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

பெருநகர சென்னை மாநகராட்சி பணிக்குறை
வ.எ. செயற்பொறி வரை CERB/KLKM/ 11/00485/ 2025
நாள் 24/11/2025 வளாகம் 132
ஒப்புகைக்கப்பட்டது

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 Madurai Bench of Madras High Court

SECTION AA

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TPE/NHRB/c/0428/2025
Dated...24/11/2025.

SECURITY CABIN
PLAN
SECTION - AA
ELEVATION-A
SECURITY CABIN

RAMP PART SECTION
SCALE:1:50
RAMP VIEW
EXPERT TO BASEMENT
27.18M LONG 3.35 HIGH RAMP
VEHICULAR SLOPE 1:6
SCALE:1:50
RAMP PART SECTION-2
SCALE:1:50
RAMP PART SECTION-3
SCALE:1:50

KEY PLAN NTS
Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + STILT FLOOR + 1ST FLOOR PART TO 5TH FLOOR PART RESIDENTIAL BUILDING WITH 59 NOS OF DWELLING UNITS AT NEW NO.1 OLD PREMIUM FSI WITH TDR BONUST AT S.NO.DEVA KUPPAM ROAD, VALASARAVAKKAM, CHENNAI COMPRISED IN S.No.4/7/1B, 4/7/2A2, & 4/7/2A3, 5,6,7 VALASARAVAKKAM VILLAGE, MADURAVOYAL TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA OF PLOT	2800.00
AREA AS PER DOCUMENT	2800.00
AREA CONSIDERED FOR FSI	2800.00
STREET ALIGNMENT/ ROAD WIDE/WIDENING ROAD	0.00
OWN AREA	0.00
TOTAL FSI AREA	5417.13
FSI FACTOR	2.759
COVERAGE AREA (PERCENTAGE %)	59

A) PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
CURRY		
CAR	59	59
TWO WHEELER	0	0
CYCLE	0	0

RAIN WATER SUMP
SECTION A-A
DOMESTIC+BTRO WATER SUMP
PLAN

Solar glass panel
Stand for solar panel
Terrace Floor Slab
Plan
Elevation
solar Photo Voltic Panel

G.L
DWARF WALL 75MM HEIGHT
DWARF WALL DETAIL
SCALE 1:12.5

G.L
1.50
DWARF WALL 75 MM
4.50 HEIGHT
PLAN

G.L
1.50
WALL
GROUND LEVEL
PCC 1:5:10
SAND FILLING
SECTION-TT

RAFT FOUNDATION & RETAINING WALL DETAILS

PLAN
TITLE1
DRWG-NO
TITLE2
SCALE1 SCALE2

RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CMA NORMS DRAWING NO SA
NOT TO SCALE

SECTION
RAIN WATER HARVESTING PIT

12.10m
SRIDEVIKUPPAM MAIN ROAD
Building Height : 18.25 Mtrs
No of Floors : B+S+5 Floors
12.00m
SITE PLAN

TYPICAL - 2, 3, 4& 5 FLOOR (PART) PLAN

TERRACE FLOOR PLAN

AS PER TNCDBR RAIN WATER HARVESTING

AS PER SITE 61.30
AS PER FMB 61.20
AS PER SITE 62.33
12.10m
12.00m
SRIDEVIKUPPAM MAIN ROAD
4.5M WIDE DRIVEWAY
ENTRY
EXIT
ONE WAY DRIVEWAY
BASEMENT PARKING FLOOR PLAN

SITE CUM STILT FLOOR PLAN

FIRST FLOOR (PART) PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
A-1 (RESIDE...)		0.00	7417.13	0.00	0.00	59	7417.13
Total		0.00	7417.13	0.00	0.00	59	7417.13

FLOOR WISE FSI STATEMENT: A (RESIDENTIAL BUILDING)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
STILT PARKING FLOOR	0.00	77.45	0.00	0.00	0	77.45
FIRST FLOOR	0.00	1473.00	0.00	0.00	11	1473.00
SECOND FLOOR	0.00	1466.67	0.00	0.00	12	1466.67
THIRD FLOOR	0.00	1466.67	0.00	0.00	12	1466.67
FOURTH FLOOR	0.00	1466.67	0.00	0.00	12	1466.67
FIFTH FLOOR	0.00	1466.67	0.00	0.00	12	1466.67
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	7417.13	0.00	0.00	59	7417.13

APPROVAL CONDITION

SCALE 1:100

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

Signature valid
Digitally Signed by Executive Engineer
Date: 24-11-2025 03:57:13 PM

Applicants (Owner / Developer / Power of Attorney)

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

User:Selfmade Metric (841.00 x 2000.00MM)

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.