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.

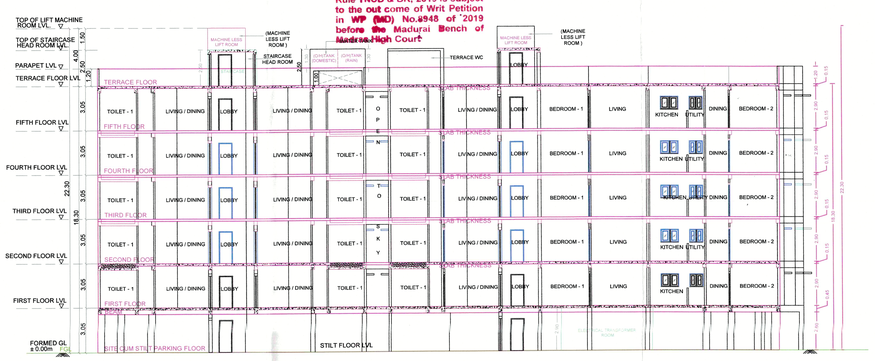
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

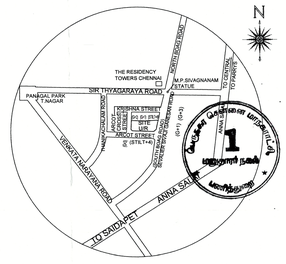
DIGITALLY VERIFIED RECORD



FRONT ELEVATION



SECTION -AA



KEY PLAN
(NOT TO SCALE)

Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT-18.30M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT NEW DOOR NO.12, OLD DOOR NO.52, (SOUTH BOAG ROAD) CHEVALIER SIVAJI GANESAN SALAI, THIYAGARAYA NAGAR, CHENNAI - 600017 COMPRISED IN OLD S.NOS.120/3 (PART) AND 122/2 (PART) AS PER DOCUMENT AND T.S.NO.6468 AND T.S.NO. 6469 AS PER PATTA, BLOCK NO.140 OF THIYAGARAYA NAGAR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1198.00
AREA AS PER DOCUMENT	1235.60
AREA CONSIDERED FOR FSI	1198.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	3310.50
FSI FACTOR	2.763
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

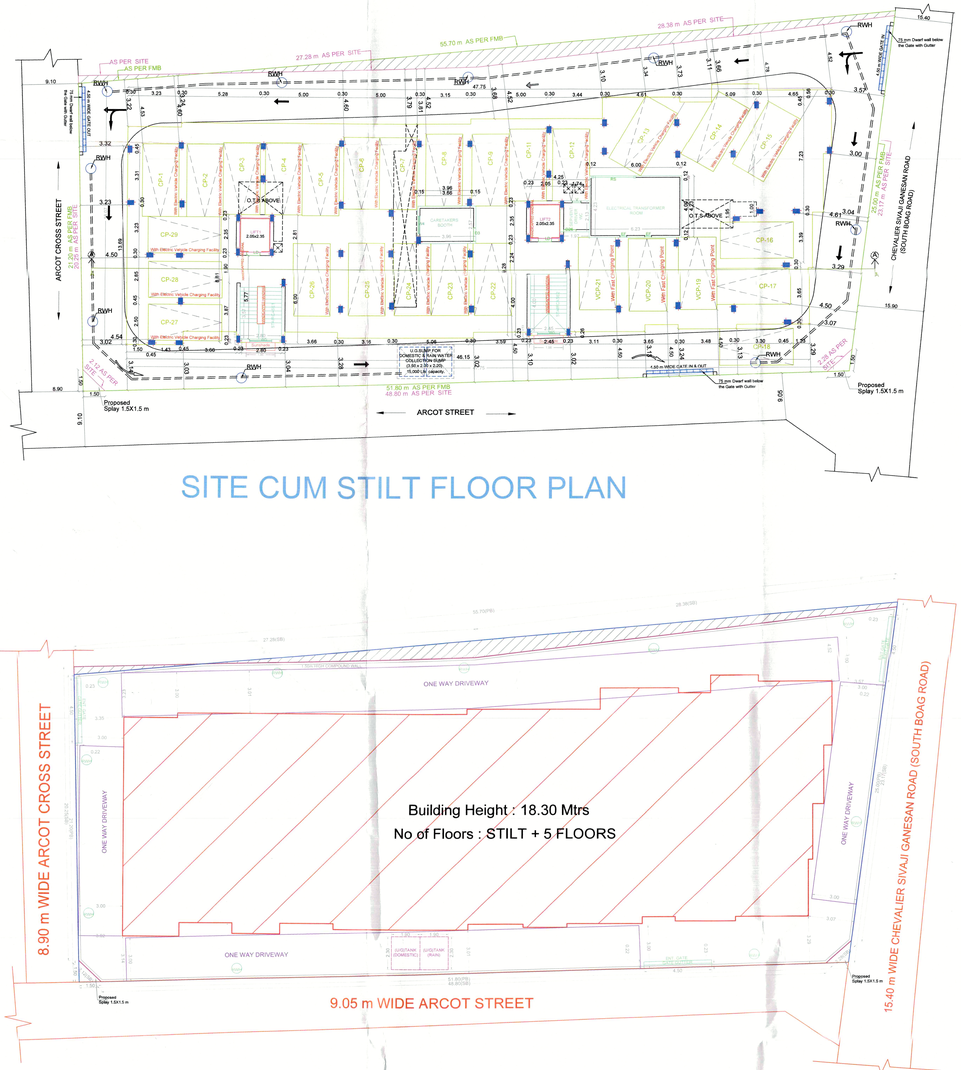
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	28	28
TWO WHEELER	0	0
CYCLE	-	0

BUILDING WISE FSI STATEMENT

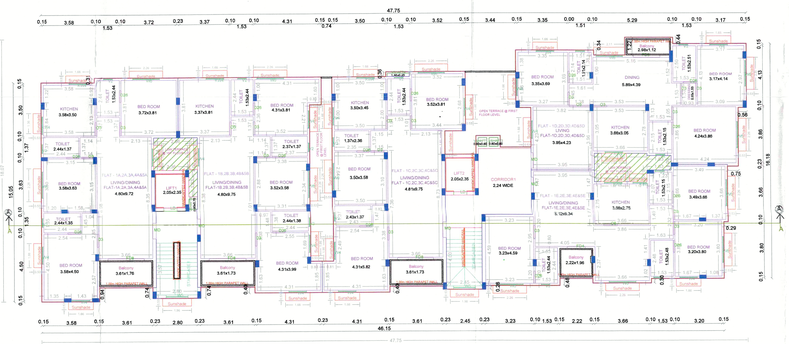
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (SABARI)		0.00	3310.50	0.00	0.00	25	3310.50
Total		0.00	3310.50	0.00	0.00	25	3310.50

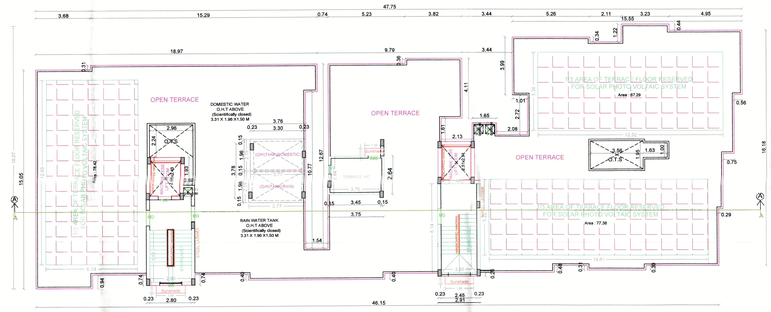
FLOOR WISE FSI STATEMENT: NHRB (SABARI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
SITE CUM STILT PARKING FLOOR	0.00	26.35	0.00	0.00	0	26.35
FIRST FLOOR	0.00	656.83	0.00	0.00	5	656.83
SECOND FLOOR	0.00	656.83	0.00	0.00	5	656.83
THIRD FLOOR	0.00	656.83	0.00	0.00	5	656.83
FOURTH FLOOR	0.00	656.83	0.00	0.00	5	656.83
FIFTH FLOOR	0.00	656.83	0.00	0.00	5	656.83
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3310.50	0.00	0.00	25	3310.50



SITE CUM STILT FLOOR PLAN



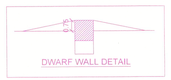


TERRACE FLOOR PLAN

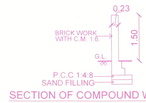
SITE PLAN



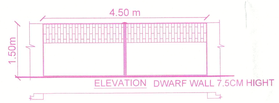
DETAILS OF BORE WELL [HERMITICALLY SEALED]



DWARF WALL DETAIL

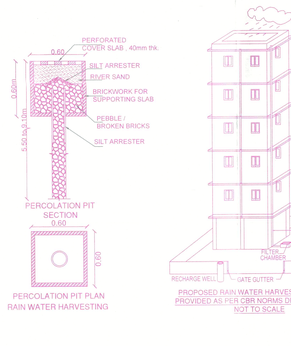


SECTION OF COMPOUND WALL

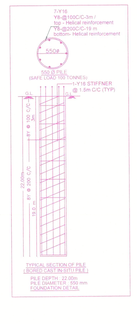


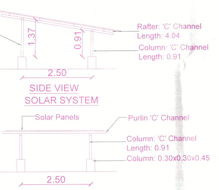
ELEVATION DWARF WALL 7.5CM HIGHT

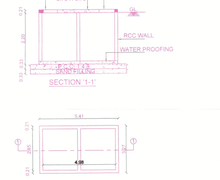
PLAN OF COMPOUND WALL & GATE



PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO.-3A NOT TO SCALE







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

QR CODE

The approval issued under New Rule TNCD & BR, 2019 is subject to the outcome of Writ Petition in WP (MD) No.8948 of '2019 before the Madurai Bench of Madras High Court

P.P.A approved by C.M.D.A vide Lr.No.CMDA/PPA/NHRB/a/0787/2025 Dated 19/05/2026

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.8948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

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

ISO_full_bleed_2A0_(1189.00_x_1682.00_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.