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

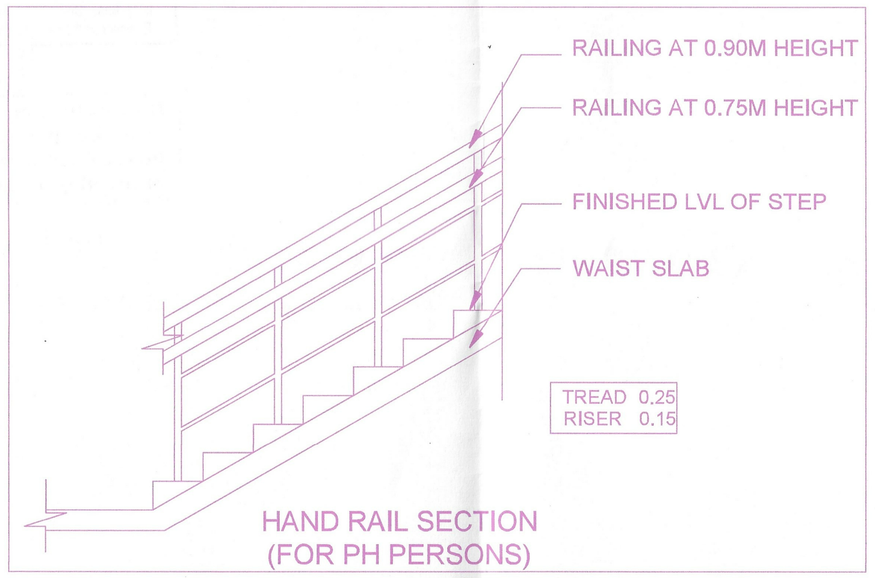
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

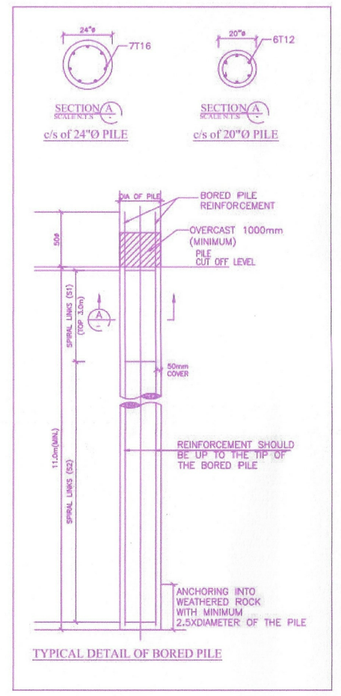
NO-(1)
ONE

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

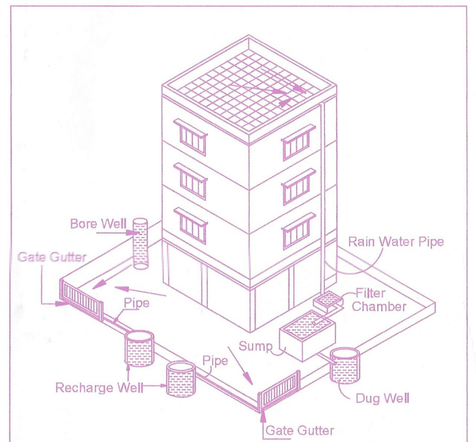
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0404/2024
Dated..29/07/2024



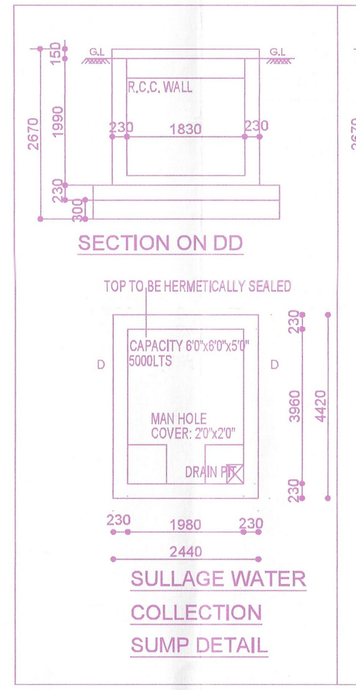
HAND RAIL SECTION
(FOR PH PERSONS)

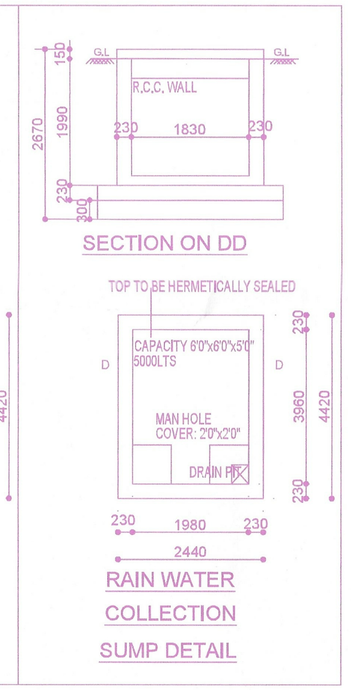


TYPICAL DETAIL OF BORED PILE



Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale





SITE PLAN	SHEET NO. 1 / 2

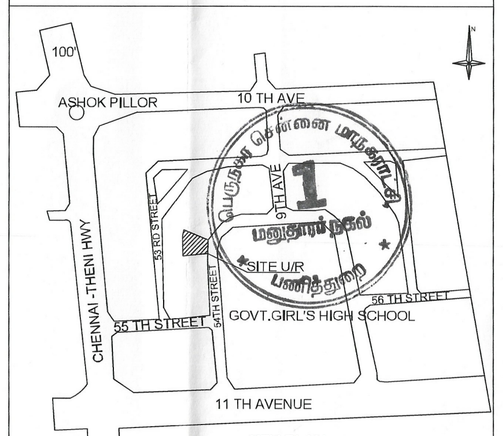
SITE PLAN

Plan showing the proposed construction of Stilt Floor + 5 Floors (Height 18.30 m) Commercial (office) Cum Residential Building with 5 dwelling units (1st & 2nd Floor – Office; 3rd, 4th & 5th Floor – Residential) at Plot No. B 180, 54th Street, Ashok Nagar, Chennai – 600 083, T.S. No:60, Block No. 70 of Kodambakkam village within the limits of Greater Chennai Corporation.

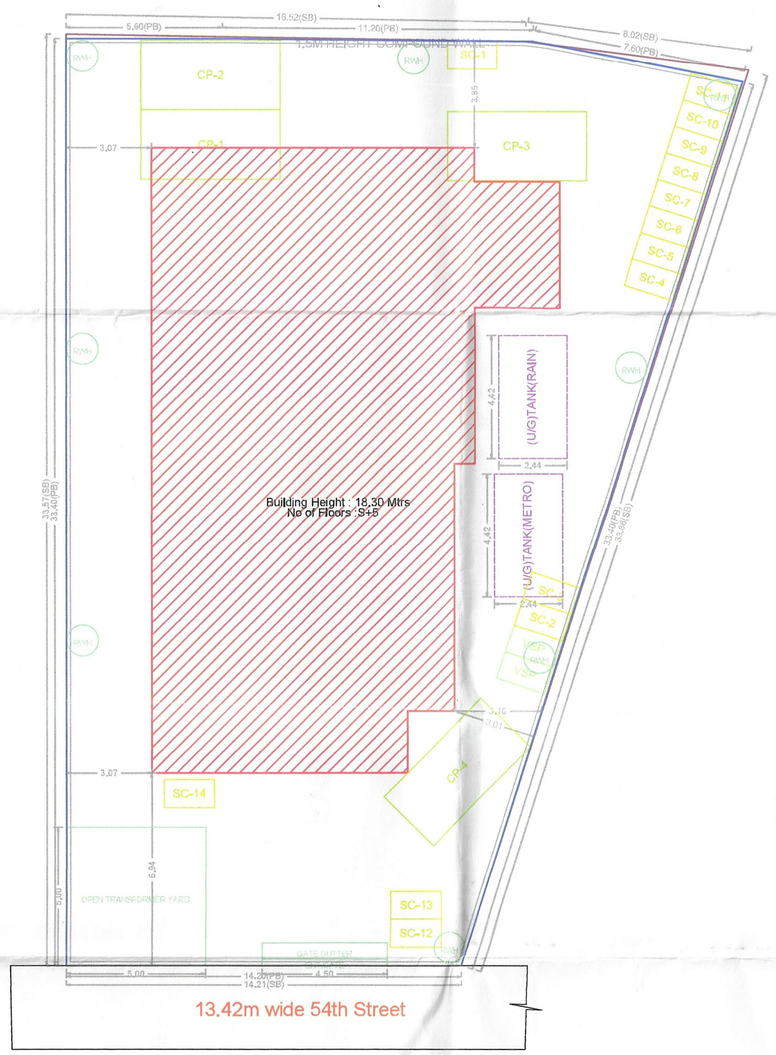
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	651.00
AREA AS PER DOCUMENT	655.52
AREA CONSIDERED FOR FSI	651.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1247.45
FSI FACTOR	1.916
COVERAGE AREA (PERCENTAGE %)	263.35 (40.93%)

A) PARKING STATEMENT

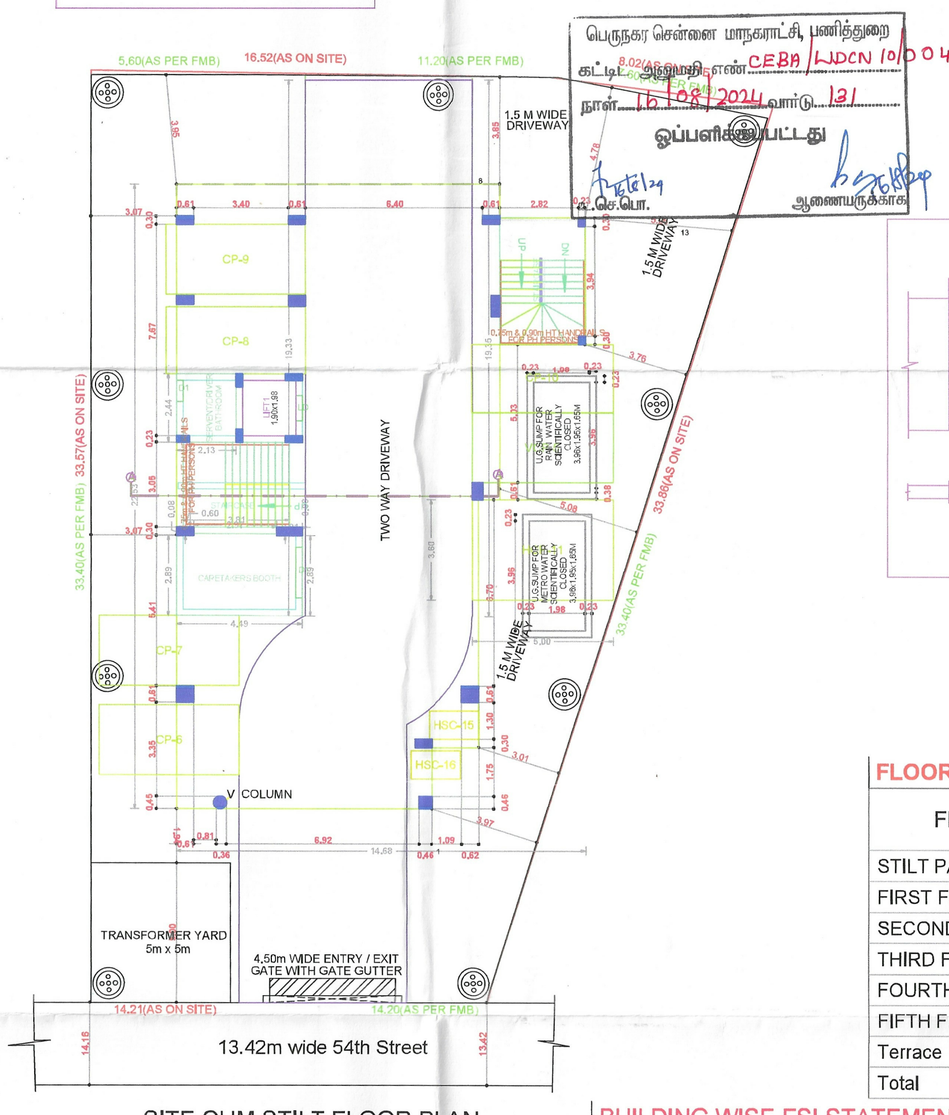
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	10	11
TWO WHEELER	17	18
CYCLE	-	0



KEY PLAN

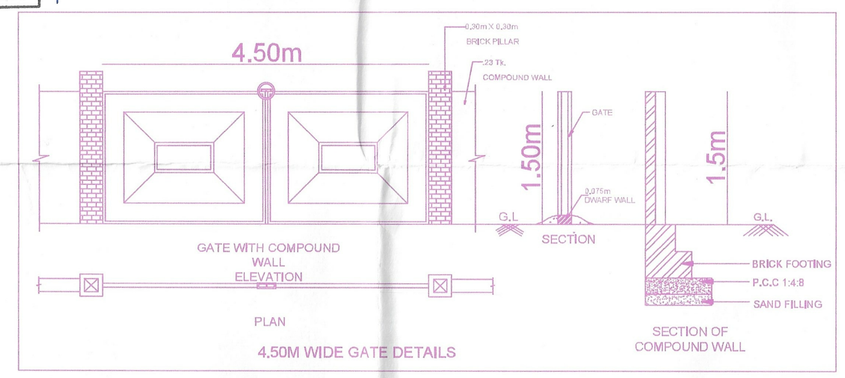


SITE PLAN



SITE CUM STILT FLOOR PLAN

பெருநகர சென்னை மாநகராட்சி, பணித்தலை
கட்டிட அனுமதி எண். CEBA / MDN / 0100412/2024
நாள். 16/08/2024 வாரு. 121
ஒப்பளிக்கப்பட்டது
உ.நே.பொ.
ஆணையருக்காக



4.50M WIDE GATE DETAILS

FLOOR WISE FSI STATEMENT: A1 (COMM & RESI)

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 FLOOR	249.31	0.00	0.00	0.00	0	249.31
SECOND FLOOR	249.31	0.00	0.00	0.00	0	249.31
THIRD FLOOR	0.00	249.63	0.00	0.00	2	249.63
FOURTH FLOOR	0.00	249.63	0.00	0.00	2	249.63
FIFTH FLOOR	0.00	249.57	0.00	0.00	1	249.57
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	498.62	748.83	0.00	0.00	5	1247.45

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A1-1 (COMM ...)		498.62	748.83	0.00	0.00	5	1247.45
Total		498.62	748.83	0.00	0.00	5	1247.45

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
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 VMP (MD) Nos. 6512 & 6513 of 2019.

Signature valid.
Digitally Signed by VIJAYA RAMESH
Sign Date: 07/08/2024 6:46:25 PM

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

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)

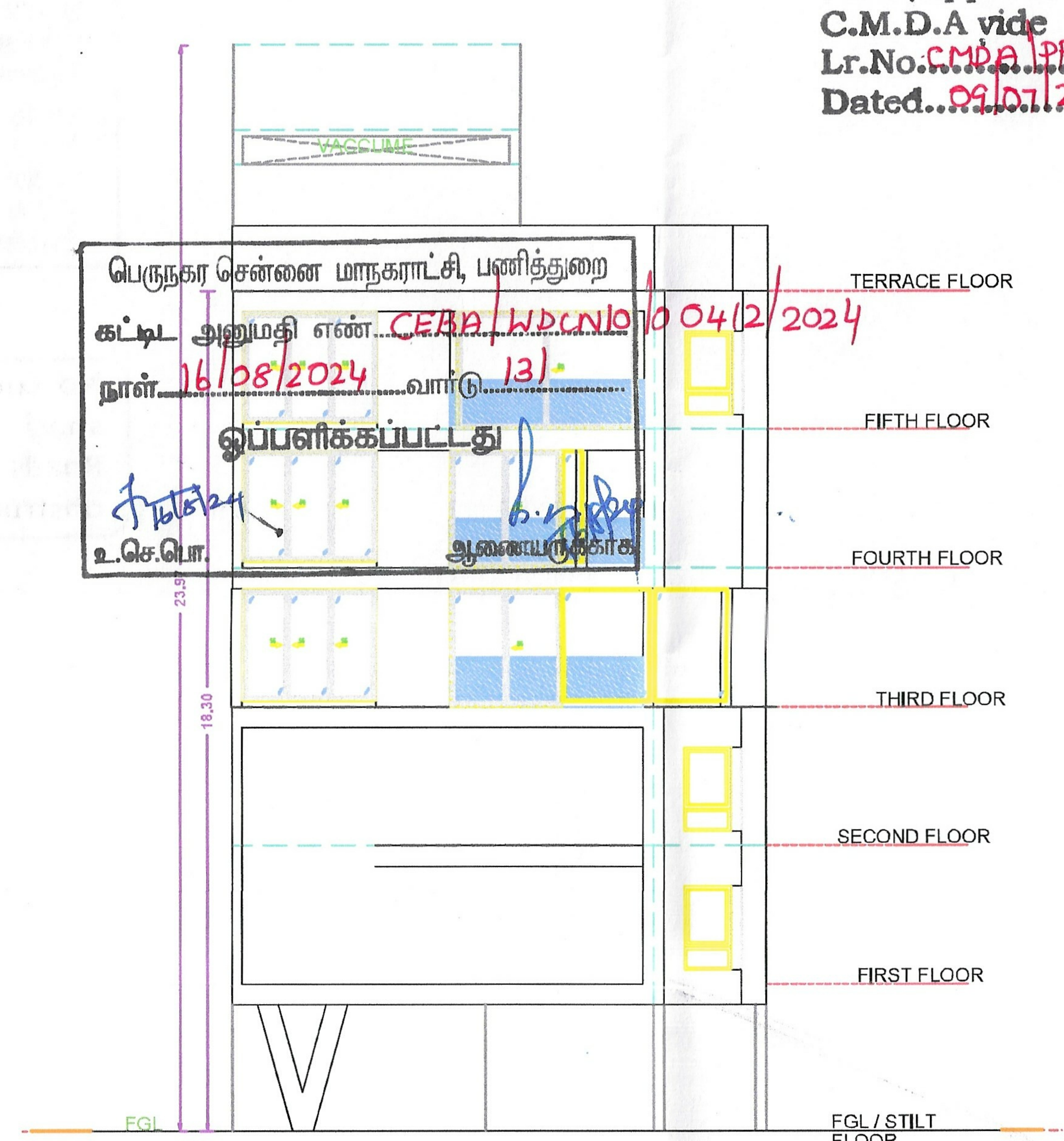
FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

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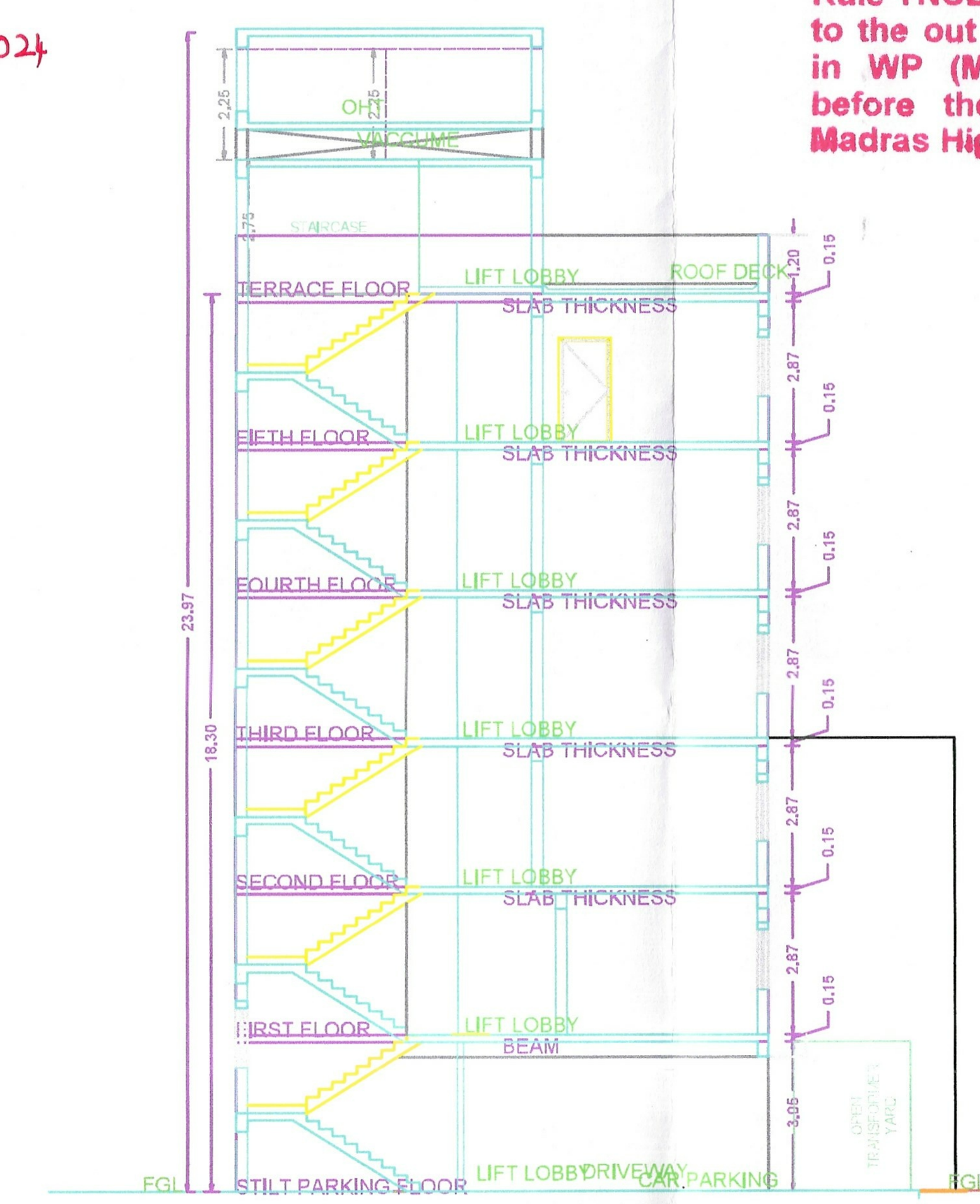
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0404/2024
Dated. 09/07/2024.

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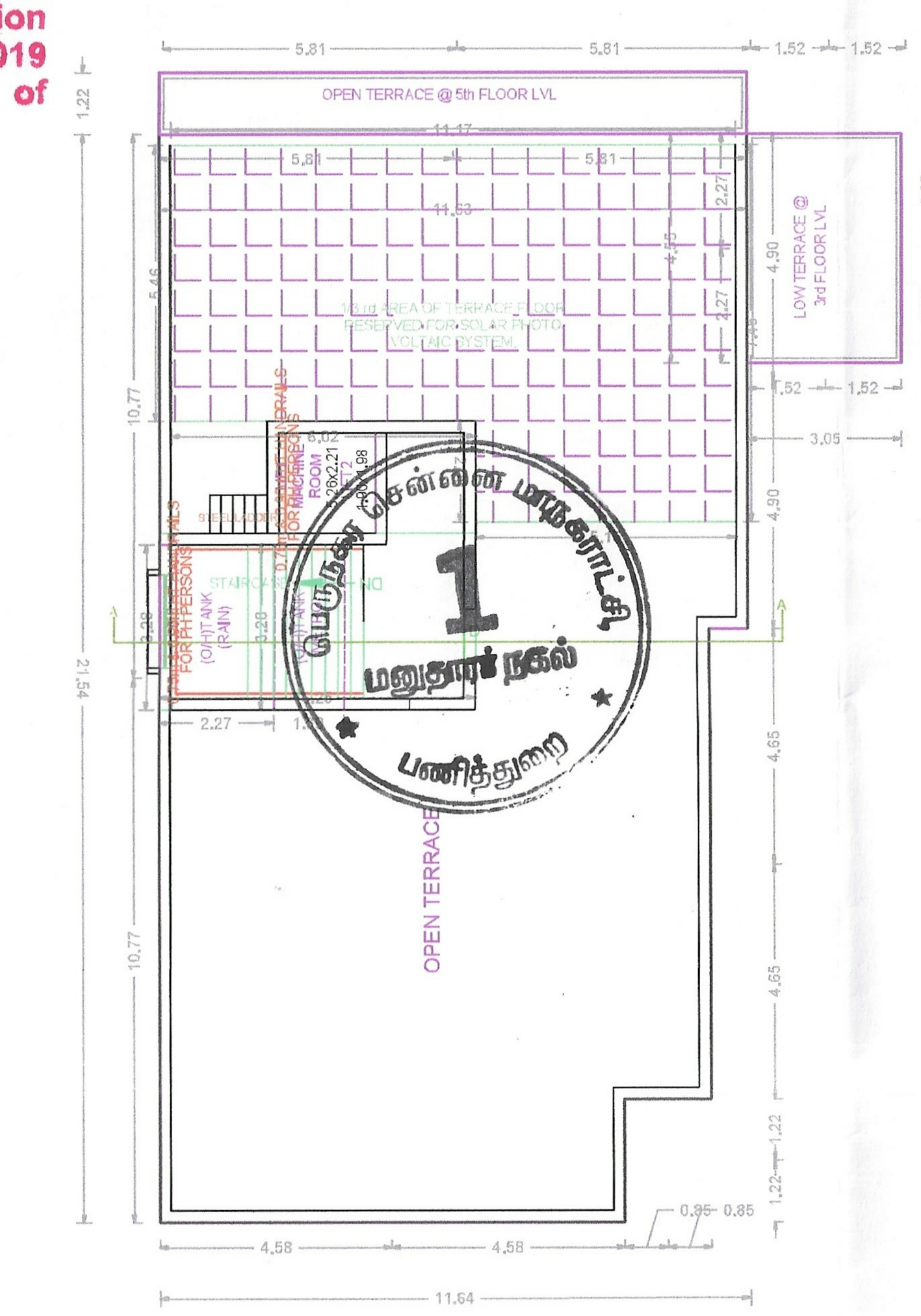
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண் CEBA/WDCN10/00412/2024
நாள் 16/08/2024 வார்டு 131
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக



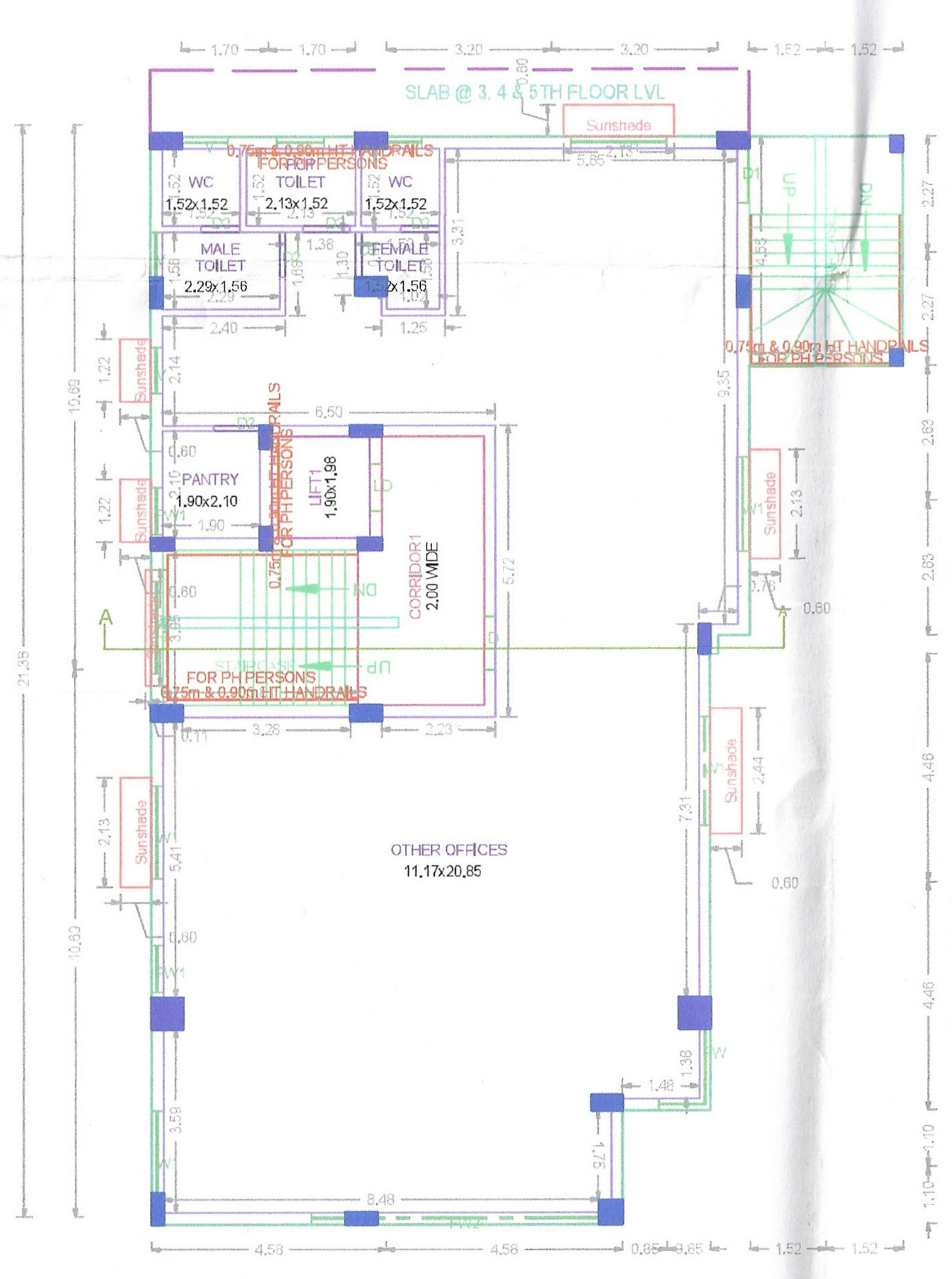
ELEVATION



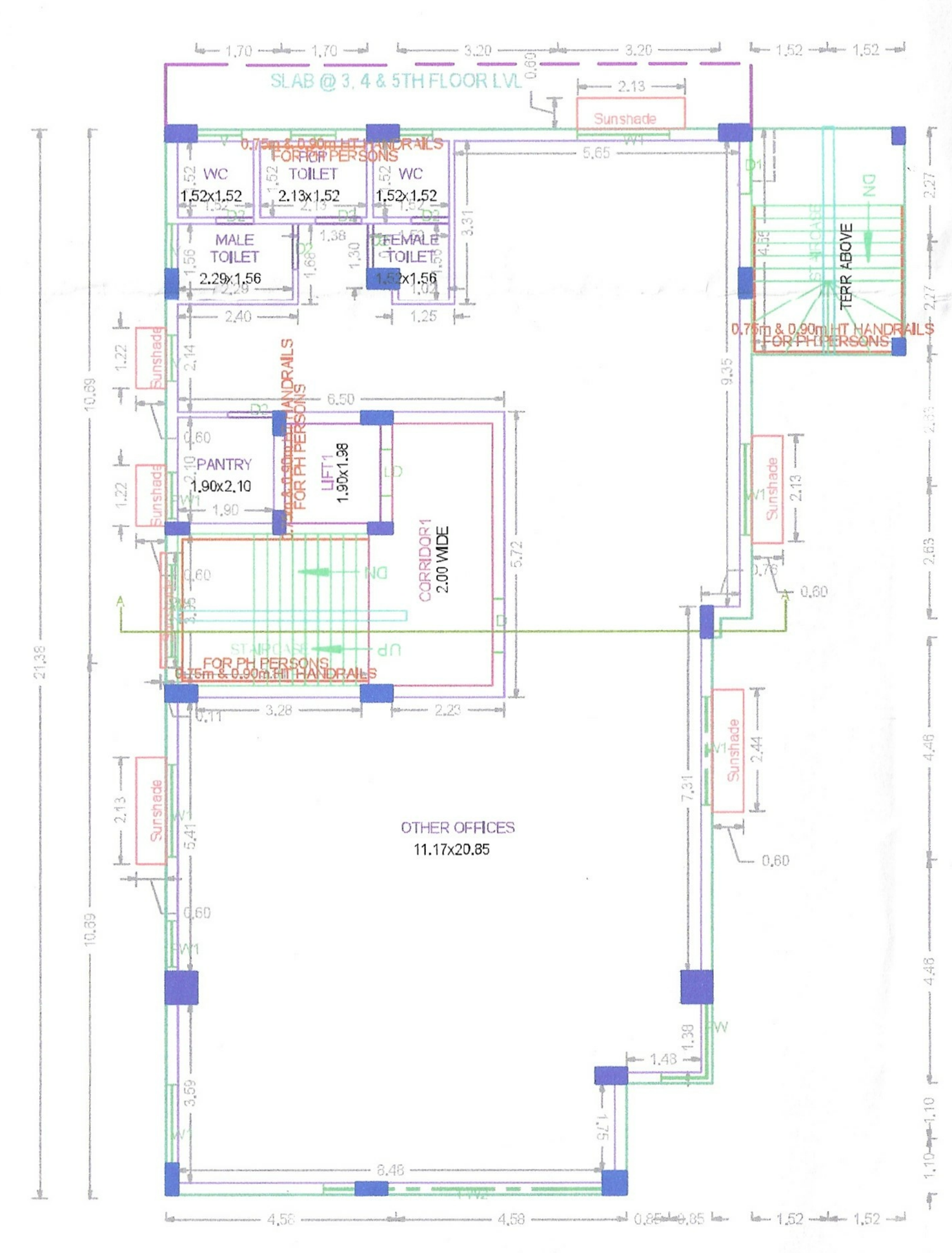
SECTION - AA



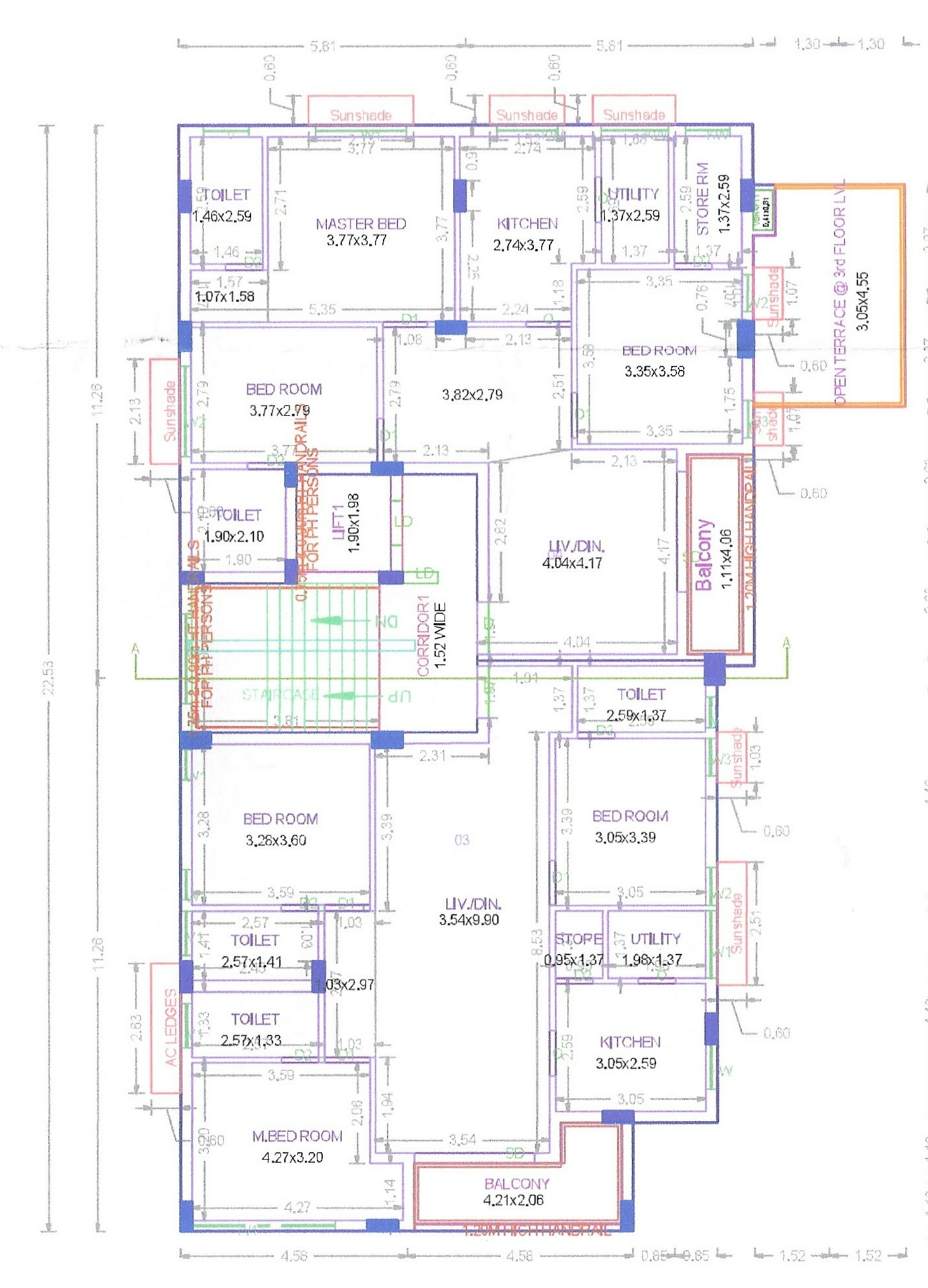
TERRACE FLOOR PLAN



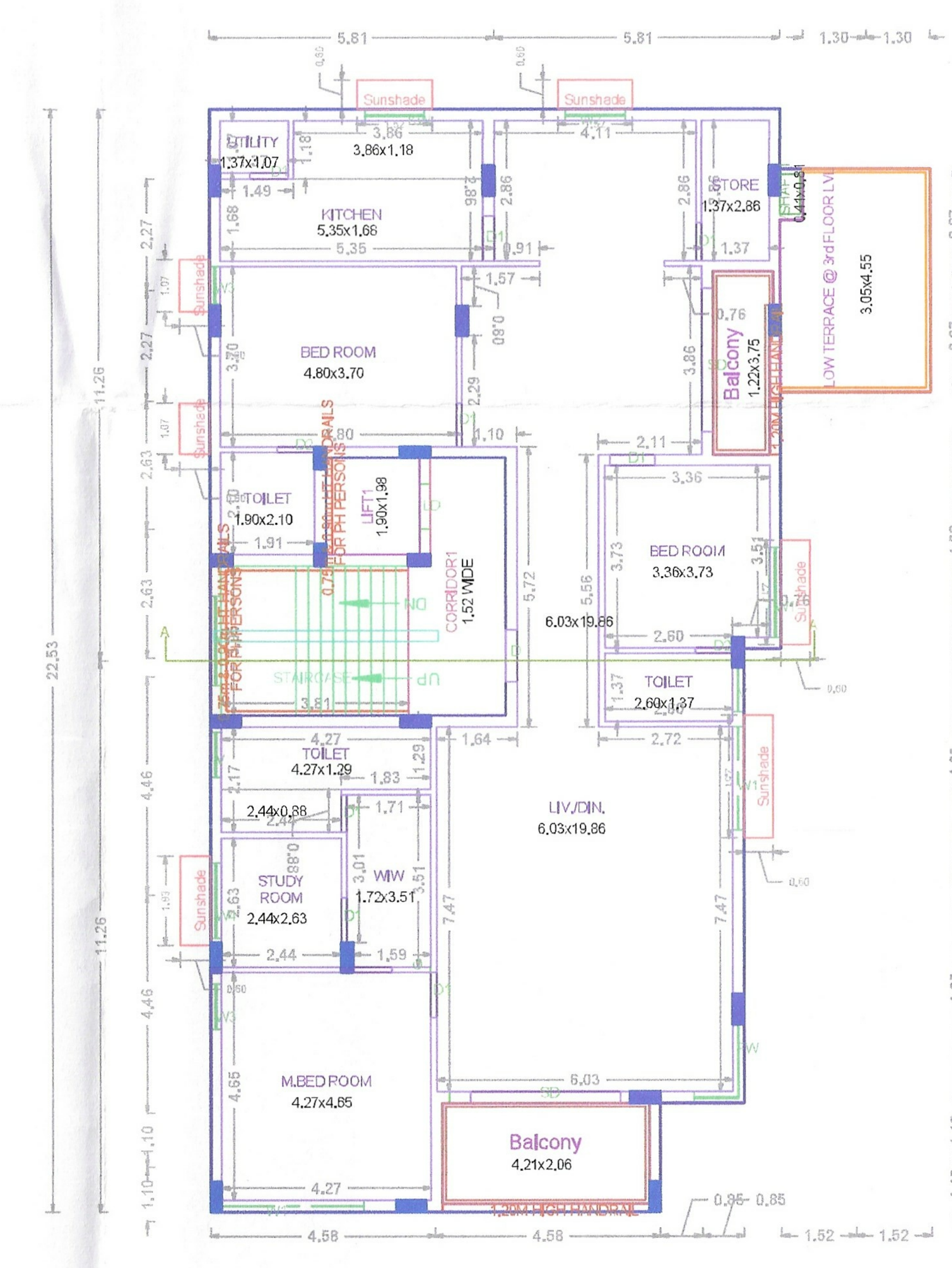
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL - 3& 4 FLOOR PLAN



FIFTH FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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KEY NO. 1688

QR CODE

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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

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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+91 9996 12 9996

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.