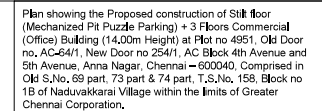
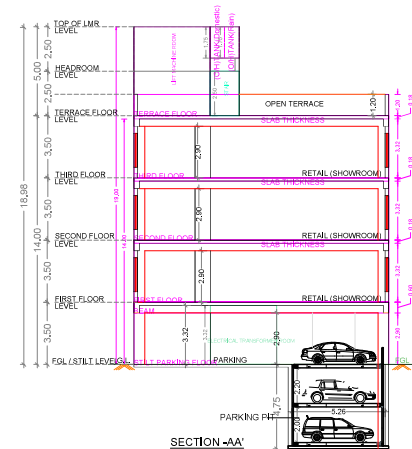
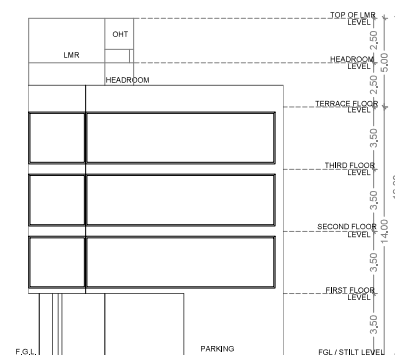
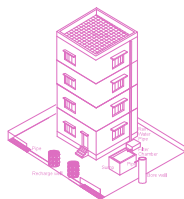


RERA Document

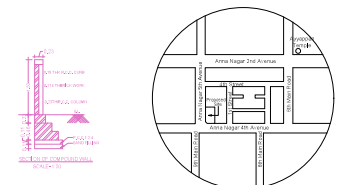
The document as the regulator published it, reproduced in full behind this page.

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

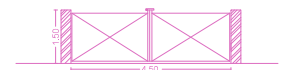


A) AREA STATEMENT	SQ.M.
AREA AS PER PATT A	530.50
AREA AS PER DOCUMENT	529.54
AREA CONSIDERED FOR FSI	529.54
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1060.40
FSI FACTOR	2.002
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	15	16
TWO WHEELER	15	31
CYCLE	-	0



Location plan (Taken as per User Inputs)



COMPOUND WALL DETAIL



4.50
GATE ELEVATION



GATE PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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

BUILDING WISE FSI STATEMENT							
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RETAIL)		1060.40	0.00	0.00	0.00	0	1060.40
Total		1060.40	0.00	0.00	0.00	0	1060.40

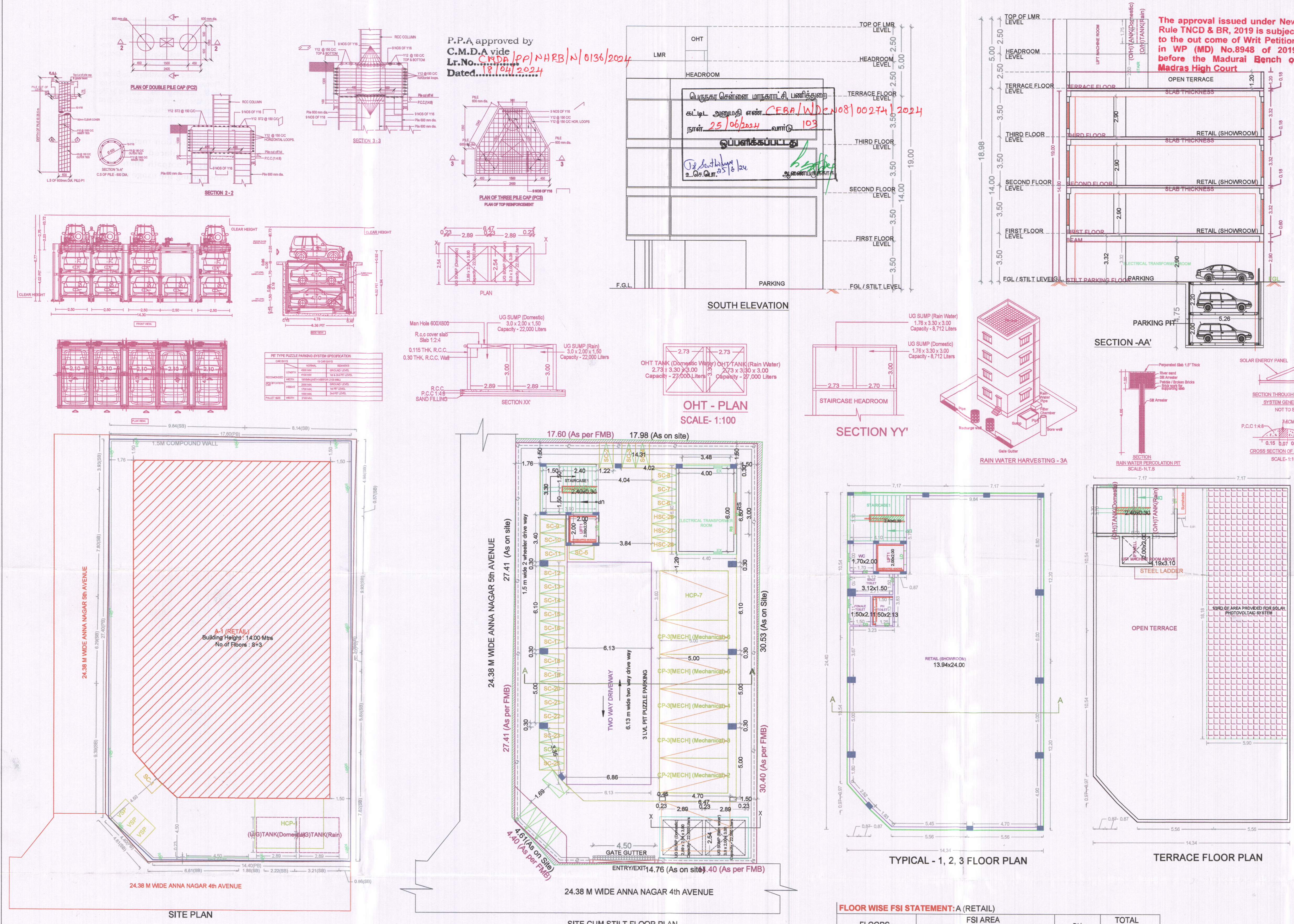
FLOOR WISE FSI STATEMENT: A (RETAIL)						
FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
STILT PARKING FLOOR	28.16	0.00	0.00	0.00	0	28.16
FIRST FLOOR	344.08	0.00	0.00	0.00	0	344.08
SECOND FLOOR	344.08	0.00	0.00	0.00	0	344.08
THIRD FLOOR	344.08	0.00	0.00	0.00	0	344.08
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	1060.40	0.00	0.00	0.00	0	1060.40

This Planning Permission issued under New Rule TRCDBR, 2018 is subject to final outcome of the VCP, (MD) No. 8548 of 2019 and VMP (MD) No. 6912 & 6913 of 2019.

Signature valid
Digitally signed by
Architect: K. A. Mohideen
Sign Date: 04/11/2024 5:33:28 PM

Applicants (Owner / Developer / Power of Attorney)

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



BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	INST.		
A-1 (RETAIL)		1060.40	0.00	0.00	0.00	0	1060.40
Total		1060.40	0.00	0.00	0.00	0	1060.40

FLOOR WISE FSI STATEMENT: A (RETAIL)

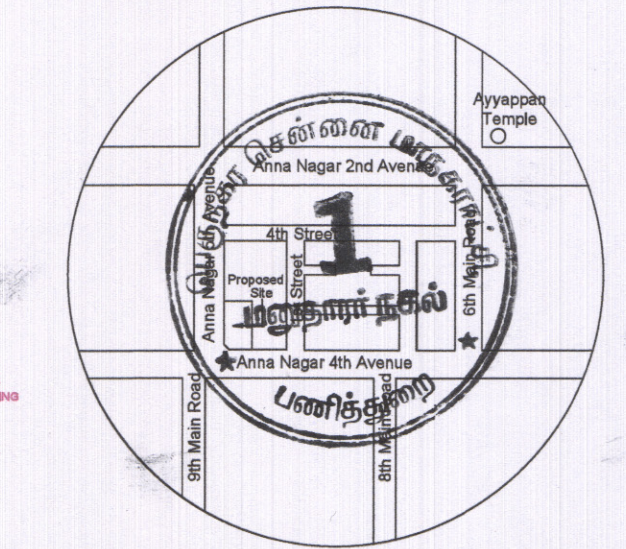
FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
STILT PARKING FLOOR	28.16	0.00	0.00	0.00	0	28.16
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THIRD FLOOR	344.08	0.00	0.00	0.00	0	344.08
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	1060.40	0.00	0.00	0.00	0	1060.40

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (MECHANIZED PIT PUZZLE PARKING) + 3 FLOORS COMMERCIAL (RETAIL) BUILDING (14.00M HEIGHT) AT PLOT NO 4951, OLD DOOR NO: AC-64/1, NEW DOOR NO: 254/1, AC BLOCK 4TH AVENUE & 5TH AVENUE, ANNA NAGAR, CHENNAI - 600 040, COMPRISED IN OLD S.NO: 69 Pt & 73 Pt & 74Pt, T.S.NO: 158 OF BLOCK NO: 1B OF NADUVAKKARAI VILLAGE WITHIN THE OF GREATER CHENNAI CORPORATION. DIVISION NO - 103 ZONE - 08

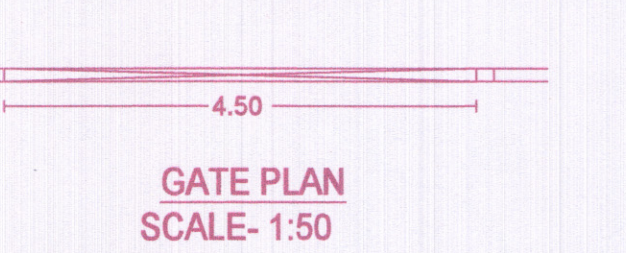
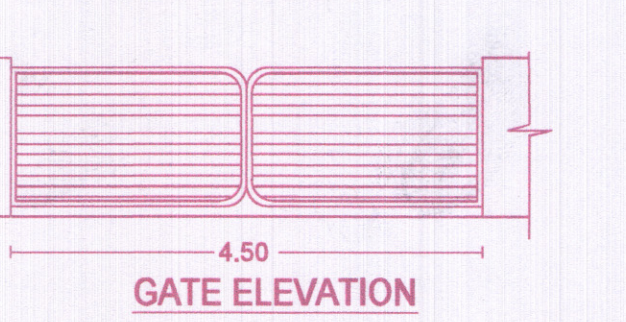
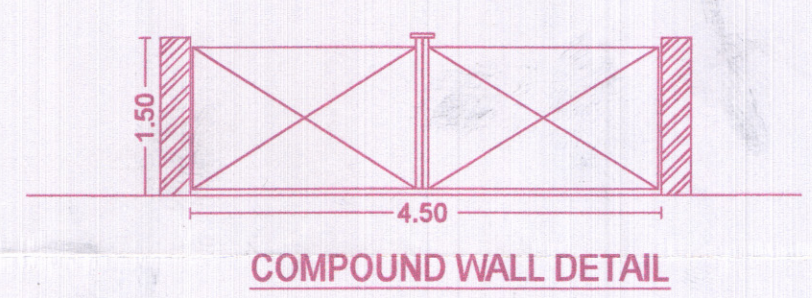
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TOTAL FSI AREA	1060.40
FSI FACTOR	2.002
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT	REQUIRED	PROVIDED
VEHICLE		
LORRY	-	0
CAR	15	16
TWO WHEELER	15	31
CYCLE	-	0

NOTE : DEMOLITION PERMISSION NO : DAWDCNO8/00859/2023 DATE : 07/10/23

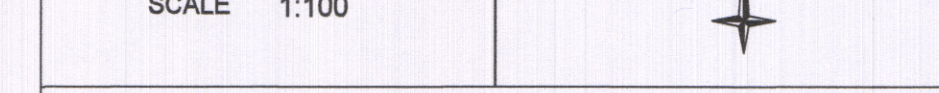


Location plan (Taken as per User Inputs)



APPROVAL CONDITION

SCALE 1:100



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)

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

Signature valid

Architect: K. S. Sridharan
Sign Date: 04/11/2024 5:33:28 PM

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_841.00_x_1189.00_MM

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

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](#)



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



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.

