Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 1 / 8

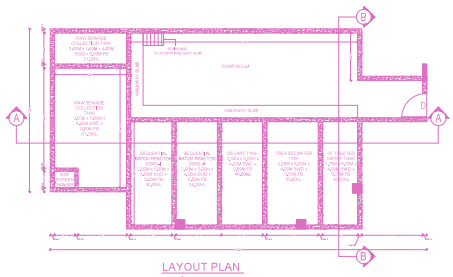
SITE PLAN

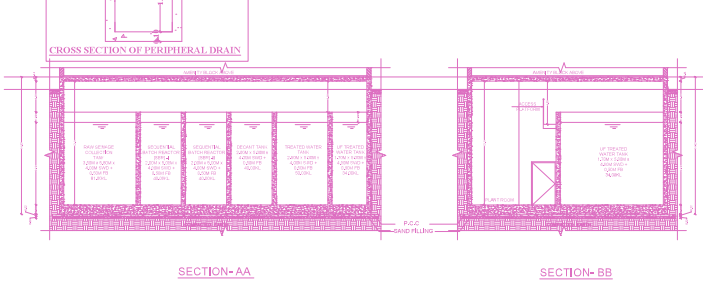
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT CONSISTING OF BLOCK - A : STILT FLOOR + 1ST FLOOR (PARKING) + 2ND FLOOR TO 9TH FLOORS RESIDENTIAL BUILDING WITH 168 DWELLING UNITS; BLOCK - B: BF + GROUND FLOOR + 2 FLOORS - AMENITY BUILDING AND OPEN SWIMMING POOL ADJACENT TO AMENITY BUILDING AT 12M WIDE LINK ROAD SITUATED IN S. NO.449/2, 450/1B1A & 450/1C1 OF NEDUNGUNDRAM VILLAGE, WITHIN THE LIMITS OF KATTANKOLATHUR PANCHAYAT UNION.

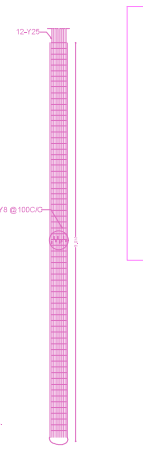
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	9756.00
AREA AS PER DOCUMENT	9793.07
AREA CONSIDERED FOR FSI	9756.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	1200.73
OSR AREA	0.00
TOTAL FSI AREA	22174.67
FSI FACTOR	2.273
COVERAGE AREA (PERCENTAGE %)	2973.78(30.48%)

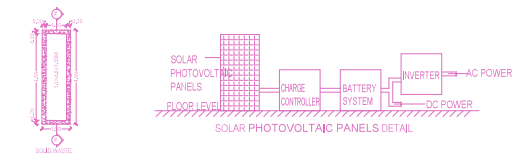
A) PARKING STATEMENT

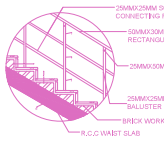
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	128	212
TWO WHEELER	114	157
CYCLE	-	0

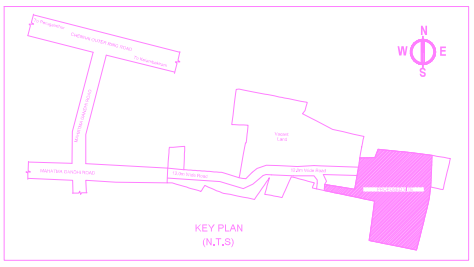


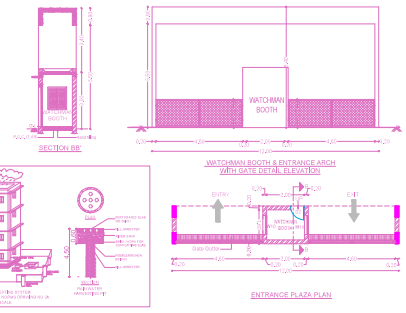


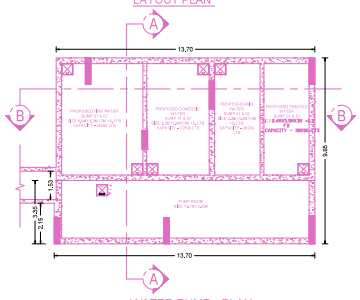


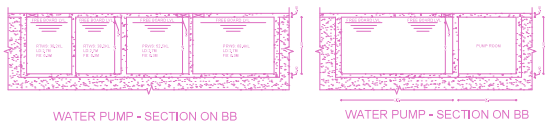


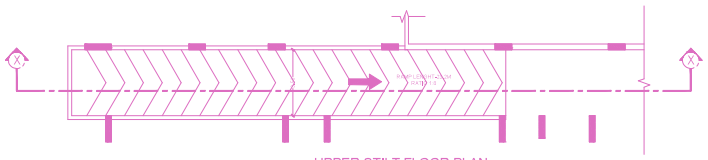


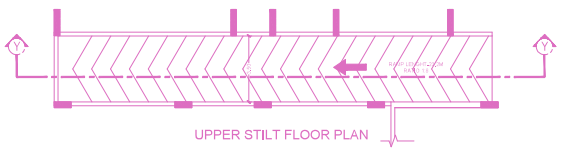


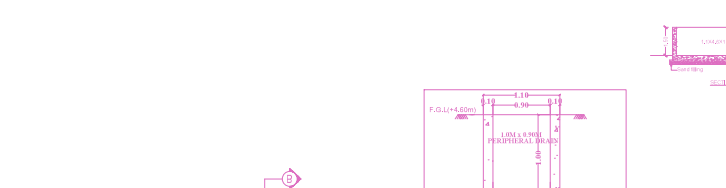


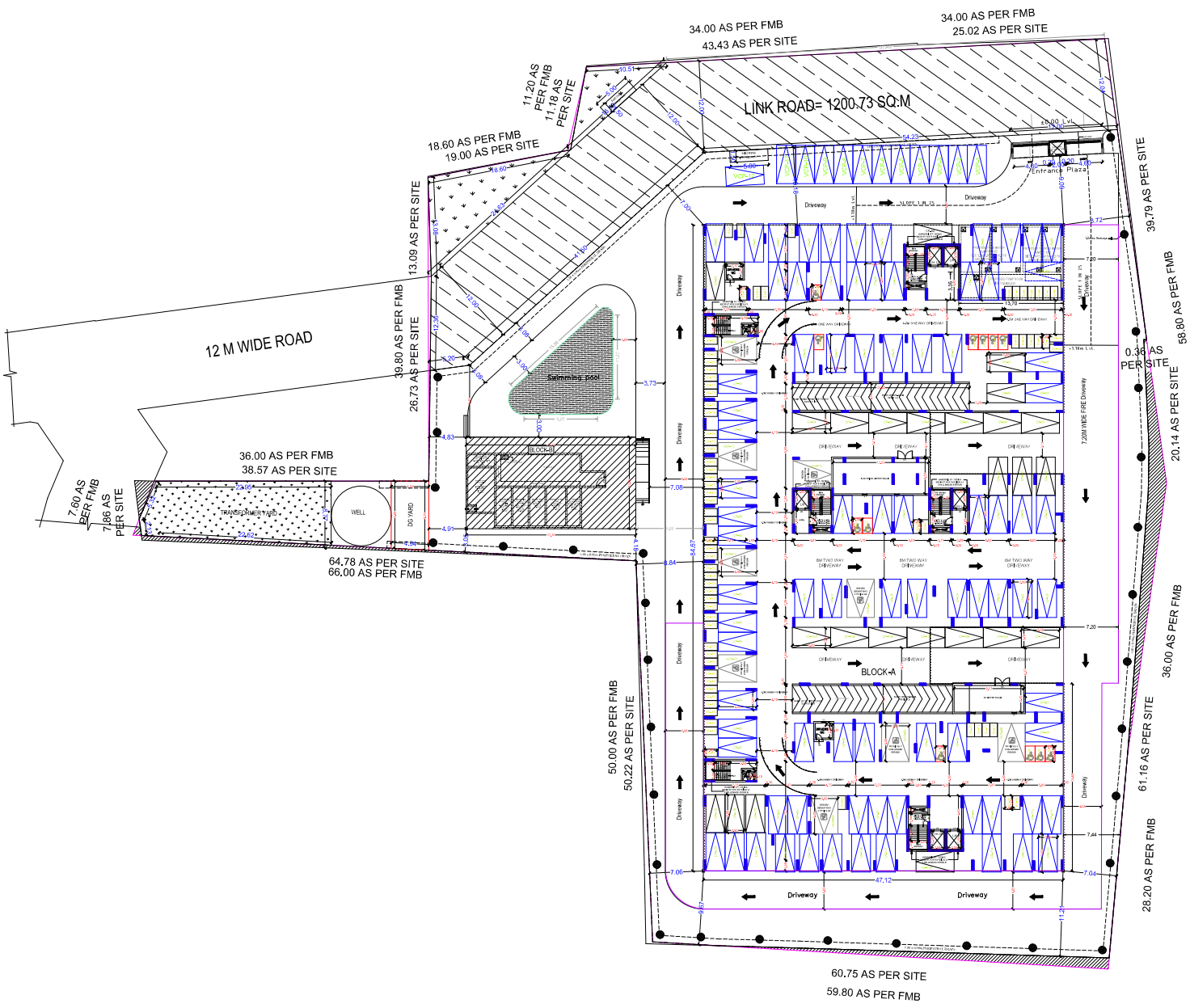












SITE PLAN (Scale - 1:200)

FLOOR WISE FSI STATEMENT: BLOCK -A

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	102.75	0.00	0.00	0	102.75
FIRST PARKING FLOOR	0.00	155.52	0.00	0.00	0	155.52
SECOND FLOOR	0.00	2624.64	0.00	0.00	21	2624.64
THIRD FLOOR	0.00	2624.64	0.00	0.00	21	2624.64
FOURTH FLOOR	0.00	2624.64	0.00	0.00	21	2624.64
FIFTH FLOOR	0.00	2624.64	0.00	0.00	21	2624.64
SIXTH FLOOR	0.00	2624.64	0.00	0.00	21	2624.64
SEVENTH FLOOR	0.00	2624.64	0.00	0.00	21	2624.64
EIGHTH FLOOR	0.00	2624.64	0.00	0.00	21	2624.64
NINTH FLOOR	0.00	2624.64	0.00	0.00	21	2624.64
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	21255.39	0.00	0.00	168	21255.39

FLOOR WISE FSI STATEMENT: BLOCK-B

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR	0.00	81.80	0.00	0.00	0	81.80
GROUND FLOOR	0.00	263.86	0.00	0.00	0	263.86
FIRST FLOOR	0.00	263.86	0.00	0.00	0	263.86
SECOND FLOOR	0.00	263.86	0.00	0.00	0	263.86
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	873.38	0.00	0.00	0	873.38

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-A		0.00	21255.39	0.00	0.00	168	21255.39
BLOCK-B		0.00	873.38	0.00	0.00	0	873.38
UG PUMP ROOM		0.00	45.90	0.00	0.00	0	45.90
Total		0.00	22174.67	0.00	0.00	168	22174.67

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

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.3949 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by S Kharche
Architect: TN/01/2015
Sign Date: 05 Dec 2025 5:09:24 PM

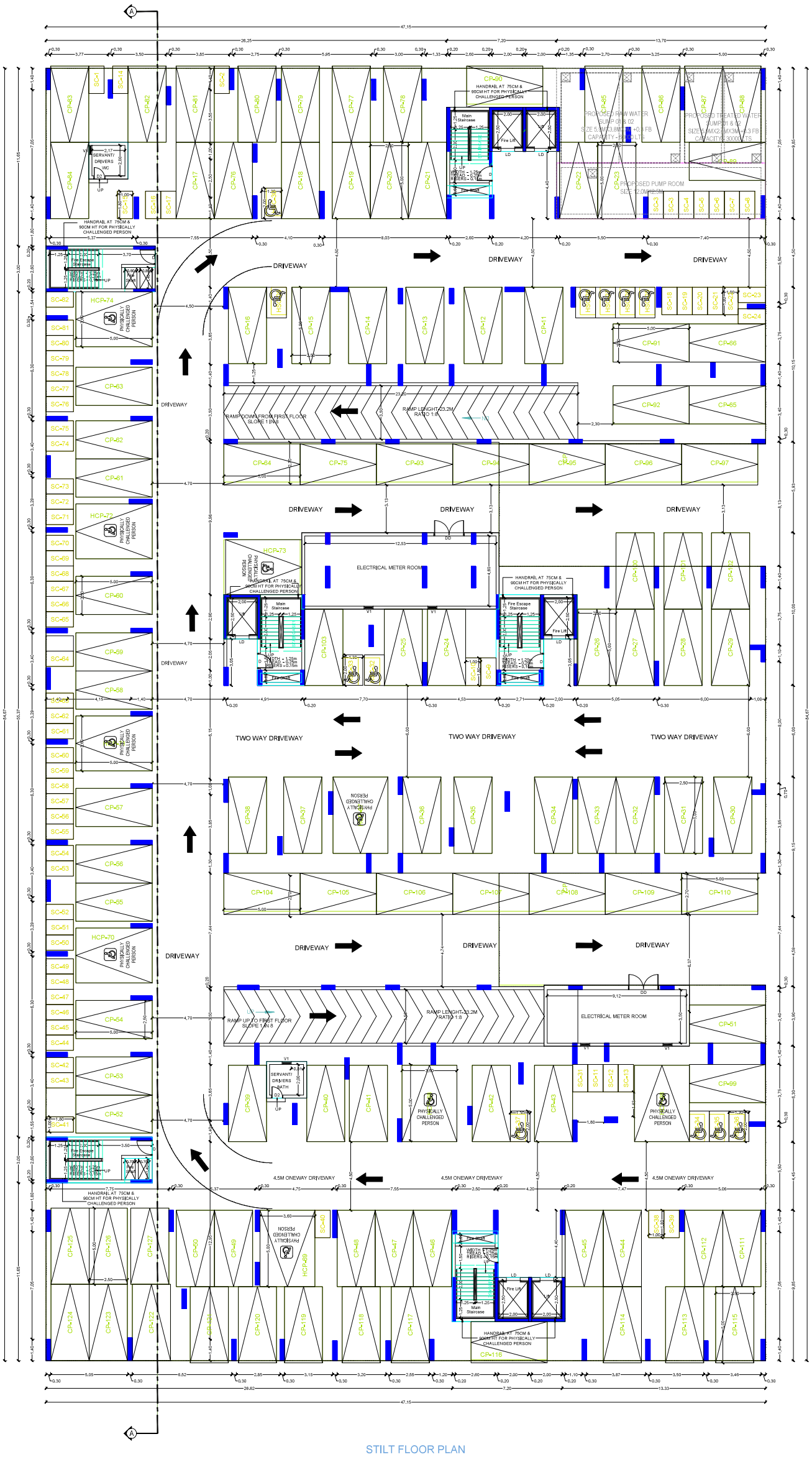
Applicants (Owner / Developer / Power of Attorney)

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FLOOR NAME	SHEET NO. 2 / 8
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT CONSISTING OF BLOCK - A : STILT FLOOR + 1ST FLOOR (PARKING) + 2ND FLOOR TO 9TH FLOORS RESIDENTIAL BUILDING WITH 168 DWELLING UNITS; BLOCK - B: BF + GROUND FLOOR + 2 FLOORS - AMENITY BUILDING AND OPEN SWIMMING POOL ADJACENT TO AMENITY BUILDING AT 12M WIDE LINK ROAD SITUATED IN S. NO.449/2, 450/1B1A & 450/1C1 OF NEDUNGUNDRAM VILLAGE, WITHIN THE LIMITS OF KATTANKOLATHUR PANCHAYAT UNION.



STILT FLOOR PLAN

BLOCK-A

APPROVAL CONDITION
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
KEY NO.

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the outcome of the W.P. (MD) No.8949 of 2019 and W.P (MD) Nos. 6912 & 6913 of 2019.

For (Deputy) Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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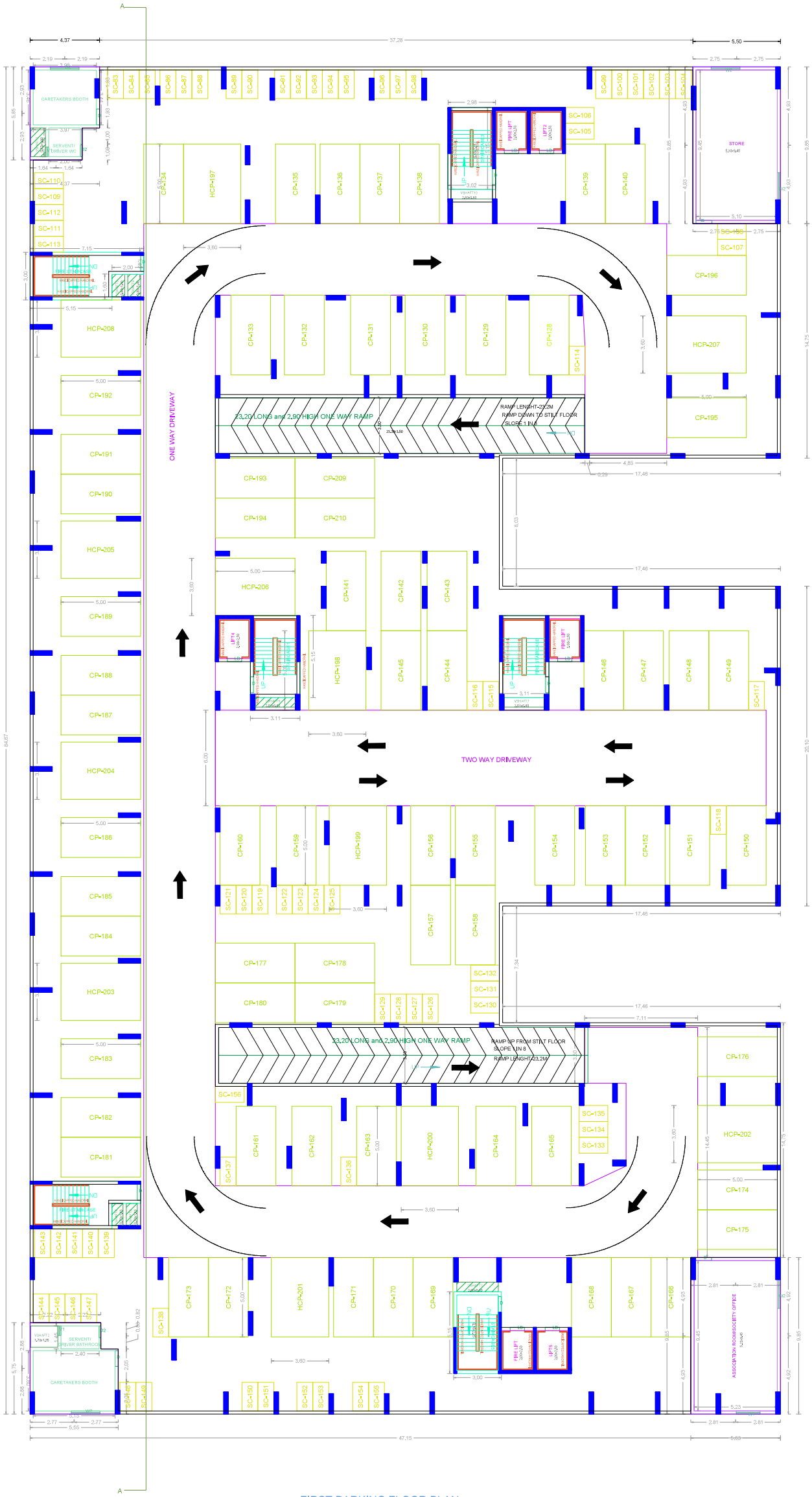
QR CODE

ARCH_E_(36.00_x_48.00_Inches)

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FLOOR NAME	SHEET NO. 3 / 8
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT CONSISTING OF BLOCK - A : STILT FLOOR + 1ST FLOOR (PARKING) + 2ND FLOOR TO 9TH FLOORS RESIDENTIAL BUILDING WITH 168 DWELLING UNITS; BLOCK - B: BF + GROUND FLOOR + 2 FLOORS - AMENITY BUILDING AND OPEN SWIMMING POOL ADJACENT TO AMENITY BUILDING AT 12M WIDE LINK ROAD SITUATED IN S. NO.449/2, 450/1B1A & 450/1C1 OF NEDUNGUNDRAM VILLAGE, WITHIN THE LIMITS OF KATTANKOLATHUR PANCHAYAT UNION.



FIRST PARKING FLOOR PLAN

BLOCK -A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only if after building Permit is issued by the concerned Local Body.

KEY NO.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP(MD)No.9446 of 2019 and WMP (MD) Nos. 8812 & 8813 of 2019.

ARCH_E_(36.00_x_48.00_Inches)

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FLOOR NAME	SHEET NO. 4 / 8
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT CONSISTING OF BLOCK - A : STILT FLOOR + 1ST FLOOR (PARKING) + 2ND FLOOR TO 9TH FLOORS RESIDENTIAL BUILDING WITH 168 DWELLING UNITS; BLOCK - B: BF + GROUND FLOOR + 2 FLOORS - AMENITY BUILDING AND OPEN SWIMMING POOL ADJACENT TO AMENITY BUILDING AT 12M WIDE LINK ROAD SITUATED IN S. NO.449/2, 450/1B1A & 450/1C1 OF NEDUNGUNDRAM VILLAGE, WITHIN THE LIMITS OF KATTANKOLATHUR PANCHAYAT UNION.



SECOND FLOOR PLAN

BLOCK -A

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. 6912 & 6913 of 2019.

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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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

FLOOR NAME	SHEET NO. 5 / 8
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT CONSISTING OF BLOCK - A : STILT FLOOR + 1ST FLOOR (PARKING) + 2ND FLOOR TO 9TH FLOORS RESIDENTIAL BUILDING WITH 168 DWELLING UNITS; BLOCK - B: BF + GROUND FLOOR + 2 FLOORS - AMENITY BUILDING AND OPEN SWIMMING POOL ADJACENT TO AMENITY BUILDING AT 12M WIDE LINK ROAD SITUATED IN S. NO.449/2, 450/1B1A & 450/1C1 OF NEDUNGUNDRAM VILLAGE, WITHIN THE LIMITS OF KATTANKOLATHUR PANCHAYAT UNION.



TYPICAL - 3- 9 FLOOR PLAN

BLOCK -A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO.

QR CODE

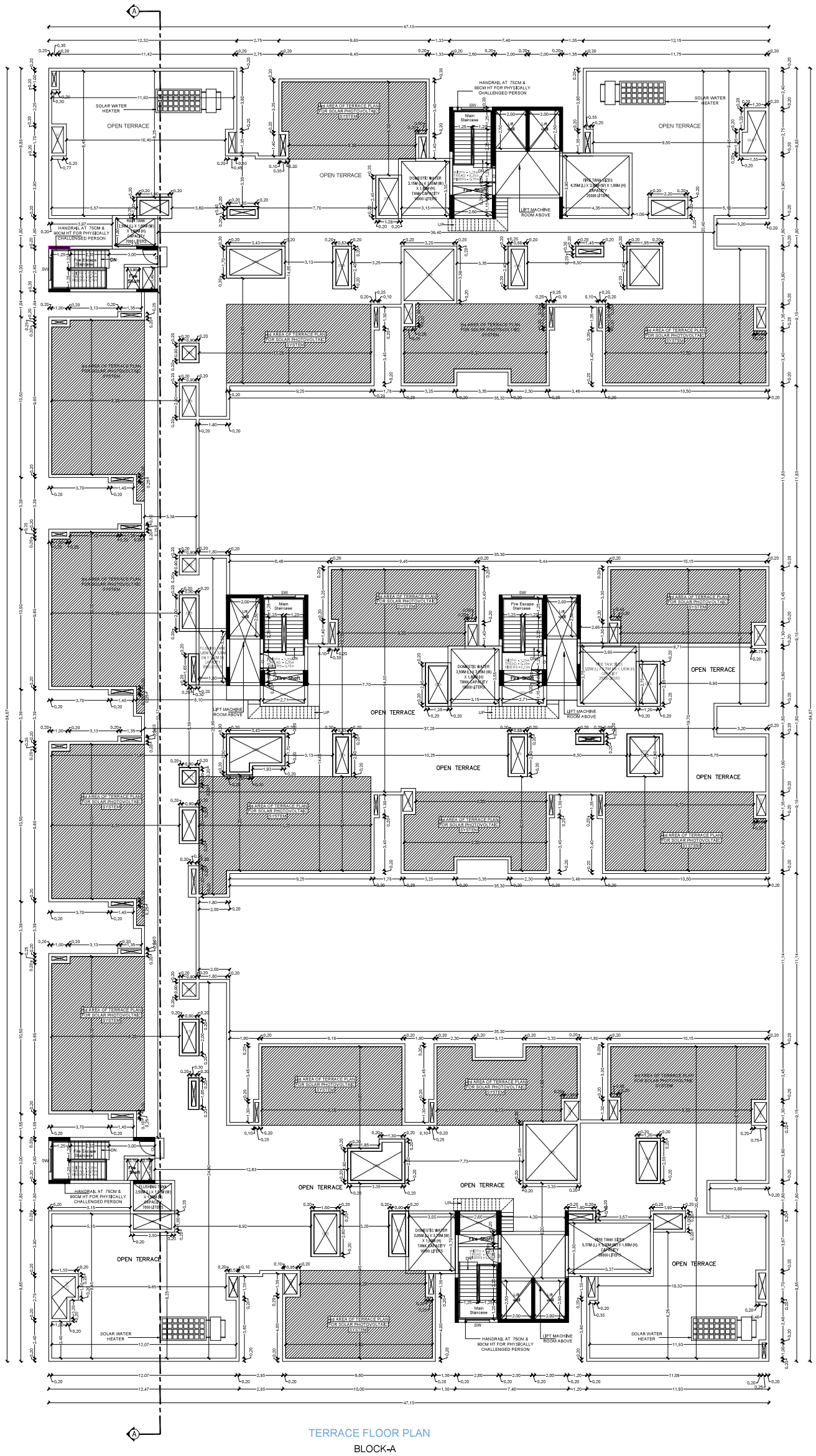
Applicants (Owner / Developer / Power of Attorney)

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

FLOOR NAME	SHEET NO. 6 / 8
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT CONSISTING OF BLOCK - A : STILT FLOOR + 1ST FLOOR (PARKING) + 2ND FLOOR TO 9TH FLOORS RESIDENTIAL BUILDING WITH 168 DWELLING UNITS; BLOCK - B: BF + GROUND FLOOR + 2 FLOORS - AMENITY BUILDING AND OPEN SWIMMING POOL ADJACENT TO AMENITY BUILDING AT 12M WIDE LINK ROAD SITUATED IN S. NO.449/2, 450/1B1A & 450/1C1 OF NEDUNGUNDRAM VILLAGE, WITHIN THE LIMITS OF KATTANKOLATHUR PANCHAYAT UNION.



TERRACE FLOOR PLAN

BLOCK-A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP (MD) No.2948 of 2019 and WMP (MD) Nos.4912 & 6913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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FLOOR NAME	SHEET NO. 7 / 8
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT CONSISTING OF BLOCK - A : STILT FLOOR + 1ST FLOOR (PARKING) + 2ND FLOOR TO 9TH FLOORS RESIDENTIAL BUILDING WITH 168 DWELLING UNITS; BLOCK - B: BF + GROUND FLOOR + 2 FLOORS - AMENITY BUILDING AND OPEN SWIMMING POOL ADJACENT TO AMENITY BUILDING AT 12M WIDE LINK ROAD SITUATED IN S. NO.449/2, 450/1B1A & 450/1C1 OF NEDUNGUNDRAM VILLAGE, WITHIN THE LIMITS OF KATTANKOLATHUR PANCHAYAT UNION.



SECTION-AA
BLOCK-A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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Applicants (Owner / Developer / Power of Attorney)

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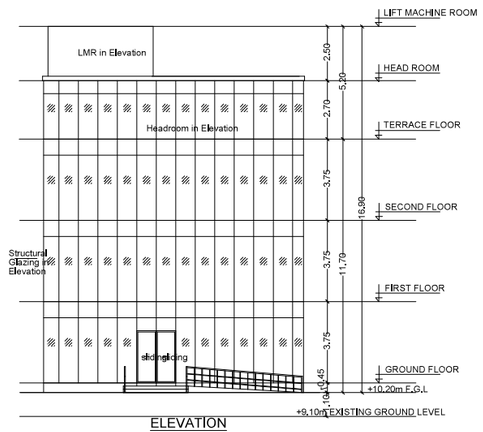
FLOOR NAME	SHEET NO. 8 / 8
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT CONSISTING OF BLOCK - A : STILT FLOOR + 1ST FLOOR (PARKING) + 2ND FLOOR TO 9TH FLOORS RESIDENTIAL BUILDING WITH 168 DWELLING UNITS; BLOCK - B: BF + GROUND FLOOR + 2 FLOORS - AMENITY BUILDING AND OPEN SWIMMING POOL ADJACENT TO AMENITY BUILDING AT 12M WIDE LINK ROAD SITUATED IN S. NO.449/2, 450/1B1A & 450/1C1 OF NEDUNGUNDRAM VILLAGE, WITHIN THE LIMITS OF KATTANKOLATHUR PANCHAYAT UNION.



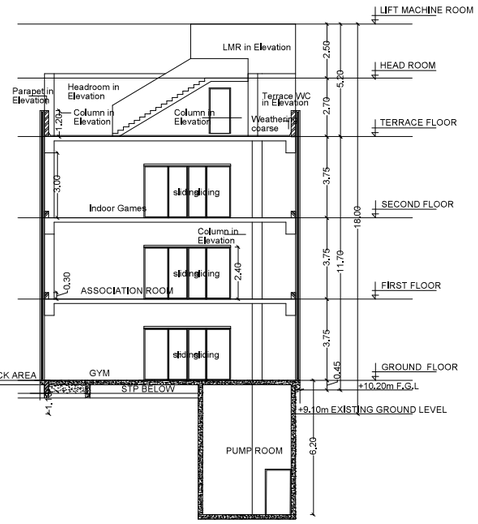
SOUTH FACING ELEVATION

BLOCK-A



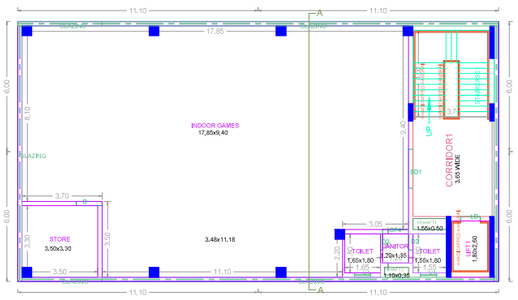
ELEVATION

BLOCK-B



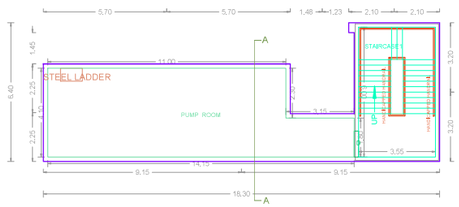
SECTION-AA

BLOCK-B



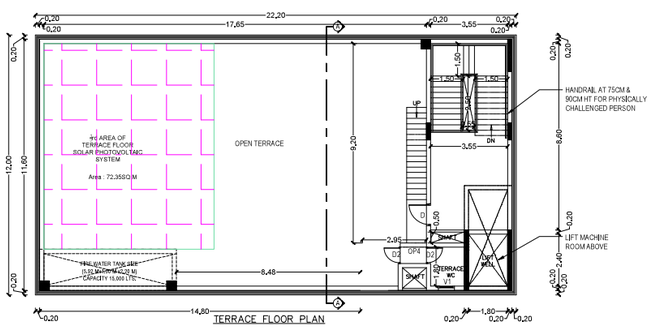
TYPICAL - 1, 2 FLOOR PLAN

BLOCK-B



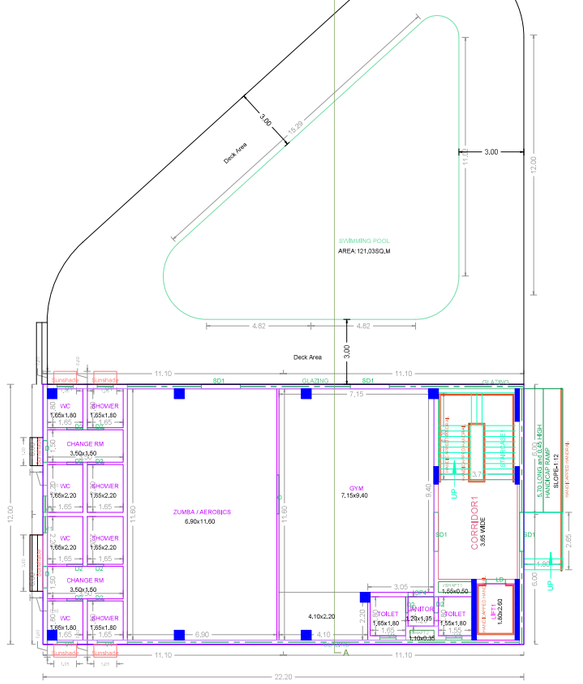
BASEMENT FLOOR PLAN

BLOCK-B



TERRACE FLOOR PLAN

BLOCK-B



GROUND FLOOR PLAN

BLOCK-B

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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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
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