Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/N/0831/2024,
Dated..27/05/2025

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 Madural Bench of Madras High Court

GATE ELEVATION
EXIT GATE-2

GATE ELEVATION
ENT. GATE-1

பெருநகர சென்னை மாநகராட்சி பகுதியை
கட்டட அனுமதி எண். CEBA/WXN05/00298/2025
நாள்...18/07/2025 வார்டு 061
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையாளர்

A-1 (KG EGMORE)
Building Height : 18.30 Mtrs
No of Floors : S+5

18.00m WIDE POLICE COMMISSIONER OFFICE ROAD

SITE PLAN

11.12m AS ON SITE
0.76m AS ON SITE
11.67m AS ON SITE
22.80m AS PER FMB
28.92m AS ON SITE
30.80m AS PER FMB
0.25m AS ON SITE
2.33m AS ON SITE
0.49m AS ON SITE
5.83m AS ON SITE
0.24m AS ON SITE
10.10m AS PER FMB
9.60m AS ON SITE
17.13m AS PER FMB
17.20m AS PER FMB
16.09m AS ON SITE
16.50m AS PER FMB
44.18m AS ON SITE
43.30m AS PER FMB
3.00m WIDE ONE WAY DRIVEWAY
3.08 WIDE ONE WAY DRIVEWAY
ELECTRICAL TRANSFORMER ROOM 4.40 x 8.00
ENT. GATE-1
EXIT GATE-2
18.00m WIDE POLICE COMMISSIONER OFFICE ROAD

SITE CUM STILT FLOOR PLAN

FOUNDATION DETAILS

C/S OF COMPOUND WALL

SECTION C-C

KEYPLAN
(Not To Scale)

PERCULATION PIT

SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) +5 FLOORS RESIDENTIAL BUILDING (HEIGHT -18.30m) WITH 20 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 4/9 AND 10/3, POLICE COMMISSIONER OFFICE ROAD, EGMORE, CHENNAI - 600008.COMPRISED IN OLD S.No. 822/1 PART, 822/3, 823/2, 823/3 (AS PER DOCUMENT) AND T.S.No. 822/3, 823/2, 823/3, BLOCK No. 39 OF EGMORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1112.50
AREA AS PER DOCUMENT	1126.07
AREA CONSIDERED FOR FSI	1112.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	3246.32
FSI FACTOR	2.918
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	33	33
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: A (KG EGMORE)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	30.72	0.00	0.00	0	30.72
FIRST FLOOR	0.00	643.12	0.00	0.00	4	643.12
SECOND FLOOR	0.00	643.12	0.00	0.00	4	643.12
THIRD FLOOR	0.00	643.12	0.00	0.00	4	643.12
FOURTH FLOOR	0.00	643.12	0.00	0.00	4	643.12
FIFTH FLOOR	0.00	643.12	0.00	0.00	4	643.12
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3246.32	0.00	0.00	20	3246.32

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (KG EGMORE)		0.00	3246.32	0.00	0.00	20	3246.32
Total		0.00	3246.32	0.00	0.00	20	3246.32

RAIN WATER HARVESTING - 3A

Solar glass panel
Stand for solar panel
Terrace floor slab
Elevation
Plan
solar Photo Voltic Panel

SECTION C-C

TYPICAL PLAN OF SUMP

STAIR CASE DETAILS
SCALE 1:100

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

KEY NO. 1688

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8943 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by ARCHITECT A
Architect: ARCHITECT A
Sign Date: 02/07/2025 4:57:12 PM

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)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/N/ 0831/2024
Dated.....27/05/2025

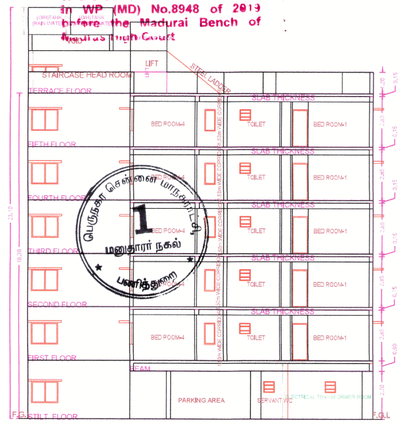
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

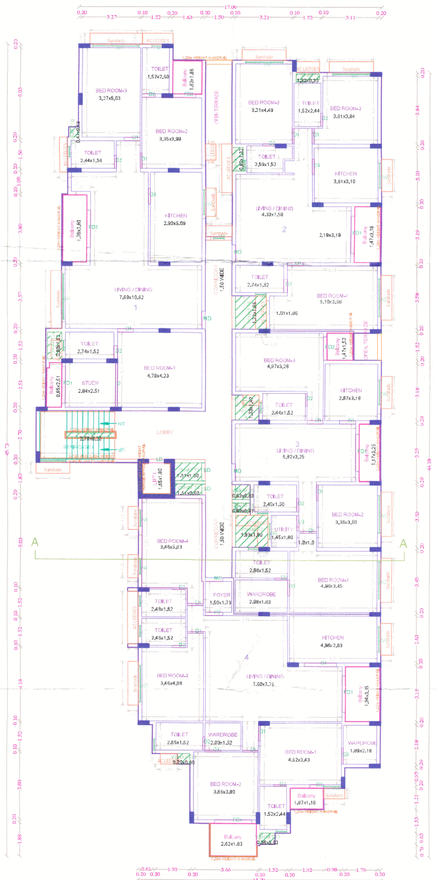
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) +5 FLOORS RESIDENTIAL BUILDING (HEIGHT -18.30m) WITH 20 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 4/5 AND 10/3, POLICE COMMISSIONER OFFICE ROAD, EGMORE, CHENNAI - 600008,COMPRISED IN OLD S.No. 82/2/1 PART, 82/2/3, 82/3/2, 82/3/3 (AS PER DOCUMENT) AND T.S.No. 82/2/3, 82/3/2, 82/3/3, BLOCK No. 39 OF EGMORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



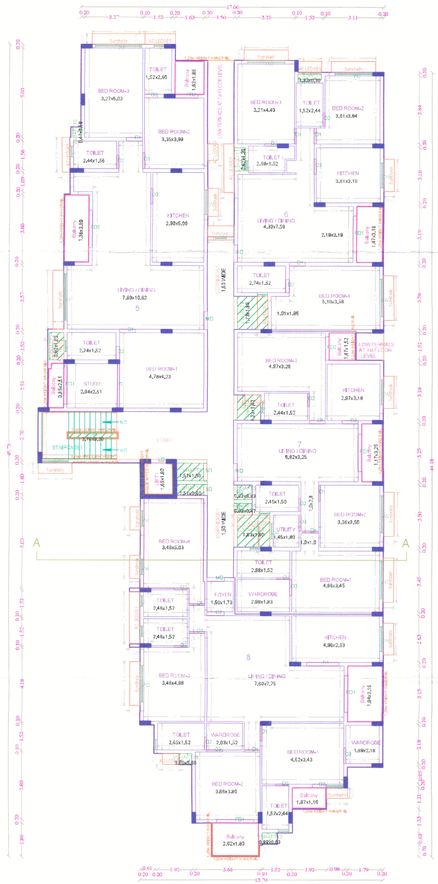
ELEVATION



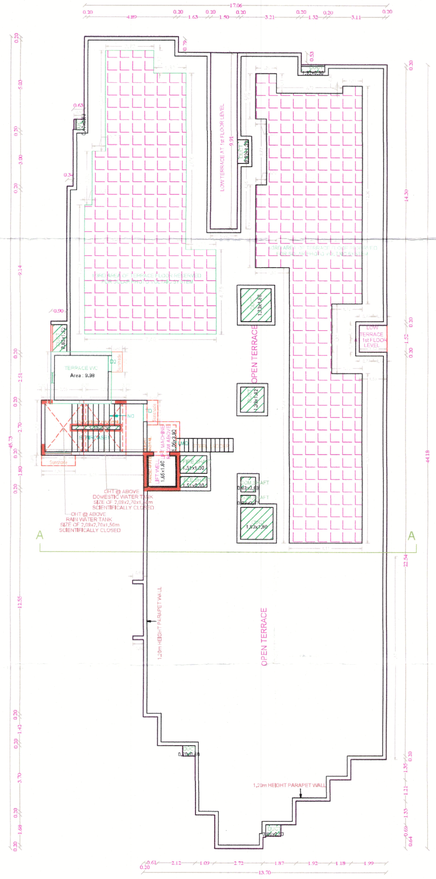
SECTION ON A-A



FIRST FLOOR PLAN



TYPICAL - 2, 3, 4, 5 FLOOR PLAN



TERRACE 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.

KEY PLAN NO. 1668

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and WMP (MD) Nos.6972 & 6973 of 2019).

ARCH_E_(36.00_x_48.00_Inches)

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

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.