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RE REGULATORY RECORD

RERA Document

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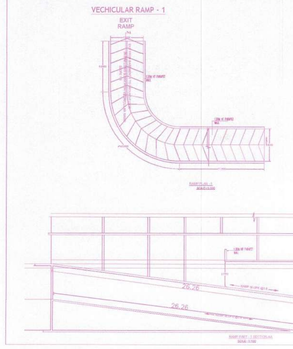
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Chennai 600 097, India

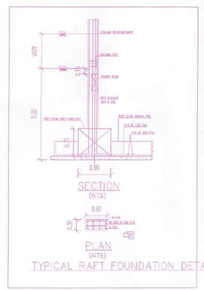
hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

NO.-(1)
1/5

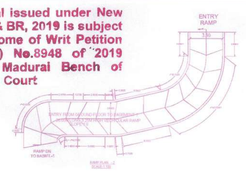
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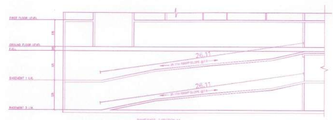


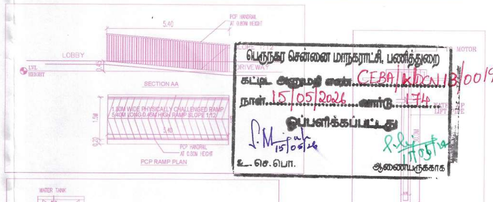


The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

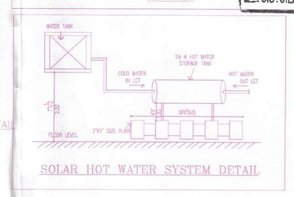
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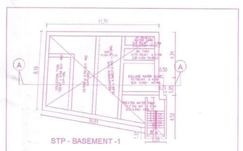


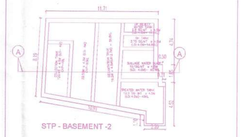


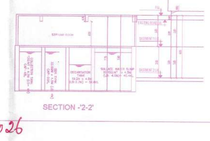


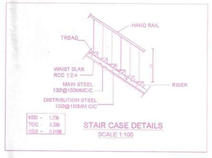
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கட்டிட அனுமதி எண்.CEPA/KILKON/B/00194/2026
நாள்.15/05/2026 வார்டு 47th
ஒப்புவிக்கப்பட்டது
15/05/26
உ.நி.செ.பொ.
ஆணையருக்காக



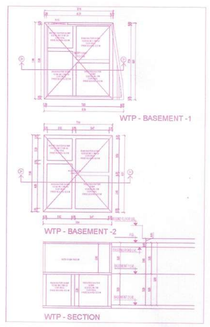


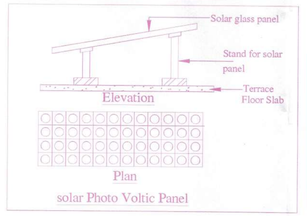


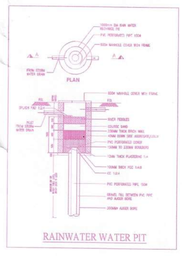


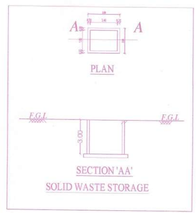


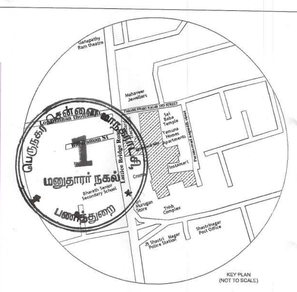
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/HRB/S/0163/2026
Dated.12/05/2026.











SITE PLAN	SHEET NO. 1 / 5
SITE PLAN	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSIST OF 4 BLOCKS WITH EXTENDED CUM COMBINED DOUBLE BASEMENT FLOORS (MEANT FOR PARKING & PUMP ROOM), BLOCK-1 : GROUND FLOOR (PART)+STILT FLOOR (PART) + 1ST FLOOR TO 10TH FLOOR + 11TH FLOOR WITH 77 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR LEVEL; BLOCK-2 GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 9 DWELLING UNITS; BLOCK-3 GROUND FLOOR + 1ST FLOOR & 2ND FLOOR WITH 6 DWELLING UNITS; BLOCK-4: GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 6 DWELLING UNITS, TOTALLY 98 DWELLING UNITS ABUTTING AT LATTICE BRIDGE HIGH ROAD COMPRISED IN NEW T.S.NO: 2/183, 2/184, 2/185 & 2/186 (OLD T.S.NO: 2/5, 2/6, 2/159 & 2/160) (OLD.S.NOS: 64 PART, 65/1 PART, 67/1 PART, 71/1 PART, 72 PART & 73 PART) IN BLOCK NO.22 OF URUR VILLAGE, VELACHERY TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	7088.60
AREA AS PER DOCUMENT	7144.45
AREA CONSIDERED FOR FSI	6158.01
STREET ALIGNMENT	118.35
ROAD WIDENING/LINK ROAD	226.36
OSR AREA	0.00
TOTAL FSI AREA	19589.44
FSI FACTOR	3.181
COVERAGE AREA (PERCENTAGE %)	2105(34.18%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	167	172
TWO WHEELER	2	5
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO.OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BLOCK 1		0.00	18140.02	0.00	0.00	77	18140.02
BLOCK 2		0.00	1660.44	0.00	0.00	9	1660.44
BLOCK 3		0.00	1010.01	0.00	0.00	6	1010.01
BLOCK 4		0.00	662.88	0.00	0.00	6	662.88
UG STP PUMP ROOM		0.00	116.09	0.00	0.00	0	116.09
Total		0.00	19589.44	0.00	0.00	98	19589.44

FLOOR WISE FSI STATEMENT: HRB (BLOCK - 1)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BASEMENT-2 FLOOR	0.00	48.12	0.00	0.00	0	48.12
BASEMENT-1 FLOOR	0.00	108.14	0.00	0.00	0	108.14
GROUND FLOOR	0.00	895.94	0.00	0.00	4	895.95
FIRST FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
SECOND FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
THIRD FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
FOURTH FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
FIFTH FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
SIXTH FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
SEVENTH FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
EIGHTH FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
NINTH FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
TENTH FLOOR	0.00	1376.93	0.00	0.00	7	1376.93
ELEVENTH FLOOR	0.00	1327.51	0.00	0.00	3	1327.51
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	18140.02	0.00	0.00	77	18140.02

FLOOR WISE FSI STATEMENT: NHRB (BLOCK - 2)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
GROUND FLOOR	0.00	280.86	0.00	0.00	2	280.86
FIRST FLOOR	0.00	272.62	0.00	0.00	1	272.62
SECOND FLOOR	0.00	280.86	0.00	0.00	2	280.86
THIRD FLOOR	0.00	272.62	0.00	0.00	1	272.62
FOURTH FLOOR	0.00	280.86	0.00	0.00	2	280.86
FIFTH FLOOR	0.00	272.62	0.00	0.00	1	272.62
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1660.44	0.00	0.00	9	1660.44

FLOOR WISE FSI STATEMENT: NHRB (BLOCK - 3)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
GROUND FLOOR	0.00	336.73	0.00	0.00	2	336.73
FIRST FLOOR	0.00	336.84	0.00	0.00	2	336.84
SECOND FLOOR	0.00	336.84	0.00	0.00	2	336.84
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1010.01	0.00	0.00	6	1010.01

FLOOR WISE FSI STATEMENT: NHRB (BLOCK - 4)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
GROUND FLOOR	0.00	110.48	0.00	0.00	1	110.48
FIRST FLOOR	0.00	110.48	0.00	0.00	1	110.48
SECOND FLOOR	0.00	110.48	0.00	0.00	1	110.48
THIRD FLOOR	0.00	110.48	0.00	0.00	1	110.48
FOURTH FLOOR	0.00	110.48	0.00	0.00	1	110.48
FIFTH FLOOR	0.00	110.48	0.00	0.00	1	110.48
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	662.88	0.00	0.00	6	662.88

Note:
Charging point provision for Electric Vehicles for required Car & Two-wheeler parking provided as per the G.O.(Ms) No. 171 H&UD [UD4(1)] Department Dated: 30.10.2025



APPROVAL CONDITION	
SCALE 1:100	CMDA

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

Signature valid
Digitally Signed by Executive Engineer
Date: 15/05/2026 11:23 PM

OR CODE

Signature valid
Digitally Signed by Architect
Sign Date: 15/05/2026 11:22 PM

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 and WMP (MD) Nos. 6910 & 6913 of 2019.

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

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

Applicants (Owner / Developer / Power of Attorney)

UserDefinedImperial (90.00 x 60.00inches)

FLOOR NAME	SHEET NO. : 3 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSIST OF 4 BLOCKS WITH EXTENDED CUM COMBINED DOUBLE BASEMENT FLOORS (MEANT FOR PARKING + OTHER THAN PARKING) + GROUND FLOOR (PART)/STILT FLOOR (PART) + 1ST FLOOR TO 10TH FLOOR + 11TH FLOOR WITH 77 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR LEVEL, BLOCK-2 GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 9 DWELLING UNITS, BLOCK-3 GROUND FLOOR + 1ST FLOOR & 2ND FLOOR WITH 8 DWELLING UNITS, BLOCK-4 GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 8 DWELLING UNITS, TOTALLY 86 DWELLING UNITS ABUTTING AT LATTICE BRIDGE HIGH ROAD COMPRISED IN S.NO. 31/1A, 31/1B, 31/2A, 31/2B, 31/3A, 31/3B, 31/4A, 31/4B, 31/5A, 31/5B & 31/6B (OLD) &NOS 64 PART, 66/1 PART, 67/1 PART, 71/1 PART, 72 PART & 73 PART) IN BLOCK NO.22 OF URUR VILLAGE, VELACHERY TALUK, CHENNAI DISTRICT 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. CMDA/PP/HRB/3/D163/2026
Dated..12/05/2026

சென்னை பெருநகர் வளர்ச்சி குழுமம்
1, மதுரை ரோடு
கிண்டி, சென்னை-600 032

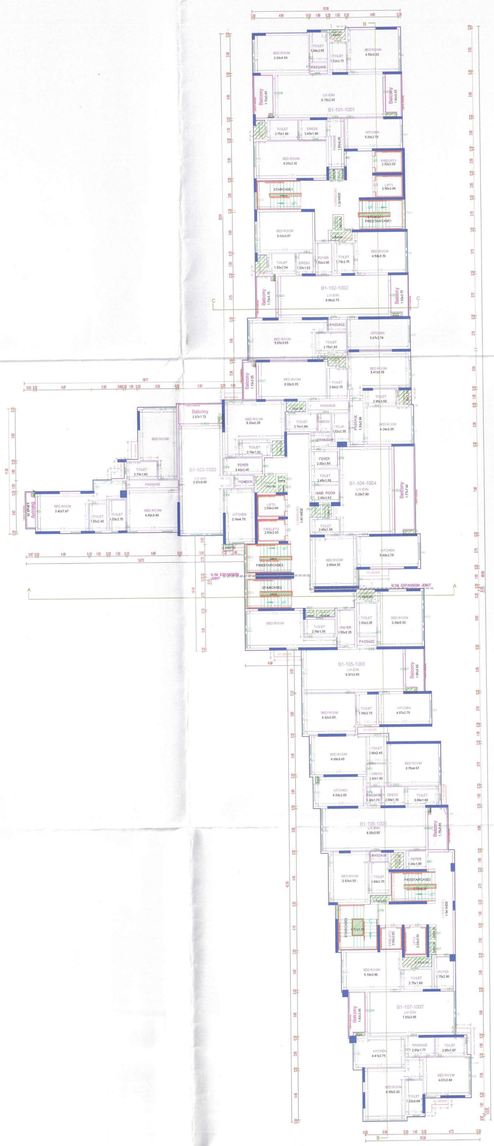
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உ. செ. பொ.
ஆணையருக்காக



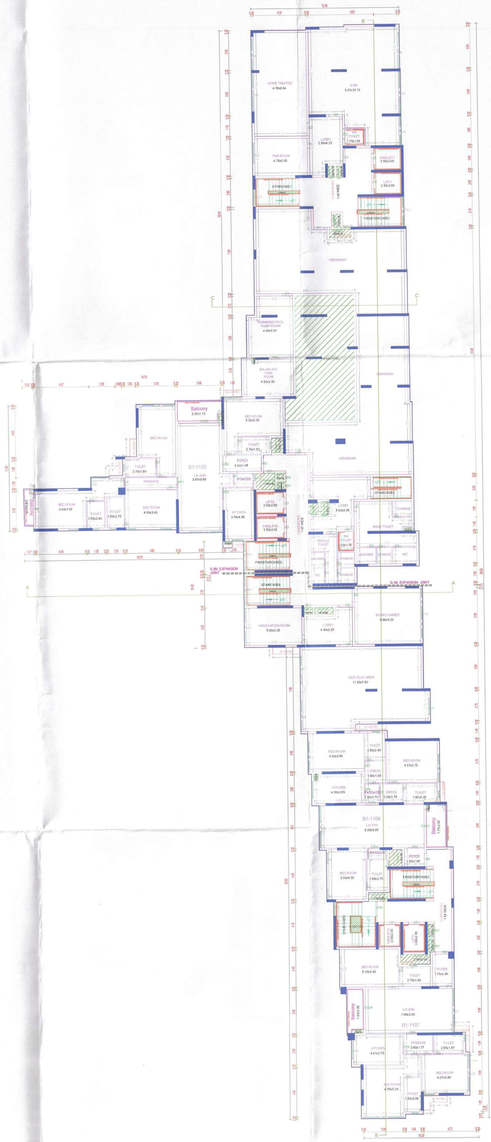
COMBINED BASEMENT-2 FLOOR PLAN



COMBINED BASEMENT-1 FLOOR PLAN



TYPICAL - 1- 10 FLOOR PLAN



ELEVENTH FLOOR PLAN

BLOCK - 1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER

For Deputy Planner / Chief Planner (Member Secretary)
Signature/Authority from Signature Authority
This Approval is valid only with Stamp Planning Permission 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

Applicant / Owner / Developer / Power of Attorney)

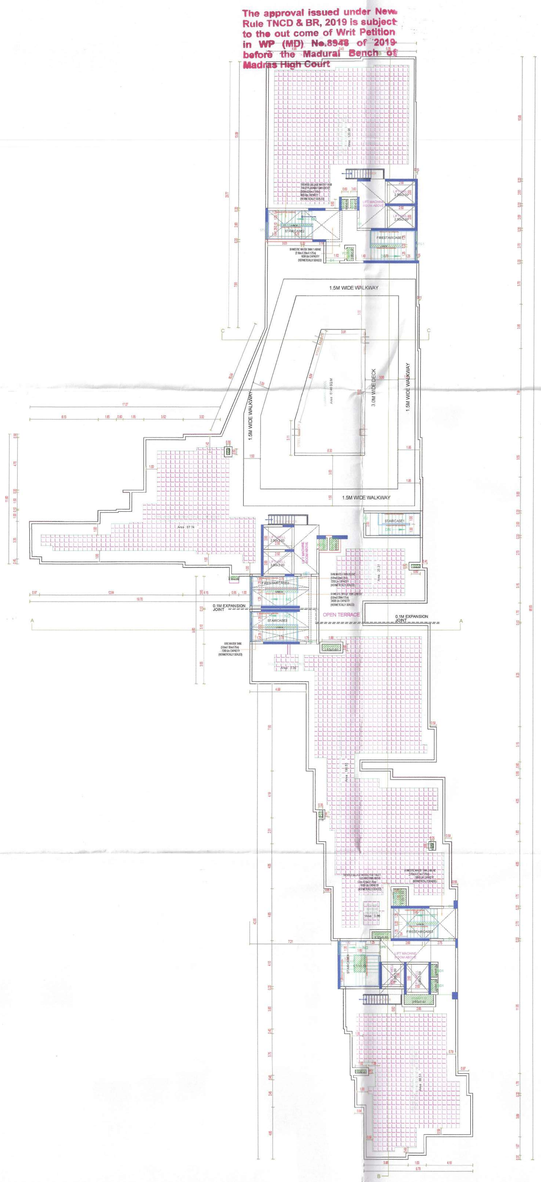
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGHRISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSIST OF 4 BLOCKS WITH EXTENDED CUM COMBINED DOUBLE BASEMENT FLOORS (MEANT FOR PARKING & PART OF DWELLING UNITS) AND FLOOR PARTIALLY + PART OF (PARTLY + 1ST FLOOR + 2ND FLOOR + 11TH FLOOR WITH 77 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR LEVEL BLOCK-2 GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 8 DWELLING UNITS BLOCK-3 GROUND FLOOR + 1ST FLOOR + 2ND FLOOR WITH 12 DWELLING UNITS BLOCK-4 GROUND FLOOR + 1ST FLOOR + 2ND FLOOR WITH 8 DWELLING UNITS, TOTALLY 96 DWELLING UNITS ABUTTING AT LATTICE BRIDGE HIGH ROAD COMPRISED IN NEW T.S.NO. 2/150, 2/154, 2/155 & 2/158 (OLD T.S.NO. 2/5, 2/6, 2/155 & 2/160) (OLD BLOCK 84 PART, 85(1 PART, 86(1 PART, 87 PART, 88 PART, 89 PART, 90 PART) NO.22 OF LIRUK VILLAGE, VELACHERY TALUK, CHENNAI DISTRICT 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.5949 of 2019 before the Madurai Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/HRB/S/0162/2026
Dated...18/05/2026



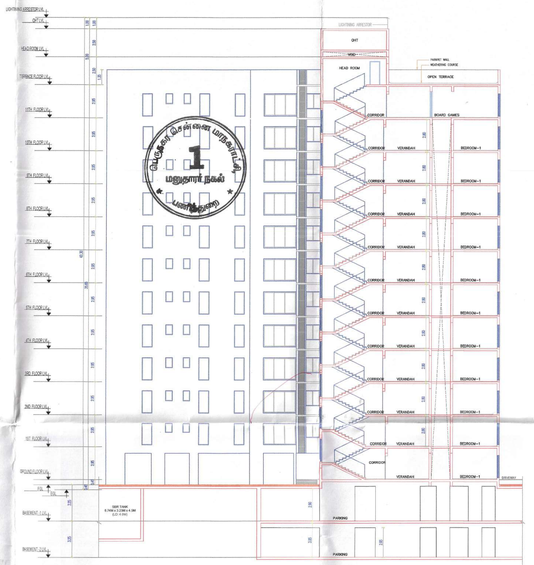
TERRACE FLOOR PLAN



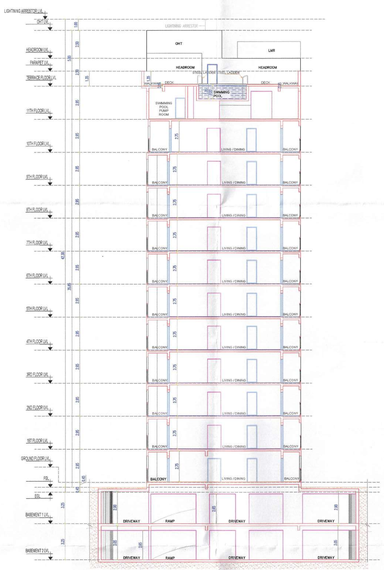
WESTSIDE ELEVATION



SECTION-BB



SECTION-AA



SECTION-CC

BLOCK - 1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Applicants (Owner / Developer / Power of Attorney)

QR CODE

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

User Defined Imperial (90.00 x 60.00inches)

FLOOR NAME	SHEET NO. 4 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSIST OF 4 BLOCKS WITH EXTENDED CUM COMBINED DOUBLE BASEMENT FLOORS (MEANT FOR PARKING & PUMP ROOM); BLOCK-1 : GROUND FLOOR (PART)/STILT FLOOR (PART) + 1ST FLOOR TO 10TH FLOOR + 11TH FLOOR WITH 77 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR LEVEL; BLOCK-2: GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 9 DWELLING UNITS; BLOCK-3: GROUND FLOOR + 1ST FLOOR & 2ND FLOOR WITH 6 DWELLING UNITS, BLOCK-4: GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 6 DWELLING UNITS, TOTALLY 98 DWELLING UNITS ABUTTING AT LATTICE BRIDGE HIGH ROAD COMPRISED IN NEW T.S.NO. 2/183, 2/184, 2/185 & 2/186 (OLD T.S.NO: 2/5, 2/9, 2/159 & 2/160) (OLD.S.NOS: 64 PART, 66/1 PART, 67/1 PART, 71/1 PART, 72 PART & 73 PART) IN BLOCK NO.22 OF URUR VILLAGE, VELACHERY TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

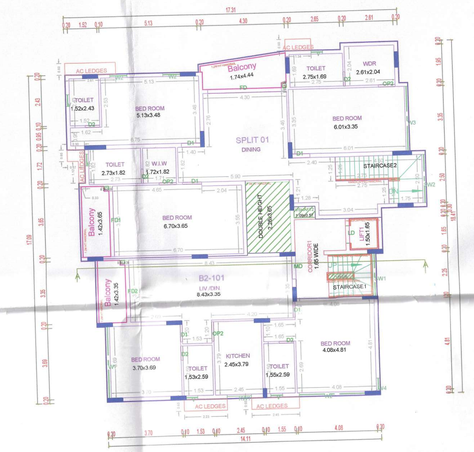
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/HRB/S/0163/2026
Dated..12/05/2026.

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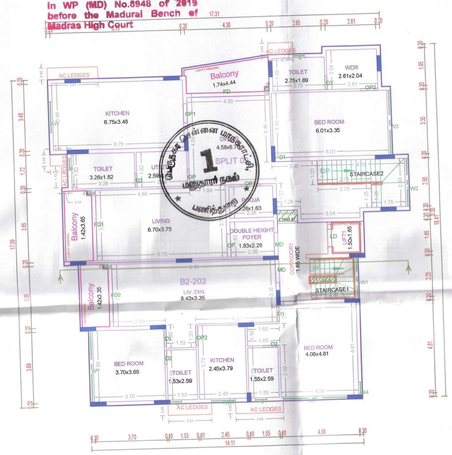
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கட்டட அனுமதி எண்: CEBA/1400418/00194/2026
நாள்: 15/05/2026 வார்டு: 174
ஒப்புகைக்கப்பட்டது
15/05/26
உ.செ.அ.பொ.

LIGHTNING ARRESTOR LEVEL
O.H.T TOP LEVEL
HEAD ROOM LEVEL
PARAPET LEVEL
TERRACE FLOOR LEVEL
5TH FLOOR LEVEL
4TH FLOOR LEVEL
3RD FLOOR LEVEL
2ND FLOOR LEVEL
1ST FLOOR LEVEL
GROUND FLOOR LEVEL
FGL
EGL
BASEMENT-1 LEVEL
BASEMENT-2 LEVEL
LIGHTNING ARRESTOR
OHT
LIVING/DINING
BALCONY
PUMP ROOM
RAW WATER SUMP
METRO WATER SUMP

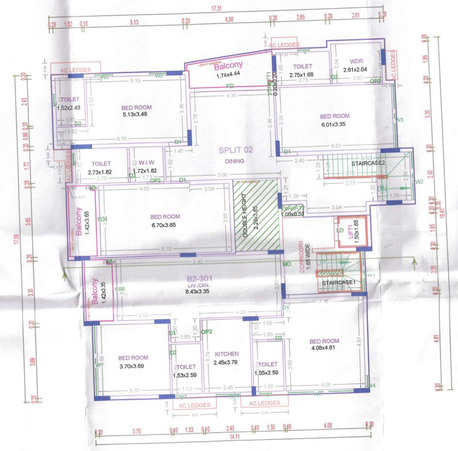
SECTION - AA



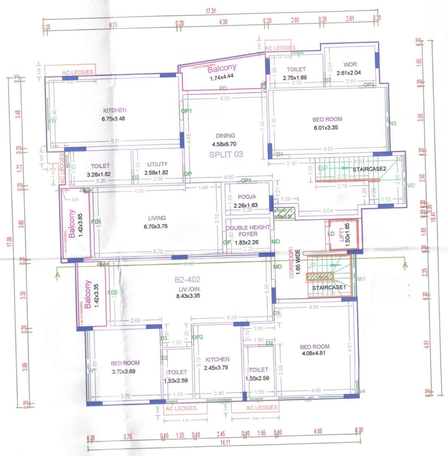
FIRST FLOOR PLAN



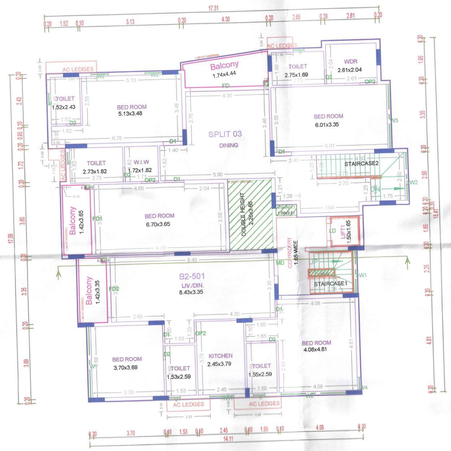
SECOND FLOOR PLAN



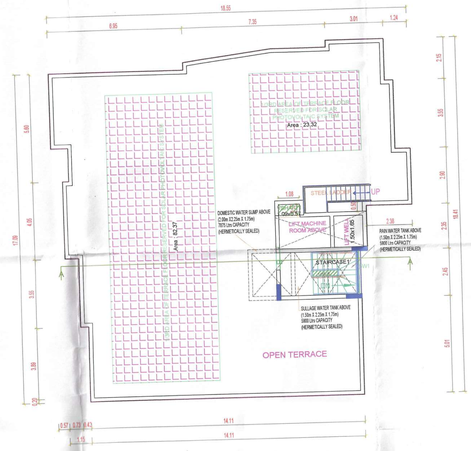
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN



ELEVATION - 1

BLOCK - 2

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.

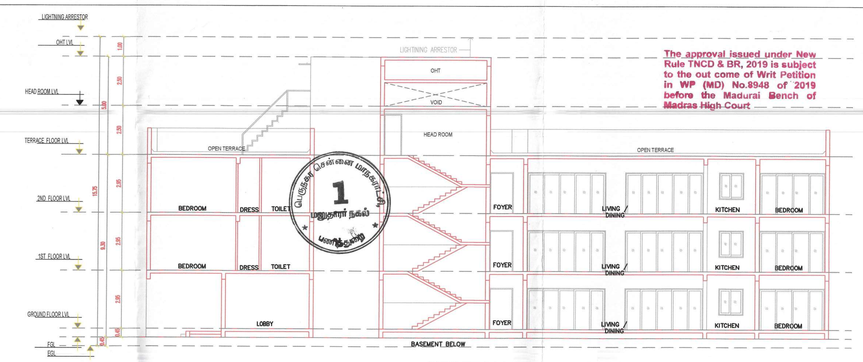
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This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6913 & 6914 of 2019.

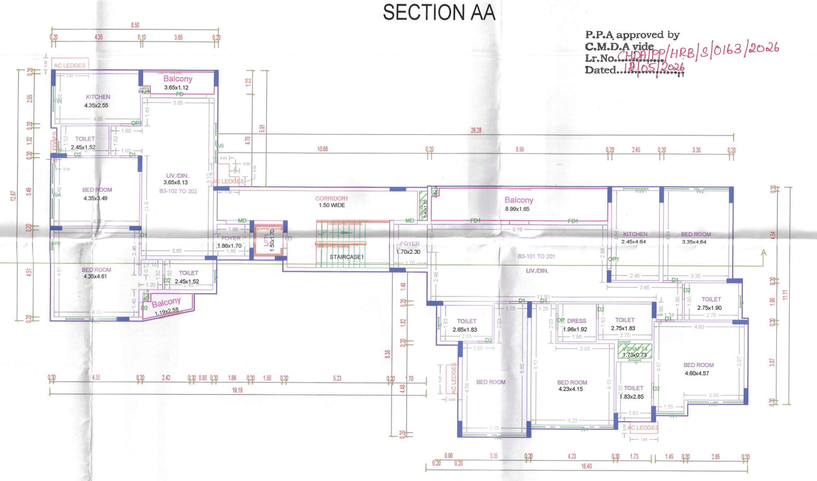
Applicants (Owner / Developer / Power of Attorney)

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

ARCH_E_(36.00_x_48.00_Inches)

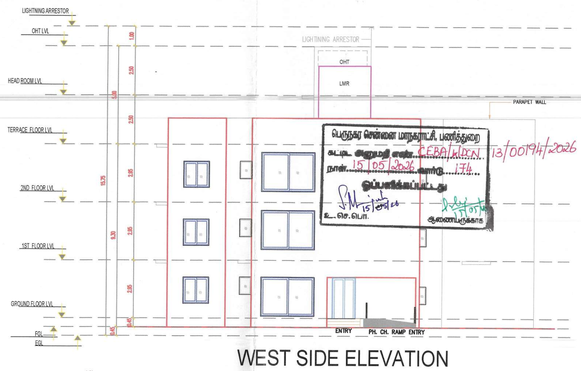


SECTION AA

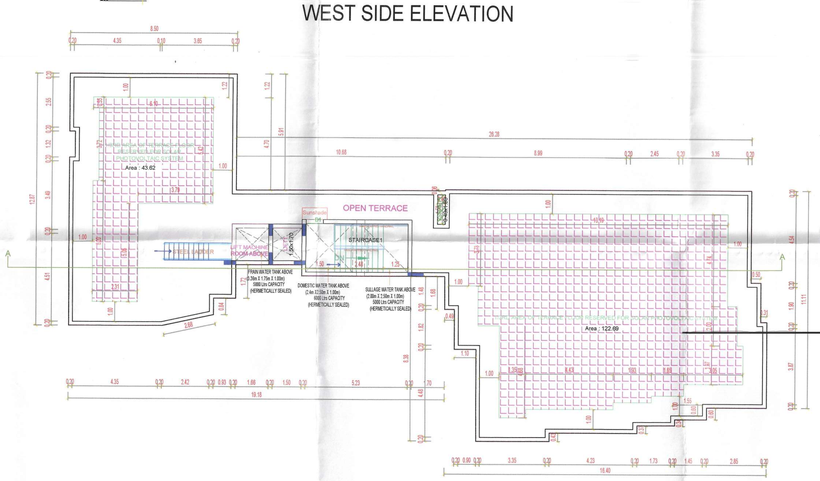


TYPICAL - 1& 2 FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TCP/HRB/S/0163/2026
Dated...12/05/2026



WEST SIDE ELEVATION

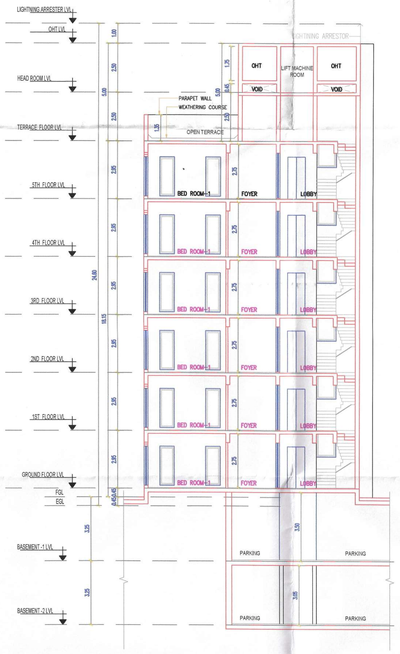


TERRACE FLOOR PLAN

BLOCK - 3

FLOOR NAME	SHEET NO. 5 / 5
FLOOR NAME	

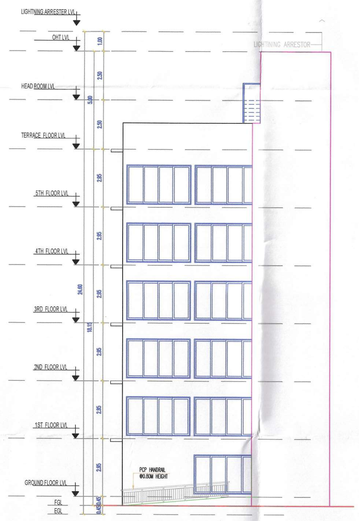
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSIST OF 4 BLOCKS WITH EXTENDED CUM COMBINED DOUBLE BASEMENT FLOORS (MEANT FOR PARKING & PUMP ROOM): BLOCK-1 : GROUND FLOOR (PART)/STILT FLOOR (PART) + 1ST FLOOR TO 10TH FLOOR + 11TH FLOOR WITH 77 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR LEVEL; BLOCK-2: GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 9 DWELLING UNITS, BLOCK-3: GROUND FLOOR + 1ST FLOOR & 2ND FLOOR WITH 6 DWELLING UNITS, BLOCK-4: GROUND FLOOR + 1ST FLOOR TO 5TH FLOOR WITH 6 DWELLING UNITS, TOTALLY 98 DWELLING UNITS ABUTTING AT LATTICE BRIDGE HIGH ROAD COMPRISED IN NEW T.S.NO: 2/183, 2/184, 2/185 & 2/186 (OLD T.S.NO: 2/5, 2/9, 2/159 & 2/160) (OLD.S.NOS: 64 PART, 66/1 PART, 67/1 PART, 71/1 PART, 72 PART & 73 PART) IN BLOCK NO 22 OF URUR VILLAGE, VELACHERY TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



SECTION GG

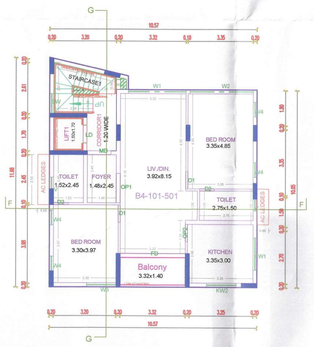


SECTION -FF

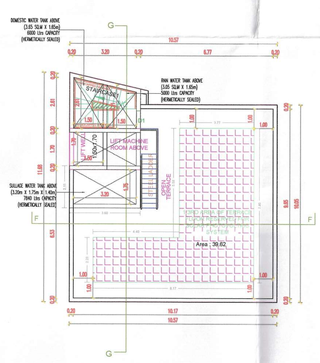


ELEVATION

BLOCK - 4



TYPICAL - 1- 5 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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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

ARCH_E_(36.00_x_48.00_Inches)

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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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.