Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

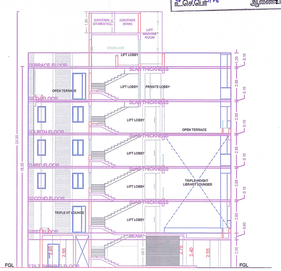
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+91 9996 12 9996
verified.realestate

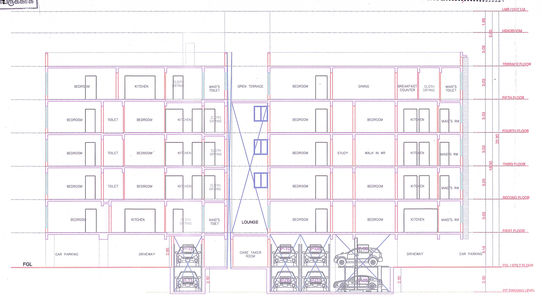
DIGITALLY VERIFIED RECORD



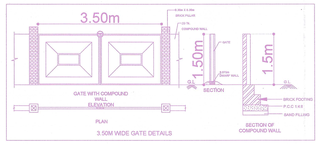
NORTH ELEVATION



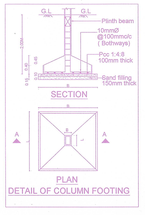
SECTION A-A



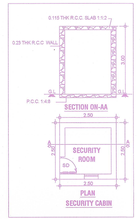
SECTION B



3.50M WIDE GATE DETAILS

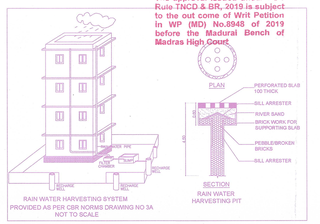


DETAIL OF COLUMN FOOTING

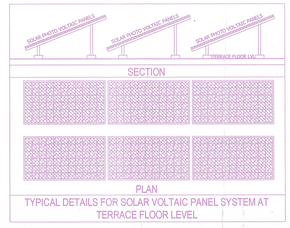


SECURITY CABIN

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



RAIN WATER HARVESTING BYSTEM PROVIDED AS PER CBR NORMS DRAWING NO 3A NOT TO SCALE



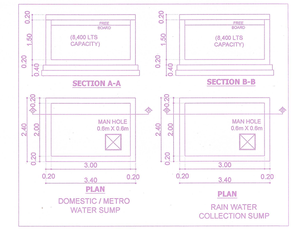
TYPICAL DETAILS FOR SOLAR VOLTAIC PANEL SYSTEM AT TERRACE FLOOR LEVEL

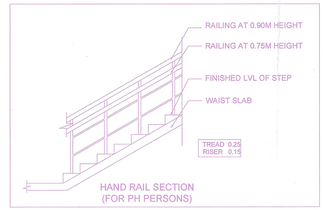
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR WITH MECHANIZED PIT PARKING + 3 FLOORS + 4TH FLOOR PART + 5TH FLOOR PART RESIDENTIAL BUILDING (HEIGHT: 15.30M WITH OC) BUILDING BEARING DOOR NO.3, OLD DOOR NO. 3/22 & NO.3/23, ANDERSON ROAD & NAWAB HABIBULLAH AVENUE 1ST STREET, NUNGAMBAKKAM, CHENNAI CONSISTED IN OLD S.NO.95, NEW R.S.NO.95/3, 95/4 AND 95/12, BLOCK NO.1, VILLAGE NUNGAMBAKKAM, TALUK EGMORE-NUNGAMBAKKAM, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT		SQ.M.
AREA AS PER PATTA		1100.50
AREA AS PER DOCUMENT		1100.50
AREA CONSIDERED FOR TS		1100.50
DEDUCTION FOR WIDENING (ANDERSON ROAD & NAWAB HABIBULLAH AVENUE 1ST STREET)		0.00
NET AREA		1100.50
TOTAL FSI AREA		2219.82
FSI FACTOR		2.02
COVERAGE AREA (PERCENTAGE %)		755

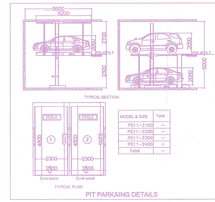
A) PARKING STATEMENT:		
VEHICLE	REQUIRED	PROVIDED
LORRY		0
CAR	18	20
TWO WHEELER	5	5
CYCLE	5	5



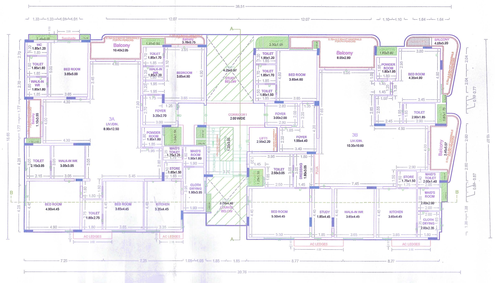




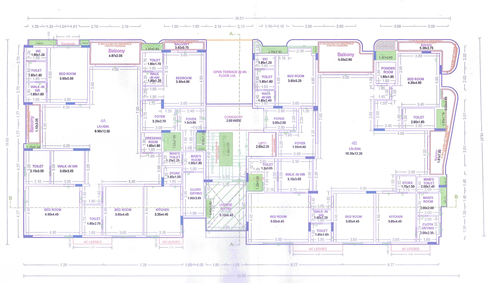
HAND RAIL SECTION (FOR PH PERSONS)



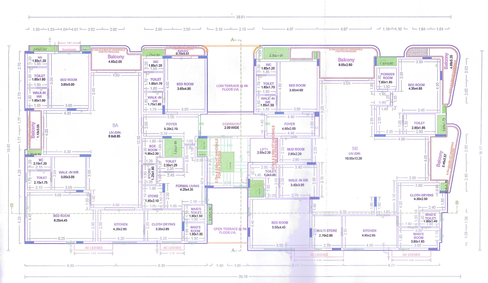
PIT PARKAING DETAILS



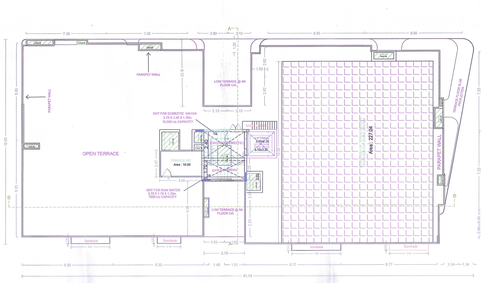
THIRD FLOOR PLAN



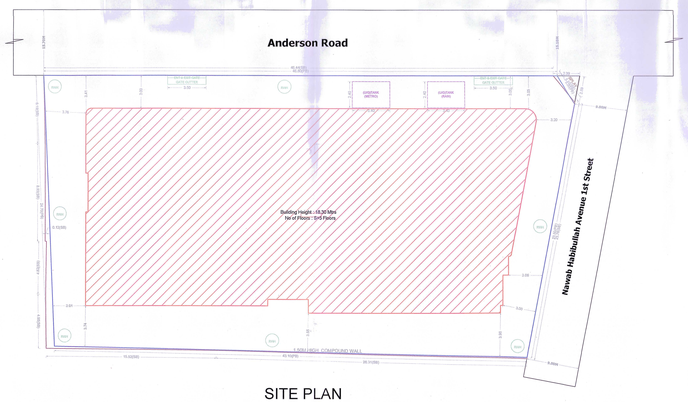
FOURTH FLOOR(PART) PLAN



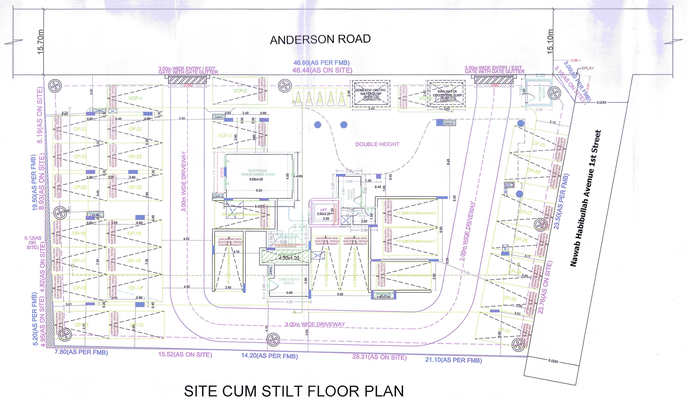
FIFTH FLOOR(PART) PLAN



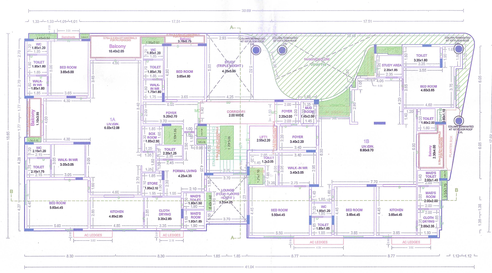
TERRACE FLOOR PLAN



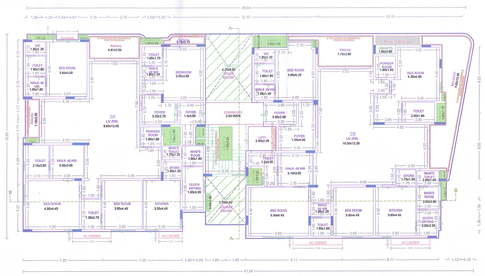
SITE PLAN



SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Anderson Road

Nawab Habibullah Avenue 1st Street

APPROVAL CONDITION

P.P.A approved by C.M.D.A vide Lr.No. dated.....

Proposed Developer Building Permission Application No. ... Dated ... Received Rs. ... Receipt No. ... Dated ... Issued

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Vice Chairman/Member/Member Secretary
High Rise Building Flow High Rise Building
This Approval is valid only with Building Permit issued by the concerned Local Body

QR CODE

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A1-1 (RES)		0.00	3234.59	0.00	0.00	10	3234.59
Total		0.00	3234.59	0.00	0.00	10	3234.59

FLOOR WISE FSI STATEMENT: A1 (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.16	0.00	0.00	0	28.16
FIRST FLOOR	0.00	631.25	0.00	0.00	2	631.25
SECOND FLOOR	0.00	652.15	0.00	0.00	2	652.15
THIRD FLOOR	0.00	639.82	0.00	0.00	2	639.82
FOURTH FLOOR	0.00	638.23	0.00	0.00	2	638.23
FIFTH FLOOR	0.00	644.98	0.00	0.00	2	644.98
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3234.59	0.00	0.00	10	3234.59

Applicants (Owner / Developer / Power of Attorney)

This Building Plan/Revised Building Plan/Demolition Plan/Revised Demolition Plan is hereby approved under the provisions of CMDA Single Window Portal vide Proposal No. ... Dated ... Receipt No. ... Dated ... Issued

Signature valid

Member Secretary
Chennai Metropolitan Development Authority
Digitally signed by ...
Date: 09/08/2021 3:22:24 PM

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

User Defined(mm)Portrait (90.00 x 60.00inches)

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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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.