Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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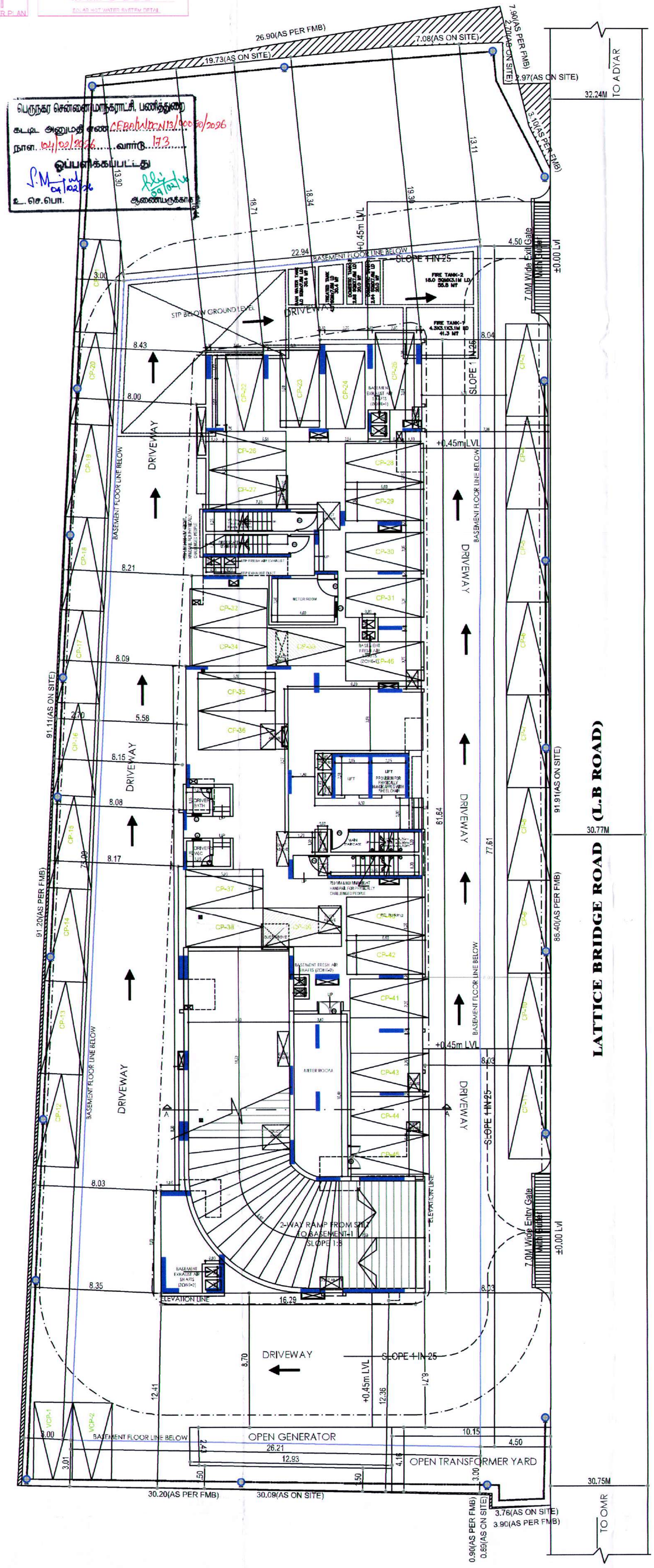
Verified RealEstate™
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Chennai 600 097, India

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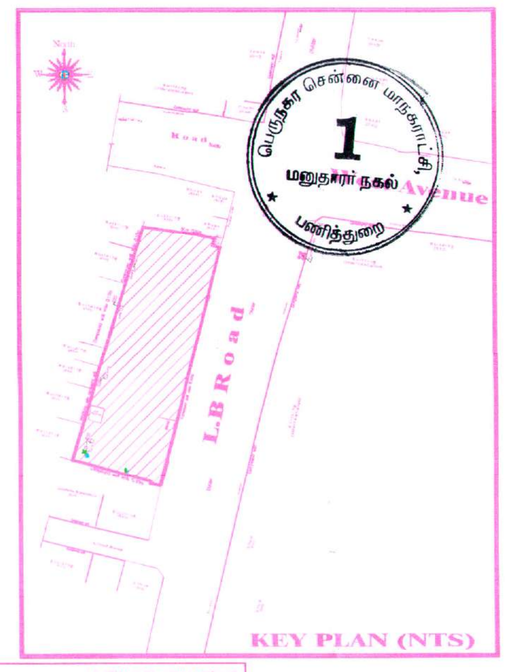
DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/HRB/3/01/0/2025
Dated 29/01/2026

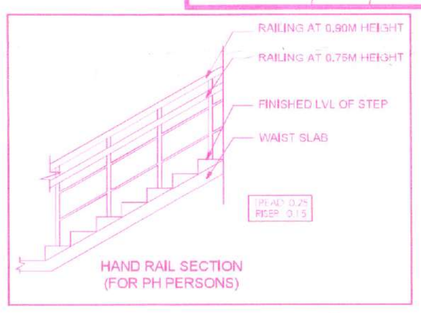


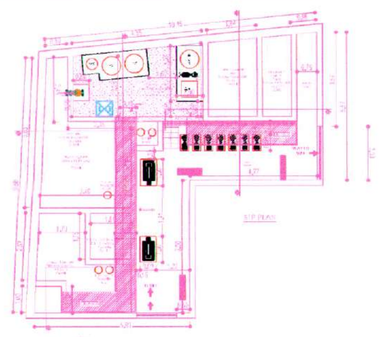


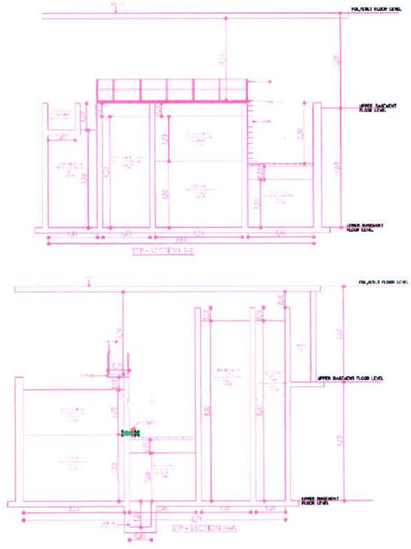
SITE CUM STILT FLOOR PLAN

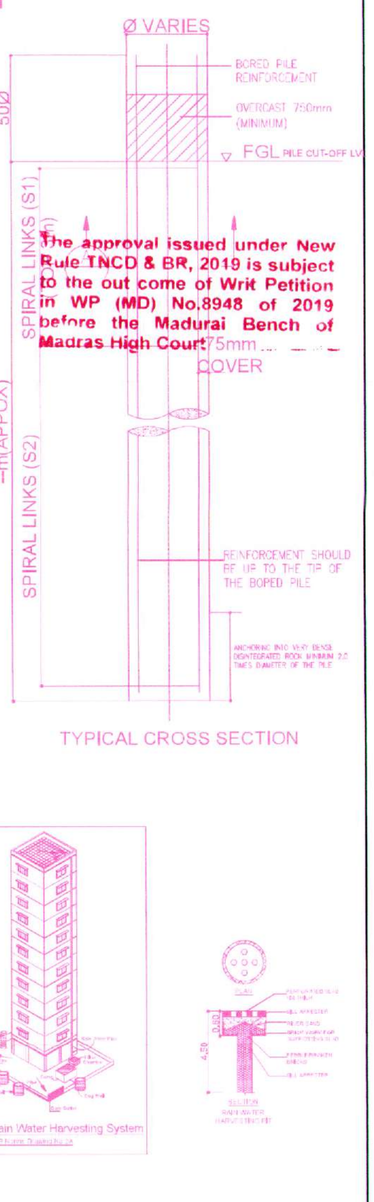


KEY PLAN (NTS)









The approval issued under New Rule INCD & 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.

SITE PLAN	SHEET NO. 1/4

SITE PLAN

Plan Showing the Proposed High Rise building consisting of Extended Double Basement Floor (Mechanical Parking) + Stilt floor (Lobby, Meter Room, Parking) + 1st floor (Association room, Gym, Shower & Change Room, Indoor Games & TT room, Residential) + 2nd floor to 11 floors of Residential building with 74 Dwelling Units at Door No.H46, H47, H48, H49, L.B. Road, Thiruvanmiyur, Chennai – 600041 comprised in Old S. No.40/1 (part), 40/2B(part) T.S. No.71, Block No.11 of Thiruvanmiyur Village within the limits of Greater Chennai Corporation.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3895.00
AREA AS PER DOCUMENT	2894.93
AREA CONSIDERED FOR FSI	2894.93
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	9396.22
FSI FACTOR	3.246
COVERAGE AREA (PERCENTAGE %)	854.75 (29.53%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	81	124
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: HRB

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT-02 FLOOR	0.00	0.00	0.00	0.00	0	0.00
BASEMENT-01 FLOOR	0.00	61.78	0.00	0.00	0	61.78
STILT FLOOR	0.00	56.16	0.00	0.00	0	56.16
FIRST FLOOR	0.00	851.84	0.00	0.00	4	851.84
SECOND FLOOR	0.00	842.68	0.00	0.00	7	842.68
THIRD FLOOR	0.00	842.64	0.00	0.00	7	842.64
FOURTH FLOOR	0.00	842.64	0.00	0.00	7	842.64
FIFTH FLOOR	0.00	842.64	0.00	0.00	7	842.64
SIXTH FLOOR	0.00	842.64	0.00	0.00	7	842.64
SEVENTH FLOOR	0.00	842.64	0.00	0.00	7	842.64
EIGHTH FLOOR	0.00	842.64	0.00	0.00	7	842.64
NINTH FLOOR	0.00	842.64	0.00	0.00	7	842.64
TENTH FLOOR	0.00	842.64	0.00	0.00	7	842.64
ELEVENTH FLOOR	0.00	842.64	0.00	0.00	7	842.64
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	9396.22	0.00	0.00	74	9396.22

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
HRB		0.00	9396.22	0.00	0.00	74	9396.22
Total		0.00	9396.22	0.00	0.00	74	9396.22

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 until allotting Formal is issued by the concerned Local Body.

KEY NO.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) Nos.8948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

Signature valid
Digitally Signed by C. SHARAD KEMBHAVI
Sign Date: 12/02/2026 5:38:03 PM

Applicants (Owner / Developer / Power of Attorney)

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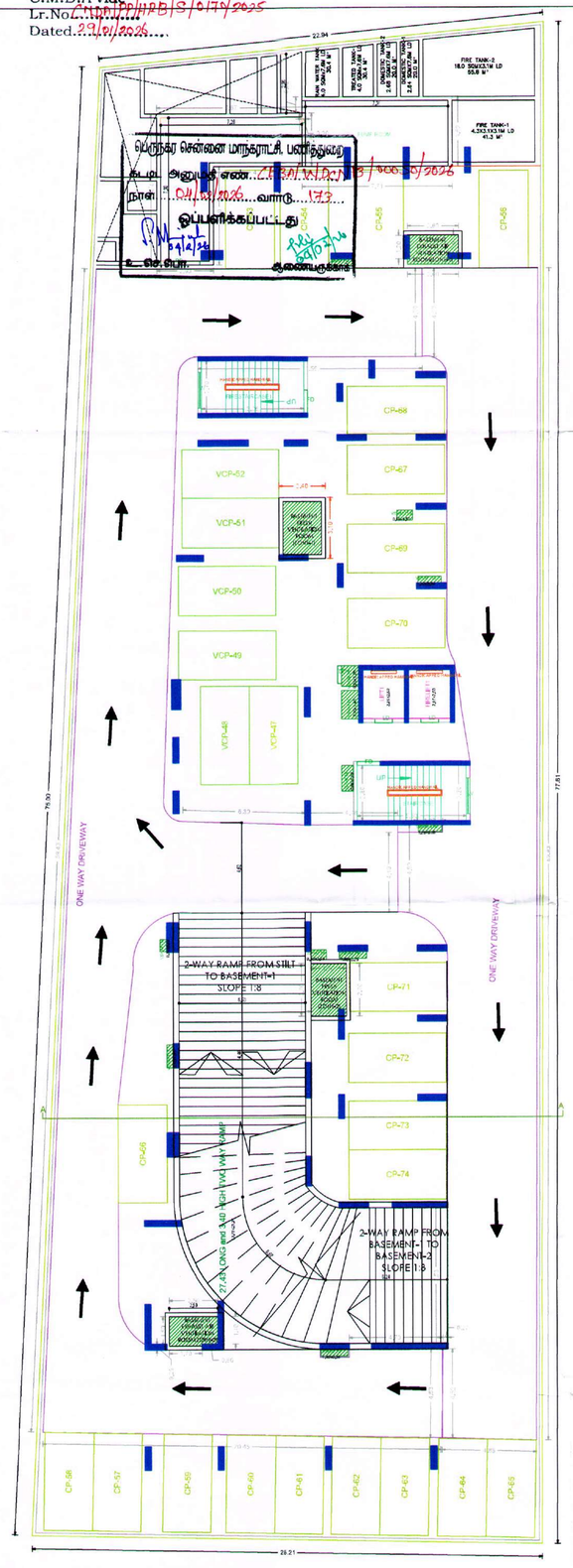
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C.M.D.A vide
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Dated.29/01/2026

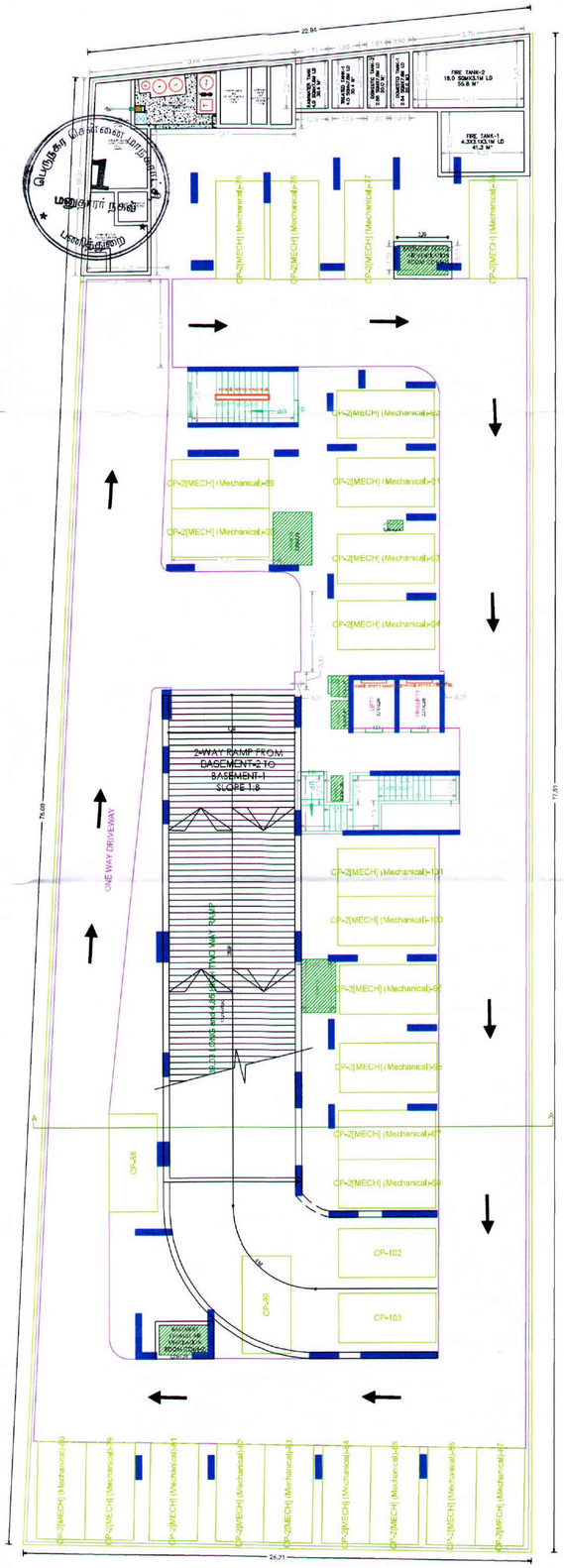
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

FLOOR NAME	SHEET NO. 2/4
FLOOR NAME	

Plan Showing the Proposed High Rise building consisting of Extended Double Basement Floor (Mechanical Parking) + Stilt floor (Lobby, Meter Room Parking) + 1st floor (Association room, Gym, Shower & Change Room, Indoor Games & TT room, Residential) + 2nd floor to 11 floors of Residential building with 74 Dwelling Units at Door No.H46, H47, H48, H49, L.B. Road, Thiruvanmiyur, Chennai – 600041 comprised in Old S. No.40/1 (part),40/2B(part) T.S. No./1, Block No.11 of Thiruvanmiyur Village within the limits of Greater Chennai Corporation.



BASEMENT-01 FLOOR PLAN



BASEMENT-02 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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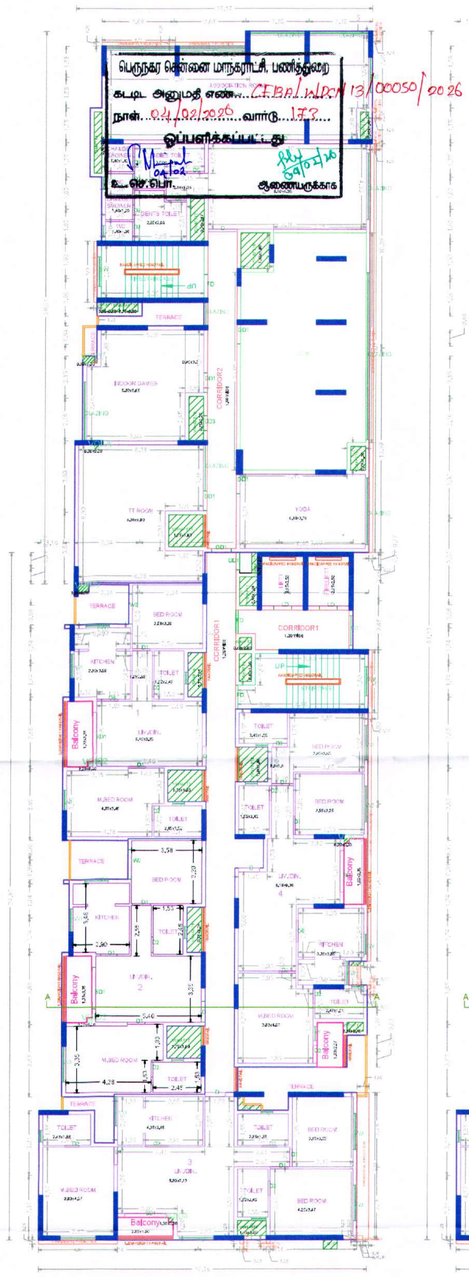
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FLOOR NAME	SHEET NO. 3/4

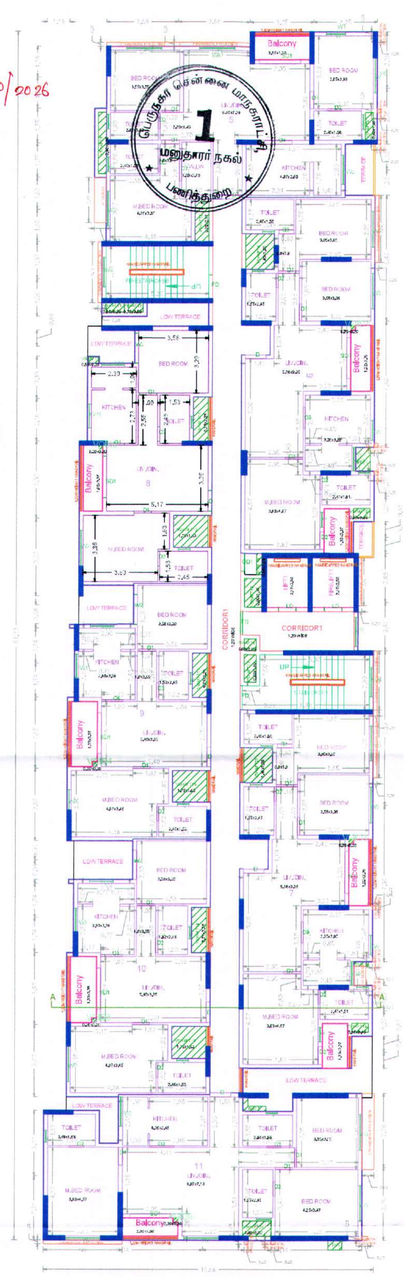
FLOOR NAME

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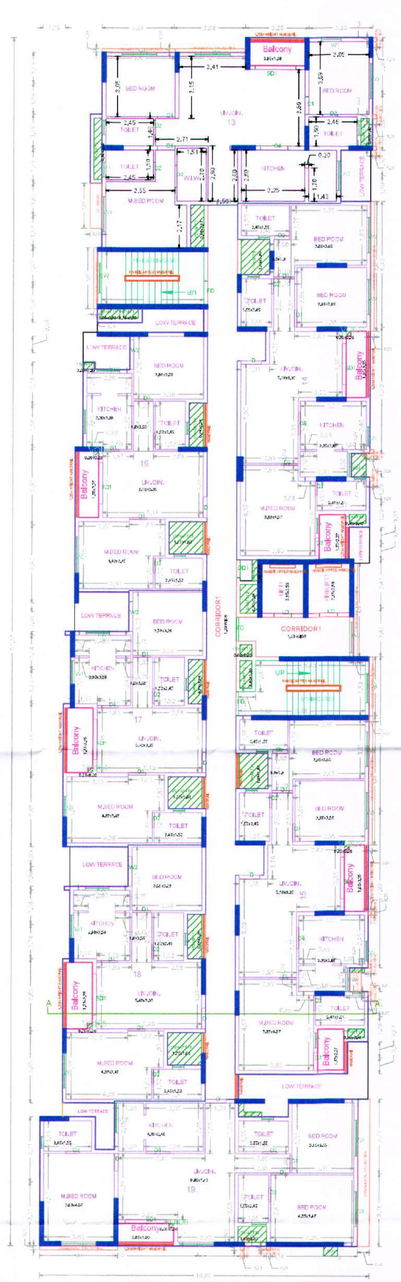
பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்... CMDA/HRB/13/00050/0026
நாள்..24/01/2026...வார்டு...173...
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக



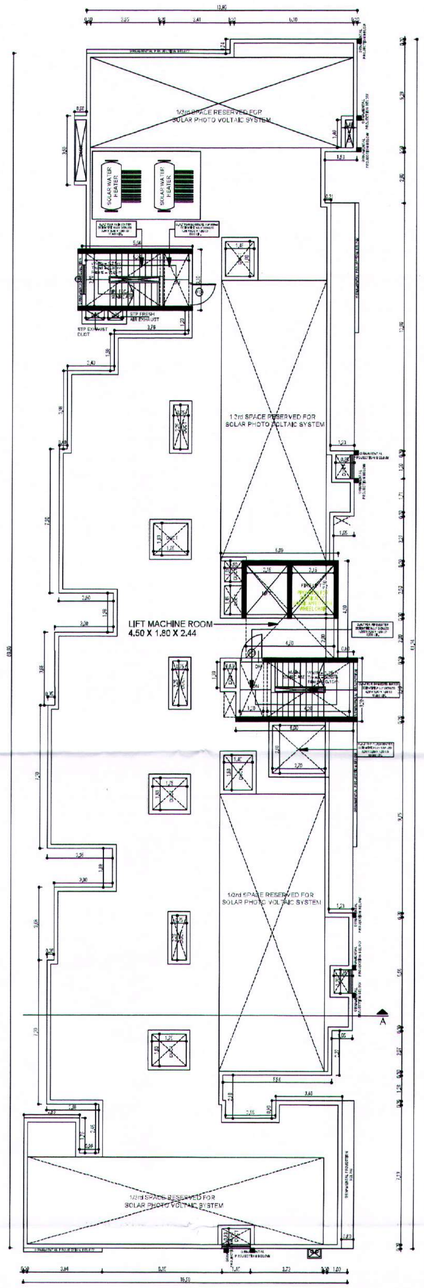
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL - 3- 11 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

KEY NO.

Applicants (Owner / Developer / Power of Attorney)

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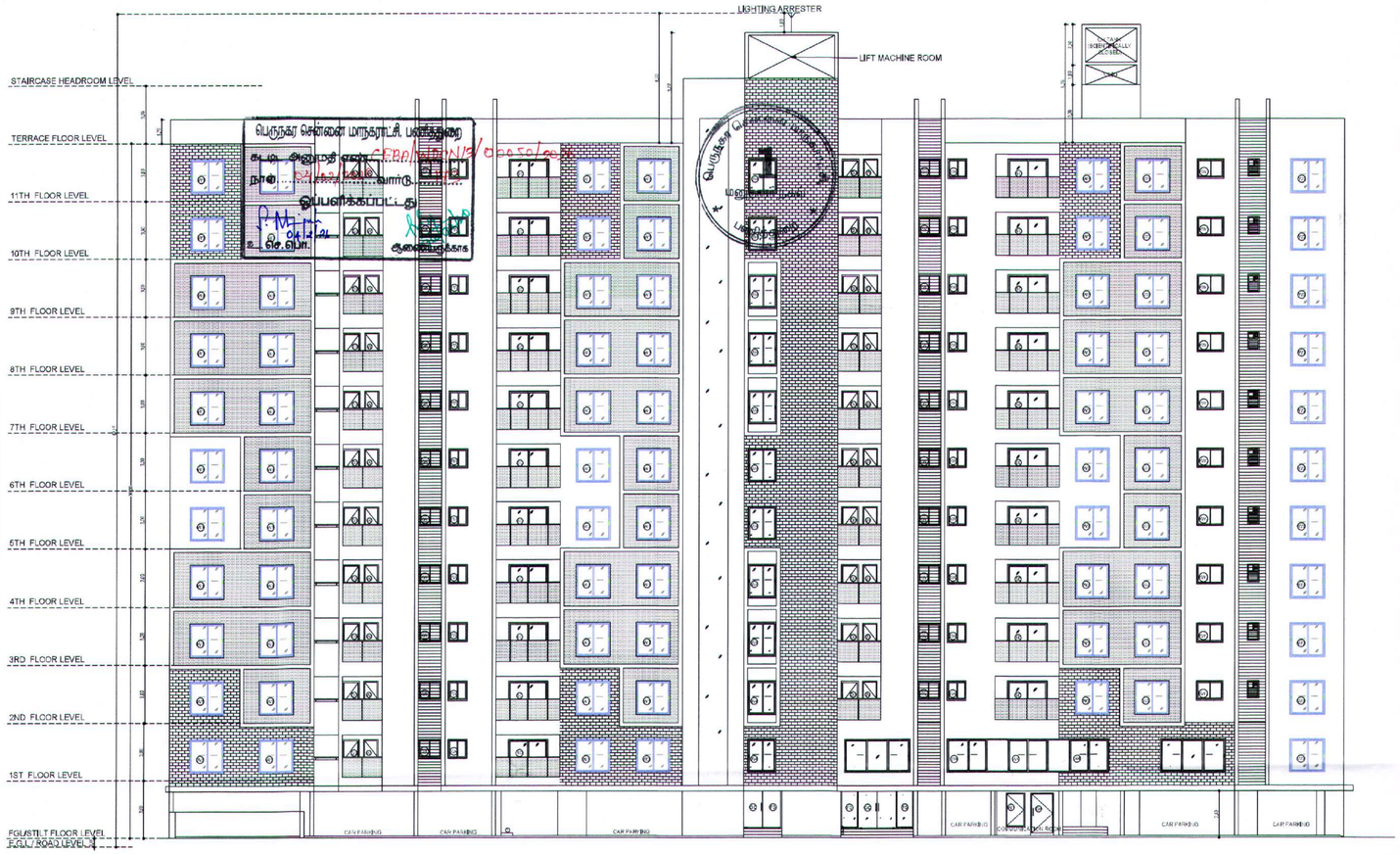
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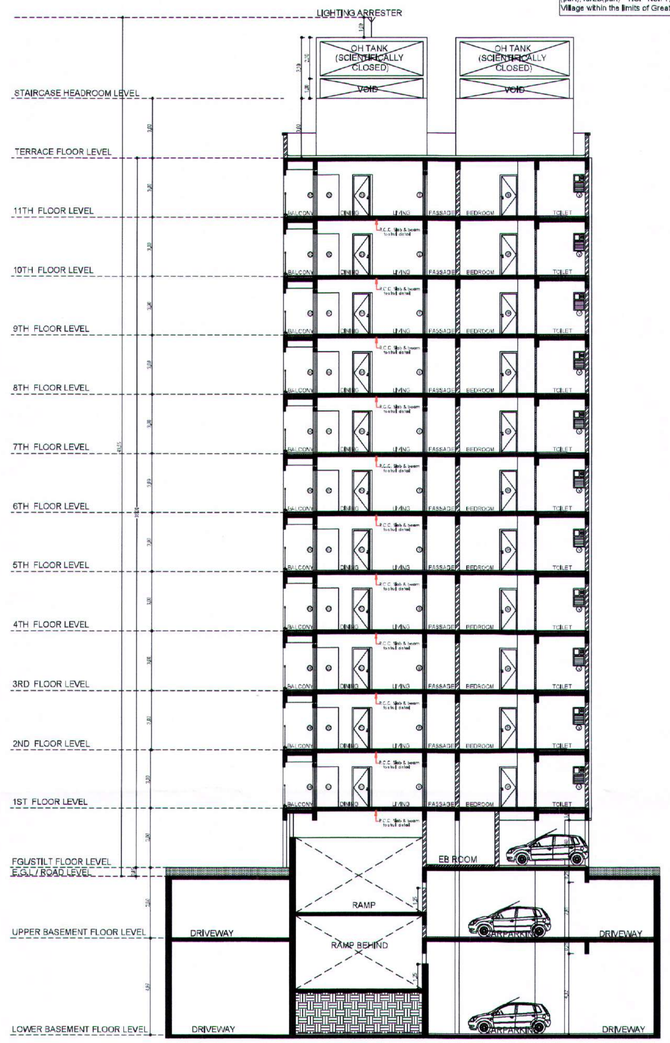
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FLOOR NAME	SHEET NO. 4/4
FLOOR NAME	

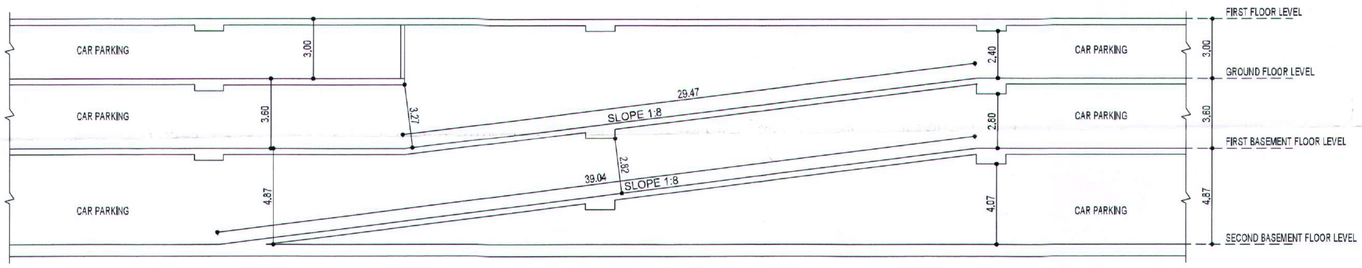
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EAST ELEVATION



SECTION - A



TYPICAL RAMP SECTION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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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.