Verified RealEstate™

RE REGULATORY RECORD

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Verified RealEstate™
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verified.realestate

DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 29.55M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR + GROUND FLOOR + 7 FLOORS - COMMERCIAL OFFICE BUILDING AT PLOT NO. 48 (PART), 69 (PART) & 70 (PART), OLD DOOR NO. 8 & 70 NEW DOOR NO : 27, GRAND SOUTHERN TRUNK (GST) ROAD, PALLAVARAM, CHENNAI - 600 044 COMPRISED IN OLD S.NO. 508/64 (PART) & 66 (PART), T.S. NO. 73, BLOCK NO. 21, WARD-E OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF PALLAVARAM MUNICIPALITY

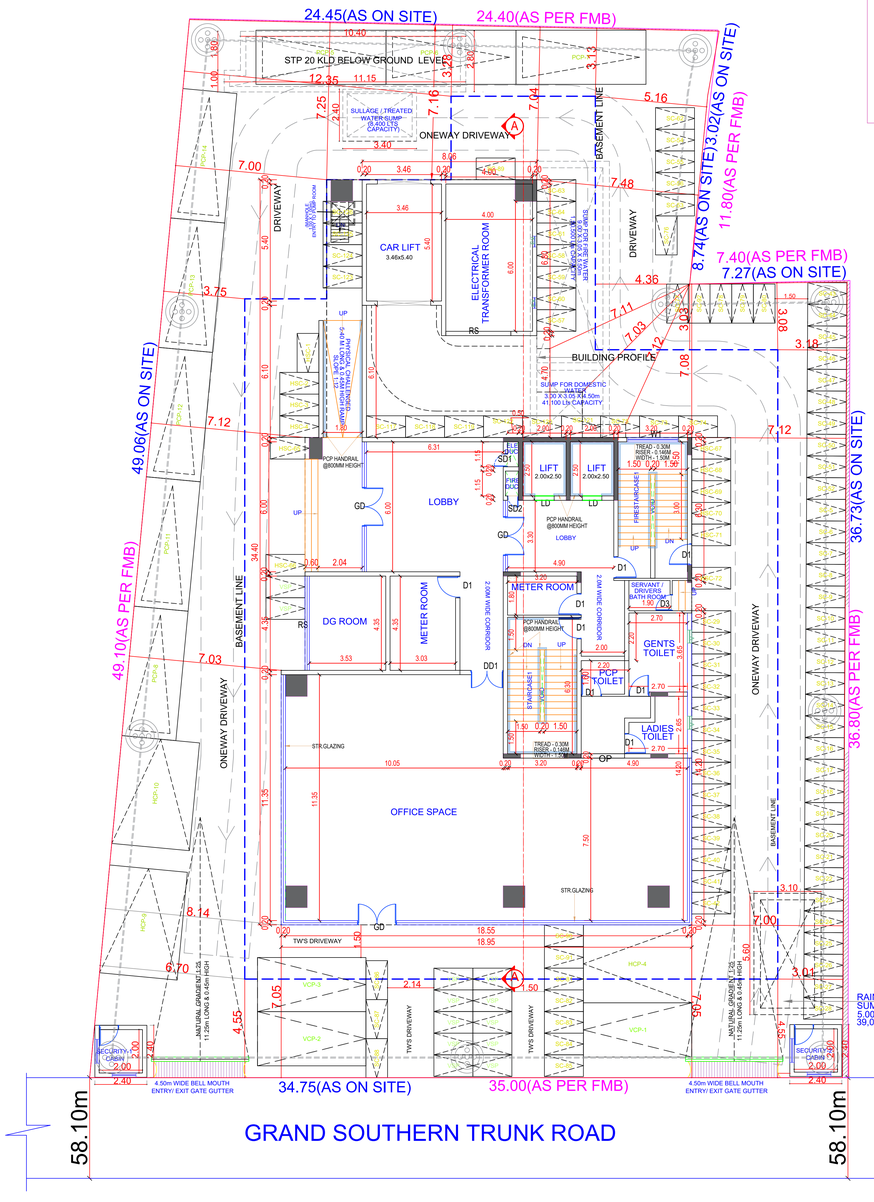
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1567.00
AREA AS PER DOCUMENT	1516.62
AREA CONSIDERED FOR FSI	1516.62
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4146.26
FSI FACTOR	2.734
COVERAGE AREA (PERCENTAGE %)	531.09 (35.02%)

A) PARKING STATEMENT

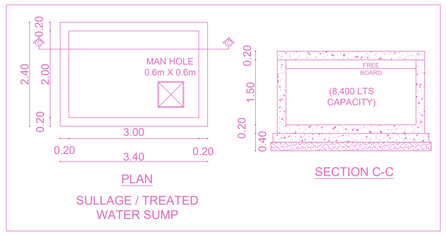
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	34	34
TWO WHEELER	136	138
CYCLE	-	0

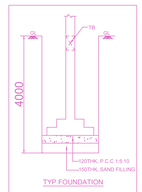


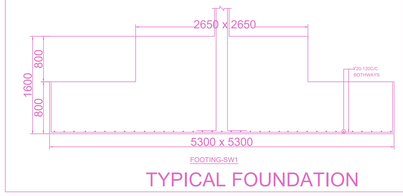
KEY PLAN (NTS)



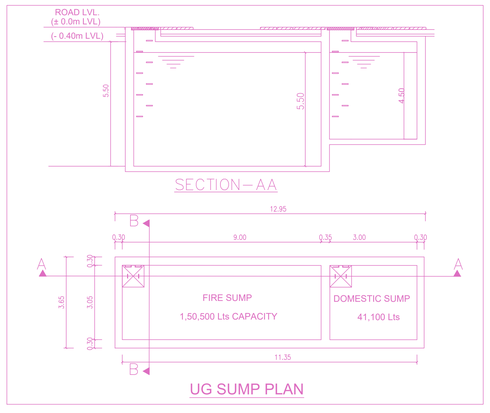
SITE CUM GROUND FLOOR PLAN



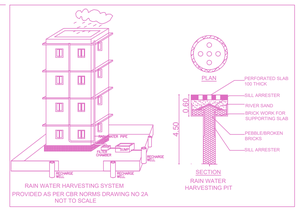


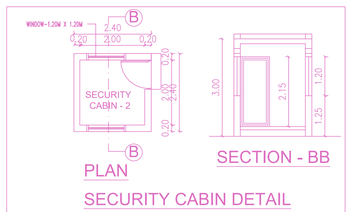


TYPICAL FOUNDATION



UG SUMP PLAN





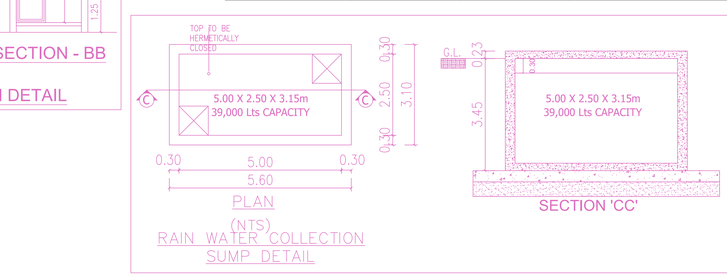
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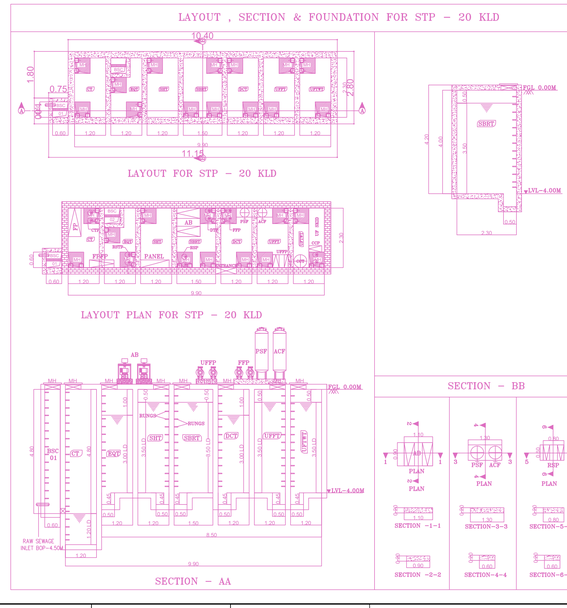
BUILDING WISE FSI STATEMENT

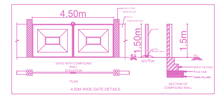
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (B+S/G+...)		4146.26	0.00	0.00	0.00	0	4146.26
Total		4146.26	0.00	0.00	0.00	0	4146.26

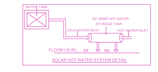
FLOOR WISE FSI STATEMENT: A (B+S/G+7 FLOORS_OFF...)

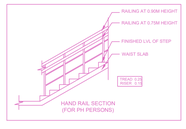
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR	8.87	0.00	0.00	0.00	0	8.87
GROUND FLOOR	439.58	0.00	0.00	0.00	0	439.58
FIRST FLOOR	528.31	0.00	0.00	0.00	0	528.31
SECOND FLOOR	528.25	0.00	0.00	0.00	0	528.25
THIRD FLOOR	528.25	0.00	0.00	0.00	0	528.25
FOURTH FLOOR	528.25	0.00	0.00	0.00	0	528.25
FIFTH FLOOR	528.25	0.00	0.00	0.00	0	528.25
SIXTH FLOOR	528.25	0.00	0.00	0.00	0	528.25
SEVENTH FLOOR	528.25	0.00	0.00	0.00	0	528.25
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	4146.26	0.00	0.00	0.00	0	4146.26











APPROVAL CONDITION

Application Number

Proposed Use of Building
Proposed Land Use
Proposed Building Use
Proposed Zoning Use

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Proposed Road Width
Proposed Use

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.

Signature Not Verified
Digitally Signed by
Architect: S.MUKUNDHARAN
Sign Date: 02/03/2025 4:02:07 PM

Signature Not Verified
Digitally signed by
Location: CHENNAI
Date: 03/03/2025 12:07:07

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. 8688

QR CODE

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

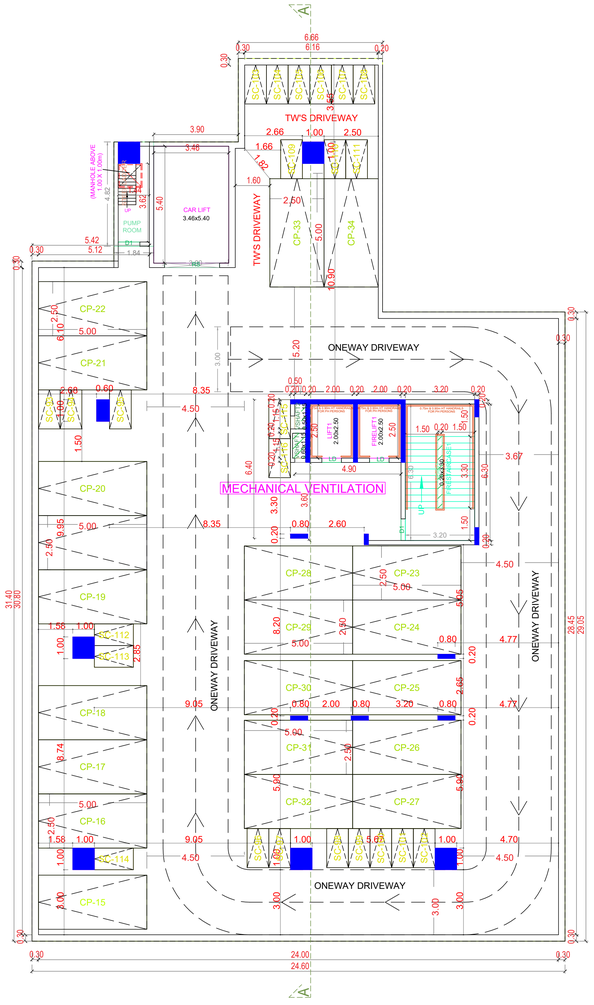
Applicants (Owner / Developer / Power of Attorney)

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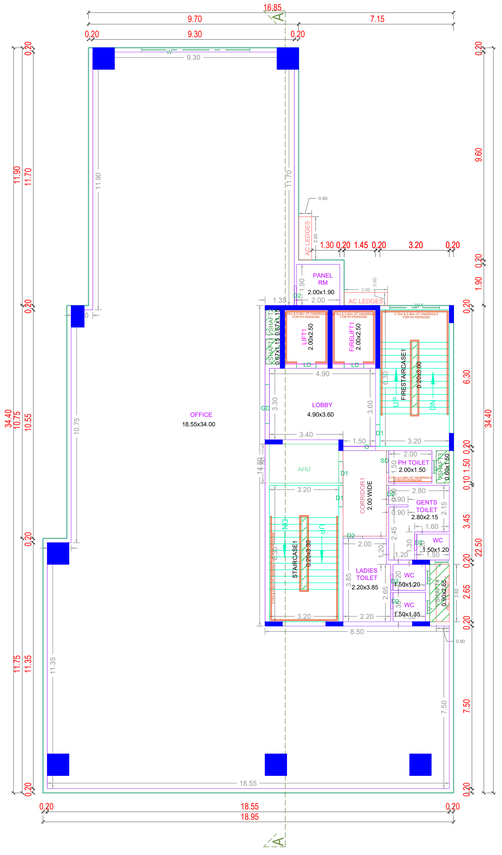
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

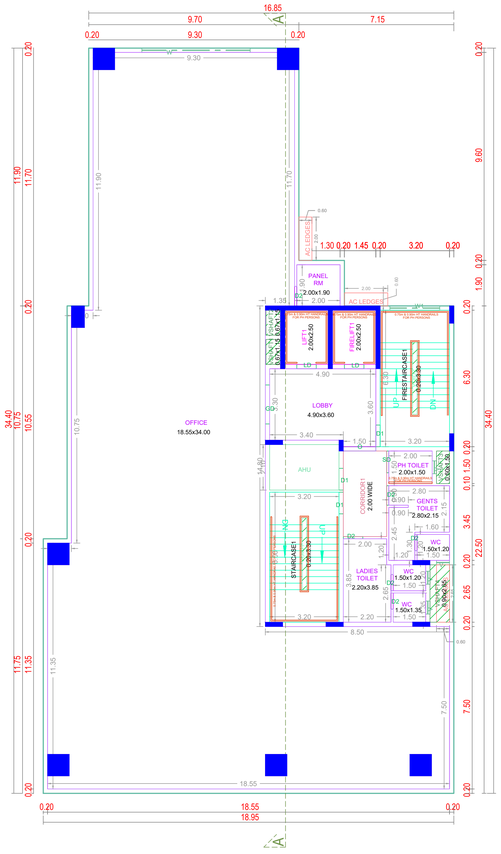
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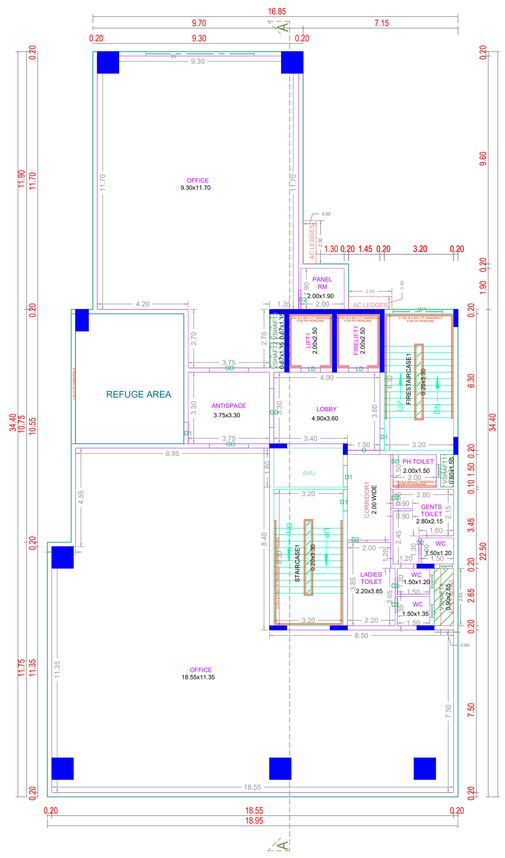
EXTENDED BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4, 6 & 7 FLOOR PLAN



FIFTH FLOOR PLAN

APPROVAL CONDITION
Set Back Number
Deputy Planner / Assistant Planner / Planner / Senior Planner
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.

KEY NO. 8688

QR CODE

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

Applicants (Owner / Developer / Power of Attorney)

Name
Signature

Name
Signature

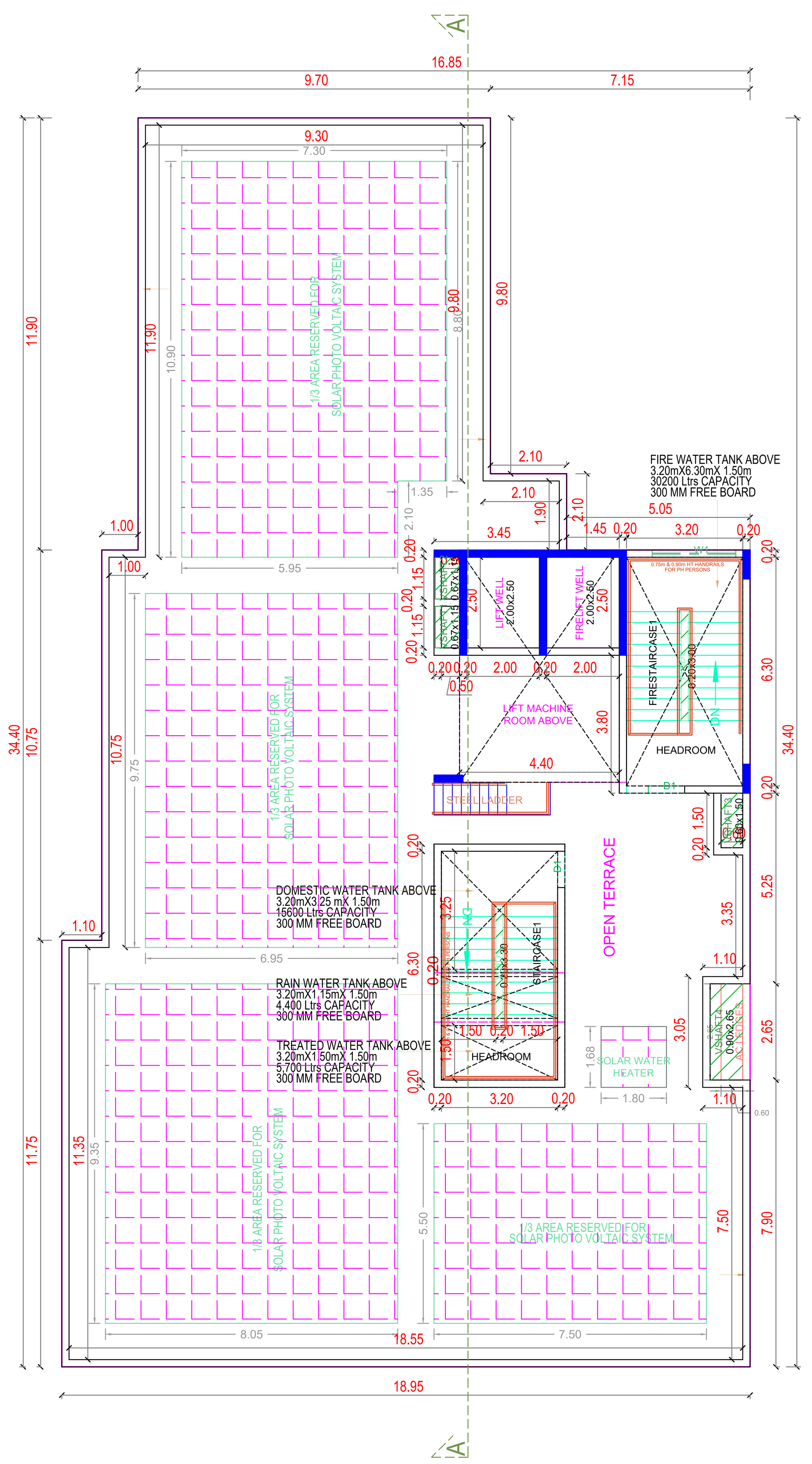
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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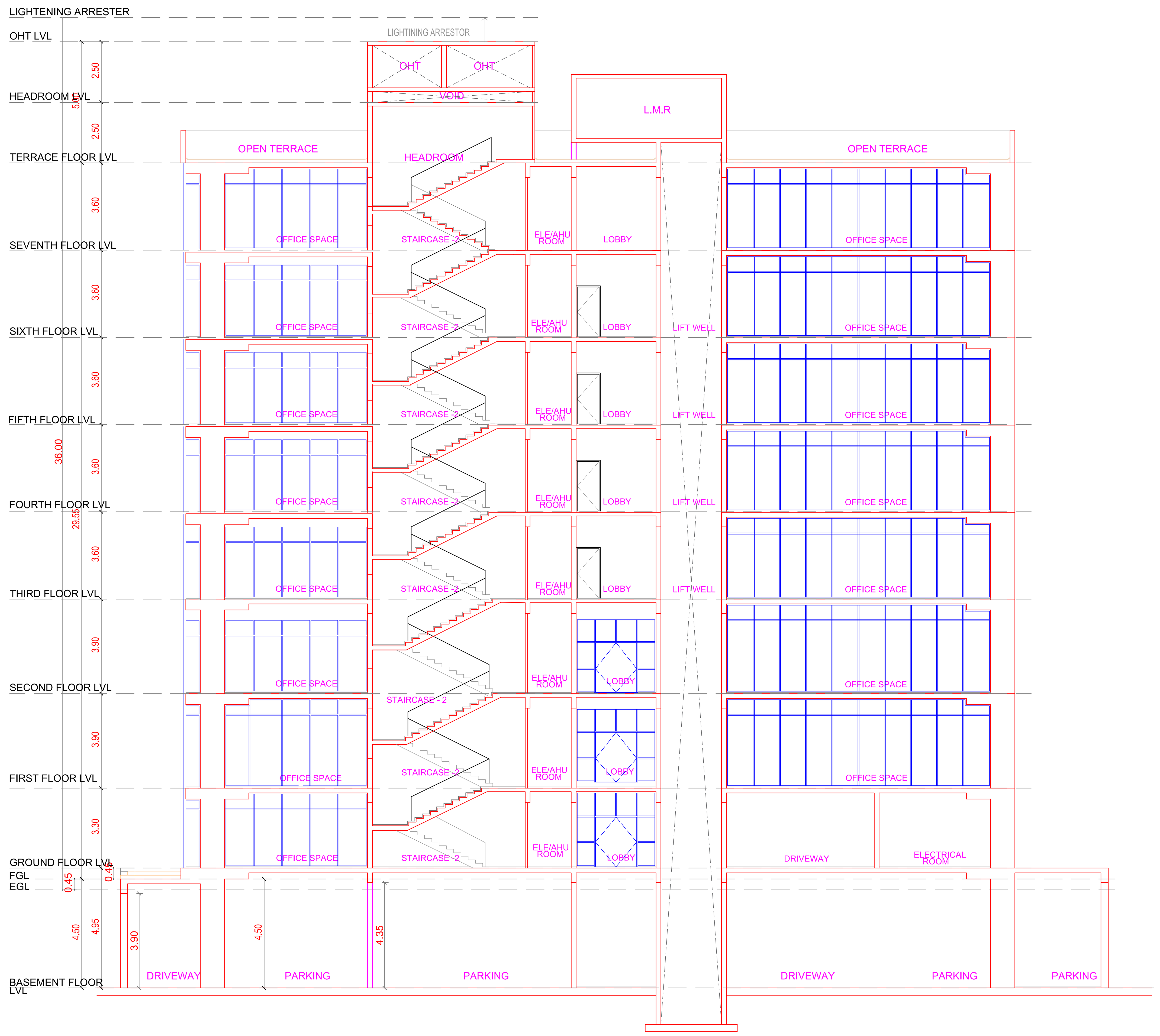
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

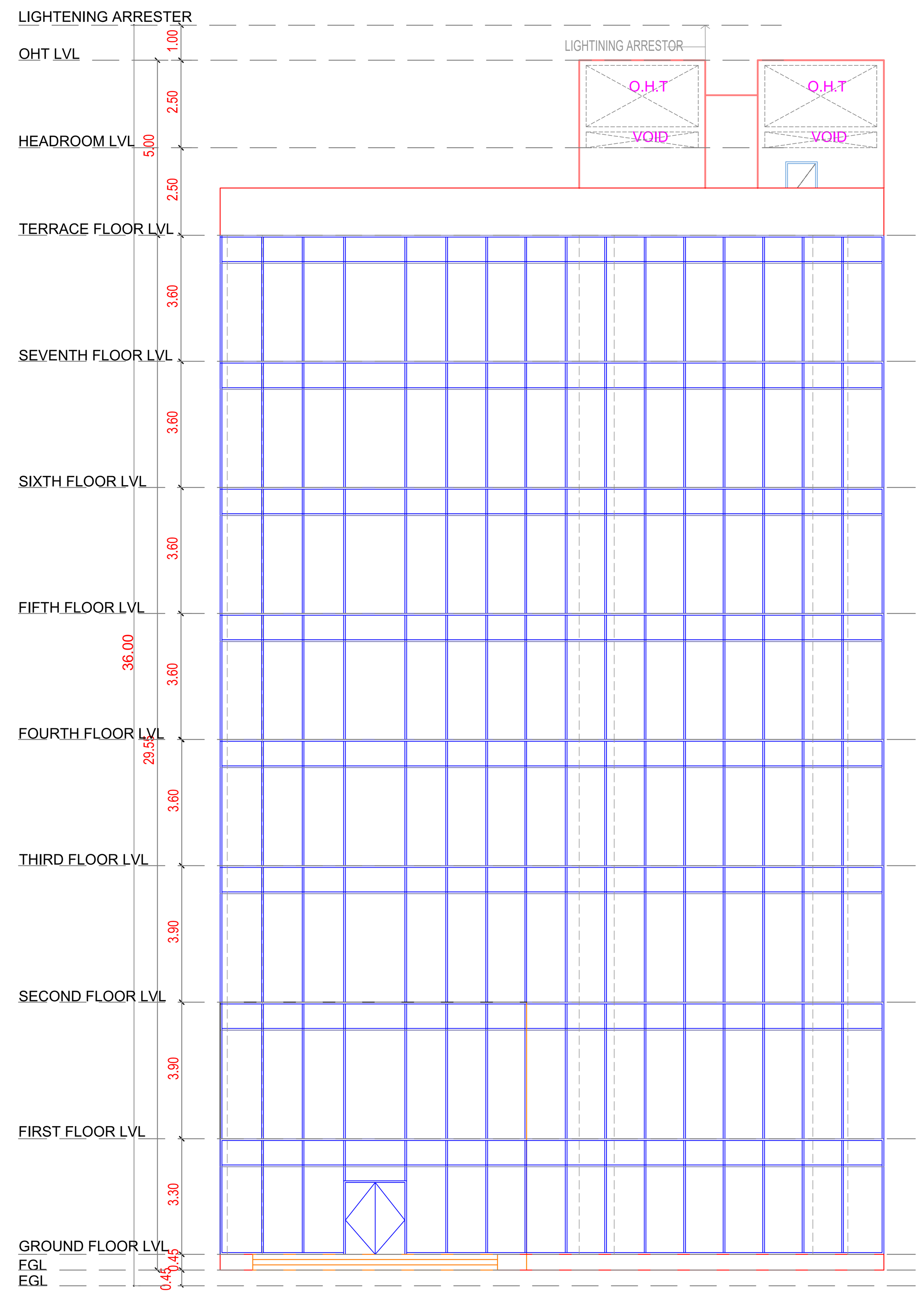
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 29.55M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR + GROUND FLOOR + 7 FLOORS - COMMERCIAL OFFICE BUILDING AT PLOT NO. 48 (PART), 69 (PART) & 70 (PART), OLD DOOR NO. 8 & 70 NEW DOOR NO : 27, GRAND SOUTHERN TRUNK (GST) ROAD, PALLAVARAM, CHENNAI - 600 044 COMPRISED IN OLD S.NO. 508/64 (PART) & 66 (PART), T.S. NO. 73, BLOCK NO. 21, WARD-E OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF PALLAVARAM MUNICIPALITY



TERRACE FLOOR PLAN



SECTION - AA



ELEVATION - A

APPROVAL CONDITION

SCALE 1:100	

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

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.

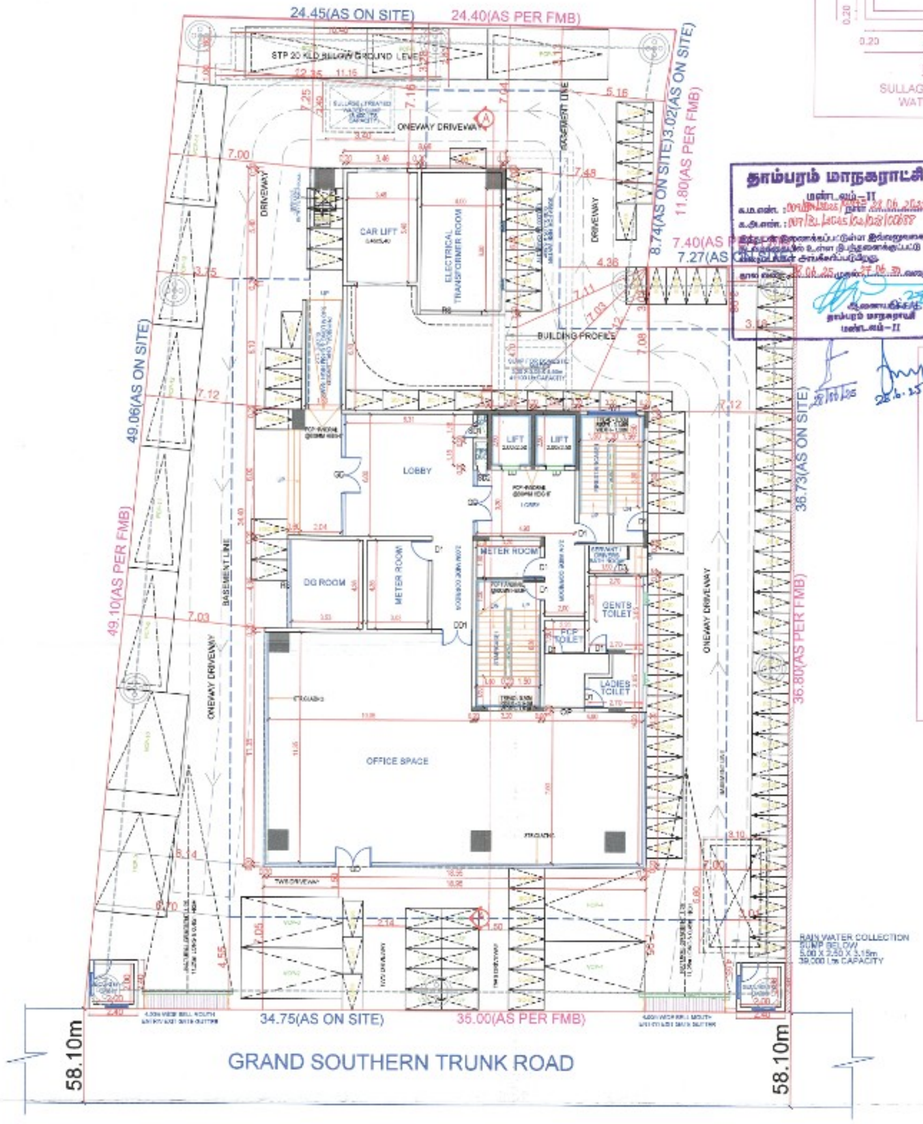
KEY NO. 8688

QR CODE

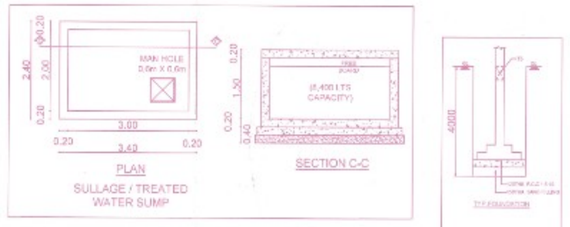
Applicants (Owner / Developer / Power of Attorney)

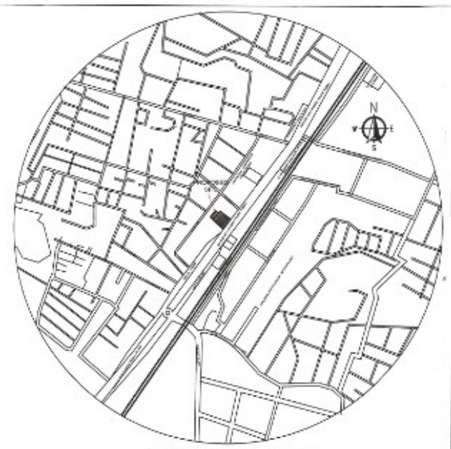
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This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer



SITE CUM GROUND FLOOR PLAN





SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 29.55M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR + GROUND FLOOR + 7 FLOORS - COMMERCIAL OFFICE BUILDING AT PLOT NO. 48 (PART), 69 (PART) & 70 (PART), OLD DOOR NO. 8 & 70 NEW DOOR NO : 27, GRAND SOUTHERN TRUNK (GST) ROAD, PALLAVARAM, CHENNAI - 600 044 COMPRISED IN OLD S.NO. 508/64 (PART) & 66 (PART), T.S. NO. 73, BLOCK NO. 21, WARD-E OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF PALLAVARAM MUNICIPALITY

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1587.00
AREA AS PER DOCUMENT	1516.62
AREA CONSIDERED FOR FSI	1516.62
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4146.26
FSI FACTOR	2.734
COVERAGE AREA (PERCENTAGE %)	531.09 (35.02%)

A) PARKING STATEMENT

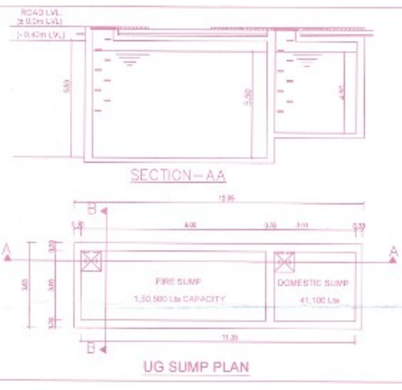
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	34	34
TWO WHEELER	136	136
CYCLE	-	0

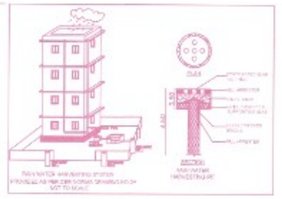
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (B+S/G+...)		4146.26	0.00	0.00	0.00	0	4146.26
Total		4146.26	0.00	0.00	0.00	0	4146.26

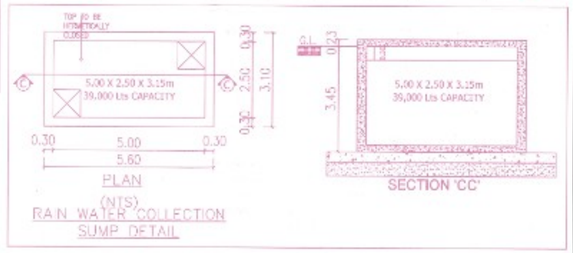
FLOOR WISE FSI STATEMENT: A (B+S/G+7 FLOORS_OFF...)

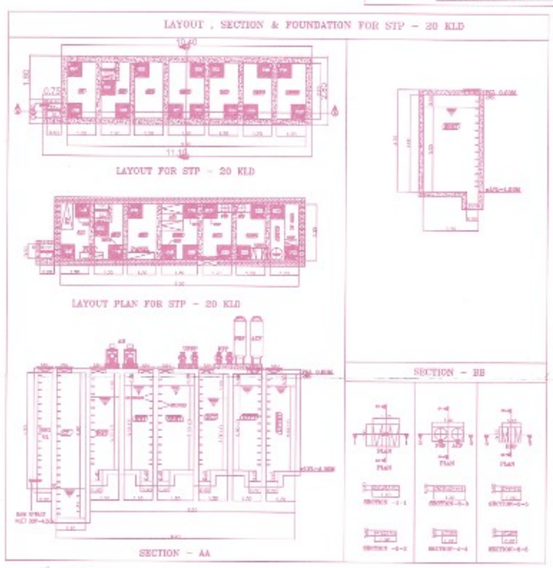
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR	8.87	0.00	0.00	0.00	0	8.87
GROUND FLOOR	439.58	0.00	0.00	0.00	0	439.58
FIRST FLOOR	528.31	0.00	0.00	0.00	0	528.31
SECOND FLOOR	528.25	0.00	0.00	0.00	0	528.25
THIRD FLOOR	528.25	0.00	0.00	0.00	0	528.25
FOURTH FLOOR	528.25	0.00	0.00	0.00	0	528.25
FIFTH FLOOR	528.25	0.00	0.00	0.00	0	528.25
SIXTH FLOOR	528.25	0.00	0.00	0.00	0	528.25
SEVENTH FLOOR	528.25	0.00	0.00	0.00	0	528.25
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	4146.26	0.00	0.00	0.00	0	4146.26

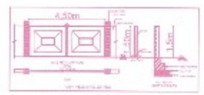


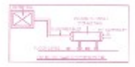




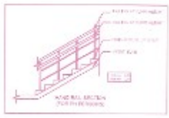












APPROVAL CONDITION

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 / Low High Rise Building
This Approval is valid only if the building Permit is issued by the concerned Local Body.

KEY NO. 8688

QR CODE

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

Applicants (Owner / Developer / Power of Attorney)

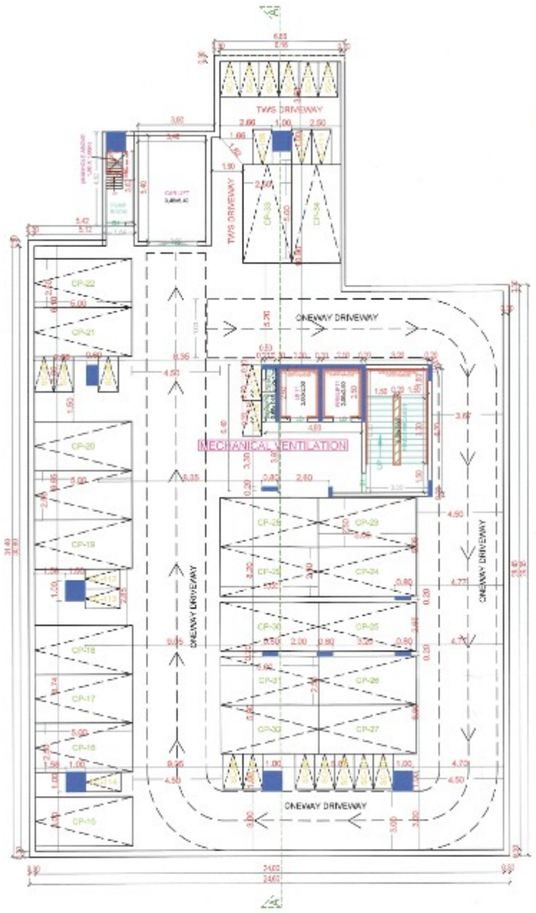
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FLOOR NAME	SHEET NO. 2 / 3

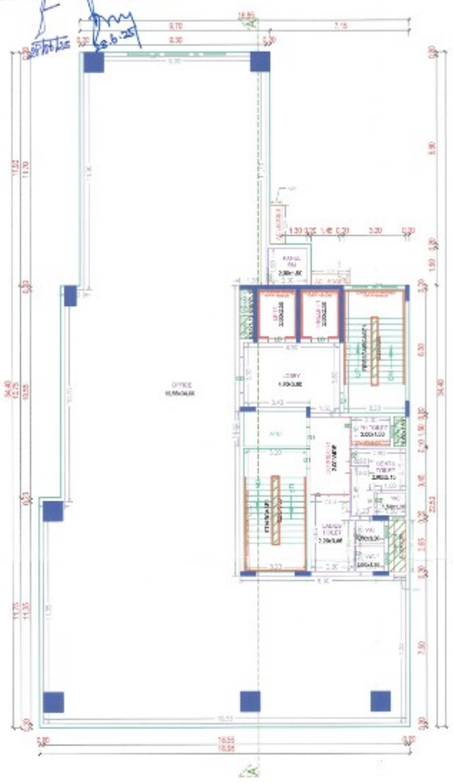
FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 29.55M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR + GROUND FLOOR + 7 FLOORS - COMMERCIAL OFFICE BUILDING AT PLOT NO. 48 (PART), 69 (PART) & 70 (PART), OLD DOOR NO. 8 & 70 NEW DOOR NO : 27, GRAND SOUTHERN TRUNK (GST) ROAD, PALLAVARAM, CHENNAI - 600 044 COMPRISED IN OLD S.NO. 508/64 (PART) & 66 (PART), T.S. NO. 73, BLOCK NO. 21, WARD-E OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF PALLAVARAM MUNICIPALITY

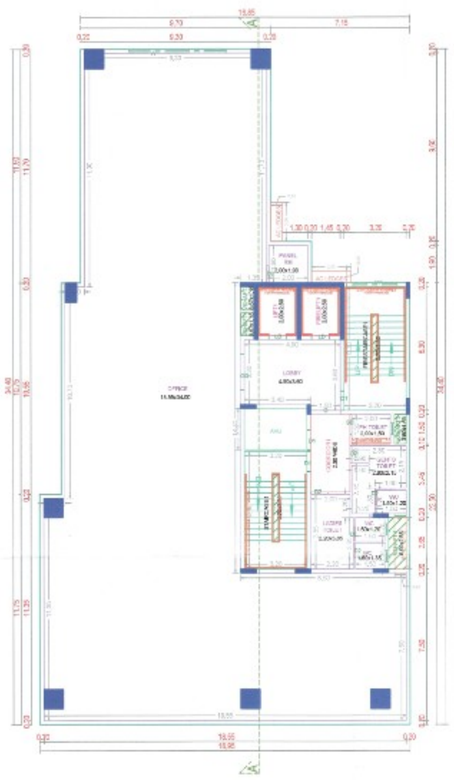
தாம்பரம் மாநகராட்சி
மண்டலம் – II
ஆணையாளரின்
தாம்பரம் மாநகராட்சி
மண்டலம் – II



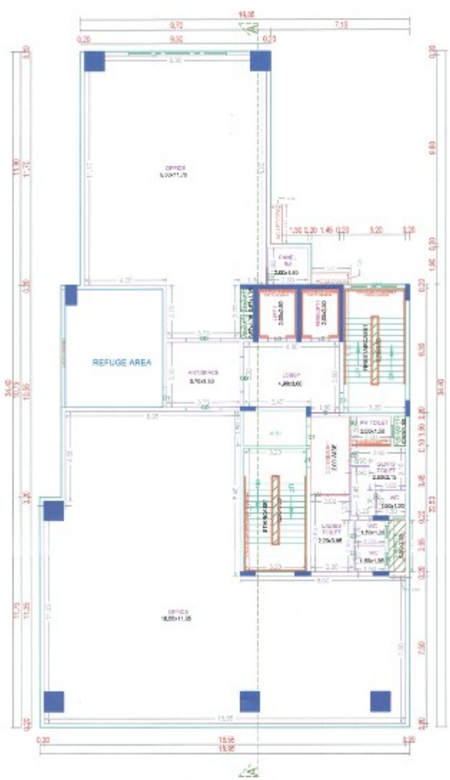
EXTENDED BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4, 6 & 7 FLOOR PLAN



FIFTH FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule 71(2)(b), 2019 is subject to final outcome of the W.P. (MD) No.8918 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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. 8688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

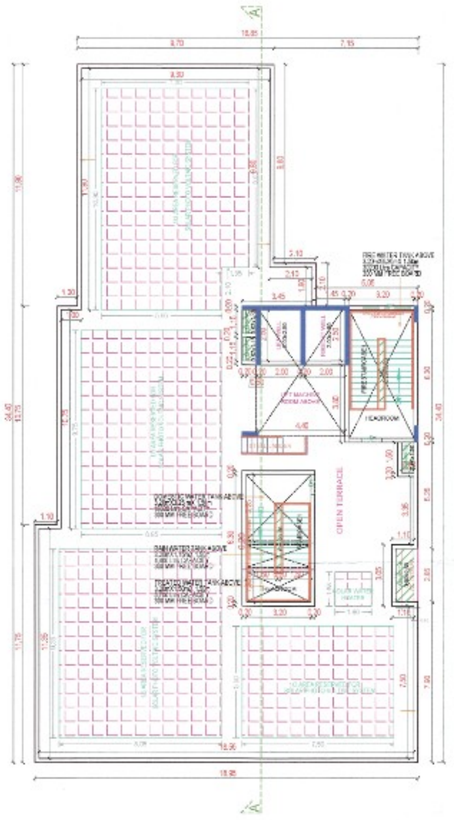
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ISO_A0_(841.00_x_1189.00_MM)

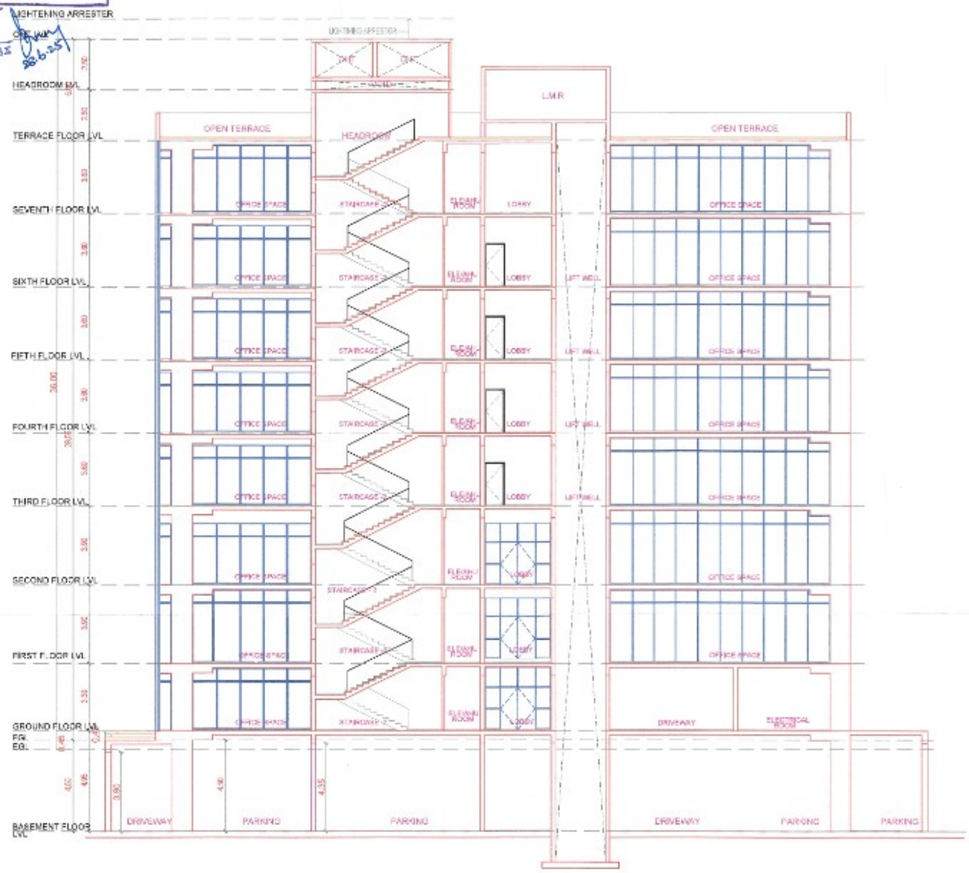
FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 29.55M HEIGHT CONSISTING OF EXTENDED BASEMENT FLOOR + GROUND FLOOR + 7 FLOORS - COMMERCIAL OFFICE BUILDING AT PLOT NO. 48 (PART), 69 (PART) & 70 (PART), OLD DOOR NO. 8 & 70 NEW DOOR NO : 27, GRAND SOUTHERN TRUNK (GST) ROAD, PALLAVARAM, CHENNAI - 600 044 COMPRISED IN OLD S.NO. 508/64 (PART) & 66 (PART), T.S. NO. 73, BLOCK NO. 21, WARD-E OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF PALLAVARAM MUNICIPALITY

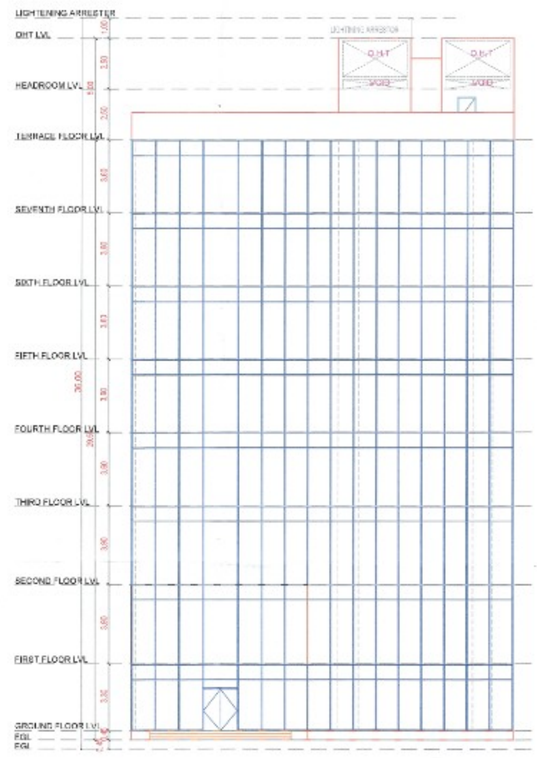
தாம்பரம் மாநகராட்சி
மண்டலம் – II
28/6/25
அலுவலர்/உதவி
தாம்பரம் மாநகராட்சி
மண்டலம் – II



TERRACE FLOOR PLAN



SECTION - AA



ELEVATION - A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Plan has Permission issued under New Rule 71(C)(8), 2019 is subject to bond/ undertaking executed on this 16/01/2025 vide Ref. No. 68/12 & 69/12 of 2019.

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. 8688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

ISO_A0_(841.00_x_1189.00_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
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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.