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RE REGULATORY RECORD

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

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

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 in the Madurai Bench of Madras High Court

approved by
A.A. vide
C.M.D.A. MSDA/APP/NH RB/S/0565/2025
Lr.No. 29/12/2025
Dated

பெருநகர சென்னை மாநகராட்சி பகுதிகளுக்கு
கட்டிட அனுமதி எண். CEPA/WDC/15/00002/2026
நாள். 09/01/2026 வரைக்கு 2ND
நிபந்தனைப்படி
உ.செ.பொ.

7.20m WIDE ROAD

ROAD WIDENING PORTION GIFTED TO CMDA
Area : 88.68 Sq.m.

OSR
Area : 409.07

(U/G)TANK(DOMESTIC WATER SUMP)
(U/G)TANK (RAIN WATER SUMP)
(U/G)TANK (SULLAGE SUMP)

BLOCK - 2
Building Height : 18.30 Mtrs
No of Floors : S+4 Floors+5th Floor (Part)

BLOCK - 1
Building Height : 18.30 Mtrs
No of Floors : S+4 Floors+5th Floor (Part)

SEWAGE TREATMENT PLANT BELOW - 120KLD

9.00m WIDE BHARTHI NAGAR MAIN ROAD

4.20m WIDE ROAD

SITE PLAN (Scale - 1:150)

SITE PLAN	SHEET NO. 1 / 6

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS, BLOCK 01 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS, BLOCK 02 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 100 DWELLING UNITS, TOTALLY 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM AVAILING PREMIUM FSI WITH T.O.D BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHERI, CHENNAI COMPRISED IN OLD.S.NOS.74/2, 74/3 & 77, T.S.NOS.15, 16, 17 & 18, BLOCKNO.9, WARD - G OF SEMMENCHERI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	7062.90
AREA AS PER DOCUMENT	7102.13
AREA CONSIDERED FOR FSI	6956.20
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	106.70
OSR AREA	409.07
TOTAL FSI AREA	15224.94
FSI FACTOR	2.189
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	141	163
TWO WHEELER	28	156
CYCLE	-	0

FLOOR WISE FSI STATEMENT: A (BLOCK 1)

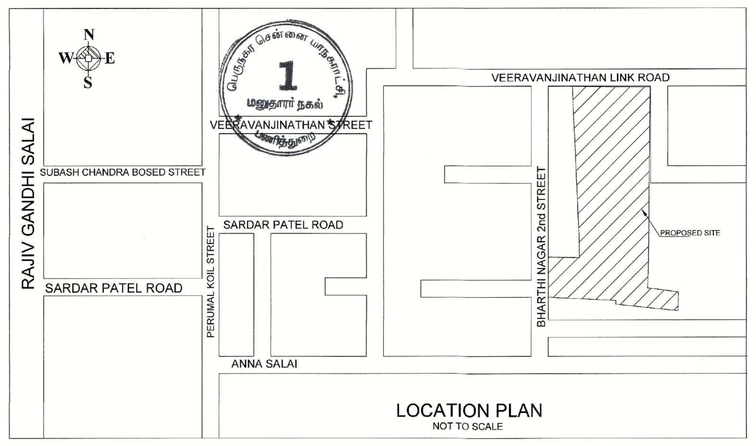
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	35.72	0.00	0.00	0	35.72
FIRST FLOOR	0.00	909.05	0.00	0.00	8	909.05
SECOND FLOOR	0.00	909.05	0.00	0.00	8	909.05
THIRD FLOOR	0.00	909.05	0.00	0.00	8	909.05
FOURTH FLOOR	0.00	909.05	0.00	0.00	8	909.05
FIFTH FLOOR	0.00	867.80	0.00	0.00	8	867.80
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4539.72	0.00	0.00	40	4539.72

FLOOR WISE FSI STATEMENT: B (BLOCK 2)

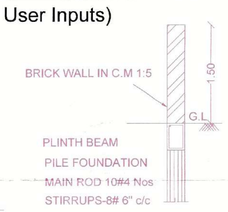
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	115.23	0.00	0.00	0	115.23
FIRST FLOOR	0.00	2129.56	0.00	0.00	20	2129.56
SECOND FLOOR	0.00	2129.56	0.00	0.00	20	2129.56
THIRD FLOOR	0.00	2129.56	0.00	0.00	20	2129.56
FOURTH FLOOR	0.00	2129.56	0.00	0.00	20	2129.56
FIFTH FLOOR	0.00	2051.75	0.00	0.00	20	2051.75
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	10685.22	0.00	0.00	100	10685.22

BUILDING WISE FSI STATEMENT

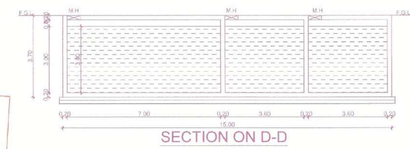
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (BLOCK 1)		0.00	4539.72	0.00	0.00	40	4539.72
B-1 (BLOCK 2)		0.00	10685.22	0.00	0.00	100	10685.22
Total		0.00	15224.94	0.00	0.00	140	15224.94



Location plan (Taken as per User Inputs)



C/S OF COMPOUND WALL

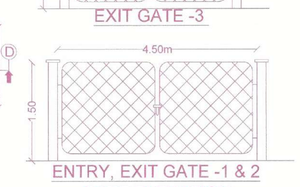




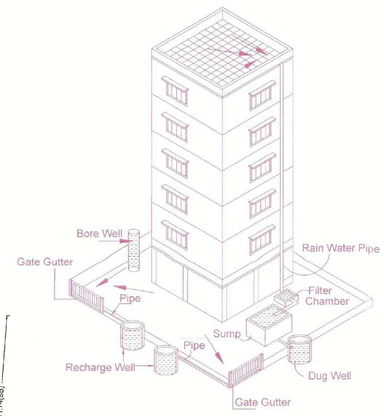
EXIT GATE -3



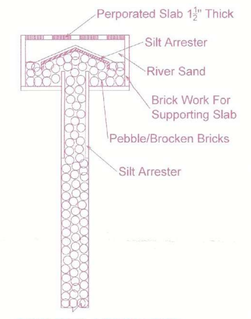
PLAN OF SUMP DETAIL



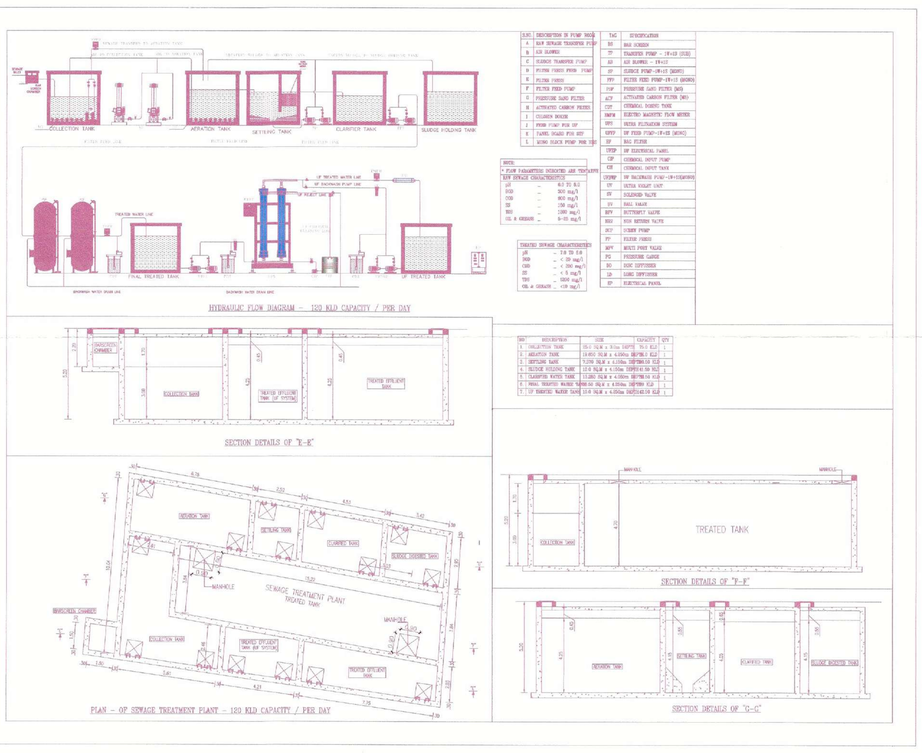
ENTRY, EXIT GATE -1 & 2
GATE ELEVATION



Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A



PERCULATION PIT



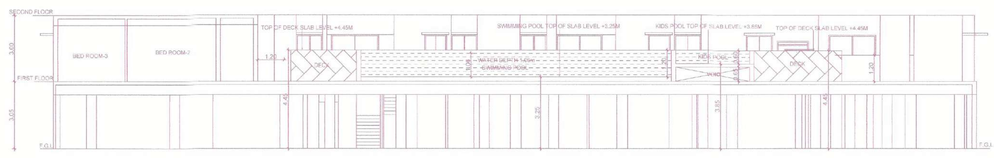
HYDRAULIC FLOW DIAGRAM – 120 KLD CAPACITY / PER DAY

SECTION DETAILS OF "X-X"

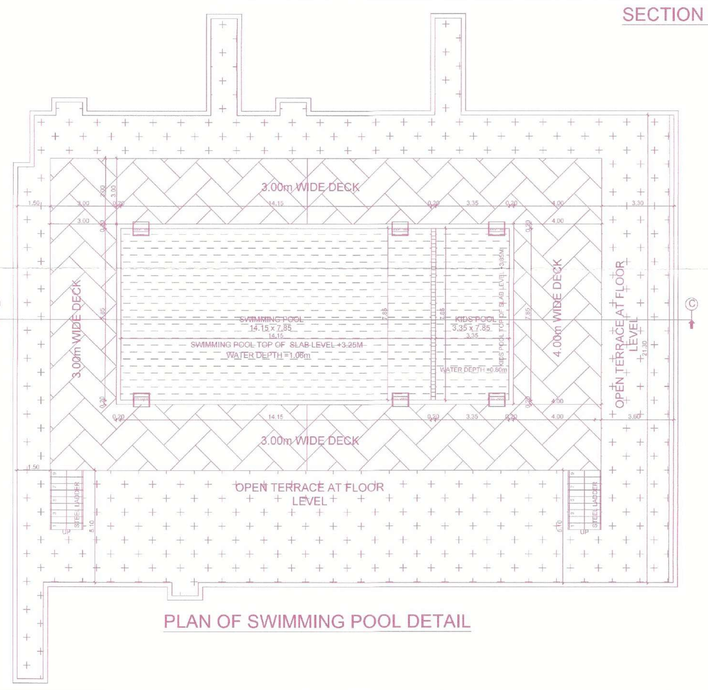
PLAN – OF SEWAGE TREATMENT PLANT – 120 KLD CAPACITY / PER DAY

SECTION DETAILS OF "Y-Y"

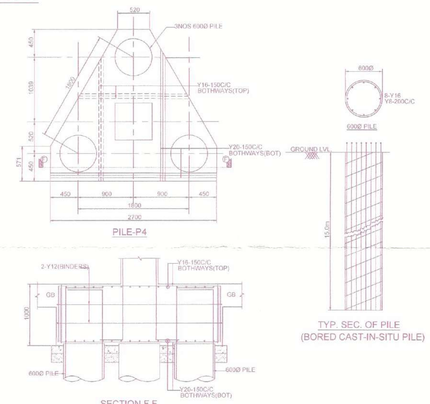
SECTION DETAILS OF "G-G"



SECTION ON C-C



PLAN OF SWIMMING POOL DETAIL



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 PIL (MD) No.8948 of 2019 and WMP (MD) Nos. 8912 & 8913 of 2019.

Signature valid
Digitally Signed by
Registered Engineer Name in E: M.ATHI BARAVATHI
Sign Date: 08/30/2025 11:11:46 AM

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

Applicants (Owner / Developer / Power of Attorney)

UserDefinedImperial (60.00 x 40.00Inches)_1

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

FLOOR NAME	SHEET NO. 2 / 6
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS, BLOCK 01 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS, BLOCK 02 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 100 DWELLING UNITS, TOTALLY 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM AVAILING PREMIUM FSI WITH T.O.D BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHERI, CHENNAI COMPRISED IN OLD.S.NOS.74/2, 74/3 & 77, T.S.NOS.15, 16, 17 & 18, BLOCKNO.9, WARD - G OF SEMMENCHERI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.	
SITE CUM STILT FLOOR PLAN (BLOCK - 1 & BLOCK - 2)	

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0565/2025
Dated 29/12/2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8943 of 2019 before the Madurai Bench of Madras High Court

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண். CEBA/Planning/15/00002/2026
நாள். 09/01/2026 வாரு 200
ஒப்புகைப்பட்டது
உ. செ.பொ.

N
W E
S

7.20m WIDE ROAD

27.87m AS ON SITE
22.30m AS PER FMB
ROAD WIDENING PORTION AREA GIFTED TO CMDA 26.00m AS PER FMB
21.54m AS ON SITE
7.20m
4.60m
16.15m AS ON SITE
OSR AREA - 409.07 Sq.m
27.31'
11.91'
10.37
10.36
15.20m AS ON SITE & AS PER FMB
19.12m AS ON SITE
16.91m AS ON SITE
13.67m AS ON SITE
108.40m AS PER FMB
18.02m AS ON SITE
12.33m AS ON SITE
12.22m AS ON SITE
9.00m WIDE BHARTHI NAGAR MAIN ROAD
BLOCK-2
BLOCK-1
81.69m AS ON SITE
4.20m WIDE ROAD
93.30m AS PER FMB
4.20m
17.61m AS ON SITE
18.60m AS PER FMB
12.64m AS ON SITE
7.95m
1.05
18.60m AS PER FMB
19.61m AS ON SITE
8.03
27.90m AS PER FMB
25.36m AS ON SITE
9.10m
6.06m AS ON SITE
12.47m AS ON SITE
42.10m AS PER FMB
24.31m AS ON SITE
2.38m AS ON SITE
39.87m AS ON SITE
39.80m AS PER FMB
19.60m AS PER FMB
8.63m AS ON SITE
11.16m AS ON SITE
11.74m AS ON SITE
11.80m AS PER FMB
XEIATION TANK
SETTLING TANK
CLARIFIED TANK
SLUDGE DIGESTER TANK
SEWAGE TREATMENT PLANT BELOW - 1.00 NLD
COLLECTION SUMP CHAMBER
SCREEN CHAMBER
UF TREATED TANK
TREATED TANK

SITE CUM STILT FLOOR PLAN (Scale - 1:150)

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
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 the out come of Writ Petition in WP (MD) No.8943 of 2019 and WMP (MD) Nos. 6913 & 6915 of 2019.

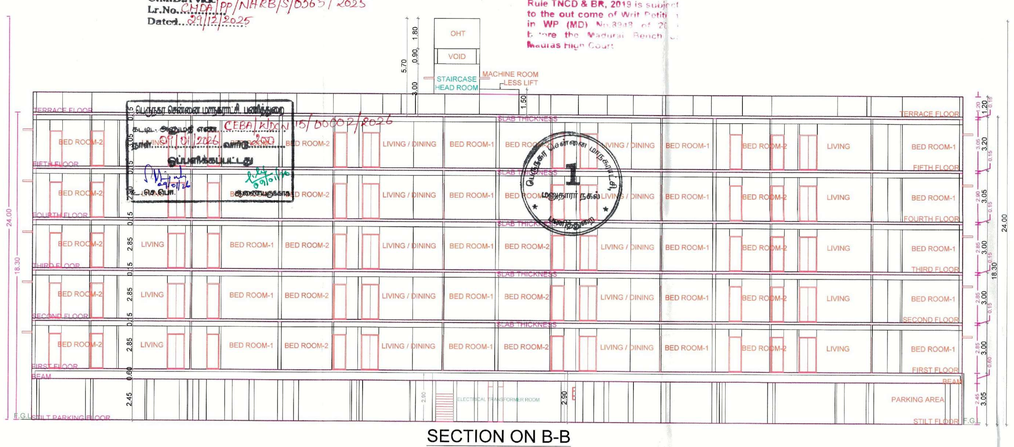
Applicants (Owner / Developer / Power of Attorney)

UserDefinedImperial (60.00 x 40.00Inches)_1

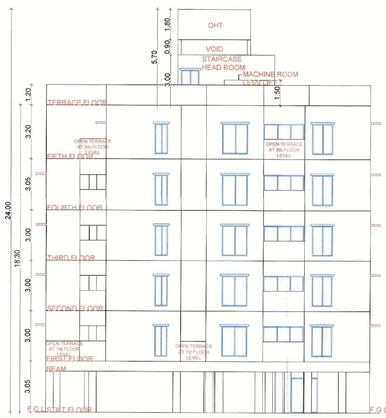
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/TP/NHRB/S/00665/2025
Dated 31/12/2025

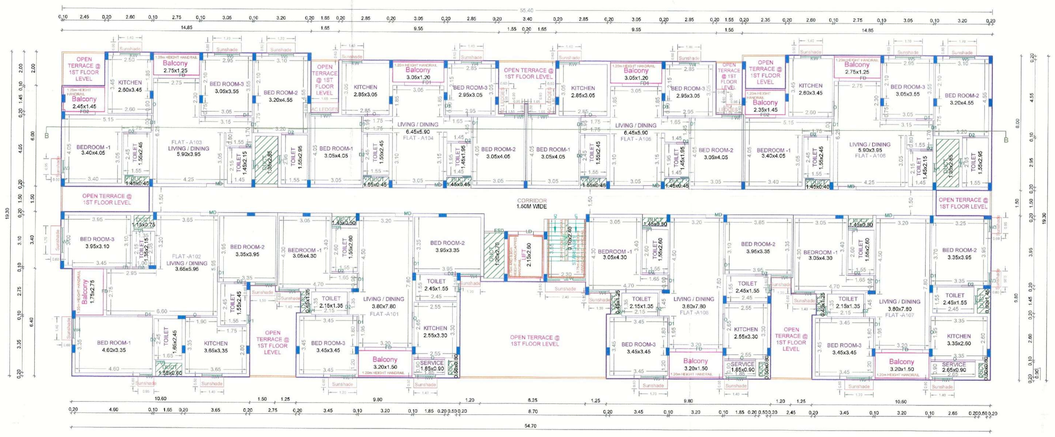
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.35457 of 2025 before the Madurai Bench of Madras High Court.



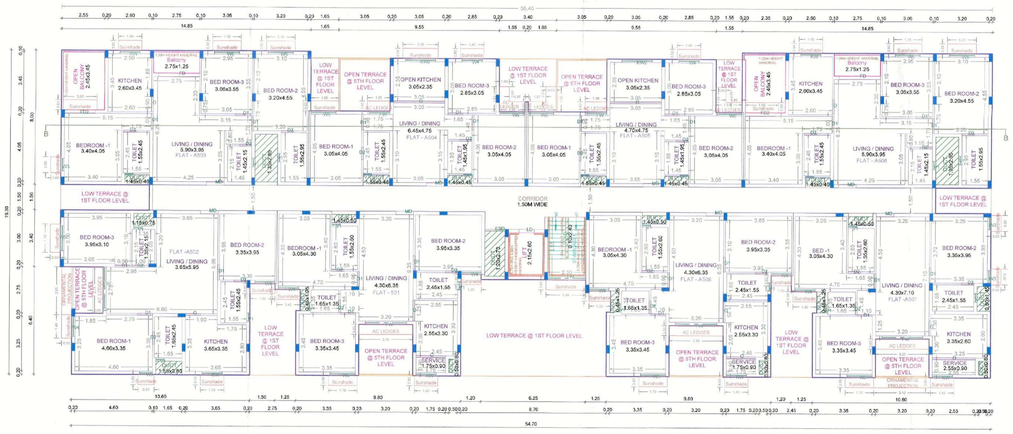
SECTION ON B-B
(BLOCK-1)



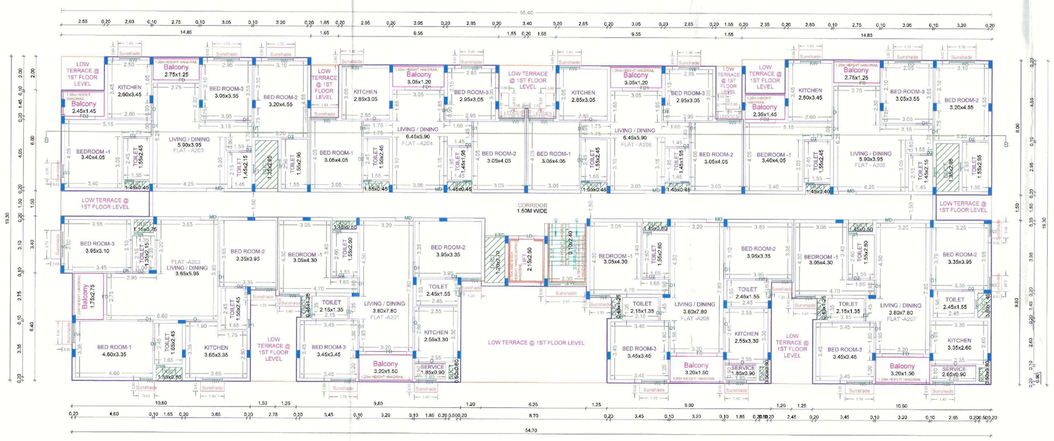
ELEVATION ON WEST SIDE
(BLOCK-1)



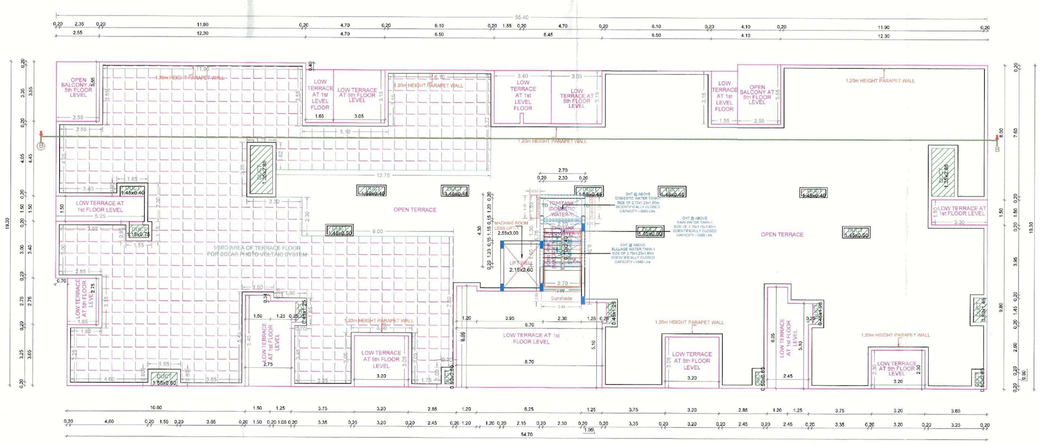
FIRST FLOOR PLAN



FIFTH FLOOR PLAN (PART)



TYPICAL - 2, 3 & 4 FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 1

FLOOR NAME	SHEET NO. 3 / 6
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS, BLOCK 01 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS, BLOCK 02 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 100 DWELLING UNITS, TOTALLY 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM AVAILING PREMIUM FSI WITH T.O.D BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHERI, CHENNAI COMPRISED IN OLD,S.NOS.74/2, 74/3 & 77, T.S.NOS.15, 16, 17 & 18, BLOCKNO.9, WARD - O OF SEMMENCHERI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

BLOCK - 1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Director / Member / Chief Planner / Member Secretary
This Approval is valid only after taking Permit & Issue by the concerned Local Body.

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.35457 of 2019 and vMP (MD) Nos. 1 & 2 of 2020.

OR CODE

Applicant(s) (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (60.00 x 40.00Inches)_1

FLOOR NAME	SHEET NO. 4 / 6

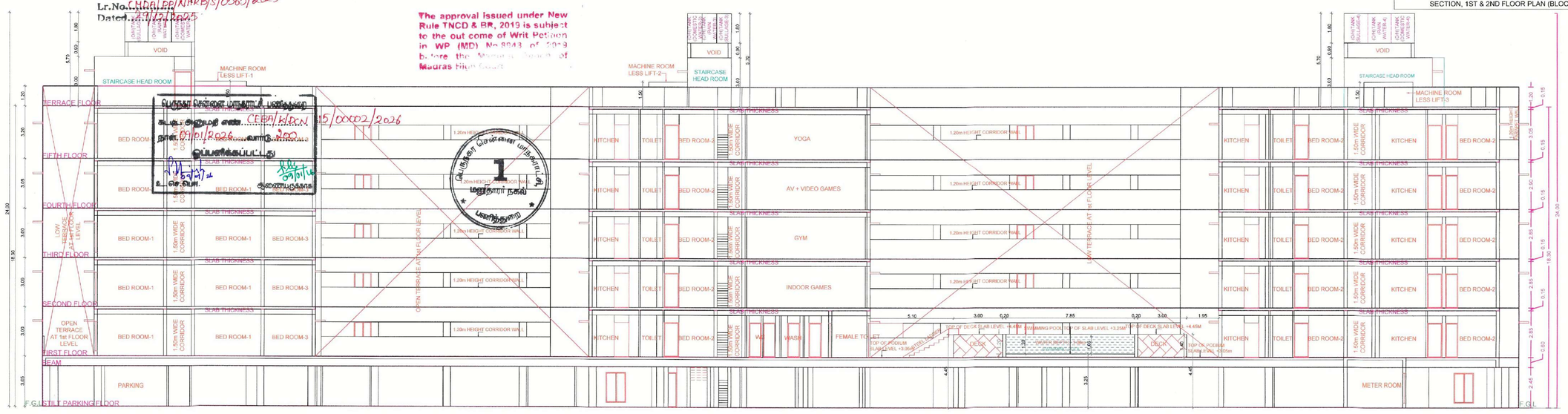
FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS, BLOCK 01 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS, BLOCK 02 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 100 DWELLING UNITS, TOTALLY 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM AVAILING PREMIUM FSI WITH T.O.D BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHERI, CHENNAI COMPRISED IN OLD.S.NOS.74/2, 74/3 & 77, T.S.NOS.15, 16, 17 & 18, BLOCKNO.9, WARD - G OF SEMMENCHERI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

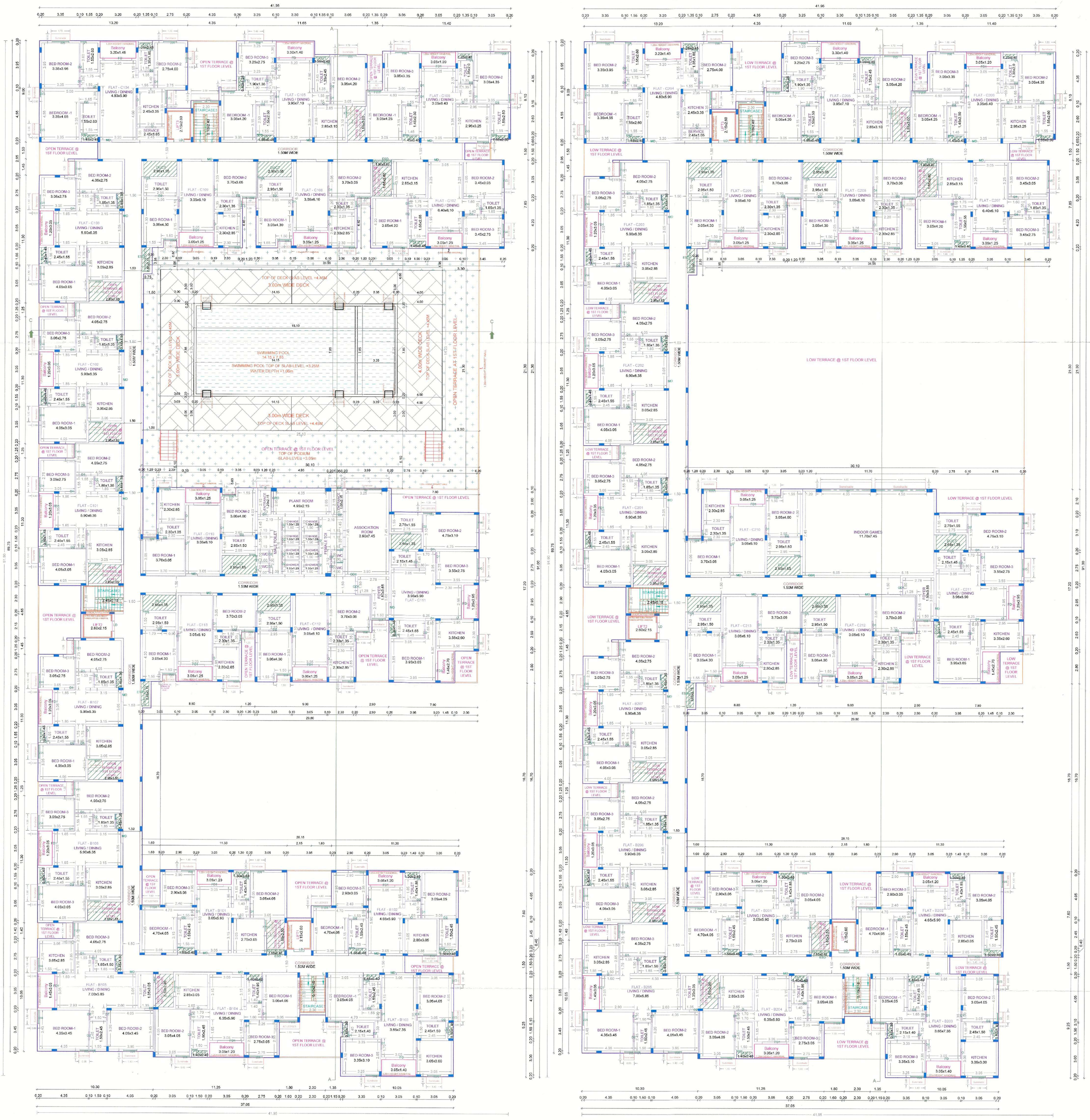
SECTION, 1ST & 2ND FLOOR PLAN (BLOCK - 2)

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/DP/NHRB/S/0565/2025
Dated 29/05/2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8043 of 2023 before the Madurai Bench of Madras High Court.



SECTION ON A - A (BLOCK - 2)



FIRST FLOOR PLAN

SECOND FLOOR PLAN

BLOCK - 2

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For [Signing 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)

UserDefinedImperial (60.00 x 40.00Inches)_1

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

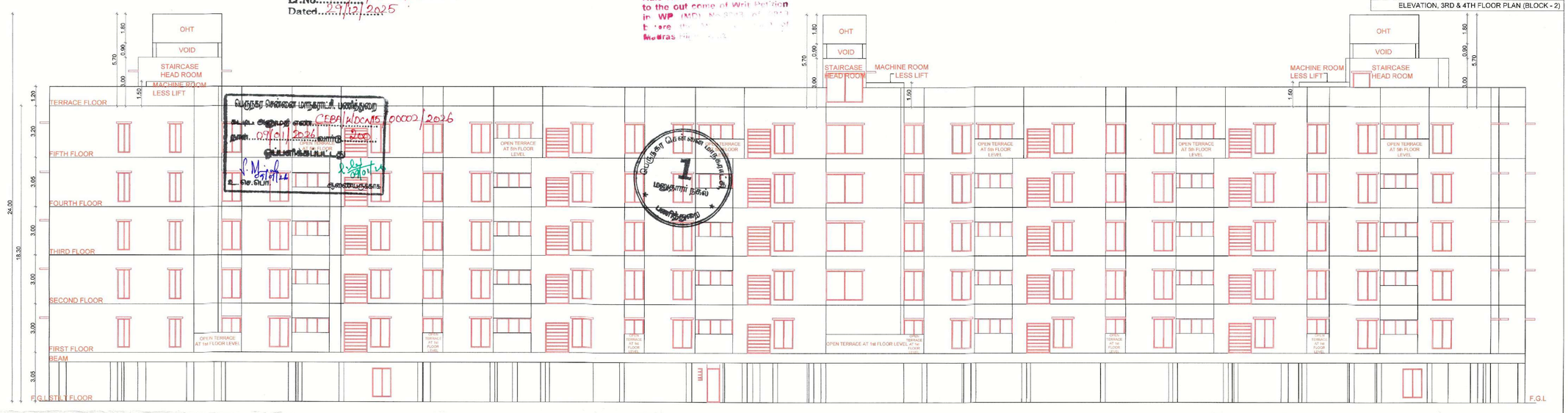
FLOOR NAME	SHEET NO. 5 / 6
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS, BLOCK 01 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS, BLOCK 02 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 100 DWELLING UNITS, TOTALLY 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM AVAILING PREMIUM FSI WITH T.O.D BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHERI, CHENNAI COMPRISED IN OLD.S.NOS.74/2, 74/3 & 77, T.S.NOS.15, 16, 17 & 18, BLOCKNO.9, WARD - G OF SEMMENCHERI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

ELEVATION, 3RD & 4TH FLOOR PLAN (BLOCK - 2)

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0565/2025
Dated 25/12/2025

'The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No. [illegible] before the Hon'ble Madras High Court'



ELEVATION ON WEST SIDE (BLOCK - 2)



THIRD FLOOR PLAN

FOURTH FLOOR PLAN

BLOCK - 2

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued with reference to the Application received in Rural area on 27.09.25 (DC No.25440 of 2025) and (MAP (AP) No. 0012 & 0013 of 2026)

For Chief Planner / Chief Planner / Member Secretary
High Rise Building / Non High Rise Building
"This Approval is valid only if the Building Permit is issued by the concerned Local Body"

QR CODE

Approved (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (60.00 x 40.00Inches)_1

FLOOR NAME	SHEET NO. 6 / 6

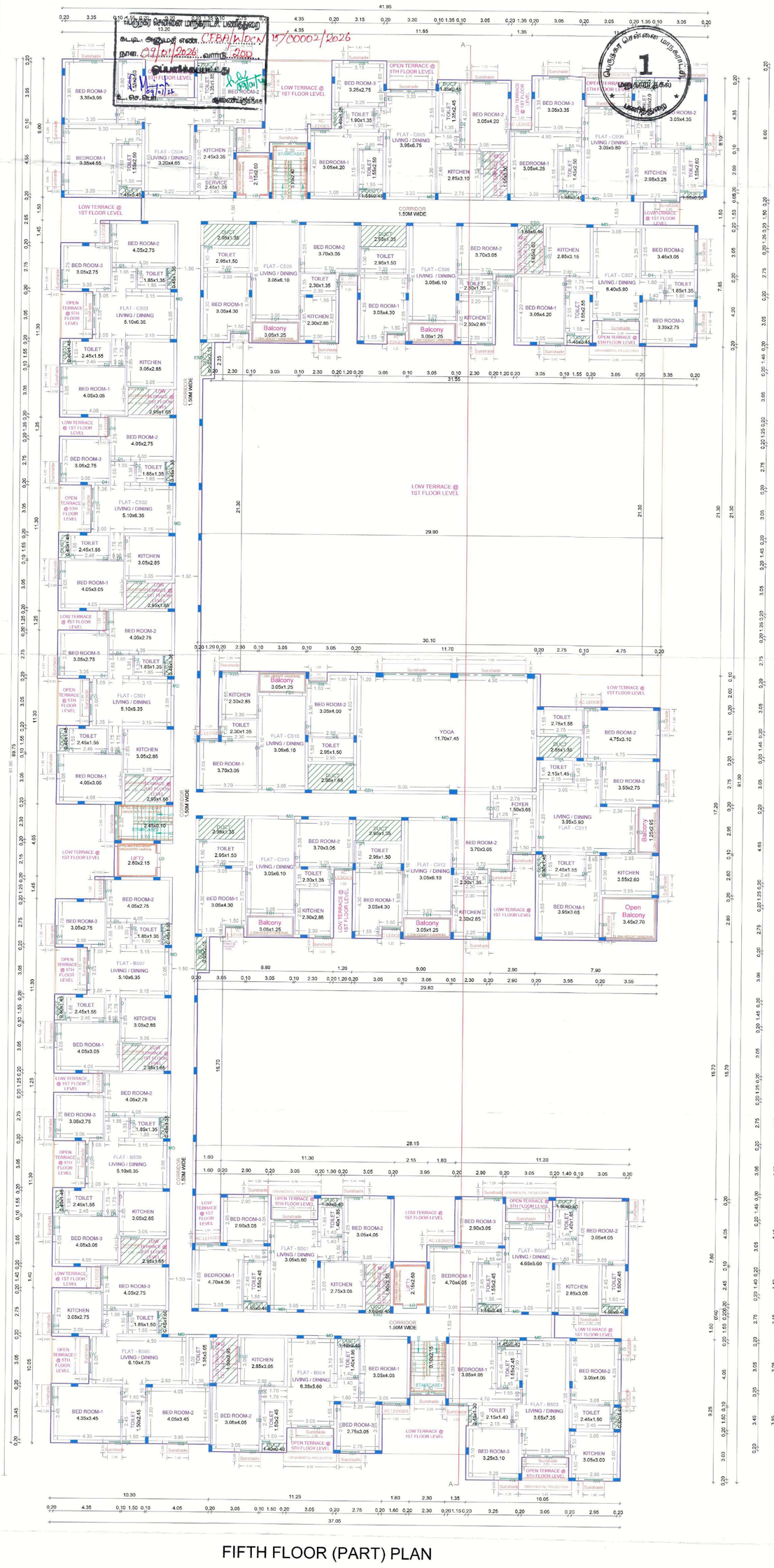
FLOOR NAME

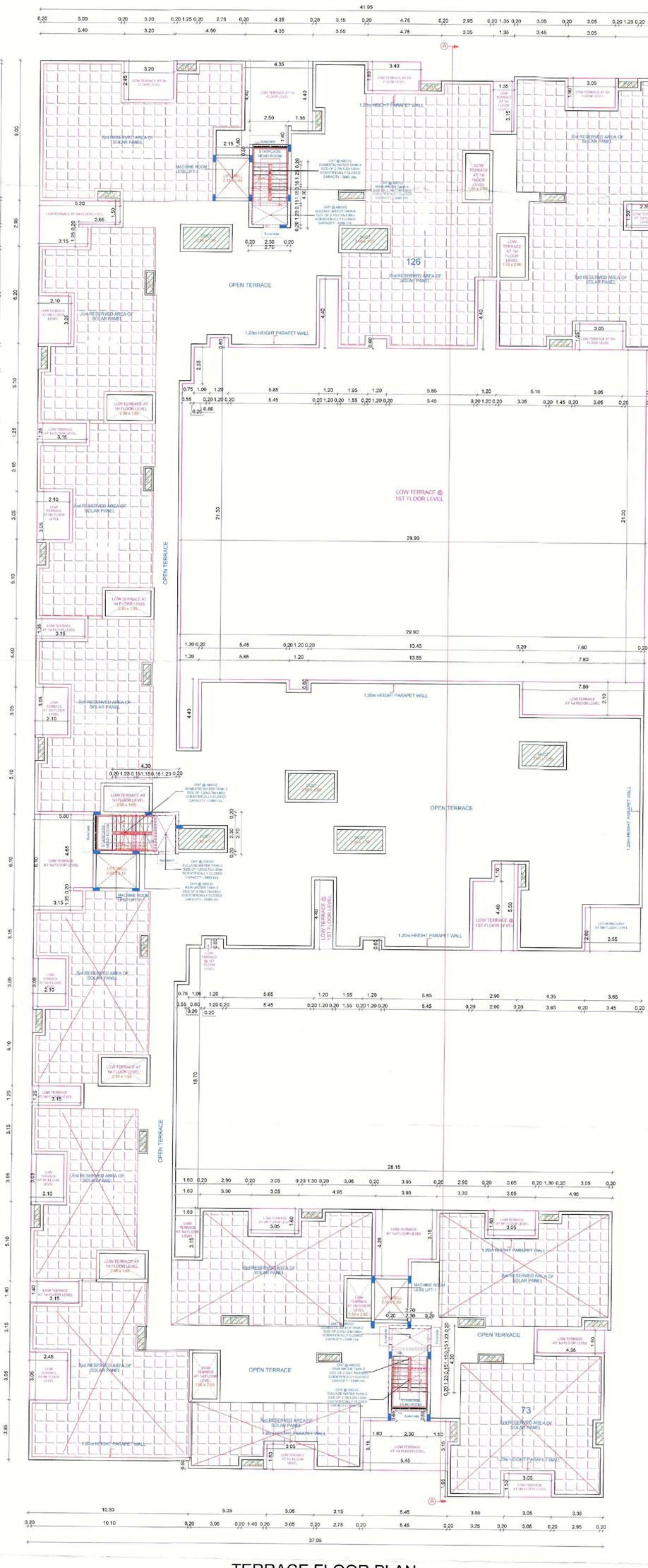
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS, BLOCK 01 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS, BLOCK 02 – STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 100 DWELLING UNITS, TOTALLY 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM AVAILING PREMIUM FSI WITH T.O.D BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHERI, CHENNAI COMPRISED IN OLD.S.NOS.74/2, 74/3 & 77, T.S.NOS.15, 16, 17 & 18, BLOCKNO.9, WARD - G OF SEMMENCHERI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

5TH FLOOR (PART) & TERRACE FLOOR PLAN (BLOCK - 2)

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0565/2025
Dated 29/12/2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8946 of 2019 before the Madurai Bench of Madras High Court





BLOCK - 2

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

Applicant's (Owner / Developer) / Power of Attorney

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

UserDefinedImperial (60.00 x 40.00Inches)_1

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
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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.