Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

ARCH_E_(36.00_X_48.00_Inches)

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

Applicants (Owner / Developer / Power of Attorney)									

APPROVAL CONDITION	
SCALE 1:100	

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

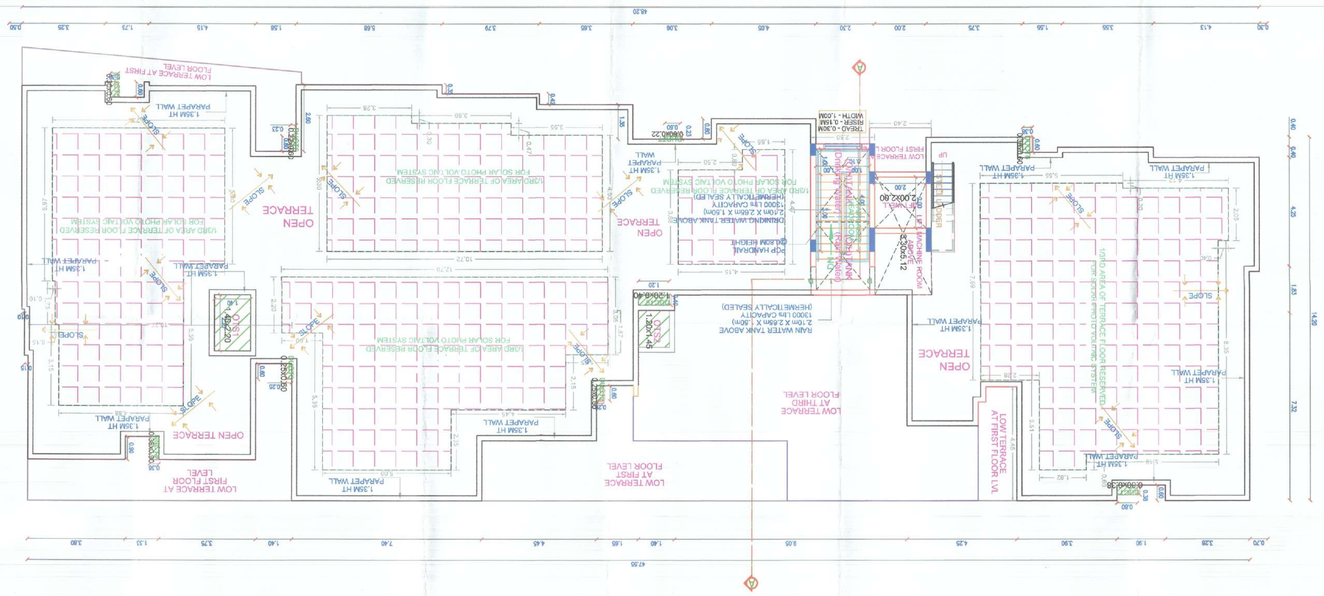
For [Typed Name / Cyber Name / Electronic Signature]
Copy of the Building Permit/Map/Plan is to be kept
This Approval is valid only upto Building Permit is issued by the concerned Local Body.

QR CODE

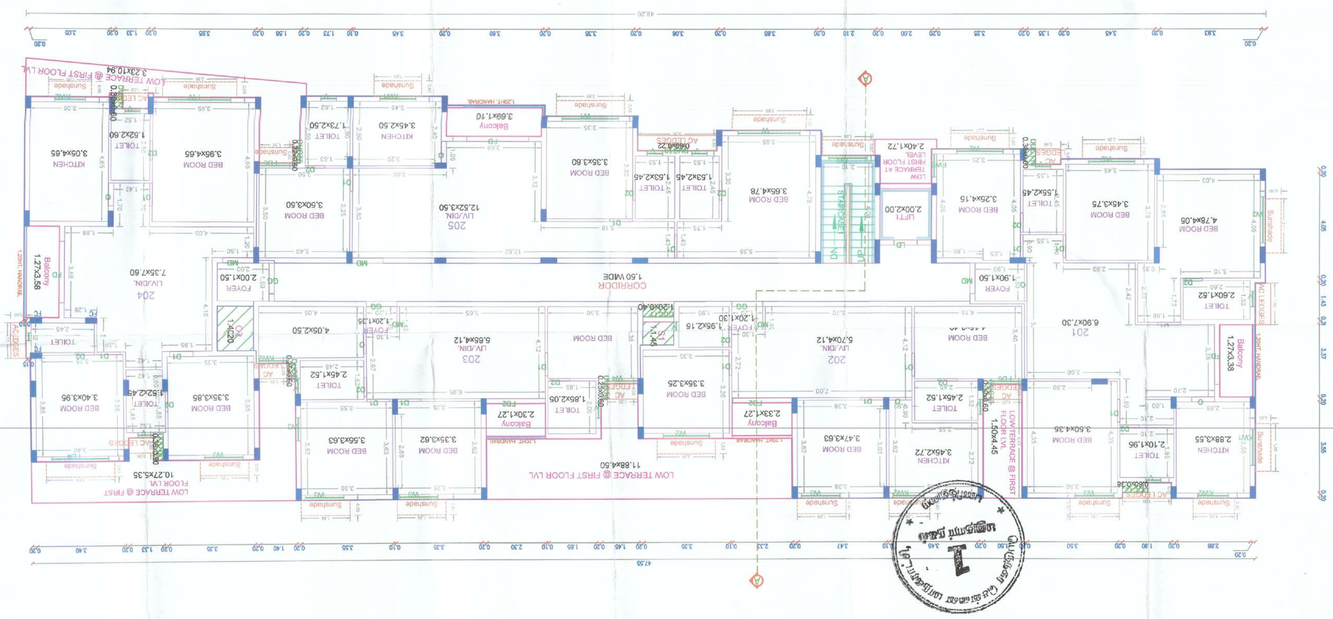
FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2 FLOORS + 3RD FLOOR PART (HEIGHT 12.80 M) RESIDENTIAL BUILDING WITH 14 DWELLING UNITS & GYM AT 3RD FLOOR AT PLOT NO: B, (GCC APPROVED SUBDIVISION), ST. MARY'S STREET, ATHIPATTU, CHENNAI - 600 058, COMPRISED IN OLD S. NO:520/4 AND T.S. NO.2/5/ 2, BLOCK NO: 4, WARD NO: G OF ATHIPATTU VILLAGE, WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION DIVISION - 86 , ZONE - 07

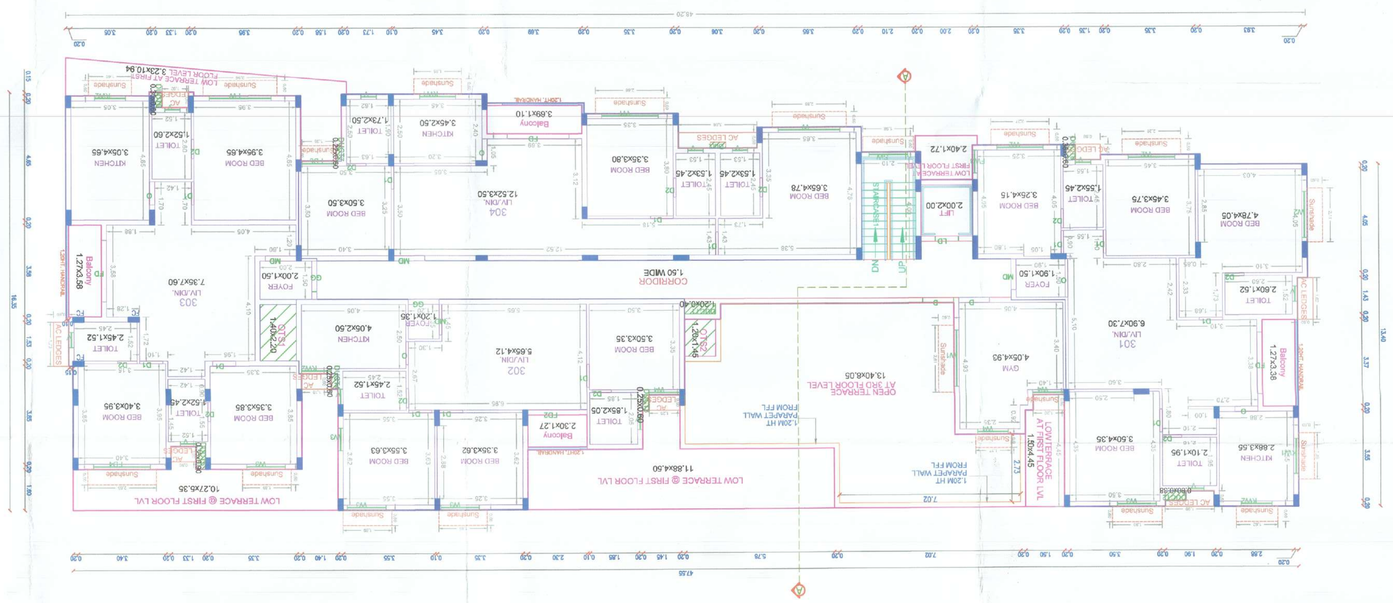
TERRACE FLOOR PLAN



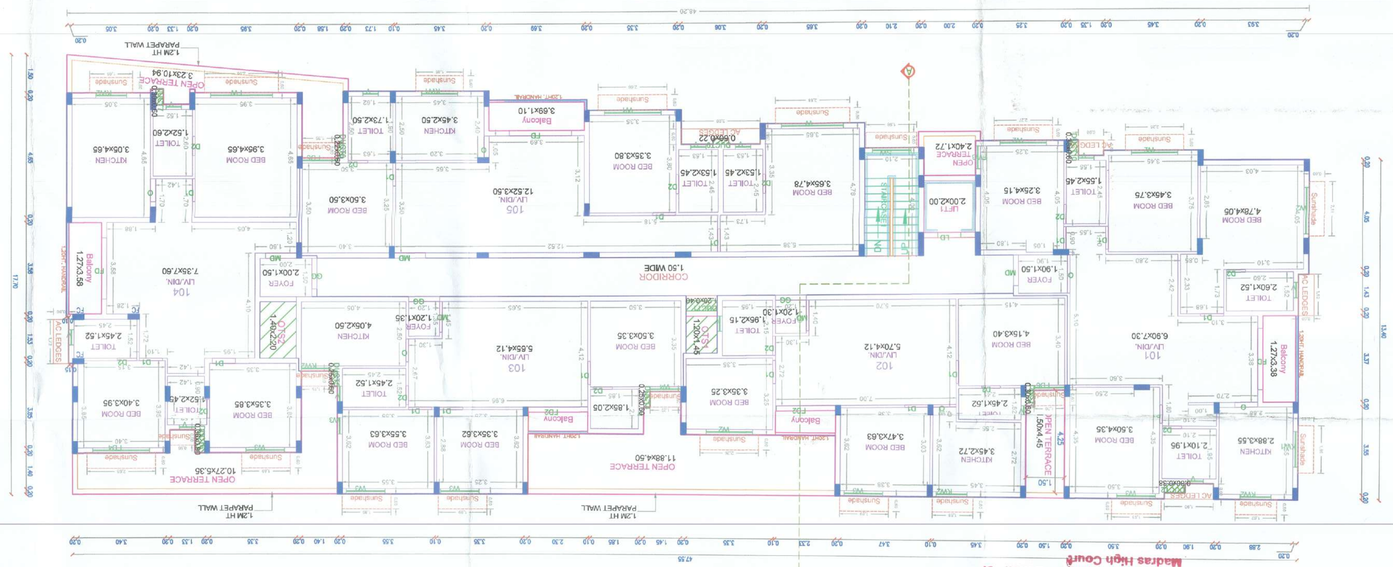
SECOND FLOOR PLAN



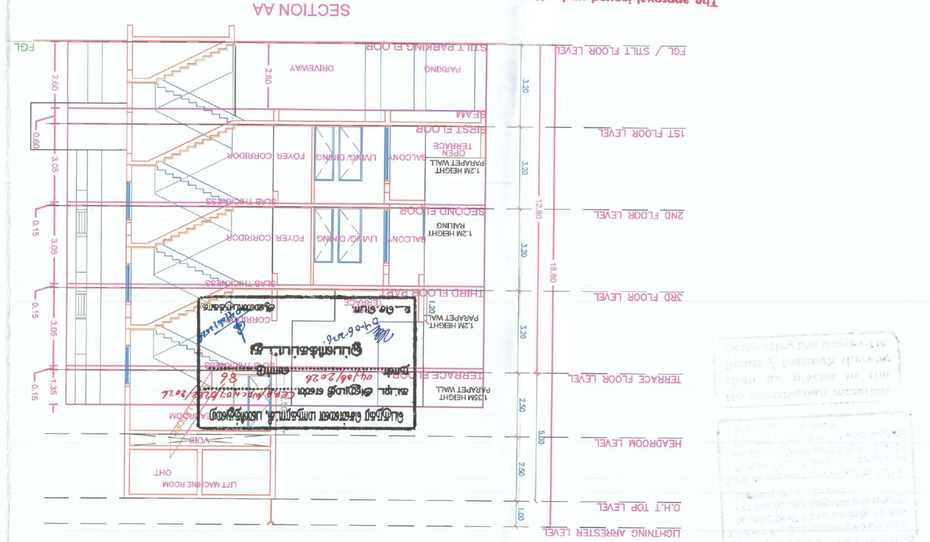
THIRD FLOOR PART PLAN



FIRST FLOOR PART PLAN



SECTION AA



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.8548 of 2019 before the Madurai Bench of Madras High Court.

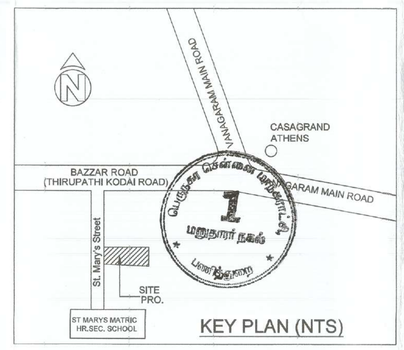
NO - G)
ONE

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.TP/NW/(N)/012/2024
Dated..28/05/2024



ELEVATION



KEY PLAN (NTS)

SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2 FLOORS + 3RD FLOOR PART (HEIGHT 12.80 M) RESIDENTIAL BUILDING WITH 14 DWELLING UNITS & GYM AT 3RD FLOOR AT PLOT NO: B, (GCC APPROVED SUBDIVISION), ST. MARY'S STREET, ATHIPATTU, CHENNAI - 600 058, COMPRISED IN OLD S. NO:520/4 AND T.S. NO:25/ 2, BLOCK NO: 4, WARD NO: G OF ATHIPATTU VILLAGE, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION
DIVISION - 86 , ZONE - 07

A) AREA STATEMENT		SQ.M.
AREA AS PER PATTA		2325.00
AREA AS PER DOCUMENT	(AREA AS PER SUBDIVISION PLOT NO.B)	951.11
AREA CONSIDERED FOR FSI		951.11
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD		0.00
OSR AREA		0.00
TOTAL FSI AREA		1898.56
FSI FACTOR		1.996
COVERAGE AREA (PERCENTAGE %)		NA

A) PARKING STATEMENT

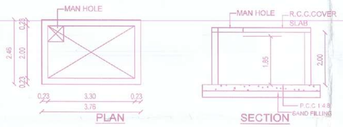
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	15	20
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: V (VC)

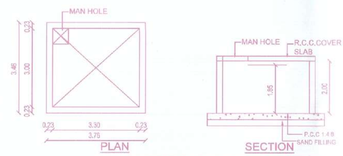
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	37.83	0.00	0.00	0	37.83
FIRST FLOOR	0.00	645.84	0.00	0.00	5	645.84
SECOND FLOOR	0.00	645.84	0.00	0.00	5	645.84
THIRD FLOOR PART	0.00	569.45	0.00	0.00	4	569.45
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1898.56	0.00	0.00	14	1898.56

BUILDING WISE FSI STATEMENT

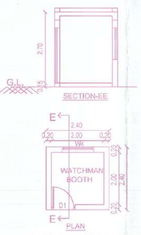
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
Total		0.00	1898.56	0.00	0.00	14	1898.56
V-I (VC)		0.00	1898.56	0.00	0.00	14	1898.56



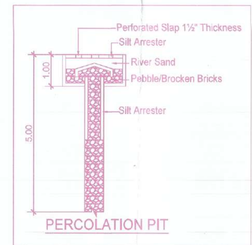
COLLECTION SUMP FOR RAIN WATER HARVESTING FROM TERRACE



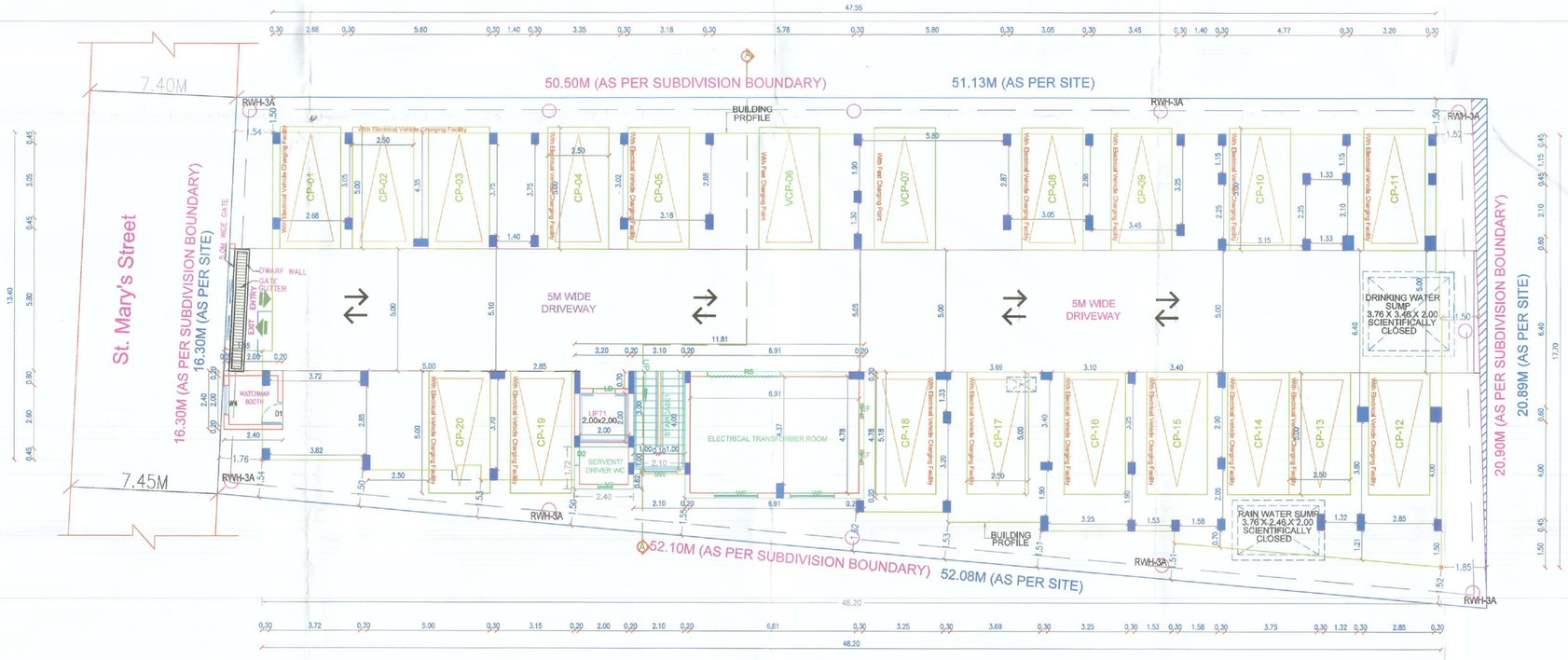
COLLECTION SUMP FOR DRINKING WATER



WATCHMAN BOOTH DETAILS



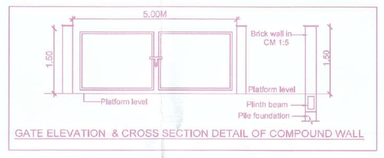
PERCOLATION PIT



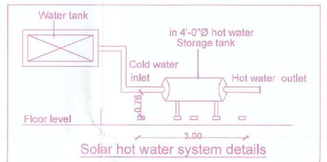
SITE CUM STILT FLOOR PLAN



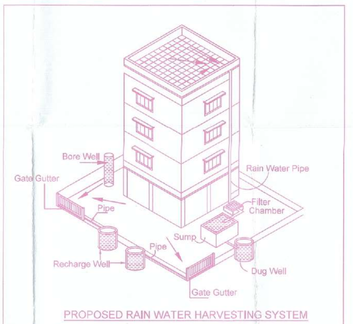
SITE PLAN



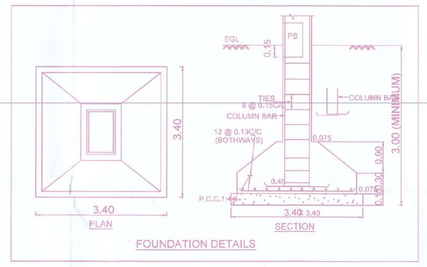
GATE ELEVATION & CROSS SECTION DETAIL OF COMPOUND WALL



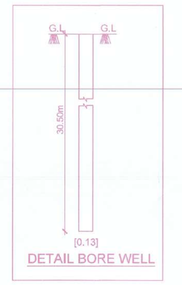
Solar hot water system details



PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO:3A NOT TO SCALE



FOUNDATION DETAILS



DETAIL BORE WELL

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner (Civil Planner / Member-Secretary))
High Rise Building / Non-High Rise Building
This Ayyomedi 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 VMP (MD) Nos.6913 & 6914 of 2019.

Signature valid
Digitally Signed by
Architect S.SUNDARESWARAN
Sign Date: 03.04.2024 5:33:36 PM

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)

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.