Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

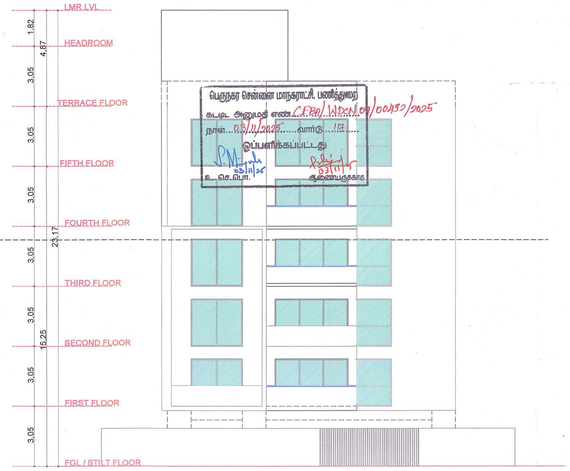
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

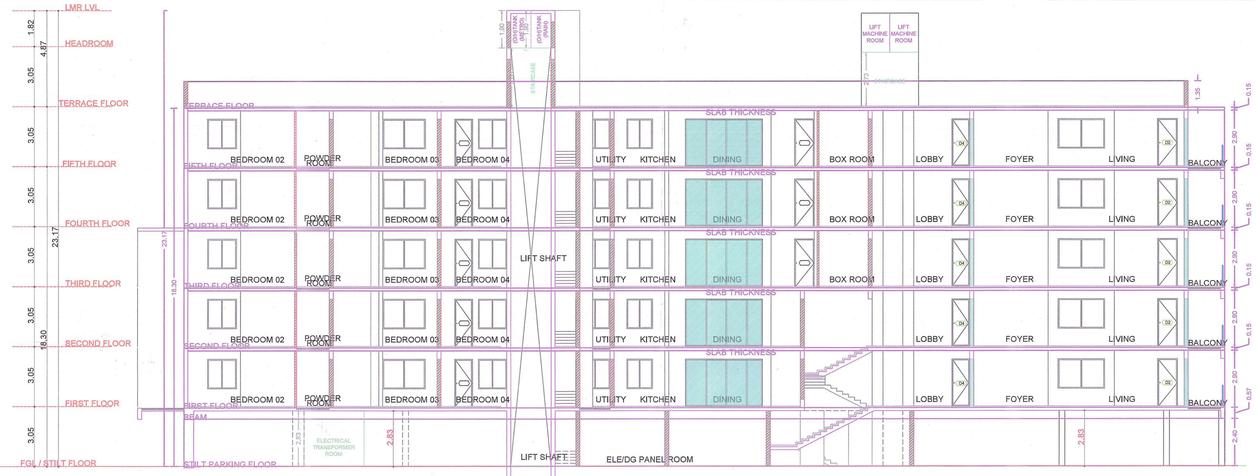
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/26214/NOC/HRB/C/00345/2025
Dated 14/11/2025

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





SITE PLAN	SHEET NO. 1 / 3

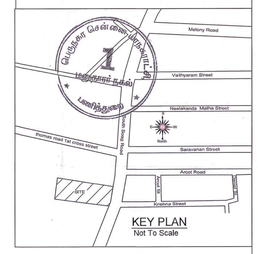
SITE PLAN

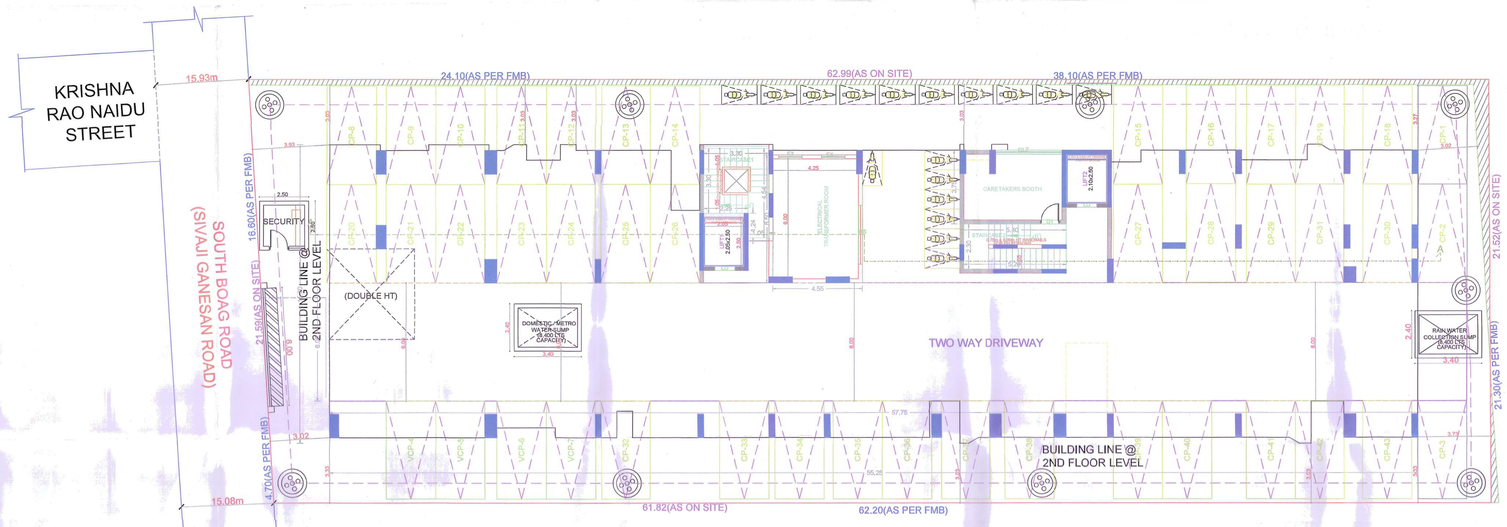
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 8, NEW DOOR NO. 23, OLD DOOR NO. 12, CHEVALIER SHIVAJI GANESAN ROAD (SOUTH BOAG ROAD), T. NAGAR, CHENNAI 600017, COMPRISED IN OLD S.NO. 122/2, 123/1, 123/2, 123/3, 123/4 & 124/2 (PT) (DOCUMENT) AND T.S.NO. 6553/1 & 6553/2, BLOCK NO. 141 OF T. NAGAR VILLAGE, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

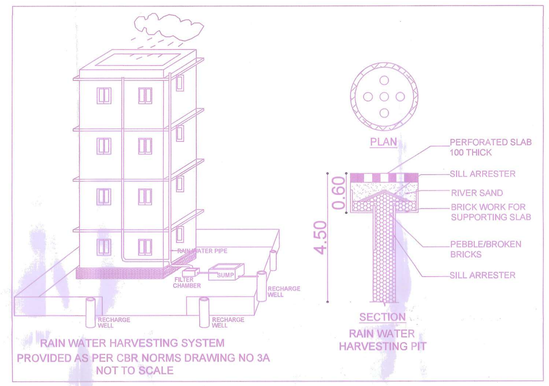
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1326.50
AREA AS PER DOCUMENT	1293.43
AREA CONSIDERED FOR FSI	1293.43
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	3614.08
FSI FACTOR	2.794
COVERAGE AREA (PERCENTAGE %)	NA

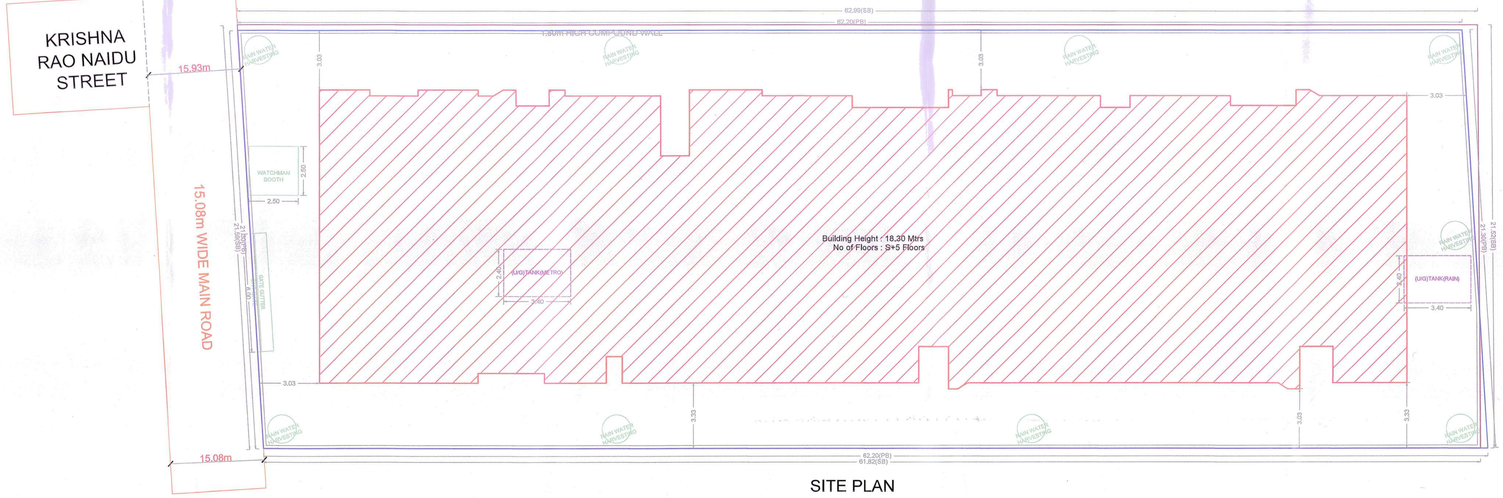
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	39	43
TWO WHEELER	0	17
CYCLE	-	0









FLOOR WISE FSI STATEMENT: A (RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	29.58	0.00	0.00	0	29.58
FIRST FLOOR	0.00	711.96	0.00	0.00	3	711.96
SECOND FLOOR	0.00	721.22	0.00	0.00	3	721.22
THIRD FLOOR	0.00	721.70	0.00	0.00	3	721.70
FOURTH FLOOR	0.00	717.58	0.00	0.00	3	717.58
FIFTH FLOOR	0.00	712.04	0.00	0.00	3	712.04
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	3614.08	0.00	0.00	15	3614.08

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESIDE...)		0.00	3614.08	0.00	0.00	15	3614.08
Total		0.00	3614.08	0.00	0.00	15	3614.08

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.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by VIRAJ DESAI
Architect: VIRAJ DESAI
Sign Date: 07.01.2026 09:58:46 PM

Applicants (Owner / Developer / Power of Attorney)

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

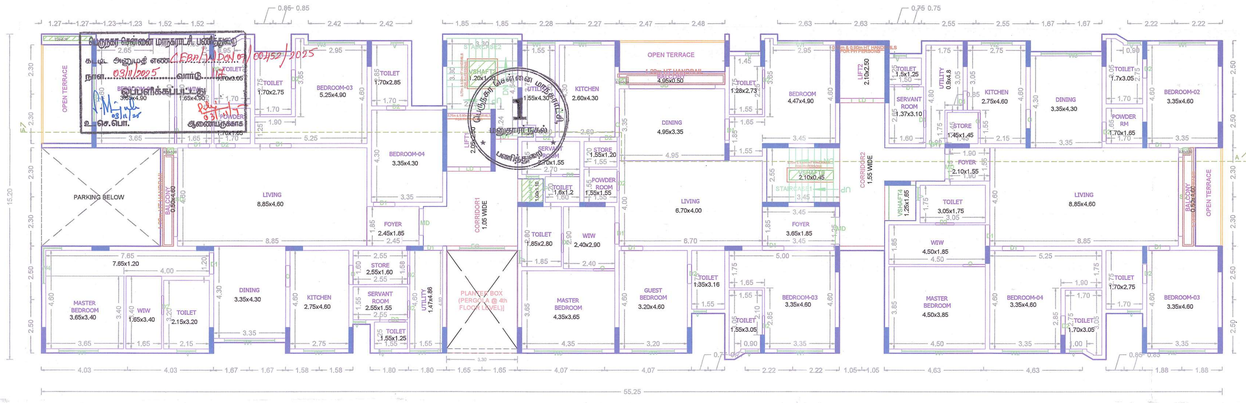
ARCH_E_(36.00_x_48.00_Inches)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/NOC/NHRB/C/0215/2025
Dated 17/09/2025

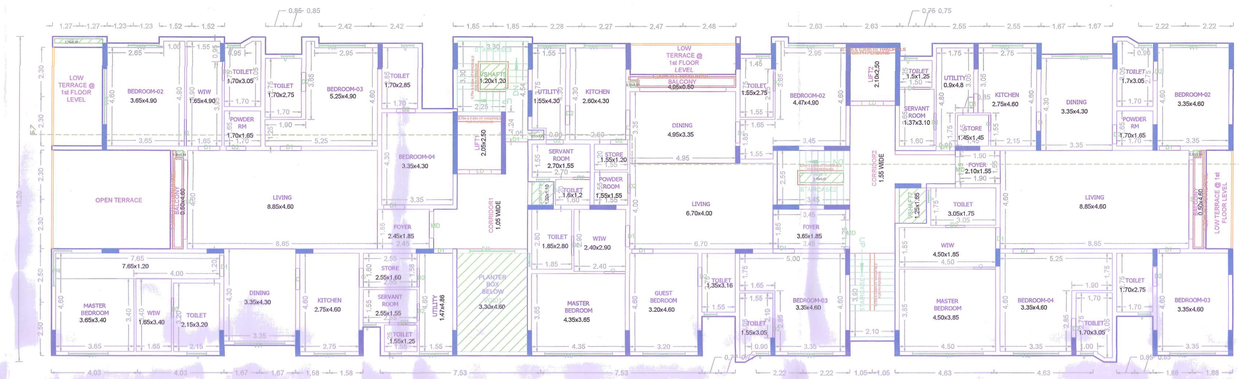
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FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

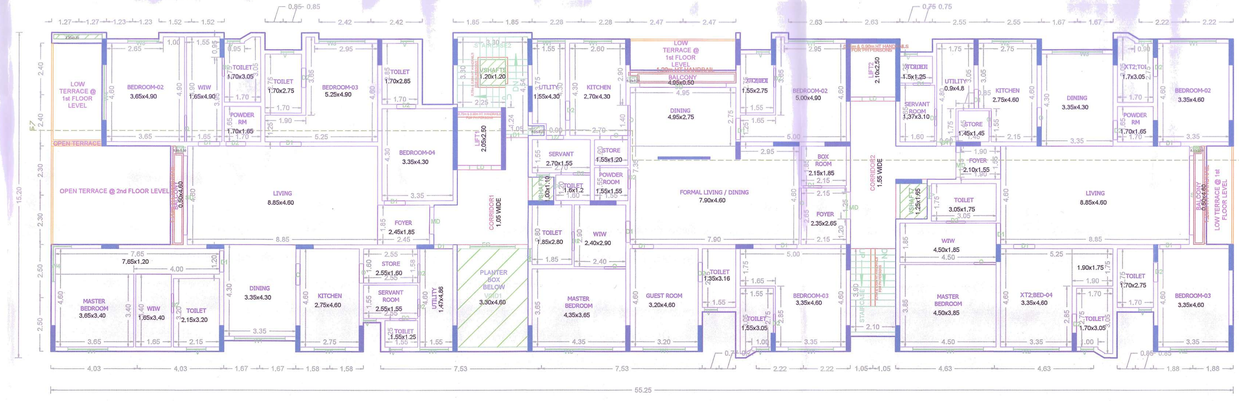
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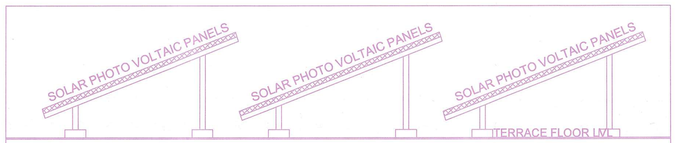
FIRST FLOOR PLAN



SECOND FLOOR PLAN



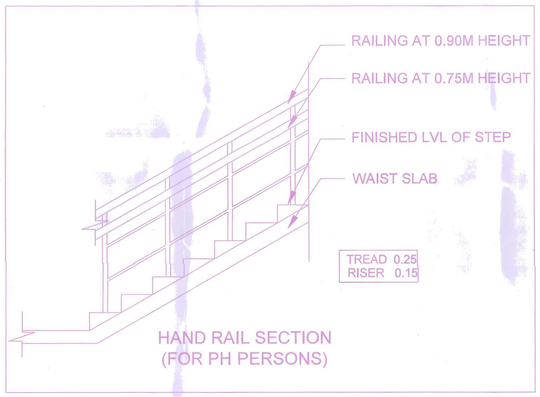
THIRD FLOOR PLAN



SECTION

PLAN

TYPICAL DETAILS FOR SOLAR VOLTAIC PANEL SYSTEM AT TERRACE FLOOR LEVEL



HAND RAIL SECTION
(FOR PH PERSONS)

APPROVAL CONDITION

PREV APP NO

PREV APP DATE

PREV PERM NO

PREV PERM DATE

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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High Rise Building / Non High Rise Building
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QR CODE

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Owner's	Owner's	Owner's	Owner's	Owner's	Owner's	Owner's	Owner's	Owner's	Owner's
Owner's	Owner's	Owner's	Owner's	Owner's	Owner's	Owner's	Owner's	Owner's	Owner's

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

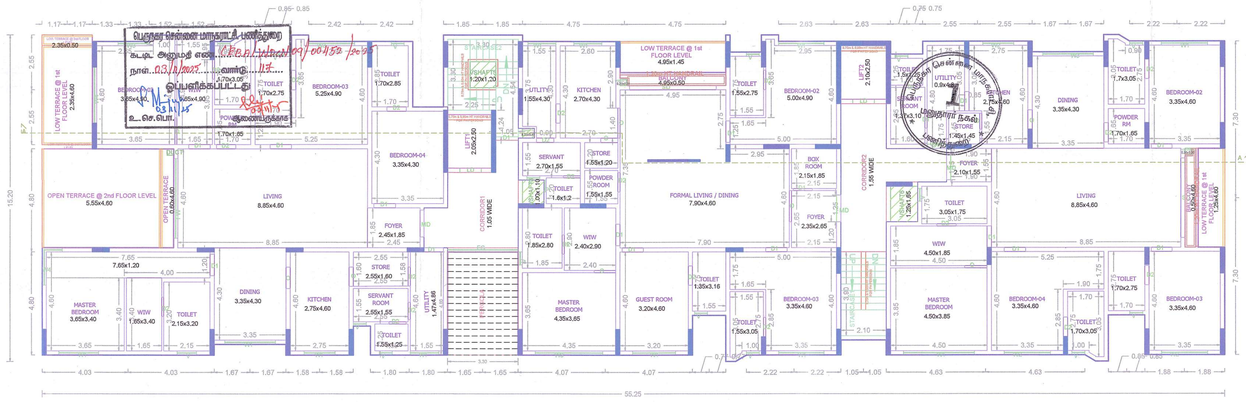
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P.P.A approved by
C.M.D.A vide,
Lr.No. CMDA/12/NHRB 1/c/0245/2025
Dated 13/10/2025

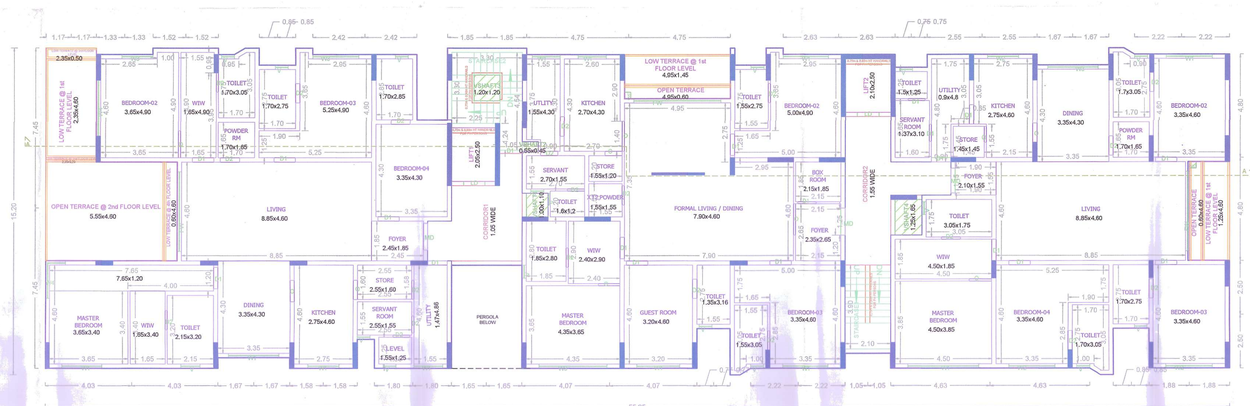
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

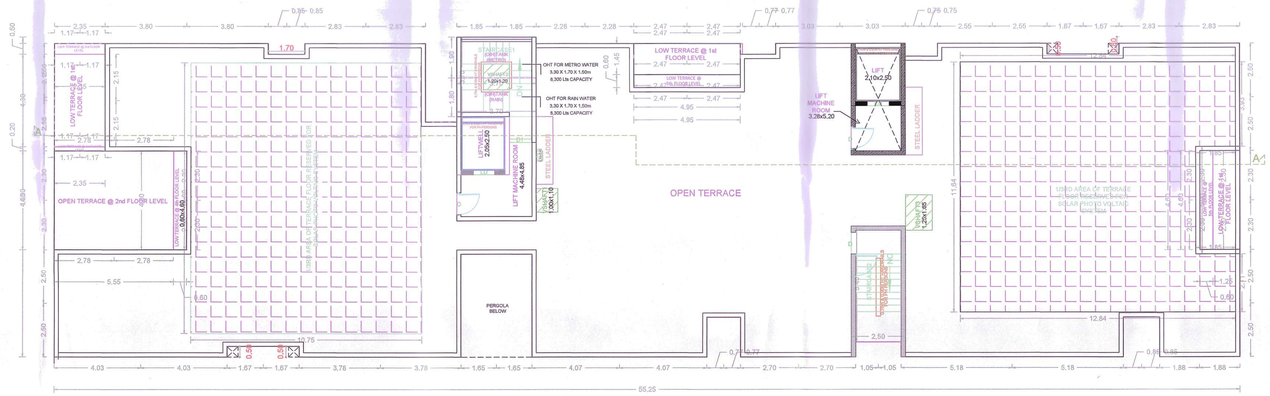
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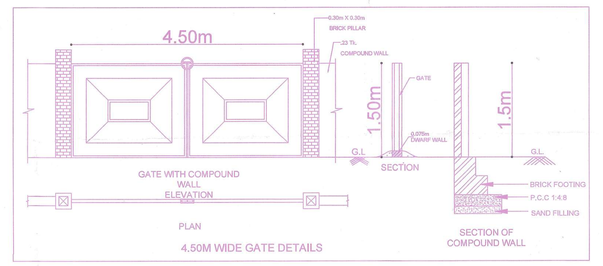
FOURTH FLOOR PLAN

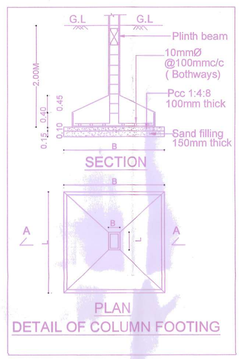


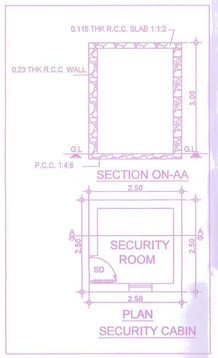
FIFTH FLOOR PLAN

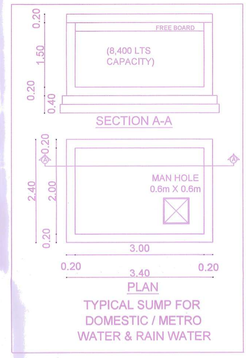


TERRACE FLOOR PLAN









APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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QR CODE

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Applicants (Owner / Developer / Power of Attorney)

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

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

RESPONSIBILITY OF THE BUILDER / PROMOTERS:

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

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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hello@verified.realestate
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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.