Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

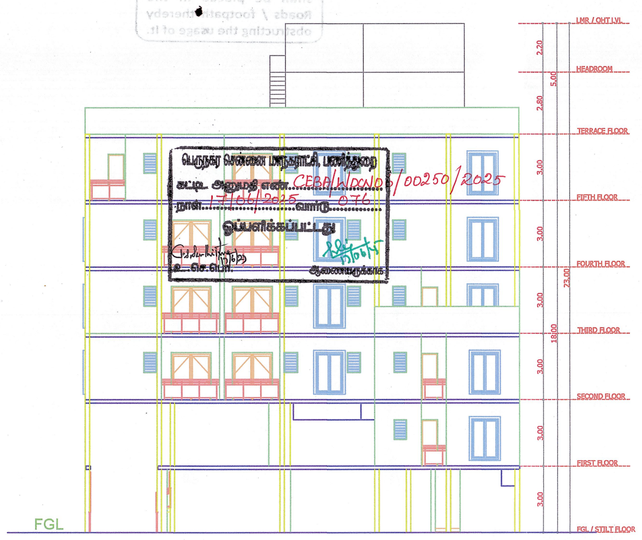
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

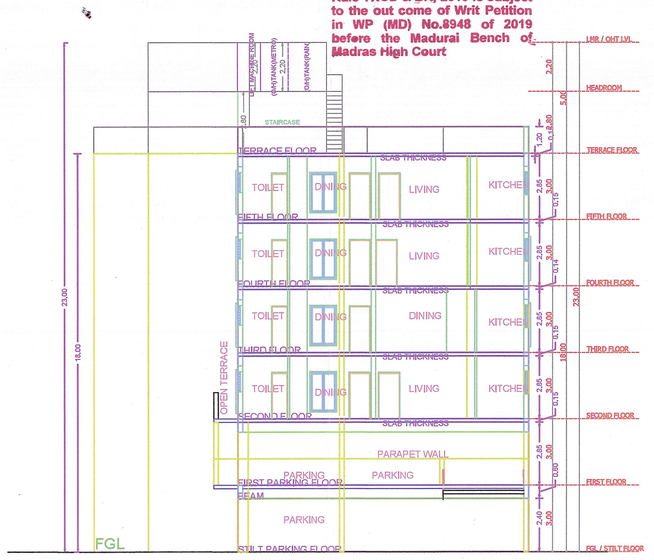
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ONE

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8348 of 2019 before the Madural Bench of Madras High Court

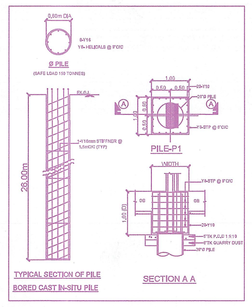
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C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0738/2024
Dated. 07/06/2025

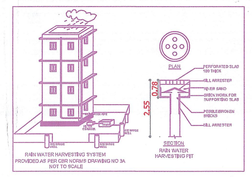


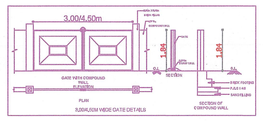
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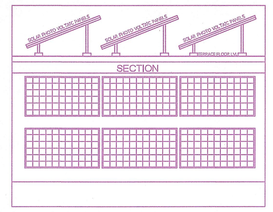


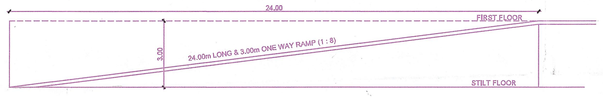
SECTION 2-2

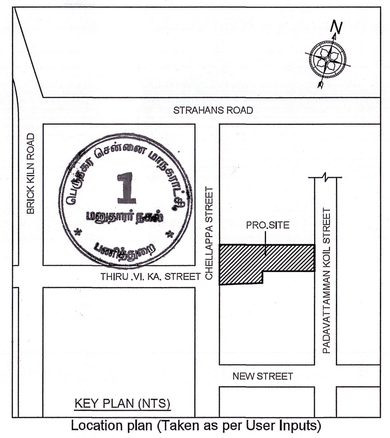












KEY PLAN (NTS)
Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) +1ST FLOOR (PARTLY TWO WHEELER PARKING AND PARTLY RESIDENTIAL) + 2ND FLOOR TO 5TH FLOOR RESIDENTIAL BUILDING (18.00M HEIGHT) WITH 29 DWELLING UNITS AT OLD DOOR NO 82, NEW DOOR NO 39, CHELLAPPA STREET & PADAVATTAMMAN KOVIL STREET, KOSAPET, CHENNAI – 600012 COMPRISED IN OLD S.NO. 2386, T.S.NO. 2751/1, BLOCK NO 40 OF PURASALWALKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	716.00
AREA AS PER DOCUMENT	715.44
AREA CONSIDERED FOR FSI	715.44
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1859.58
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

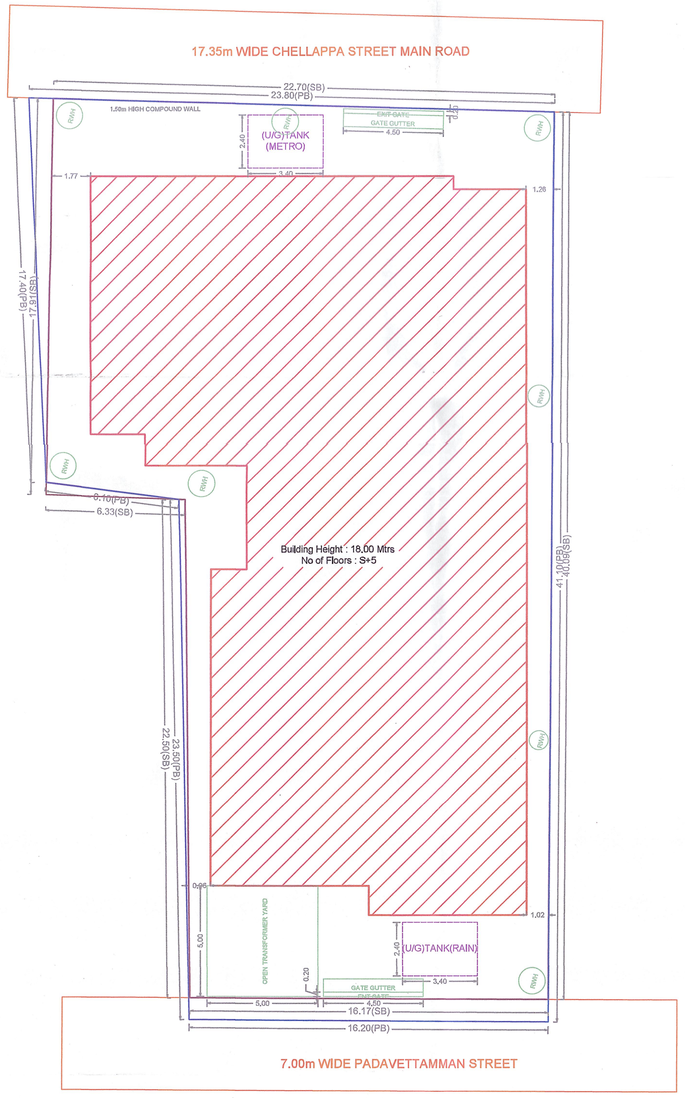
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	12
TWO WHEELER	30	39
CYCLE	-	0

BUILDING WISE FSI STATEMENT

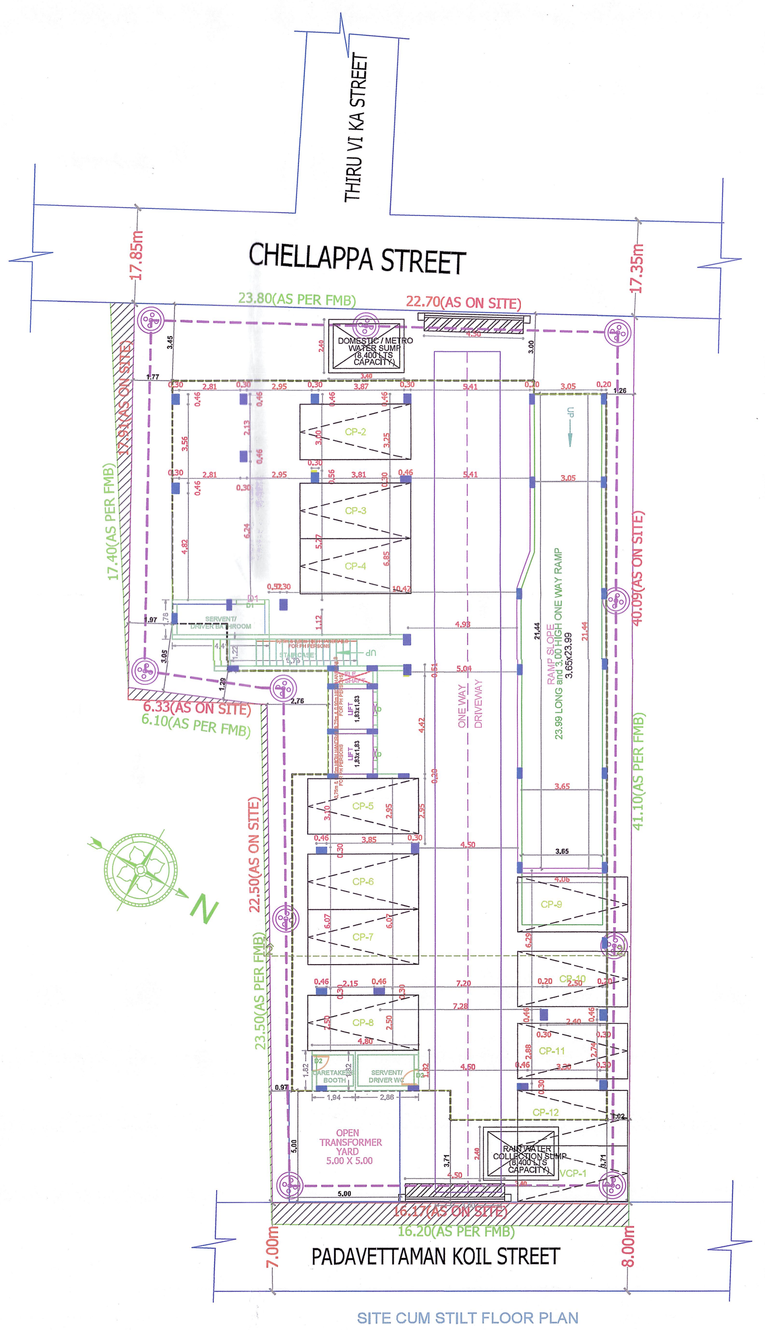
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESIDE...)		0.00	1859.58	0.00	0.00	29	1859.58
Total		0.00	1859.58	0.00	0.00	29	1859.58

FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

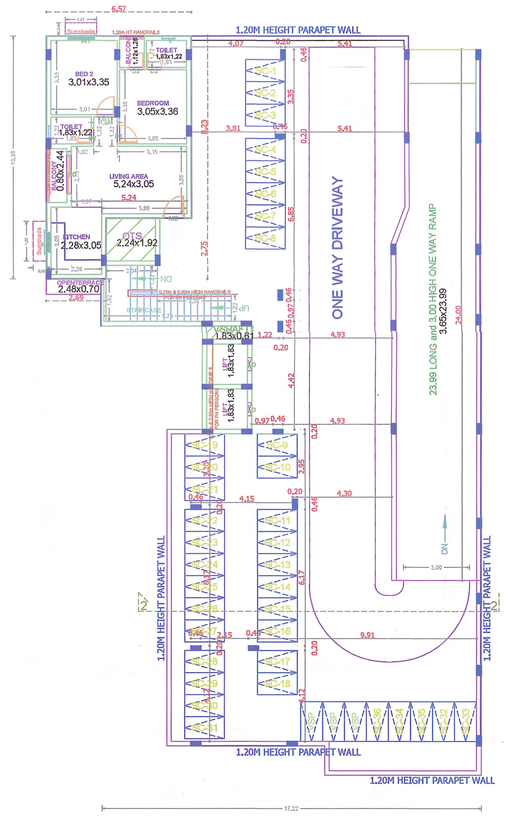
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST PARKING FLOOR	0.00	61.41	0.00	0.00	1	61.41
SECOND FLOOR	0.00	463.30	0.00	0.00	7	463.30
THIRD FLOOR	0.00	450.76	0.00	0.00	6	450.76
FOURTH FLOOR	0.00	452.60	0.00	0.00	8	452.60
FIFTH FLOOR	0.00	431.51	0.00	0.00	7	431.51
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1859.58	0.00	0.00	29	1859.58



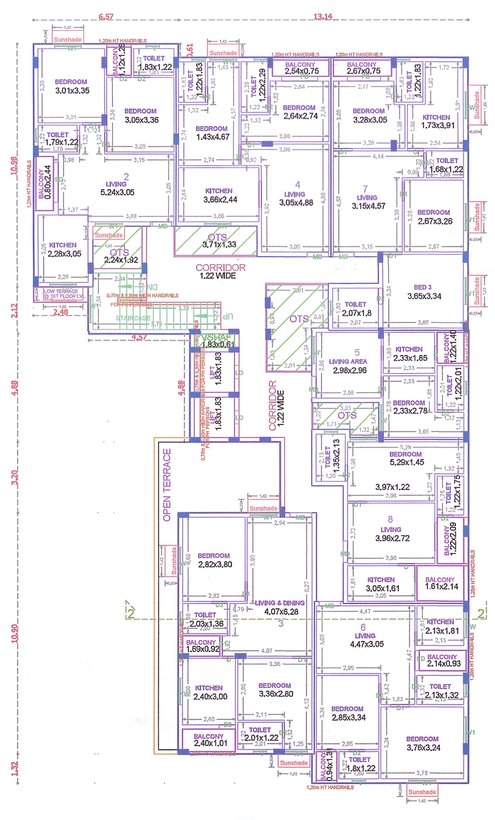
SITE PLAN



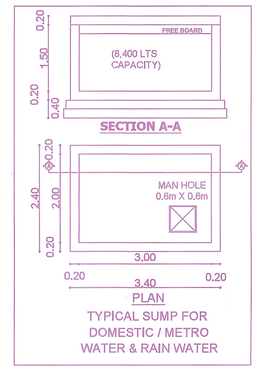
SITE CUM STILT FLOOR PLAN

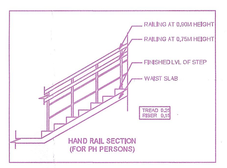


FIRST FLOOR PLAN



SECOND FLOOR PLAN





Owner	Owner 2	Owner 3	Owner 4	Owner 5	Owner 6	Owner 7	Owner 8	Owner 9	Owner 10
Developer	Developer 2	Developer 3	Developer 4	Developer 5	Developer 6	Developer 7	Developer 8	Developer 9	Developer 10

Applicants (Owner / Developer / Power of Attorney)

The Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8348 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by ARCHITECT SUBRAMANI
Architect - No. CA/2009/88
Sign Date: 04/09/2025 11:33:42 AM

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Signed by ARCHITECT SUBRAMANI
Architect - No. CA/2009/88
Sign Date: 04/09/2025 11:33:42 AM

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. KEY_NO

QR CODE

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

UserDefinedImperial (40.00 x 60.00Inches)

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

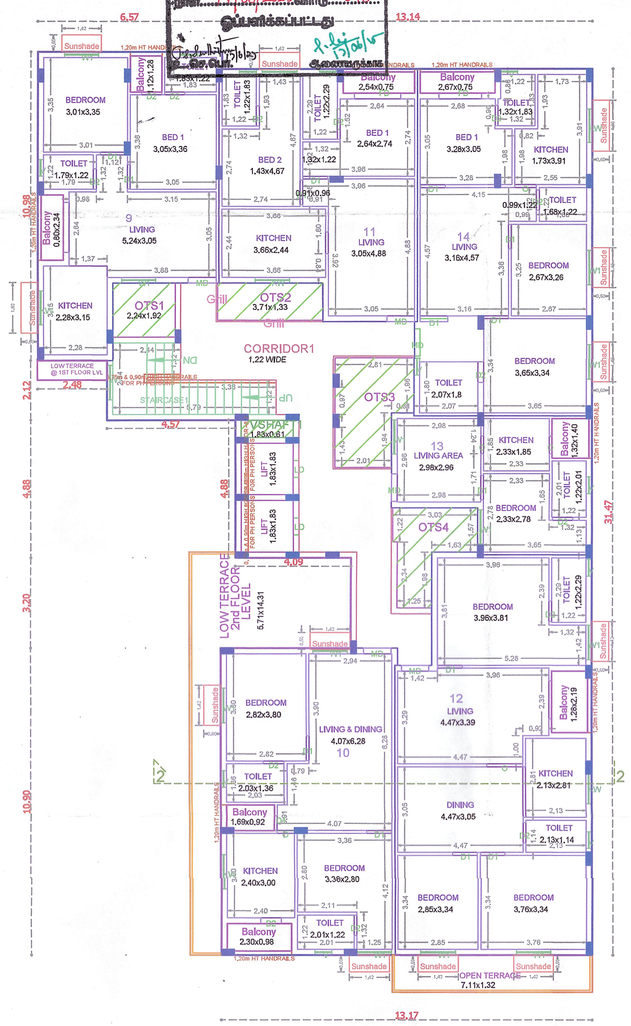
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) +1ST FLOOR (PARTLY TWO WHEELER PARKING AND PARTLY RESIDENTIAL) + 2ND FLOOR TO 5TH FLOOR RESIDENTIAL BUILDING (18.00M HEIGHT) WITH 29 DWELLING UNITS AT OLD DOOR NO 82, NEW DOOR NO 38, CHELLAPPA STREET & PADAVATTAMMAN KOVIL STREET, KOSAPET, CHENNAI – 600012 COMPRISED IN OLD S.NO. 2386, T.S.NO.2751/1, BLOCK NO 40 OF PURASALWALKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0738/2024
Dated 02.08.2025

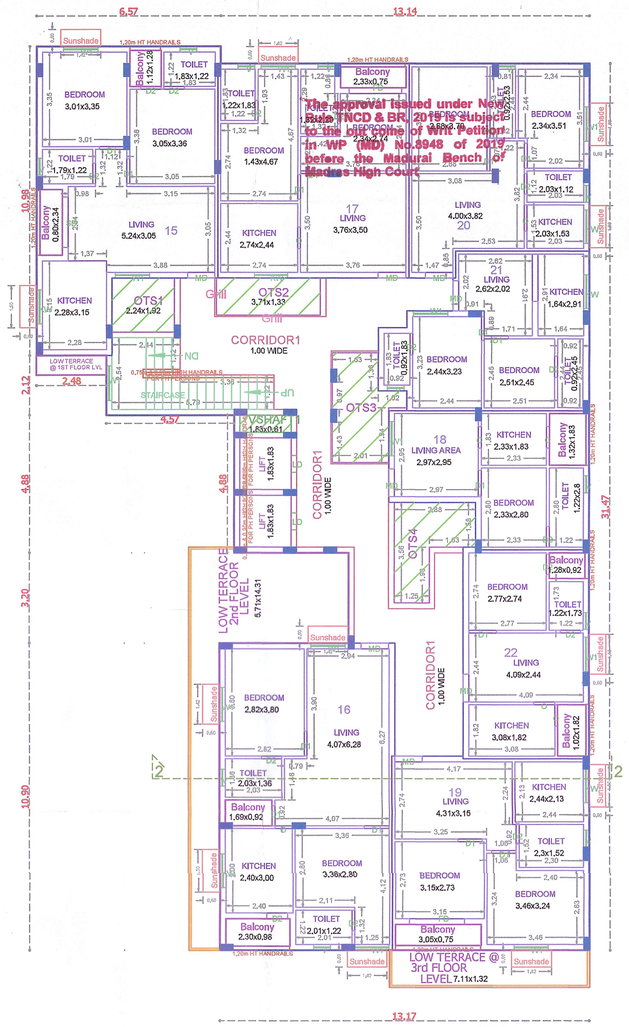
Greater Chennai Corporation
Approved
Commissioner

CEBA/Plan/06/00250/2025

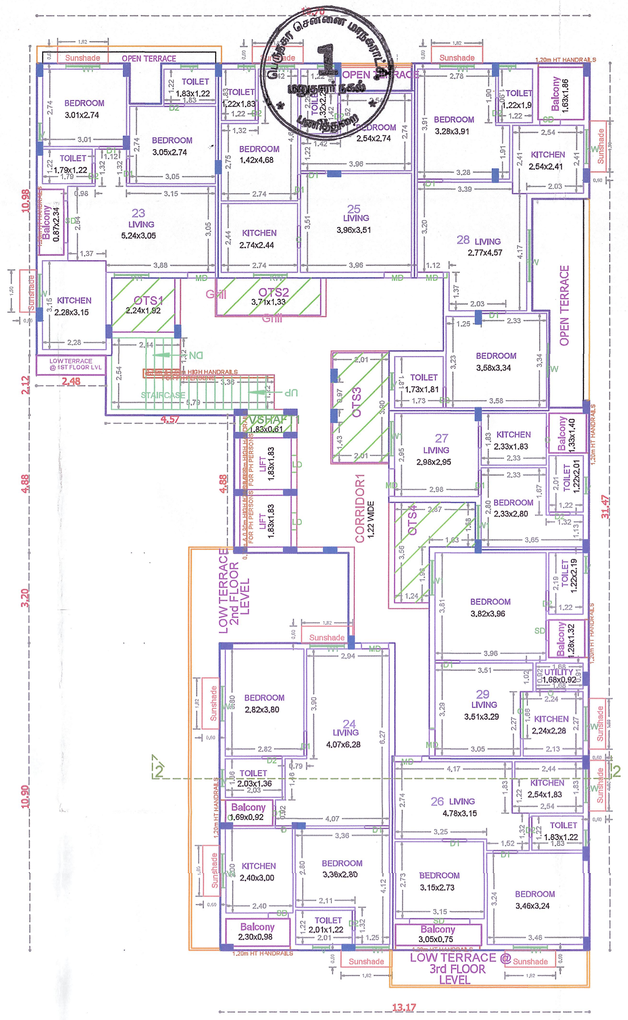
The approval issued under New Rule TNCD & BR, 2019 is subject to the outcome of WP Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



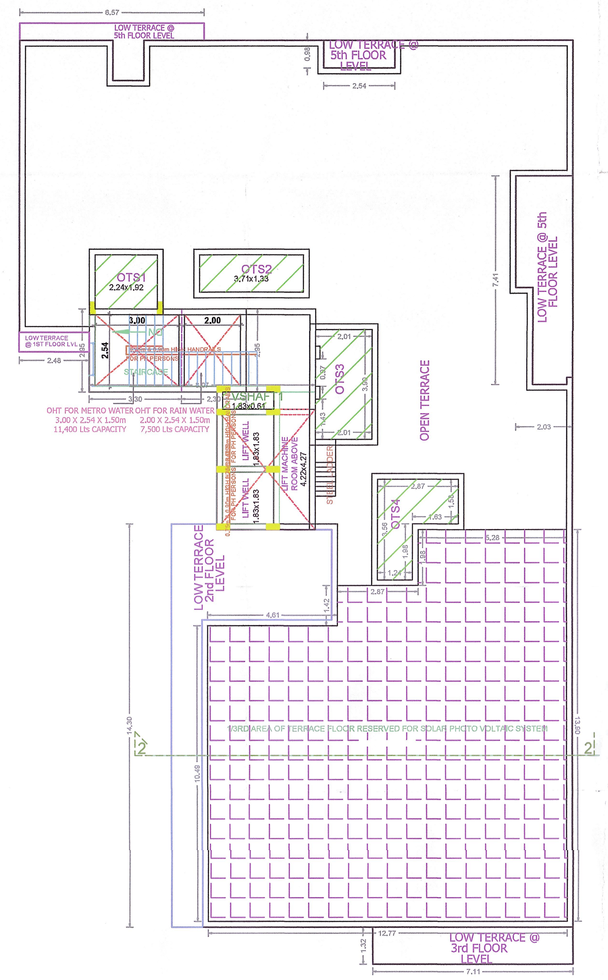
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

GPA Deed No.:

PREV_FILE_NO
PREV_APPR_DATE
PREV_APPR_NO
PREV_PERM_NO

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

FILE_NO
DATE

PLAN_PERM_NO
PERMIT_NO

DSG_SIGN

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

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

Applicants (Owner / Developer / Power of Attorney)

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.

Name
Signature

STRC_ENGS_SIGN

Name
Signature

ARCH_SIGN

ISO_A0_(841.00_x_1189.00_MM)

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

RESPONSIBILITY OF THE BUILDER / PROMOTER:-
1. For High Rise Building Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

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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Chennai 600 097, India
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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.