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RE REGULATORY RECORD

# RERA Document

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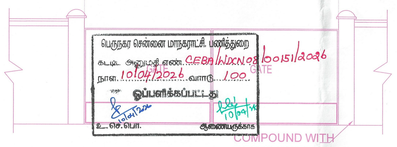
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

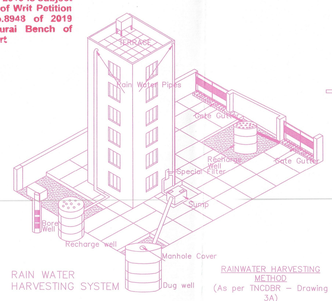
PLAN approved by
C.M.D.A vide
Lr.No.CMDA/IE/NHRB/N/0573/2025
Dated...22/04/2026

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



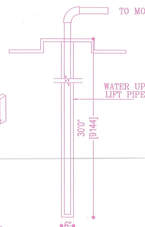

COMPOUND WITH 7.5CM DWARF WALL

COMPOUND WALL & GATE IN ELEVATION

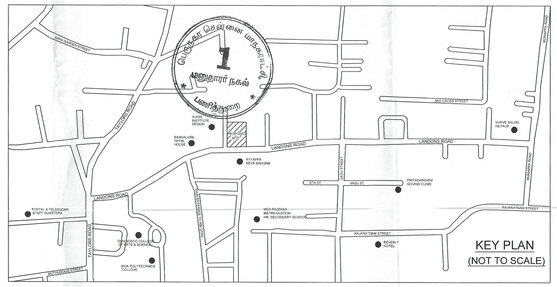



RAIN WATER HARVESTING SYSTEM

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




BORE WELL DETAIL [NOT TO SCALE]




| SITE PLAN | SHEET NO. 1 / 3 |
|---|---|

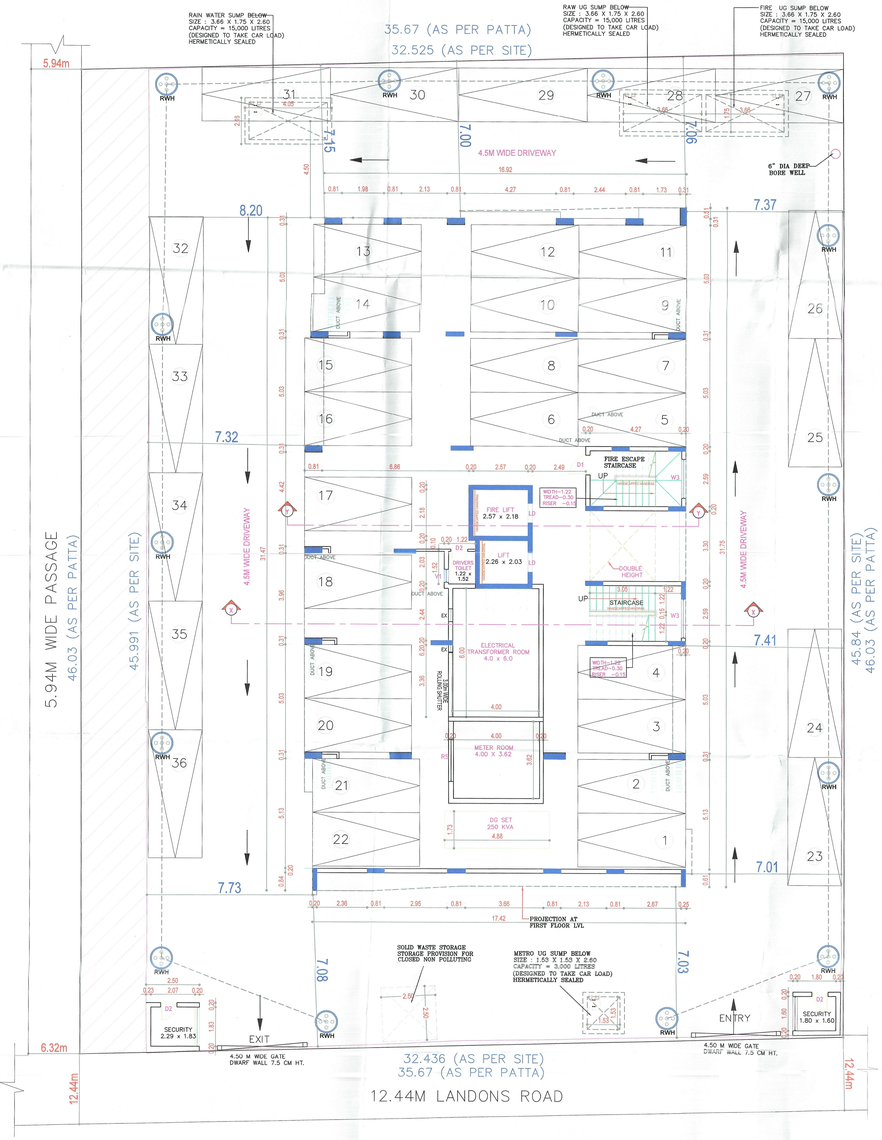
SITE PLAN

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

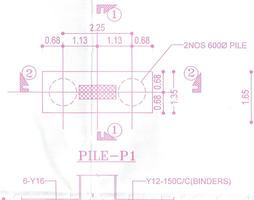
| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 1641.00 |
| AREA AS PER DOCUMENT | 1641.30 |
| AREA CONSIDERED FOR FSI | 1641.00 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 0.00 |
| TOTAL FSI AREA | 4173.20 |
| FSI FACTOR | 2.543 |
| COVERAGE AREA (PERCENTAGE %)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

A) PARKING STATEMENT

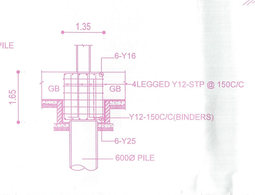
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - | 0 |
| CAR | 35 | 36 |
| TWO WHEELER | 0 | 0 |
| CYCLE | - | 0 |



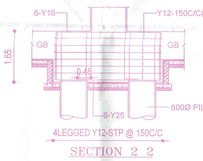

SITE CUM STILT FLOOR PLAN



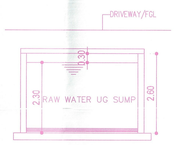

PILE-P1



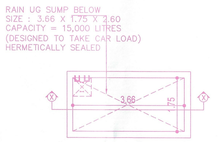

SECTION 1-1



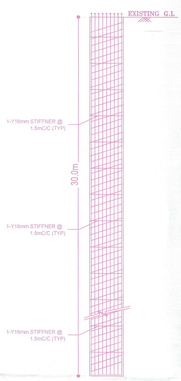

SECTION 2-2



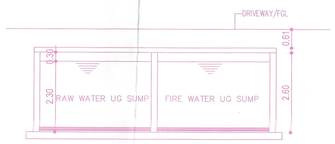

CROSS SECTION OF UG SUMP



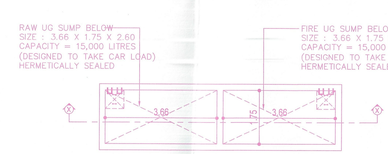

PLAN (UG SUMP)




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




CROSS SECTION OF UG SUMP



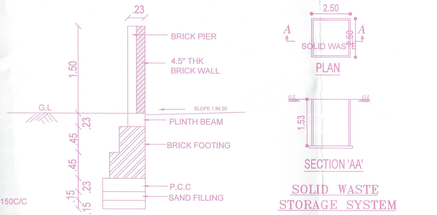

PLAN (UG SUMP)




CROSS SECTION OF UG SUMP




PLAN (UG SUMP)




COMPOUND WALL DETAIL



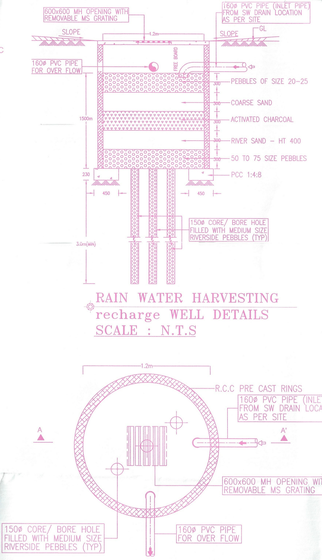

SOLID WASTE STORAGE SYSTEM

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)

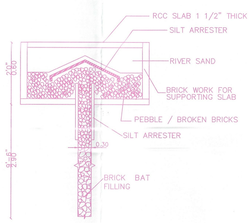
| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | INST. | | FSI AREA |
| STILT PARKING FLOOR | 0.00 | 44.92 | 0.00 | 0.00 | 0 | 44.92 |
| FIRST FLOOR | 0.00 | 512.58 | 0.00 | 0.00 | 2 | 512.58 |
| SECOND FLOOR | 0.00 | 525.07 | 0.00 | 0.00 | 2 | 525.07 |
| 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

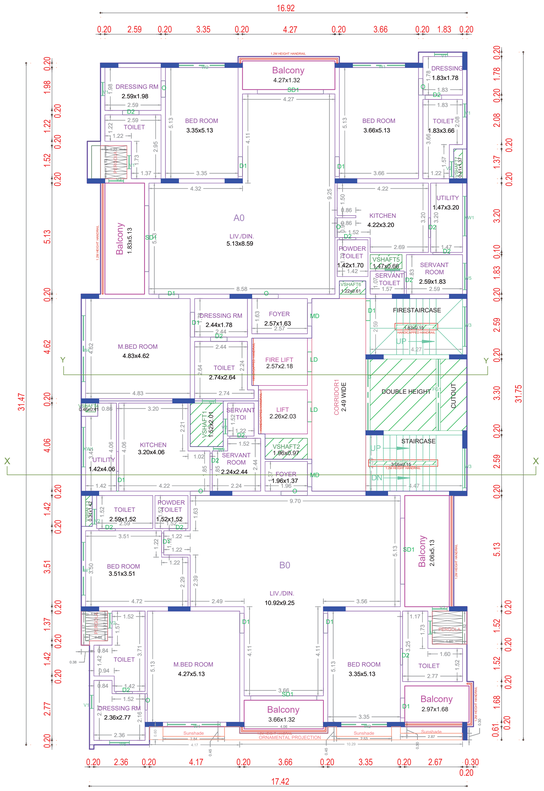
Applicants ( Owner / Developer / Power of Attorney )

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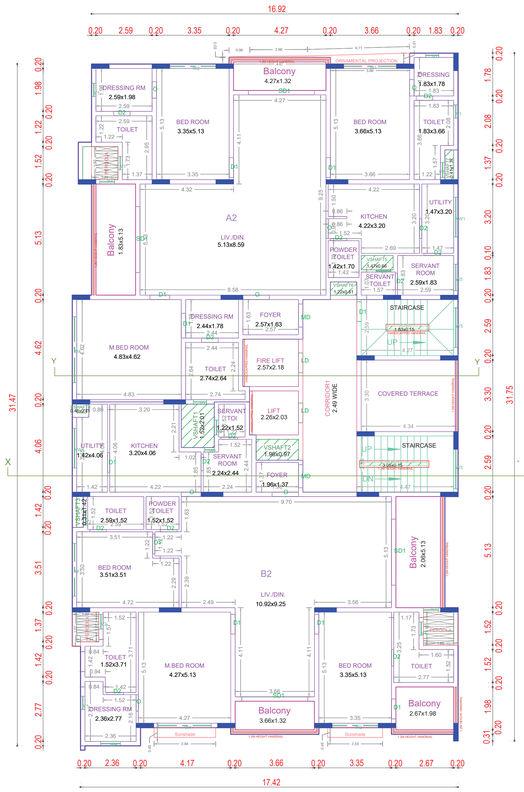
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

| FLOOR NAME | SHEET NO. 2 / 3 |
|---|---|
| FLOOR NAME | |

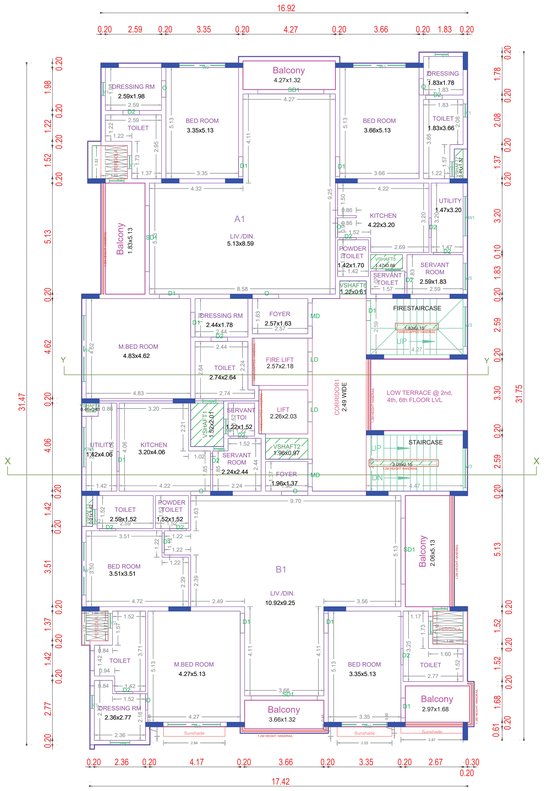
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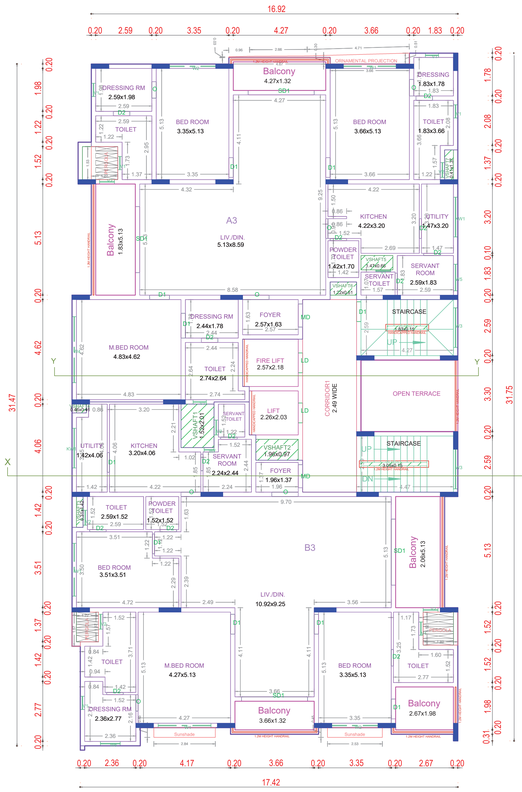

FIRST FLOOR PLAN




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

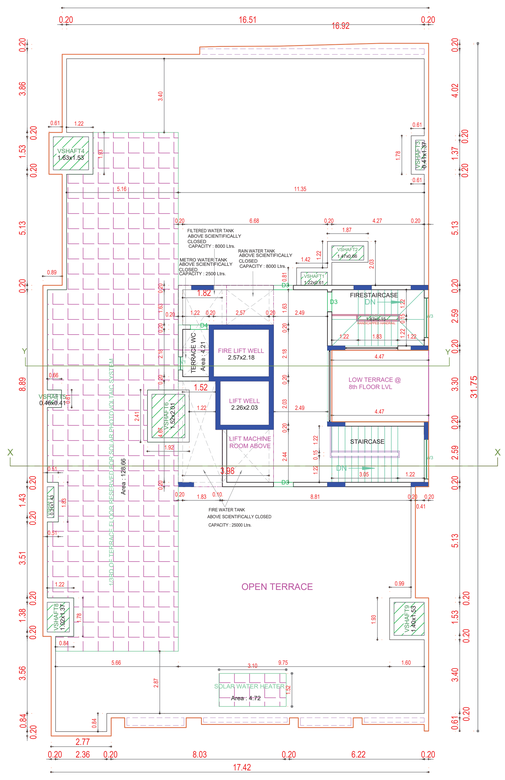
Name
Signature

ISO_A0_(841.00_x_1189.00_MM)

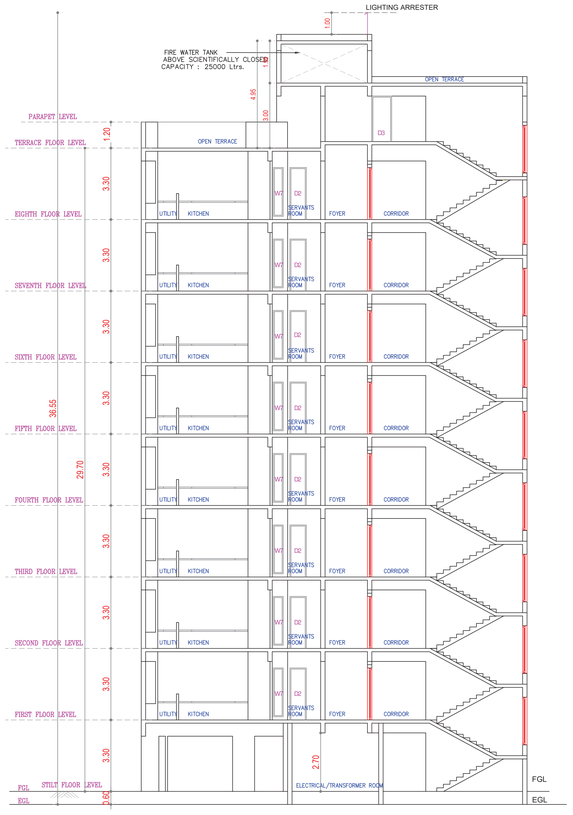
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| FLOOR NAME | SHEET NO. 3 / 3 |
|---|---|
| FLOOR NAME | |

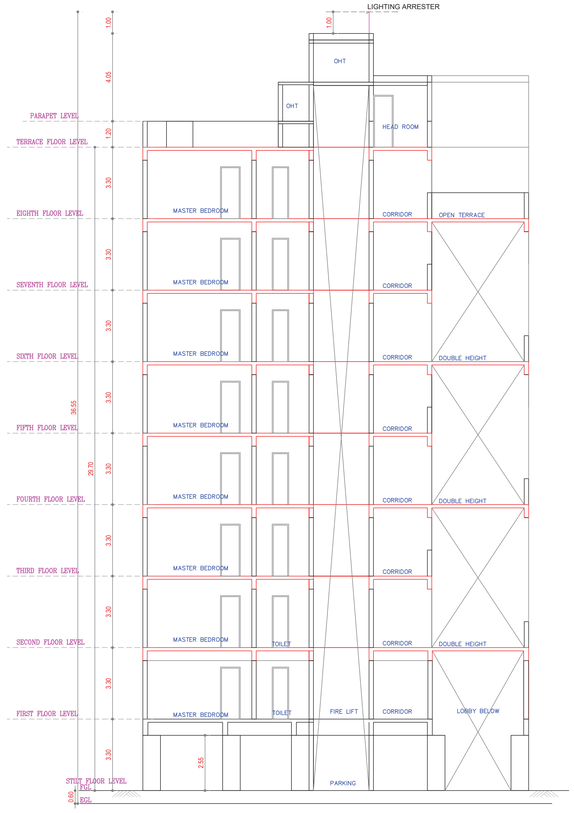
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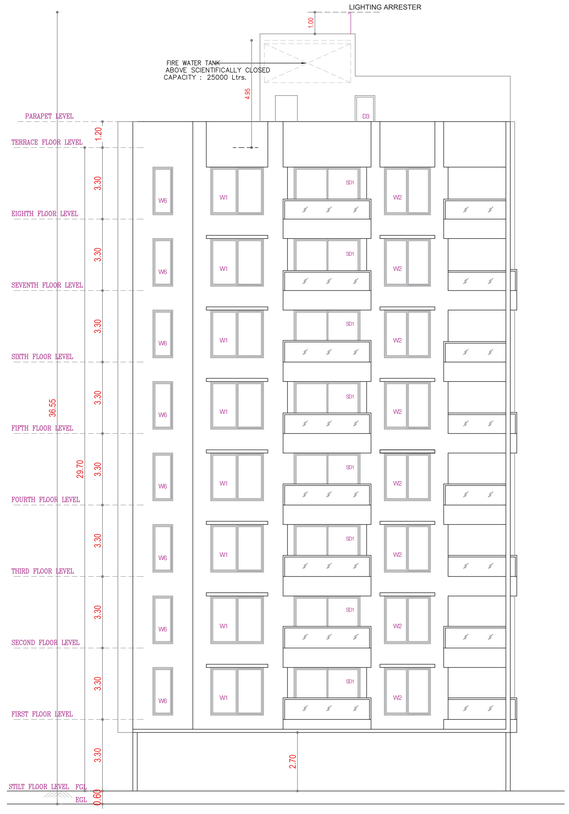

TERRACE FLOOR PLAN




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)
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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Applicants ( Owner / Developer / Power of Attorney )

ISO_A0_(841.00_x_1189.00_MM)

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

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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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.