Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

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

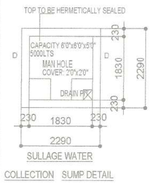
hello@verified.realestate
+91 9996 12 9996
verified.realestate

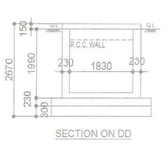
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PART) / GROUND FLOOR (PART) + 4 FLOORS + 5TH FLOOR (PART) (18.30M - HEIGHT) RESIDENTIAL BUILDING WITH 84 DWELLINGS FOR AFFORDABLE HOUSING WITH ASSOCIATION ROOM, GYM AND INDOOR GAMES AT ISHWARYAM GARDEN ROAD, VENGAIVASAL, CHENNAI COMPRISED IN OLD S.NOS.15/1 (PT) & 15/2 (DOCUMENT), NEW S.NO.15/1B & 15/2A1B (PATTA) OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.

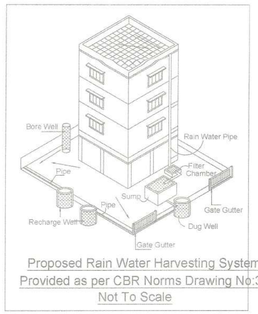
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3153.00
AREA AS PER DOCUMENT	3156.52
AREA CONSIDERED FOR FSI	3153.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	8184.08
FSI FACTOR	2.596
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

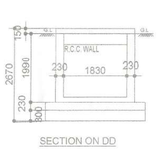
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	40	83
TWO WHEELER	92	100
CYCLE	-	0

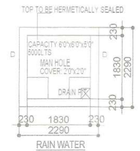


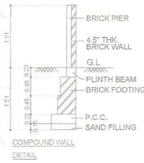


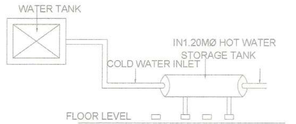


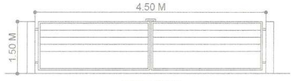
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

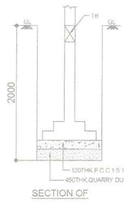


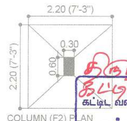


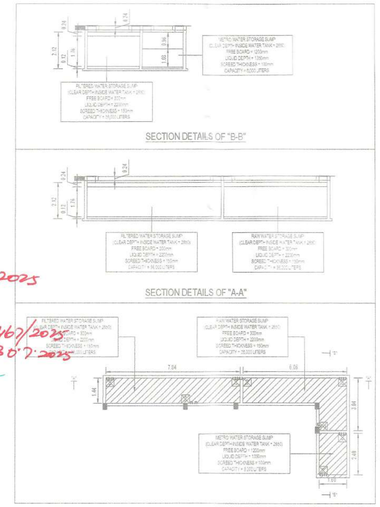


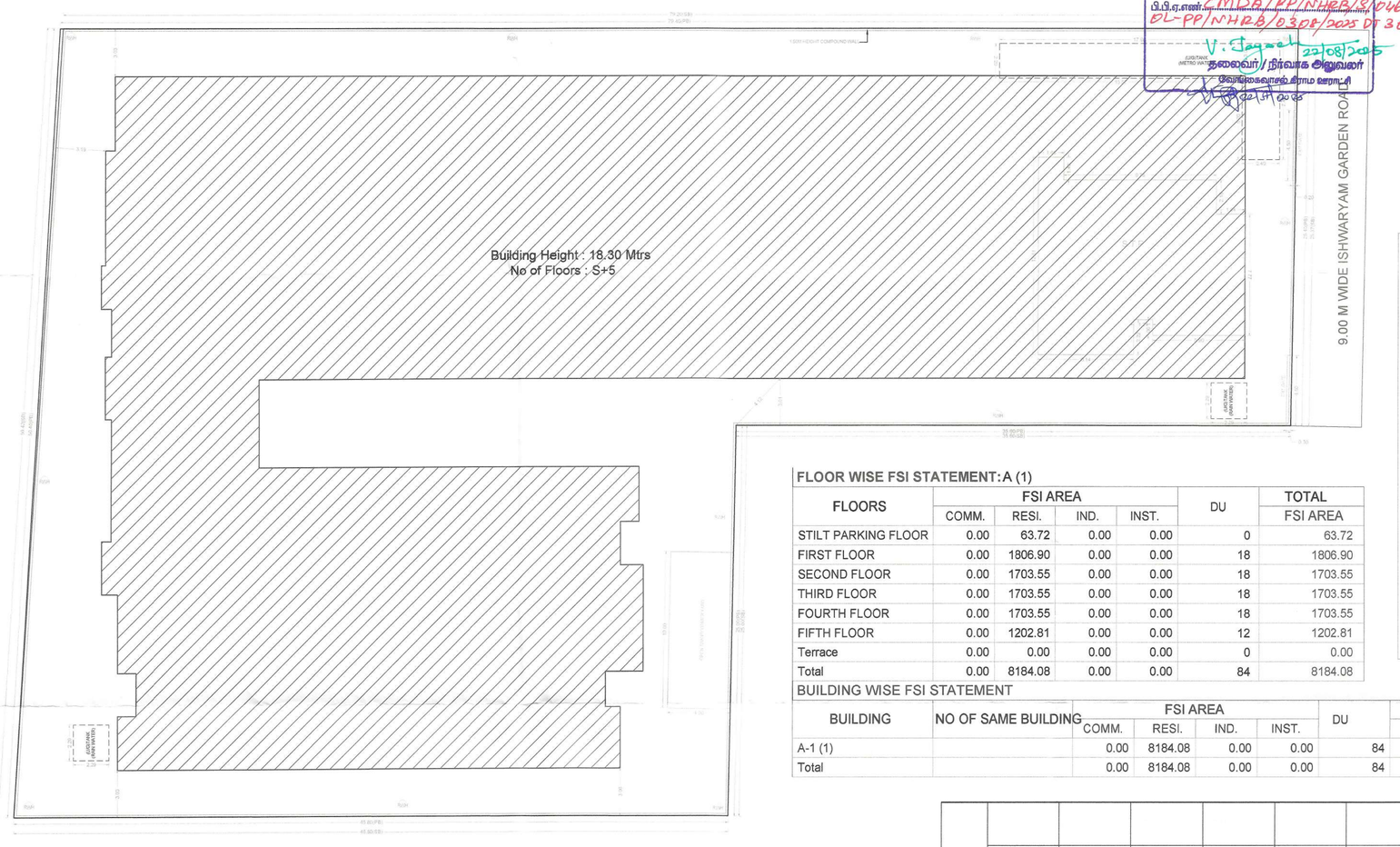












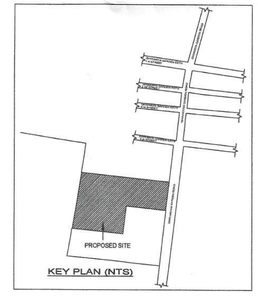
SITE PLAN

FLOOR WISE FSI STATEMENT: A (1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	63.72	0.00	0.00	0	63.72
FIRST FLOOR	0.00	1806.90	0.00	0.00	18	1806.90
SECOND FLOOR	0.00	1703.55	0.00	0.00	18	1703.55
THIRD FLOOR	0.00	1703.55	0.00	0.00	18	1703.55
FOURTH FLOOR	0.00	1703.55	0.00	0.00	18	1703.55
FIFTH FLOOR	0.00	1202.81	0.00	0.00	12	1202.81
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	8184.08	0.00	0.00	84	8184.08

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (1)		0.00	8184.08	0.00	0.00	84	8184.08
Total		0.00	8184.08	0.00	0.00	84	8184.08



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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under Rule 16 of TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8849 of 2019 and WMP (MD) Nos.7812 & 7817 of 2019.

Signature valid
Digitally Signed by Architect
Sign Date: 01-09-2025 10:35:08 AM

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

திருத்தி அமைத்துப்பட்ட கூட்டிட வரைபட அனுமதி எண்: நாள்: 22.9.2025

ஒப்புதல் அளிக்கப்படுகிறது

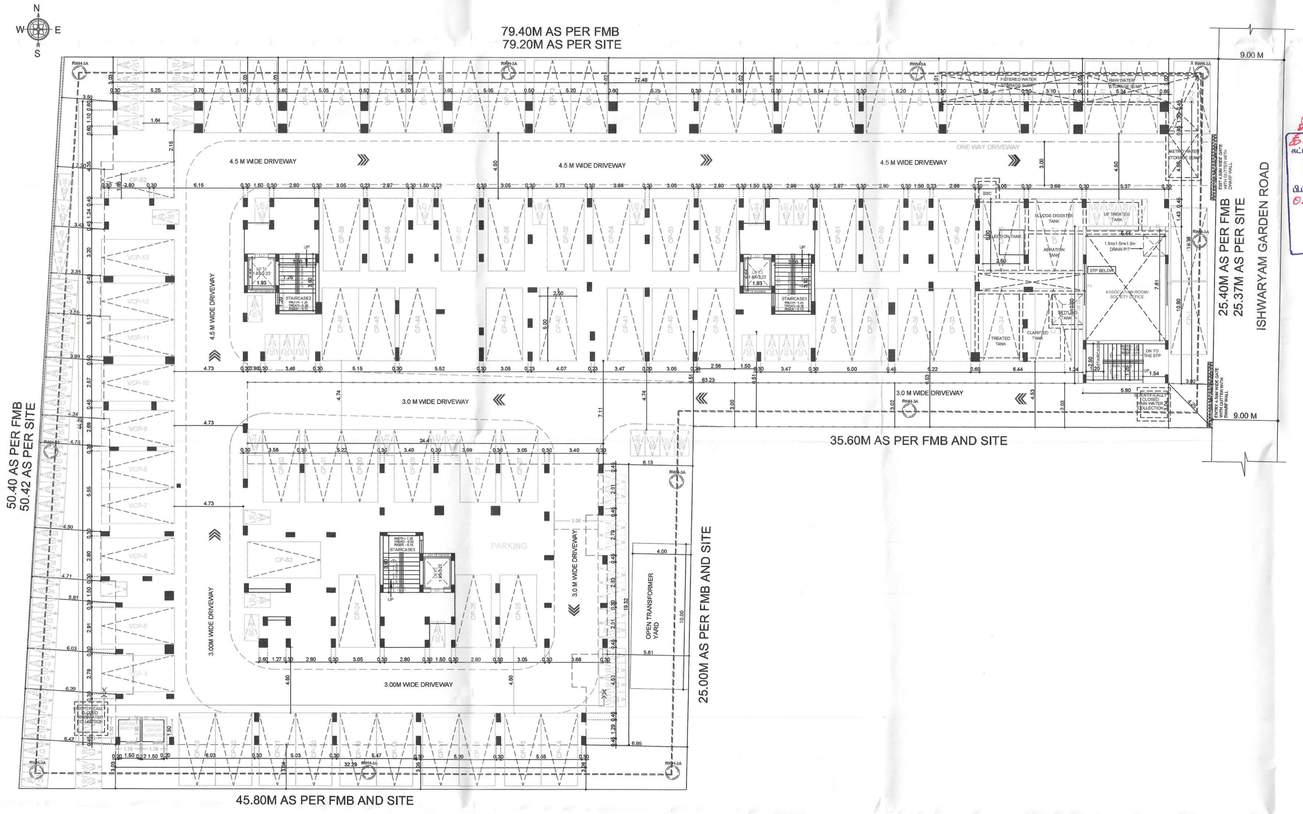
பி.பி.ஏ.எண்: CMDA/PP/NHRB/SA/0467/2025
DL-PP/NHRB/0308/2025 DT 30.7.2025

V. Jagadeesh 22/08/2025
தலைவர் / நிர்வாக அலுவலர்
பெருநகர சென்னை மாநகர வளர்ச்சி குழுமம்

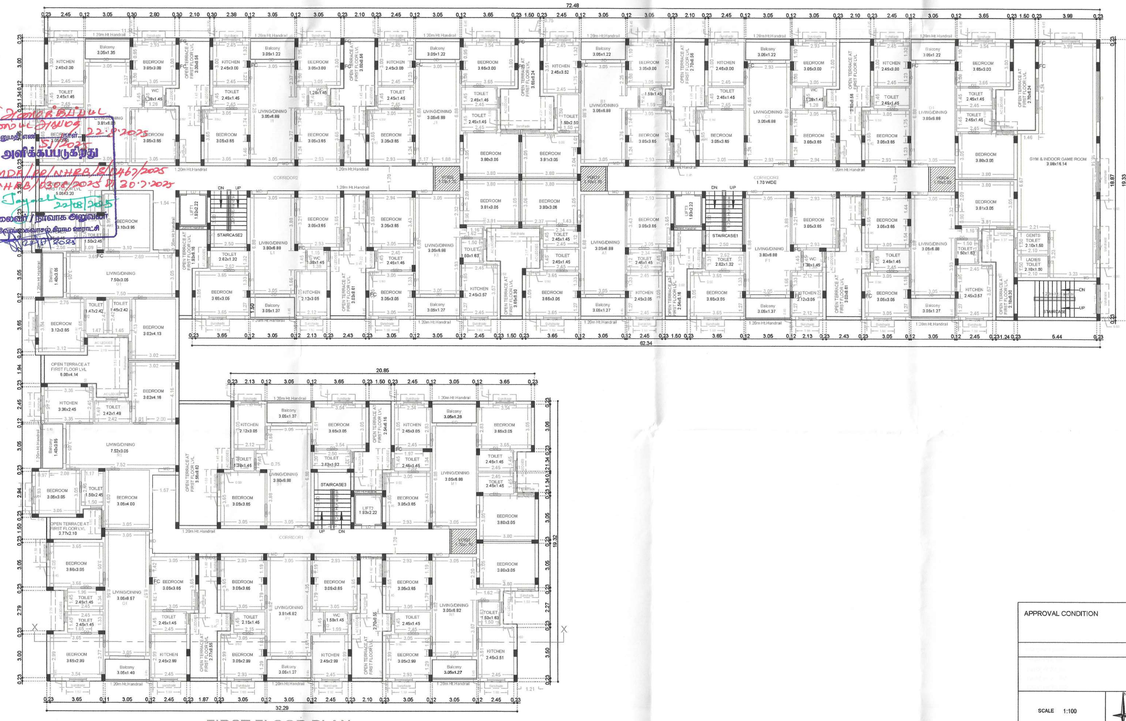
UserDefinedMetric (841.00 x 1500.00MM)

SHEET NO. 2 / 5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PART) / GROUND FLOOR (PART) + 4 FLOORS + 5TH FLOOR (PART) (18.30M - HEIGHT) RESIDENTIAL BUILDING WITH 84 DWELLINGS FOR AFFORDABLE HOUSING WITH ASSOCIATION ROOM, GYM AND INDOOR GAMES AT ISHWARYAM GARDEN ROAD, VENGAIVASAL, CHENNAI COMPRISED IN OLD S.NOS.15/1 (PT) & 15/2 (DOCUMENT), NEW S.NO.15/1B & 15/2A1B (PATTA) OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.



SITE CUM STILT FLOOR (PART) / GROUND FLOOR (PART) PLAN



FIRST FLOOR PLAN

சிறந்த சென்னைப் பெருமாநகர வளர்ச்சிக் குழுமம்
கட்டிட வரைபட அனுமதிக்கான
ஒப்புதல் அளிக்கப்படுகிறது
பி.மு.எண்: CMDA/PO/NHBA/B/0467/2025
DT-PP/NHBA/0300/2025 dt 20.5.2025
V. Sumathi 20.5.2025
தலைமை / நிர்வாக அலுவலர்
செயலாளர்/உதவி ஊராட்சி
ஆணையர்

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For [Deputy Planner / Chief Planner / Member-Secretary]
Chennai Metropolitan Development Authority (MDA)
This Approval is valid only after building Permit is issued by the concerned Local Body.

This Planning Permission issued under Note Rule 7(1)(iii), 2012 is subject to final outcome of the W.P. No.15128/2025 & WMP No.17258/2025 dated 20.5.2025

KEY NO.

QR CODE

Applicants [Owner / Developer / Power of Attorney]

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

User Defined Metric (841.00 x 1800.00MM)

SHEET NO. 3 / 5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PART) / GROUND FLOOR (PART) + 4 FLOORS + 5TH FLOOR (PART) (18.30M - HEIGHT) RESIDENTIAL BUILDING WITH 84 DWELLINGS FOR AFFORDABLE HOUSING WITH ASSOCIATION ROOM, GYM AND INDOOR GAMES AT ISHWARYAM GARDEN ROAD, VENGAIVASAL, CHENNAI COMPRISED IN OLD S.NOS.15/1 (PT) & 15/2 (DOCUMENT), NEW S.NO.15/1B & 15/2A1B (PATTA) OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.



SECOND FLOOR PLAN



TYPICAL - 3& 4 FLOOR PLAN

தற்காலிக அங்கீகரிப்பட்டது
இயக்குநர் நிலைய அதிகாரி
கட்டிட வரைபட அனுமதி எண்: ..... நாள் 22.8.2025
ஒப்புதல் அளிக்கப்படுகிறது
பி.க.எண்: CMDA/PP/MCHRB/3/0467/2025
DL-PP/MCHRB/030S/2025 Dt 30.7.25
V. Jayanthi 22.08.2025
தலைவர் / திட்ட அலுவலர்
பெருநகர சென்னை வளர்ச்சிக் குழுமம்

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

KEY NO.

QR CODE

This Planning Permission issued under the Provisions of Section 113 of the Act and Clause 17(a) (iii) (a) (b) of the Regulations and Rule 3(1) of the Second Schedule to the Act

Applicant's (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

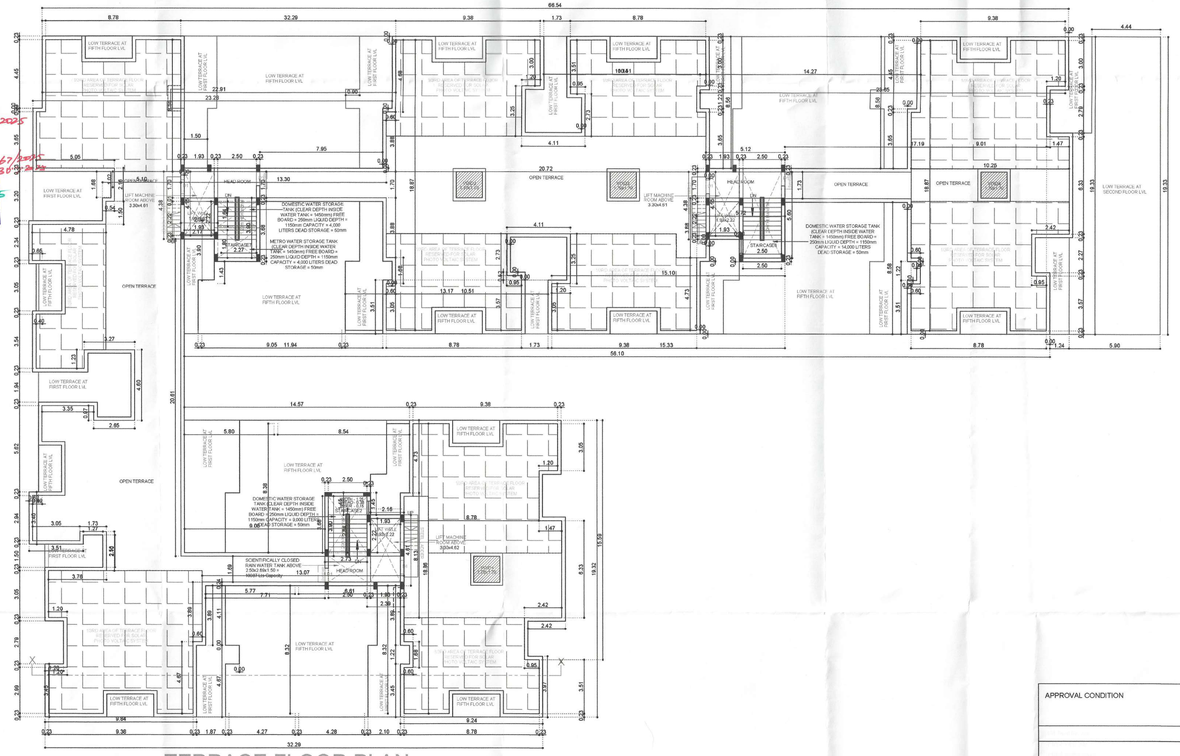
UserDefinedMetric (841.00 x 1700.00MM)

SHEET NO. 4 / 5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PART) / GROUND FLOOR (PART) + 4 FLOORS + 5TH FLOOR (PART) (18.30M - HEIGHT) RESIDENTIAL BUILDING WITH 84 DWELLINGS FOR AFFORDABLE HOUSING WITH ASSOCIATION ROOM, GYM AND INDOOR GAMES AT ISHWARYAM GARDEN ROAD, VENGAIVASAL, CHENNAI COMPRISED IN OLD S.NOS.15/1 (PT) & 15/2 (DOCUMENT), NEW S.NO.15/1B & 15/2A1B (PATTA) OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.



FIFTH FLOOR (PART) PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Chief/Member Secretary

This Approval is valid only after building Permit is issued by the concerned Local Body

KEY NO.

QR CODE

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 1700.00MM)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PART) / GROUND FLOOR (PART) + 4 FLOORS + 5TH FLOOR (PART) (18.30M - HEIGHT) RESIDENTIAL BUILDING WITH 84 DWELLINGS FOR AFFORDABLE HOUSING WITH ASSOCIATION ROOM, GYM AND INDOOR GAMES AT ISHWARYAM GARDEN ROAD, VENGAIVASAL, CHENNAI COMPRISED IN OLD S.NOS.15/1 (PT) & 15/2 (DOCUMENT), NEW S.NO.15/1B & 15/2A1B (PATTA) OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.



ELEVATION



SECTION XX

சிறப்பு அலுவலர்
இணை இயக்குநர் அலுவலர்
கூடுதல் இயக்குநர் அலுவலர்
துணை இயக்குநர் அலுவலர்
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.எஸ்.எண்.
தலைவர் / நிர்வாக அலுவலர்
மேலமைப்பாளர் அல்லது நகர ஊரமைப்பாளர்

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.6646 of 2019 and WMP (MD) Nos. 6912 & 6913 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

Signature valid
Signed for 'Village Panchayat President, Thiruvallur, Tamil Nadu, India'
Date: 2025.08.27 15:39:16 IST

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A0_(841.00_x_1189.00_MM)

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.