Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

No-(1) 2025

4.90m WIDE 11th SECTOR 71st STREET

14.90m WIDE LAKSHMANASWAMY SALAI

12.00m WIDE PONNABALAM SALAI

P.P.A approved by
C.M.D.A vide
Lr.No. WAH(P2)/WW/1c/09102024
Dated...10.2025

பெருநகர சென்னை மாநகராட்சி (வார்ப்பகம்)
வ.எ. அனுமதி எண்.CMDA/WAH...(P2)/09102025
நாள்.24/10/2025...வரைபடம்.434
செயற்பொறியாளர்
உ.நெ.பொ. ஆலையாளர்

(UG)TANK (DOMESTIC WATER SUMP)
(UG)TANK (RAIN WATER SUMP)

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

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

SITE PLAN

4.90m WIDE 11th SECTOR 71st STREET

50.40m AS PER FMB 49.12m AS ON SITE

2.20m AS PER FMB
3.49m AS ON SITE

14.90m WIDE LAKSHMANASWAMY SALAI

24.50m AS ON SITE

26.70m AS PER FMB

28.90m AS PER FMB

28.91m AS ON SITE

2.20m AS PER FMB
1.50m AS ON SITE

ONE WAY DRIVEWAY

3.00m WIDE ONE WAY DRIVEWAY

4.50m WIDE GATE WITH GUTTER ENTRY GATE

4.50m WIDE GATE WITH GUTTER EXIT GATE

2.01m AS ON SITE

49.05m AS ON SITE

50.40m AS PER FMB

12.00m WIDE PONNABALAM SALAI

SITE CUM STILT FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (S21 & 24)		0.00	4052.00	0.00	0.00	40	4052.00
Total		0.00	4052.00	0.00	0.00	40	4052.00

FLOOR WISE FSI STATEMENT: A (S21 & 24)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.80	0.00	0.00	0	28.80
FIRST FLOOR	0.00	804.64	0.00	0.00	8	804.64
SECOND FLOOR	0.00	804.64	0.00	0.00	8	804.64
THIRD FLOOR	0.00	804.64	0.00	0.00	8	804.64
FOURTH FLOOR	0.00	804.64	0.00	0.00	8	804.64
FIFTH FLOOR	0.00	804.64	0.00	0.00	8	804.64
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4052.00	0.00	0.00	40	4052.00

SITE PLAN — SHEET NO. 1 / 2

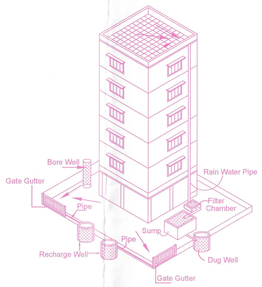
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30 m) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS AVAILING PREMIUM FSI AT BLOCK Nos.S 21, S 22, S 23 & S 24, DOOR No.110 & 112, LAKSHMANA SWAMY SALAI, PONNAMBALAM SALAI & 11TH SECTOR 71ST STREET, K.K.NAGAR, CHENNAI, COMPRISED IN OLD SURVEY No.248 PART, 249/7 PART, 250/2A PART, 250/2B PART AND T.S.No.324/6, BLOCK No.49 OF VIRUGUMBAKKAM VILLAGE, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

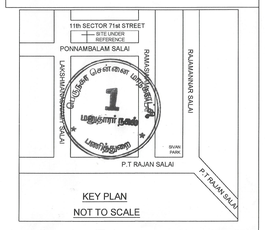
A) AREA STATEMENT	SQ.M
AREA AS PER PATTA	1480.00
AREA AS PER DOCUMENT	1449.68
AREA CONSIDERED FOR FSI	1449.68
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4052.00
FSI FACTOR	2.795
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

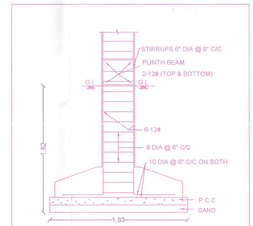
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	44	44
TWO WHEELER	0	0
CYCLE	-	0



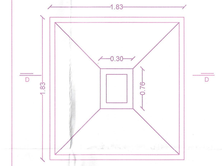
Proposed RWH System
Provided as per CBR Norms Drawing No:3A



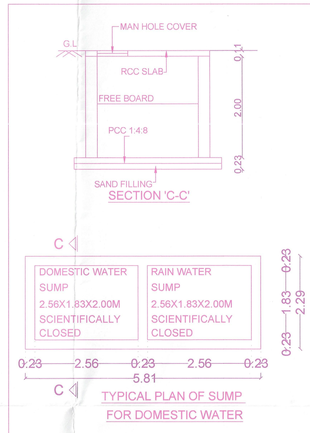
Location plan (Taken as per User Inputs)



SECTION D-D

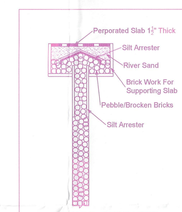


FOUNDATION DETAILS

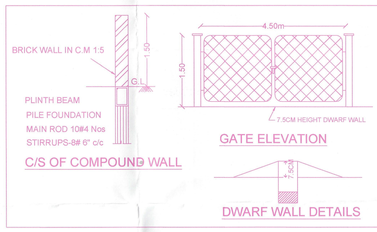


SECTION 'C-C'

TYPICAL PLAN OF SUMP FOR DOMESTIC WATER



PERCULATION PIT



C/S OF COMPOUND WALL

GATE ELEVATION

DWARF WALL DETAILS

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.

KEY NO. 1688

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.8948 of 2019 and VMP (MD) Nos. 6913 & 6913 of 2019.

Signature valid

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)

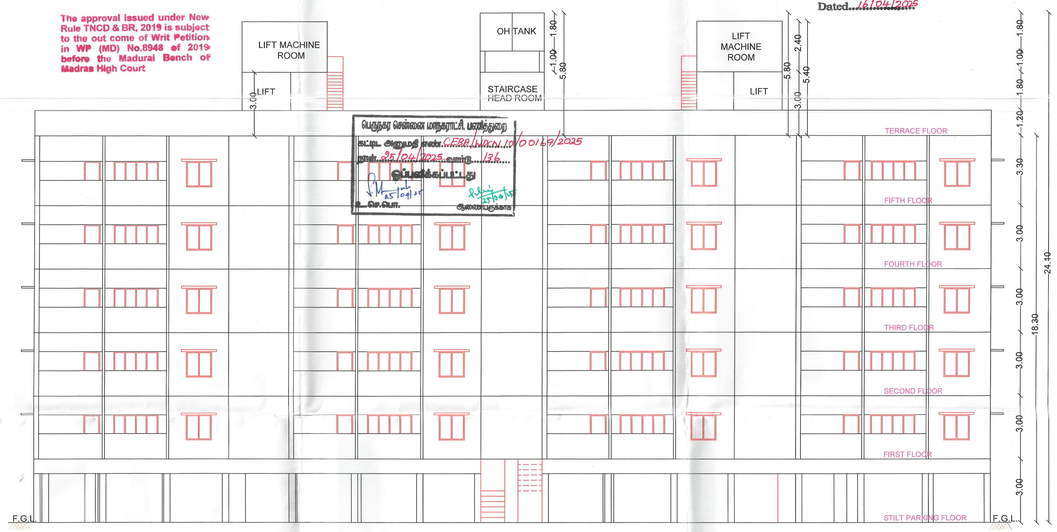
SITE PLAN	SHEET NO. 2 / 2

SITE PLAN

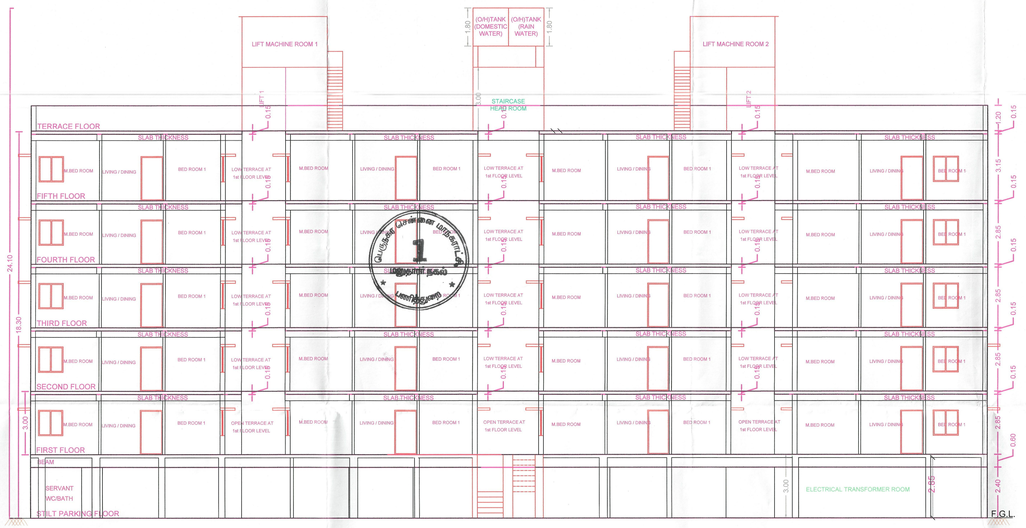
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30 m) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS AVAILING PREMIUM FSI AT BLOCK Nos.S 21, S 22, S 23 & S 24, DOOR No.110 & 112, LAKSHMANA SWAMY SALAI, PONNAMBALAM SALAI & 11TH SECTOR 71ST STREET, K.K.NAGAR, CHENNAI, COMPRISED IN OLD SURVEY No.248 PART, 249/7 PART, 250/2A PART, 250/2B PART AND T.S.No.324/6, BLOCK No.49 OF VIRUGUMBAKKAM VILLAGE, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

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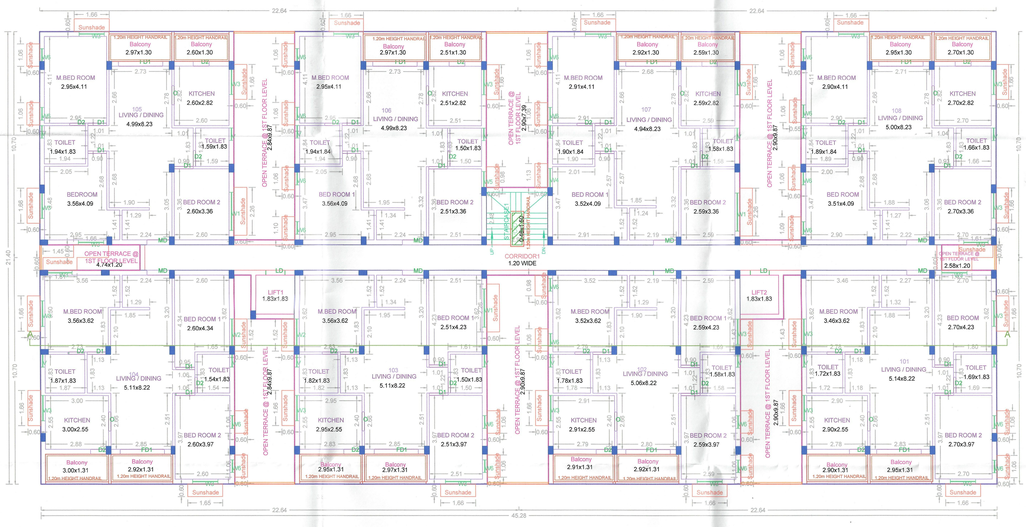
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/PLNPRB/16109/10/2024
Dated...16/01/2025



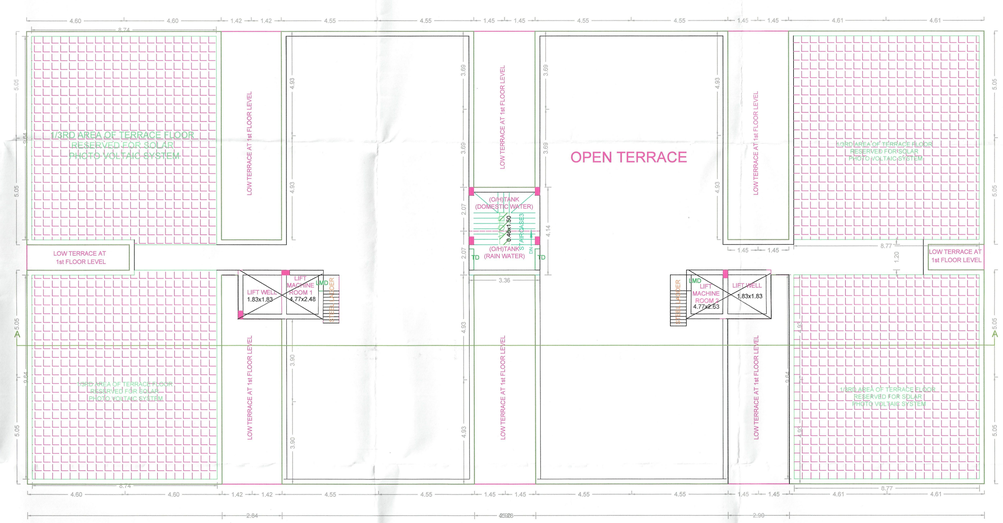
ELEVATION



SECTION A-A



TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN

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 / Non High Rise Building.
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 1688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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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.