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™
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DIGITALLY VERIFIED RECORD

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 27 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.29, NEW DOOR NO.3, OLD DOOR NO.1 & 2, NANGANALLUR 17TH STREET, NCBS COLONY, NANGANALLUR, CHENNAI 600061 COMPRISED IN S.NO.19/3 (PT), 19/4 (PT), 20/1 (PT) & 20/3 (PT) (DOCUMENT) AND T.S.NO.18/1 & 18/2, BLOCK NO.31, WARD-B (PATTA) OF NANGANALLUR VILLAGE, ALANDUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

	SQ.M.
A) AREA STATEMENT	
AREA AS PER PATTA	994.50
AREA AS PER DOCUMENT	983.65
AREA CONSIDERED FOR FSI	983.65
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2741.97
FSI FACTOR	2.788
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	24	24
TWO WHEELER	11	13
CYCLE	-	0

FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
STILT PARKING FLOOR	0.00	28.78	0.00	0.00	0	28.78
FIRST FLOOR	0.00	543.06	0.00	0.00	5	543.06
SECOND FLOOR	0.00	543.04	0.00	0.00	5	543.04
THIRD FLOOR	0.00	560.51	0.00	0.00	6	560.51
FOURTH FLOOR	0.00	566.26	0.00	0.00	6	566.26
FIFTH FLOOR	0.00	500.32	0.00	0.00	5	500.32
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2741.97	0.00	0.00	27	2741.97

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	INST.		
A-1 (RESIDE...)		0.00	2741.97	0.00	0.00	27	2741.97
Total		0.00	2741.97	0.00	0.00	27	2741.97

P.P.A approved by C.M.D.A vide Lr.No.CMDA/PPP/4HRB/S/0687/2025 Dated...27/11/2025

FRONT ELEVATION

SECTION A-A

SECTION

PLAN

TYPICAL DETAILS FOR SOLAR VOLTAIC PANEL SYSTEM AT TERRACE FLOOR LEVEL

SECTION A-A

PLAN

DOMESTIC / METRO WATER SUMP

SECTION B-B

PLAN

RAIN WATER COLLECTION SUMP

SECTION

PLAN

DETAIL OF COLUMN FOOTING

3.50m

1.50m

1.5m

GATE WITH COMPOUND WALL ELEVATION

PLAN

SECTION OF COMPOUND WALL

3.50M WIDE GATE DETAILS

RAILING AT 0.90M HEIGHT

RAILING AT 0.75M HEIGHT

FINISHED LVL OF STEP

WAIST SLAB

TREAD 0.30
RISER 0.15

HAND RAIL SECTION
(FOR PH PERSONS)

KEY PLAN
(NOT TO SCALE)

SITE PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

FIFTH FLOOR PLAN (PART)

TERRACE FLOOR PLAN

SITE CUM STILT FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

UserDefinedMetric (841.00 x 1900.00MM)

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.