Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

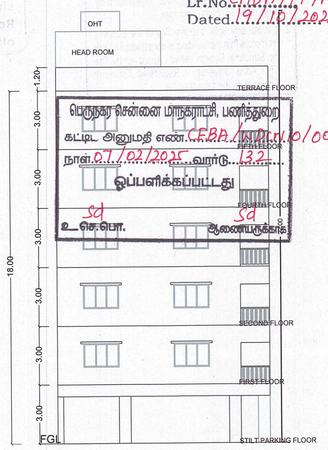
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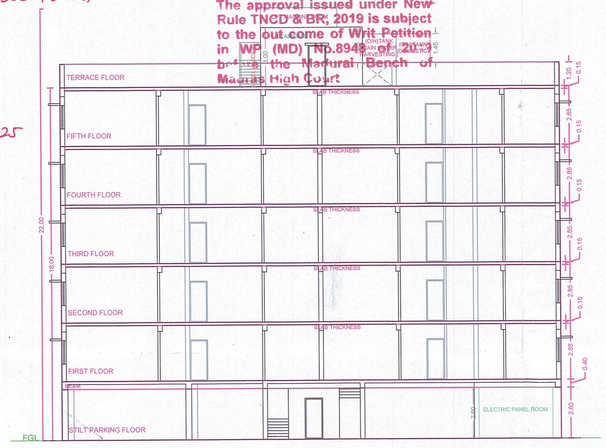
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0530/2024
Dated. 17/10/2024

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 in the Madurai Bench of Madras High Court

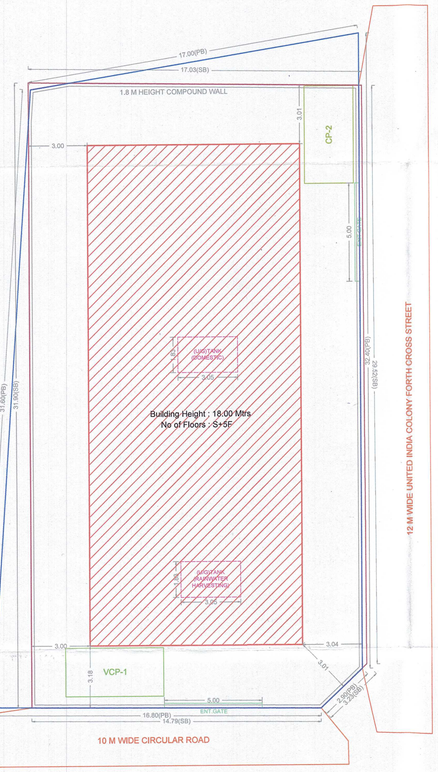
பெறுநர் சென்னை பாதுகாப்பி, பனிந்துரை
கட்டிட அனுமதி எண்.CFBA / பெரும்பாக்கம் / 0000048 / 2025
நாள் 07/02/2025 வார்த்தை 132
ஒப்பளிக்கப்பட்டது
Sd
உ.செ.வெபா. ஆணையருக்காக



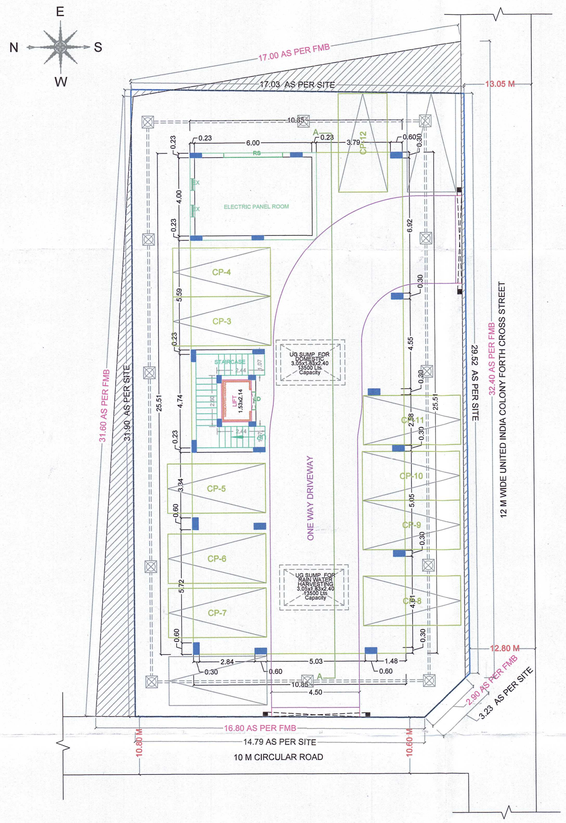
ELEVATION



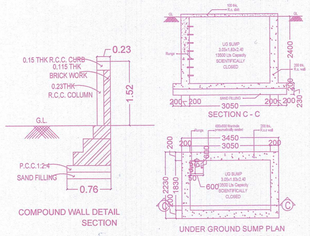
SECTION ON A - A



SITE PLAN



SITE CUM STILT FLOOR PLAN

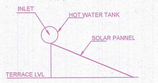


COMPOUND WALL DETAIL SECTION

UNDER GROUND SUMP PLAN (FOR DOMESTIC AND RAIN WATER HARVESTING)



PLAN OF SOLAR PANEL WATER HEATING SYSTEM



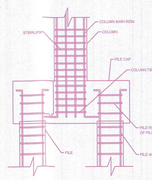
SECTION OF SOLAR PANEL SECTION

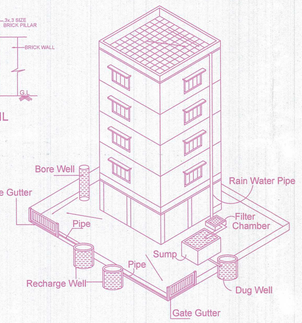


DWARF WALL DETAIL



COMPOUND WALL GATE DETAIL





Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing
Not To Scale

FLOOR WISE FSI STATEMENT: RES (SB)						
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	276.78	0.00	0.00	2	276.78
SECOND FLOOR	0.00	276.78	0.00	0.00	2	276.78
THIRD FLOOR	0.00	276.78	0.00	0.00	2	276.78
FOURTH FLOOR	0.00	276.78	0.00	0.00	2	276.78
FIFTH FLOOR	0.00	276.78	0.00	0.00	2	276.78
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1412.70	0.00	0.00	10	1412.70

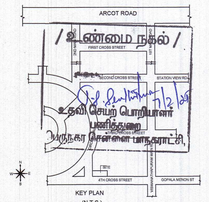
BUILDING WISE FSI STATEMENT							
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
RES-1 (SB)		0.00	1412.70	0.00	0.00	10	1412.70
Total		0.00	1412.70	0.00	0.00	10	1412.70

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.0 M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 12, UNITED INDIA COLONY 4TH CROSS STREET, KODAMBAKKAM, CHENNAI, COMPRISED IN PAIMASH NO. 905, 943 TO 948, 39, 900, 910 TO 916 AND T.S. NO:87/1, 87/2, 87/3, BLOCK NO. 40 OF PULIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

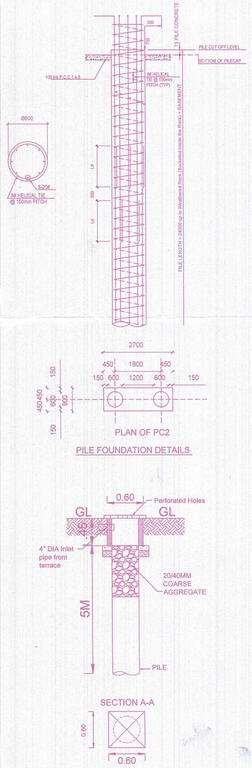
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	541.50
AREA AS PER DOCUMENT	517.19
AREA CONSIDERED FOR FSI	517.19
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1412.70
FSI FACTOR	2.731
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	12
TWO WHEELER	0	0
CYCLE	-	0

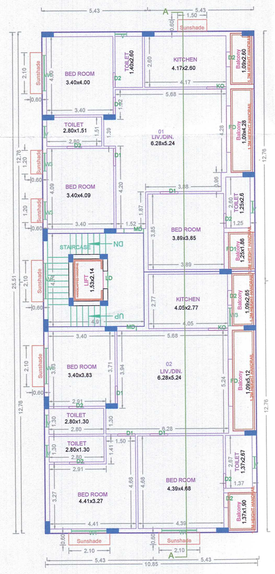


Location plan (Taken as per User Inputs)

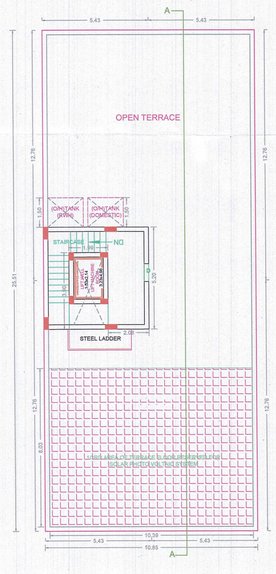


PILE FOUNDATION DETAILS

RWH TYPICAL DETAIL



TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Signed by 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 VMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect
Sign Date: 10/10/2024 8:57:49 PM

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

Owner-1	Owner-2	Owner-3	Owner-4	Owner-5	Owner-6	Owner-7	Owner-8	Owner-9	Owner-10

Applicants (Owner / Developer / Power of Attorney)

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.