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RE REGULATORY RECORD

RERA Document

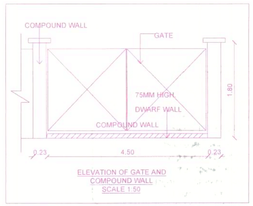
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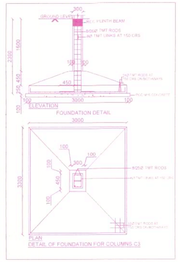
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

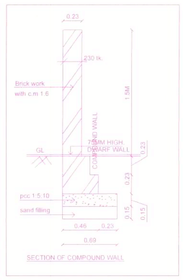
hello@verified.realestate
+91 9996 12 9996
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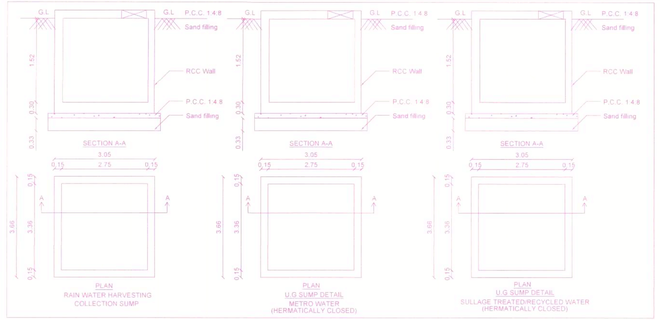
NO-(1)
ONE

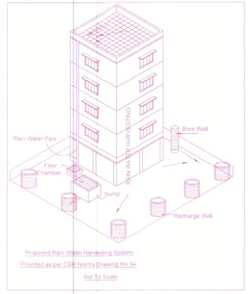


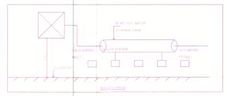




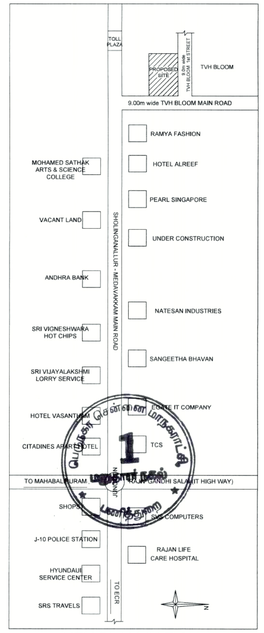








P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/DP/NHRB/S/0041/2025
Dated 27/06/2025.



FLOOR NAME	SHEET NO. 1 / 5

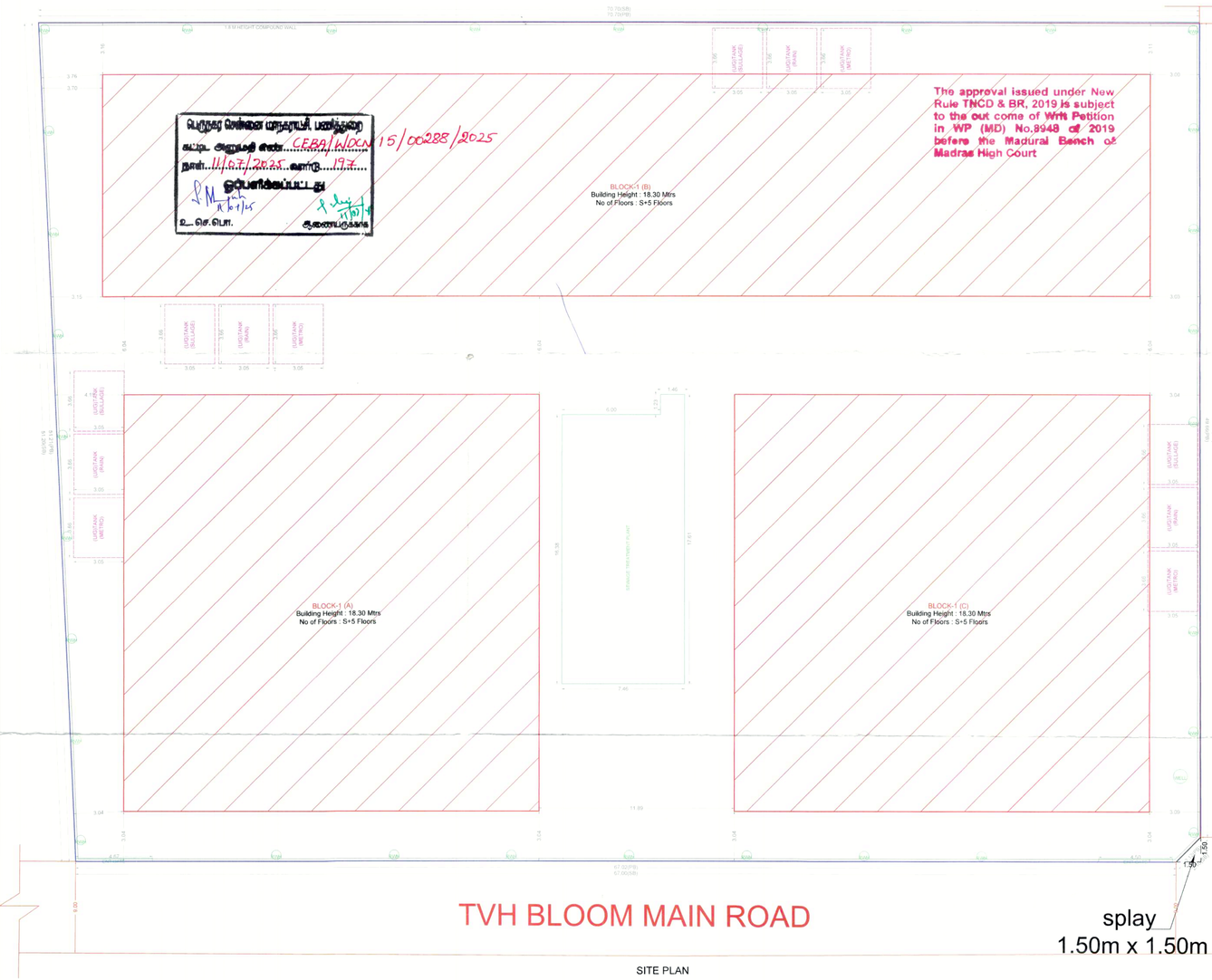
FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF COMBINED STILT FLOOR WITH 3 BLOCKS - BLOCK A: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M), BLOCK B: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 28 DWELLING UNITS (HEIGHT – 18.30M), BLOCK C: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M) - TOTALLY 64 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT (VIDEO ROOM, GYM, HOMETHEATRE, INDOOR GAMES & CHILDREN ACTIVITY AT FIRST FLOOR ONLY) AT PLOT NO.A, TVH BLOOM MAIN ROAD, TVH BLOOM 1ST STREET, SHOLINGANALLUR, CHENNAI – 600119, COMPRISED IN S.NO.602/5B1A1A3 PART & 602/5B2A PART OF SHOLINGANALLUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

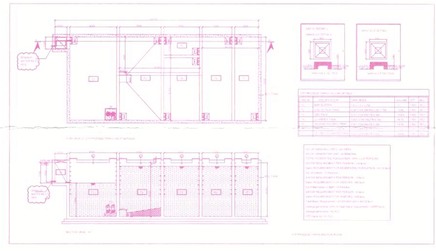
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3565.32
AREA AS PER DOCUMENT	3565.32
AREA CONSIDERED FOR FSI	3565.32
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	9267.97
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

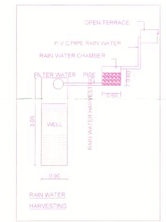
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	70	85
TWO WHEELER	0	12
CYCLE	-	0



SITE PLAN





BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BLOCK-1 (A)		0.00	2802.32	0.00	0.00	18	2802.32
BLOCK-1 (B)		0.00	3625.11	0.00	0.00	28	3625.11
BLOCK-1 (C)		0.00	2840.54	0.00	0.00	18	2840.54
Total		0.00	9267.97	0.00	0.00	64	9267.97

FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
COMBINED STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	566.08	0.00	0.00	2	566.08
SECOND FLOOR	0.00	559.06	0.00	0.00	4	559.06
THIRD FLOOR	0.00	559.06	0.00	0.00	4	559.06
FOURTH FLOOR	0.00	559.06	0.00	0.00	4	559.06
FIFTH FLOOR	0.00	559.06	0.00	0.00	4	559.06
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2802.32	0.00	0.00	18	2802.32

FLOOR WISE FSI STATEMENT: BLOCK (B)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
COMBINED STILT FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	740.05	0.00	0.00	4	740.05
SECOND FLOOR	0.00	724.57	0.00	0.00	6	724.57
THIRD FLOOR	0.00	724.57	0.00	0.00	6	724.57
FOURTH FLOOR	0.00	724.57	0.00	0.00	6	724.57
FIFTH FLOOR	0.00	711.35	0.00	0.00	6	711.35
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3625.11	0.00	0.00	28	3625.11

FLOOR WISE FSI STATEMENT: BLOCK (C)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
COMBINED STILT FLOOR	0.00	38.22	0.00	0.00	0	38.22
FIRST FLOOR	0.00	566.08	0.00	0.00	2	566.08
SECOND FLOOR	0.00	559.06	0.00	0.00	4	559.06
THIRD FLOOR	0.00	559.06	0.00	0.00	4	559.06
FOURTH FLOOR	0.00	559.06	0.00	0.00	4	559.06
FIFTH FLOOR	0.00	559.06	0.00	0.00	4	559.06
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2840.54	0.00	0.00	18	2840.54

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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

Signature valid

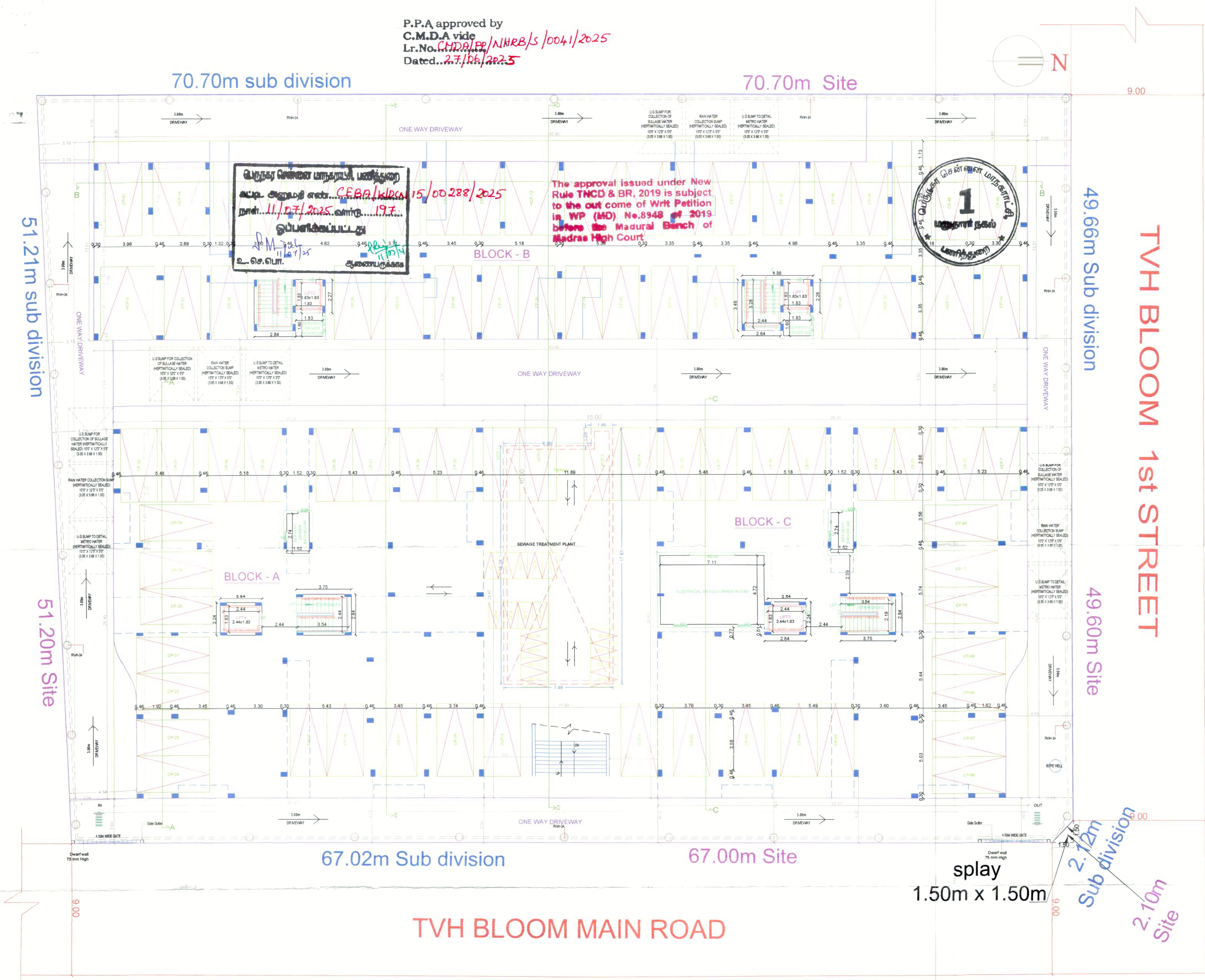
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ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 2 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF COMBINED STILT FLOOR WITH 3 BLOCKS - BLOCK A: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M), BLOCK B: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 28 DWELLING UNITS (HEIGHT – 18.30M), BLOCK C: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M) - TOTALLY 64 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT (VIDEO ROOM, GYM, HOMETHEATRE, INDOOR GAMES & CHILDREN ACTIVITY AT FIRST FLOOR ONLY) AT PLOT NO.A, TVH BLOOM MAIN ROAD, TVH BLOOM 1ST STREET, SHOLINGANALLUR, CHENNAI – 600119, COMPRISED IN S.NO.602/5B1A1A3 PART & 602/5B2A PART OF SHOLINGANALLUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0041/2025
Dated.. 27/06/2025



SITE CUM COMBINED STILT 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 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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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ARCH_expand_E_(36.00_x_48.00_Inches)

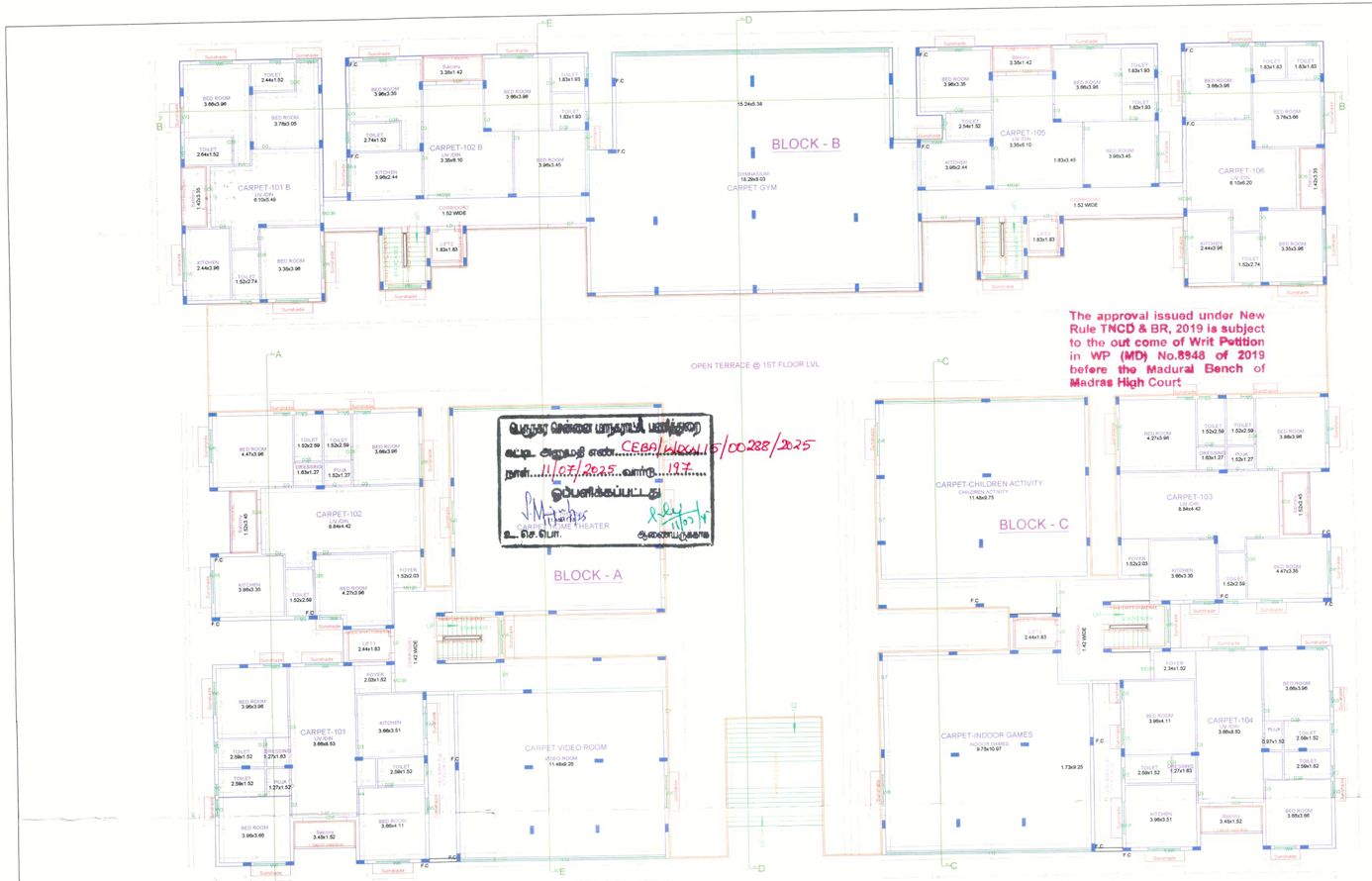
FLOOR NAME	SHEET NO. 3 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF COMBINED STILT FLOOR WITH 3 BLOCKS - BLOCK A: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M), BLOCK B: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 28 DWELLING UNITS (HEIGHT – 18.30M), BLOCK C: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M) - TOTALLY 64 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT (VIDEO ROOM, GYM, HOMETHEATRE, INDOOR GAMES & CHILDREN ACTIVITY AT FIRST FLOOR ONLY) AT PLOT NO.A, TVH BLOOM MAIN ROAD, TVH BLOOM 1ST STREET, SHOLINGANALLUR, CHENNAI – 600119, COMPRISED IN S.NO.602/5B1A1A3 PART & 602/5B2A PART OF SHOLINGANALLUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

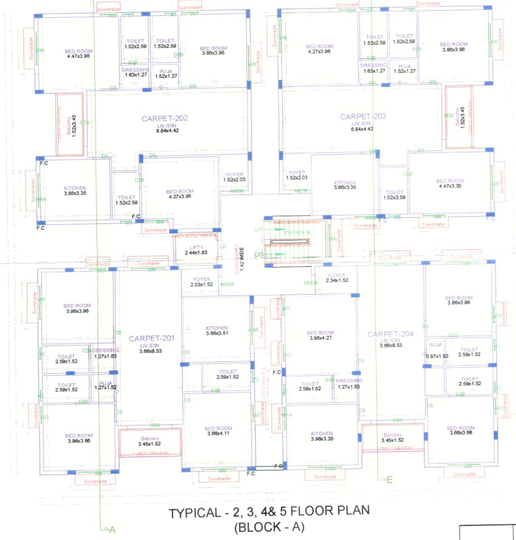
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NARB/S/0041/2025
Dated 27/06/2025

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

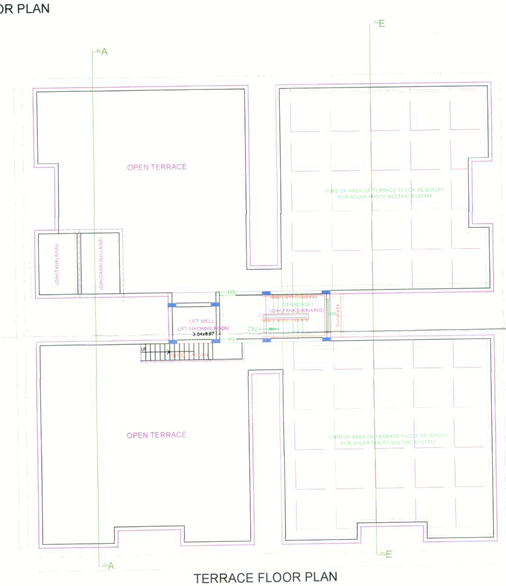
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வரைபட அனுமதி எண். CEBA/Block1/5/00228/2025
நாள் 11/07/2025 மனு 197
ஒப்பளிக்கப்பட்டது
உ. நெ. பொ. ஆணையாளர்



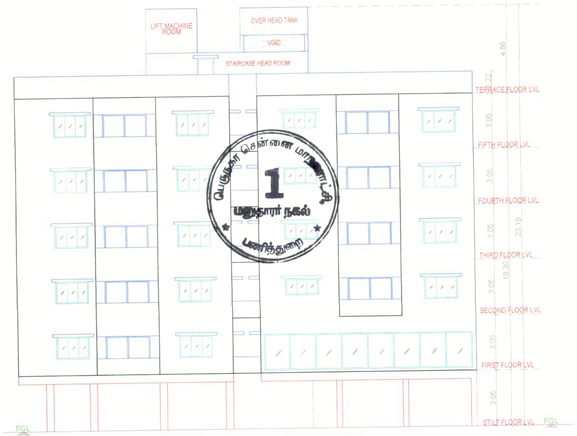
COMBINED FIRST FLOOR PLAN



TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(BLOCK - A)



TERRACE FLOOR PLAN
(BLOCK - A)



FRONT ELEVATION
(BLOCK - A)



SECTION - AA
(BLOCK - 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 & WMP (MD) Nos. 5812 & 5815 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

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

ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 4 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF COMBINED STILT FLOOR WITH 3 BLOCKS - BLOCK A: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M), BLOCK B: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 28 DWELLING UNITS (HEIGHT – 18.30M), BLOCK C: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M) - TOTALLY 64 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT (VIDEO ROOM, GYM, HOMETHEATRE, INDOOR GAMES & CHILDREN ACTIVITY AT FIRST FLOOR ONLY) AT PLOT NO.A, TVH BLOOM MAIN ROAD, TVH BLOOM 1ST STREET, SHOLINGANALLUR, CHENNAI – 600119, COMPRISED IN S.NO.602/5B1A1A3 PART & 602/5B2A PART OF SHOLINGANALLUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

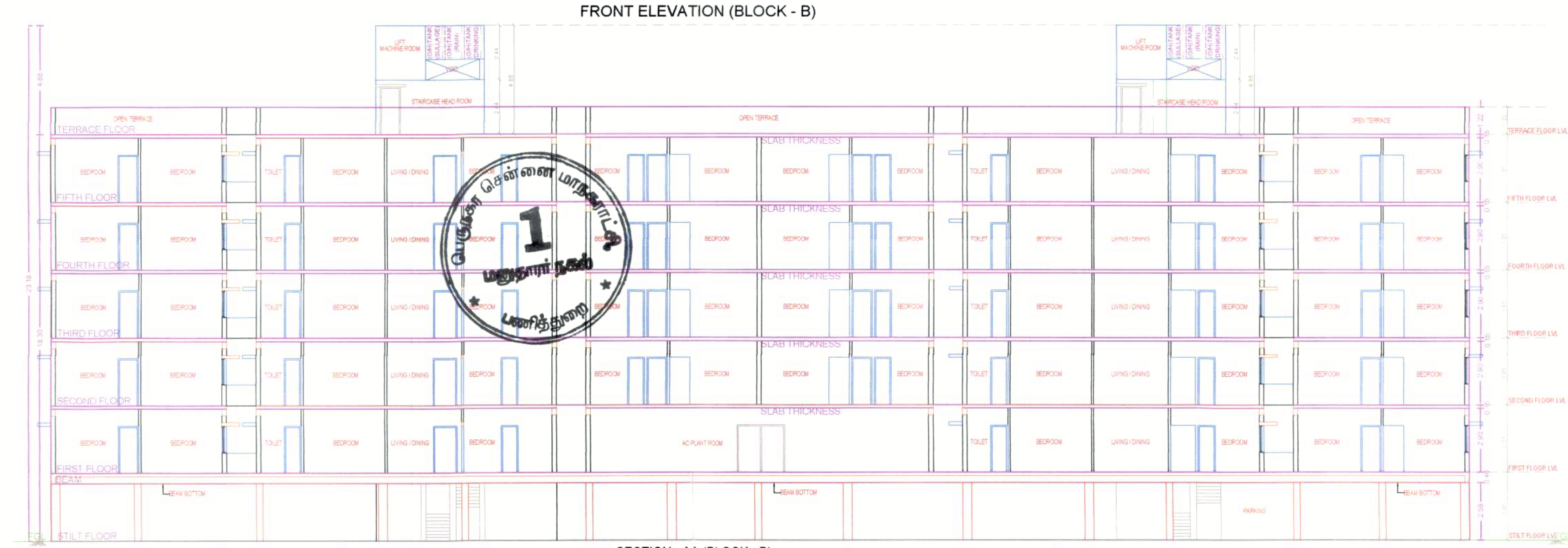
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0041/2025
Dated. 27/06/2025.

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CEBA/WDCN15/00288/2025
நாள். 11/07/2025 வார்டு. 197
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

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

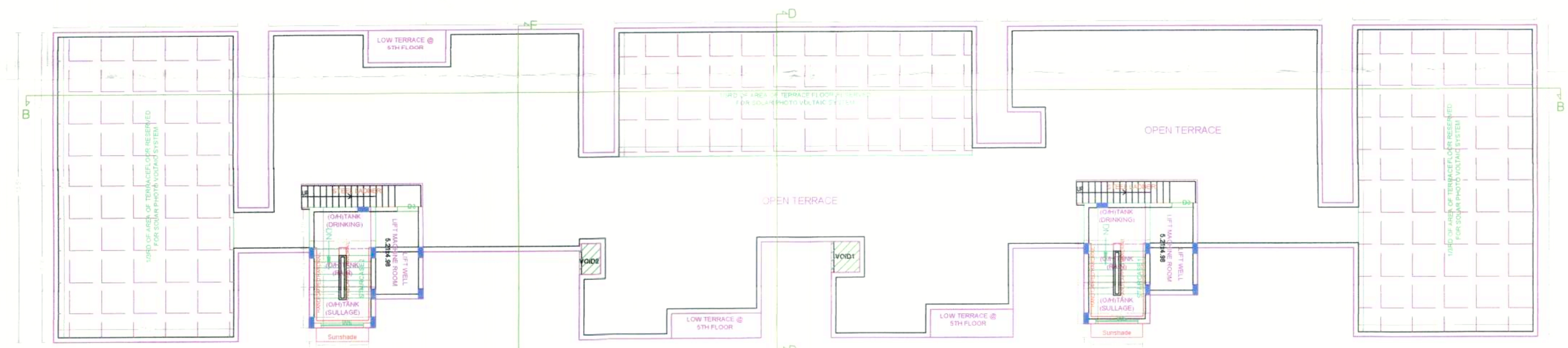


FRONT ELEVATION (BLOCK - B)



பெருநகர சென்னை மாநகராட்சி 1 மநகரா நகல் பணித்துறை

SECTION - AA (BLOCK - B)



TERRACE FLOOR PLAN (BLOCK - B)



FIFTH FLOOR PLAN (BLOCK - B)



TYPICAL - 2, 3 & 4 FLOOR PLAN (BLOCK - B)

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. 8912 & 8913 of 2019

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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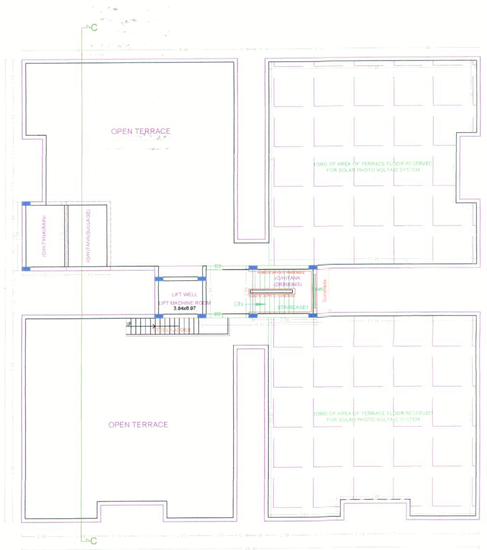
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FLOOR NAME	SHEET NO. 5 / 5
FLOOR NAME	

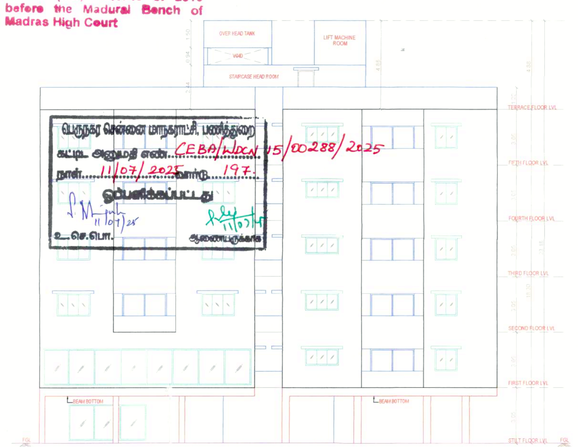
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT CONSISTING OF COMBINED STILT FLOOR WITH 3 BLOCKS - BLOCK A: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M), BLOCK B: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 28 DWELLING UNITS (HEIGHT – 18.30M), BLOCK C: COMBINED STILT FLOOR (PARKING) + 5 FLOORS WITH 18 DWELLING UNITS (HEIGHT – 18.30M) - TOTALLY 64 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT (VIDEO ROOM, GYM, HOMETHEATRE, INDOOR GAMES & CHILDREN ACTIVITY AT FIRST FLOOR ONLY) AT PLOT NO.A, TVH BLOOM MAIN ROAD, TVH BLOOM 1ST STREET, SHOLINGANALLUR, CHENNAI – 600119, COMPRISED IN S.NO.602/5B1A1A3 PART & 602/5B2A PART OF SHOLINGANALLUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

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

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/S/00041/2025
Dated...27/06/2025.



TERRACE FLOOR PLAN
(BLOCK - C)

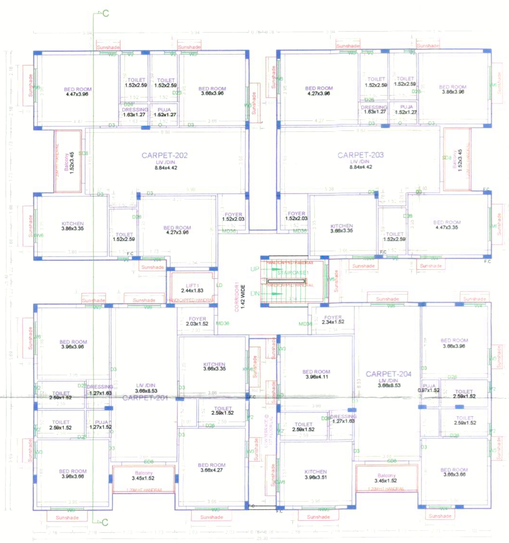


பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண்...CEBA/1004/15/00288/2025
நாள்...11/07/2025 தொகுதி...197
ஒப்புக்கொடுக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

FRONT ELEVATION
(BLOCK - C)



SECTION - EE



TYPICAL - 2, 3, 4& 5 FLOOR PLAN
(BLOCK - C)



SECTION - AA
(BLOCK - C)



SECTION - DD

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 NO.

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.10812 & 10813 of 2019.

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ARCH_E_(36.00_x_48.00_Inches)

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.