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RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
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OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 1 / 3

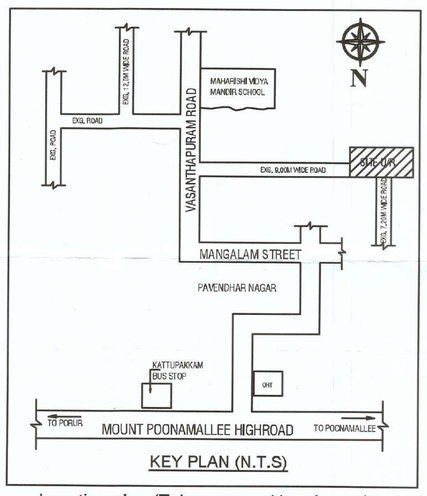
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT WITH 2 BLOCKS; BLOCK A: STILT FLOOR PART / GROUND FLOOR PART + 1ST FLOOR + 2ND FLOOR + 3RD FLOOR PART TO 5TH FLOOR PART RESIDENTIAL BUILDING WITH 50 DWELLING UNITS (KIDS PLAY AREA AT GROUND FLOOR, YOGA, MEDITATION & INDOOR GAMES AT 1ST FLOOR, GYM, ASSOCIATION ROOM AND CRECHE AT 2ND FLOOR WITH HEIGHT – 18.30M) AND BLOCK B: STILT FLOOR + 4 FLOORS + 5TH FLOOR PART RESIDENTIAL BUILDING WITH 60 DWELLING UNITS (HEIGHT - 18.30M) TOTALLY 110 DWELLING UNITS WITH AFFORDABLE HOUSING AT 9.0M WIDE APPROVED LAYOUT ROAD & 7.20M WIDE APPROVED LAYOUT ROAD, MANGADU, CHENNAI COMPRISED IN S.NO.482/6A2, 482/7A4A2 & 482/7B2 OF MANGADU-B VILLAGE, KUNRATHUR TALUK WITHIN THE LIMITS OF MANGADU MUNICIPALITY.

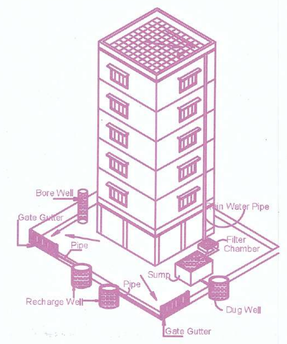
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	5061.00
AREA AS PER DOCUMENT	5062.17
AREA CONSIDERED FOR FSI	5061.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	182.73
OSR AREA	0.00
TOTAL FSI AREA	11499.26
FSI FACTOR	2.272
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

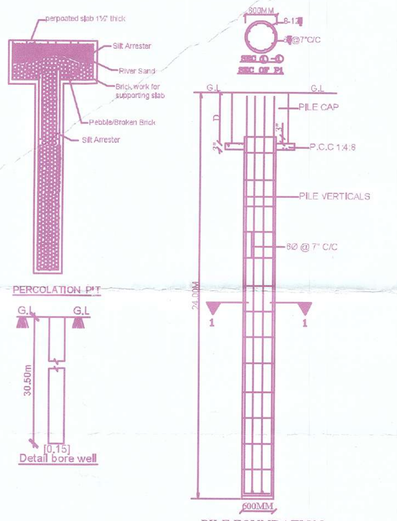
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	113	113
TWO WHEELER	17	35
CYCLE	-	0

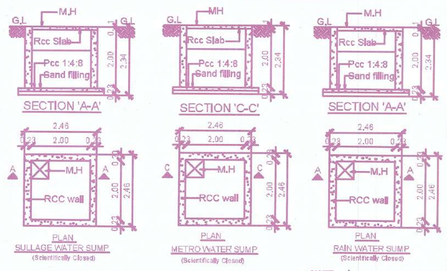


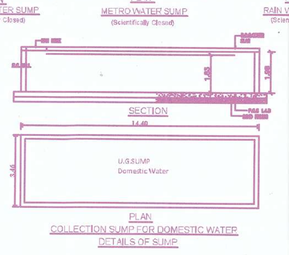
Location plan (Taken as per User Inputs)

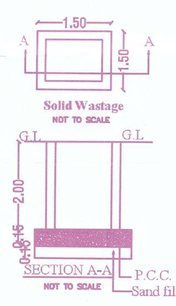


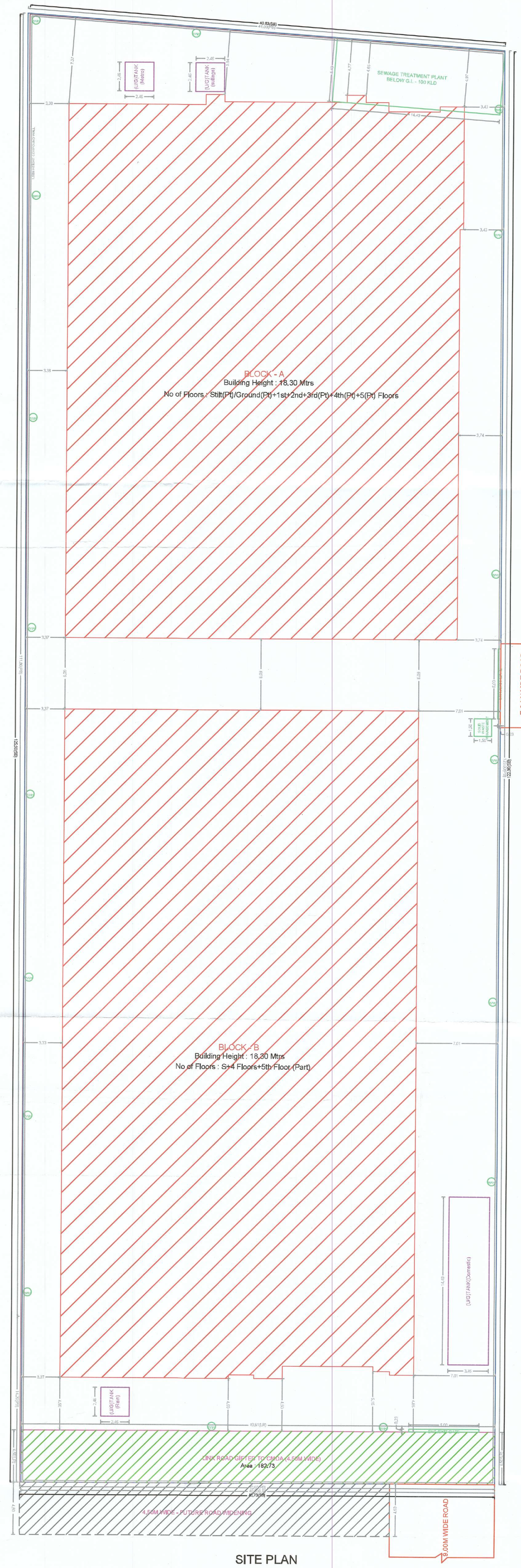
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



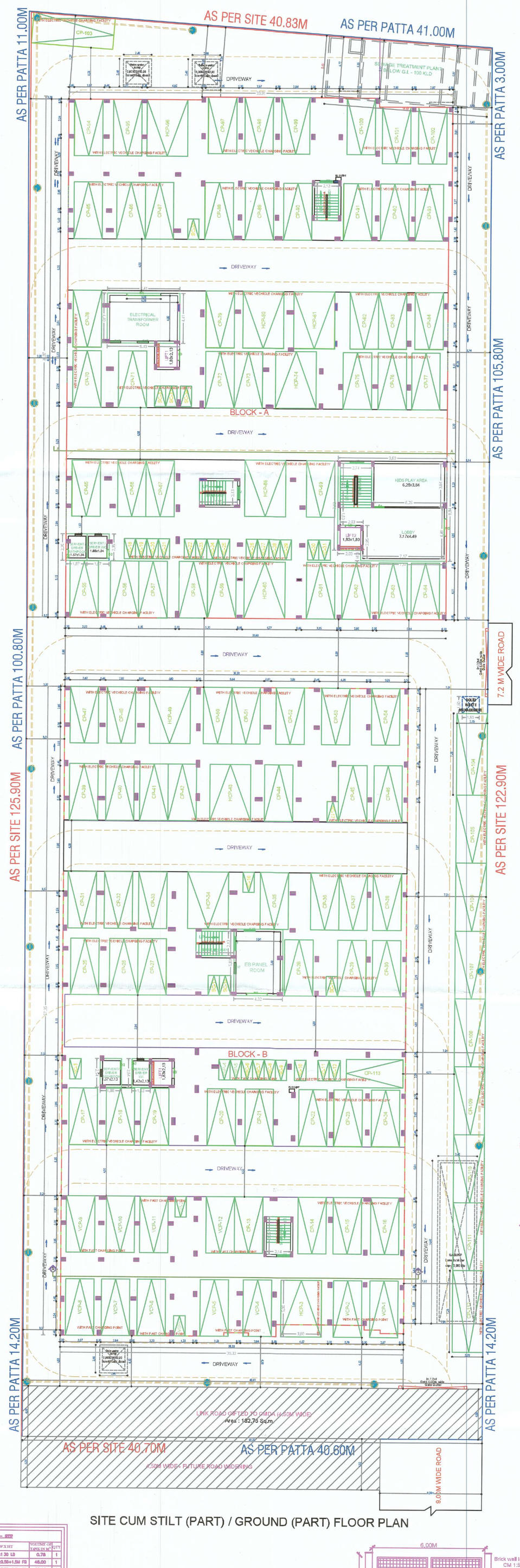




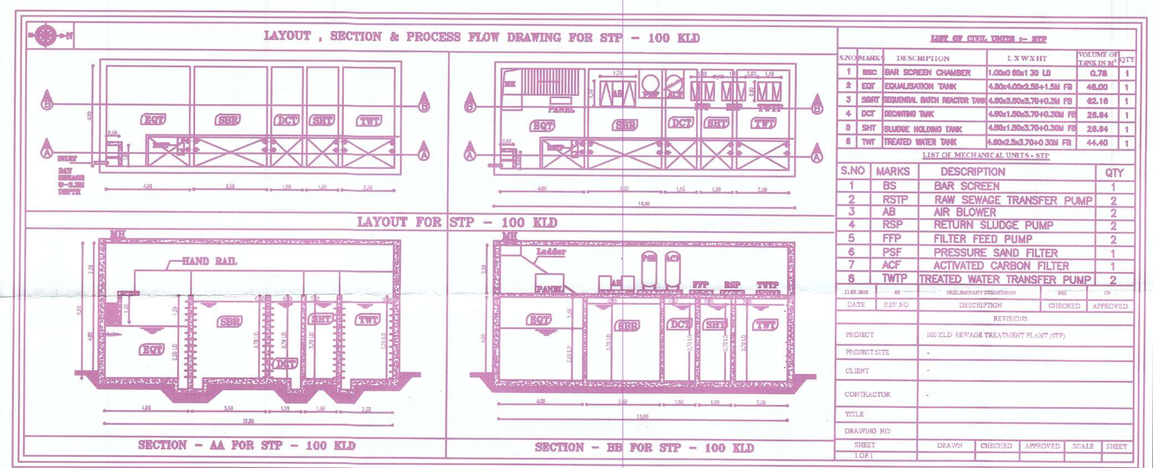




SITE PLAN



SITE CUM STILT (PART) / GROUND (PART) FLOOR PLAN



LIST OF CIVIL UNITS :- STP

S.NO	MARK	DESCRIPTION	L X W X HT	VOLUME OF TANK IN M³	QTY
1	BSC	BAR SCREEN CHAMBER	1.00x0.60x1.30 LD	0.78	1
2	EQT	EQUALISATION TANK	4.80x4.00x2.50+1.5M FB	48.00	1
3	SBRT	SEQUENTIAL BATCH REACTOR TANK	4.80x3.50x3.70+0.3M FB	62.16	1
4	DCT	DECANTING TANK	4.80x1.50x3.70+0.30M FB	26.64	1
5	SHT	SLUDGE HOLDING TANK	4.80x1.50x3.70+0.30M FB	26.64	1
6	TWT	TREATED WATER TANK	4.80x2.5x3.70+0.30M FB	44.40	1

LIST OF MECHANICAL UNITS - STP

S.NO	MARKS	DESCRIPTION	QTY
1	BS	BAR SCREEN	1
2	RSTP	RAW SEWAGE TRANSFER PUMP	2
3	AB	AIR BLOWER	2
4	RSP	RETURN SLUDGE PUMP	2
5	FFP	FILTER FEED PUMP	2
6	PSF	PRESSURE SAND FILTER	1
7	ACF	ACTIVATED CARBON FILTER	1
8	TWTP	TREATED WATER TRANSFER PUMP	2

DATE	REV.NO	DESCRIPTION	CHECKED	APPROVED
21.08.2020	00	PRELIMINARY SUBMISSION	PSF	VP

REVISIONS

PROJECT	100 KLD SEWAGE TREATMENT PLANT (STP)
PROJECT SITE	-
CLIENT	-
CONTRACTOR	-
TITLE	
DRAWING NO	
SHEET	DRAWN / CHECKED / APPROVED / SCALE / SHEET

BUILDING WISE FSI STATEMENT

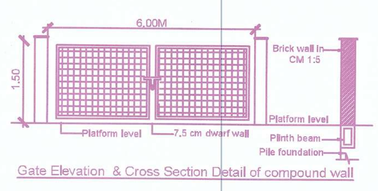
BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
BLOCK-1 (A)		0.00	5600.99	0.00	0.00	50	5600.99
BLOCK-1 (B)		0.00	5898.27	0.00	0.00	60	5898.27
Total		0.00	11499.26	0.00	0.00	110	11499.26

FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	111.22	0.00	0.00	0	111.22
FIRST FLOOR	0.00	1246.72	0.00	0.00	10	1246.72
SECOND FLOOR	0.00	1246.72	0.00	0.00	10	1246.72
THIRD FLOOR	0.00	1019.08	0.00	0.00	10	1019.08
FOURTH FLOOR	0.00	1019.08	0.00	0.00	10	1019.08
FIFTH FLOOR	0.00	958.17	0.00	0.00	10	958.17
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5600.99	0.00	0.00	50	5600.99

FLOOR WISE FSI STATEMENT: BLOCK (B)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	25.45	0.00	0.00	0	25.45
FIRST FLOOR	0.00	1191.30	0.00	0.00	12	1191.30
SECOND FLOOR	0.00	1191.30	0.00	0.00	12	1191.30
THIRD FLOOR	0.00	1191.30	0.00	0.00	12	1191.30
FOURTH FLOOR	0.00	1191.30	0.00	0.00	12	1191.30
FIFTH FLOOR	0.00	1107.52	0.00	0.00	12	1107.52
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5898.27	0.00	0.00	60	5898.27



Gate Elevation & Cross Section Detail of compound wall

Planning Permit No. CMDA/329/2026
APPROVED
Subject to the conditions in this Office
Lr. No. 329/2026
Dt. 13/05/2026
Commissioner
Mangadu Municipality
Mangadu, Chennai-122.
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER-SECRETARY, CMDA, CHENNAI-600 008.

க.ம. எண்.329/2026 மாங்காடு நகராட்சி
க.அ.எண்.கம1/26-27 மாங்காடு
நாள்.13/05/2026
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரை படங்கள் அங்கீகரிக்கப்படுகிறது.
(காலவரை 13/05/26 முதல் 13/05/31 வரை)
ஆணையாளர்
மாங்காடு நகராட்சி

This Planning Permission issued under Item No.TNCDBR_7519 is subject to final outcome of the W.P. (MD) No.8944 of 2015 and WMP (MD) Nos. 6812 & 6913 of 2015.

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

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

Applicants (Owner / Developer / Power of Attorney)

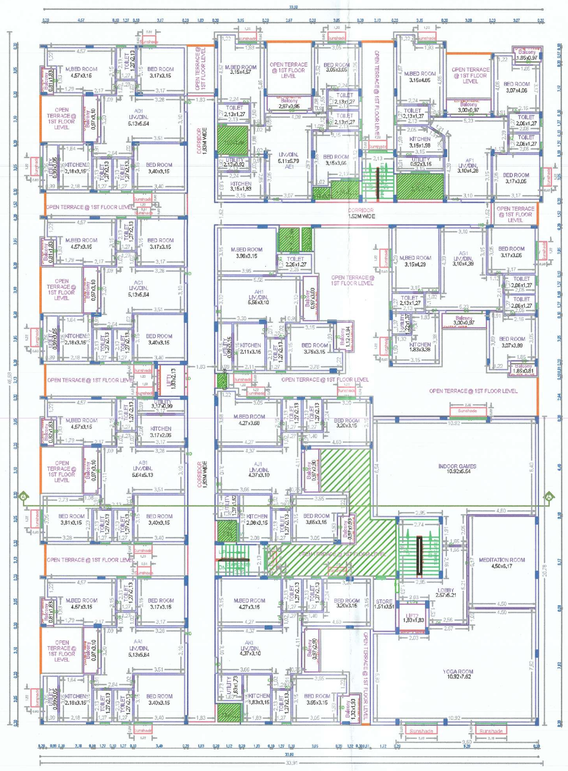
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FLOOR NAME	SHEET NO. 2 / 3

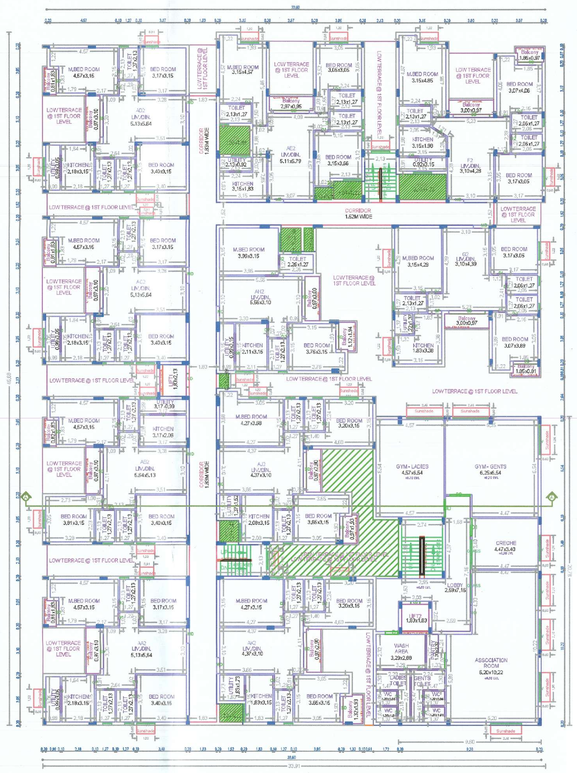
FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT WITH 2 BLOCKS; BLOCK A: STILT FLOOR PART / GROUND FLOOR PART + 1ST FLOOR + 2ND FLOOR + 3RD FLOOR PART TO 5TH FLOOR PART RESIDENTIAL BUILDING WITH 50 DWELLING UNITS (KIDS PLAY AREA AT GROUND FLOOR, YOGA, MEDITATION & INDOOR GAMES AT 1ST FLOOR, GYM, ASSOCIATION ROOM AND CRECHE AT 2ND FLOOR WITH HEIGHT – 18.30M) AND BLOCK B: STILT FLOOR + 4 FLOORS + 5TH FLOOR PART RESIDENTIAL BUILDING WITH 60 DWELLING UNITS (HEIGHT - 18.30M) TOTALLY 110 DWELLING UNITS WITH AFFORDABLE HOUSING AT 9.0M WIDE APPROVED LAYOUT ROAD & 7.20M WIDE APPROVED LAYOUT ROAD, MANGADU, CHENNAI COMPRISED IN S.NO.482/6A2, 482/7A4A2 & 482/7B2 OF MANGADU-B VILLAGE, KUNRATHUR TALUK WITHIN THE LIMITS OF MANGADU MUNICIPALITY.

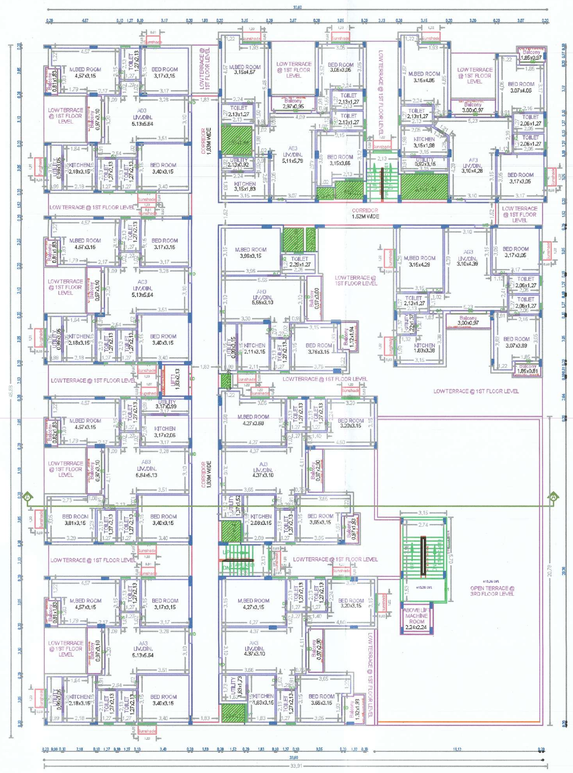
BLOCK - A



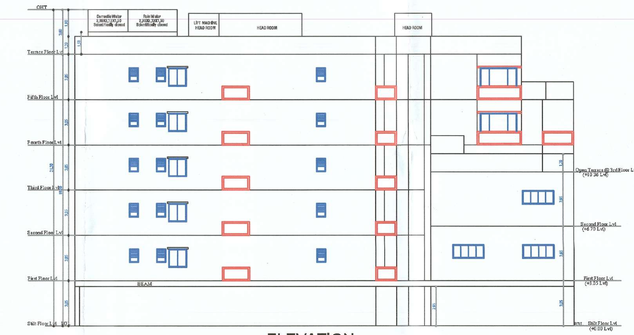
FIRST FLOOR PLAN



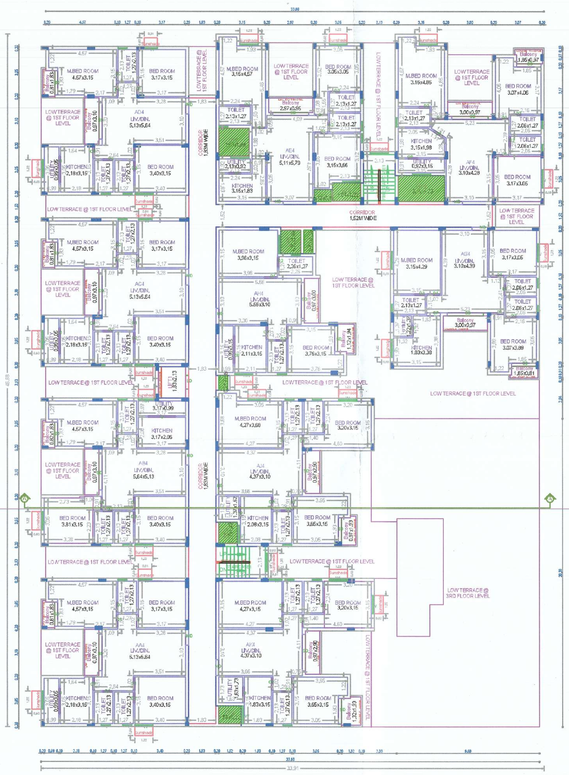
SECOND FLOOR PLAN



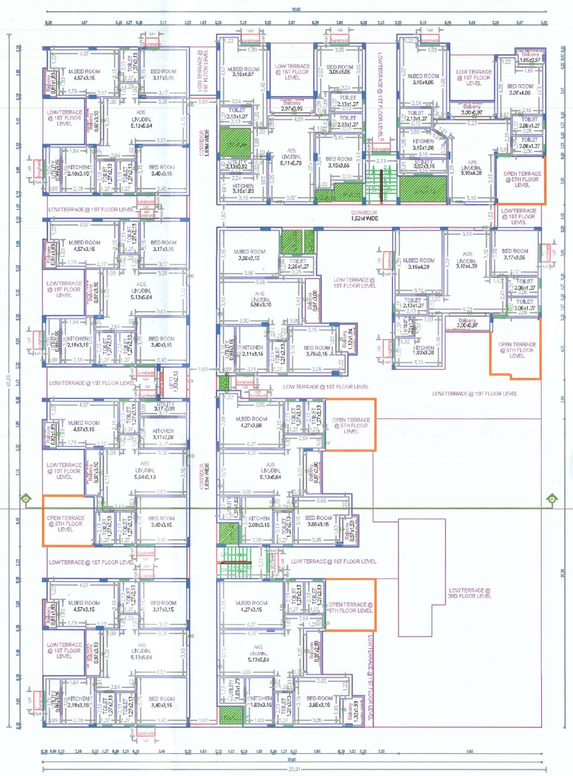
THIRD FLOOR PLAN (PART)



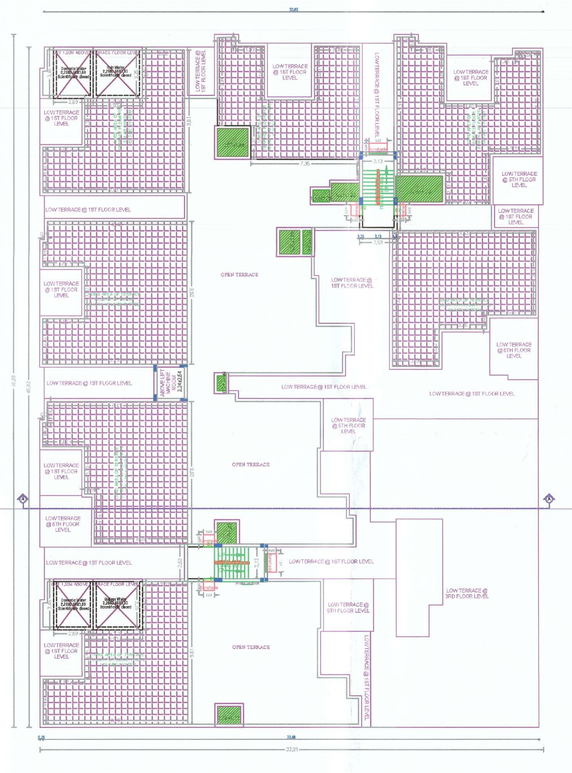
ELEVATION
BLOCK - A



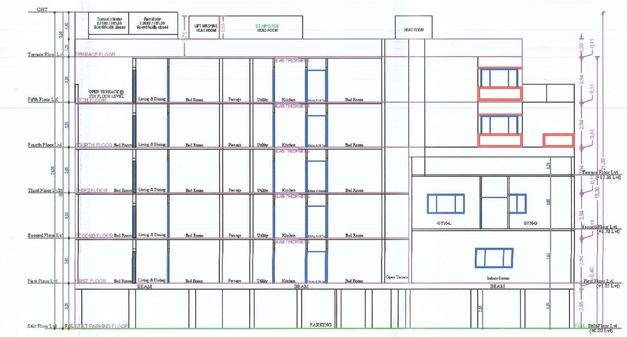
FOURTH FLOOR PLAN (PART)



FIFTH FLOOR PLAN (PART)



TERRACE FLOOR PLAN



SECTION ON A-A
BLOCK - A

BLOCK - A

Applicants (Owner / Developer / Power of Attorney)

Planning Permit No.: C/Perm./...../2026
APPROVED
Subject to the conditions in this Office
Lr. No. /2026.....
Dt.: 13.5.2026.....
Commissioner
Mangadu Municipality
Mangadu,Chennai-122.
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS GIVEN BY MEMBER-SECRETARY, CMDA, CHENNAI-600 008.

Rc.No. C/Perm./...../2026 dt. 13.5.2026

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P., (MD) No.6645 of 2019 and MP(MD) Nos. 1&2 & 5&12 of 2019.

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

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ISO_full_bleed_2AU_(1189.00_x_1682.00_MM)

FLOOR NAME	SHEET NO. 3 / 3

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT WITH 2 BLOCKS; BLOCK A: STILT FLOOR PART / GROUND FLOOR PART + 1ST FLOOR + 2ND FLOOR + 3RD FLOOR PART TO 5TH FLOOR PART RESIDENTIAL BUILDING WITH 59 DWELLING UNITS (KIDS PLAY AREA AT GROUND FLOOR, YOGA, MEDITATION & INDOOR GAMES AT 1ST FLOOR, GYM, ASSOCIATION ROOM AND CRECHE AT 2ND FLOOR WITH HEIGHT – 18.30M) AND BLOCK B: STILT FLOOR + 4 FLOORS + 5TH FLOOR PART RESIDENTIAL BUILDING WITH 60 DWELLING UNITS (HEIGHT - 18.30M) TOTALLY 110 DWELLING UNITS WITH AFFORDABLE HOUSING AT 9.0M WIDE APPROVED LAYOUT ROAD & 7.20M WIDE APPROVED LAYOUT ROAD, MANGADU, CHENNAI COMPRISED IN S.NO.482/6A2, 482/7AA2 & 482/7B2 OF MANGADU-B VILLAGE, KUNRATHUR TALUK WITHIN THE LIMITS OF MANGADU MUNICIPALITY.

BLOCK - B



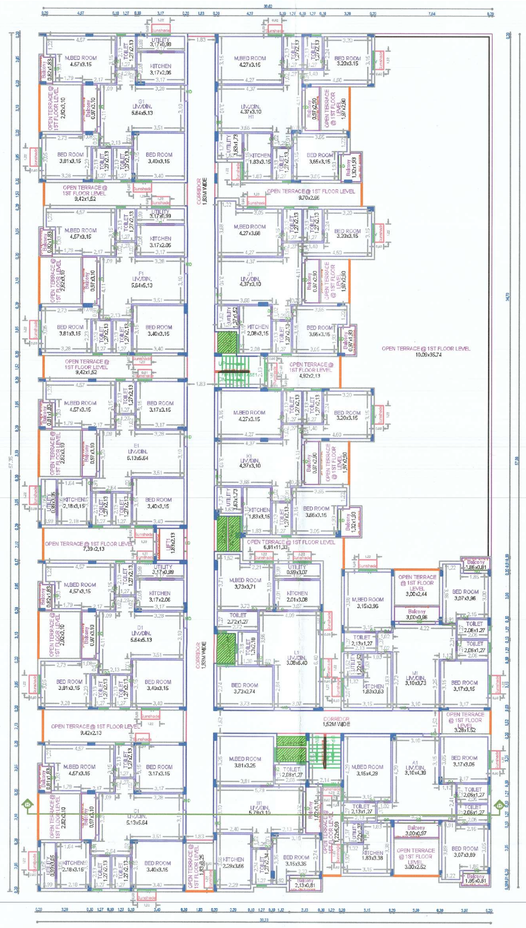
ELEVATION

BLOCK - B

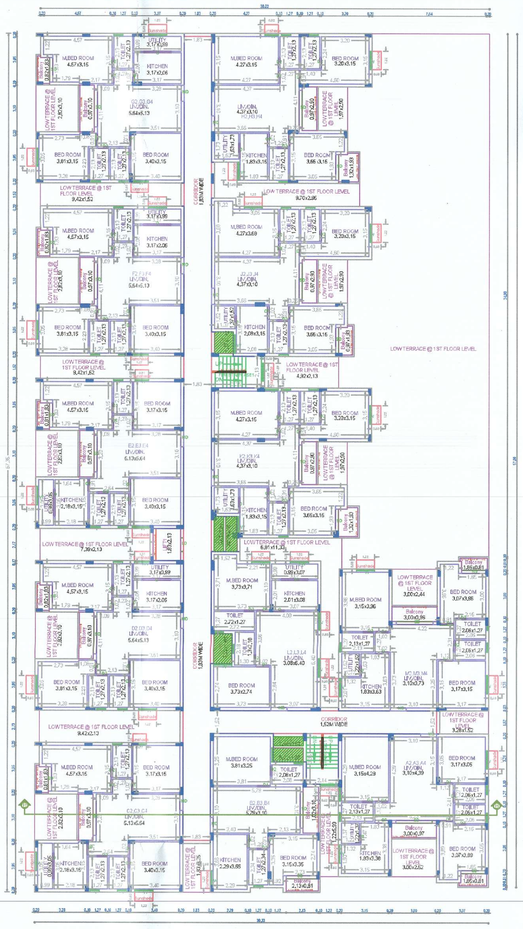


SECTION ON B-B

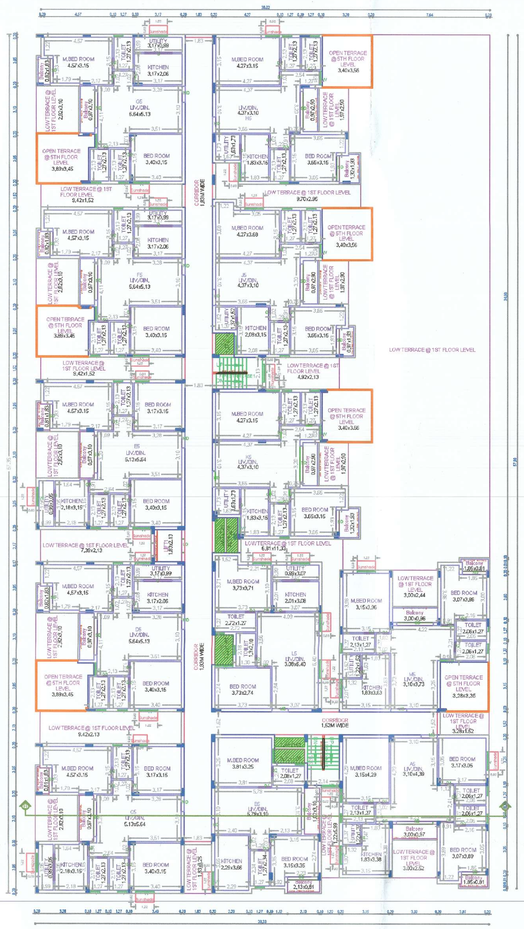
BLOCK - B



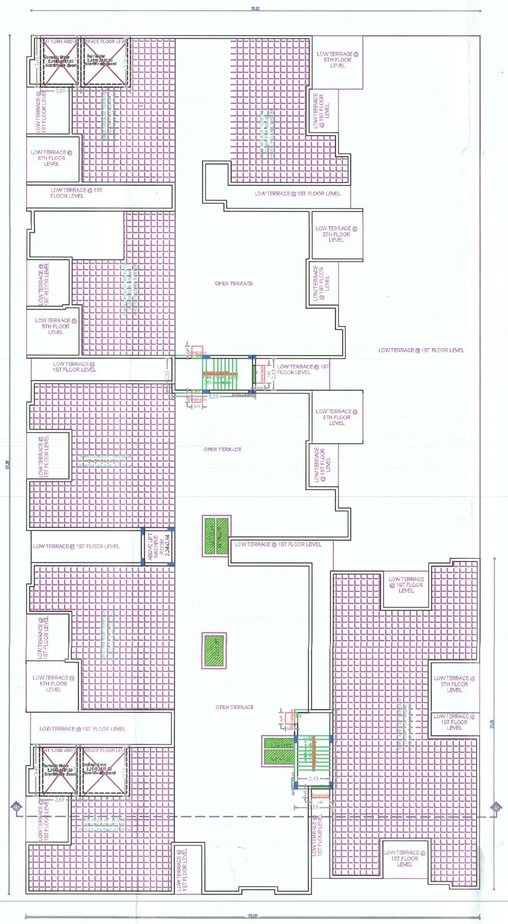
FIRST FLOOR PLAN



TYPICAL - 2, 3 & 4 FLOOR PLAN



FIFTH FLOOR PLAN (PART)



TERRACE FLOOR PLAN

BLOCK - B

Planning Permit No. 241/2026 dt. 12/5/2026
APPROVED
Subject to the conditions in this Office
Lr. No. 278/2026
Dt. 12/5/2026
Commissioner
Mangadu Municipality
Mangadu,Chennai-122.
THIS PLANNING PERMISSION ISSUED AS PER DELEGATION OF POWERS OWNER'S MEMBER SECRETARY, CMDA, CHENNAI-600 008.

ந.க.எண். 278/2026 மங்காடு நகராட்சி
அலுவலகம்
நாள். 12/5/2026
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வறைக நகரமைப்பு பேரா நிபந்தனைகளுக்குட்பட்டு வரை படிகள் அங்கீகரிக்கப்படுகிறது.
(காலவரை 12/5/2026 முதல் 12/5/2031 வரை)
ஆணையாளர்
மாங்காடு நகராட்சி

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under Rule 9(a)/ 9(b) of TNCDBR, 2019 is subject to the conditions of the PCP, Vide PCP No. CMDA/PCP/MP/2026/PMP (WD) Dtd. 06.2.26 ET 27.28/5.

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

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

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

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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

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