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™
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verified.realestate

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/DP/NHRB/N/0710/2023
Dated. 02/01/2024

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2023 before the Madural Bench of Madras High Court

பெருநகர சென்னை மாநகராட்சி பணிக்குறை
கட்டட அனுமதி எண். CERA/WDC/00480/2024
நாள். 01/01/2024 வரைபு. 100
ஒப்புகைக்கப்பட்டது
உ.நி.அ.(பொ.)

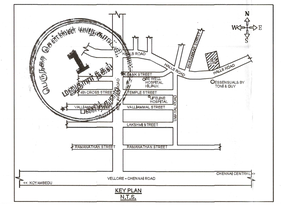
24.22(SB)
24.30(PB)
3.16
3.32
3.21
3.08
3.13
3.96
(U/G)TANK (DOMESTIC)
(U/G)TANK (RAIN WATER)
(U/G)TANK (SULLAGE)
4.46
3.48
3.40
3.00
4.83
17.10(SB)
27.40(RW)
10.25(SB)
9.0M WIDE ROAD
Building Height : 16.30 Mtrs
No of Floors : S + 5

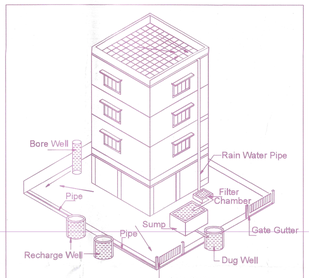
SITE PLAN

N
W E
S

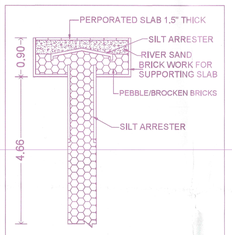
AS PER SITE 24.22 M
AS PER PATTA 24.30 M
AS PER SITE 36.09M
AS PER PATTA 33.50 M
AS PER PATTA 36.90 M
AS PER SITE 39.11 M
3.0M WIDE DRIVEWAY
4.5 M WIDE DRIVEWAY
4.5 M WIDE DRIVEWAY
ELECTRICAL TRANSFORMER ROOM 6.0M X 4.04M
LOBBY
EXHAUST
UP
DN
CP-15
CP-16
CP-17
CP-18
CP-19
CP-20
CP-21
CP-22
CP-23
CP-24
CP-14
CP-13
CP-12
CP-11
CP-10
CP-9
CP-8
CP-7
CP-6
CP-5
CP-4
CP-3
CP-2
CP-1
CARETAKERS 26SQ.M. 2.59 X 2.44
SECURITY CABIN 2.44 X 1.07
RAIN WATER HARVESTING SUMP 4.00M X 2.50M SCIENTIFICALLY CLOSED
VCP-2
VCP-1
RWH
Road Widening 8.13 Sq.M.
AS PER SITE 17.10 M
AS PER PATTA 27.40 M
AS PER SITE 10.25 M
HALLS ROAD
9.0M WIDE ROAD
1.50M WIDE EXIT GATE
1.80M HIGH DWARF WALL
A
B

SITE CUM STILT FLOOR PLAN

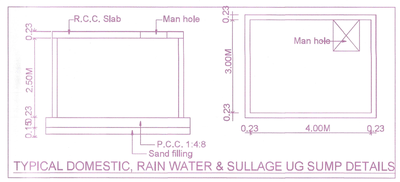




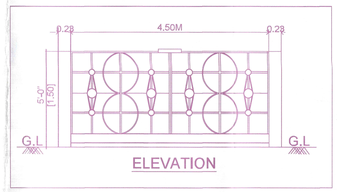
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



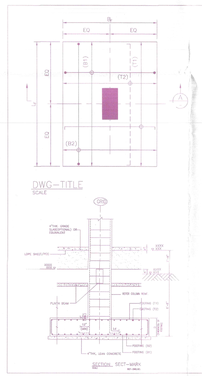
PERCOLATION PIT

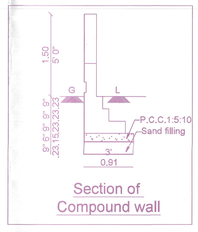


TYPICAL DOMESTIC, RAIN WATER & SULLAGE UG SUMP DETAILS

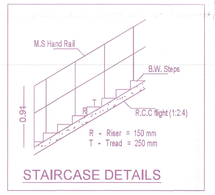


ELEVATION





Section of Compound wall



STAIRCASE DETAILS



DWARF WALL DETAILS

	SHEET NO. 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT - 18.30M) 12 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT OLD DOOR NO:16,16/1,17, NEW DOOR NO:24/67, HALLS ROAD, KIPAUK, CHENNAI 600010, COMPRISED IN OLD S.NO: 139PART, T.S.NO:139/2, 139/7 & 139/8, BLOCK NO:10 OF EGMORE VILLAGE. WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	909.00
AREA AS PER DOCUMENT	912.11
AREA CONSIDERED FOR FSI	900.87
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	8.13
OSR AREA	0.00
TOTAL FSI AREA	2340.61
FSI FACTOR	2.598
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	23	24
TWO WHEELER	0	0
CYCLE	0	0

FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.95	0.00	0.00	0	28.95
FIRST FLOOR	0.00	461.81	0.00	0.00	3	461.81
SECOND FLOOR	0.00	461.81	0.00	0.00	2	461.81
THIRD FLOOR	0.00	461.81	0.00	0.00	3	461.81
FOURTH FLOOR	0.00	461.81	0.00	0.00	3	461.81
FIFTH FLOOR	0.00	464.42	0.00	0.00	1	464.42
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2340.61	0.00	0.00	12	2340.61

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (A)		0.00	2340.61	0.00	0.00	12	2340.61
Total		0.00	2340.61	0.00	0.00	12	2340.61

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. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect: M/s. Nusrath Ansari
Sign Date: 01/02/2024 11:44:56 AM

Signature valid
Digitally Signed by
Name: [illegible]
Designation: Assistant Planner
Approval No.: CLPP/0000/2024
Approval Date: 01/02/2024
Form No.: 4a/2017

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

ISO_A0_(841.00_x_1189.00_MM)

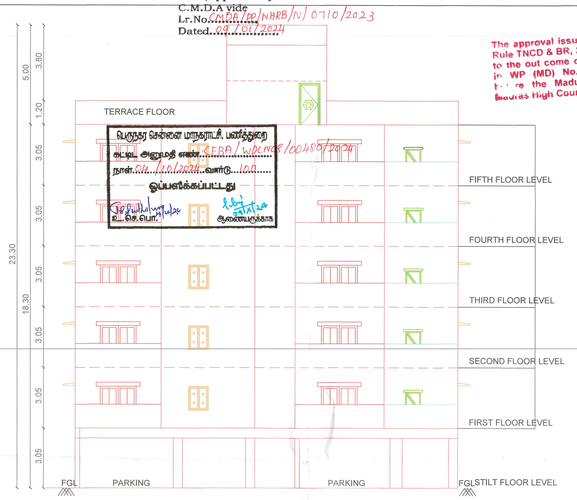
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/80/NHRB/N/ 0710/2023
Dated.02.08.2023

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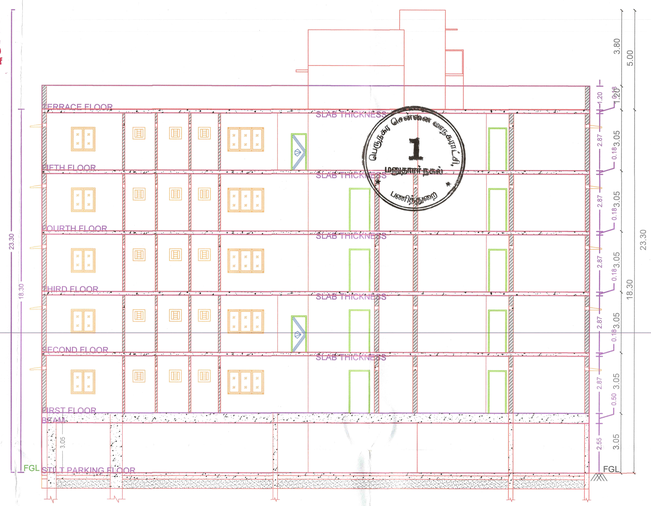
	SHEET NO. 1/2

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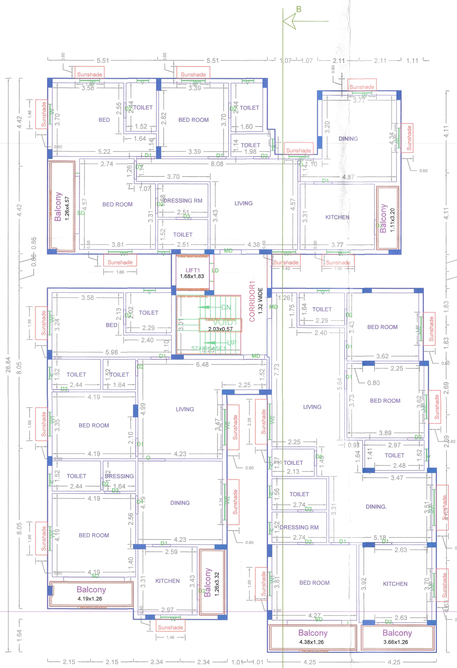
பெருநகர் சென்னை மாநகராட்சி பகுதிற்கு
கட்டிட அனுமதி எண்:...ZERA/ 14/2023/ 000807/2023
நாள்:...11/08/2023...வரை...1 ஆண்டு...
ஒப்புகைக்கப்பட்டது
உதவி வருவாய் அலுவலர்
உதவி செயற்பொறியாளர்



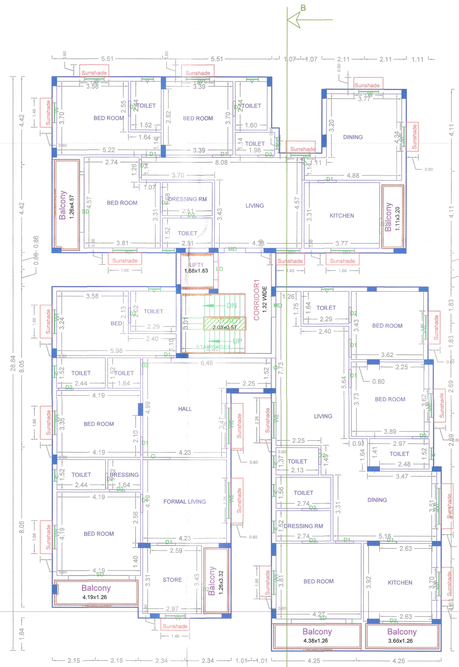
ELEVATION



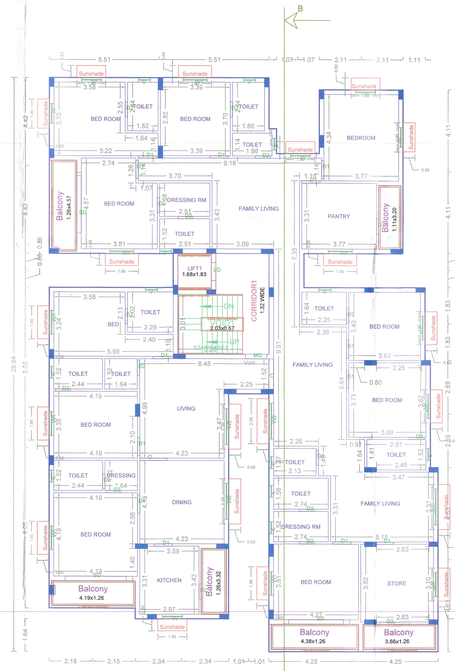
SECTION "AB"



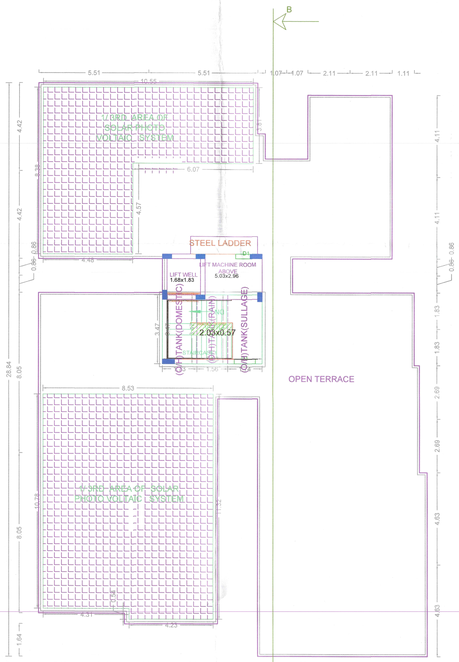
TYPICAL - 1, 3& 4 FLOOR PLAN



SECOND FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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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.

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Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedMetric (841.00 x 1300.00MM)

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
3/350/2 Mettukuppam,
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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.