Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/s/0145/2025
Dated..02/08/2025.

CERB/NOC/NB/00336/2025
27/09/2025

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS (AVAILING PREMIUM FSI WITH TOD BENEFIT) AT DOOR NO.16 & 18, AGS COLONY 2ND MAIN ROAD, VELACHERY, CHENNAI – 600 042 COMPRISED IN OLD S.NO.609/1 (AS PER DOCUMENT), NEW.S.NO.44, BLOCK NO.151 OF VELACHERY VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	547.00
AREA AS PER DOCUMENT	528.11
AREA CONSIDERED FOR FSI	528.11
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1372.66
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

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

SITE PLAN

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

AGS COLONY 2ND MAIN ROAD

ELEVATION

SECTION A-A

FLOOR WISE FSI STATEMENT:

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	268.77	0.00	0.00	3	268.77
SECOND FLOOR	0.00	268.77	0.00	0.00	3	268.77
THIRD FLOOR	0.00	268.77	0.00	0.00	3	268.77
FOURTH FLOOR	0.00	268.77	0.00	0.00	3	268.77
FIFTH FLOOR	0.00	268.77	0.00	0.00	3	268.77
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1372.66	0.00	0.00	15	1372.66

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (VELACHERY)		0.00	1372.66	0.00	0.00	15	1372.66
Total		0.00	1372.66	0.00	0.00	15	1372.66

KEY PLAN - NTS

SITE/STILT PARKING FLOOR PLAN

30.20 M AS PER FMB
30.30 M AS PER SITE
18.40 M AS PER FMB
18.30 M AS PER SITE
18.53 M AS PER SITE
18.15 M AS PER SITE
3.00 M WIDE DRIVEWAY
MH DRINKING WATER SUMP SCIENTIFICALLY CLOSED 1.60X2.00 X 2.44
MH RAIN WATER SUMP SCIENTIFICALLY CLOSED 1.60X2.00 X 2.44
LIFT1 1.68x1.68
CP-1 CP-2 CP-3 CP-4 CP-5 CP-6 CP-7 CP-8 CP-9
OUT 3.50 M WIDE EXIT GATE GATE GUTTER
IN 3.50 M WIDE ENT GATE GATE GUTTER
29.40 M AS PER FMB
29.31 M AS PER SITE
AGS COLONY 2ND MAIN ROAD

TERRACE FLOOR PLAN

OPEN TERRACE
LIFT WELL 1.68x1.67
LIFT MACHINE ROOM 4.60x2.89
Sunshade
AREA OF TERRACE FLOOR EXCEEDS FOR SOLAR PHOTOVOLTAIC SYSTEM

TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN

KITCHEN 2.11x3.52
TOILET 1.37x3.06
BED ROOM 3.26x3.52
LIFT 1.68x1.68
CORRIDOR 1.09 WIDE
LIV./DIN. 7.11x5.23
Balcony 1.00x3.28
TOILET 2.27x1.38
TOILET 2.06x1.37
LIV./DIN. 4.20x3.24
BED ROOM 3.30x2.93
BED ROOM 3.57x2.83
KITCHEN 2.44x2.23
Balcony 2.95x1.07
BED ROOM 3.66x3.39
TOILET 1.37x2.28
TOILET 1.35x2.78
BED ROOM 4.05x3.39
LIV./DIN. 6.32x7.26
BED ROOM 3.03x3.40
BED ROOM 2.85x3.47
TOILET 2.13x1.37
TOILET 2.00x1.37
KITCHEN 3.03x2.83
Balcony 2.74x1.07

Gate Elevation & Cross Section Detail of compound wall

PERIPHERAL DRAIN SECTION

PERCOLATION PIT

Proposed Rain Water Harvesting System Provided as per CMA Norms Drawing No.3A for Ist floor To terrace

Solar hot water system details

SECTION

PLAN
DETAIL OF COLUMN FOOTING

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

QR CODE

For Sivarama Homes Preetha Foundation
Authorised Signature

For Sivarama Homes Preetha Foundation
Authorized Signature

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.

Signature valid
Digitally Signed by
Registered Engineer Grade II G.
SOLAI Raj
Sign Date: 06/23/2025 7:58:14 PM

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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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.