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

T-3

P.P.A approved by
C.M.D.A vide,
Lr.No.CMDA/00/NHRB/3/0614/2025
Dated..18/02/2025

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்.CERA/41004/12/0073/2026
நாள்..25/02/2026.....வார்டு.....11.5.....
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. 34 / 34 துணைப்பொறி

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

(U/G)TANK(DOMESTIC)

Building Height : 18.30 Mtrs
No of Floors : S+4 Floors+5th Floor(Part)

(U/G)TANK (RAIN WATER 2)

(U/G)TANK (RAIN WATER 1)

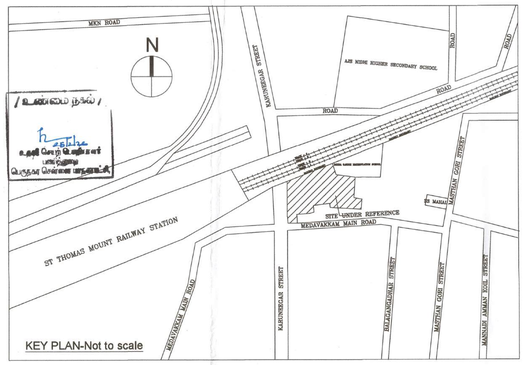
OPEN TRANSFORMER YARD

SOLID WASTE MANAGEMENT

3.60m St.Thomas Mount Subway Service Road

10.13m PAZHANDI AMMAN KOIL STREET

SITE PLAN




KEY PLAN-Not to scale

Location plan (Taken as per User Inputs)

| FLOOR NAME | SHEET NO. 1 / 4 |
|---|---|

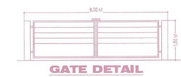
FLOOR NAME

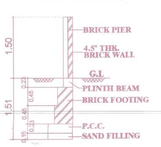
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 66 DWELLING UNITS (INDOOR GAMES, ASSOCIATION ROOM & SWIMMING POOL AT 5TH FLOOR) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PAZHANDI AMMAN KOIL STREET, ADAMBAKKAM, CHENNAI – 600 088 COMPRISED IN OLD S.NO.113/7, T.S.NO.6/2 & 8/2, BLOCK NO.11, WARD - G OF ADAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 3025.50 |
| AREA AS PER DOCUMENT | 3088.72 |
| AREA CONSIDERED FOR FSI | 3025.50 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 0.00 |
| TOTAL FSI AREA | 7840.62 |
| FSI FACTOR | 2.592 |
| COVERAGE AREA (PERCENTAGE %) | NA |

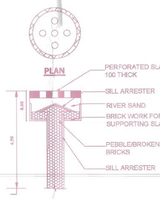
A) PARKING STATEMENT

| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - | 0 |
| CAR | 73 | 74 |
| TWO WHEELER | 0 | 7 |
| CYCLE | - | 0 |

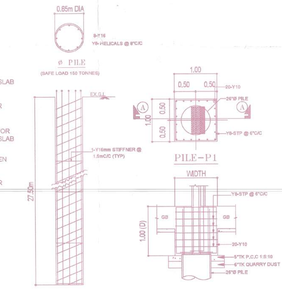



COMPOUND WALL DETAIL

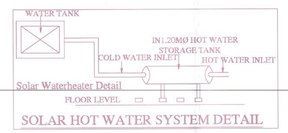



RAIN WATER HARVESTING PIT

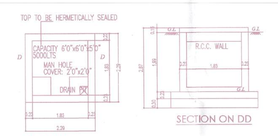



TYPICAL SECTION OF PILE BORED CAST IN-SITU PILE

SECTION A A

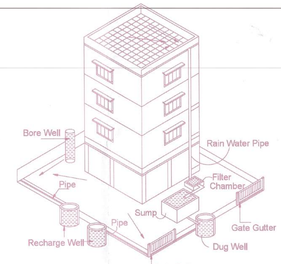



SOLAR HOT WATER SYSTEM DETAIL



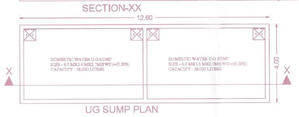

RAIN WATER COLLECTION SUMP DETAIL

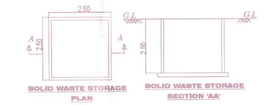
SECTION ON DD

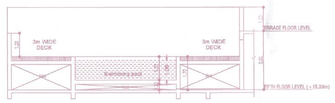



Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

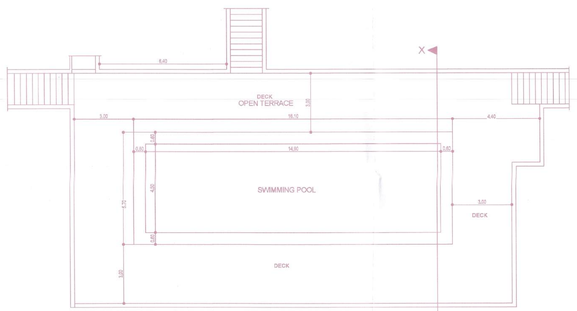



SWIMMING POOL SECTION




SWIMMING POOL PLAN

**FLOOR WISE FSI STATEMENT:** NHRB (BUILDING)

| FLOORS | FSI AREA COMM. | FSI AREA RESI. | FSI AREA IND. | FSI AREA INST. | DU | TOTAL FSI AREA |
|---|---|---|---|---|---|---|
| STILT PARKING FLOOR | 0.00 | 47.68 | 0.00 | 0.00 | 0 | 47.68 |
| FIRST FLOOR | 0.00 | 1607.06 | 0.00 | 0.00 | 14 | 1607.06 |
| SECOND FLOOR | 0.00 | 1607.06 | 0.00 | 0.00 | 14 | 1607.06 |
| THIRD FLOOR | 0.00 | 1607.06 | 0.00 | 0.00 | 14 | 1607.06 |
| FOURTH FLOOR | 0.00 | 1607.06 | 0.00 | 0.00 | 14 | 1607.06 |
| FIFTH FLOOR | 0.00 | 1364.70 | 0.00 | 0.00 | 10 | 1364.70 |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 0.00 | 7840.62 | 0.00 | 0.00 | 66 | 7840.62 |

**BUILDING WISE FSI STATEMENT**

| BUILDING | NO OF SAME BUILDING | FSI AREA COMM. | FSI AREA RESI. | FSI AREA IND. | FSI AREA INST. | DU | TOTAL FSI AREA |
|---|---|---|---|---|---|---|---|
| NHRB-1 (BUI...) | | 0.00 | 7840.62 | 0.00 | 0.00 | 66 | 7840.62 |
| Total | | 0.00 | 7840.62 | 0.00 | 0.00 | 66 | 7840.62 |

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

For KAADOSH PROPERTIES PRIVATE LIMITED

Director

Applicants ( Owner / Developer / Power of Attorney )

VIJAY RAMAMURTHY, B.Arch.,
COA.REGN.No. CA / 2004 / 33827
CORPORATION REGN. No. RA03302022
03, LAKSHMI SUDAMA, NEW No. 36, 3RD STREET,
ABHIRAMAPURAM, CHENNAI - 600 018.
PHONE : 9513202199

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.8810 & 8813 of 2019.

Signature valid
Digitally Signed by VIJAY RAMAMURTHY
Architect
Sign Date: 17/02/2025 12:15:47 PM

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)

| FLOOR NAME | SHEET NO. 2 / 4 |
|---|---|

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 66 DWELLING UNITS (INDOOR GAMES, ASSOCIATION ROOM & SWIMMING POOL AT 5TH FLOOR) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PAZHANDI AMMAN KOIL STREET, ADAMBAKKAM, CHENNAI – 600 088 COMPRISED IN OLD S.NO.113/7, T.S.NO.6/2 & 8/2, BLOCK NO.11, WARD - G OF ADAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NOC/HPR/2/06174/2025
Dated. 12/12/2025

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

TRACK
RAILWAY TRACK
TO TAMBARAM
To EGMORE
St.Thomas Mount subway
St.Thomas Mount Subway service Road
Passage
Subway
KARIKALAN MAIN STREET STREET
PALANDI AMMAN KOIL STREET
OPEN TRANSFORMER YARD
PC PARKING
3.0M WIDE DRIVEWAY
METER ROOM
SOLID WASTE MANAGEMENT
ENTRY /EXIT
LUMBER ROOM
RAIN WATER HARVESTING

# SITE CUM STILT FLOOR PLAN

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.

APPROVAL CONDITION

QR CODE

For KAADOSH PROPERTIES PRIVATE LIMITED

Director

Applicants ( Owner / Developer / Power of Attorney )

VIJAY RAMAMURTHY, B.Arch.,
COA.REGN.No. CA / 2004 / 33827.
CORPORATION REGN. No. RA003302022
03, LAKSHMI SUDHARA, NEW No. 30, 3RD STREET,
ABHIRAMAPURAM, CHENNAI - 600 018.
PHONE : 9841002199

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 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. [illegible]/B3/0617/2025
Dated 17/04/2025

| FLOOR NAME | SHEET NO. 3 / 4 |
|---|---|
| FLOOR NAME | |

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 66 DWELLING UNITS (INDOOR GAMES, ASSOCIATION ROOM & SWIMMING POOL AT 5TH FLOOR) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PAZHANDI AMMAN KOIL STREET, ADAMBAKKAM, CHENNAI – 600 088 COMPRISED IN OLD S.NO.113/7, T.S.NO.6/2 & 8/2, BLOCK NO.11, WARD - G OF ADAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

The approval issued under New Rule TNCDBR, 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.

FIRST FLOOR PLAN

TYPICAL - 2ND, 3RD & 4TH FLOOR PLAN

SECTION ON - 1 - 1

WEST SIDE ELEVATION

VIJAY RAMAMURTHY, B.Arch.,
CDA.REGN.No. CA / 2004 / 33827
CORPORATION REGN. No. RA0033022022
63, LAKSHMI SUDHARA, NEW No. 36, 3RD. STREET,
ABHIRAMAPURAM, CHENNAI - 600 018.
PHONE : 9619202199

For KAADISH PROPERTIES PRIVATE LIMITED
Director

Applicants ( Owner / Developer / Power of Attorney )

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.8548 of 2019 and WMP (MD) Nos. 6813 & 6815 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.

QR CODE

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)

| FLOOR NAME | SHEET NO. 4 / 4 |
|---|---|
| FLOOR NAME | |

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 66 DWELLING UNITS (INDOOR GAMES, ASSOCIATION ROOM & SWIMMING POOL AT 5TH FLOOR) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PAZHANDI AMMAN KOIL STREET, ADAMBAKKAM, CHENNAI – 600 088 COMPRISED IN OLD S.NO.113/7, T.S.NO.6/2 & 8/2, BLOCK NO.11, WARD - G OF ADAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

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. Dated.

FIFTH FLOOR (PART) PLAN

TERRACE FLOOR PLAN

For KAACOSH PROPERTIES PRIVATE LIMITED

Director

Applicants ( Owner / Developer / Power of Attorney )


VIJAY RAMAMURTHY, B.Arch.,
COA.REGN.No. CA / 2004 / 33827.
CONSTRUCTION REGN. No. RA03302022
63, LAKSHMI SUDHAN, NEW No.35, 3RD STREET,
ASHRAMAPURAM, CHENNAI - 600 018.
PHONE : 9019202199


This Planning Permission issued under New Rule TNCD&BR, 2019 is subject to the out come of Writ Petition (MD)No.8948 of 2019 and WMP (MD) Nos. 6913 & 6915 of 2019.

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
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

ARCH_E_(36.00_x_48.00_Inches)

**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 size 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.

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

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.