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

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/NHRB/S/0269/2025
Dated 17/03/2025

REVISED PLAN

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 Madural Bench of Madras High Court

பெருநகர சென்னை மாநகராட்சி பயன்மிகு
கட்டடத்திற்கு CEBA/WDCN13/00394/2025
நாள் 14/03/2025 வரை
மட்டும் அனுமதிக்கப்பட்டது
உதவி பொறியாளர் ஆணையாளர்

ONE WAY DRIVEWAY

Building Height : 18.30 Mtrs
No.of Floors : STILT/GROUND PART+5FLOORS

10.0M WIDE GREEN WAYS ROAD EXTN

ONE WAY DRIVEWAY

SITE PLAN

10.0M WIDE GREEN WAYS ROAD EXTN

SLOPE

ELECTRICAL TRANSFORMER ROOM 6.02 m X 4.12 m

CARE TAKER ROOM 4.57 m X 3.12 m

LOBBY AREA 4.44 m X 3.08 m

C1 2.49x2.47

STEPS

PIT PARKING

PIT PARKING

SLOPE

ROAD LEVEL

0.60 FILLING

24.28

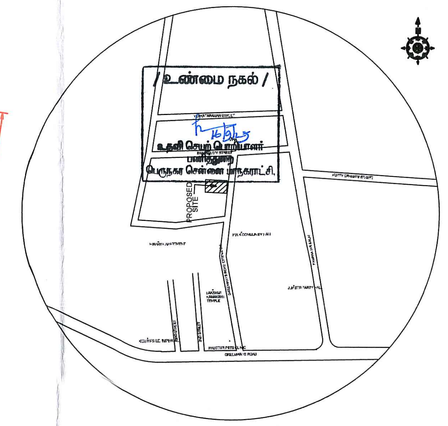
ONE WAY DRIVEWAY

25.56

31.10
32.26

32.26 m (As on Site) 31.1m (As per FMB)

STILT FLOOR PLAN (PART) / GROUND FLOOR PLAN (PART)



PLAN SHOWING THE REVISED PROPOSAL FOR THE CONSTRUCTION OF STILT FLOOR (PART)/GROUND FLOOR(PART) + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS (WITH MECHANIZED PARKING) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.3 & 3A, DOOR NO.66/1, GREENWAYS ROAD EXTENSION, RAJA ANNAMALAIPURAM, CHENNAI – 600 028 COMPRISED IN T.S.NOS.4255/10 & 4255/11, BLOCK NO.92 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

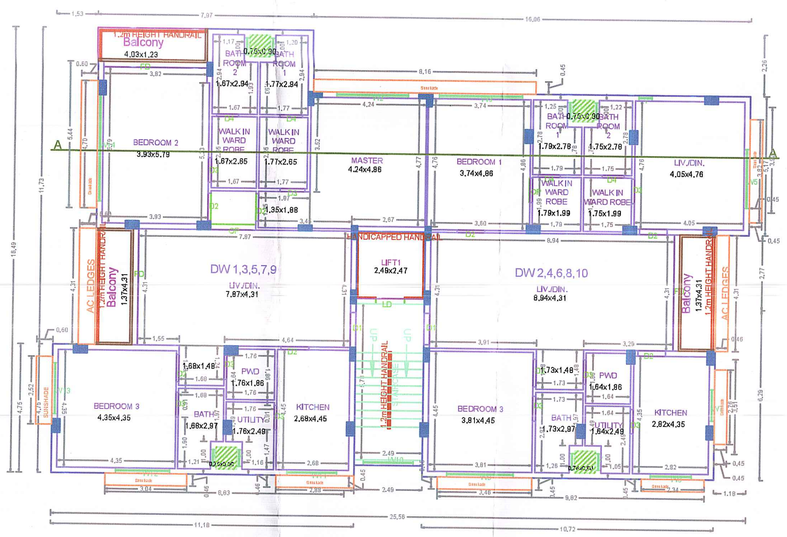
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	711.55
AREA AS PER DOCUMENT	760.37
AREA CONSIDERED FOR FSI	711.55
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1847.62
FSI FACTOR	2.597
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

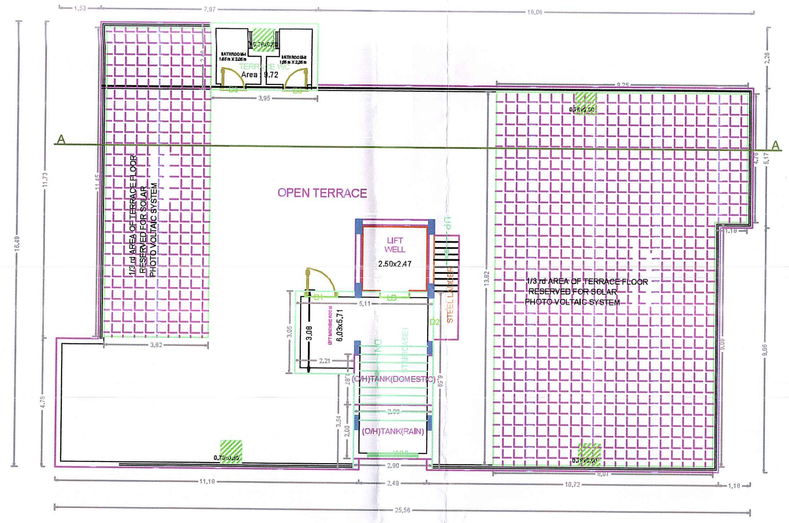
VEHICLE	REQUIRED	PROVIDED
LORRY	-	1
CAR	22	22
TWO WHEELER	0	7
CYCLE	-	9

PREVIOUS PLANING PERMIT
File No. : CMDA/PP/NHRB/S/0534/2024
Planning Permission No. : OL-PP/NHRB/0658/2024
Permit No. : OL-01358
Date of permit : 08-11-2024

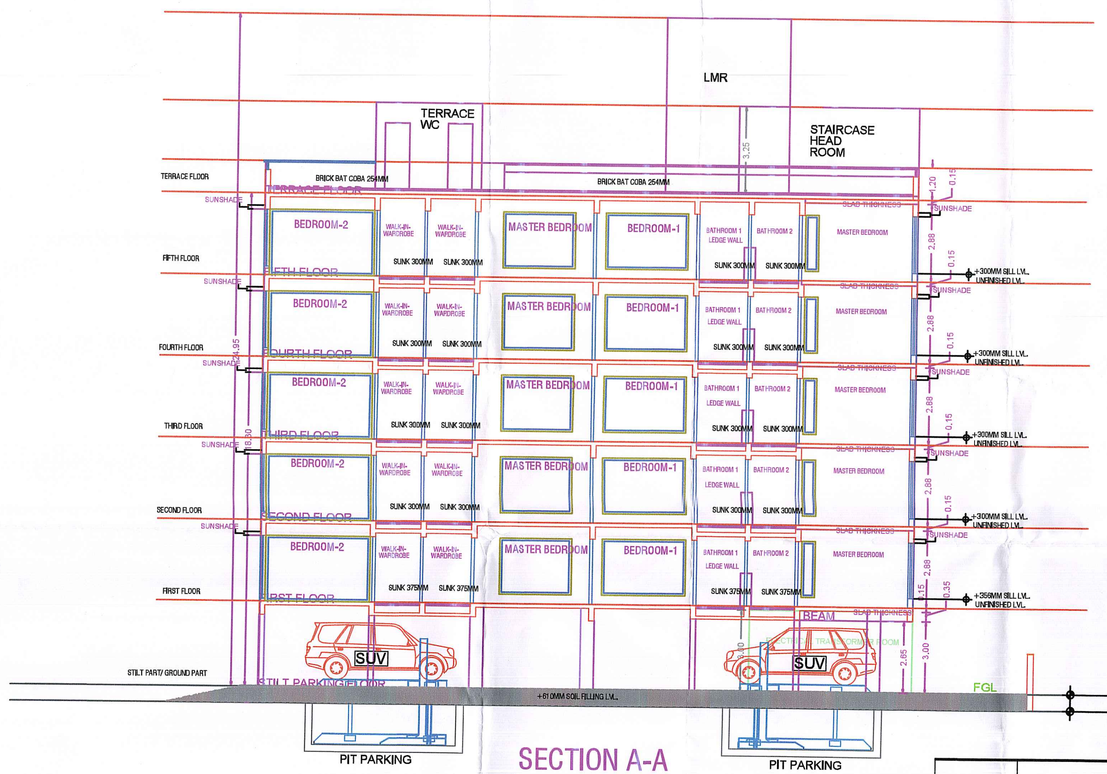
PREVIOUS BUILDING PERMIT
CEBA/WDCN13/00588/2024
BUILDING APPROVAL ORDER DATE: 11/12/2024



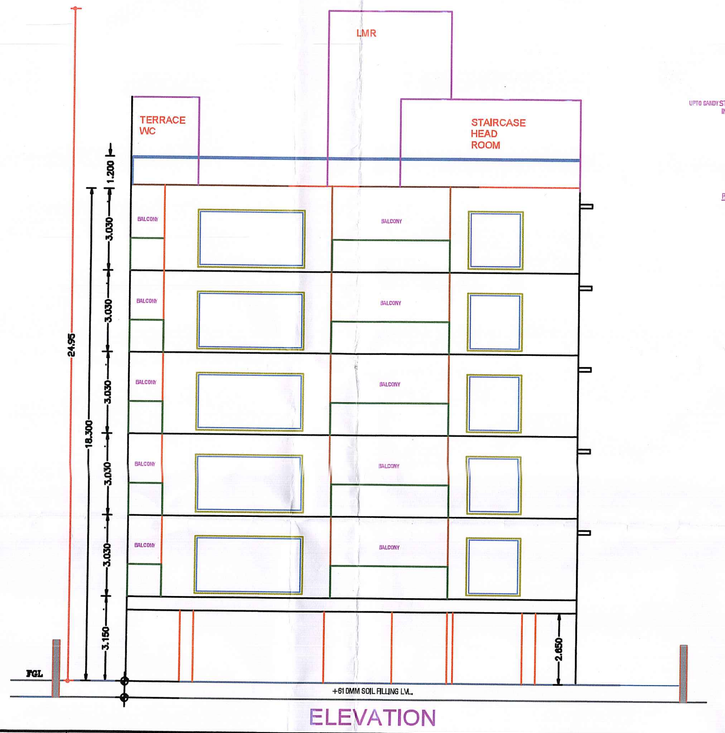
TYPICAL 1,2,3,4,5 FLOOR PLAN



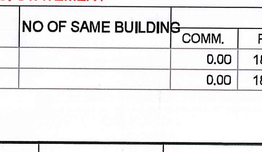
TERRACE FLOOR PLAN



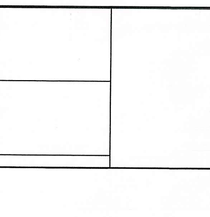
SECTION A-A



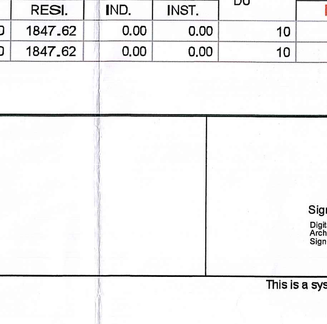
ELEVATION

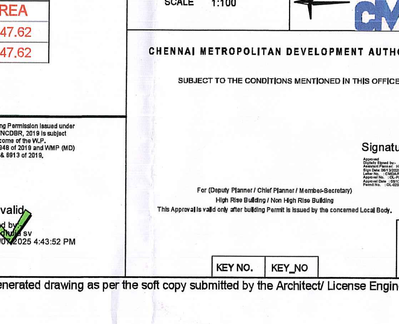


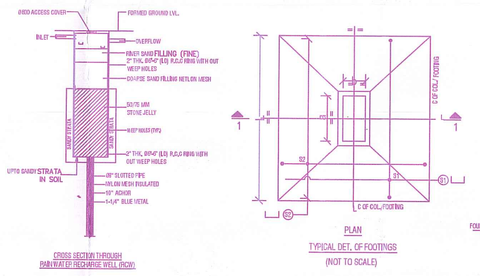
COMPOUND WALL DETAIL
SCALE- 1:50

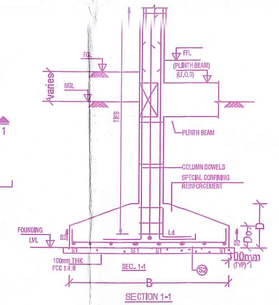


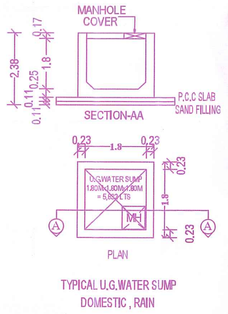
SECTION
SCALE- 1:50

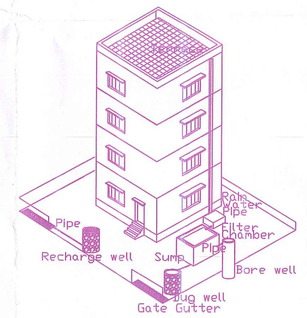












RAIN WATER HARVESTING - 2A

FLOOR WISE FSI STATEMENT: RESI (1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	82.22	0.00	0.00	0	82.22
FIRST FLOOR	0.00	353.08	0.00	0.00	2	353.08
SECOND FLOOR	0.00	353.08	0.00	0.00	2	353.08
THIRD FLOOR	0.00	353.08	0.00	0.00	2	353.08
FOURTH FLOOR	0.00	353.08	0.00	0.00	2	353.08
FIFTH FLOOR	0.00	353.08	0.00	0.00	2	353.08
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1847.62	0.00	0.00	10	1847.62

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
RESI-1 (1)		0.00	1847.62	0.00	0.00	10	1847.62
Total		0.00	1847.62	0.00	0.00	10	1847.62

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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 WMP (MD) Nos. 6913 & 6913 of 2019.

Signature valid
Digitally Signed by Architect S [illegible]
Sign Date: 07/03/2025 4:43:52 PM

Signature valid
Digitally Signed by [illegible]
Reason: [illegible]
Location: [illegible]
Date: [illegible]

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. KEY_NO

QR CODE

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

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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.