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.

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

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

DIGITALLY VERIFIED RECORD

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00579/2024		CMDA/PP/NHRB/C/0719/2023 - 30/01/2024	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N117	03/12/2024	25/11/2024
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Mohammed Qadeer Ahmed GPA FOR Mr.C.DHILIP KUMAR AND OTHERS-New No 15/1, OLD No.7/1, SRI KRISHNAPURAM STREET, ROYAPETTAH, BEHIND HOTEL DECCAN PLAZA, CHENNAI- 600014.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD No:5, NEW No.9,Block No:108-B,Survey No:T.S.No:6974, Thirumurthy Street,Partha Sarathy Puram,T.Nagar,Thyagaraya Nagar, Chennai, 600017	
Building License Fees		381400	
Regularisation Charges (penalty under section 244A)		43300	
Road cut charges - CMWSSB SEWERAGE		27200	
Road cut charges - CMWSSB, WATER		20400	
Road cut charges - TNEB		20400	
Scrutiny Fees		2100	
Workers Welfare Board		512100	
மொத்தக் கட்டணம்/ Total (In Rs.)		1006900	

Amount (in words): Rupees Ten Lakhs Six Thousand Nine Hundred Only

Amount (In Rs.): 1006900

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி. அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 02/12/2029

Permit Valid upto 02/12/2029

Digitally Signed by K Sundararajan
Date: 03-Dec-2024 (15:24:53)

Executive Engineer (T.P.)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/IPP/NHRB/C/0719/2023
Dated.30/01/2024

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

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்.CFBA/WDC09/00579/2024
நாள்..03/12/2024.வார்டு...117.....
ஒப்புளிக்கப்பட்டது
12.12.24
உ.நி.செ.பொ ஆணையருக்காக

12.00M WIDE THIRUMOORTHY STREET

Building Height : 18.30 Mtrs
No of Floors : S + 5

SITE PLAN

12.00M WIDE THIRUMOORTHY STREET
18.30M AS PER PATTA
AS PER SITE - 18.24M

ONE WAY DRIVEWAY

SITE CUM STILT FLOOR PLAN

ELEVATION

SECTION ON -AA

Location plan (Taken as per User Inputs)

KEY PLAN
N.T.S

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

Gate Detail

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.30M) WITH 14 DWELLING UNITS AVAILING PREMIUM FSI AT OLD DOOR NO.5, NEW DOOR NO.9, THIRUMOORTHY STREET, T.NAGAR, CHENNAI COMPRISED IN T.S.NO.6974, BLOCK NO.108-B OF T.NAGAR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE -09 DIV -117

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	620.00
AREA AS PER DOCUMENT	596.97
AREA CONSIDERED FOR FSI	596.97
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1640.90
FSI FACTOR	2.749
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	15	16
TWO WHEELER	3	3
CYCLE	0	0

FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	27.83	0.00	0.00	0	27.83
FIRST FLOOR	0.00	322.62	0.00	0.00	3	322.62
SECOND FLOOR	0.00	322.62	0.00	0.00	3	322.62
THIRD FLOOR	0.00	322.62	0.00	0.00	3	322.62
FOURTH FLOOR	0.00	322.62	0.00	0.00	2	322.62
FIFTH FLOOR	0.00	322.59	0.00	0.00	3	322.59
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1640.90	0.00	0.00	14	1640.90

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A+ (RESIDEL.)		0.00	1640.90	0.00	0.00	14	1640.90
Total		0.00	1640.90	0.00	0.00	14	1640.90

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH 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

Signature valid

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 1500.00MM)

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,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+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.