Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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

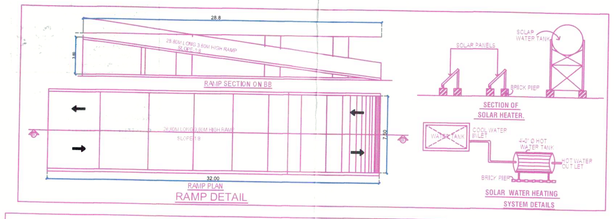
hello@verified.realestate
+91 9996 12 9996
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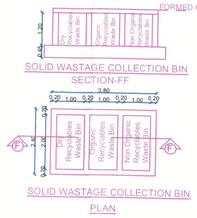
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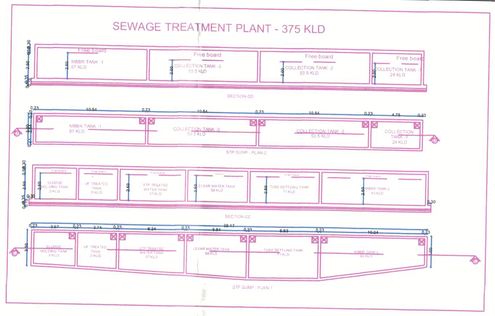
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ONE

1/8

3rd Set

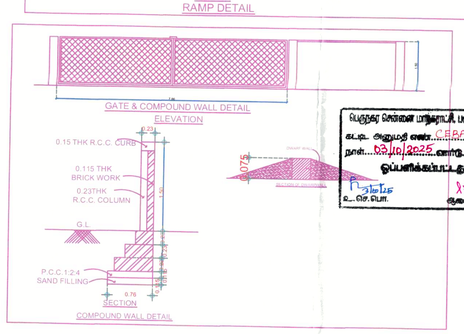


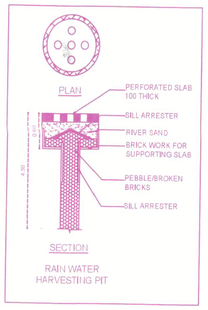



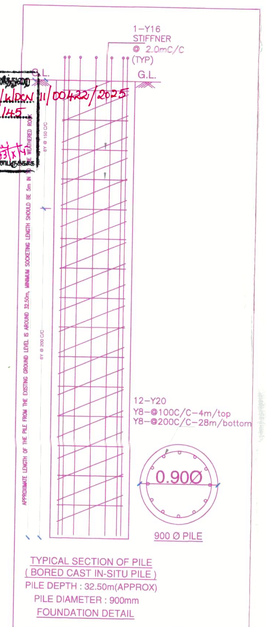



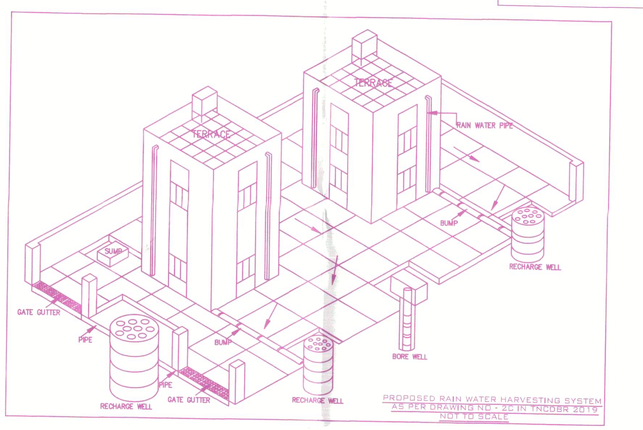

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/LHRB/N/0543/2023
Dated..27/08/2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8248 of 2019 before the Madurai Bench of Madras High Court



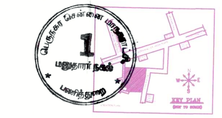



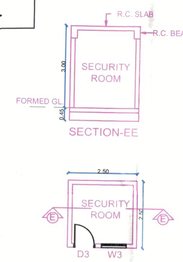










| SITE PLAN | SHEET NO. 1/8 |
|---|---|

SITE PLAN

Planning Permission Application for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with Combined Extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-A Shop) consisting of Block-A: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-B 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-C: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) Availing Premium FSI at abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side,comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A,23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Within the Limit of Greater Chennai Corporation limit.

| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 14700.00 |
| AREA AS PER DOCUMENT | 14687.29 |
| AREA CONSIDERED FOR FSI | 14687.29 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 1572.56 |
| TOTAL FSI AREA | 62552.85 |
| FSI FACTOR | 4.259 |
| COVERAGE AREA (PERCENTAGE %) | 6991.95(27.18%) |

A) PARKING STATEMENT

| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - | 0 |
| CAR | 540 | 556 |
| TVD VAHEELER | 75 | 83 |
| CYCLE | - | 0 |

FLOOR WISE FSI STATEMENT: HRB

| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | INST. | | FSI AREA |
| BASEMENT - 2 FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| BASEMENT - 1 FLOOR | 0.00 | 323.89 | 0.00 | 0.00 | 0 | 323.89 |
| STILT FLOOR | 168.49 | 1230.95 | 0.00 | 0.00 | 0 | 1399.44 |
| FIRST FLOOR | 46.05 | 3621.55 | 0.00 | 0.00 | 24 | 3667.60 |
| SECOND FLOOR | 167.97 | 3671.72 | 0.00 | 0.00 | 30 | 3839.69 |
| THIRD FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| FOURTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| FIFTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| SIXTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| SEVENTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| EIGHTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| NINTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| TENTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| ELEVENTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| TWELFTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| THIRTEENTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| FOURTEENTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| FIFTEENTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| SIXTEENTH FLOOR | 0.00 | 3808.73 | 0.00 | 0.00 | 31 | 3808.73 |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 382.51 | 62170.34 | 0.00 | 0.00 | 488 | 62552.85 |

BUILDING WISE FSI STATEMENT

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | INST. | | FSI AREA |
| HRB | | 382.51 | 62170.34 | 0.00 | 0.00 | 488 | 62552.85 |
| Total | | 382.51 | 62170.34 | 0.00 | 0.00 | 488 | 62552.85 |

APPROVAL CONDITION

SCALE 1:200

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. No.8248 of 2019 before the Hon'ble MMP (MD) Nos. 8912 & 8913 of 2019.

Signature valid
Digitally signed by
Date: 03.10.2025 12:12:32 PM

Applicants ( Owner / Developer / Power of Attorney )

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

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P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/DP/HRB/N/0543/2023
Dated 25/02/2025




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

COMBINED BASEMENT - 1 FLOOR PLAN

(Scale - 1:200)

| FLOOR NAME | SHEET NO. 2 / 8 |
|---|---|
| FLOOR NAME | |

Planning Permission Application for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with Combined Extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-A Shop) consisting of Block-A: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-B: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-C: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) Availing Premium FSI at abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side,comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A,23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Within the Limit of Greater Chennai Corporation limit.

APPROVAL CONDITION

SCALE 1:200

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.

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.

Applicants ( Owner / Developer / Power of Attorney )

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

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P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/HRB/N/0543/2023
Dated 25/08/2025




COMBINED BASEMENT - 2 FLOOR PLAN

(Scale - 1:200)

| FLOOR NAME | SHEET NO. 3 / 8 |
|---|---|
| FLOOR NAME | |

Planning Permission Application for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with Combined Extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-A Shop) consisting of Block-A: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-B: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-C: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) Availing Premium FSI at abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side,comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A,23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Within the Limit of Greater Chennai Corporation limit.

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
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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 VMP (MD) Nos. 6912 & 6913 of 2019.

Applicants ( Owner / Developer / Power of Attorney )

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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 Madural Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/N/0543/2023
Dated...22/08/2025

CFBA/0422/2025
03/11/2025

BLOCK-A
BLOCK-B
BLOCK-C

SHOP BELOW BELOW

1.20M HEIGHT PARAPET WALL

TERRACE

ASSOCIATION ROOM
INDOOR GAMES
YOGA CENTER
GYM
STORE

FIRST FLOOR PLAN
(Scale - 1:200)

SECOND FLOOR PLAN
(Scale - 1:200)

| FLOOR NAME | SHEET NO. 4 / 8 |
|---|---|
| FLOOR NAME | |

Planning Permission Application for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with Combined Extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-A Shop) consisting of Block-A: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-B: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-C: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) Availing Premium FSI at abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side,comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A,23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Within the Limit of Greater Chennai Corporation limit.

APPROVAL CONDITION

SCALE 1:200

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 VMP.(MD) Nos. 5512 & 5913 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

Applicants ( Owner / Developer / Power of Attorney )

ISO_A0_(841.00_x_1189.00_MM)

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| FLOOR NAME | SHEET NO. 5/8 |
|---|---|
| FLOOR NAME | |

Planning Permission Application for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with Combined Extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-A Shop) consisting of Block-A: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-B: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-C: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) Availing Premium FSI at abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side,comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A,23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Within the Limit of Greater Chennai Corporation limit.

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition is WP (MD) No.6948 of 2019 before the Madurai Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/IP/HEB/N/ 0543/2023
Dated.25/08/2025

CEPA/ULDAN/00422/2025
Dated 03/10/2025

BLOCK-A

BLOCK-B

BLOCK-C

11.80

13.43

11.00

OPEN TERRACE AT 1ST FLOOR

TYPICAL - 3- 16 FLOOR PLAN
(Scale - 1:200)

BLOCK-A

BLOCK-B

BLOCK-C

TERRACE @ FIRST FLOOR LEVEL

TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:200

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
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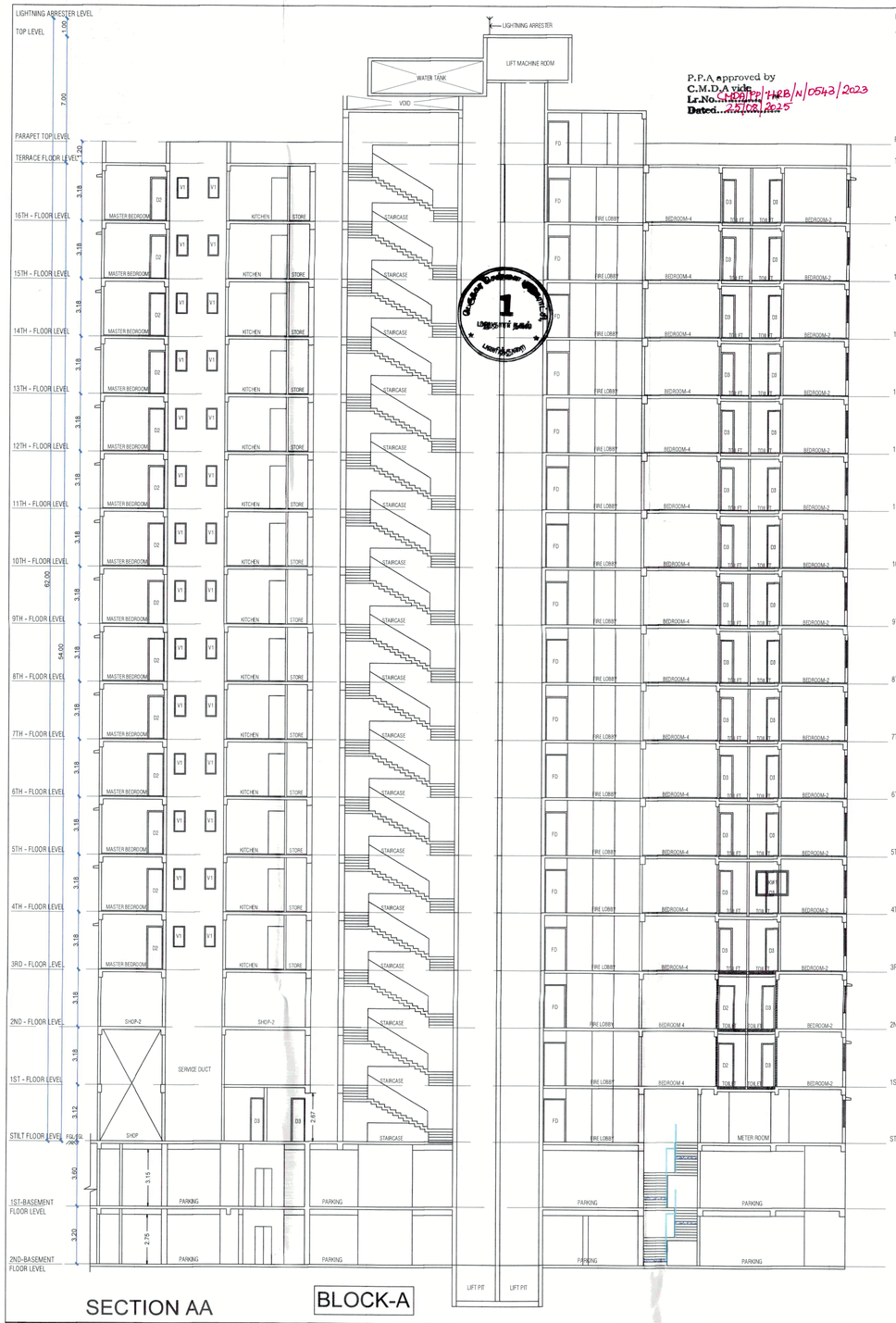
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This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8946 of 2019 and WMP (MD) Nos. 6913 & 6913 of 2019.

Applicants ( Owner / Developer / Power of Attorney )

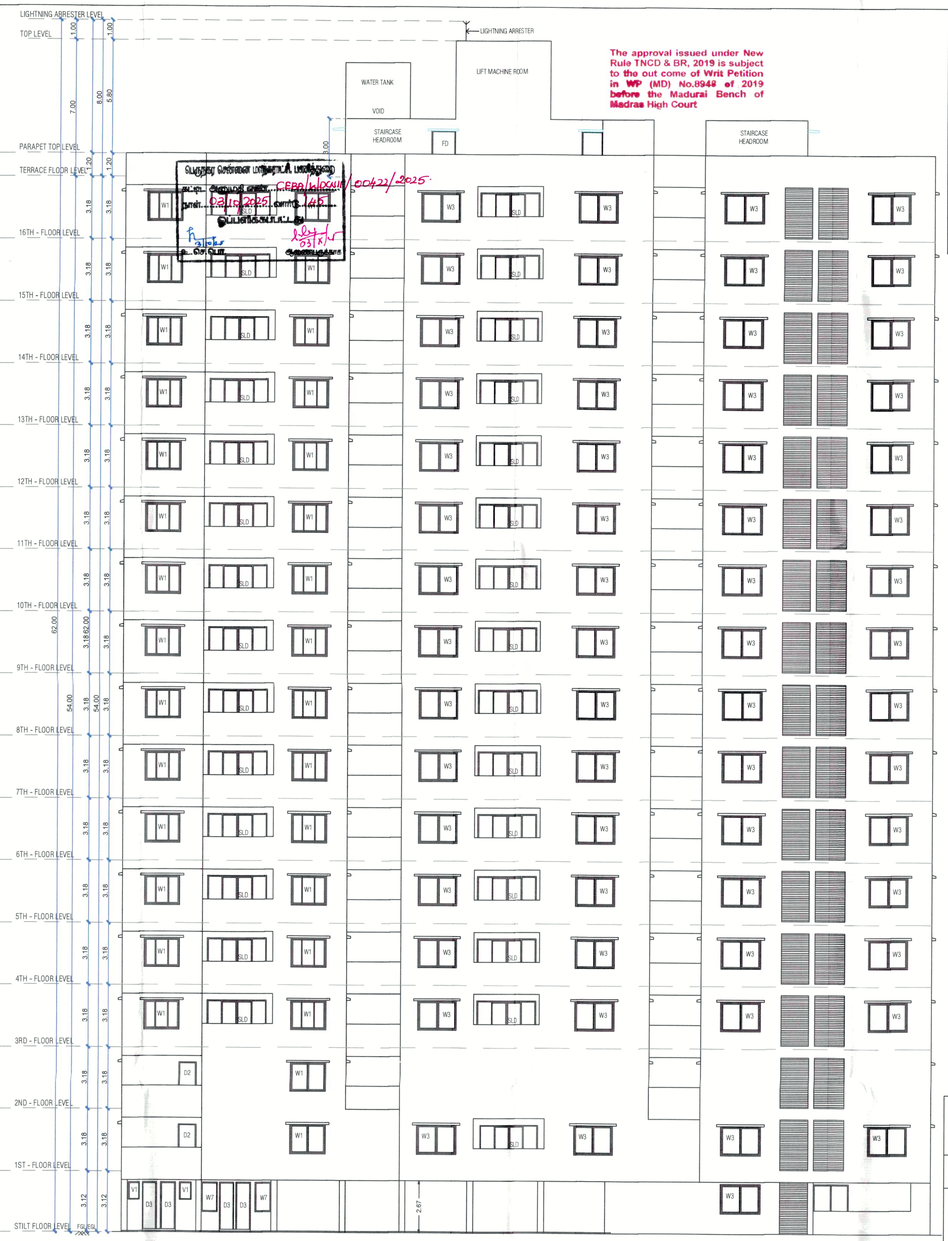
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SECTION AA

BLOCK-A




NORTH SIDE ELEVATION

P.P.A. approved by C.M.D.A vide Lr.No. CMDA/TNRB/N/0543/2023 Dated... 25/08/2025

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

CMDA/NOC/WP(MD)/00422/2025. Dated: 02/10/2025

| FLOOR NAME | SHEET NO. 6 / 8 |
|---|---|
| FLOOR NAME | |

Planning Permission Application for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with Combined Extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-A Shop) consisting of Block-A: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-B: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-C: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) Availing Premium FSI at abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side,comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A,23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Within the Limit of Greater Chennai Corporation limit.

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
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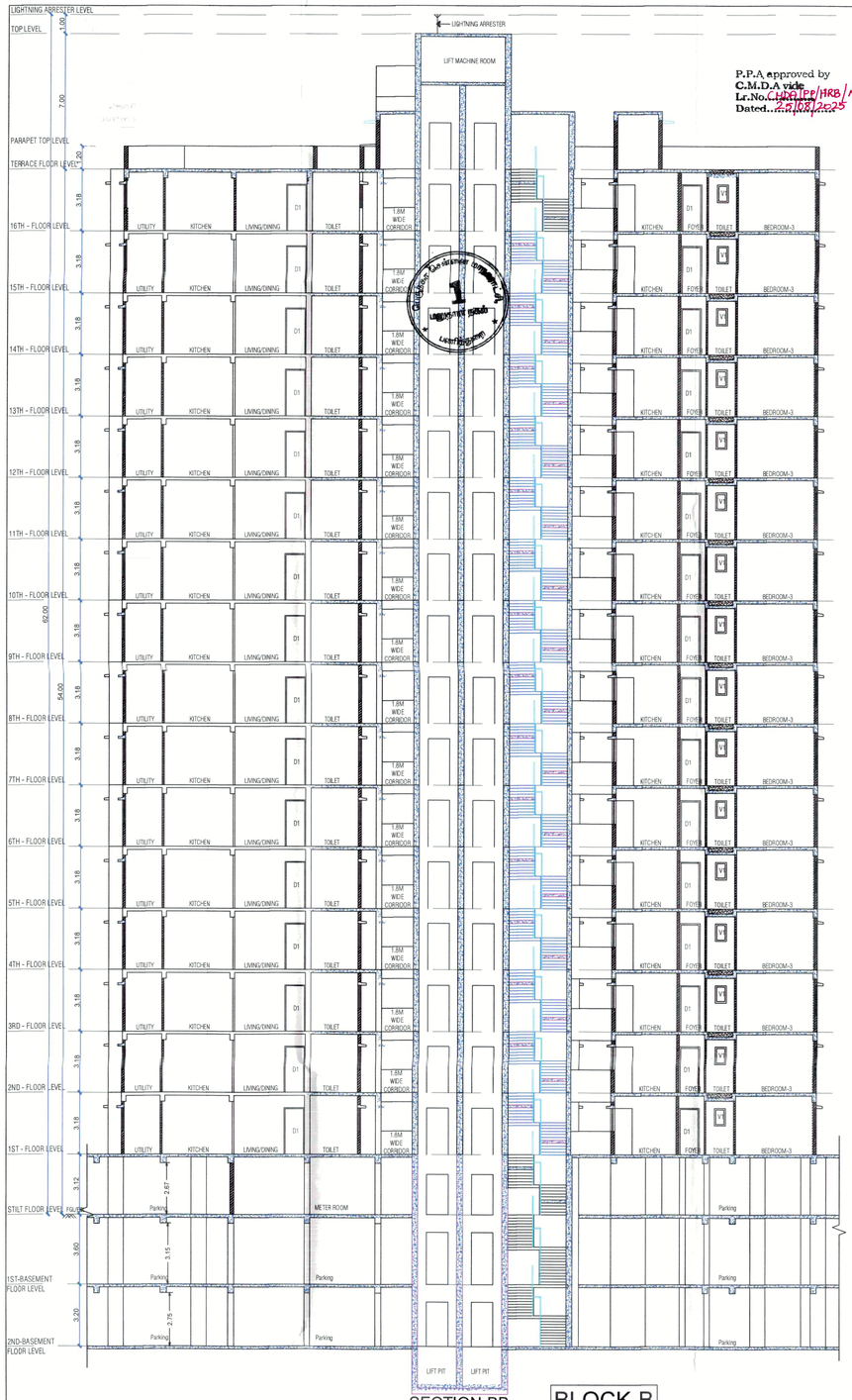
QR CODE

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Applicants ( Owner / Developer / Power of Attorney )

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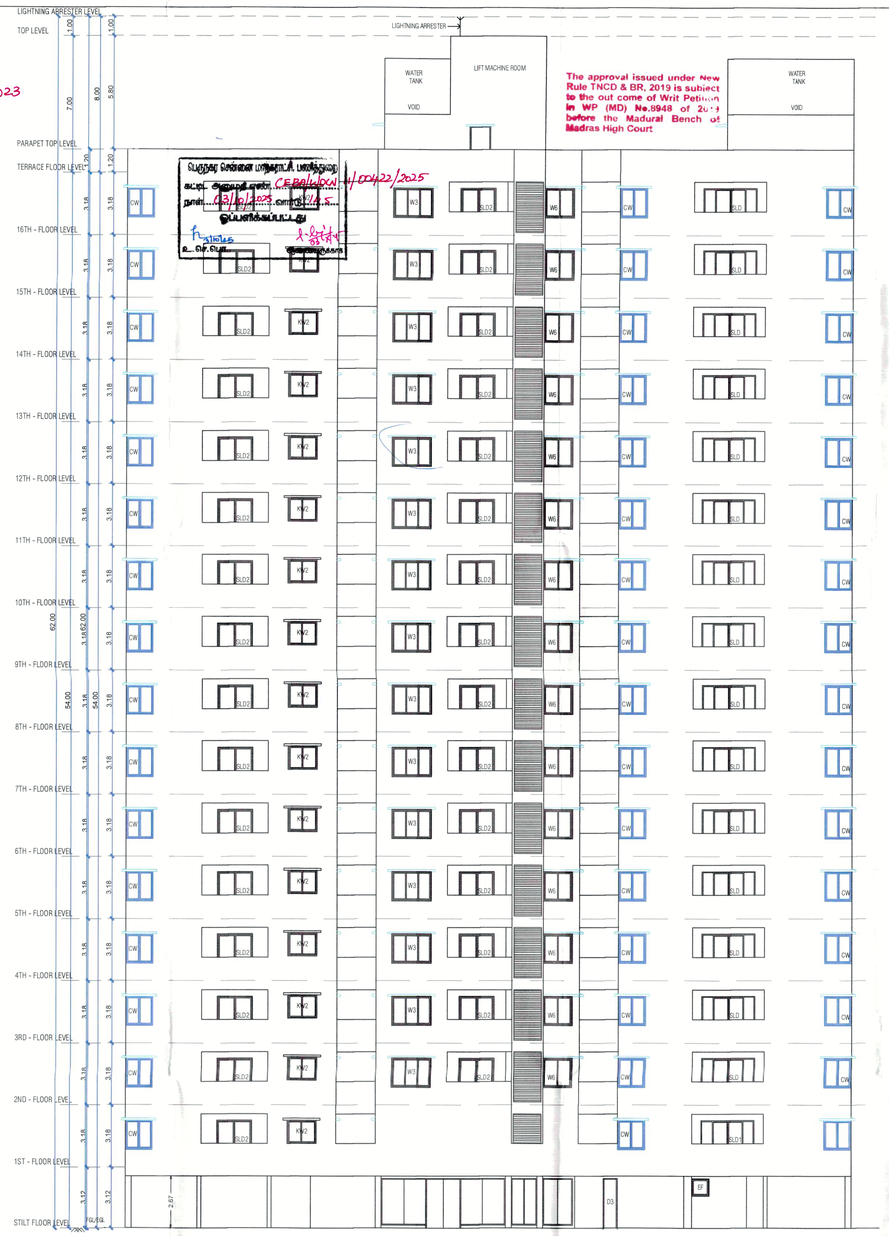
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SECTION-BB

BLOCK-B

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/HRB/N/0543/2023
Dated...25/08/2025




NORTH SIDE ELEVATION

The approval issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

| FLOOR NAME | SHEET NO. 7 / 8 |
|---|---|
| FLOOR NAME | |

Planning Permission Application for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with Combined Extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-A Shop) consisting of Block-A: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-B: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-C: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) Availing Premium FSI at abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side,comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A,23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Within the Limit of Greater Chennai Corporation limit.

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.

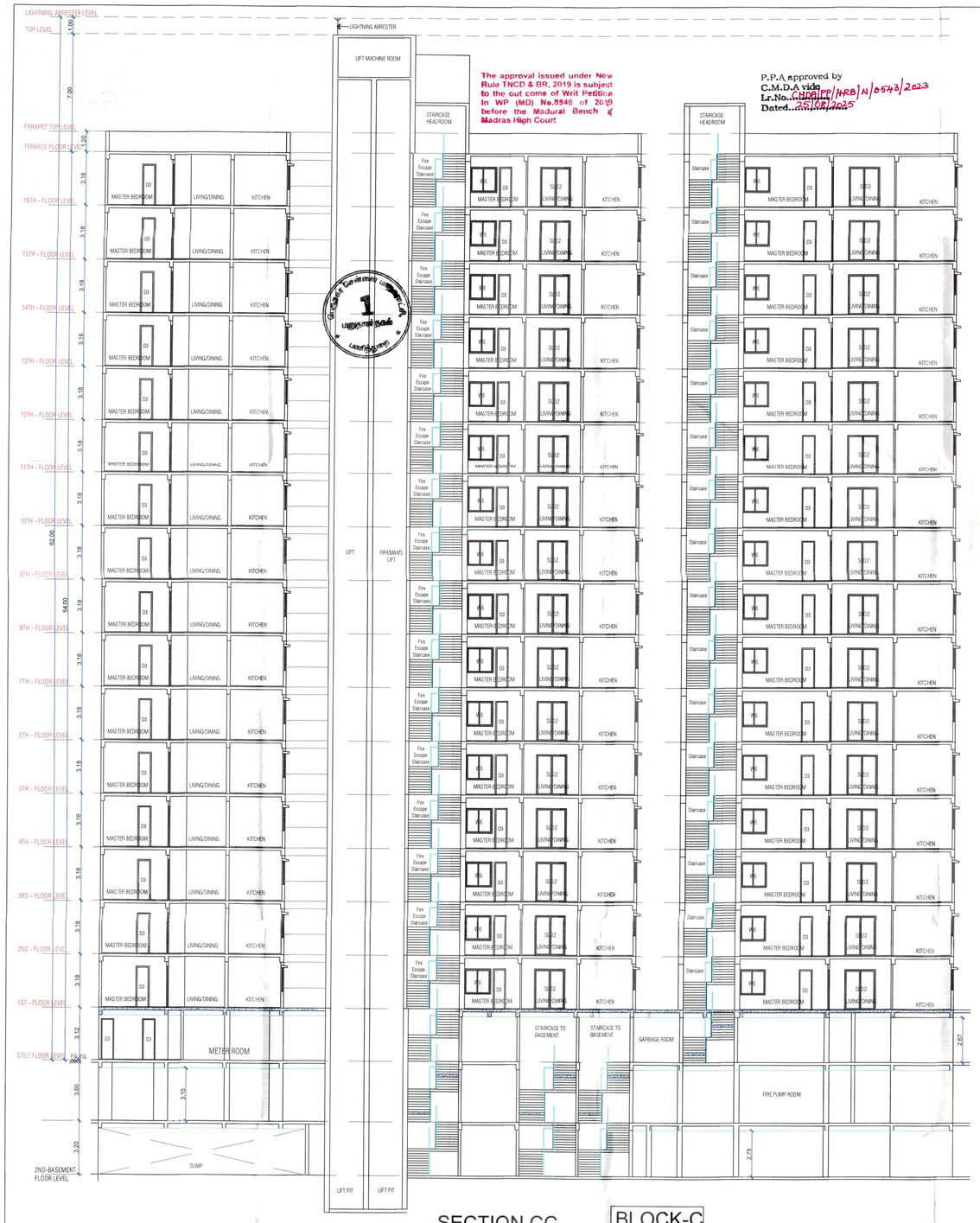
For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

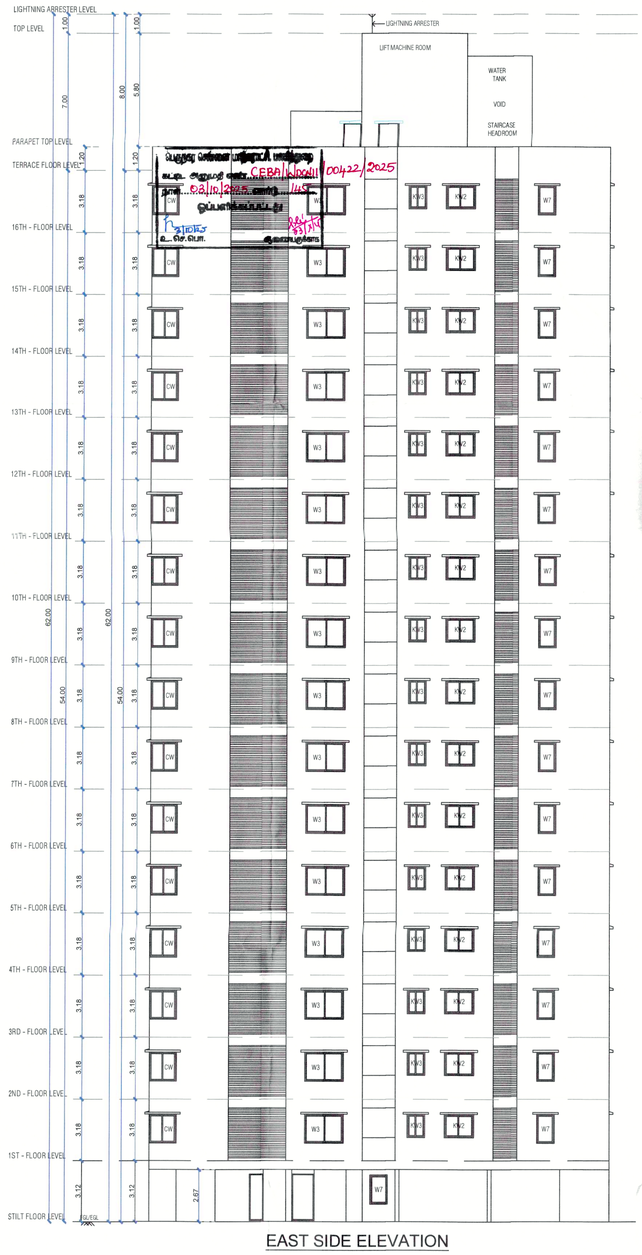
Applicants ( Owner / Developer / Power of Attorney )

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

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SECTION CC




EAST SIDE ELEVATION

BLOCK-C

| FLOOR NAME | SHEET NO. 8 / 8 |
|---|---|
| FLOOR NAME | |

Planning Permission Application for the proposed construction of High Rise Residential Building of Group Development comprising of 3 Blocks with Combined Extended double basement floor (meant for parking)+ Combined Stilt Floor (Meant for Parking & Block-A Shop) consisting of Block-A: 1st & 2nd Floor Shop with 4 dwelling units & 3rd to 16th Floor with 42 dwelling units; Block-B: 1st Floor Club House & 8 Dwelling Units + 2nd to 16 Floors with 195 Dwelling Units Block-C: 1st to 16 Floors with 239 Dwelling Units (Totally 488 Dwelling Units) Availing Premium FSI at abutting proposed 80 Feet New Link Road on the Eastern side & Perumal Koil Street on the Western side,comprised in S.Nos.21/3, 23/1B2C, 2B2, 25/2A and 67 (as per Document) and S.Nos.21/3A,23/1B2C, 2B2, 25/2A1 and 67 (as per Patta) of Nerkundram village, Maduravoyal Taluk, Chennai District, Within the Limit of Greater Chennai Corporation limit.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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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

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

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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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.