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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உள்ளாட்சி மன்றப் படி

Planning Permission No. PPLNURB/LN/538/2023 Dated 24/05/2023

APPROVED

Subject to conditions mentioned in this office Letter No. PPLNURB/LN/538/2023 Dated 24/05/2023

For Chief Planner
Non High Rise Buildings
Chennai Metropolitan Development Authority
Chennai-600 008.

This approval is valid only after Building Permit is issued by the concerned local body.

24/05/2023

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.

This Planning Permission is given by the delegated powers given by Member Secretary, CMDA in Office Order No. 7/2019 dated 12.03.2019.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING)+1ST & 2ND FLOOR (OFFICE) 3RD AND 4TH FLOOR RESIDENTIAL BUILDING WITH 1 DWELLING UNIT (16.00 HEIGHT) AT PLOT NO.4290, DOOR NO.79, T BLOCK, 5th MAIN ROAD, ANNA NAGAR, CHENNAI- 600040. COMPRISED IN OLD S.NO 91 PT, T.S.NO.550, BLOCK No: 2, WARD NO.1 OF MULLAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

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	JOINERY DETAILS	
MD	DOOR	1.20 x 2.10
D1	DOOR	1.50 x 2.10
D2	DOOR	1.17 x 2.10
D3	DOOR	1.05 x 2.10
D4	DOOR	0.90 x 2.10
FD	FRENCH DOOR	3.17 x 1.80
W1	WINDOW	6.00 x 1.22
W2	WINDOW	4.06 x 1.22
W3	WINDOW	3.50 x 1.22
W4	WINDOW	2.90 x 1.22
W5	WINDOW	2.03 x 1.22
W6	WINDOW	1.76 x 1.22
W7	WINDOW	1.58 x 1.22
W8	WINDOW	1.26 x 1.22
W9	WINDOW	1.23 x 1.22
W10	WINDOW	1.14 x 1.22
W11	WINDOW	1.04 x 1.22
W12	WINDOW	0.93 x 1.22
V1	VENTILATOR	2.00 x 0.61
V2	VENTILATOR	1.00 x 0.61

SPECIFICATION:

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTER
PARAPET WALL CM 1:4 MORTER
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KOMDI WOOD USING
RCC WORK : MINIMUM GRADE OF CONCRETE M25
FLOORING : ALL ROOM CERAMICS TILES FLOORING
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING

NORTH

AREA DETAILS

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTA	349.00 SQ.M
2	AS PER DOC.	349.31 SQ.M

FLOOR AREA DETAILS IN SQ.M

S.NO.	FLOOR	COMMERCIAL SQ.M	RESIDENTIAL SQ.M
3	STILT FLOOR	-	
4	FIRST FLOOR	170.88	
5	SECOND FLOOR	170.88	
6	THIRD FLOOR		170.88
7	FORUTH FLOOR		153.28
8	TERRACE FLOOR		
9	TOTAL	341.76	324.16

COMMERCIAL = 341.76
RESIDENTIAL = 324.16
665.92

F.S.I = 665.92 / 349.00 = 1.908

NO. OF CARS = 07
NO. OF TWO WHEELER = 11

COLOR INDEX

PROPOSED BOUNDARY ROAD

SCALE 1: 100

J Swarnaa

OWNER / (GENERAL POWER AGENT)

V. MALARVANNAN, B.E.,F.I.V
Registered Structural Engineer Grade-II (SE).
SE/GR-II/9/04/066
No 23, CHETTY STREET,
PORUR, CHENNAI - 600 116.
PHONE : 2482 9133 / 2482 5565

STRUCTURAL ENGINEER

D.Venkatraman

D.VENKATRAMAN
CA/2013/56306
KRAFT DESIGN REVOLUTIONS (M) LLP
A-74/1, ANNA NAGAR EAST
5TH STREET, CHENNAI - 600 102

LICENSED SURVEYOR

SECTION-XX

ELEVATION

TERRACE FLOOR PLAN

SKETCH SHOWING GREY WATER RECYCLING TREATMENT SYSTEM

Cross section view of grey water recycling system for Ground Water Recharge

1. Existing Sewer System Pipeline
2. Seprated Pipeline Arrangements From Kitchen & Bathrooms

DRAWING - 4B

RAIN WATER STORAGE DETAILS

PROPOSED SITE
5th MAIN ROAD
7th STREET
6th STREET
4th STREET
3rd MAIN ROAD
1st STREET
3rd AVENUE

KEY PLAN (NOT TO SCALE)

PLAN OF COMPOUND WALL

SECTION OF DWARF WALL

SECTION

PERCOLATION PIT

SOLAR WATER HEATER PLAN

14.30 AS PER PATTA 14.33 AS PER SITE

24.38 AS PER SITE

24.40 AS PER PATTA

3.00m WIDE DRIVE WAY

U.G SUMP FOR MAIN WATER 2.00x3.00x1.82

U.G SUMP FOR DOMESTIC WATER 2.00x3.00x1.82

3.00m WIDE GATE With 75mm Height Dwarf Wall

14.35M WIDE 5TH MAIN ROAD

SITE CUM STILT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

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.