Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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DIGITALLY VERIFIED RECORD

Applicant's copy

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Canara Bank ....Parktown..... Branch. Date : 10/02/26

For the Credit of **MEMBER SECRETARY, CMDA** A/c No. **0976201031966**

Chennai Corporation - Zone No. ....Zone-03....

Applicant Name & Address M/s. United Pharma India Pvt. Ltd. Rep. by its Managing Director Mr. Hemant Kumar Pardia

Mobile No. No: 98, Harrington Apartments, Harrington Road,

Ref. No./PPA No. ....Chetpet, Chennai - 600031....

Site Address SD/WD CMDA/010333/2023 (8058343335)

Sur: 849/1, Cuvi Road Madhavaram, Chennai

Remittance Particulars	Amount (₹)	
Development Charges	61000/-	-
Regularisation Charges	1210000/-	-
Layout / Scrutiny Charges		-
Open Space Reservation Charges	29680000/-	-
Infrastructure & Amenities Charges		-
Penal Interest		-
Others		-
Total Amount	30951000/-	-

Amount (in words) : ₹. ...Three Crore Nine Lakh Fifty One thousand only -

10/2/26

Official of Corporation of Chennai

Signature of Applicant

Bank Official

FEB 2026

Greater Chennai Corporation

Building Plan Approval - Fees collection Receipt

Receipt No:	**2025-26/HQ/1974553**	**Receipt Date:**	**11-02-2026**
Name:	UNITED PHARMA INDIA PVT LTD		
Address:	NO.75, HARRINGTON ROAD, HARRINGTON APTS, CHETPET, CHENNAI-600 031		
Payment Details:	Description:	Fee Collection : Plan Submission Number -SD/WDCN03/01033/2023	
	Paid By:	UNITED PHARMA INDIA PVT LTD	

Description Head of A/C	Amount (in Rupees)
Scrutiny Fees Collection	20000.00
Tentative improvement charges Collection	1231000.00
Total:	**12,51,000.00**

Amount (in words): Rupees Twelve Lakhs Fifty One Thousands Only

Amount collected via ECS Payment from ECS/NEFT/RTGS with Transaction number : 519418, Transaction Date : 09-02-2026

This is the Computer Generated Receipt Signature and Seal is not required

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

திட்ட அனுமதி

Planning Permission

(1971 ஆம் ஆண்டின் நகர் மற்றும் ஊரமைப்புச் சட்டம் 49வது பிரிவின் படி)
(Sec 49 of T & C.P Act 1971)

திட்ட அனுமதி எண்(Planning Permit No)		SD/WDCN03/01033/2023	
மண்டலம்/ Zone	கோட்டம்/ Ward	அனுமதி நாள்/ Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N03	N028	11/02/2026	13/12/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.UNITED PHARMA INDIA PRIVATE LIMITED REPRESENTED BY ITS MANAGING DIRECTOR MR.HEMANT KUMAR PANDIA-NO.75, HARRINGTON ROAD, HARRINGTON APTS, CHETPET, CHENNAI-600 031	
மேம்பாட்டு தன்மை / Service Type		Layout of Land - layout approval	
மனை அமைவிடம் / Plot address		Block No:49, WARD-C,Plot No:-, Survey No:849/1, T.S.NO.11, KANNABIRAN KOVIL STREET 1ST STREET,KANNABIRAN KOVIL STREET(N028),MADHAVARAM,Madhavaram,	
CMDA Development Charges		61000	
Open space reservation charges		29680000	
Regularisation Charges - Land		1210000	
மொத்தக் கட்டணம்/Total (In Rs.)		30951000	

Amount (in words): Rupees Three Crore Nine Lakh Fifty One Thousands Only

C.M.D.A. DD Details : DD Number: 227872 Amount: 30951000 Rs. Date:09/02/2026 Bank:TAMILNAD MERCANTILE BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

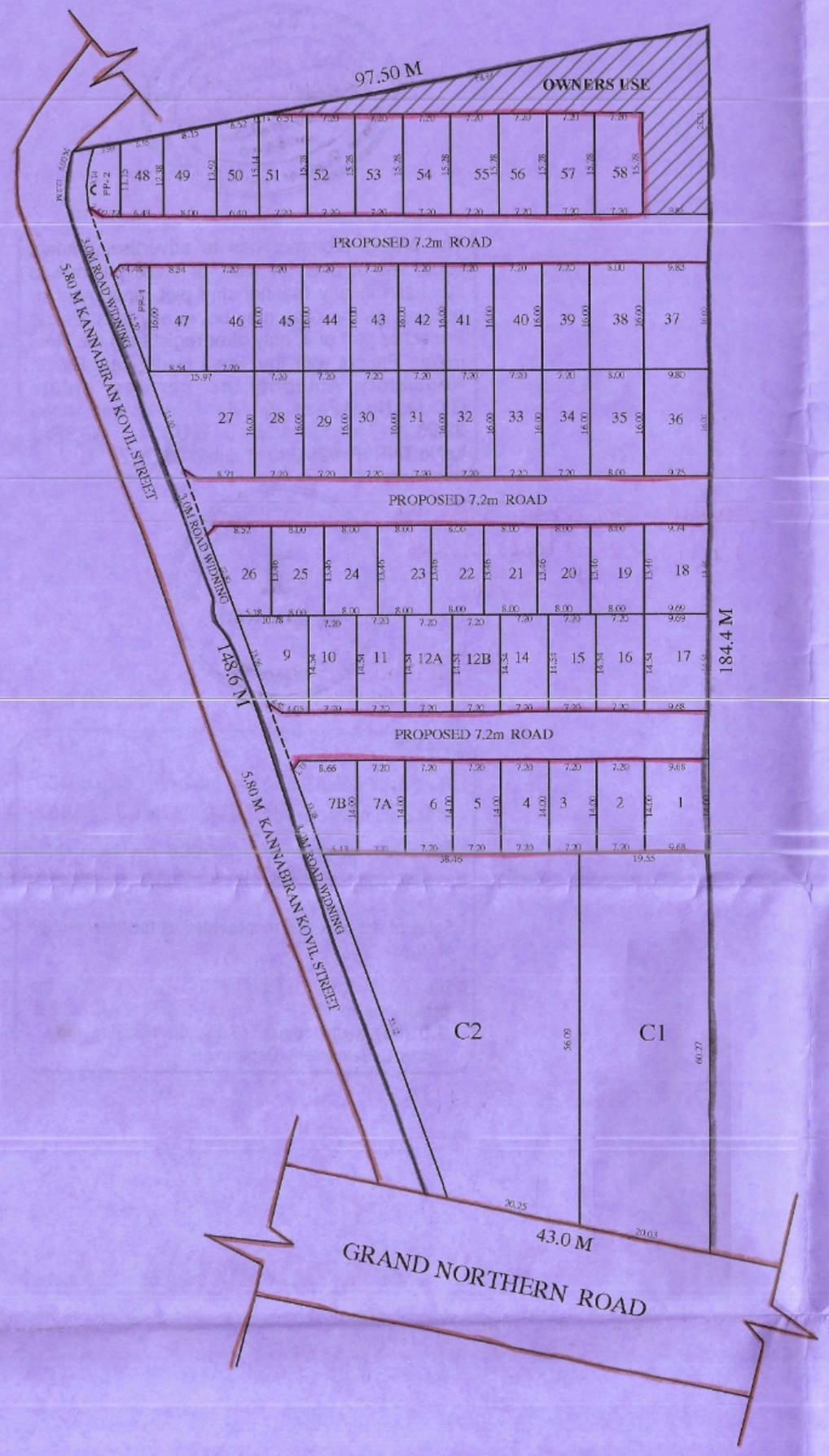
Layout of Land - layout approvalSubject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

11/2/26

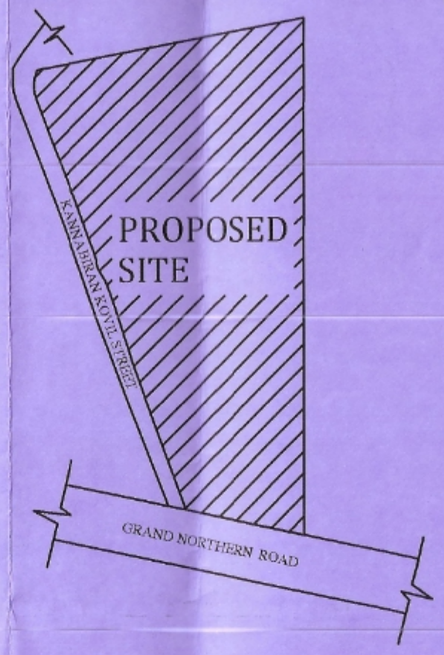
Assistant Executive Engineer (T.P.)

11/02/26

Executive Engineer (T.P.)



KEY PLAN (N.T.S)



PARTICULARS	AREA in sq.m
SITE AREA	12100.00
ROAD AREA	1681.30
ROAD WIDENING	475.64
PP1(CCC)	44.58
PP2(TNEB)	49.42
OWNERS USE	580.05
PLOTTABLE AREA	9269.01

PLOT NO	AREA in SQ.M	PLOT NO	AREA in SQ.M	PLOT NO	AREA in SQ.M
1	135.57	21	107.68	41	115.20
2	100.80	22	107.68	42	115.20
3	100.80	23	107.68	43	115.20
4	100.80	24	107.68	44	115.20
5	100.80	25	107.68	45	115.20
6	100.80	26	101.26	46	115.20
7A	100.80	27	208.40	47	136.64
7B	105.97	28	115.20	48	75.70
9	117.74	29	115.20	49	105.20
10	104.68	30	115.20	50	93.00
11	104.68	31	115.20	51	109.95
12A	104.68	32	115.20	52	110.02
12B	104.68	33	115.20	53	110.02
14	104.68	34	115.20	54	110.02
15	104.68	35	128.00	55	110.02
16	104.68	36	156.32	56	110.02
17	140.88	37	157.08	57	110.02
18	130.73	38	128.00	58	110.02
19	107.68	39	115.20	C1	1137.58
20	107.68	40	115.20	C2	1511.53
				TOTAL	9269.01

SKETCH SHOWING THE PROPOSED LAYOUT OF HOUSE SITE AT OLD SURVEY NUMBER :849/1, T. S NO :11, WARD:C, BLOCK NO :49 OF MADHAVARAM VILLAGE , MADHAVARAM TALUK, CHENNAI DISTRICT

GREATER CHENNAI CORPORATION.

DIVISION - 28 ZONE - III

NOTE : THE ROAD AND THE PUBLIC PURPOSE PLOT AREA HAS BEEN GIFTED TO GREATER CHENNAI CORPORATION VIDE GIFTED DOC. 84 / 2026 DATED 22/12/2023

COLOUR INDEX

BOUNDARY

PROPOSED

ROAD

OWNER:

For UNITED PHARMA (INDIA) PRIVATE LIMITED

Authorised Signatory

REGISTERED ARCHITECT

Ar. BHAKYASRI. S
Registered Architect RA002852021
Greater Chennai Corporation
B1, Anna University Staff Quarters, South Gate,
Gandhi Mandapam Road, Kottur, Chennai-600 025.
Mobile: 9042911631

பெருநகர சென்னை மாநகராட்சி, பணித்துறை

திட்ட அனுமதி எண் SD/WDC/N03/0033/2023
(மனைப்பிரிவு)

நாள் 11/02/2026 வார்டு 028

ஒப்பளிக்கப்பட்டது

11/02/26
உ.செ.பொ.

11/02/26
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி
நாள் 13/12/2023
N03/0033/2023
பெ.சே.மா.தி.ஆ.வி
பணித்துறை
சென்னை பெருநகர வளர்ச்சி குழுமம்

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Layout Approved vide No
LA/WDC/N03/00002/2026
Dt: 11/02/2026

11/02/26
AEE

11/02/26
for Commissioner

பெருநகர சென்னை மாநகராட்சி
1
மதுசரர் நகர்
பணித்துறை

NOTE:

1 The Road Portion Earmarked has been Gifted to GCC vide Document No: 84/2026 dated 07.01.2026

2 The public purpose Land for GCC has been Gifted vide Document No. 84/2026 dated 07.01.2026

3 Splay of 1.5 m x 1.5 m provided at the intersection of Road.

4 The Road Gifted Shall be Takeover as per the provisions in the G.O. No.151, dated 09.12.2020 & G.O. (Ms). No.141 dated 16.07.2022 Housing and Urban Development Department.

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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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.