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RE REGULATORY RECORD

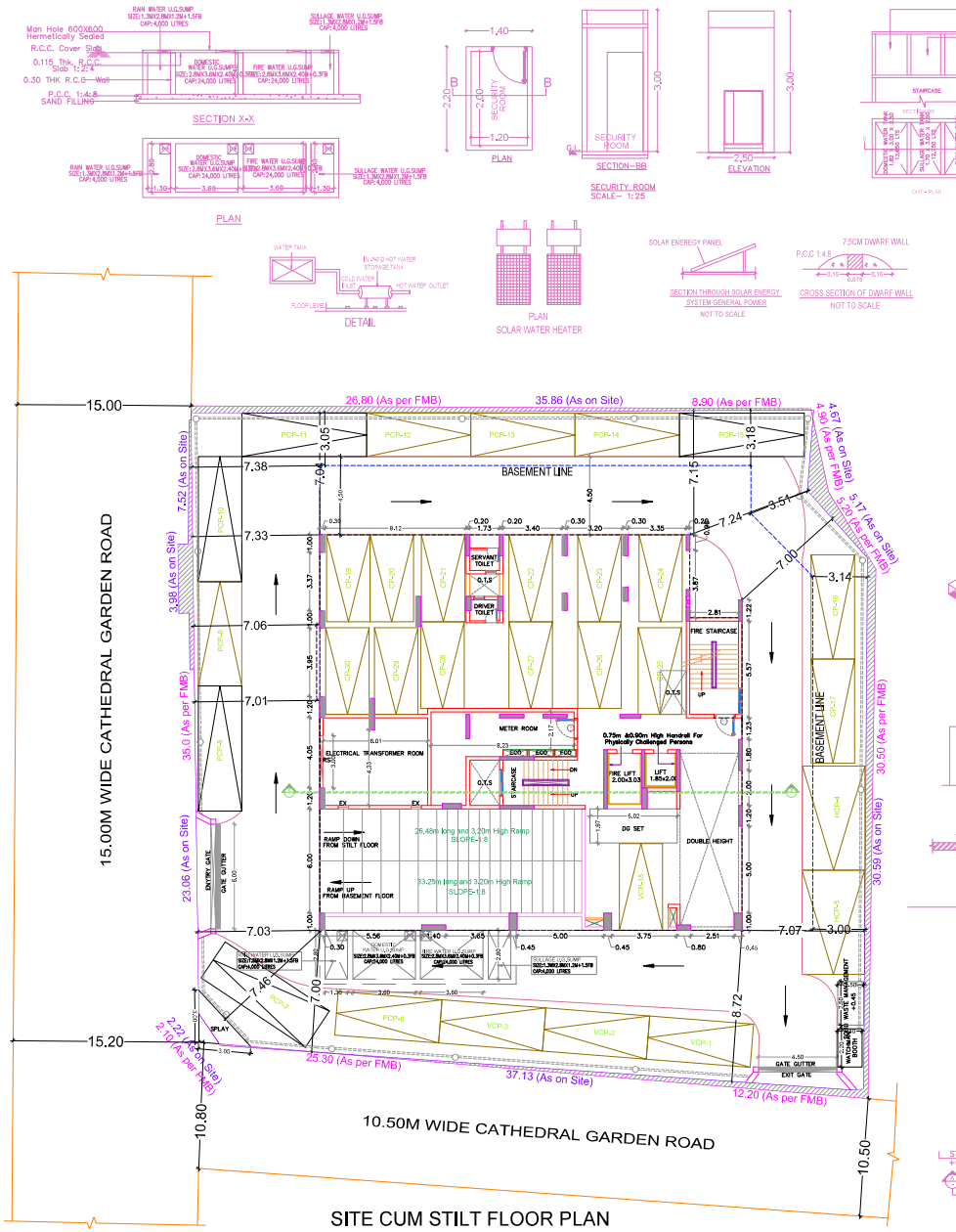
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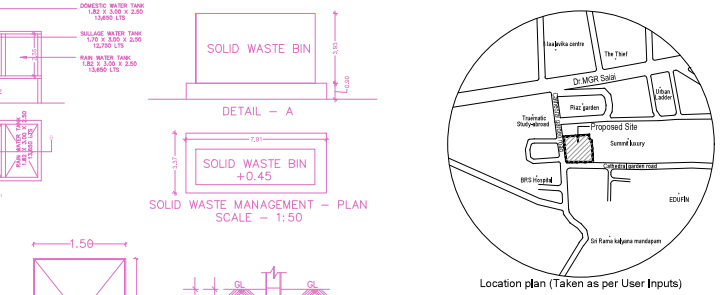
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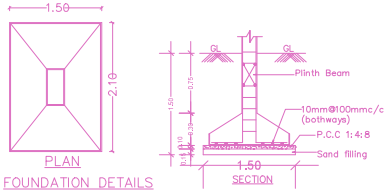
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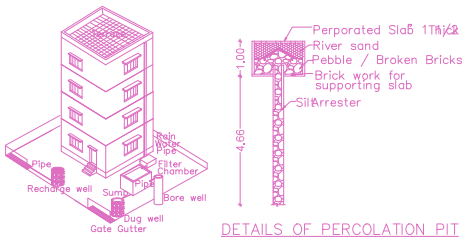
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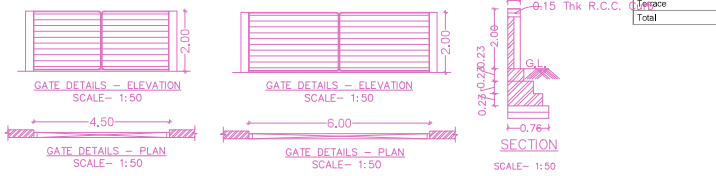
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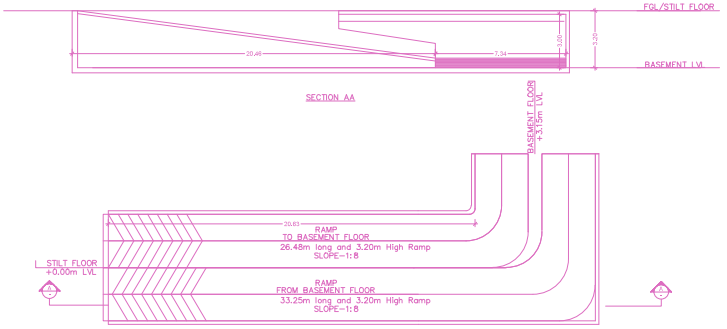


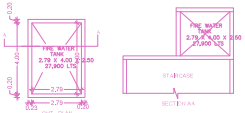












SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING, METER ROOM , TRANSFORMER ROOM , DOUBLE HEIGHT LOBBY) + 1ST FLOOR TO 7 FLOORS + 8TH FLOOR AND 9TH FLOOR PART (DUPLEX UNIT) WITH 23 DWELLING UNITS RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO.1, OLD DOOR NO.1A, CATHEDRAL GARDEN ROAD, NUNGAMBAKKAM, CHENNAI – 600034 COMPRISED IN OLD S.NO.3404 PART, NEW R.S.NO.2/40 & 2/62, BLOCK NO.1 OF MYLAPORE VILLAGE MYLAPORE TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1449.50
AREA AS PER DOCUMENT	1449.65
AREA CONSIDERED FOR FSI	1449.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4455.83
FSI FACTOR	3.074
COVERAGE AREA (PERCENTAGE %)	538.06 (36.43%)

A) PARKING STATEMENT

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

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0.00	4455.83	0.00	0.00	23	4455.83
Total		0.00	4455.83	0.00	0.00	23	4455.83

FLOOR WISE FSI STATEMENT: A (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	46.02	0.00	0.00	0	46.02
STILT PARKING FLOOR	0.00	66.10	0.00	0.00	0	66.10
FIRST FLOOR	0.00	470.44	0.00	0.00	3	470.44
SECOND FLOOR	0.00	504.04	0.00	0.00	3	504.04
THIRD FLOOR	0.00	504.04	0.00	0.00	3	504.04
FOURTH FLOOR	0.00	504.04	0.00	0.00	3	504.04
FIFTH FLOOR	0.00	504.04	0.00	0.00	3	504.04
SIXTH FLOOR	0.00	504.04	0.00	0.00	3	504.04
SEVENTH FLOOR	0.00	504.04	0.00	0.00	3	504.04
EIGHTH FLOOR	0.00	502.93	0.00	0.00	2	502.93
NINTH FLOOR	0.00	346.10	0.00	0.00	0	346.10
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4455.83	0.00	0.00	23	4455.83

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

Applicants (Owner / Developer / Power of Attorney)

Signature valid

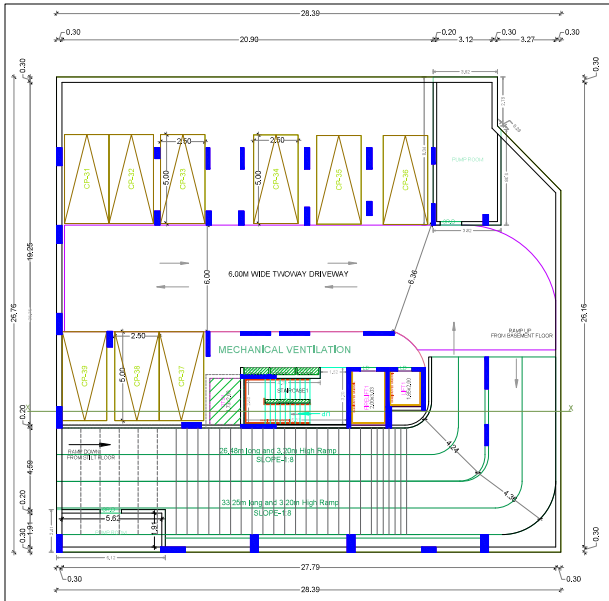
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Sign Date: 04-Jun-2025 8:44:01 PM

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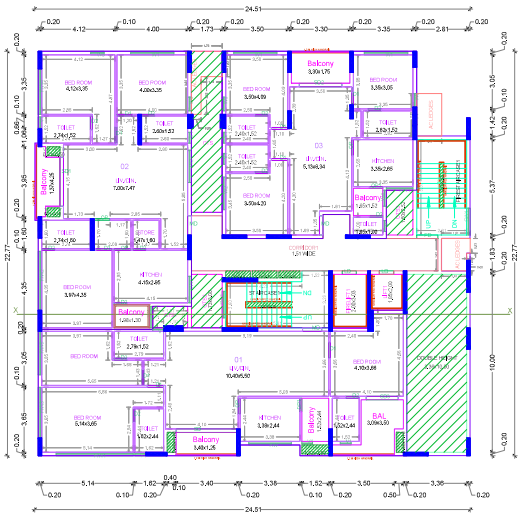
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FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

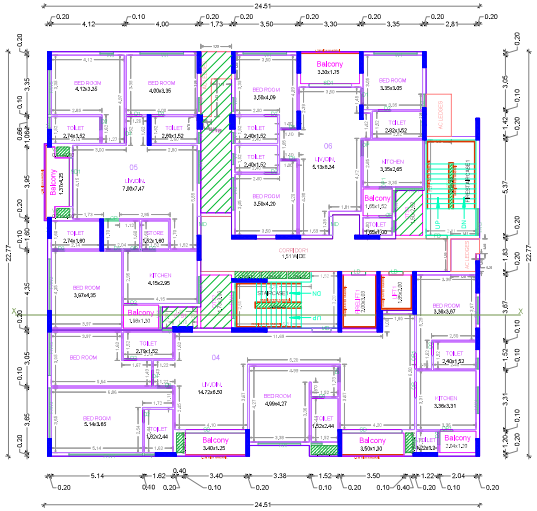
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING, METER ROOM , TRANSFORMER ROOM , DOUBLE HEIGHT LOBBY) + 1ST FLOOR TO 7 FLOORS + 8TH FLOOR AND 9TH FLOOR PART (DUPLEX UNIT) WITH 23 DWELLING UNITS RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO.1, OLD DOOR NO.1A, CATHEDRAL GARDEN ROAD, NUNGAMBAKKAM, CHENNAI – 600034 COMPRISED IN OLD S.NO.3404 PART, NEW R.S.NO.2/40 & 2/62, BLOCK NO.1 OF MYLAPORE VILLAGE MYLAPORE TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



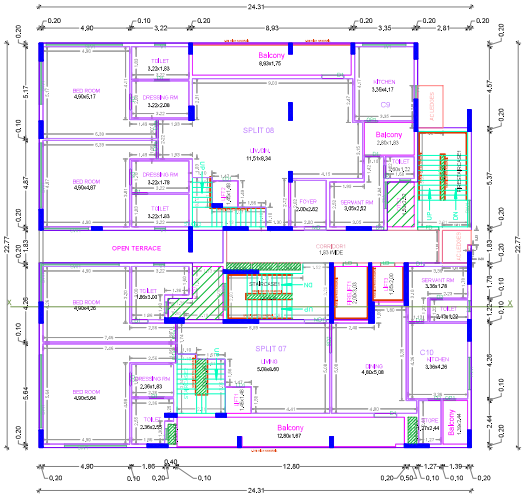
BASEMENT FLOOR PLAN



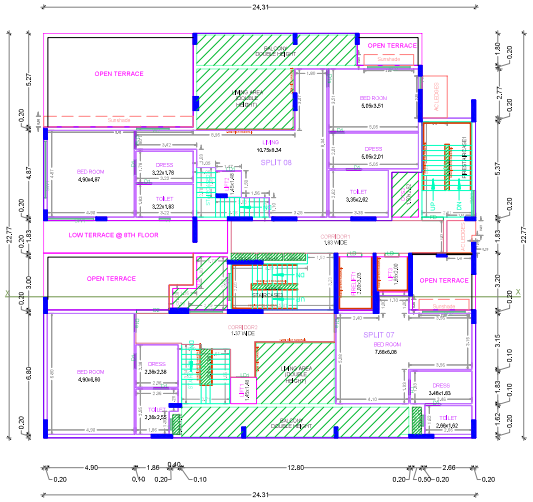
FIRST FLOOR PLAN



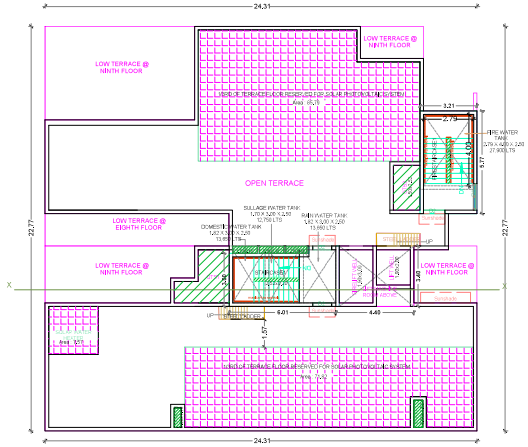
TYPICAL - 2, 3, 4, 5, 6, 7 FLOOR PLAN



EIGHTH FLOOR PLAN



NINTH FLOOR PLAN



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 51(1)(b)(ii) 2019 is subject to final outcome of the WP (MD)No.8948 of 2019 and WMP (MD) Nos.8912 & 8913 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

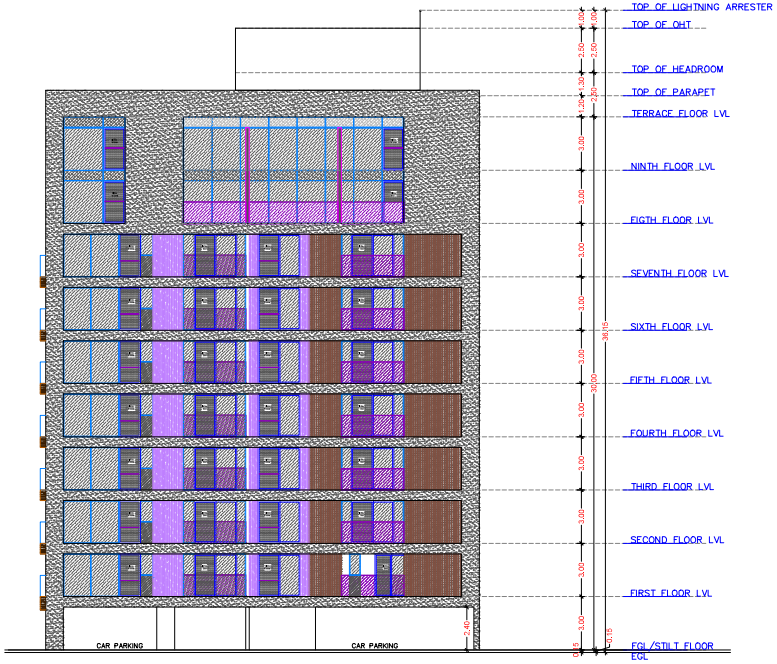
Applicants (Owner / Developer / Power of Attorney)

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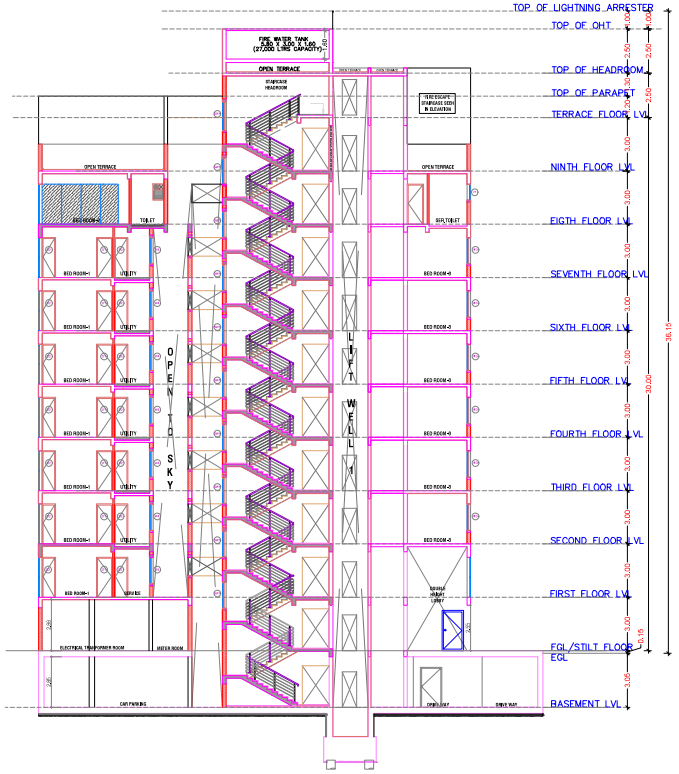
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING, METER ROOM , TRANSFORMER ROOM , DOUBLE HEIGHT LOBBY) + 1ST FLOOR TO 7 FLOORS + 8TH FLOOR AND 9TH FLOOR PART (DUPLEX UNIT) WITH 23 DWELLING UNITS RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO.1, OLD DOOR NO.1A, CATHEDRAL GARDEN ROAD, NUNGAMBAKKAM, CHENNAI – 600034 COMPRISED IN OLD S.NO.3404 PART, NEW R.S.NO.2/40 & 2/62, BLOCK NO.1 OF MYLAPORE VILLAGE MYLAPORE TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



SOUTH SIDE ELEVATION



SECTION - XX

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule 31(1)(b)(ii) 2019 is subject to final outcome of the W.P. (MD)No.6948 of 2019 and WMP (MD) Nos.6913 & 6915 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.

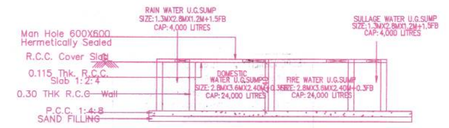
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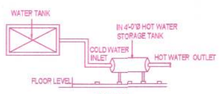
Applicants (Owner / Developer / Power of Attorney)

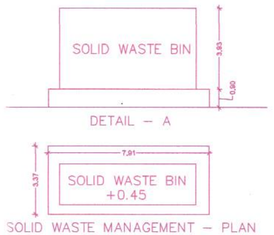
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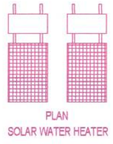
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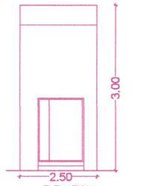
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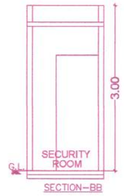


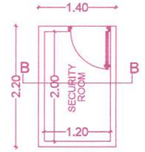


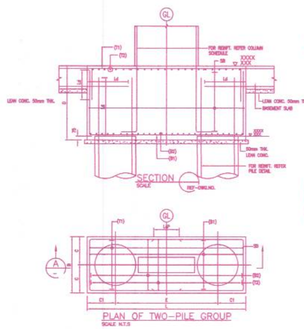


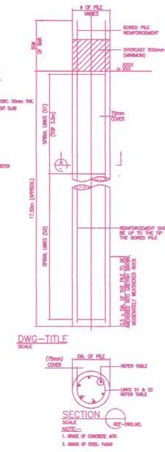


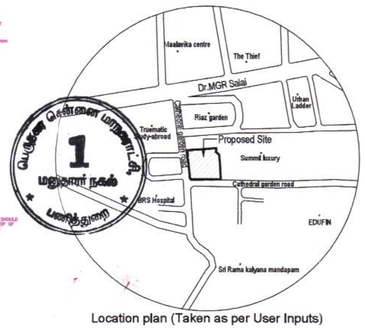












Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING, METER ROOM , TRANSFORMER ROOM , DOUBLE HEIGHT LOBBY) + 1ST FLOOR TO 7 FLOORS + 8TH FLOOR AND 9TH FLOOR PART (DUPLEX UNIT) WITH 23 DWELLING UNITS RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO.1, OLD DOOR NO.1A, CATHEDRAL GARDEN ROAD, NUNGAMBAKKAM, CHENNAI – 600034 COMPRISED IN OLD S.NO.3404 PART, NEW R.S.NO.2/40 & 2/62, BLOCK NO.1 OF MYLAPORE VILLAGE MYLAPORE TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

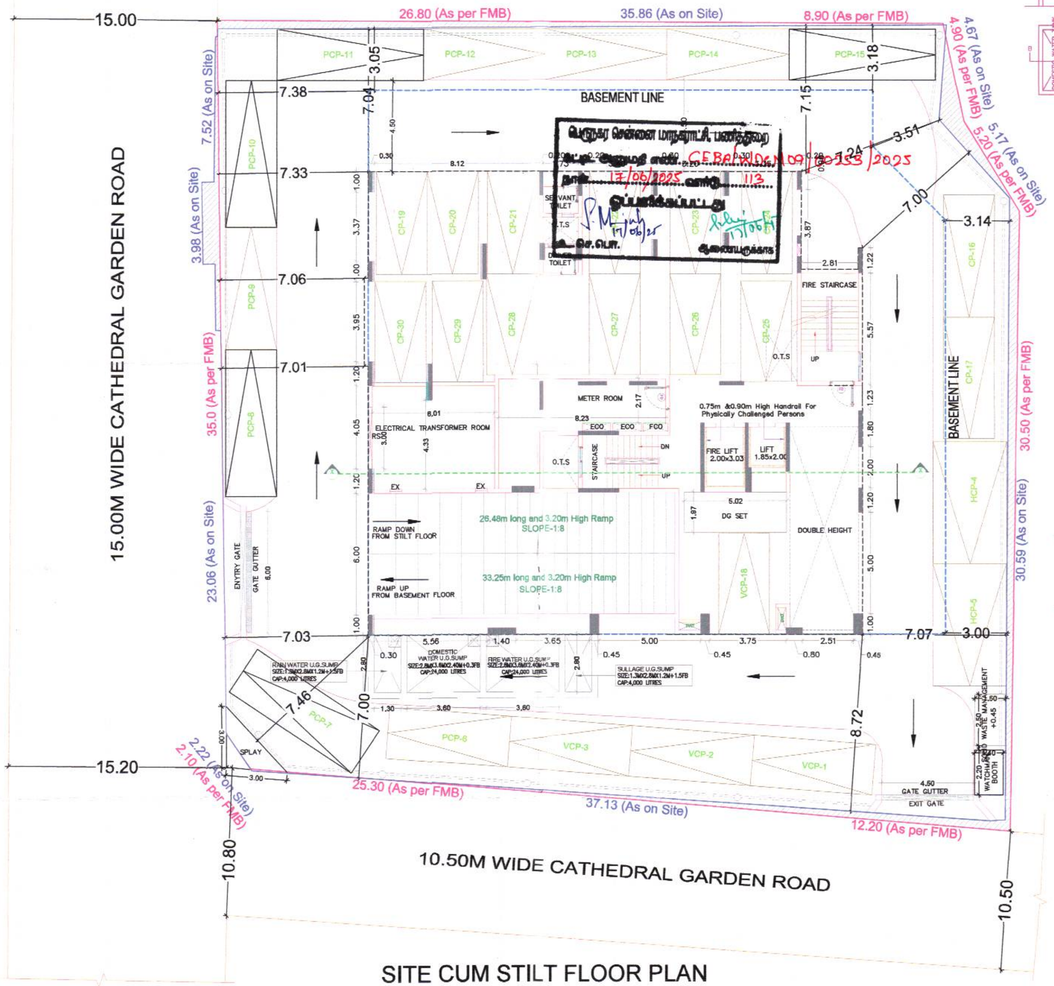
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1449.50
AREA AS PER DOCUMENT	1449.65
AREA CONSIDERED FOR FSI	1449.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4455.83
FSI FACTOR	3.074
COVERAGE AREA (PERCENTAGE %)	528.06 (36.43%)

A) PARKING STATEMENT

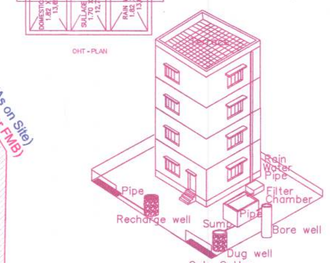
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	39	39
TWO WHEELER	0	0
CYCLE	-	0

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

P.P.A approved by
C.M.D.A vide
Lr.No. PPA/PP/HRB/S/0336/2024
Dated... 02/04/2025



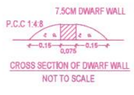
SITE CUM STILT FLOOR PLAN



RAIN WATER HARVESTING – 2A



DETAILS OF PERCOLATION PIT
SCALE– 1:50

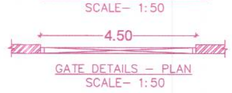


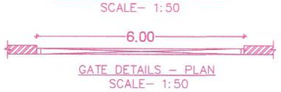
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
A-1 (RESI)		0.00	4455.83	0.00	0.00	23	4455.83
Total		0.00	4455.83	0.00	0.00	23	4455.83

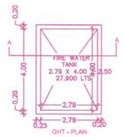
FLOOR WISE FSI STATEMENT: A (RESI)

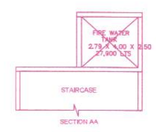
FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	46.02	0.00	0.00	0	46.02
STILT PARKING FLOOR	0.00	66.10	0.00	0.00	0	66.10
FIRST FLOOR	0.00	470.44	0.00	0.00	3	470.44
SECOND FLOOR	0.00	504.04	0.00	0.00	3	504.04
THIRD FLOOR	0.00	504.04	0.00	0.00	3	504.04
FOURTH FLOOR	0.00	504.04	0.00	0.00	3	504.04
FIFTH FLOOR	0.00	504.04	0.00	0.00	3	504.04
SIXTH FLOOR	0.00	504.04	0.00	0.00	3	504.04
SEVENTH FLOOR	0.00	504.04	0.00	0.00	3	504.04
EIGHTH FLOOR	0.00	502.93	0.00	0.00	2	502.93
NINTH FLOOR	0.00	346.10	0.00	0.00	0	346.10
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4455.83	0.00	0.00	23	4455.83

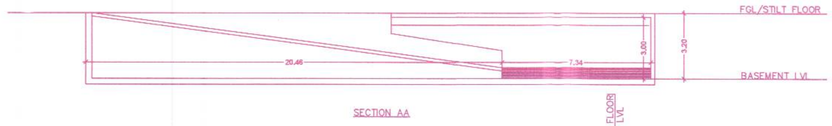


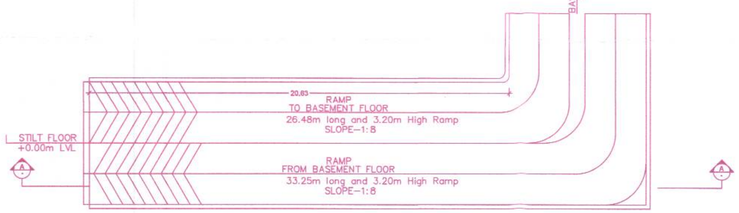












STILT FLOOR PLAN
RAMP DETAILS

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. (MD) No.8945 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

Digitally Signed by Architect: [illegible]
Sign Date: 04/04/2025 8:44:01 PM

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

Applicants (Owner / Developer / Power of Attorney)

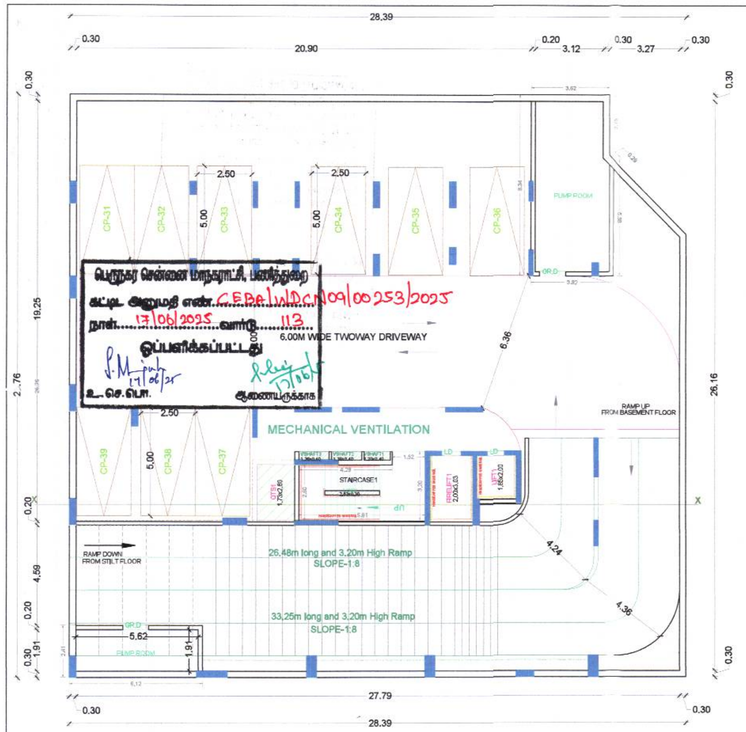
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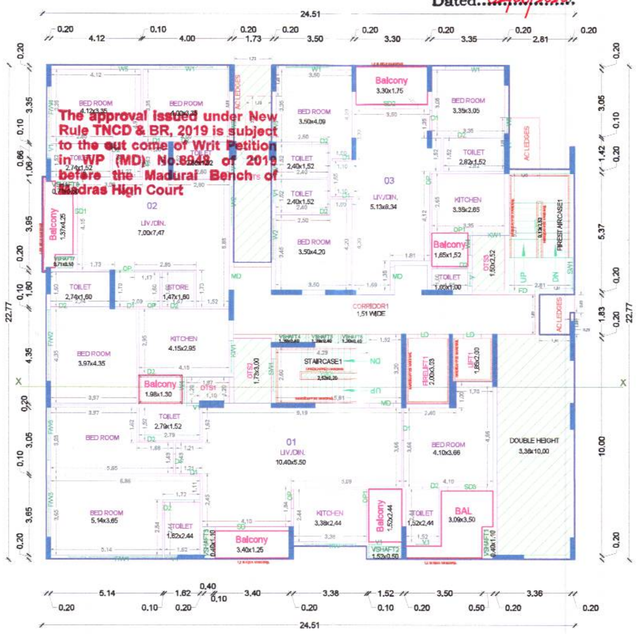
FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING, METER ROOM , TRANSFORMER ROOM , DOUBLE HEIGHT LOBBY) + 1ST FLOOR TO 7 FLOORS + 8TH FLOOR AND 9TH FLOOR PART (DUPLEX UNIT) WITH 23 DWELLING UNITS RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO.1, OLD DOOR NO.1A, CATHEDRAL GARDEN ROAD, NUNGAMBAKKAM, CHENNAI – 600034 COMPRISED IN OLD S.NO.3404 PART, NEW R.S.NO.2/40 & 2/62, BLOCK NO.1 OF MYLAPORE VILLAGE MYLAPORE TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

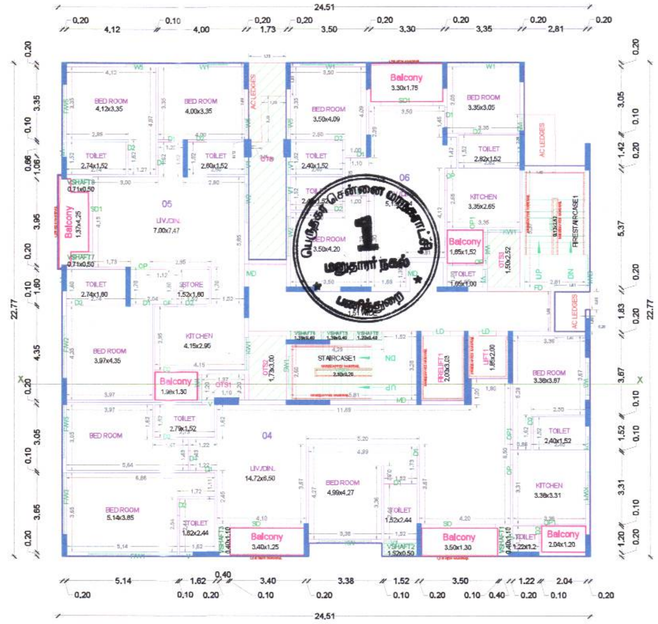
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/S/0336/2024
Dated. 02/06/2025.



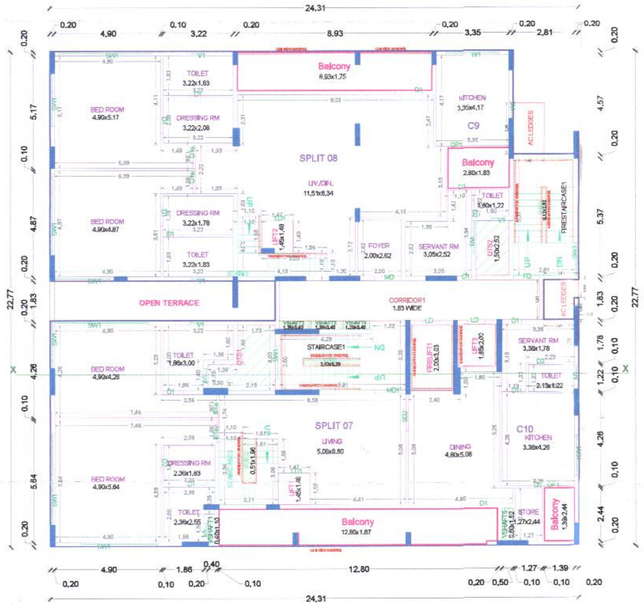
BASEMENT FLOOR PLAN



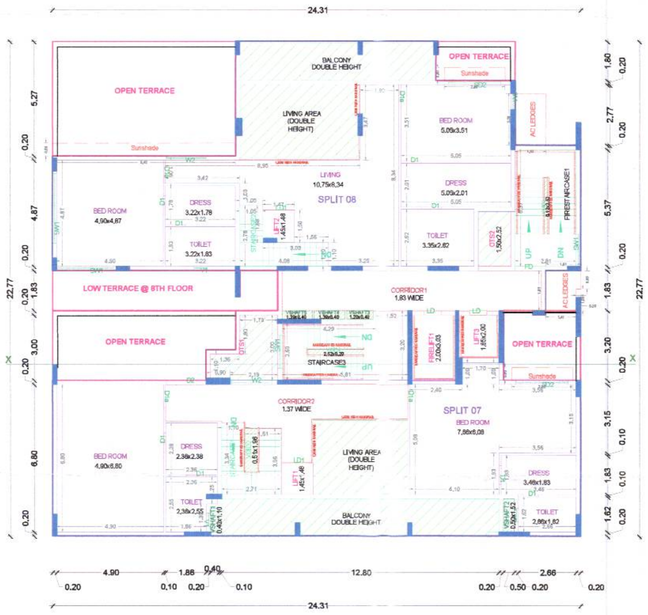
FIRST FLOOR PLAN



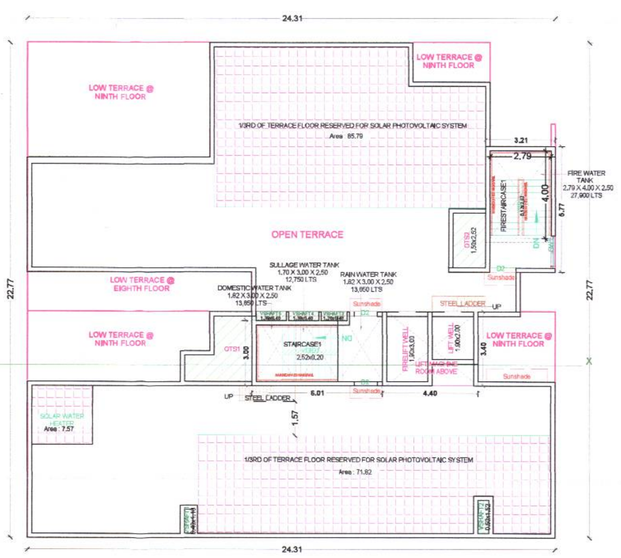
TYPICAL - 2, 3, 4, 5, 6, 7 FLOOR PLAN



EIGHTH FLOOR PLAN



NINTH 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.

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 WMP (MD) Nos. 6912 & 6913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

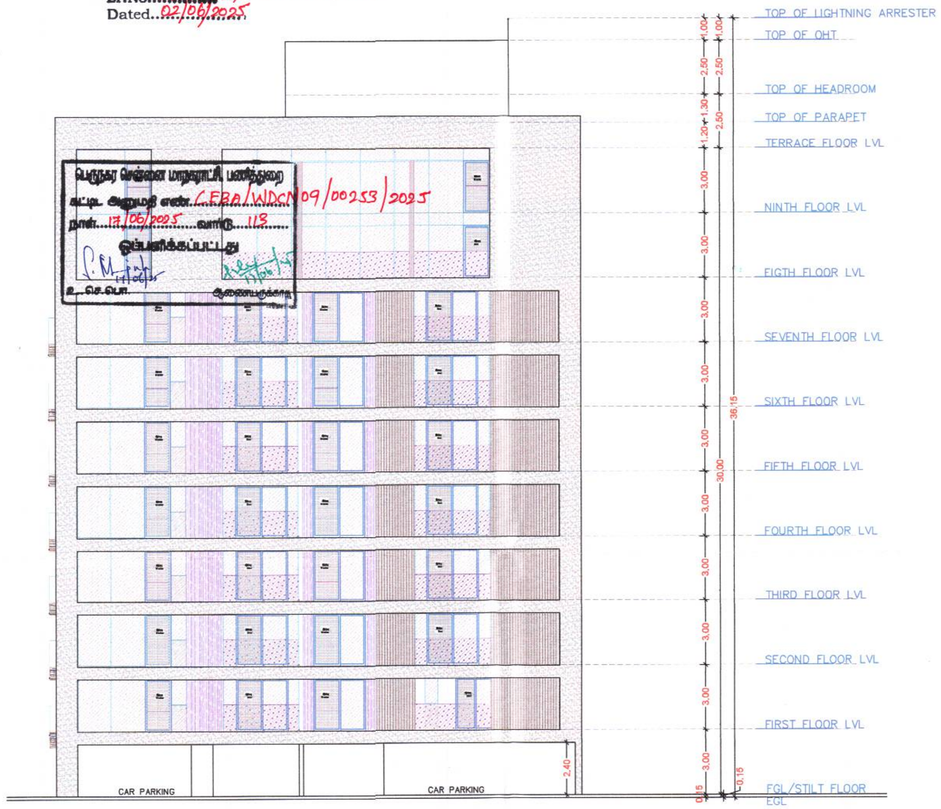
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

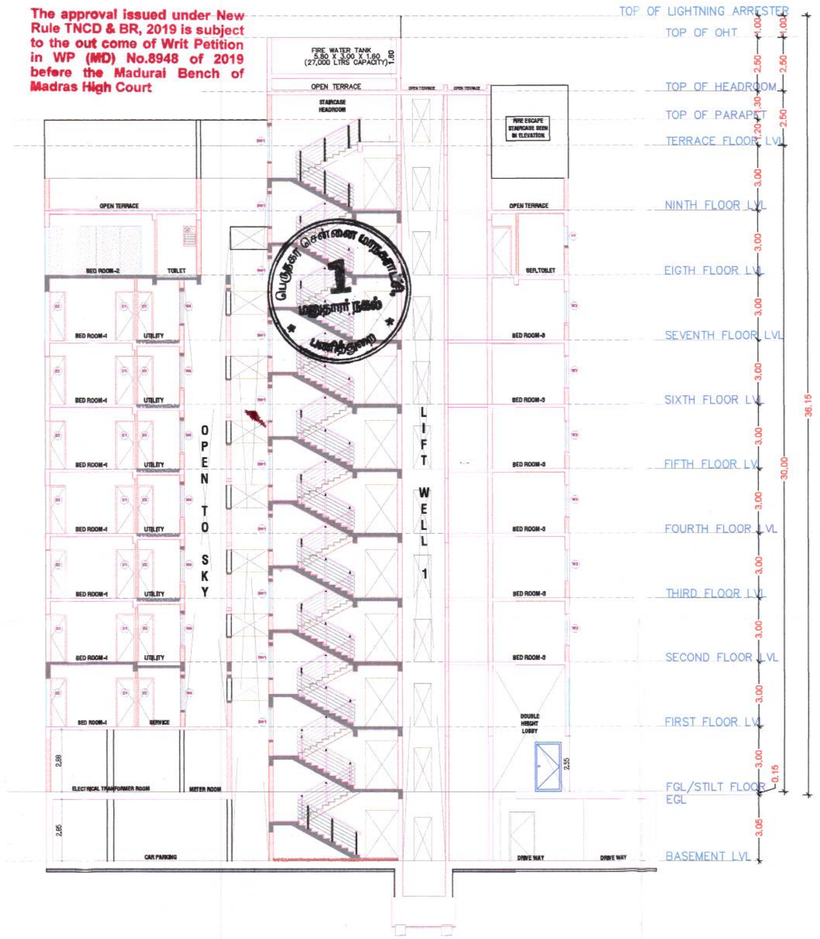
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR (PARKING) + STILT FLOOR (PARKING, METER ROOM , TRANSFORMER ROOM , DOUBLE HEIGHT LOBBY) + 1ST FLOOR TO 7 FLOORS + 8TH FLOOR AND 9TH FLOOR PART (DUPLEX UNIT) WITH 23 DWELLING UNITS RESIDENTIAL BUILDING AVAILING WITH PREMIUM FSI AT NEW DOOR NO.1, OLD DOOR NO.1A, CATHEDRAL GARDEN ROAD, NUNGAMBAKKAM, CHENNAI – 600034 COMPRISED IN OLD S.NO.3404 PART, NEW R.S.NO.2/40 & 2/62, BLOCK NO.1 OF MYLAPORE VILLAGE MYLAPORE TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

P.P.A approved by
C.M.D.A vide
Lr.No...CMDA/PP/HRB/3/0396/2024
Dated...02/08/2025



SOUTH SIDE ELEVATION

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



SECTION - XX

APPROVAL CONDITION

SCALE 1:100

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QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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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.