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RE REGULATORY RECORD

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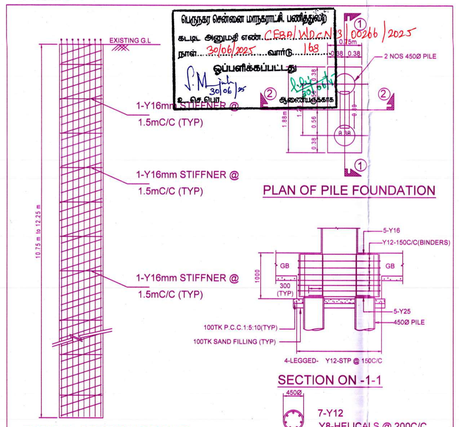
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Chennai 600 097, India

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+91 9996 12 9996
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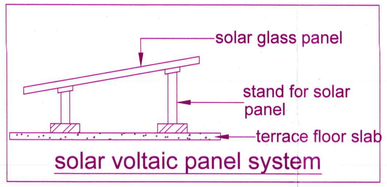
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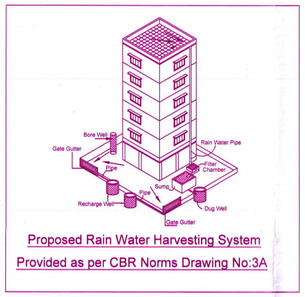
P.P.A approved by
C.M.D.A vide
Lr.No.:CMDA/NHRB/3/0829/2024
Dated...8/04/2025

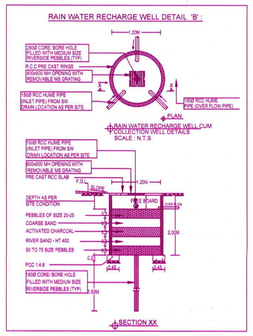
The approval Issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Maduras High Court.

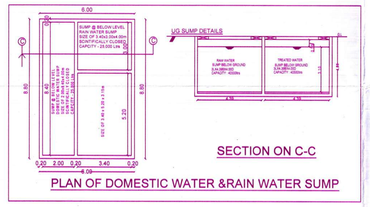


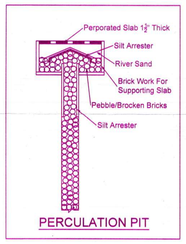


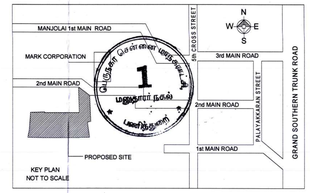












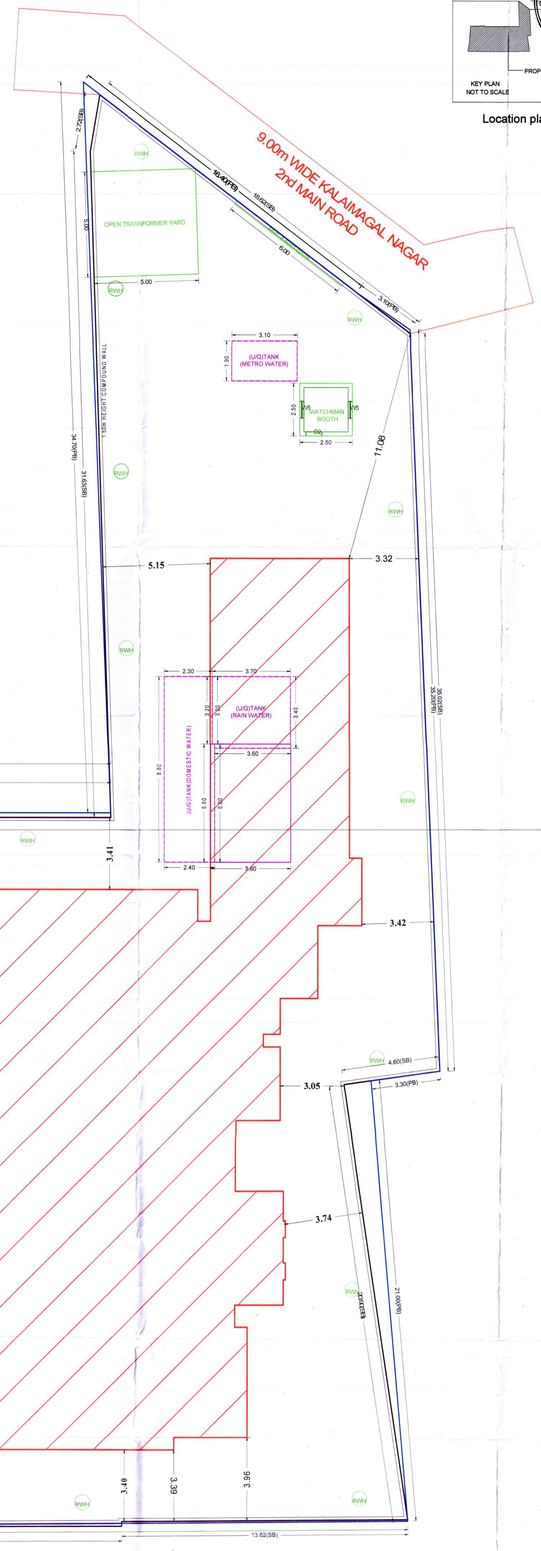
FLOOR NAME	SHEET NO. 1 / 6
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 45 DWELLING UNITS (STILT FLOOR (PARKING) + 1ST FLOOR + 2ND FLOOR +3 RD FLOOR PART+ 4TH FLOOR PART + 5TH FLOOR PART (YOGA ROOM AT 1ST FLOOR PART & GYM AT 2ND FLOOR PART) (HEIGHT -18.30M), AVAILING PREMIUM FSI AT KALAIMAGAL NAGAR, 2ND MAIN ROAD, EKKADUTHANGAL, CHENNAI – 600032, COMPRISED IN OLD S.NO. 21 PART, T.S.NO. 42/13, BLOCK NO 1 OF EKKADUTHANGAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3199.50
AREA AS PER DOCUMENT	3197.02
AREA CONSIDERED FOR FSI	3197.02
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	8308.99
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	72	72
TWO WHEELER	0	0
CYCLE	-	0



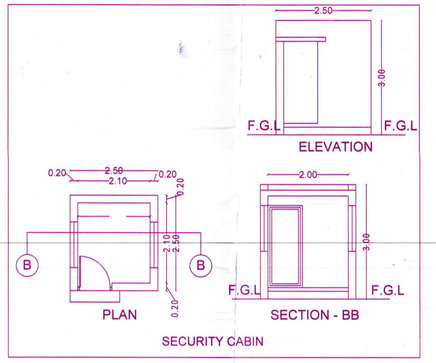
SITE PLAN

FLOOR WISE FSI STATEMENT: A (EKKADUTHANGAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	93.77	0.00	0.00	0	93.77
FIRST FLOOR	0.00	1712.84	0.00	0.00	9	1712.84
SECOND FLOOR	0.00	1710.69	0.00	0.00	9	1710.69
THIRD FLOOR	0.00	1597.23	0.00	0.00	9	1597.23
FOURTH FLOOR	0.00	1597.23	0.00	0.00	9	1597.23
FIFTH FLOOR	0.00	1597.23	0.00	0.00	9	1597.23
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	8308.99	0.00	0.00	45	8308.99

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (EKKADU...)		0.00	8308.99	0.00	0.00	45	8308.99
Total		0.00	8308.99	0.00	0.00	45	8308.99



APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Validity unknownSignature 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 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. 6912 & 6913 of 2019.

Validity unknownSignature valid
Digitally Signed by
Architect: JEYA V GANDHAN
Sign Date: 02/27/2025 12:25:26 PM

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/NHRB/3/0829/2024
Date:...12.09.2025

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 / 6
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 45 DWELLING UNITS (STILT FLOOR (PARKING) + 1ST FLOOR + 2ND FLOOR +3 RD FLOOR PART+ 4TH FLOOR PART + 5TH FLOOR PART (YOGA ROOM AT 1ST FLOOR PART & GYM AT 2ND FLOOR PART) (HEIGHT -18.30M), AVAILING PREMIUM FSI AT KALAIMAGAL NAGAR, 2ND MAIN ROAD, EKKADUTHANGAL, CHENNAI – 600032, COMPRISED IN OLD S.NO. 21 PART, T.S.NO. 42/13, BLOCK NO 1 OF EKKADUTHANGAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

9.00m WIDE KALAIMAGAL NAGAR
2nd MAIN ROAD
9.00m
9.00m

18.62m AS ON SITE
2.72m AS ON SITE
16.40m AS PER FMB
3.10m AS PER FMB
1.5m WIDE ENTRY WITH SWING GATE
1.5m WIDE EXIT WITH SWING GATE

34.70m AS PER FMB
31.63m AS ON SITE
35.20m AS PER FMB
35.02m AS ON SITE

3.00m WIDE ONE WAY DRIVEWAY

SUMP @ BELOW LEVEL METRO WATER SUMP SIZE OF 2.70x1.50x3.20m SCINTIFICALLY CLOSED CAPCITY =6.00 KL

WATCHMAN BOOTH 2.50 x 2.50

VCP-1
VCP-2
VCP-3
VCP-4
VCP-5
VCP-6
VCP-7
VCP-8

SUMP @ BELOW LEVEL RAIN WATER SUMP SIZE OF 8.40x3.00x1.30m SCINTIFICALLY CLOSED CAPCITY = 25.000 KL

SIZE OF 8.40 X 5.20 X 3.15m

LIFT1 2.00 x 1.50
LIFT2 2.00 x 1.50
LIFT3 2.00 x 1.50

2.70 x 0.30

19.28m AS ON SITE
0.74m AS ON SITE
65.70m AS PER FMB
46.91m AS ON SITE

34.60m AS PER FMB
23.76m AS ON SITE
10.14m AS ON SITE

CP-1 CP-2 CP-3 CP-4 CP-5 CP-6 CP-7 CP-8 CP-9 CP-10 CP-11 CP-12 CP-13 CP-14 CP-15 CP-16 CP-17 CP-18 CP-19 CP-20 CP-21 CP-22 CP-23 CP-24 CP-25 CP-26 CP-27 CP-28 CP-29 CP-30 CP-31 CP-32 CP-33 CP-34 CP-35 CP-36 CP-37 CP-38 CP-39 CP-40 CP-41 CP-42 CP-43 CP-44 CP-45 CP-46 CP-47 CP-48 CP-49 CP-50 CP-51 CP-52 CP-53 CP-54 CP-55 CP-56 CP-57 CP-58 CP-59 CP-60 CP-61 CP-62 CP-63 CP-64

HCP-65 HCP-66 HCP-67 HCP-68 HCP-69 HCP-70 HCP-71

DOUBLE HEIGHT LOBBY 4.35 x 3.00

ASSOCIATION ROOM 2.20 x 3.90

DRIVER REST ROOM 2.10 x 1.50

SPARE 1.50 x 1.25

SPARE 1.75 x 1.45

MEETING ROOM 7.20 x 4.10

19.15m AS ON SITE
0.16m AS ON SITE
84.60m AS PER FMB
50.98m AS ON SITE
0.23m AS ON SITE
13.62m AS ON SITE

4.60m AS ON SITE
3.30m AS PER FMB
20.90m AS ON SITE
21.00m AS PER FMB

SITE CUM STILT FLOOR PLAN

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 final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 69/12 & 69/13 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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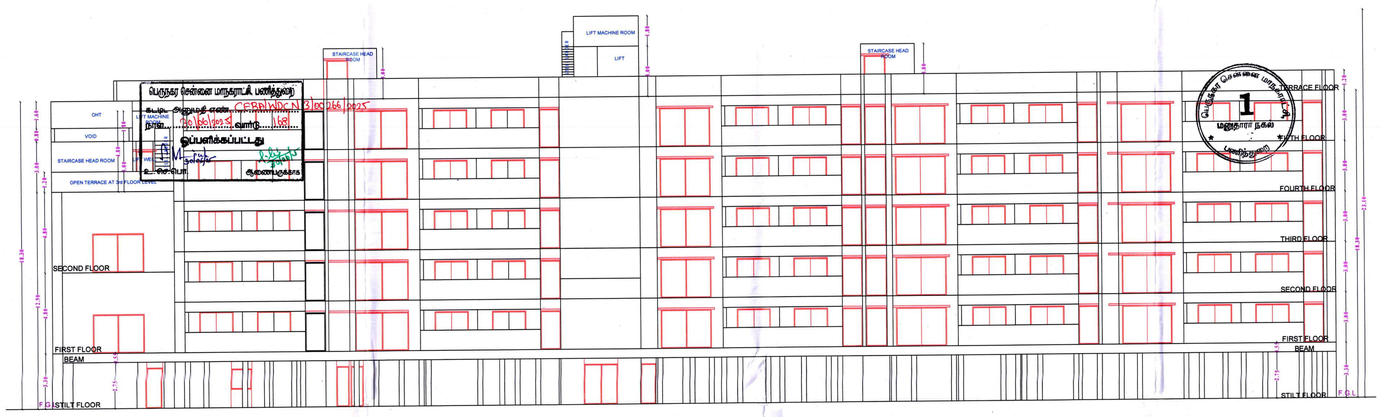
ARCH_E_(36.00_x_48.00_Inches)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NOC/S/0823/2024
Dated...18/01/2025.

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. 3/6
FLOOR NAME	

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NORTH SIDE ELEVATION

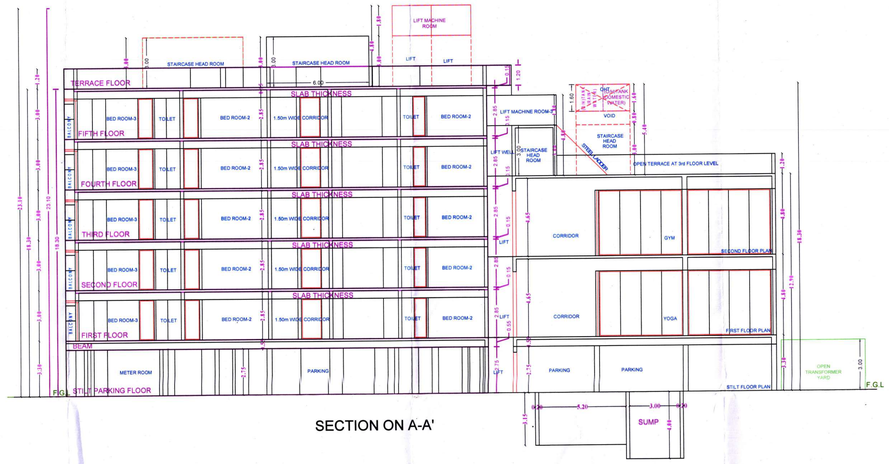
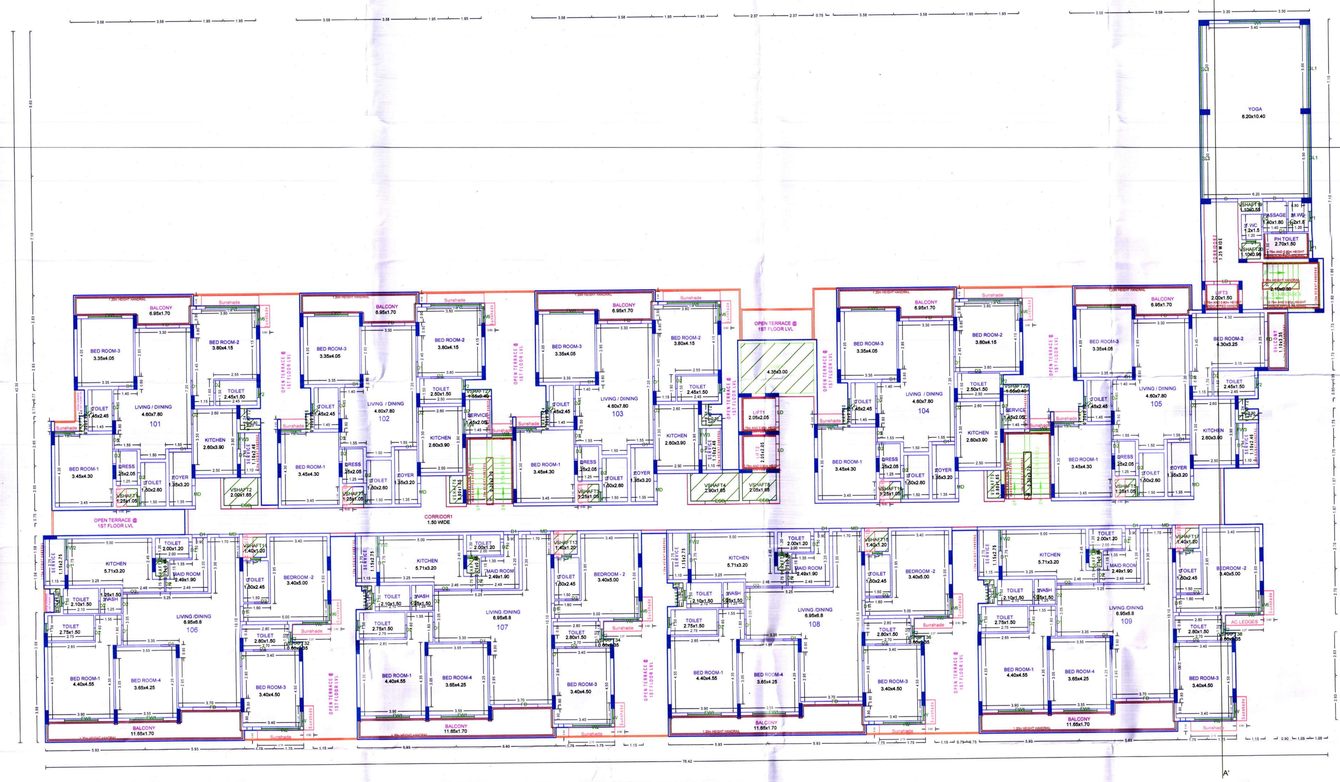


FIG. STILT PARKING PLAN

SECTION ON A-A'



FIRST FLOOR PLAN

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

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

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the writ petition (MD) No.8948 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

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UserDefinedImperial (60.00 x 40.00inches)

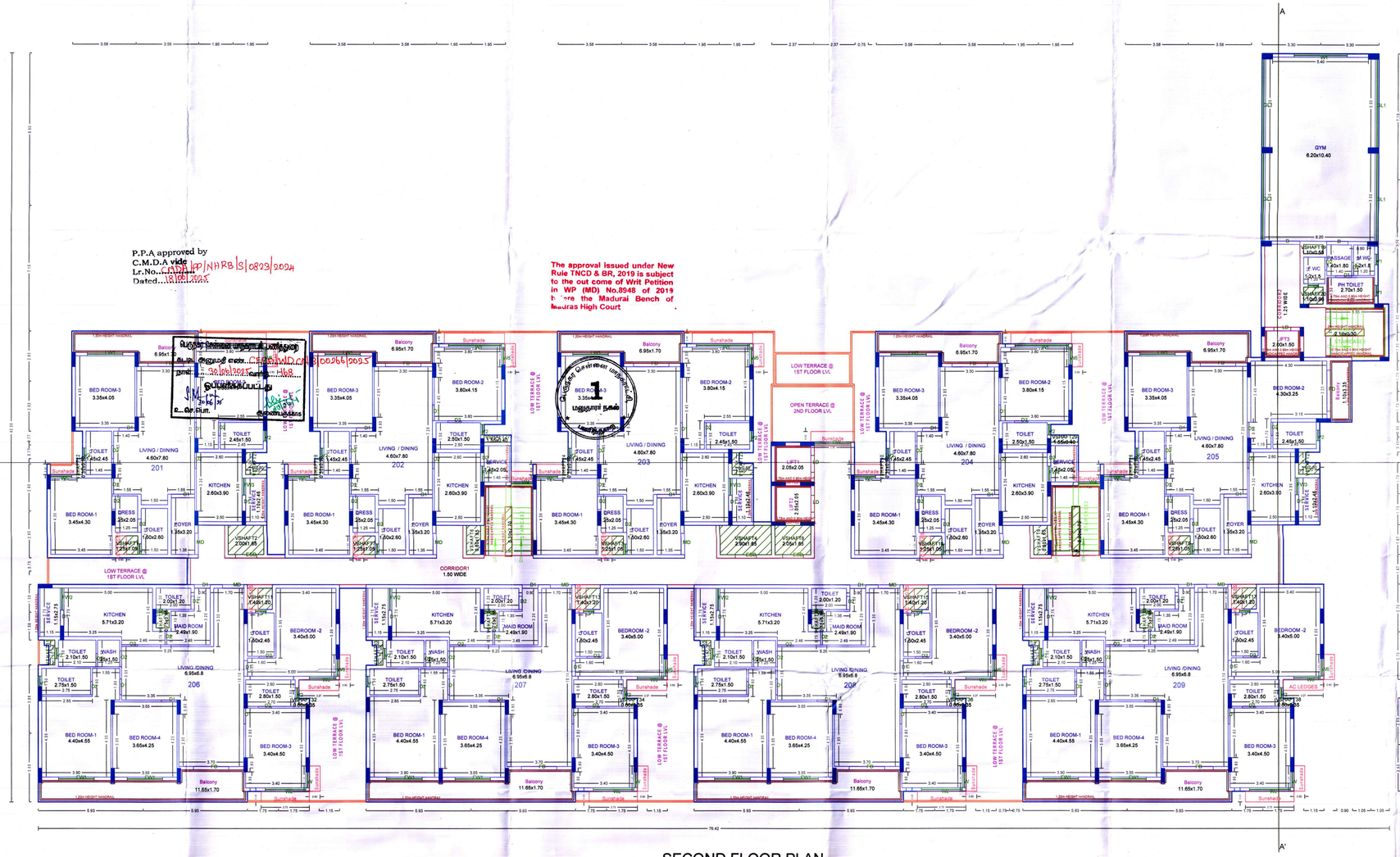
SITE PLAN	SHEET NO. 4 / 6

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 45 DWELLING UNITS (STILT FLOOR (PARKING) + 1ST FLOOR + 2ND FLOOR +3 RD FLOOR PART+ 4TH FLOOR PART + 5TH FLOOR PART (YOGA ROOM AT 1ST FLOOR PART & GYM AT 2ND FLOOR PART) (HEIGHT -18.30M), AVAILING PREMIUM FSI AT KALAIMAGAL NAGAR, 2ND MAIN ROAD, EKKADUTHANGAL, CHENNAI – 600032, COMPRISED IN OLD S.NO. 21 PART, T.S.NO. 42/13, BLOCK NO 1 OF EKKADUTHANGAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No...CMDA/IP/NHRB/S/0829/2024
Dated...18/01/2025

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SECOND FLOOR PLAN

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
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QR CODE

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Applicants (Owner / Developer / Power of Attorney)

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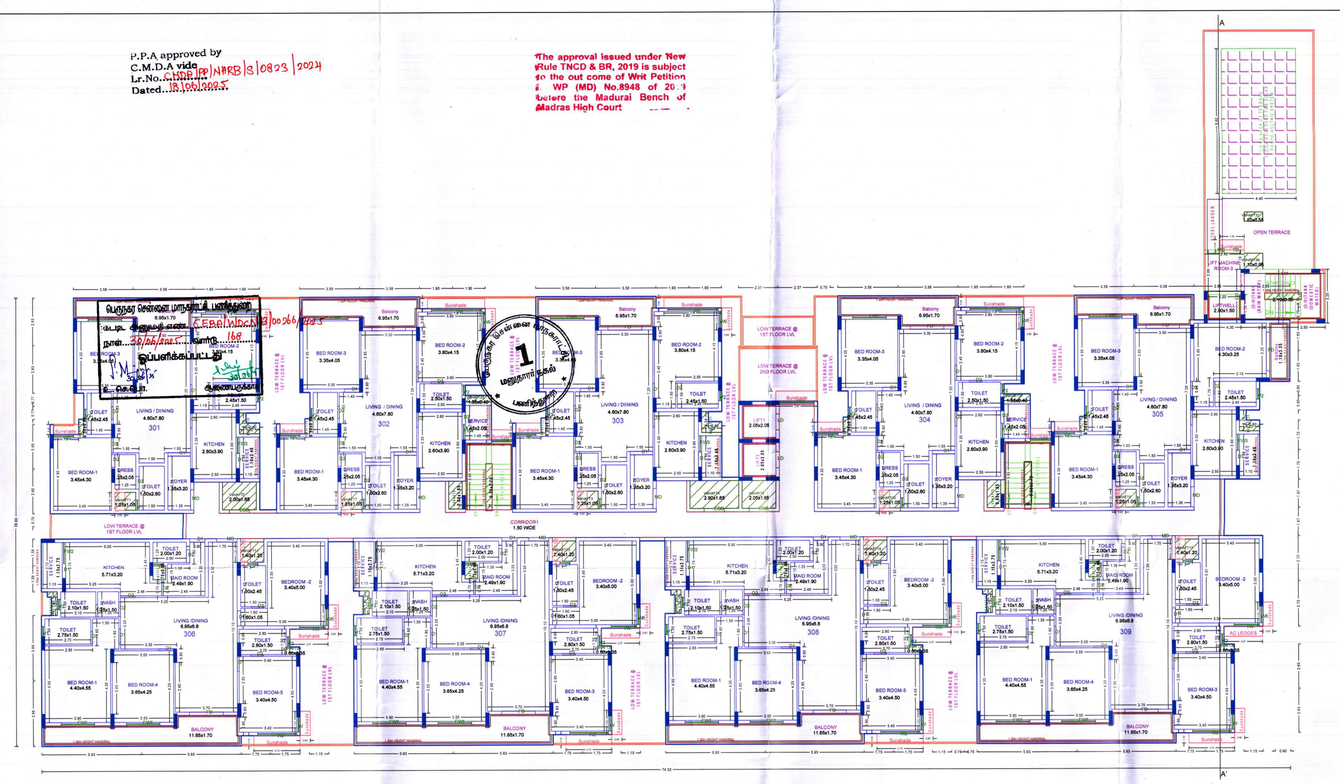
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C.M.D.A vide
Lr.No.CMDA/PP/NRB/3/10823/2024
Dated...18/10/2024.

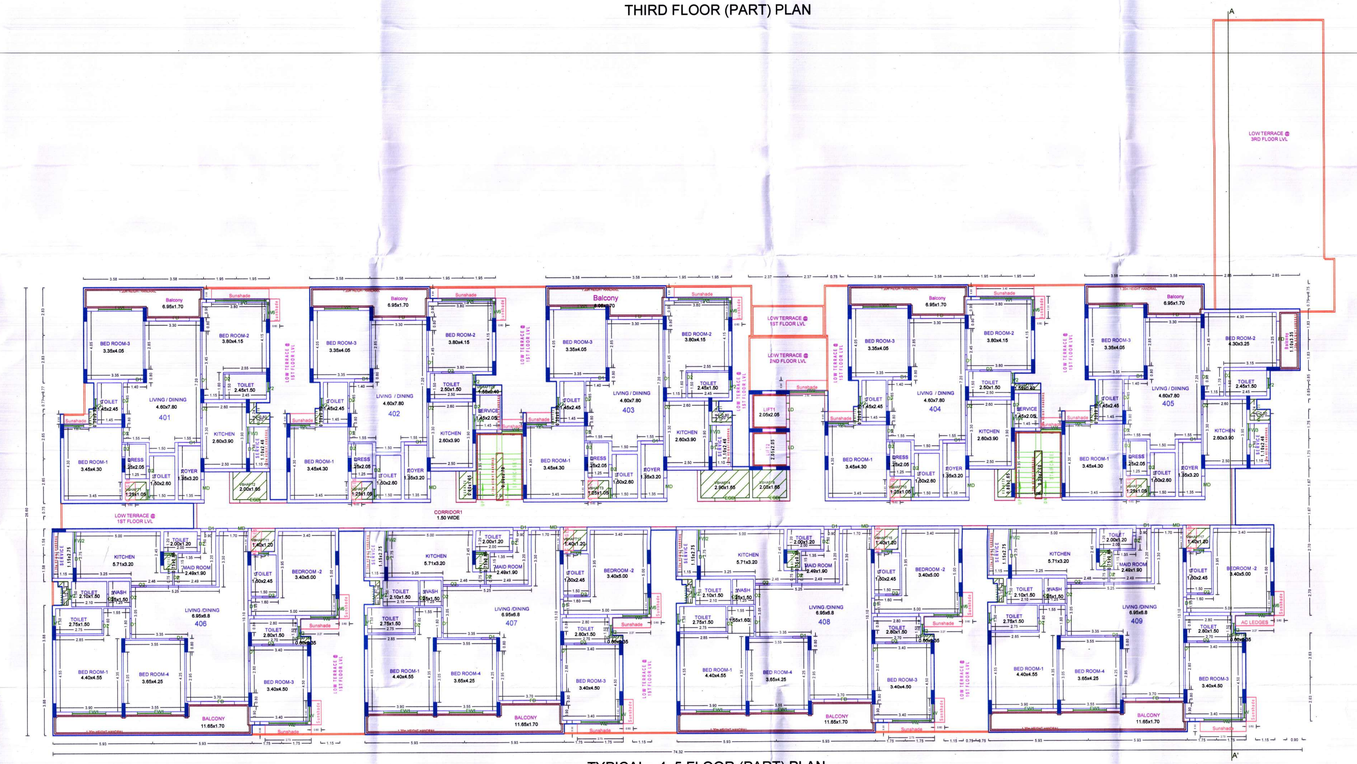
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FLOOR NAME	SHEET NO. 5 / 6
FLOOR NAME	

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THIRD FLOOR (PART) PLAN



TYPICAL - 4, 5 FLOOR (PART) PLAN

APPROVAL CONDITION
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
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Applicants (Owner / Developer / Power of Attorney)

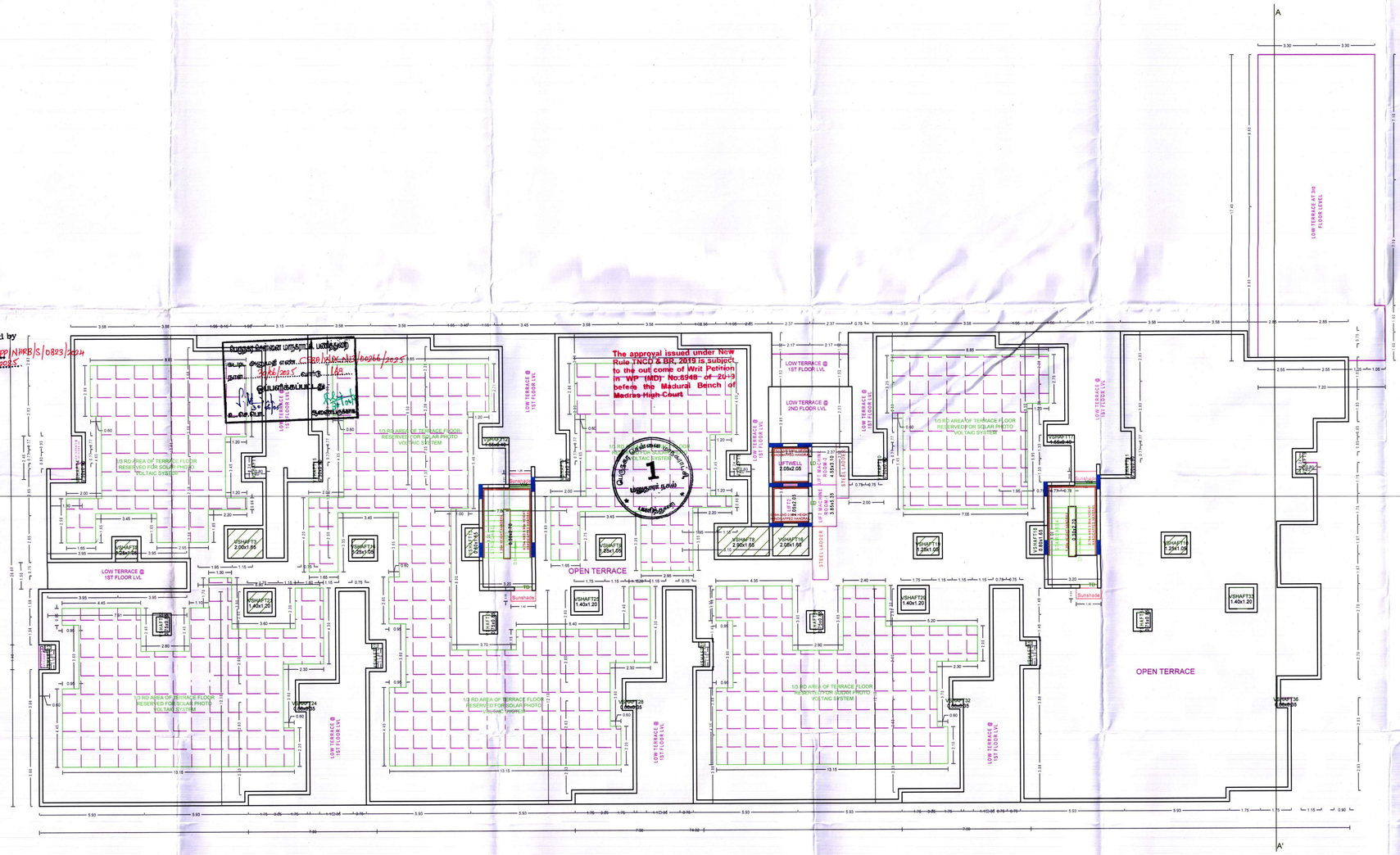
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedImperial (60.00 x 40.00inches)

SITE PLAN	SHEET NO. 6 / 6

SITE PLAN

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TERRACE FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/ID/NHRB/S/0823/2024
Dated... 19/04/2024.

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APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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High Rise Building / Non High Rise Building
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Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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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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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.