Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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SITE PLAN	SHEET NO. 1/5

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2 FLOORS +3RD FLOOR(PART) + 4TH FLOOR(PART) + 5TH FLOOR(PART) (18.30M-HEIGHT) RESIDENTIAL BUILDING WITH 71 DWELLING UNITS FOR AFFORDABLE HOUSING AT MEDAVAKKAM, CHENNAI COMPRISED IN S.NO.134/2A3 135/1C2, 135/2C3, 135/2C1D & 164/1A5 & 165/1A1A OF MEDAVAKKAM VILLAGE WITHIN THE LIMIT OF ST. THOMAS MOUNT PANCHAYAT UNION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3309.00
AREA AS PER DOCUMENT	3344.95
AREA CONSIDERED FOR FSI	3309.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	8692.14
FSI FACTOR	2.597
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

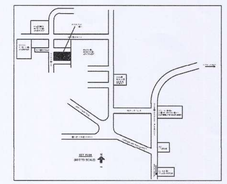
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	07	10
TWO WHEELER	26	26
CYCLE	-	0

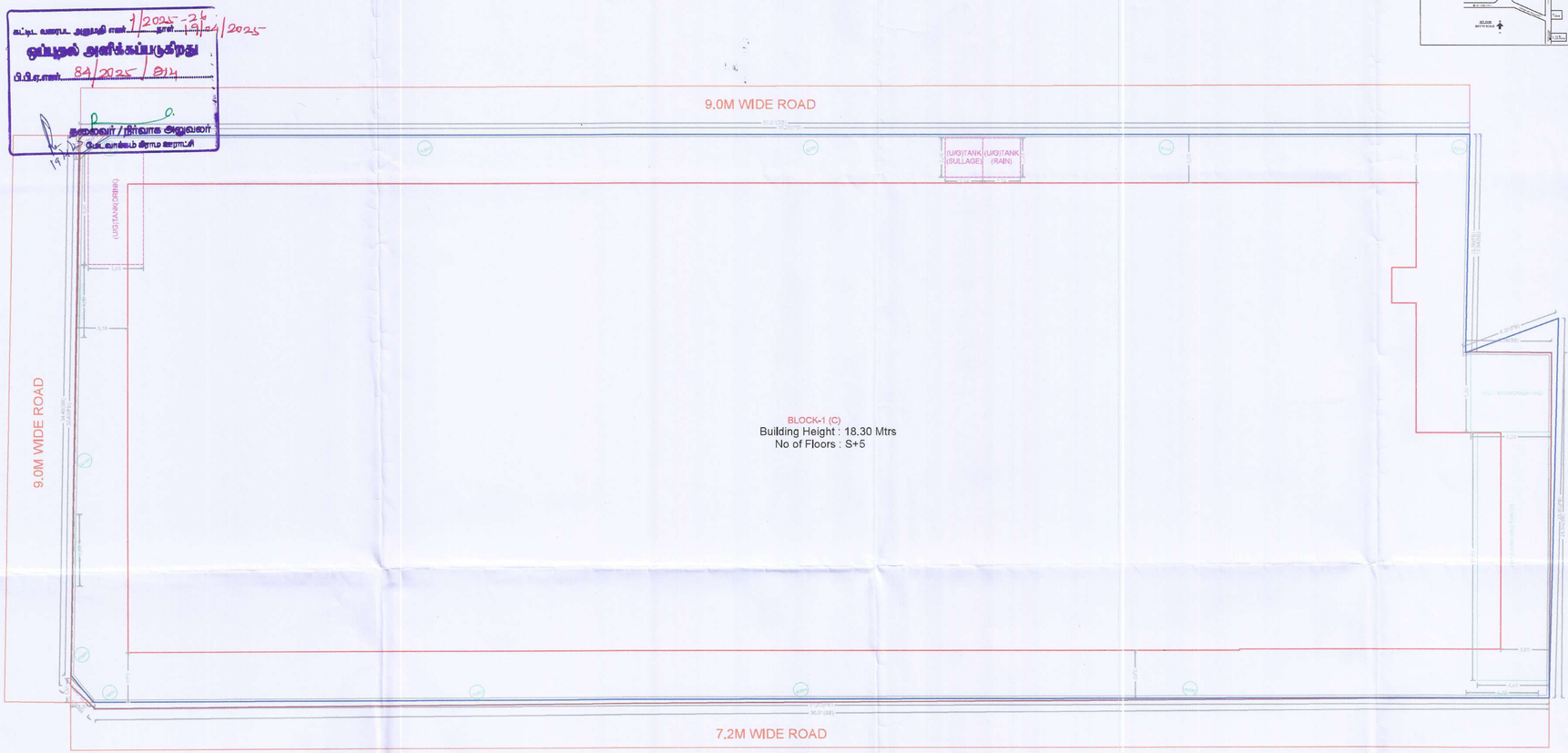
FLOOR WISE FSI STATEMENT (BLOCK-C)

FLOORS	FSI AREA				No.	TOTAL
	DOMN.	RESI.	INDL.	INST.		
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	782.80	0.00	0.00	19	1528.20
SECOND FLOOR	0.00	1739.67	0.00	0.00	19	1739.67
THIRD FLOOR	0.00	1739.67	0.00	0.00	19	1739.67
FOURTH FLOOR	0.00	1114.81	0.00	0.00	10	1114.81
FIFTH FLOOR	0.00	1164.33	0.00	0.00	11	1164.33
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	8540.31	0.00	0.00	71	8540.31

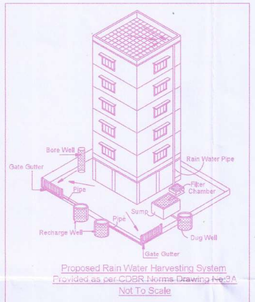
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SIMILAR BUILDING	FSI AREA				No.	TOTAL
		DOMN.	RESI.	IND.	INST.		FSI AREA
BLOCK-(C)	1	0.00	8540.31	0.00	0.00	71	8540.31
Total		0.00	8540.31	0.00	0.00	71	8540.31

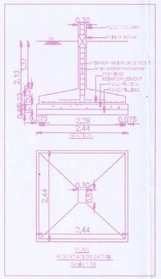


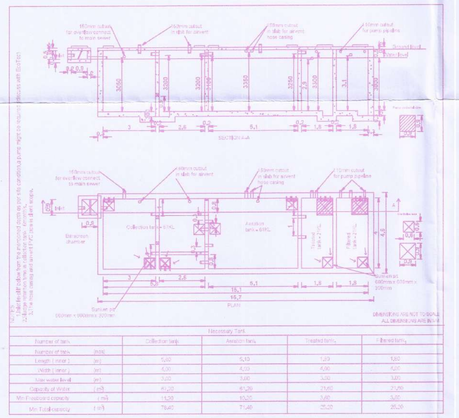


SITE PLAN

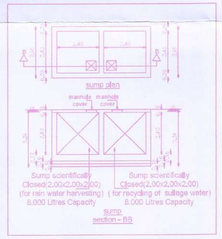


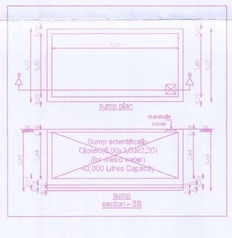
Proposed Rain Water Harvesting System
Provided as per CGBR Norms Drawing Ref-3A
Not To Scale

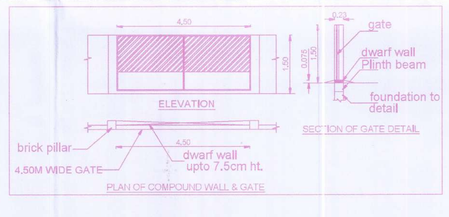


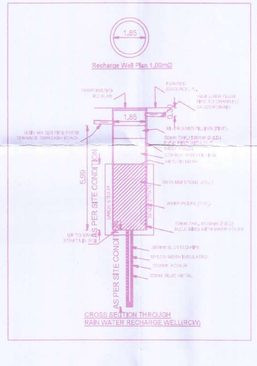


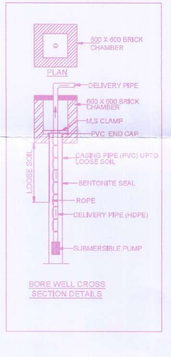
Necessary Tank				
Number of Tank	(Nos)	Collection Sump	Aviation Tank	Treated Tank
Number of Tank	(Nos)	1	1	1
Length (Inner)	(m)	5.00	5.10	1.20
Width (Inner)	(m)	4.00	4.10	4.00
Total water Depth	(m)	3.00	3.00	3.00
Capacity of Water	(cum)	40.00	40.20	21.60
Min Freeboard provided	(cm)	15.00	15.00	5.00
Min Total capacity	(cum)	75.00	71.40	25.20











APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Chief(s) 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 Planning Permission issued under the provisions of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1971) and the Rules made thereunder.

Signature valid
Digitally Signed by CHOCKALINGAM GANESH S
Sign Date: 01.08.2025 6:15:28 PM

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)

	SHEET NO. 2/6

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2 FLOORS +3RD FLOOR(PART) + 4TH FLOOR(PART) + 5TH FLOOR(PART) (18.30M-HEIGHT) RESIDENTIAL BUILDING WITH 71 DWELLING UNITS FOR AFFORDABLE HOUSING AT MEDAVAKKAM, CHENNAI COMPRISED IN S.NO.134/2A3 135/1C2, 135/2C3, 135/2C1D & 164/1A5 & 165/1A1A OF MEDAVAKKAM VILLAGE WITHIN THE LIMIT OF ST. THOMAS MOUNT PANCHAYAT UNION.

கட்டிட வரைபட அனுமதி எண் 1/2025-26 நாள் 19/04/2025

முன்மதல் அளிக்கப்படுகிறது

பி.பி.ஏ.எண் 84/2025/B14

தலைவர் / நிர்வாக அலுவலர்
பெருங்கால்கம் பிராம ஊராட்சி

ELEVATION

SECTION ON A -A

9.00M WIDE ROAD

14.40AS PER PATTA

24.20AS PER PATTA

86.91M AS PER SITE

24.20AS PER PATTA

22.20AS PER PATTA

AS PER PATTA 2.20M

9.0M WIDE ROAD
34.40M AS PER SITE
32.60AS PER PATTA

13.64M AS PER SITE
13.70AS PER PATTA

6.00AS PER PATTA
5.38M AS PER SITE

23.80AS PER PATTA
21.65M AS PER SITE

2.20AS PER PATTA
2.12M AS PER SITE

91.00AS PER PATTA
90.91M AS PER SITE

7.2M WIDE ROAD

BLOCK - C
STILT FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under low Rise (Residential) Building / Non-High Rise Building / 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_E_(36.00_x_48.00_Inches)

	SHEET NO. 36

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2 FLOORS +3RD FLOOR(PART) + 4TH FLOOR(PART) + 5TH FLOOR(PART) (18.30M-HEIGHT) RESIDENTIAL BUILDING WITH 71 DWELLING UNITS FOR AFFORDABLE HOUSING AT MEDAVAKKAM, CHENNAI COMPRISED IN S.NO.134/2A3 135/1C2, 135/2C1, 135/2C1D & 164/1A5 & 165/1A1A OF MEDAVAKKAM VILLAGE WITHIN THE LIMIT OF ST. THOMAS MOUNT PANCHAYAT UNION.

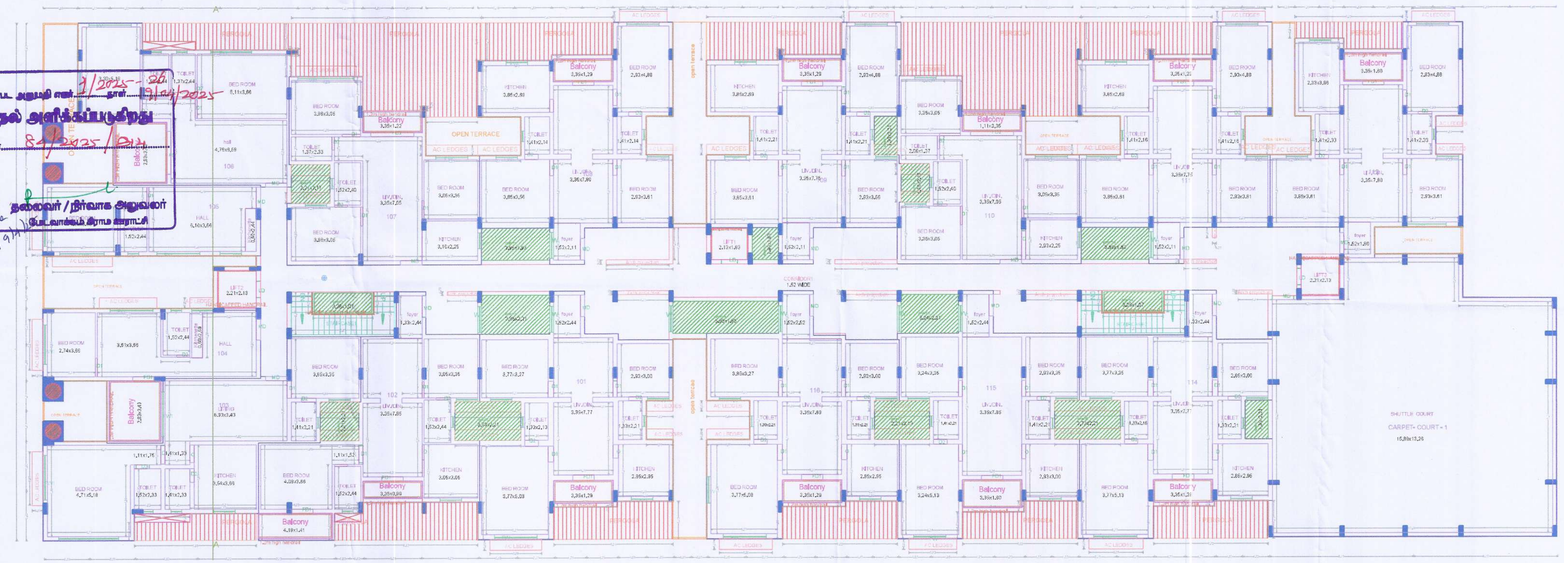
கட்டட வரைபட அனுமதி எண்:...../2025 - 26 நாள்:.....01/04/2025

ஒப்புதல் அளிக்கப்படுகிறது

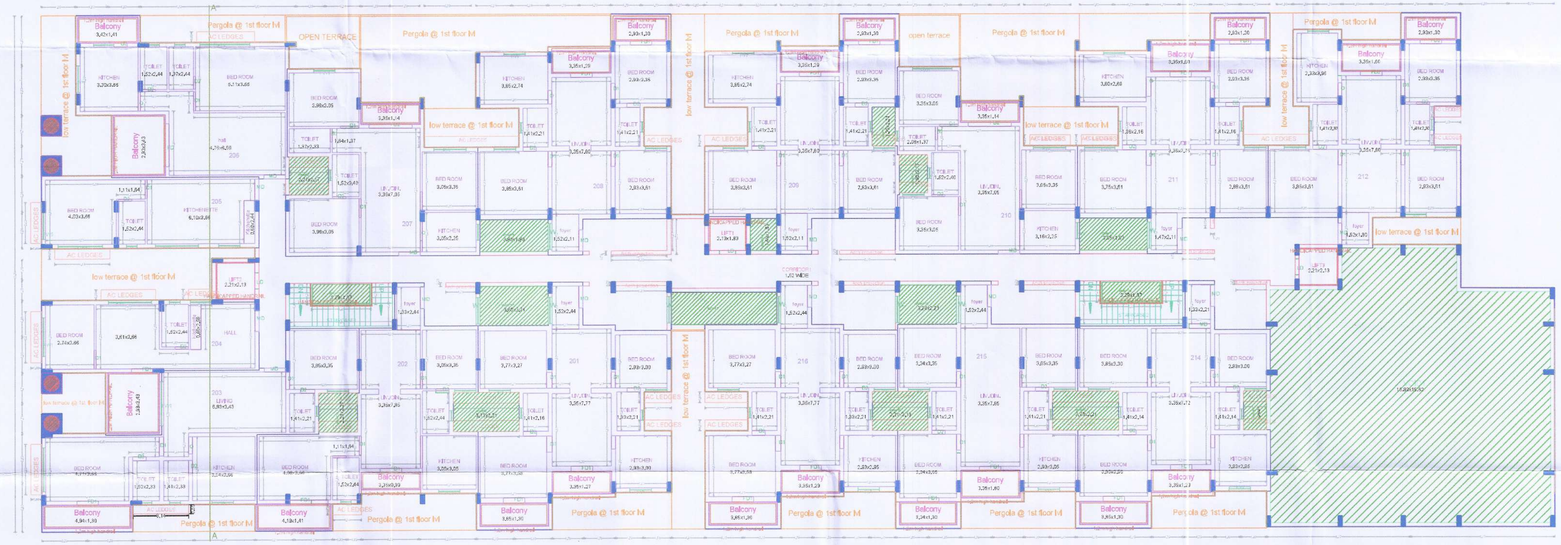
பி.பி.ஏ.எண்:.....8420/2025/B14.....

தலைவர் / நிர்வாக அலுவலர்

பெருநகர்வளர்ச்சி குழுமம் சிறுசாட்சி



FIRST FLOOR PLAN



SECOND FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Deputy Planner / Chief Planner / Member-Secretary
Non-Flood Prone / Non-High Flood Prone
This approval is valid only after Building Permit is issued by the concerned Local Body.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

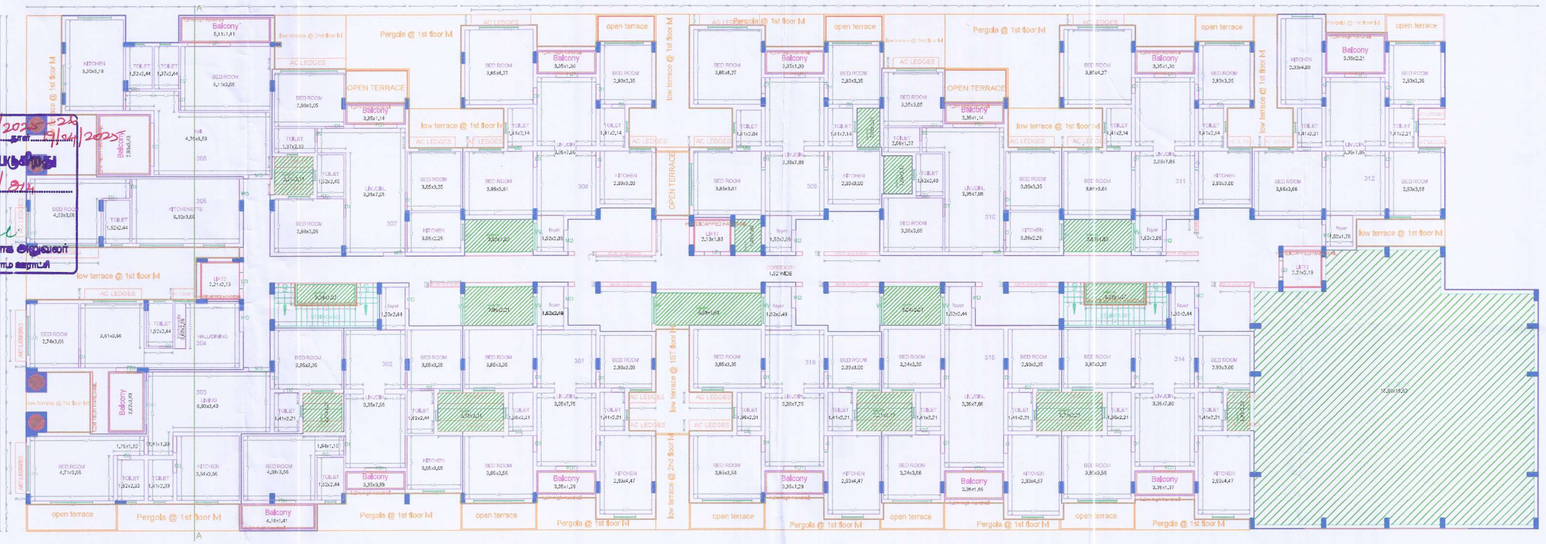
This Planning Permission issued under Rule 16 of the Tamil Nadu Combined Development and Building Rules, 2019 (MSD No.3549 of 2019 and TNHP (MSD) No.1, 937 & 938 of 2019).

ARCH_E_(36.00_x_48.00_Inches)

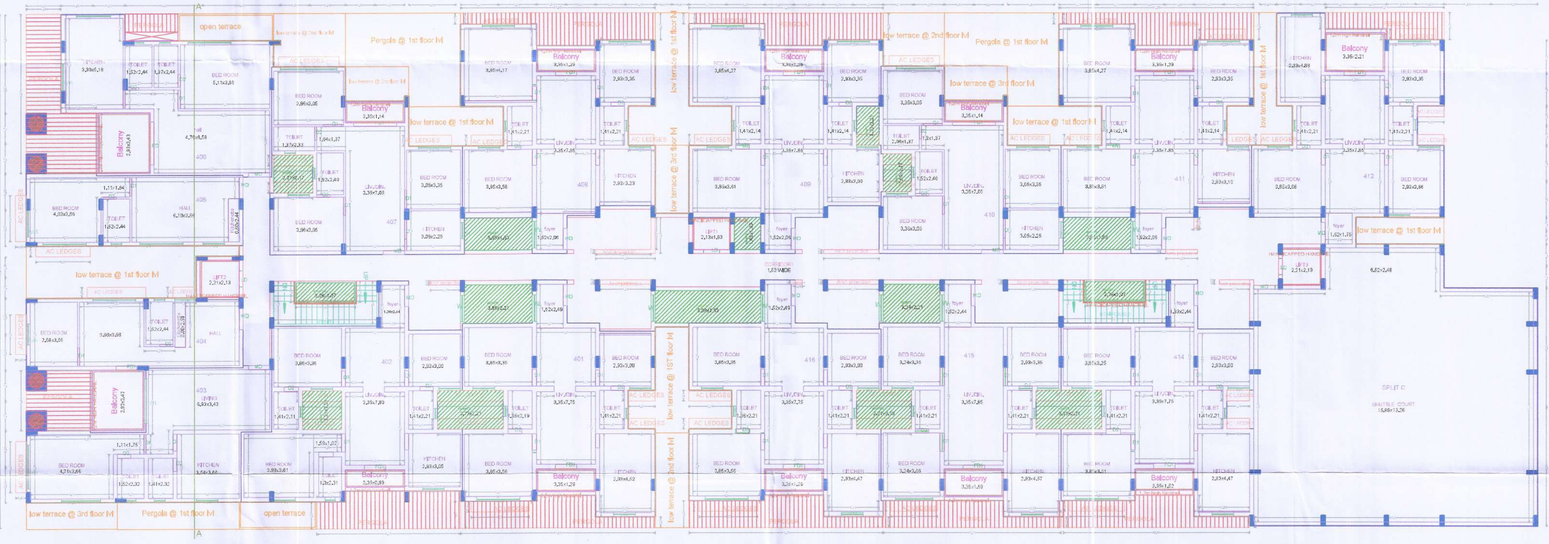
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	SHEET NO. 4/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2 FLOORS +3RD FLOOR(PART) + 4TH FLOOR(PART) + 5TH FLOOR(PART) (18.30M-HEIGHT) RESIDENTIAL BUILDING WITH 71 DWELLING UNITS FOR AFFORDABLE HOUSING AT MEDAVAKKAM, CHENNAI COMPRISED IN S.NO.134/2A3 135/1C2, 135/2C1, 135/2C1D & 104/1A5 & 165/1A1A OF MEDAVAKKAM VILLAGE WITHIN THE LIMIT OF ST. THOMAS MOUNT PANCHAYAT UNION.



THIRD FLOOR PLAN(PART)



FOURTH FLOOR PLAN(PART)

ஊட்டிட வரைபட அனுமதி எண் 1/2025-26 நாள் 13/04/2025

ஒப்புதல் அளிக்கப்படுகிறது

பி.பி.ஏ.எண் 84/2025/B1

தலைவர் / நிர்வாக அலுவலர்

பேரூராட்சி

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under Rule 71 of the TNCDBR, 2019 and in the exercise of the MCA, (MD) No.2645 of 2019 and CMA (MD) No.3611 & 3612 of 2019,

For Chief 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.

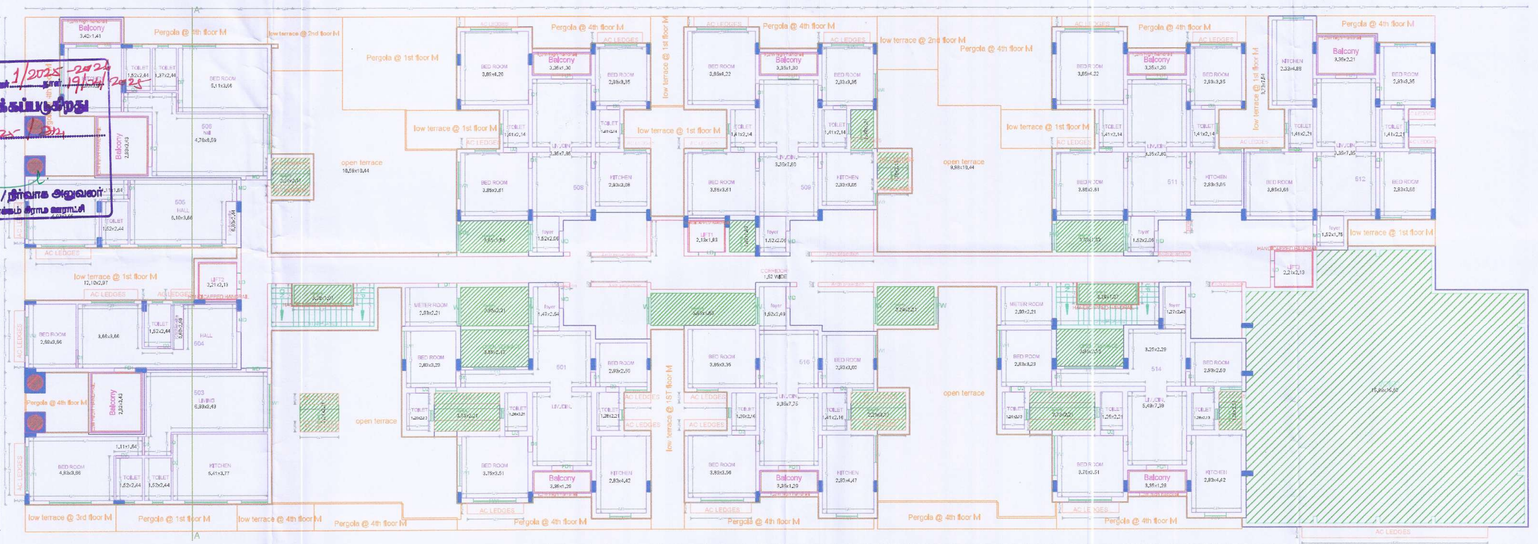
QR CODE

Applicants (Owner / Developer / Power of Attorney)

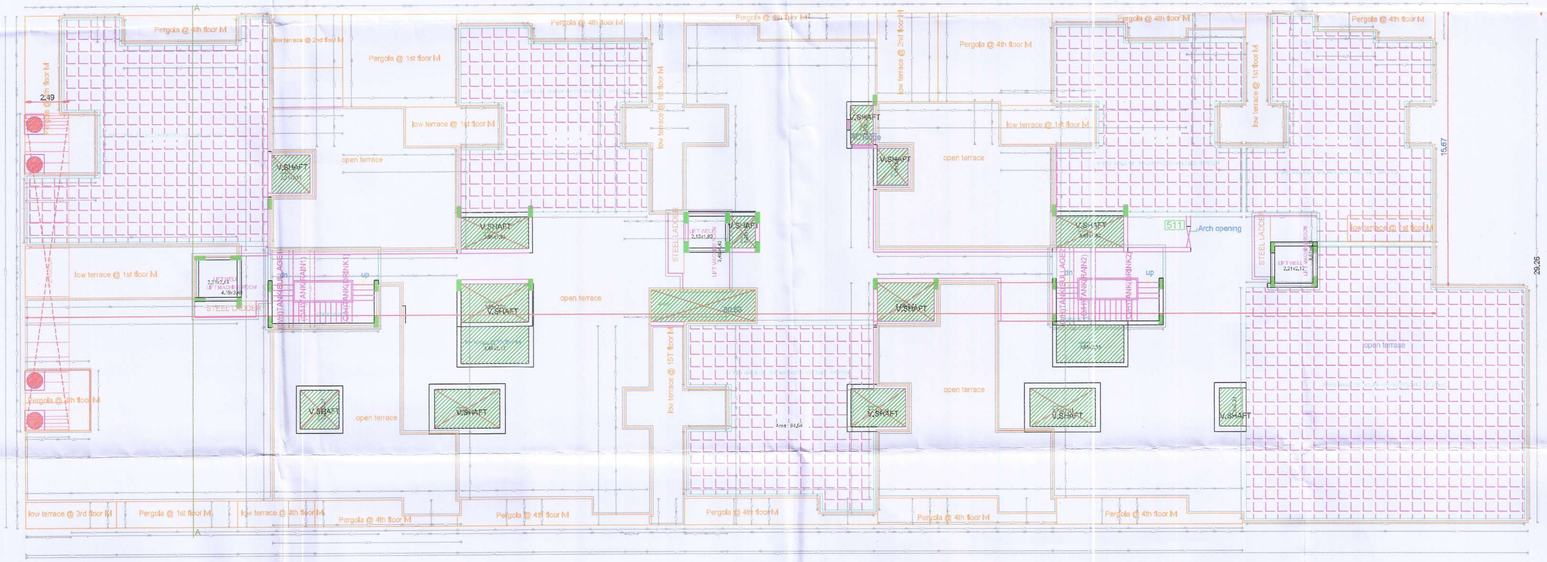
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ARCH_E_(36.00_x_48.00_Inches)

	SHEET NO. 5/6
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 2 FLOORS +3RD FLOOR(PART) + 4TH FLOOR(PART) + 5TH FLOOR(PART) (18.30M-HEIGHT) RESIDENTIAL BUILDING WITH 71 DWELLING UNITS FOR AFFORDABLE HOUSING AT MEDAVAKKAM, CHENNAI COMPRISED IN S.NO.134/2A3 135/1C3, 135/2C3, 135/2C1D & 164/1A5 & 165/1A1A OF MEDAVAKKAM VILLAGE WITHIN THE LIMIT OF ST. THOMAS MOUNT PANCHAYAT UNION.	



FIFTH FLOOR PLAN (PART)



TERRACE FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Chief 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_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

Verified RealEstate
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OMR Thoraipakkam,
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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.