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.

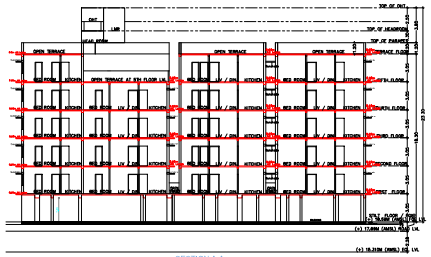
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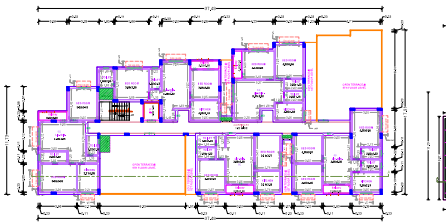
DIGITALLY VERIFIED RECORD



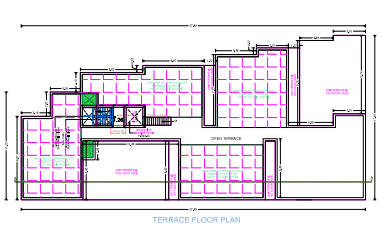
SOUTH ELEVATION



SECTION A-A

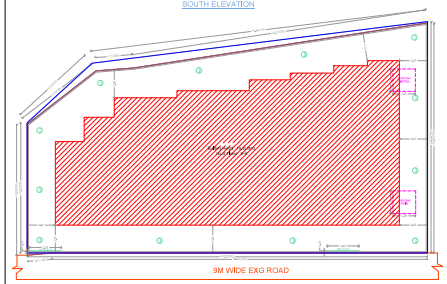


FIFTH FLOOR PLAN (PART)



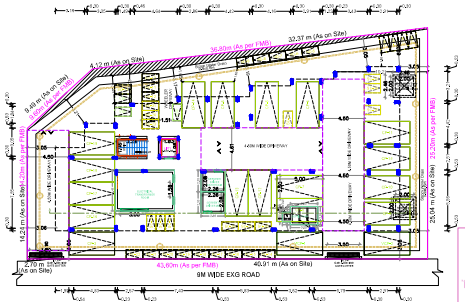
TERRACE FLOOR PLAN



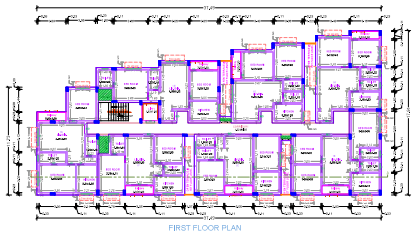


9M WIDE EXG ROAD

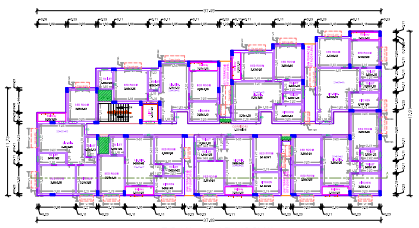
SITE PLAN



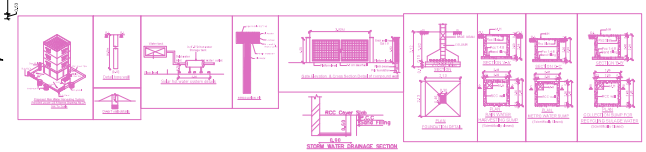
SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4 FLOOR PLAN



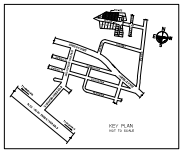
STORM WATER DRAINAGE SECTION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 33 DWELLING UNITS FOR AFFORDABLE HOUSING AT PLOT NOS.6, 7, 8, 9 & 10 (CMDA APPROVED LAYOUT NO.202/2023), MAANSAROVAR NAGAR PHASE II, RENDAMKATTALAI, CHENNAI 600128 COMPRISED IN OLD S.NO.238/1, 239/2 & 238/3A (DOCUMENT), NEW S.NO.238/1B, 238/2E, 238/2D, 238/2C, 238/3A5, 238/2B, 238/3A4 & 238/3A3 (PATTA) OF RENDAMKATTALAI VILLAGE, WITHIN THE LIMIT OF KUNDRATHUR PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	958,00
AREA AS PER DOCUMENT	958,57
AREA CONSIDERED FOR FSI	958,00
STREET ALIGNMENT: ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0,00
TOTAL FSI AREA	2480,57
FSI FACTOR	2,600
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	19	19
TWO WHEELER	36	36
CYCLE	-	0



KEY PLAN
NOT TO SCALE

FLOOR WISE FSI STATEMENT: A (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	20,00	0,00	0,00	0	20,00
FIRST FLOOR	0,00	516,67	0,00	0,00	7	516,67
SECOND FLOOR	0,00	516,67	0,00	0,00	7	516,67
THIRD FLOOR	0,00	516,67	0,00	0,00	7	516,67
FOURTH FLOOR	0,00	516,67	0,00	0,00	7	516,67
FIFTH FLOOR	0,00	395,29	0,00	0,00	5	395,29
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	2480,57	0,00	0,00	33	2480,57

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A+ (RESI)		0,00	2480,57	0,00	0,00	33	2480,57
Total		0,00	2480,57	0,00	0,00	33	2480,57

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS SPECIFIED IN LETTER DATED

Signature

OR CODE

Signature valid

Signature valid

Signature valid

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.