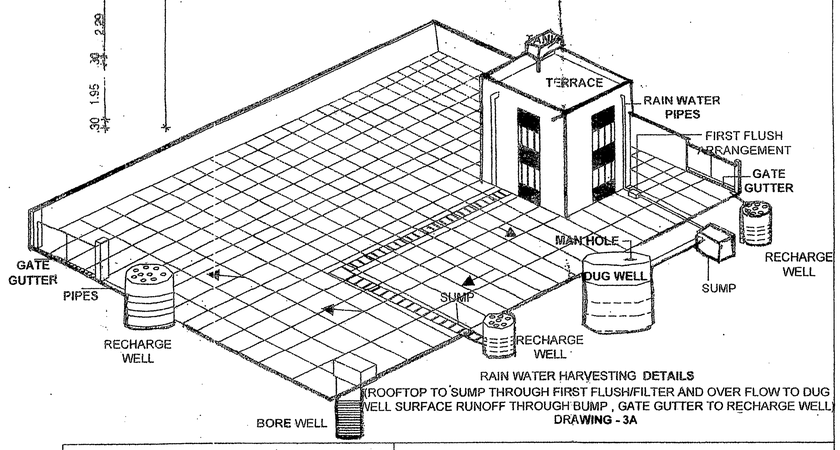
CROSS SECTION OF UNDER GROUND SUMP FOR COLLECTION RAIN WATER SCALE: 1"=1'-0"



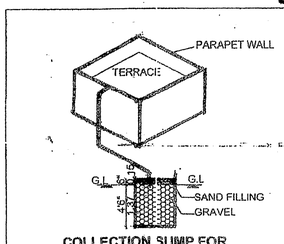
CROSS SECTION OF RECYCLING SULLAGE WATER



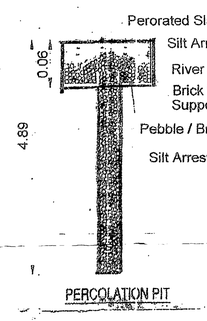
SOLAR HOT WATER SYSTEM DETAIL



RAIN WATER HARVESTING DETAILS
(ROOFTOP TO SUMP THROUGH FIRST FLUSH/FILTER AND OVER FLOW TO DUG WELL SURFACE RUNOFF THROUGH BUMP , GATE GUTTER TO RECHARGE WELL)
DRAWING - 3A



COLLECTION SUMP FOR HARVESTING FOR TERRACE



PERCOLATION PIT

AREA CALCULATION

LAND EXTENT (AS PER DOC)	2589.97 Sq.m
LAND EXTENT (AS PER PATTA)	2600.00 Sq.m
LEAST LAND EXTENT (EXCLUDING ENCROACHMENT & M.G.R STREET AREA)	LEAST EXTENT 1999.13 Sq.m
	FSI AREA
STILT FLOOR AREA	32.31 Sq.m
FIRST FLOOR AREA (Office)	496.79 Sq.m
FIRST FLOOR AREA (Residential)	474.68 Sq.m
SECOND FLOOR AREA (Residential)	924.46 Sq.m
THIRD FLOOR AREA (Residential)	924.46 Sq.m
FOURTH FLOOR AREA (Residential)	924.46 Sq.m
TOTAL AREA	3777.16 Sq.m
FSI	1.889

PARKING DETAILS

NO OF CAR PARKING (PROVIDED) - 43 NOS

~~NO OF TWO WHEELER PARKING (PROVIDED) - 54 NOS~~

SITE CUM STILT FLOOR PLAN

REVISED PLAN SHOWING THE REVISION OF EARLIER APPROVAL PLAN FOR THE CONSTRUCTION OF STILT + 4 FLOORS RESIDENTIAL WITH 35 DWELLING UNITS CUM OFFICE USE (COMMERCIAL) BUILDING AT FIRST FLOOR LEVEL(15.25M HIEGHT) AT THIRUNEERMALAI MAIN ROAD, THIRUNEERMALAI, CHENNAI-44. COMPRISED IN S.NO:306 OF THIRUNEERMALAI VILLAGE, WITH IN THE LIMIT OF TAMBARAM CITY MUNICIPAL CORPORATION, ZONE-1.

EARLIER APPROVAL :-
PLANNING PERMISSION NO : 11075 DATED 19.10.2016 AND (B/SPL-BLDG /237 A to D / 2016)
BUILDING PERMISSION NO : 38/2016/17 DATED - 09/03/2017

V. MURUGAN POWERAGENT
FOR: N.M PROMOTERS

SPECIFICATION

FOUNDATION	- R.C.C COL .FOUNDATION OVER P.C.C 1:5:10
FLOORING	- MOSAIC FLOORING OVER P.C.C 1:4:8
S.STRUCTURE	- BRICK WORK IN C.M 1:5 MIX.
PLASTERING	- CEMENT MORTAR IN 1:4 MIX.
ROOF SLAB	- R.C.C ROOF SLAB M25 MIX.
W.COURSE	- TWO LAYERS OF PRESSED TILES OVER BRICK JELLY WITH LIME MORTAR.
JOINERY	WITH BEST INDIAN TEAK WOOD.

JOINERY

MD1 - MAIN DOOR	- 1.22 x 2.13
D1 - DOOR	- 0.76 x 2.13
W - WINDOW	- 1.83 x 1.37
W1 - WINDOW	- 1.22 x 1.37
R.S - ROLLING SHUTTER	- 3.05 x 2.13
EX - EXHAUST FAN	- 0.23 x 0.23
V - VENTILATOR	- 0.76 x 0.60

Mrs. G.SIVASANKARI
Registered Architect
Gr-II (RA)
RA/Gr-II/19/03/902
38/74, Bazullah Road,
T.Nagar, Chennai-600 017.
Ph: 28344962 / 28344857
ARCHITECT SIGNATURE

M. VENKATASUBBA RAO
Registered Structural Engineer Grade-I (SE)
B.E., (Civil Engg.) M.S. (Structural)
SE / GR-I / 19/03/063
38/74, Bazullah Road,
T. Nagar, Chennai - 600 017.
STRUCTURAL ENGINEER SIGNATURE

Poomalai House : Private Limited
1. 2. 3. 4. 5. 6.
OWNER'S SIGNATURE

COLOR INDEX

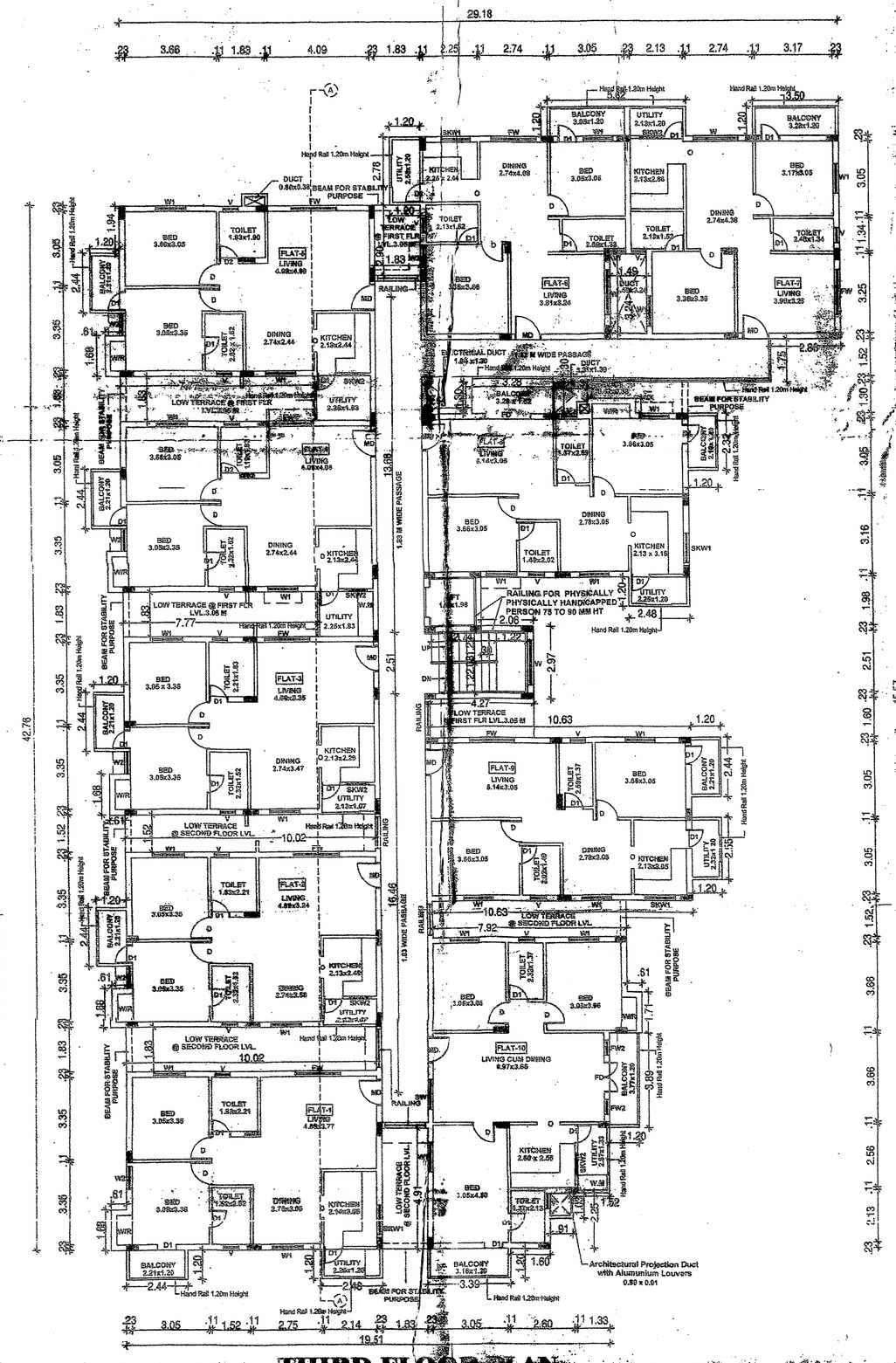
ROAD COLOR
PROPOSED COLOR
SITE COLOR
EXISTING COLOR

ARCHITECT

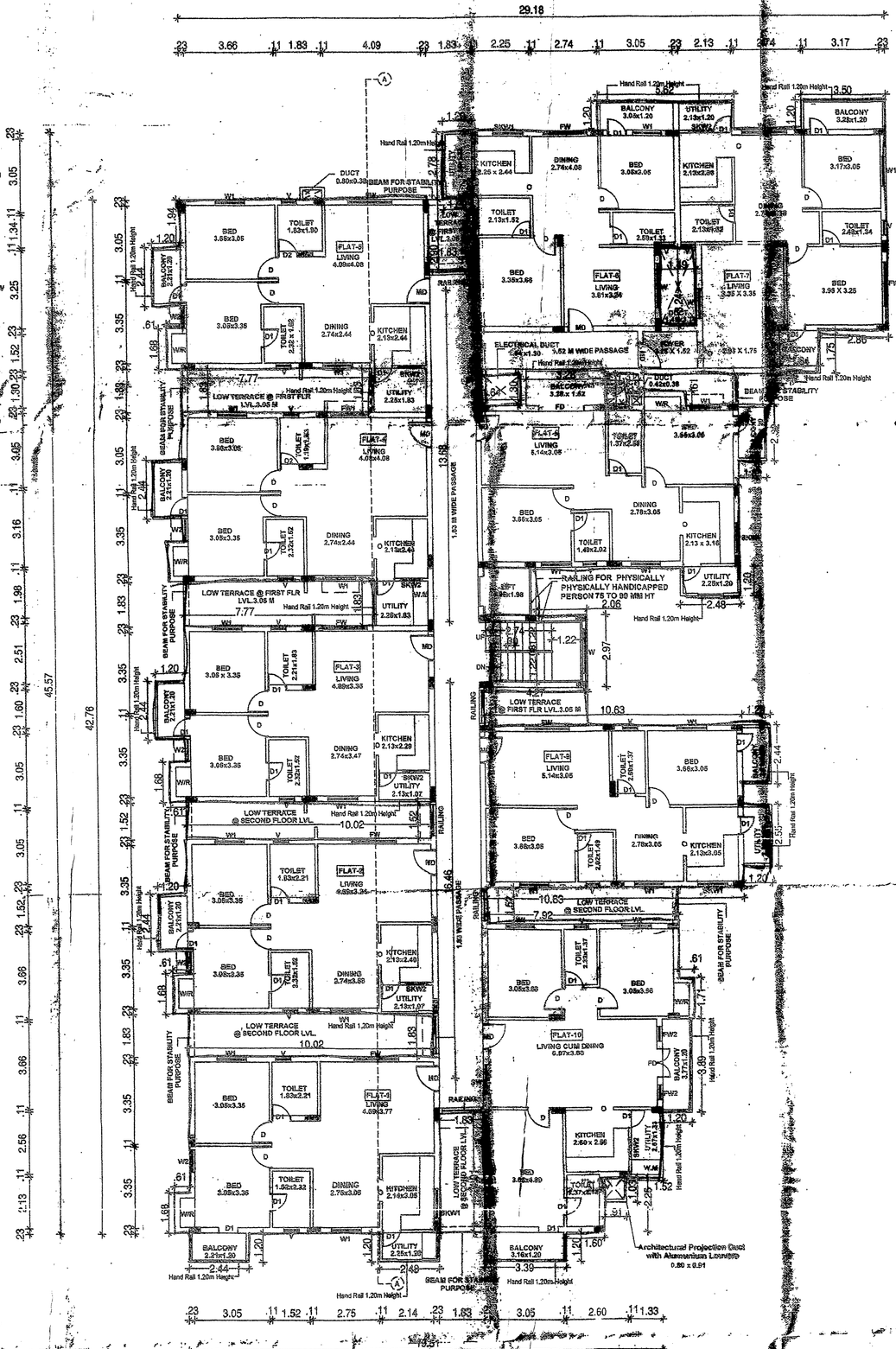
AUDISESHAIAH & SONS
ARCHITECTS, ENGINEERS & PROJECT MANAGEMENT CONSULTANTS
38/74, BAZULLAH ROAD, MASS TOWER, FIRST FLOOR, T. NAGAR, CHENNAI - 600 017.
TEL: + 91 44 28344962/857

SCALE 1:100

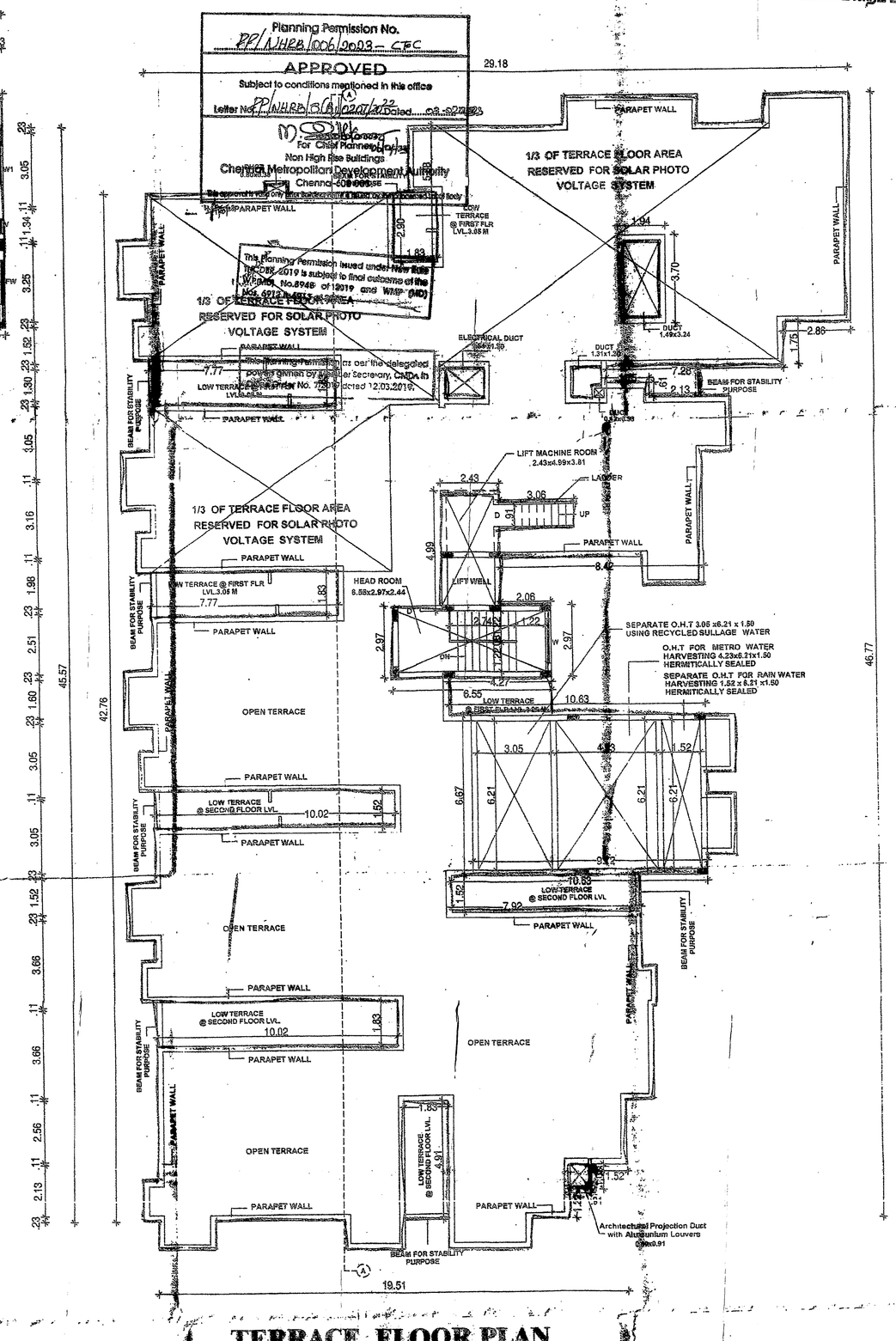
SHEET NO :1/3



THIRD FLOOR PLAN (EXISTING)



FOURTH FLOOR PLAN (PROPOSED)



TERRACE FLOOR PLAN (PROPOSED)

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V. MURUGAN POWERAGENT FOR: N.M .PROMOTERS	

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OWNER'S SIGNATURE

G.Sivasankari
Mrs. G.SIVASANKARI
Registered Architect
Cor-II (RA)
RA/Cor-II/19/03/002
38/74, Bazullah Road,
T.Nagar, Chennai-600 017.
Ph: 28344962 / 28344857

ARCHITECT SIGNATURE

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Ph:28344962 / 28344857
E-mail:Vmadhi@yahoo.com

STRUCTURAL ENGINEER SIGNATURE

COLOR INDEX	
ROAD COLOR	
PROPOSED COLOR	
SITE COLOR	
EXISTING COLOR	

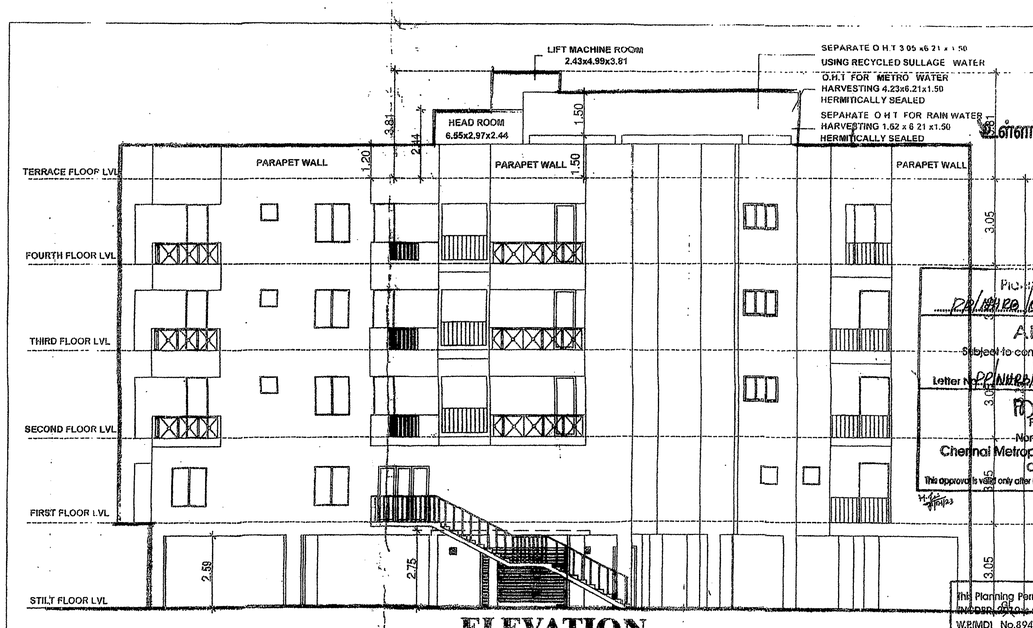
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ARCHITECT

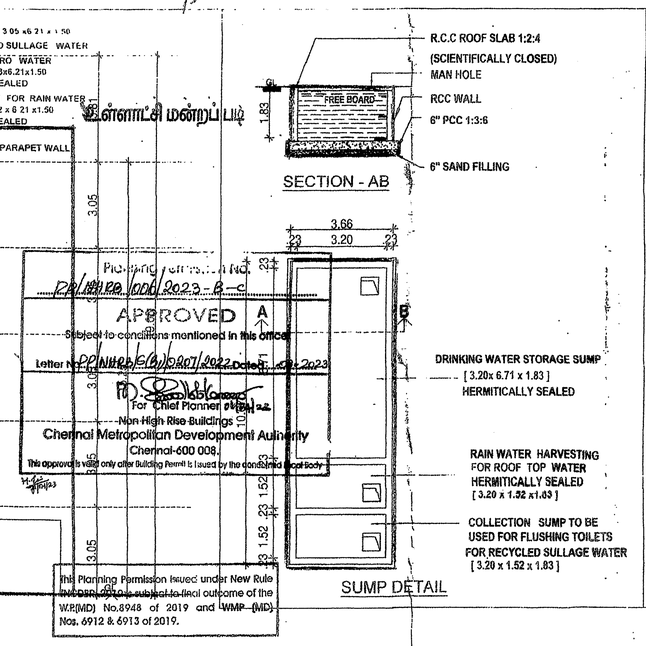
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TEL: + 91 44 28344962/857

SHEET NO :3/3

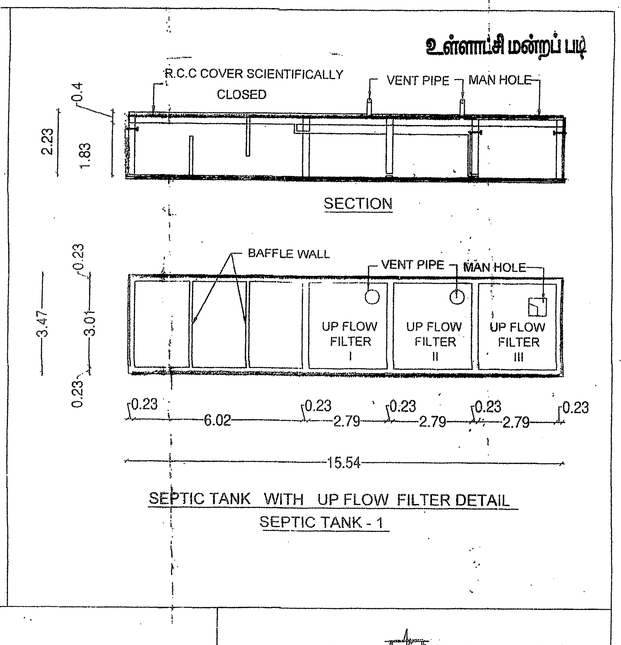


ELEVATION



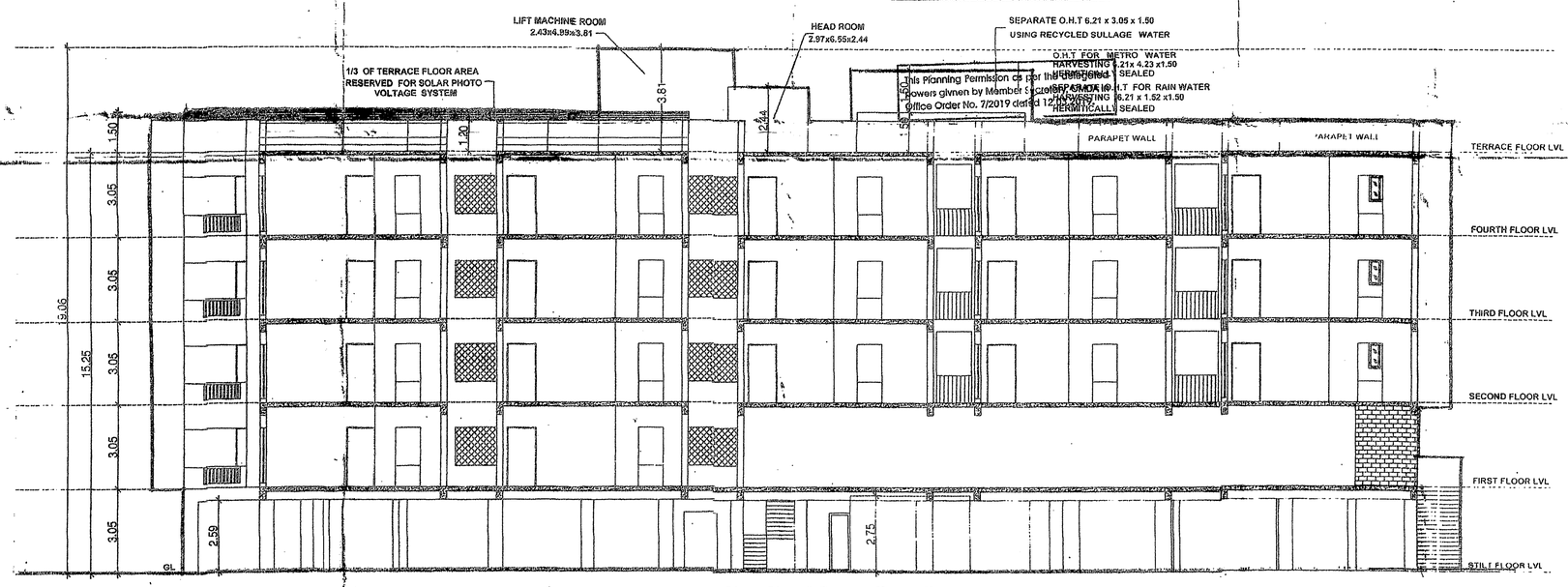
Planning Permission No.
PP/MMDA/600/2023-B-d
APPROVED
Subject to conditions mentioned in this office
Letter No. PP/NHRP/6(a)/0807/2022 Dated: 09.2.2023
For Chief Planner (I/c)
Non High Rise Buildings
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid only after Building Permit is issued by the concerned local body.

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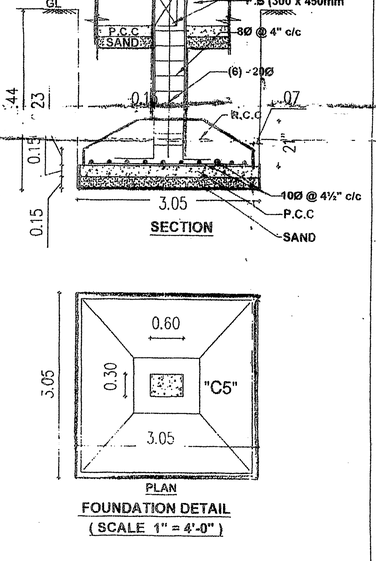


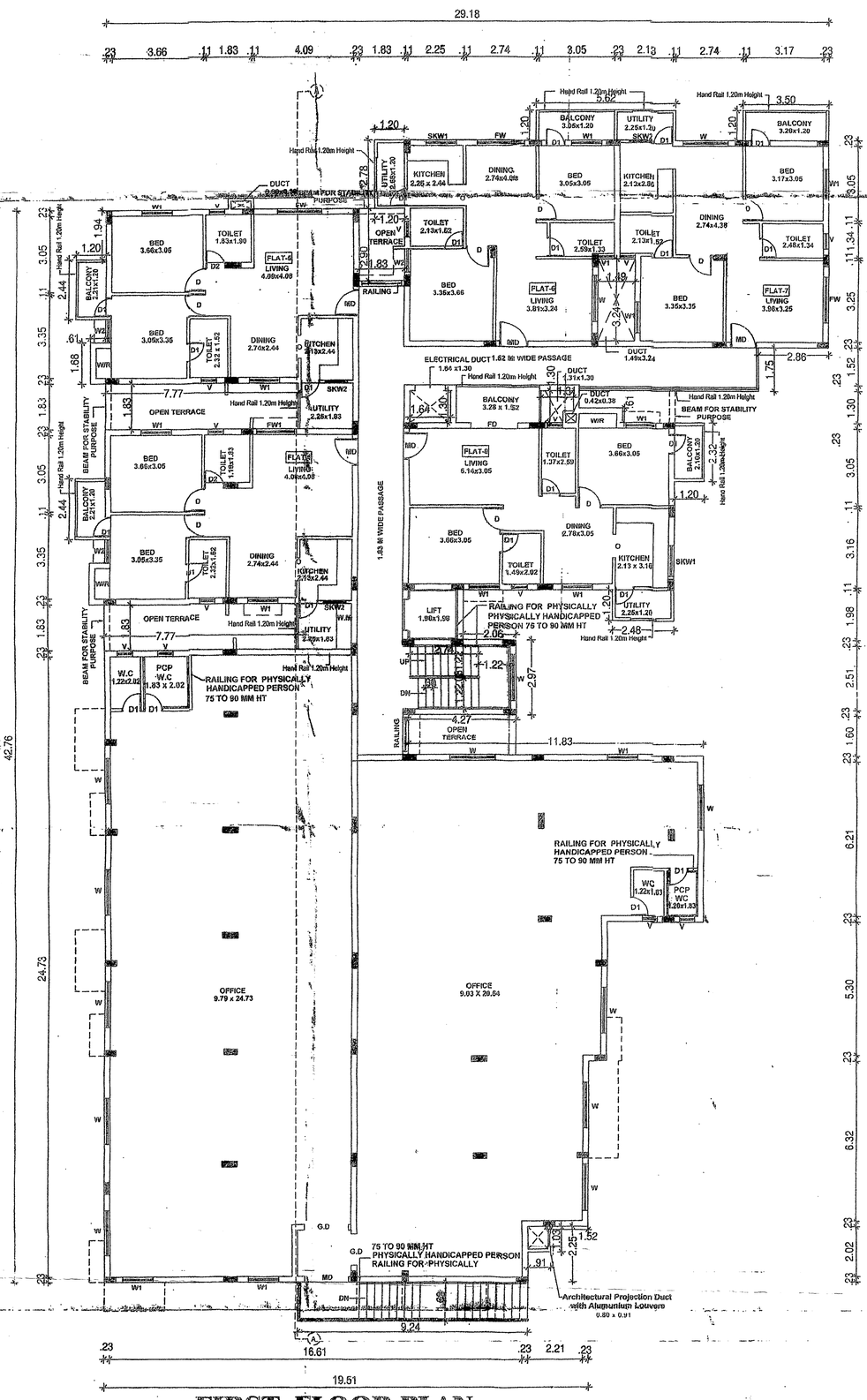
SEPTIC TANK WITH UP FLOW FILTER DETAIL

SEPTIC TANK - 1

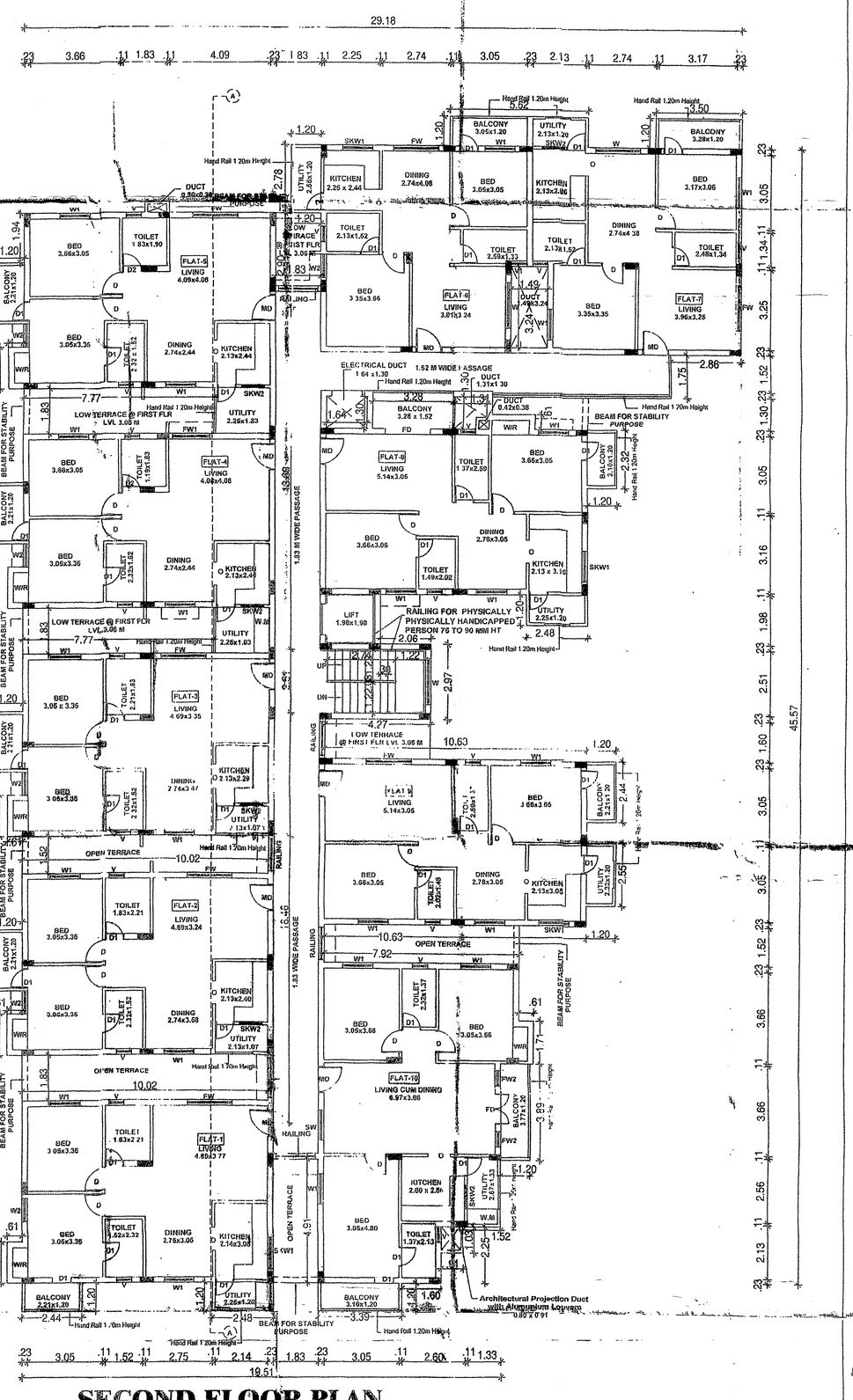


SECTION "AA"





FIRST FLOOR PLAN
(EXISTING)



SECOND FLOOR PLAN
(EXISTING)

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COLOR INDEX

ROAD COLOR	
PROPOSED COLOR	
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EXISTING COLOR	

SCALE 1:100

ARCHITECT

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MASS TOWER,
FIRST FLOOR, T. NAGAR,
CHENNAI - 600 017.
TEL: + 91 44 28344962/857

North

SHEET NO :2/3

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.