Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

FLOOR NAME	SHEET NO. 5 / 5
FLOOR NAME	

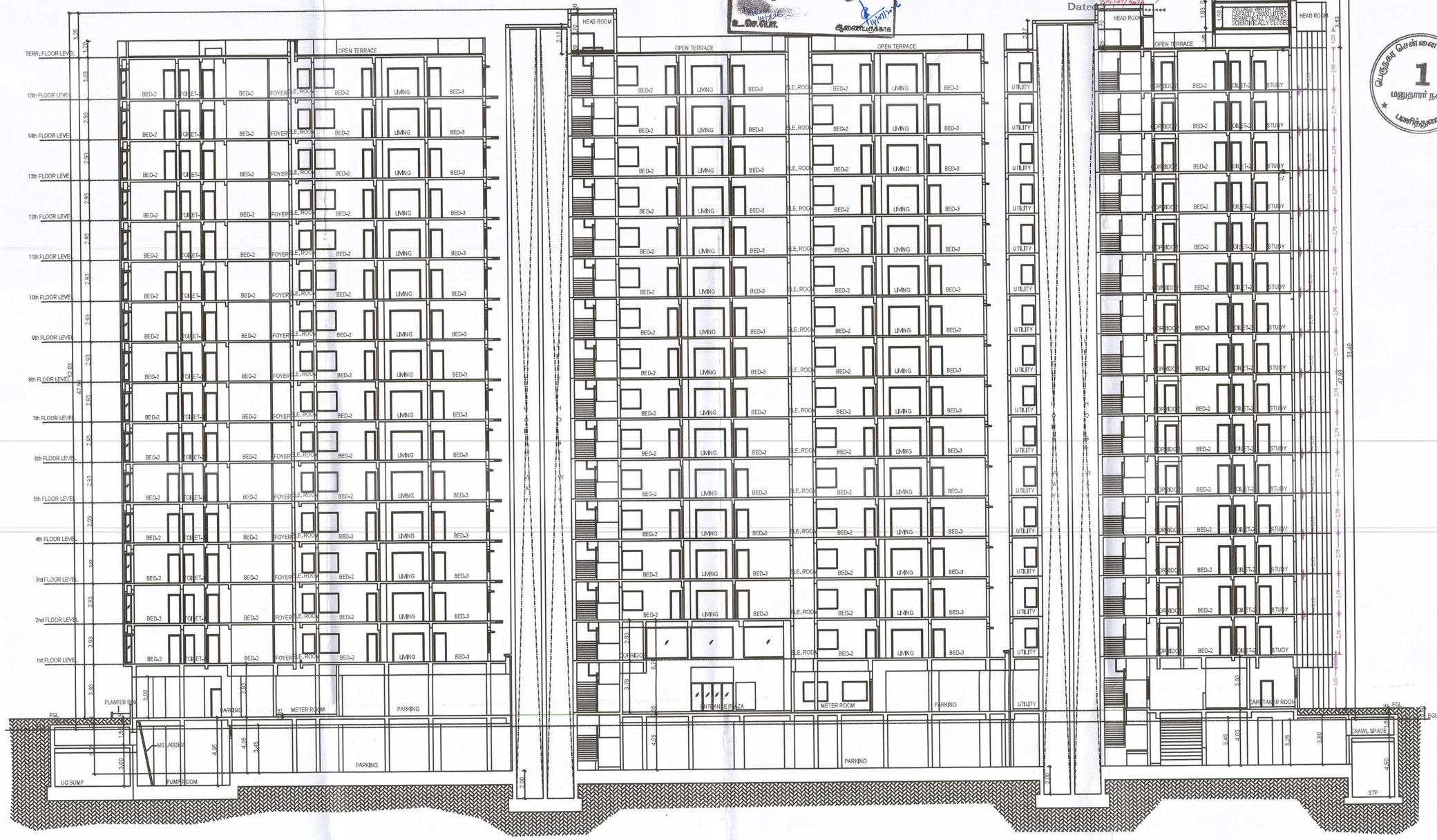
Plan showing the proposed construction of High-Rise Residential building consist of Extended Basement Floor (Parking use) + Stilt Floor part (parking use) + Ground floor part (Lobby & Association room) + 1st floor (Indoor games & 10 dwelling units) + 2nd floor to 14 floors (with 143 dwelling units) + 15th floor (with 6 dwelling units, Gym, Covered terrace & Association room) Totally 159 Dwelling units and Swimming pool at terrace floor availing Premium FSI with TOD Benefit at Abutting G.N.T road, Madhavaram, Chennai - 600060, Comprised in Old S.No. 127/1/1, 127/3, 127/2/2, 127/2/2AB, 127/3/1B, 127/3/2B, 127/4/B, 127/4/3 and T.S. No, 13/1, Block no, 55 of Madhavaram village, Madhavaram taluk, Chennai District, within the limits of Greater Chennai Corporation.

பெருநகர் சென்னை மாநகராட்சி
கட்டிட அனுமதி எண்.CMA/No.0125/2026/J1/2026
நாள்: 16/01/2026 வார்டு: 139
ஒப்புக்கொள்ளப்பட்டது
உதவி பொறி.
ஆணையாளர்

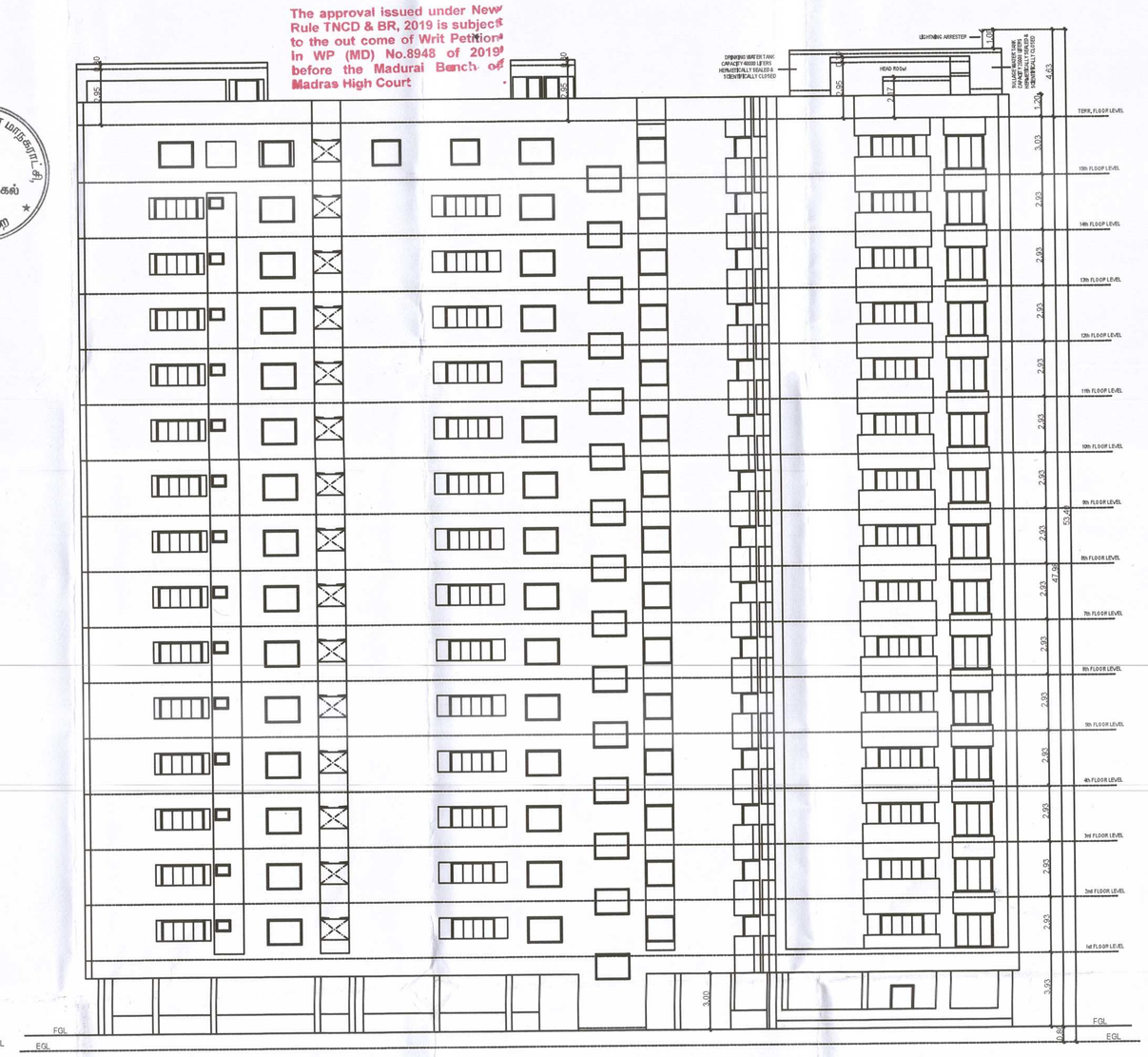
P.P.A approved by
C.M.D.A vide
Lr.No.MHR/1/1/0032/2026
Dated: 16/01/2026

பெருநகர் சென்னை மாநகராட்சி
1
மதுரைசார் நகல்
பரிசீலனை

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 Bench of Madras High Court



SECTION - A A



ELEVATION (EAST SIDE)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE.

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.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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_ZA0_(1189.00_x_1682.00_MM)

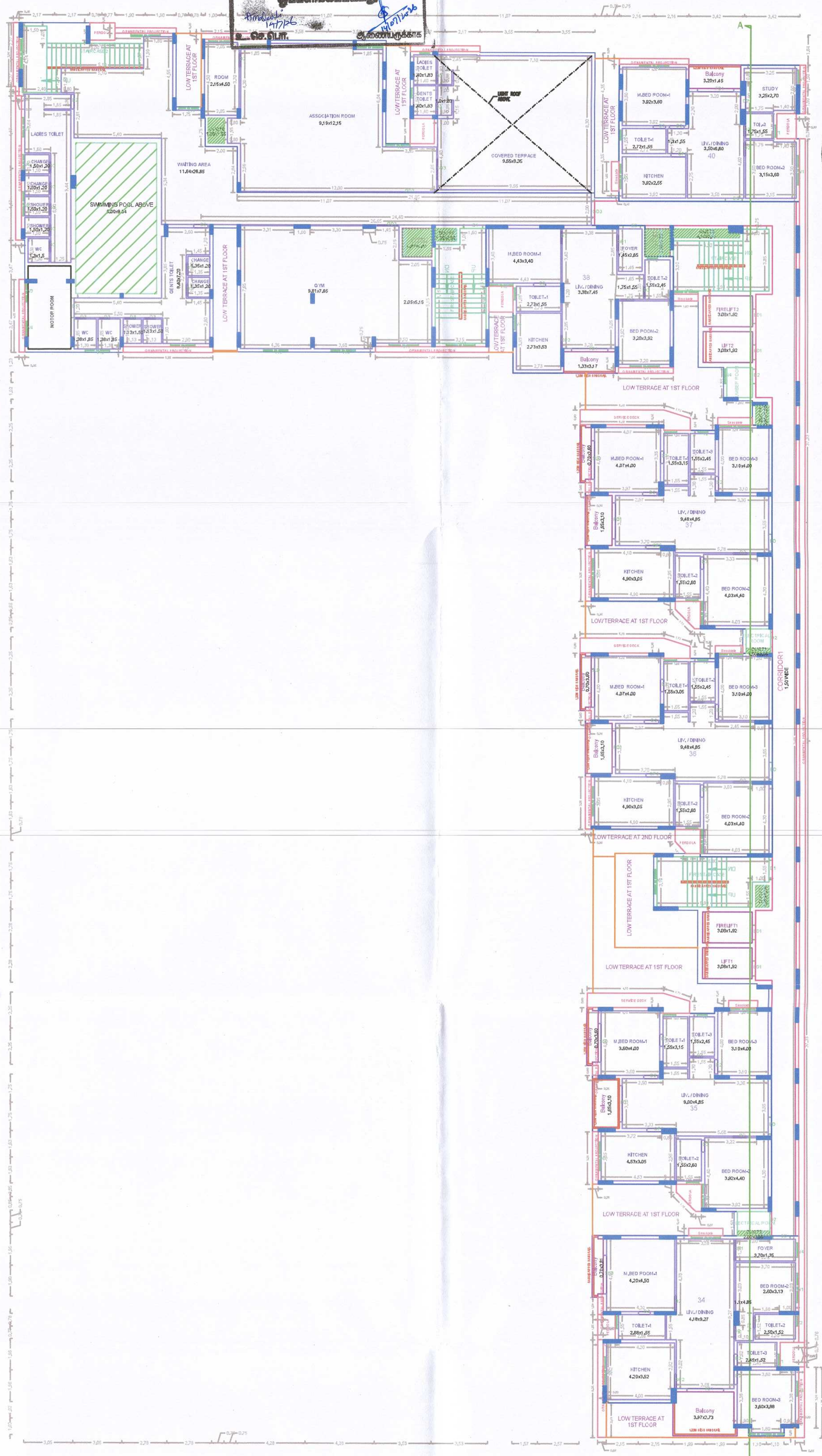
FLOOR NAME	SHEET NO. 4 / 5
FLOOR NAME	

Plan showing the proposed construction of High-Rise Residential building consist of Extended Basement Floor (Parking use) + Stilt Floor part (parking use) + Ground floor part (Lobby & Association room) + 1st floor (Indoor games & 10 dwelling units) + 2nd floor to 14 floors (with 143 dwelling units) + 15th floor (with 6 dwelling units, Gym, Covered terrace & Association room) Totally 159 Dwelling units and Swimming pool at terrace floor availing Premium FSI with TOD Benefit at Abutting G.N.T road, Madhavaram, Chennai - 600060, Comprised in Old S.No. 1271/1, 1271/3, 1272/2, 1272/2A8, 1273/1B,1273/2B, 1274/1B, 1274/3 and T.S. No. 13/1, Block no. 55 of Madhavaram village, Madhavaram taluk, Chennai District, within the limits of Greater Chennai Corporation.

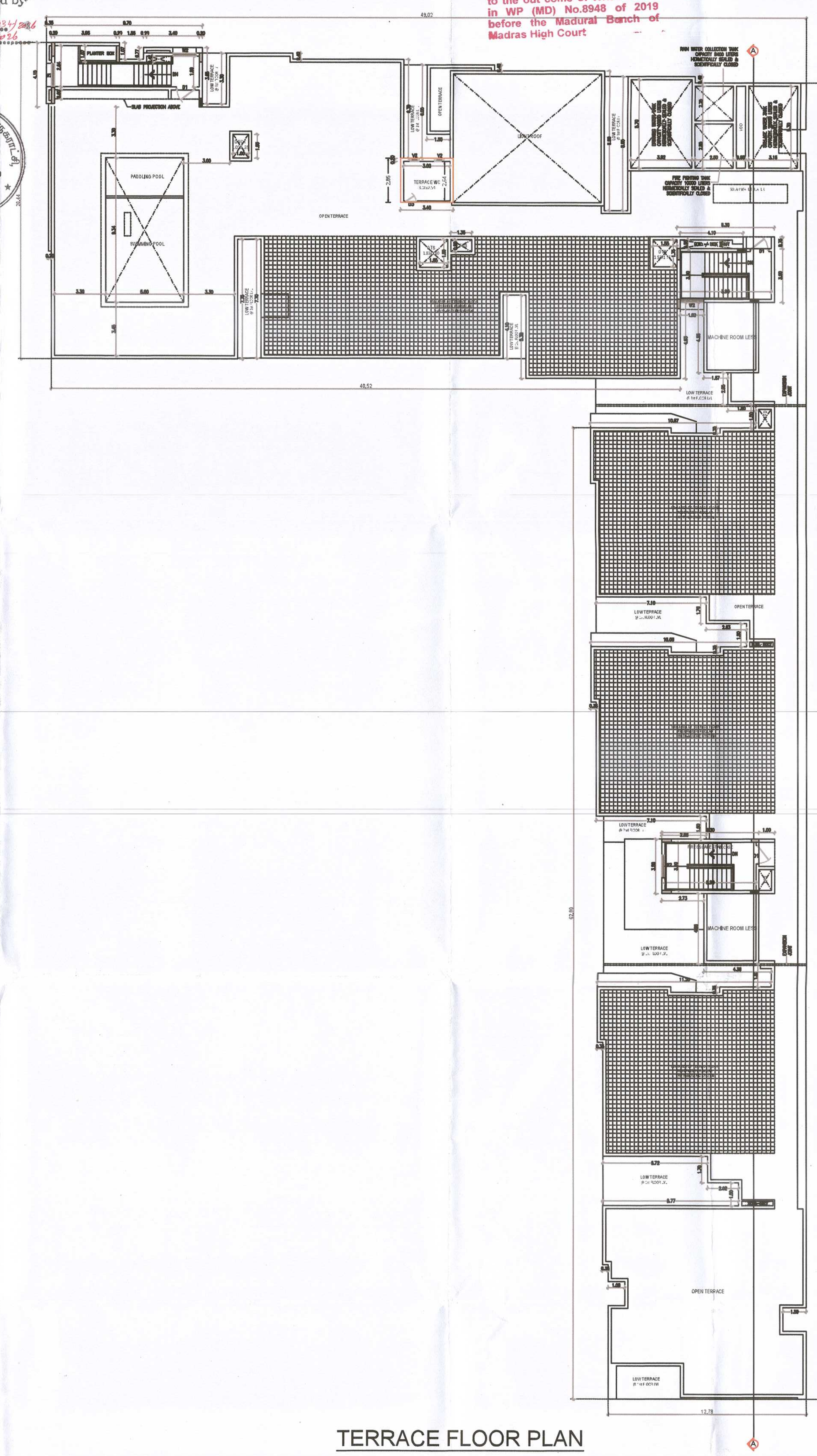
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண்
நாள் 14/07/2026 வார்டு 030
ஒப்பளிக்கப்பட்டது

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated 04/07/2026

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 Bench of Madras High Court



FIFTEENTH FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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QR CODE

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)

FLOOR NAME	SHEET NO. 3 / 5

FLOOR NAME

Plan showing the proposed construction of High-Rise Residential building consist of Extended Basement Floor (Parking use) + Stilt Floor part (parking use) + Ground floor part (Lobby & Association room) + 1st floor (Indoor games & 10 dwelling units) + 2nd floor to 14 floors (with 143 dwelling units) + 15th floor (with 6 dwelling units, Gym, Covered terrace & Association room) Totally 159 Dwelling units and Swimming pool at terrace floor availing Premium FSI with TOD Benefit at Abutting G.N.T road, Madhavaram, Chennai - 600060, Comprised in Old S.No. 127/1/1, 127/2, 127/2/2AB, 127/3/2B, 127/3/2B, 127/4/1B, 127/4/5 and T.S. No, 13/1, Block no, 55 of Madhavaram village, Madhavaram taluk, Chennai District, within the limits of Greater Chennai Corporation.

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்.....
நாள்.....வரை
ஒப்புவிக்கப்பட்டது
உ.நி.பொ. ஆணையாளர்

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.....

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 Bench of Madras High Court



TYPICAL - 2, 3, 5, 6, 7, 9, 10, 11, 13 & 14 FLOOR PLAN



TYPICAL - 4, 8 & 12 FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

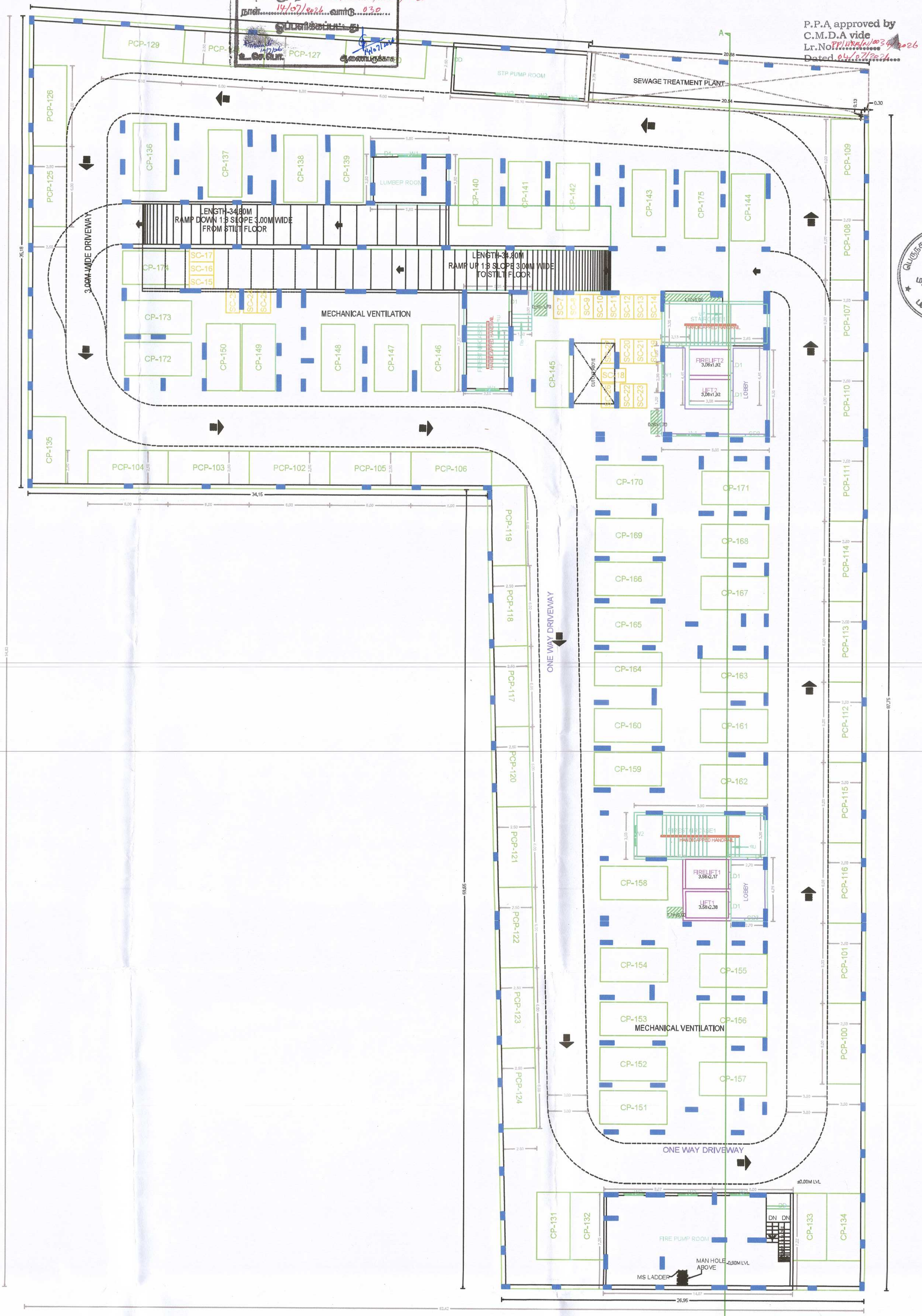
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos.8412 & 8413 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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ISO_full_deed_2A0_(1189.00_X_1682.00_MM)

FLOOR NAME	SHEET NO. 2 / 5
FLOOR NAME	
Plan showing the proposed construction of High-Rise Residential building consist of Extended Basement Floor (Parking use) + Stilt Floor part (parking use) + Ground floor part (Lobby & Association room) + 1st floor (Indoor games & 10 dwelling units) + 2nd floor to 14 floors (with 143 dwelling units) + 15th floor (with 6 dwelling units, Gym, Covered terrace & Association room) Totally 159 Dwelling units and Swimming pool at terrace floor availing Premium FSI with TOD Benefit at Abutting G.N.T road, Madhavaram, Chennai - 600060, Comprised in Old S.No. 1271/1, 1271/3, 1272/2, 1272/2A8, 1273/1B,1273/2B, 1274/1B, 1274/3 and T.S. No. 13/1, Block no. 55 of Madhavaram village, Madhavaram taluk, Chennai District, within the limits of Greater Chennai Corporation.	



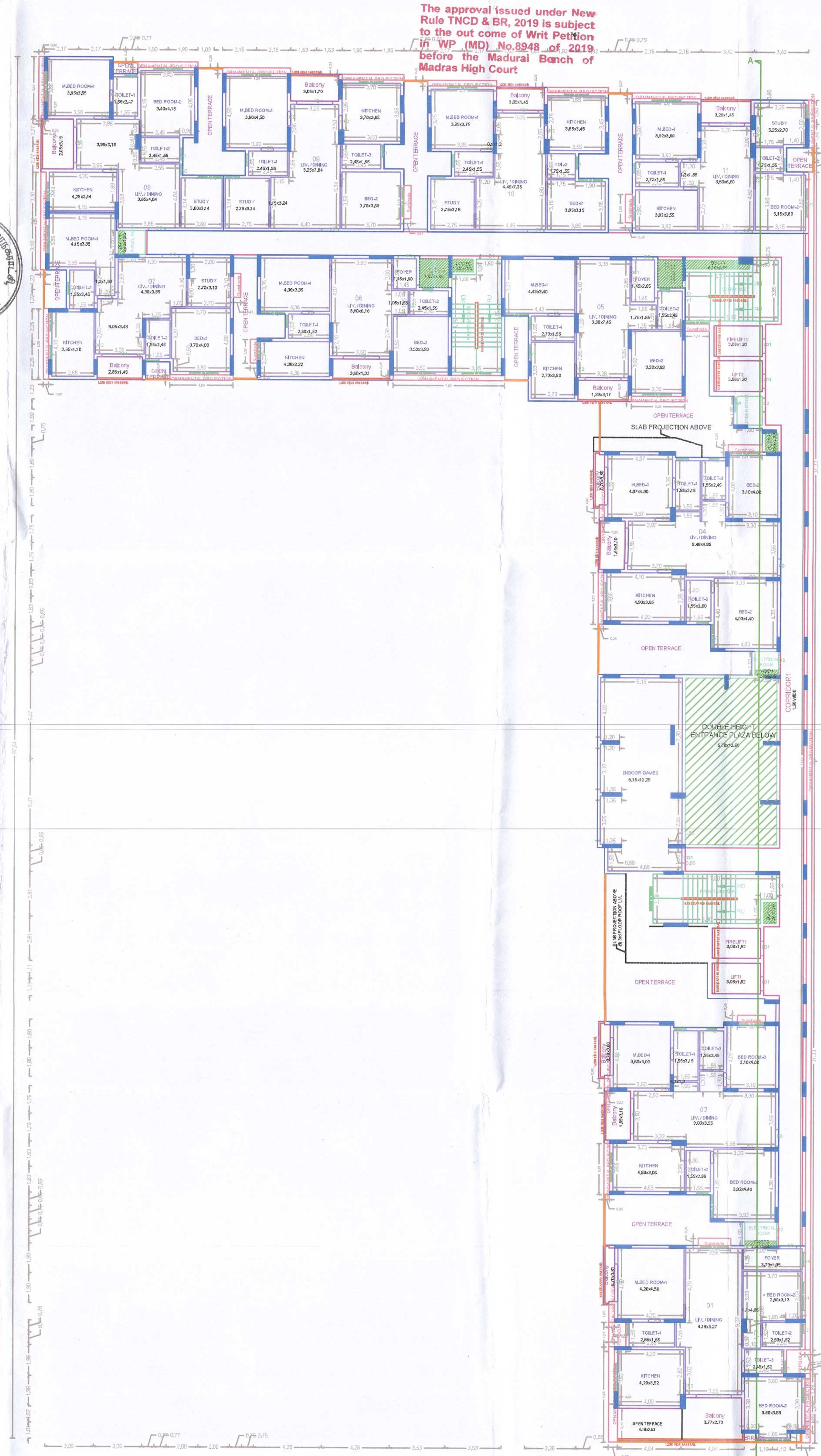
EXTENDED BASEMENT FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No...............
Dated 04/07/2026

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண் ....
நாள் 14/07/2026 வார்டு 030
இணை / செயற்பொறியாளர்
உதவிப் பொறியாளர்

பெருநகர சென்னை மாநகராட்சி
1
மண்டலம்

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FIRST FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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QR CODE

Applicants (Owner / Developer / Power of Attorney)

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SITE PLAN	SHEET NO. 1 / 5

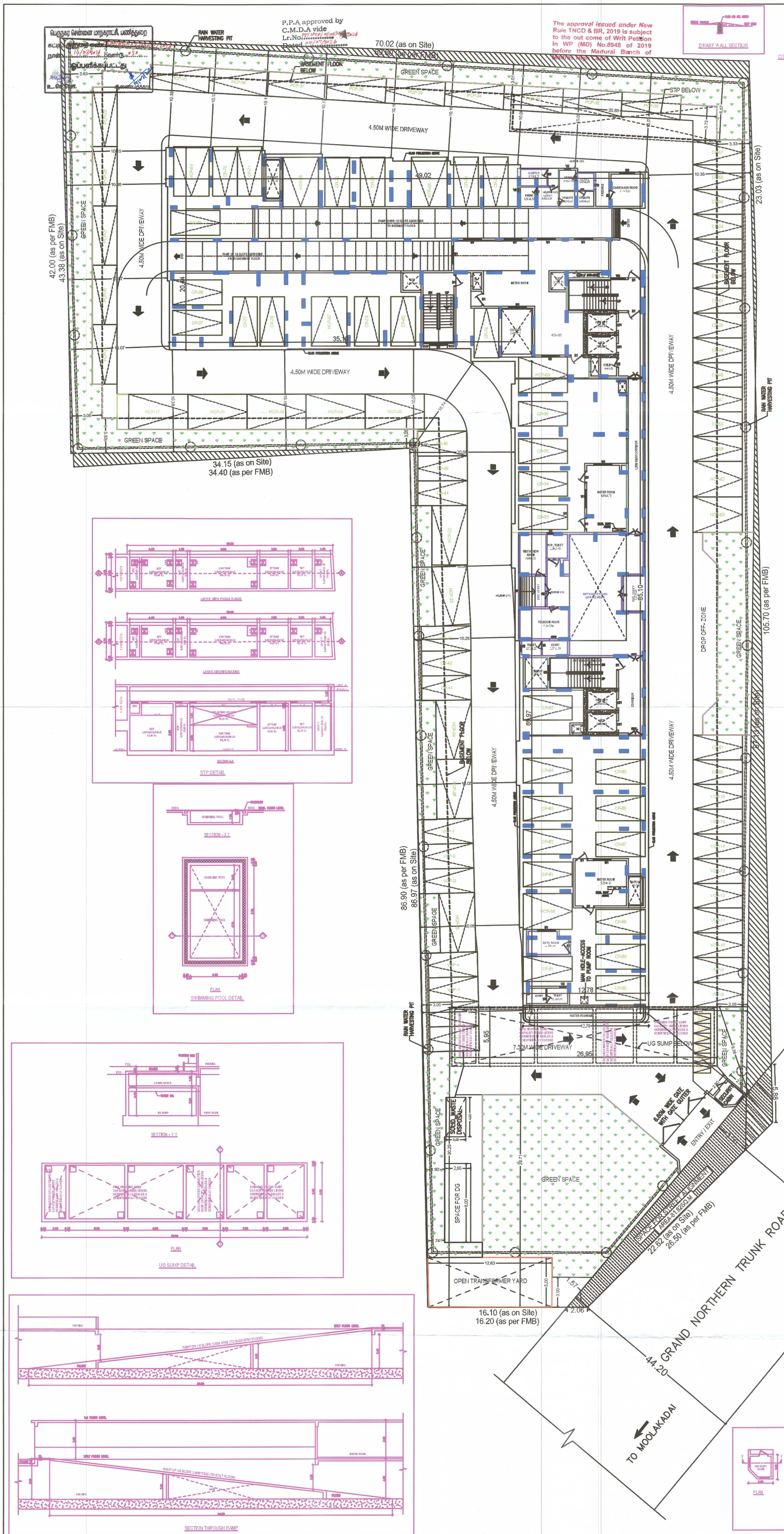
SITE PLAN

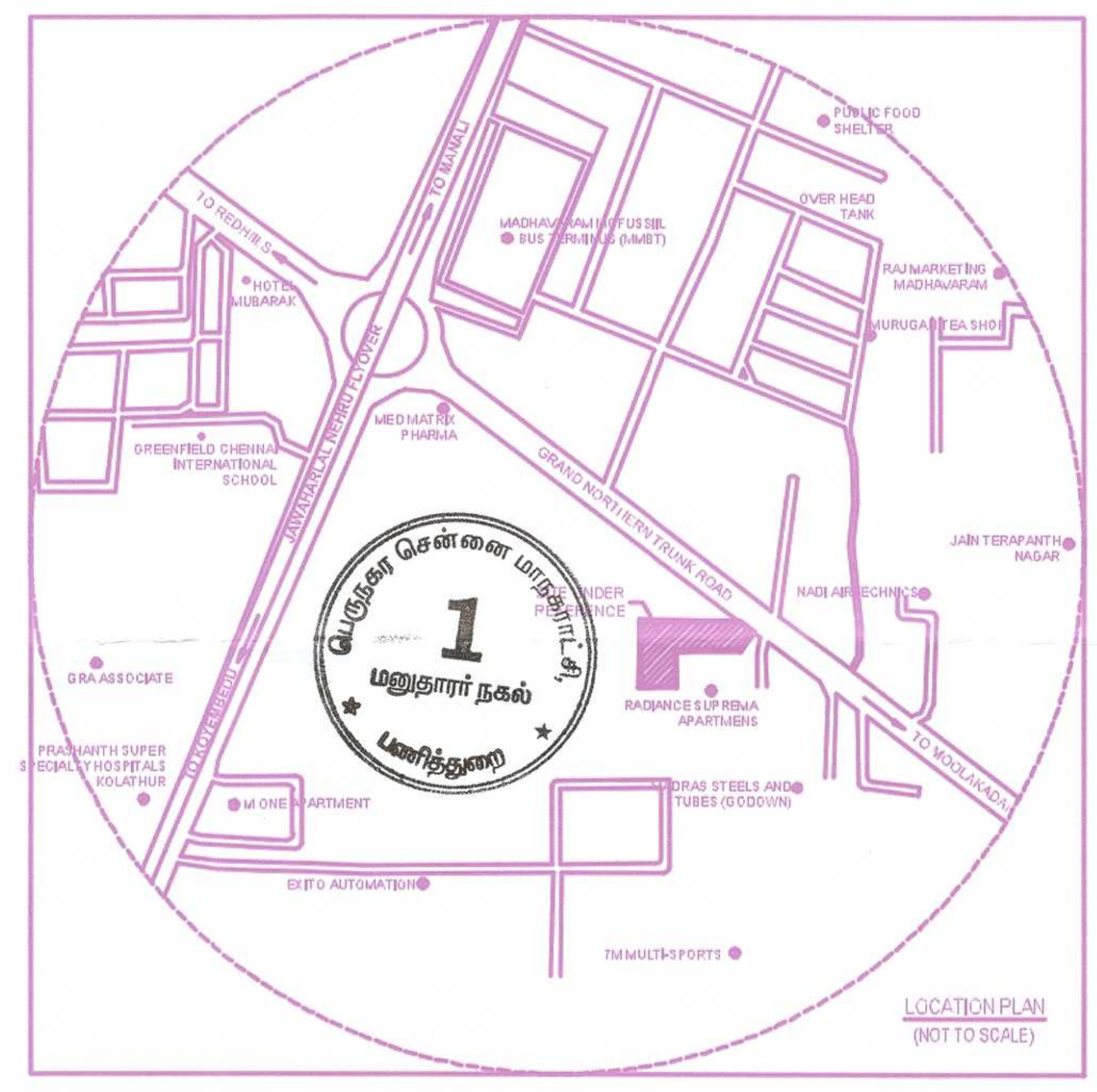
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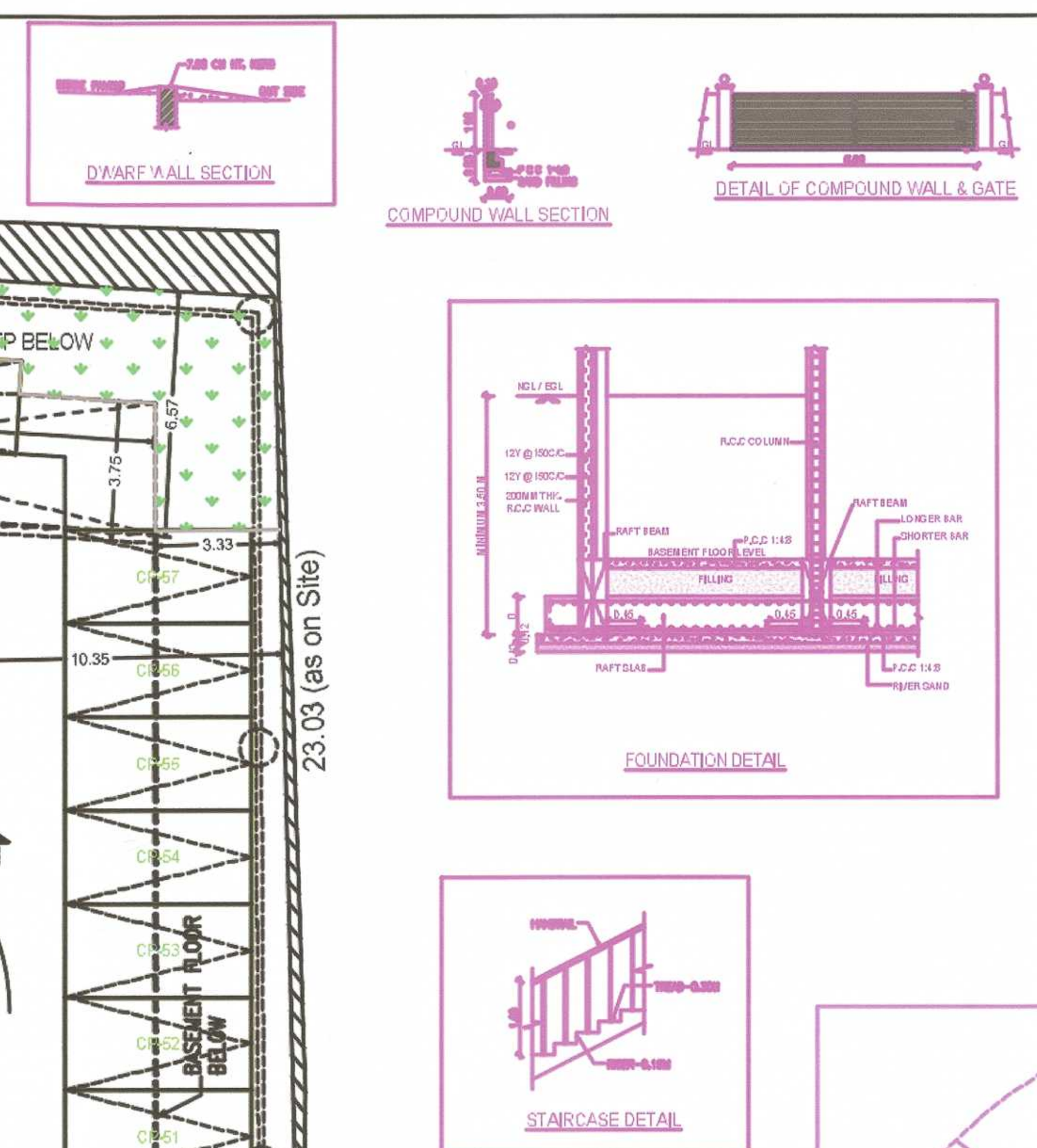
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	5563.00
AREA AS PER DOCUMENT	5563.00
AREA CONSIDERED FOR FSI	5563.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	81.82
OSR AREA	0.00
TOTAL FSI AREA	23692.65
FSI FACTOR	4.259
COVERAGE AREA (PERCENTAGE %)	1630.48 (29.31%)

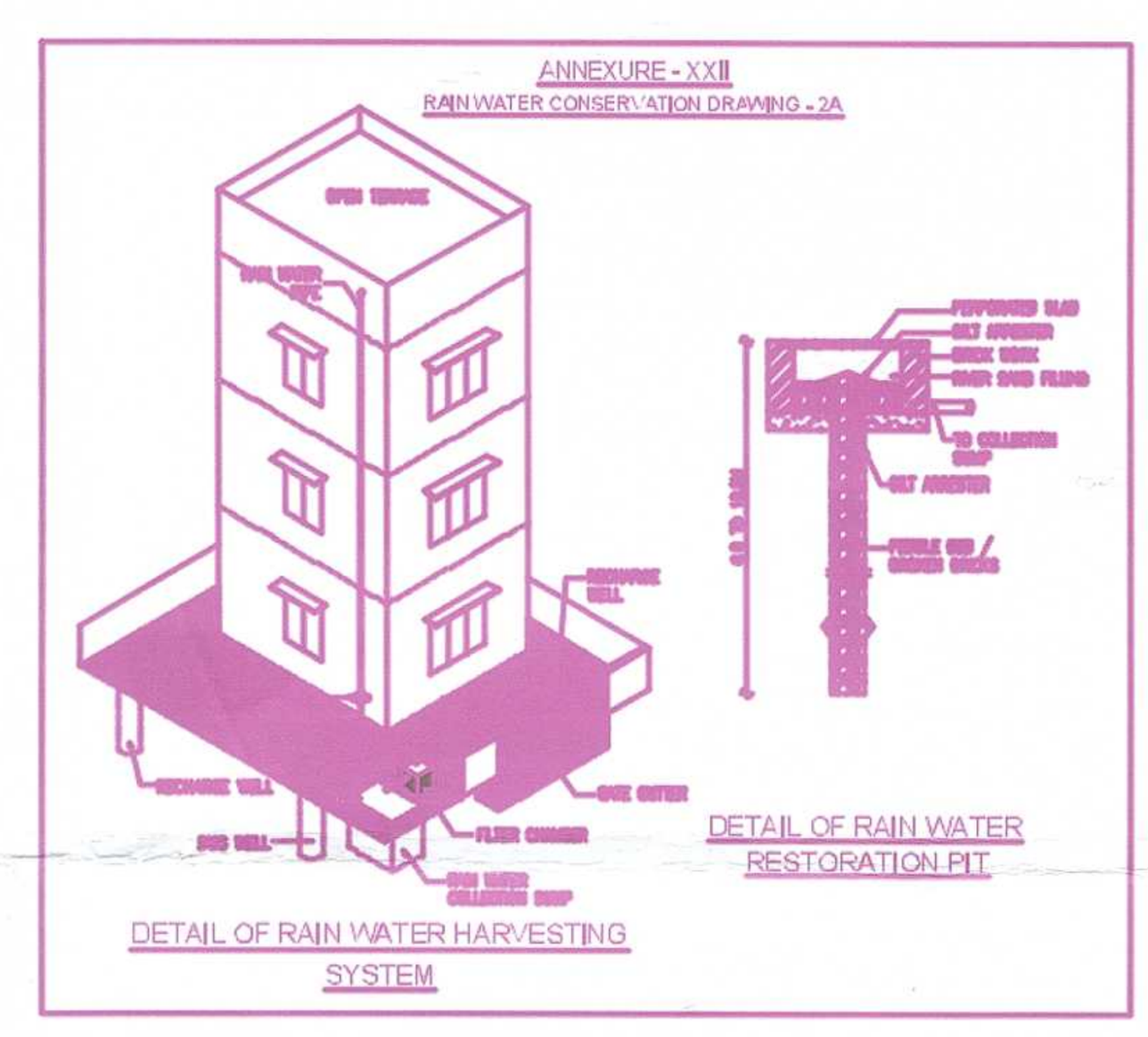
A) PARKING STATEMENT

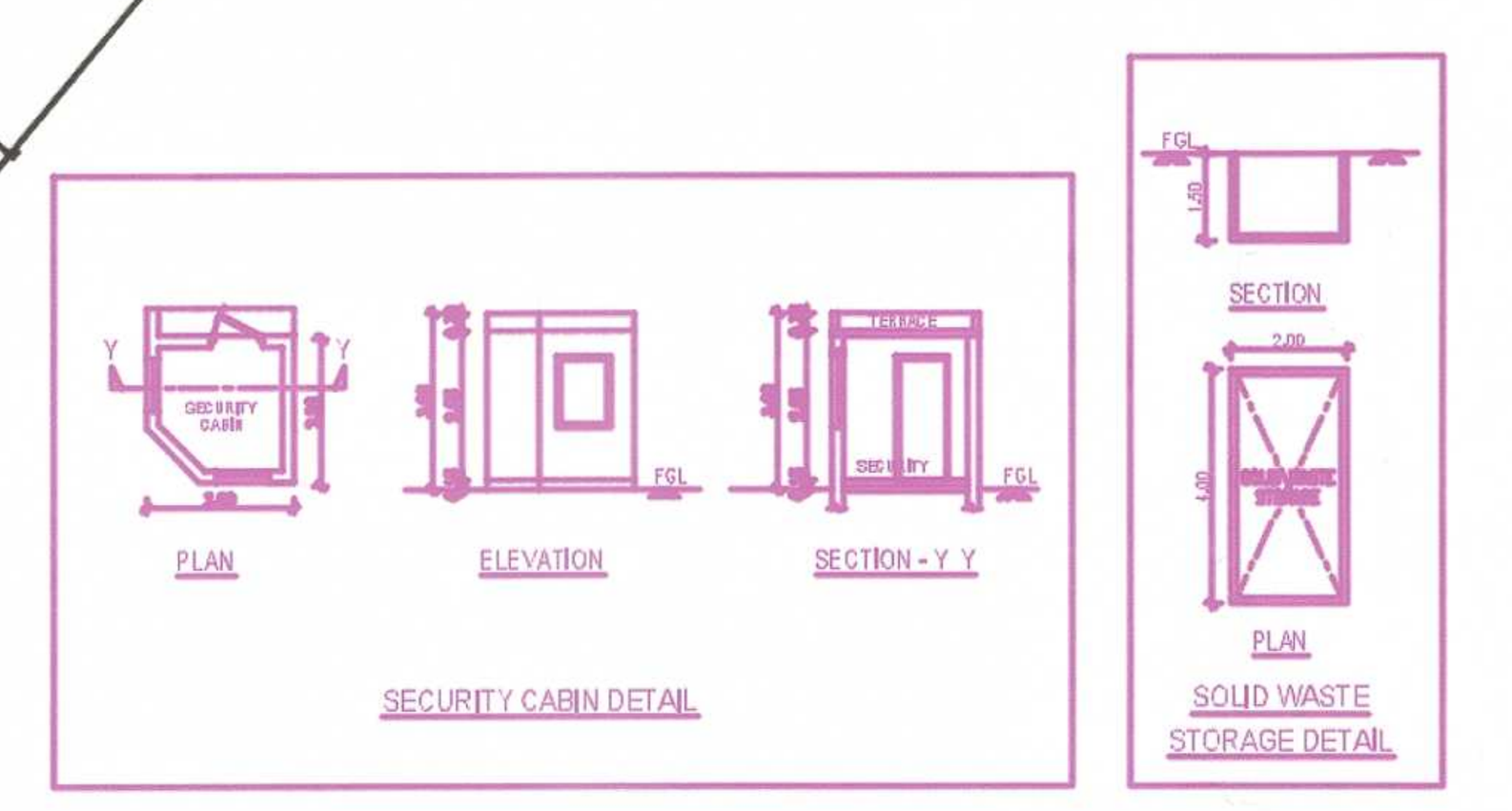
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	175	175
TWO WHEELER	0	28
CYCLE	-	0











FLOOR WISE FSI STATEMENT: HRB

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR	0.00	215.80	0.00	0.00	0	215.80
STILT FLOOR	0.00	517.54	0.00	0.00	0	517.54
FIRST FLOOR	0.00	1491.72	0.00	0.00	10	1491.72
SECOND FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
THIRD FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
FOURTH FLOOR	0.00	1550.91	0.00	0.00	11	1550.91
FIFTH FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
SIXTH FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
SEVENTH FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
EIGHTH FLOOR	0.00	1550.91	0.00	0.00	11	1550.91
NINTH FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
TENTH FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
ELEVENTH FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
TWELFTH FLOOR	0.00	1550.91	0.00	0.00	11	1550.91
THIRTEENTH FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
FOURTEENTH FLOOR	0.00	1530.59	0.00	0.00	11	1530.59
FIFTEENTH FLOOR	0.00	1508.96	0.00	0.00	6	1508.97
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	23692.65	0.00	0.00	159	23692.65

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
HRB		0.00	23692.65	0.00	0.00	159	23692.65
Total		0.00	23692.65	0.00	0.00	159	23692.65

General Note: Charging point provision for Electric Vehicles for required Car & Two-wheeler parking provided as per the G.O.(Ms) No. 171 H&UD [UD4(1)] Department Dated: 30.10.2025

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P.P.A approved by
C.M.D.A vide
Lr.No. PP/HRB/N/0034/2026
Dated 04/02/2026

SITE CUM STILT PART/GROUND PART FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CMDA

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
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Signature valid

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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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.