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RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

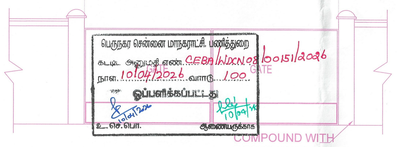
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
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DIGITALLY VERIFIED RECORD

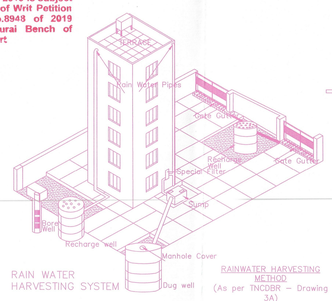
PLAN approved by
C.M.D.A vide
Lr.No.CMDA/IE/NHRB/N/0573/2025
Dated...22/04/2026

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



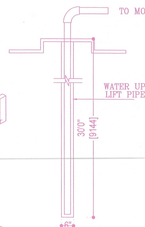
COMPOUND WITH 7.5CM DWARF WALL

COMPOUND WALL & GATE IN ELEVATION

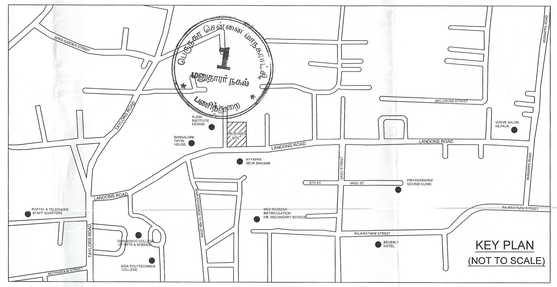


RAIN WATER HARVESTING SYSTEM

RAINWATER HARVESTING METHOD (As per TNCDBR – Drawing 3A)



BORE WELL DETAIL [NOT TO SCALE]



SITE PLAN	SHEET NO. 1 / 3

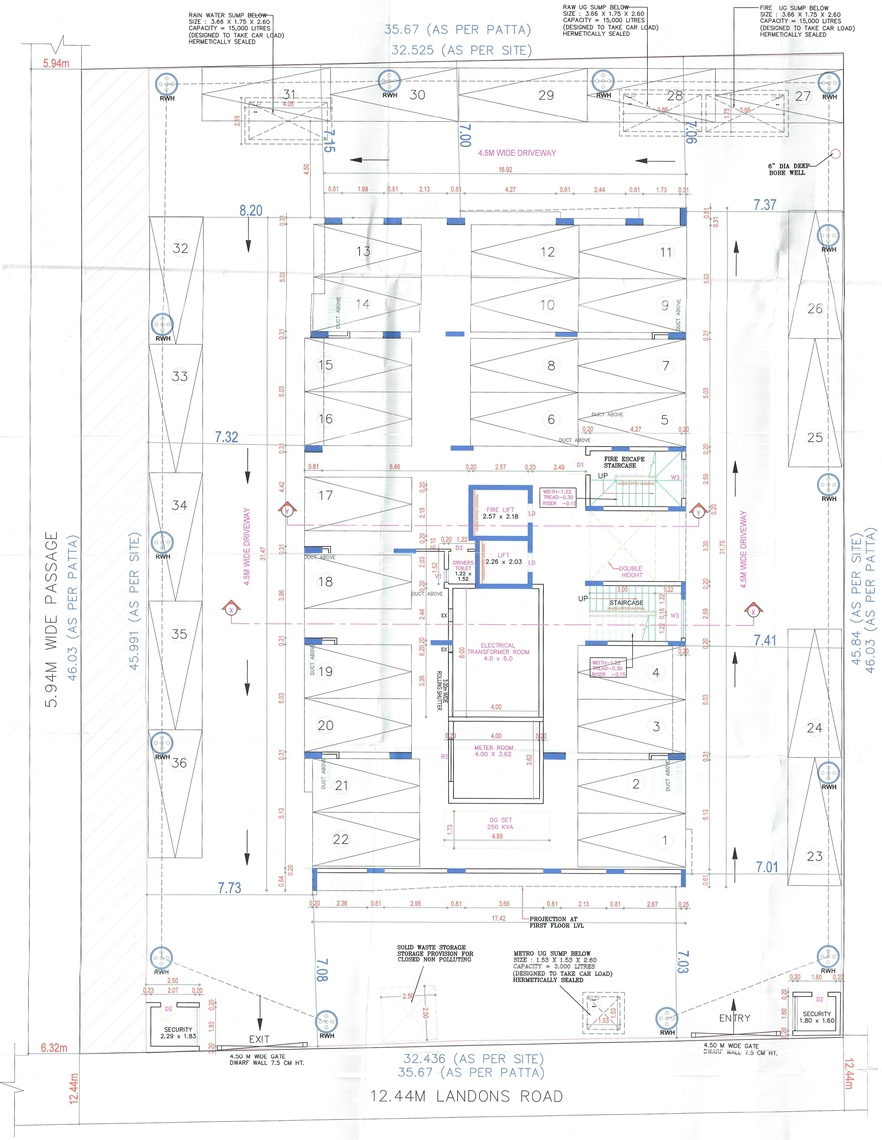
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING CONSIST OF STILT FLOOR + 8 FLOORS (29.7M HEIGHT) WITH 16 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT LANDONS ROAD, COMPRISED IN OLD DOOR NO. 37/1, 2, 3, 4 & 5 NEW DOOR NO 74, 76, 78, 80 & 82, KILAPUK CHENNAI- 600010, COMPRISED IN OLD S.NO 272 & R.S.NO 154 PART AS PER DOCUMENT, NEW R.S. NO 154/32, 154/226, 154/227 & 154/228 AS PER PATTA, BLOCK NO.13, EGMORE VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

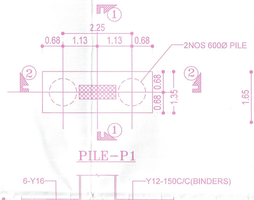
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1641.00
AREA AS PER DOCUMENT	1641.30
AREA CONSIDERED FOR FSI	1641.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4173.20
FSI FACTOR	2.543
COVERAGE AREA (PERCENTAGE %)	529.43 (32.26%)

A) PARKING STATEMENT

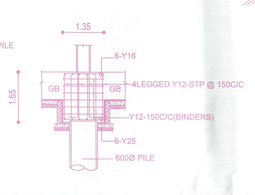
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	35	36
TWO WHEELER	0	0
CYCLE	-	0



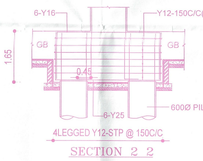
SITE CUM STILT FLOOR PLAN



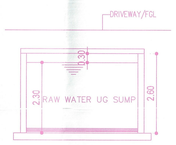
PILE-P1



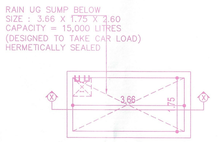
SECTION 1-1



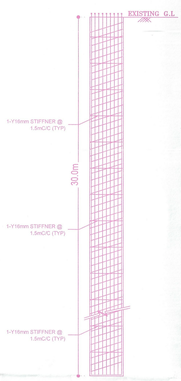
SECTION 2-2



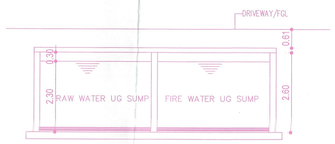
CROSS SECTION OF UG SUMP



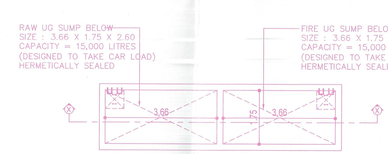
PLAN (UG SUMP)



TYPICAL SECTION OF PILE (BORED CAST IN-SITU PILE)



CROSS SECTION OF UG SUMP



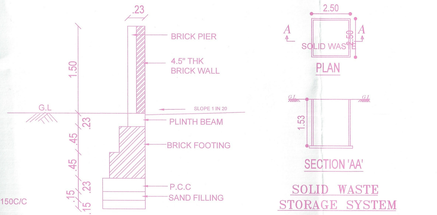
PLAN (UG SUMP)



CROSS SECTION OF UG SUMP



PLAN (UG SUMP)



COMPOUND WALL DETAIL

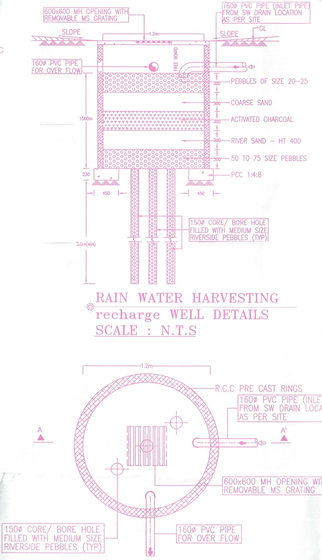
SOLID WASTE STORAGE SYSTEM

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RESI)		0.00	4173.20	0.00	0.00	16	4173.20
Total		0.00	4173.20	0.00	0.00	16	4173.20

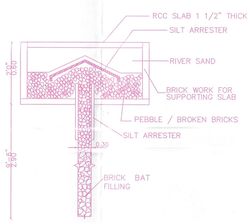
FLOOR WISE FSI STATEMENT: NHRB (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	44.92	0.00	0.00	0	44.92
FIRST FLOOR	0.00	512.58	0.00	0.00	2	512.58
SECOND FLOOR	0.00	525.07	0.00	0.00	2	525.07
THIRD FLOOR	0.00	510.06	0.00	0.00	2	510.06
FOURTH FLOOR	0.00	525.07	0.00	0.00	2	525.07
FIFTH FLOOR	0.00	510.06	0.00	0.00	2	510.06
SIXTH FLOOR	0.00	525.07	0.00	0.00	2	525.07
SEVENTH FLOOR	0.00	510.06	0.00	0.00	2	510.06
EIGHTH FLOOR	0.00	510.31	0.00	0.00	2	510.31
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4173.20	0.00	0.00	16	4173.20



RAIN WATER HARVESTING recharge WELL DETAILS SCALE : N.T.S

PLAN



PERCULATION PIT

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

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

Signature valid
Digitally Signed by Architect: Prabakrishnan
Sign Date: 02/04/2026 7:28:48 PM

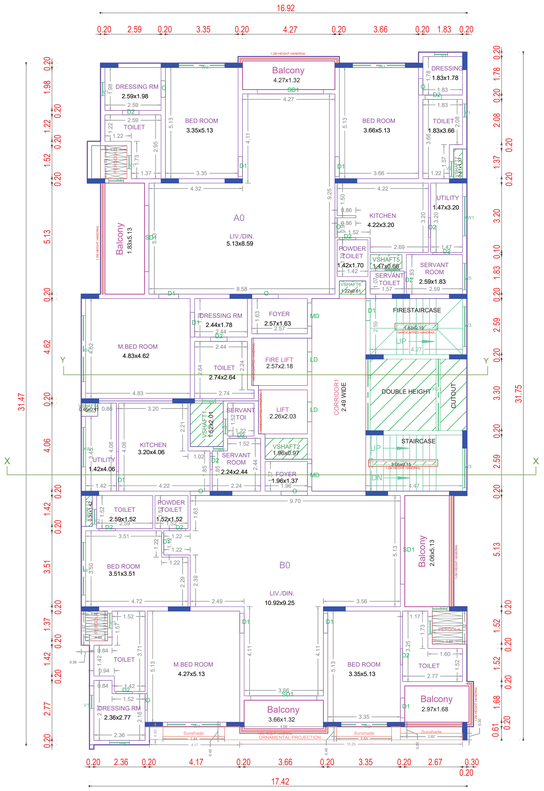
Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

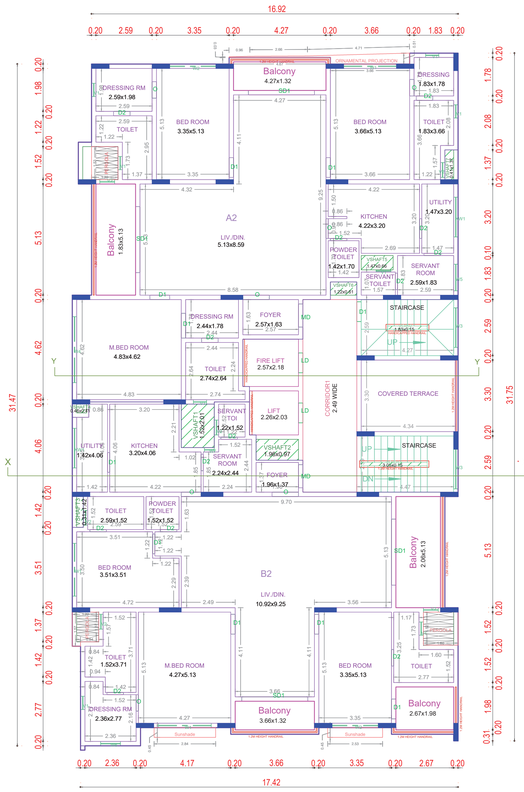
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FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

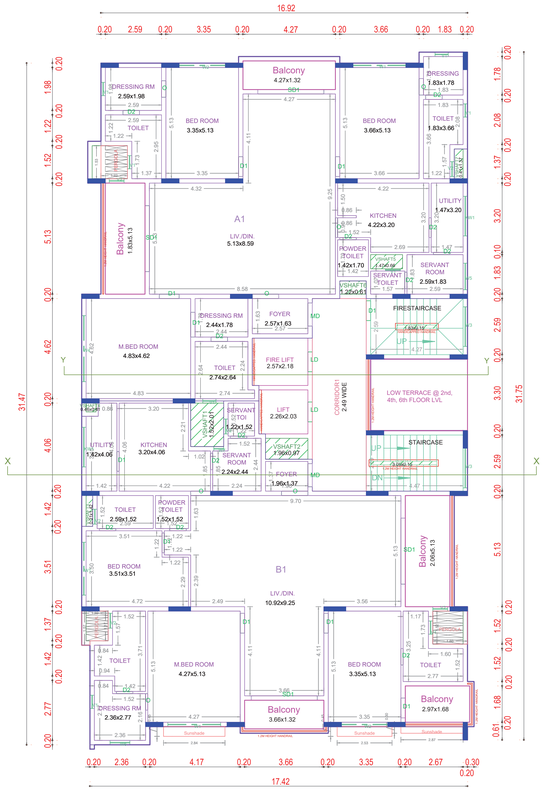
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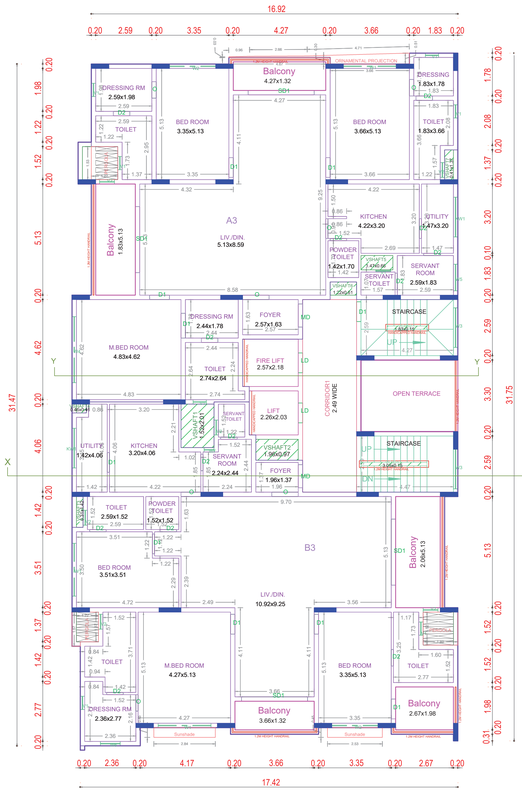
FIRST FLOOR PLAN



TYPICAL - 2, 4, 6 FLOOR PLAN



TYPICAL - 3, 5, 7 FLOOR PLAN



EIGHTH FLOOR PLAN

APPROVAL CONDITION

Soft Copied Numbers

PREV. FILE NO
PREV. APPV. DATE
PREV. APPV. NO
PREV. PERMIT NO

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

FILE NO
PAC

PLAN PERMIT NO
PERMIT NO

Sign Name

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

Owner 1	Owner 3	Owner 5	Owner 7	Owner 9	Owner 11	Owner 13	Owner 15	Owner 17	Owner 19
Owner 2	Owner 4	Owner 6	Owner 8	Owner 10	Owner 12	Owner 14	Owner 16	Owner 18	Owner 20

Applicants (Owner / Developer / Power of Attorney)

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Name
Signature

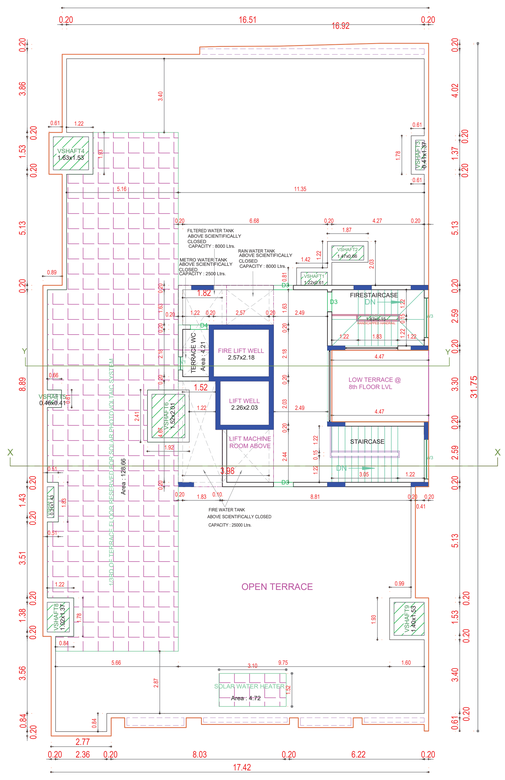
Name
Signature

ISO_A0_(841.00_x_1189.00_MM)

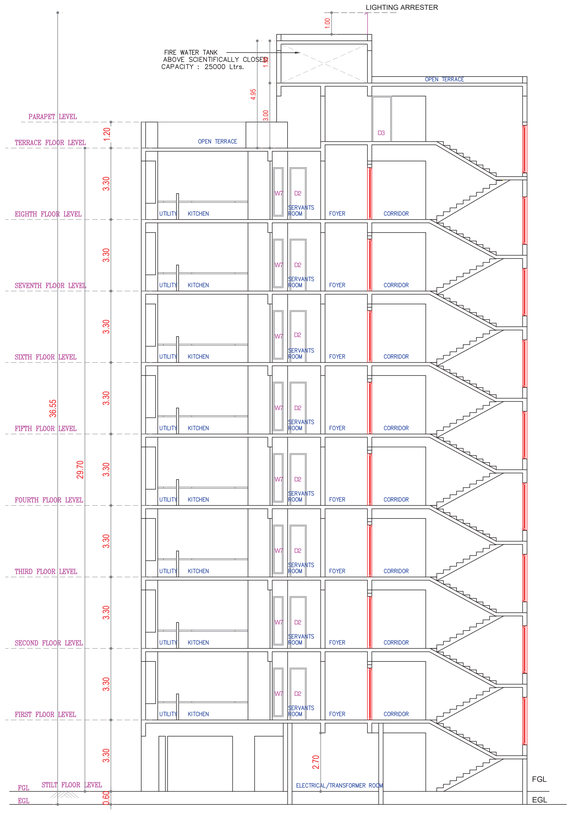
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

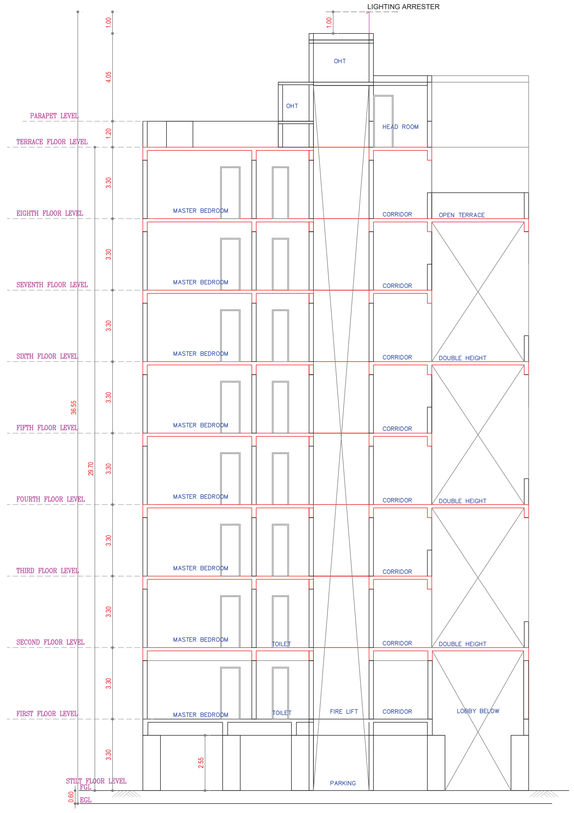
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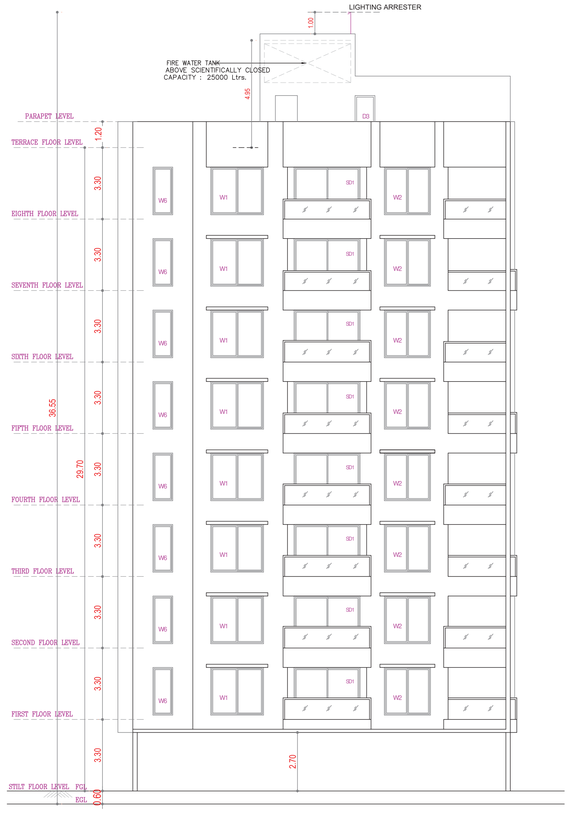
TERRACE FLOOR PLAN



SECTION : X-X



SECTION : Y-Y



ELEVATION : A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
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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

Verified RealEstate
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OMR Thoraipakkam,
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.