Verified RealEstate™

RE REGULATORY RECORD

RERA Document

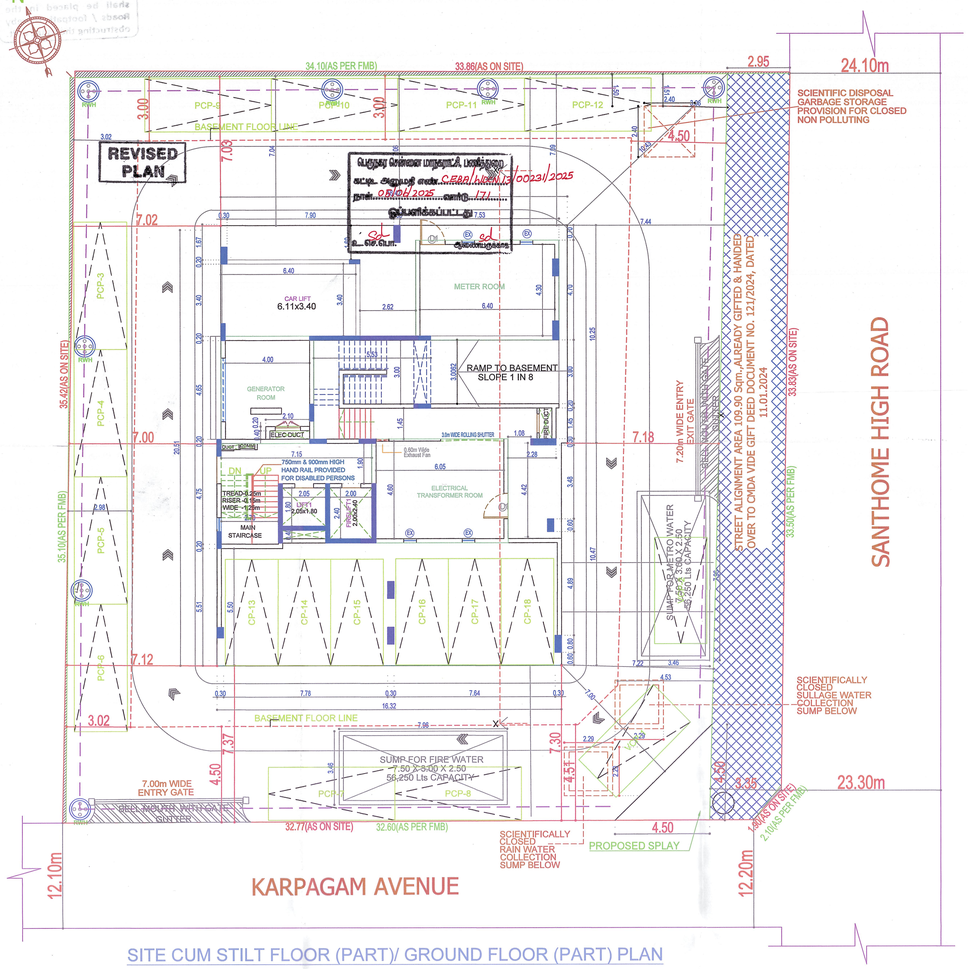
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Verified RealEstate™
3/350/2 Mettukuppam,
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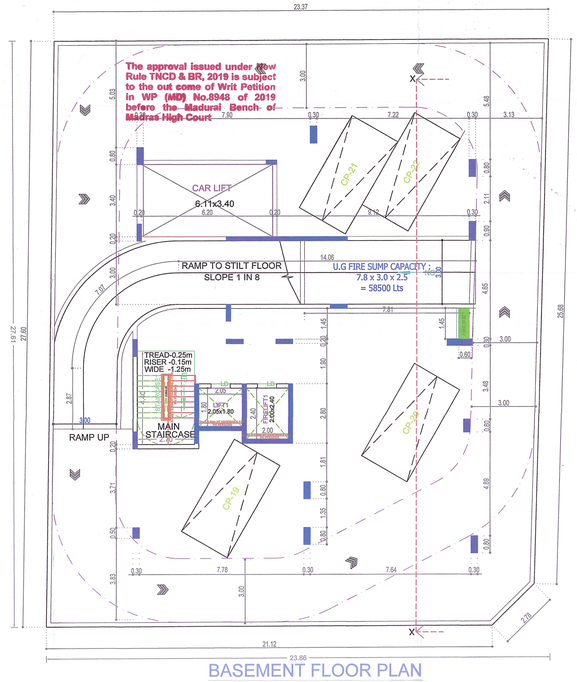
hello@verified.realestate
+91 9996 12 9996
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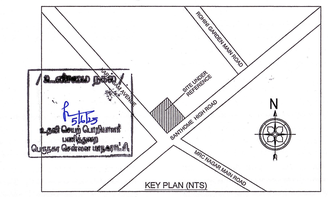


SITE CUM STILT FLOOR (PART)/ GROUND FLOOR (PART) PLAN

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/S/0526/2024
Dated. 22/04/2024.



BASEMENT FLOOR PLAN



SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE REVISION & ADDITIONAL CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR + STILT FLOOR PART / GROUND FLOOR PART (GENERATOR ROOM, METER ROOM, TRANSFORMER ROOM) + 1st FLOOR TO 9 FLOORS WITH 18 DWELLING UNITS OF RESIDENTIAL BUILDING AT OLD DOOR NO.96, NEW DOOR NO.140, KARPAGAM AVENUE, SANTHOME HIGH ROAD, RAJA ANNAMALAIPURAM, CHENNAI -600 028, COMPRISED IN R.S. NO.4297/24, BLOCK NO.95 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1200.00
AREA AS PER DOCUMENT	1207.26
AREA CONSIDERED FOR FSI	1200.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	109.90
OSR AREA	0.00
TOTAL FSI AREA	3079.13
FSI FACTOR	2.566
COVERAGE AREA (PERCENTAGE %)	334.51 (27.88%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	20	22
TWO WHEELER	0	0
CYCLE	-	0

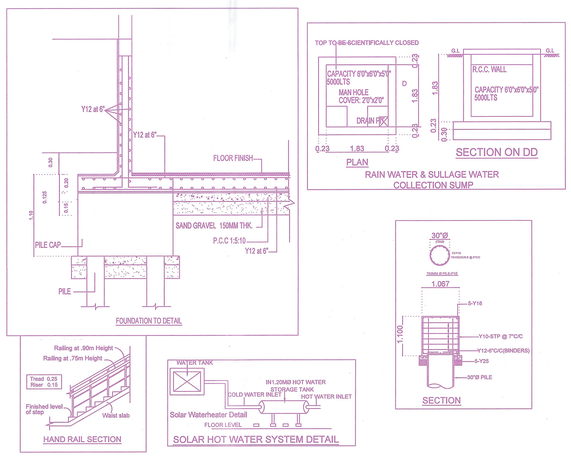
FLOOR WISE FSI STATEMENT: A (B+S+9 FLOORS_RESID...)

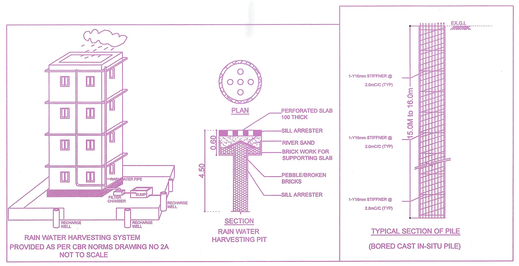
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
STILT PARKING FLOOR	0.00	85.75	0.00	0.00	0	85.75
FIRST FLOOR	0.00	333.22	0.00	0.00	2	333.22
SECOND FLOOR	0.00	332.52	0.00	0.00	2	332.52
THIRD FLOOR	0.00	332.52	0.00	0.00	2	332.52
FOURTH FLOOR	0.00	332.52	0.00	0.00	2	332.52
FIFTH FLOOR	0.00	332.52	0.00	0.00	2	332.52
SIXTH FLOOR	0.00	332.52	0.00	0.00	2	332.52
SEVENTH FLOOR	0.00	332.52	0.00	0.00	2	332.52
EIGHTH FLOOR	0.00	332.52	0.00	0.00	2	332.52
NINTH FLOOR	0.00	332.52	0.00	0.00	2	332.52
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3079.13	0.00	0.00	18	3079.13

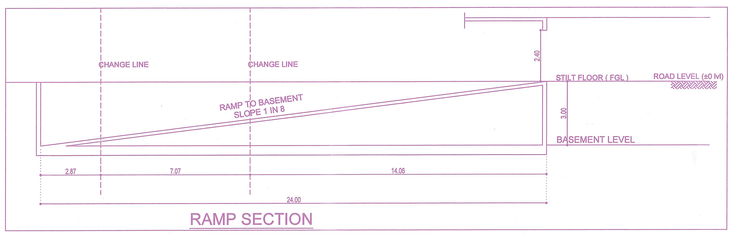
BUILDING WISE FSI STATEMENT

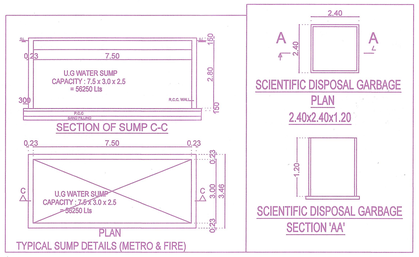
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (B+S+9 ...)		0.00	3079.13	0.00	0.00	18	3079.13
Total		0.00	3079.13	0.00	0.00	18	3079.13

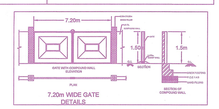
EARLIER APPROVAL:-
- PLANNING PERMISSION OBTAINED FROM CMDA APPROVED NO: OL-PP/HRB/0002/2024 DATED 30/01/2024, VIDE LETTER NO. CMDA/PP/HRB/S/0031/2023 PERMIT NO. OL-00730, DATED 30.01.2024
- BUILDING PERMISSION OBTAINED FROM GCC APPROVED NO. CEBA/WDCN13/00069/2024, DATED 09.02.2024











APPROVAL CONDITION

Previous File No. CMDA/PP/HRB/S/0031/2023
Approval Date 03/07/2002
Approval No. SD/418/2001
Permit No. CEBA/WDCN13/00069/2024

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 CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8945 of 2019 and VAAP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect: R. RAMESH KRISHNA
Sign Date: 02/10/2025 11:10:19 AM

Applicants (Owner / Developer / Power of Attorney)

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

ARCH_E (36.00 x 48.00 Inches)

FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

PLAN SHOWING THE REVISION & ADDITIONAL CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 30.0M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR + STILT FLOOR PART / GROUND FLOOR PART (GENERATOR ROOM, METER ROOM, TRANSFORMER ROOM) + 1st FLOOR TO 9 FLOORS WITH 18 DWELLING UNITS OF RESIDENTIAL BUILDING AT OLD DOOR NO.96, NEW DOOR NO.140, KARPAGAM AVENUE, SANTHOME HIGH ROAD, RAJA ANNAMALAIPURAM, CHENNAI -600 028, COMPRISED IN R.S. NO.4297/24, BLOCK NO.95 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



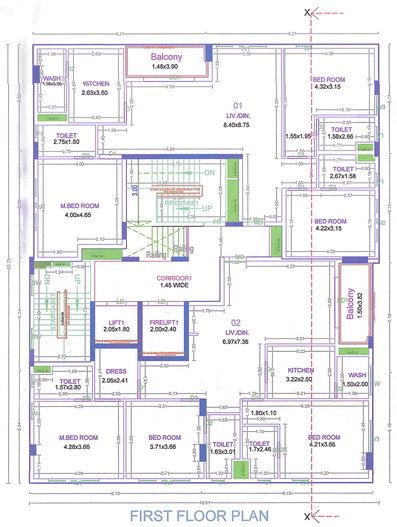
EAST SIDE ELEVATION

P.P.A approved by CMDA vide L.Dis.No. CMA/PP/HRB/S/0524/2024 Dated 27/01/2025

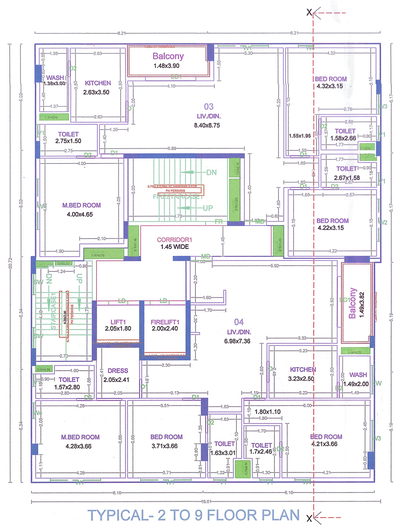
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Benth of Madras High Court



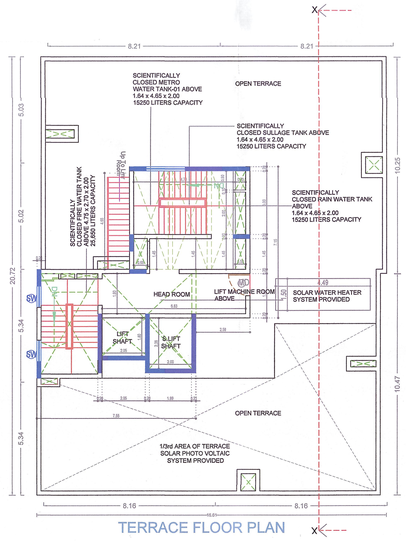
SECTION



FIRST FLOOR PLAN



TYPICAL- 2 TO 9 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION
CMDA Permit Number
PREV_FILE_NO PREV_APPV_DATE PREV_APPV_NO PREV_PERM_NO
SCALE 1:100

Previous File No. CMDA/PP/HRB/S/0031/2
Approval Date 03/07/2002
Approval No. SD/418/2001
Permit No. CEBA/WDCN13/00069/2024

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

FILE NO / DATE / PLAN_PERM_NO / PERMIT_NO / DIG_SIGN

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

Owner-1	Owner-3	Owner-5	Owner-7	Owner-9	Owner-11	Owner-13	Owner-15	Owner-17	Owner-19
Owner-2	Owner-4	Owner-6	Owner-8	Owner-10	Owner-12	Owner-14	Owner-16	Owner-18	Owner-20

Applicants (Owner / Developer / Power of Attorney)

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.

Name / Signature / STRC_ENG_SIGN / ARCH_SIGN

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

RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.