

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.

P.P.A approved by
C.M.D.A vide
Lr.No. 100/PP/NR/NR/N/10/449/2024
Dated. 22/11/2024

The approval issued under New
Rule TNCD & BR, 2019 is subject
to the outcome of Writ Petition
in WP (MD) No.8948 of 2019
before the Madurai Bench of
Madras High Court

OVER HEAD TANK / LIFT MACHINE ROOM

HEAD ROOM

PARAPET WALL

TERRACE FLOOR

FOURTH FLOOR

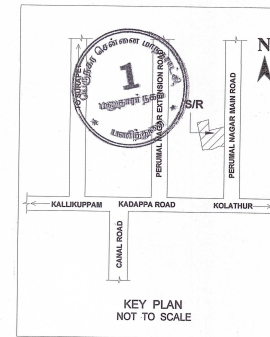
THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

STILT FLOOR

SECTION ON A - A

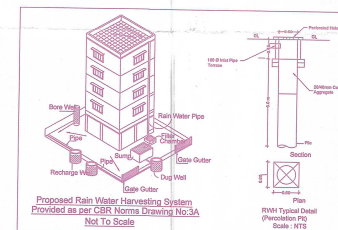


KEY PLAN
NOT TO SCALE

SITE PLAN	SHEET NO. 1/2
SITE PLAN	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 4 FLOORS RESIDENTIAL BUILDING (15.00M HEIGHT) WITH 20 DWELLING UNITS AT PLOT NO 12 & 12A, PERUMAL NAGAR, PUTHAGARAM, CHENNAI 600099 COMPRISED IN S.NO.38/1 PART AND AS PER PATTI S.NO. 38/28, 38/29 OF PUTHAGARAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.	
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTI	797.00
AREA AS PER DOCUMENT	797.10
AREA CONSIDERED FOR FSI	798.00
STREET ALIGNMENT ROAD WIDENING LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1601.11
FSI FACTOR	2.011
COVERAGE AREA (PERCENTAGE %)	NA
A) PARKING STATEMENT	
VEHICLE	REQUIRED PROVIDED
LORRY	- 11 0
CAR	- 11 12
TWO WHEELER	22 22
CYCLE	- 0 0

FLOORS		FSI AREA				TOTAL	
		COMM.	RESI.	IND.	INST.	DU	FSI AREA
STILT FLOOR	0.00	31.15	0.00	0.00	0	0	31.15
FIRST FLOOR	0.00	392.49	0.00	0.00	5	5	392.49
SECOND FLOOR	0.00	392.49	0.00	0.00	5	5	392.49
THIRD FLOOR	0.00	392.49	0.00	0.00	5	5	392.49
FOURTH FLOOR	0.00	392.49	0.00	0.00	5	5	392.49
Terrace	0.00	0.00	0.00	0.00	0	0	0.00
Total	0.00	1601.11	0.00	0.00	20	20	1601.11

BUILDING WISE FSI STATEMENT		FSI AREA				TOTAL	
BUILDING	NO OF SAME BUILDING	COMM.	RESI.	IND.	INST.	DU	FSI AREA
1-1 (2)	0.00	1601.11	0.00	0.00	0.00	20	1601.11
Total	0.00	1601.11	0.00	0.00	0.00	20	1601.11



APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

KEY NO. 4688

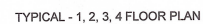
QR CODE

This Planning Permission is valid under
New Rule TNCD&BR, 2019 is subject
to the outcome of Writ Petition
(MD) No.8948 of 2019 and other cases
before the Madurai Bench of
Madras High Court.

Signature valid
Deputy Engineer
City Planning
Date: 22/11/2024

The approval issued under New Rule TNCD & BR, 2019 is subject to the outcome of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 4 FLOORS RESIDENTIAL BUILDING (15.00M HEIGHT) WITH 20 DWELLING UNITS AT PLOT NO 12 & 12A, PERUMAL NAGAR, PUTHAGARAM, CHENNAI 600099 COMPRISED IN S.NO.36/1 PART AND AS PER PATT A S.NO. 36/28, 36/29 OF PUTHAGARAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



APPROVAL CONDITION

SCALE 1:100



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCOR, 2019 is subject to final outcome of the W.P. (MD) No.0940 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.	4688
---------	------

QR
CODE

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](#)



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

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

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

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



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.

