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

AREA DETAILS

EXISTING BLOCK AREA FOR BLOCK I TO IV

	BLOCK NO. I (SQ.MT)	BLOCK NO. II (SQ.MT)	BLOCK NO. III (2 NOS)(SQ.MT)	BLOCK NO. IV (SQ.MT)
Ground FLOOR	82.52 Sq.m	82.52 Sq.m	165.04 Sq.m	82.52 Sq.m
FIRST FLOOR	82.52 Sq.m	82.52 Sq.m	165.04 Sq.m	82.52 Sq.m
SECOND FLOOR	82.52 Sq.m	82.52 Sq.m	165.04 Sq.m	82.52 Sq.m
TOTAL	247.56 Sq.m	247.56 Sq.m	495.12 Sq.m	247.56 Sq.m
TOTAL AREA FOR EXISTING BLOCKS	1237.80 SQ.MT			

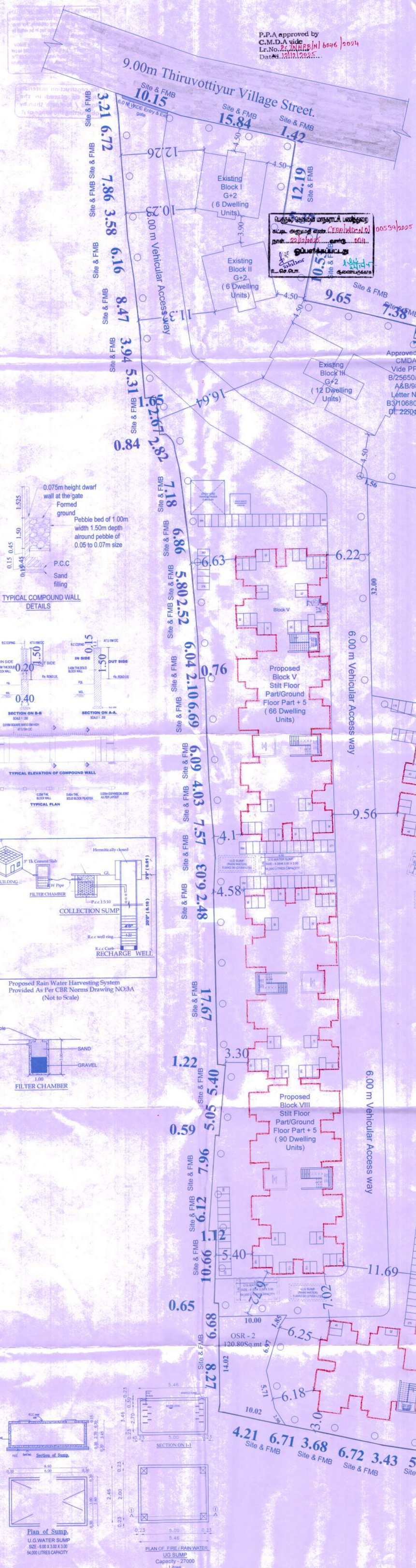
PROPOSED ADDITIONAL BLOCK AREA FOR BLOCK V TO VIII

	BLOCK NO V (SQ.MT)	BLOCK NO VI & VII (SQ.MT)	BLOCK NO VIII (SQ.MT)
GROUND FLOOR PART	261.67	423.10 x 2 NOS	418.67
FIRST FLOOR	461.06	620.56 x 2 NOS	617.88
SECOND FLOOR	461.06	620.56 x 2 NOS	617.88
THIRD FLOOR	461.06	620.56 x 2 NOS	617.88
FOURTH FLOOR	461.06	620.56 x 2 NOS	617.88
FIFTH FLOOR	461.06	620.56 x 2 NOS	617.88
TOTAL	2566.97	3525.90 x 2 NOS	3508.07
TOTAL AREA FOR PROPOSED ADDITIONAL BLOCKS	13126.84 SQ.MT		

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

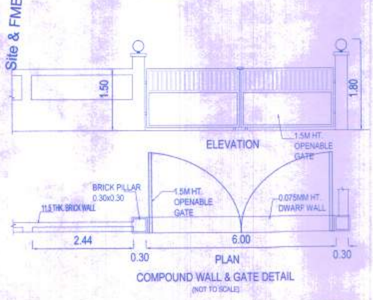
P.P.A approved by C.M.D.A vide Lr.No. PP/NHRB/N1/6076/2024 Dated: 10/9/2025

PLANNING CLEARANCE APPLICATION FOR THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT CONSISTS OF ADDITIONAL 4 BLOCKS NAMELY BLOCK - V; STILT FLOOR PART/GROUND FLOOR PART + 5 FLOORS RESIDENTIAL BUILDING WITH 66 DWELLING UNITS, BLOCK - VI; STILT FLOOR PART/GROUND FLOOR PART +5 FLOORS RESIDENTIAL BUILDING WITH 90 DWELLING UNITS, BLOCK - VII; STILT FLOOR PART/GROUND FLOOR PART +5 FLOORS RESIDENTIAL BUILDING WITH 90 DWELLING UNITS, BLOCK - VIII; STILT FLOOR PART/GROUND FLOOR PART +5 FLOORS RESIDENTIAL BUILDING WITH 90 DWELLING UNITS, (336 DWELLING UNITS) AFFORDABLE HOUSING (HEIGHT - 18.30M) AND EXISTING 4 BLOCKS NAMELY BLOCK NO I TO IV EACH BLOCKS GROUND FLOOR + 2 FLOORS (30 DWELLING UNITS) TOTALLY 366 DWELLING UNITS AT VILLAGE STREET, THIRUVOTTIYUR CHENNAI COMPRISED IN OLD S.NO.237/1PART, T.S.NO: 83/1, BLOCK NO: 12, WARD - H THIRUVOTTIYUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



TYPICAL COMPOUND WALL DETAILS

Proposed Rain Water Harvesting System Provided As Per CBR Norms Drawing NO:3A (Not to Scale)



LEGEND
- EXISTING
- PROPOSED
- ROAD
- BOUNDARY

AREA STATEMENT:

SITE EXTENT	- 10480.00 SQ.MT
REQUIRED OSR AREA	- 1048.00 SQ.MT
PROVIDED OSR AREA	- 1095.70 SQ.MT
EXISTING AREA (4 BLOCKS)	- 1237.80 SQ.MT
PROPOSED ADDITIONAL AREA (4 BLOCKS)	- 13126.84 SQ.MT
TOTAL AREA	- 14364.64 SQ.MT
FSI	- 14364.64/10480 - 1.371
PARKING PROVIDED(TWO WHEELER)	- 402

DWELLING UNITS AREA DETAILS:

EXISTING :
BLOCK I TO IV PLINTH AREA/DWELLING UNITS : 41.26 SQ.MT
PROPOSED:
BLOCK V PLINTH AREA/DWELLING UNIT : 38.42 SQ.MT
BLOCK VI & VII PLINTH AREA/DWELLING UNIT : 38.78 SQ.MT
BLOCK VIII PLINTH AREA/DWELLING UNIT : 38.62 SQ.MT

PARKING DETAILS

DWELLING UNIT AREA	NO OF DWELLING UNIT	TWO WHEELER
EXISTING BLOCKS 25.00 SQ.MT TO 50.00 SQ.MT	30	30
PROPOSED BLOCKS 25.00 SQ.MT TO 50.00 SQ.MT	336	336
TOTAL	366	366

NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE. 1:500

PROJECT **Thiruvottiyur Village Street**

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

TECHNICAL ASSISTANT.	TOWN PLANNING SPECIALIST
ASSISTANT PLANNER	B. SATHIYA PRABA, ASSISTANT PLANNER, Registration No: RE/GR-I/1909/296, Registered Engineer Grade-I (RE), Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005. ARCHITECT
EXECUTIVE ENGINEER	R. VENKATESAN, M.E., Assistant Engineer, Registered Structural Engineer Grade-I (SE), Registration No: SE/I/2024/4/0073, Tamil Nadu Urban Habitat Development Board, No. 5, Kamarajar Salai, Chennai-600 005. STRUCTURAL ENGINEER
SENIOR PLANNER	Senior Planner, Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005. for CHIEF ENGINEER

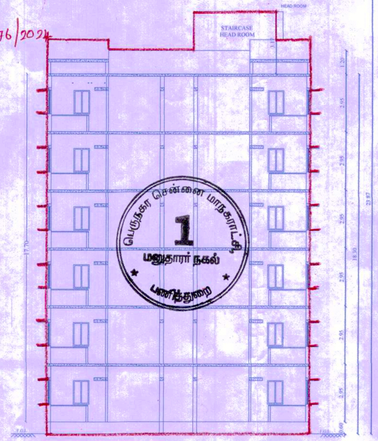
EXECUTIVE ENGINEER, TAMILNADU URBAN HABITAT DEVELOPMENT BOARD, Division-1 H.L.L. Nagar, Chennai-600 089

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8548 of 2019 before the Madurai Bench of Madras High Court

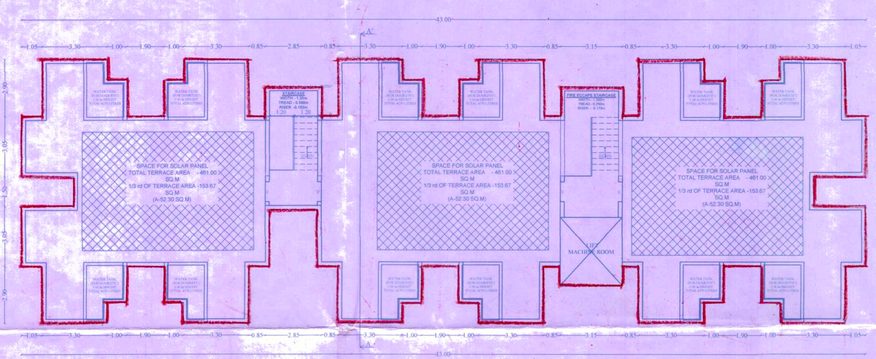
P.P.A approved by
C.M.D.A vide
Lr.No. D2/NHDB/N/6076/2024
Dated 12.12.2025



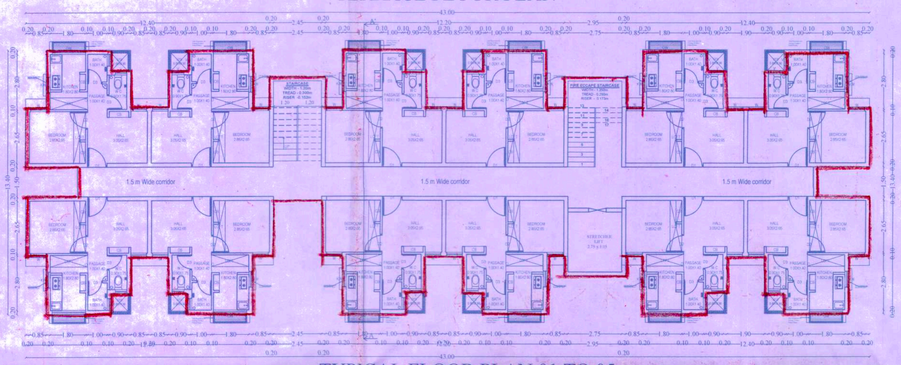
ELEVATION



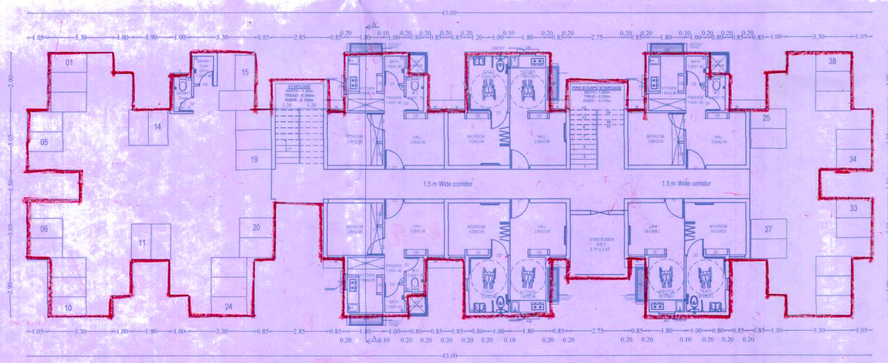
SECTION AA'



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN 01 TO 05



STILT FLOOR PART / GROUND FLOOR PART PLAN

PROPOSED:
BLOCK V PLINTH AREA/DWELLING UNIT (66 DWELLING UNITS) : 38.42 SQ.MT

	BLOCK NO V (SQ.MT)
GROUND FLOOR PART	261.67
FIRST FLOOR	461.06
SECOND FLOOR	461.06
THIRD FLOOR	461.06
FOURTH FLOOR	461.06
FIFTH FLOOR	461.06
TOTAL	2566.97

SCHEDULE OF JOINERY PER TENEMENT

TYPE	DESCRIPTION	SIZE(M)
D1	MAIN DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
O	OPENING	0.90 X 2.10
W	WINDOW	0.80 X 1.50
GW	GRILL WINDOW	1.70 X 1.20
KW	KITCHEN WINDOW	0.80 X 1.20
V	VENTILATOR	0.60 X 0.60

SCALE. 1:500

PROJECT **Thiruvottiyur Village Street**

TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD

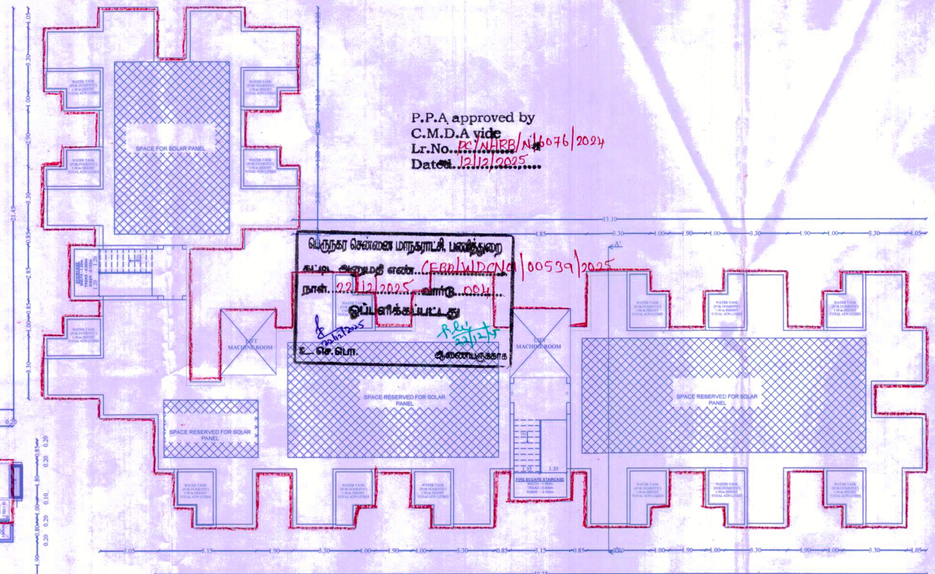
TECHNICAL ASSISTANT.	TOWN PLANNING SPECIALIST.
ASSISTANT PLANNER	B. SATHIYA PRABA ASSISTANT PLANNER Registration No: RE/GR-1/19/09/296 Registered Engineer Grade-I (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. ARCHITECT
EXECUTIVE ENGINEER TAMILNADU URBAN HABITAT DEVELOPMENT BOARD Division-1 H.L.L. Nagar Chennai-600 095. EXECUTIVE ENGINEER	R. VENKATESAN, M.E., Assistant Engineer Registered Structural Engineer Grade-I (SE) Registration No: SE/1/20,24/4/0073 Tamil Nadu Urban Habitat Development Board No. 5, Kamarajar Salai, Chennai-600 005. STRUCTURAL ENGINEER
SENIOR PLANNER	Senior Planner Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. CHIEF ENGINEER

PROPOSED:
BLOCK VI & VII PLINTH AREA/DWELLING UNIT (90 DWELLING IN EACH BLOCK TOTALLY 180 DWELLING UNITS) : 38.78 SQ.MT

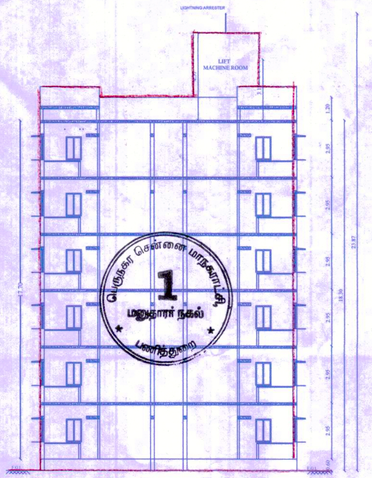
	BLOCK NO VI & VII (SQ.MT)
GROUND FLOOR PART	423.10 X 2NOS
FIRST FLOOR	620.56 X 2 NOS
SECOND FLOOR	620.56 X 2 NOS
THIRD FLOOR	620.56 X 2 NOS
FOURTH FLOOR	620.56 X 2 NOS
FIFTH FLOOR	620.56 X 2 NOS
TOTAL	3525.90 X 2 NOS
TOTAL	7051.80 SQ.MT

P.P.A approved by
C.M.D.A vide
Lr.No. PC/NHBP/NOC/0076/2024
Dated 10/12/2025

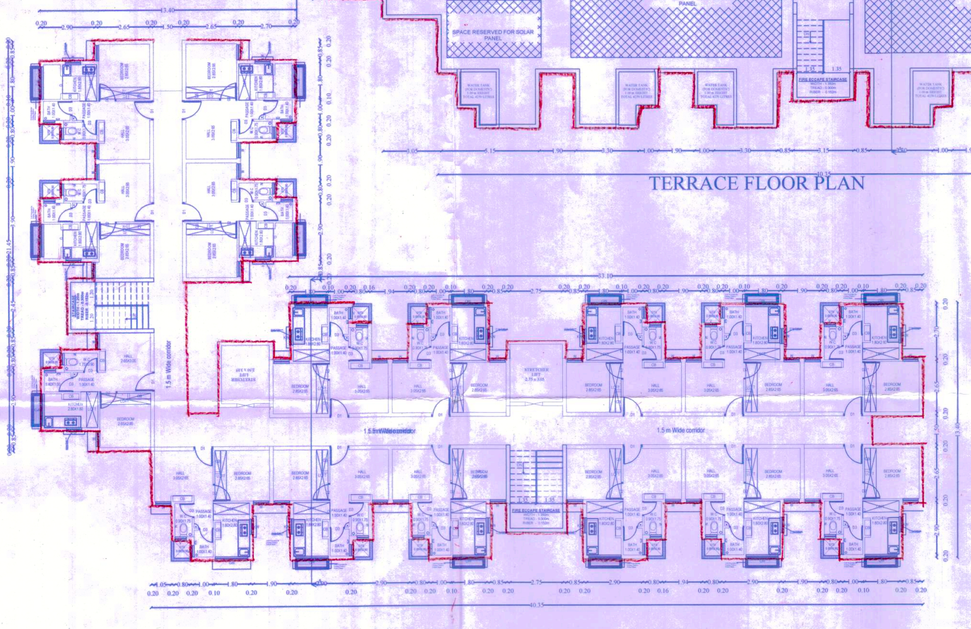
பெருநகர சென்னை மாநகராட்சி பகுதியில்
கட்டட அனுமதி எண். CERP/WDC/NOC/00539/2025
நாள். 02/12/2025 வார்டு 001
ஒப்புக்கொள்ளப்பட்டது
உ. செ. பொ. துணைவருவாய்



TERRACE FLOOR PLAN



SECTION AA'

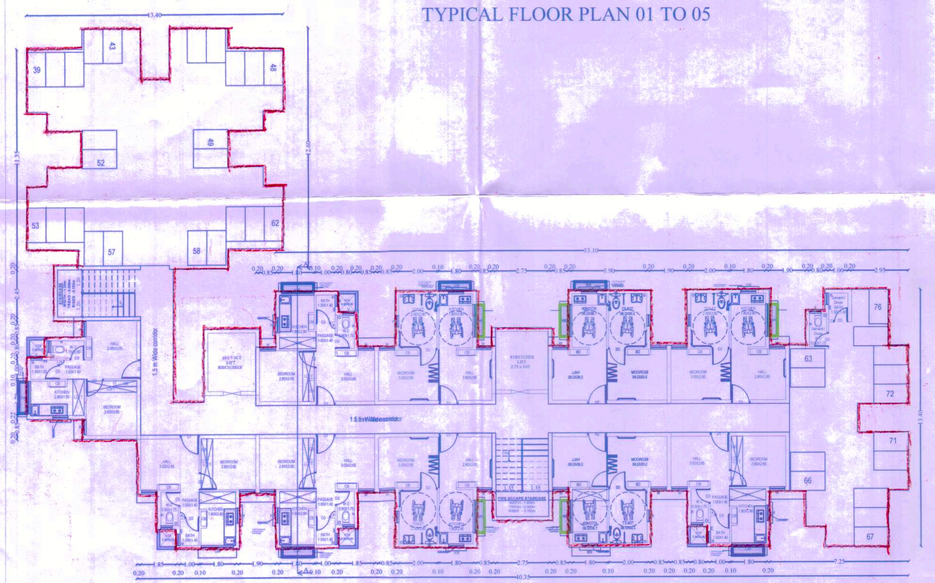


TYPICAL FLOOR PLAN 01 TO 05

The approval issued under New Rule TNCD & SR, 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



FRONT ELEVATION



STILT FLOOR PART / GROUND FLOOR PART PLAN

SCHEDULE OF JOINERY PER TENEMENT

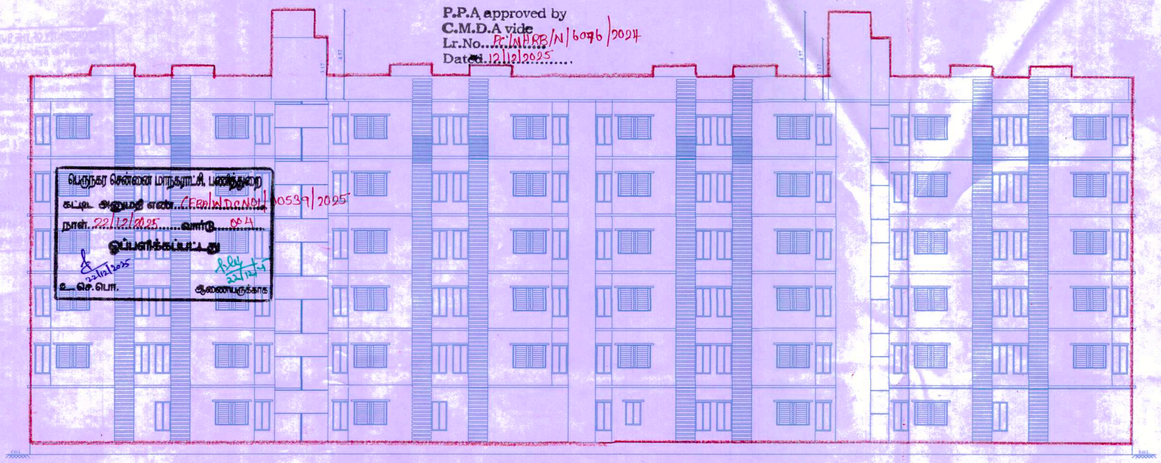
TYPE	DESCRIPTION	SIZE(M)
D1	MAIN DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
O	OPENING	0.90 X 2.10
W	WINDOW	0.80 X 1.50
GW	GRILL WINDOW	1.70 X 1.20
KW	KITCHEN WINDOW	0.80 X 1.20
V	VENTILATOR	0.60 X 0.60

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

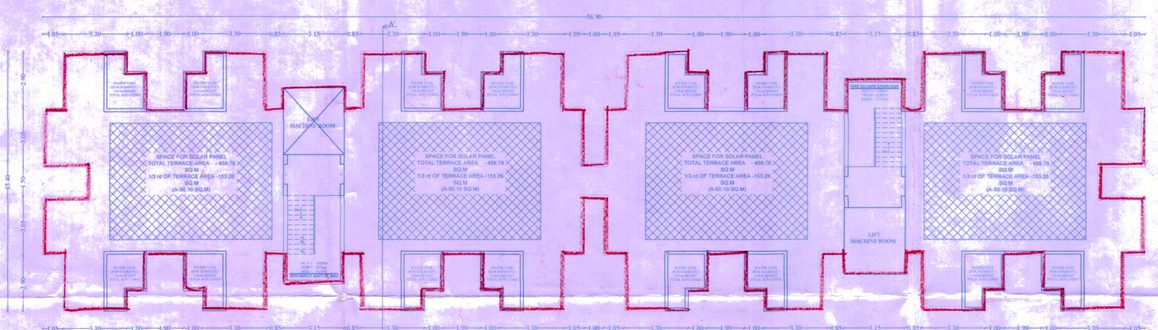
SCALE. 1:400	PROJECT	THIRUVOTTIYUR VILLAGE STREET
ASSISTANT PLANNER		B. SATHIYA PRABA, ASSISTANT PLANNER, Registration No: RE/GR-1/19909/296, Registered Engineer Grade-I (RE), Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005. ARCHITECT
TECHNICAL ASSISTANT.	EXECUTIVE ENGINEER, TAMILNADU URBAN HABITAT DEVELOPMENT BOARD, Division-1 H.L.L. Nagar, Chennai-600 083 — EXECUTIVE ENGINEER	R. VENKATESAN, M.E., Assistant Engineer, Registered Structural Engineer Grade-I (SE), Registration No: SE/1/2024/4/0073, Tamil Nadu Urban Habitat Development Board, No. 5, Kamarajar Salai, Chennai-600 005. STRUCTURAL ENGINEER
TOWN PLANNING SPECIALIST.	SENIOR PLANNER	Senior Planner, Tamil Nadu Urban Habitat Development Board, 5, Kamarajar Salai, Chennai-600 005. for CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. P/MHRB/N/6076/2024
Dated 12/12/2025

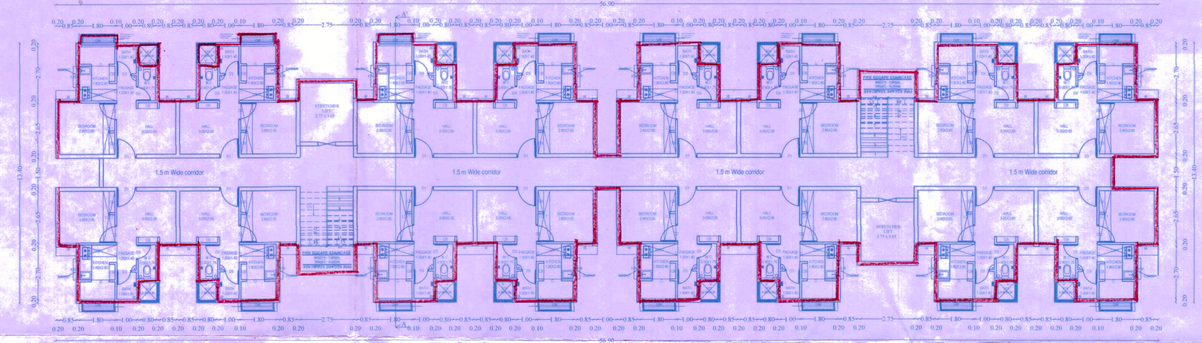
பெருநகர சென்னை மாநகராட்சி பணித்தலை
கடிதம் அனுமதி எண்.CMDA/NOC/00537/2025
நாள் 22/12/2025 வார்டு 004
ஒப்புக்கொள்ளப்பட்டது
22/12/2025
உ.செ.பொ. ஆணையருக்காக



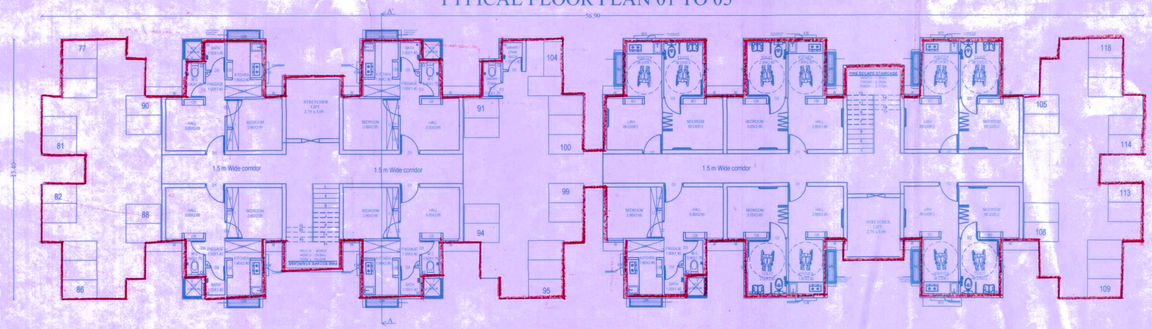
FRONT ELEVATION



TERRACE FLOOR PLAN

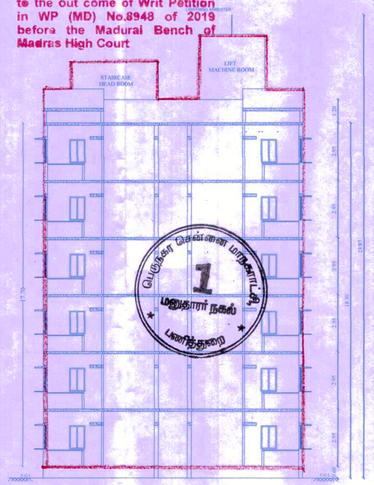


TYPICAL FLOOR PLAN 01 TO 05



STILT FLOOR PART / GROUND FLOOR PART 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 Madurai Bench of Madras High Court



SECTION AA'

SCHEDULE OF JOINERY PER TENEMENT

TYPE	DESCRIPTION	SIZE(M)
D1	MAIN DOOR	1.00 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
O	OPENING	0.90 X 2.10
W	WINDOW	0.80 X 1.50
GW	GRILL WINDOW	1.70 X 1.20
KW	KITCHEN WINDOW	0.80 X 1.20
V	VENTILATOR	0.60 X 0.60

PROPOSED:
BLOCK VIII PLINTH AREA/DWELLING UNIT (90 DWELLING UNITS) : 38.62 SQ.MT

	BLOCK NO VIII (SQ.MT)
GROUND FLOOR PART	418.67
FIRST FLOOR	617.88
SECOND FLOOR	617.88
THIRD FLOOR	617.88
FOURTH FLOOR	617.88
FIFTH FLOOR	617.88
TOTAL	3508.07

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

SCALE. 1:400	PROJECT	Thiruvottiyur Village Street

TECHNICAL ASSISTANT.	TOWN PLANNING SPECIALIST.
ASSISTANT PLANNER	B. SATHIYA PRABA ASSISTANT PLANNER Registration No: RE/GR-1/19/09/296 Registered Engineer Grade-I (RE) Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. ARCHITECT
EXECUTIVE ENGINEER TAMILNADU URBAN HABITAT DEVELOPMENT BOARD Division-1 H.L.L. Nagar Chennai-600 091 EXECUTIVE ENGINEER	R. VENKATESAN, M.E., Assistant Engineer Registered Structural Engineer Grade-I (SE) Registration No: SE/I/2024/4/0073 Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. STRUCTURAL ENGINEER
SENIOR PLANNER	Senior Planner Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. CHIEF 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

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.