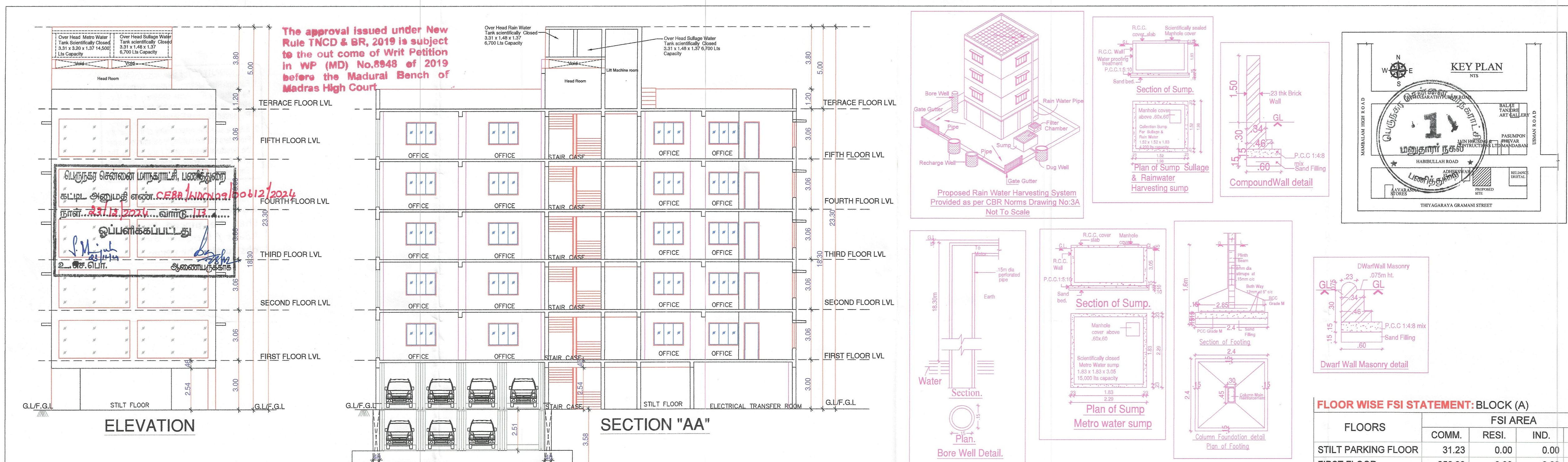


RERA Document

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

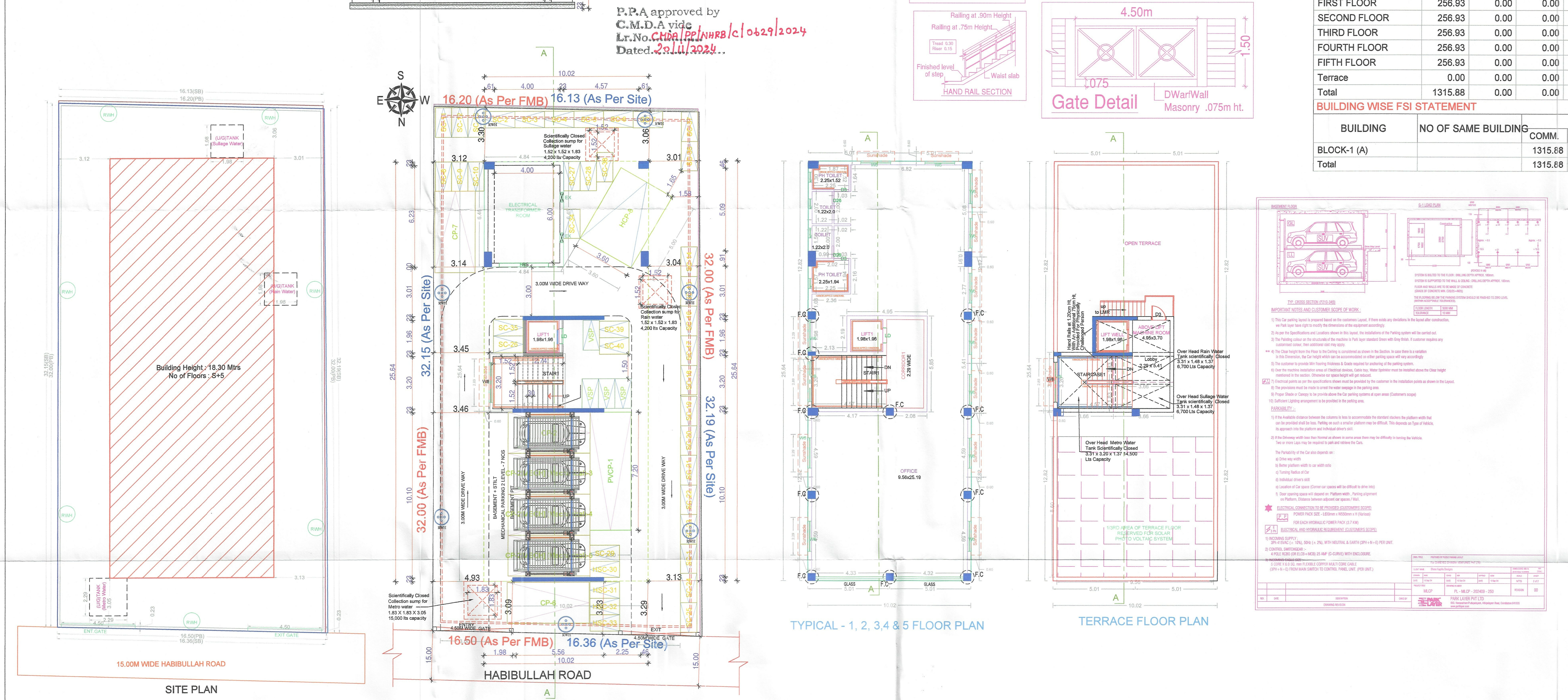
Published for reference. The authority's own register is the operative record.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR WITH MECHANIZED PIT PUZZLE PARKING + 5 FLOORS COMMERCIAL BUILDING (OFFICE WITH HEIGHT -18.30M) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.11, DOOR NO.173(OLD DOOR NO:64), HABIBULLAH ROAD, T.NAGAR, CHENNAI COMPRISED IN R.S.NO.96/1,T.S.NO.6797 (AS PER DOCUMENT) & T.S.NO.6797/1&6797/2 (AS PER PATTI), BLOCK NO.106 OF T.NAGAR TOWN GUNDIR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTI	522.00
AREA AS PER DOCUMENT	523.78
AREA CONSIDERED FOR FSI	522.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1315.88
FSI FACTOR	2.521
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	11
TWO WHEELER	43	44
CYCLE	-	0

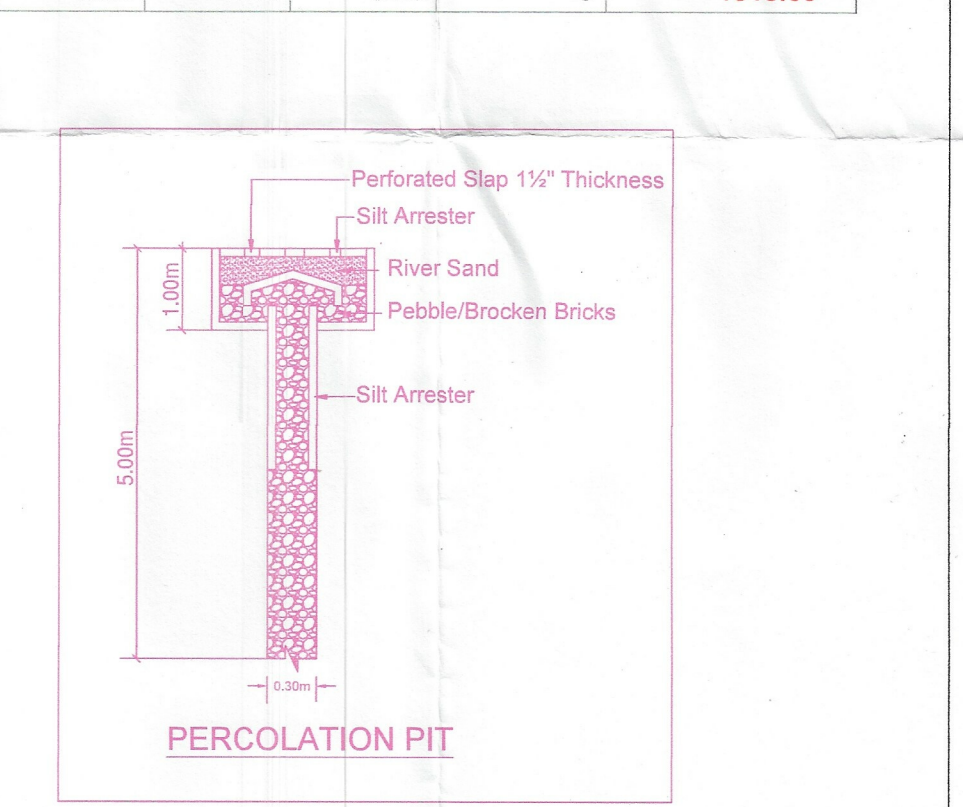


FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	31.23	0.00	0.00	0.00	0	31.23
FIRST FLOOR	256.93	0.00	0.00	0.00	0	256.93
SECOND FLOOR	256.93	0.00	0.00	0.00	0	256.93
THIRD FLOOR	256.93	0.00	0.00	0.00	0	256.93
FOURTH FLOOR	256.93	0.00	0.00	0.00	0	256.93
FIFTH FLOOR	256.93	0.00	0.00	0.00	0	256.93
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	1315.88	0.00	0.00	0.00	0	1315.88

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BLOCK-1 (A)		1315.88	0.00	0.00	0.00	0	1315.88
Total		1315.88	0.00	0.00	0.00	0	1315.88



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.

KEY NO. 5688

OR CODE

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.

