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RE REGULATORY RECORD

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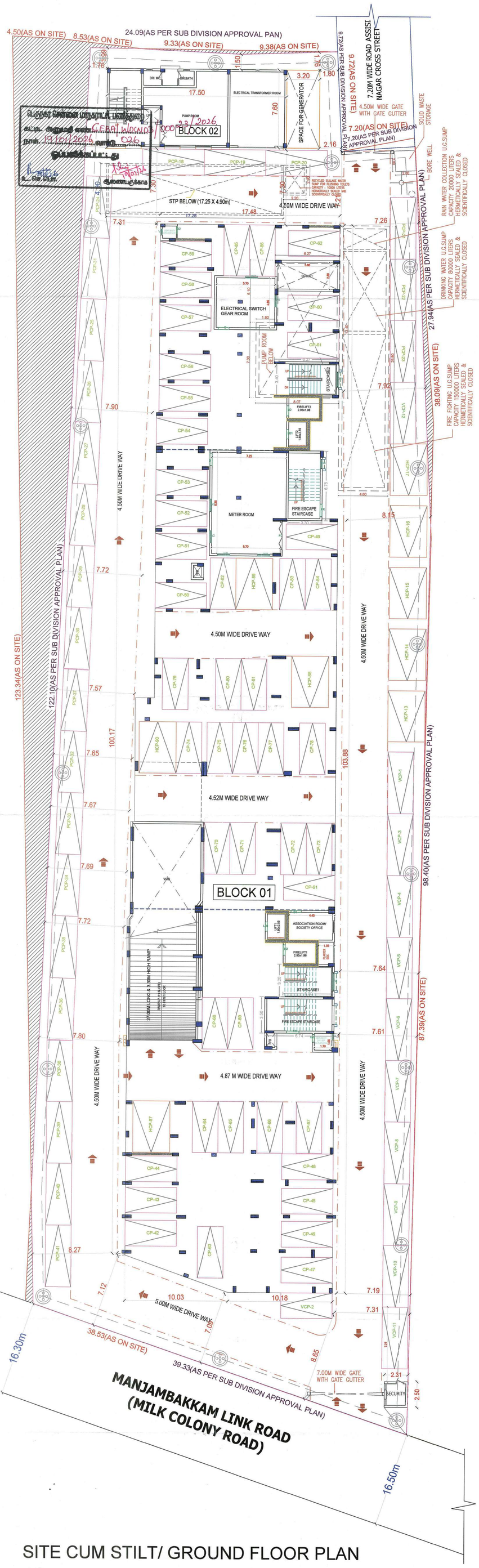
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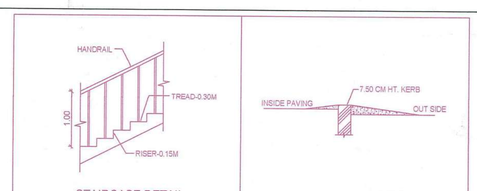
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C.M.D.A vide
Lr.No. CMDA/PP/HRB/N/0349/2025
Dated. 31/12/2025

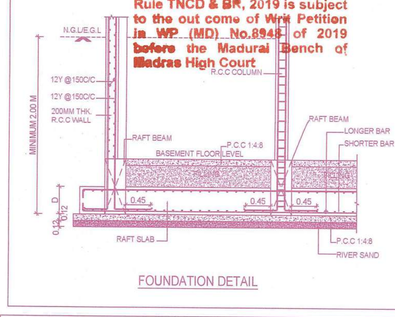


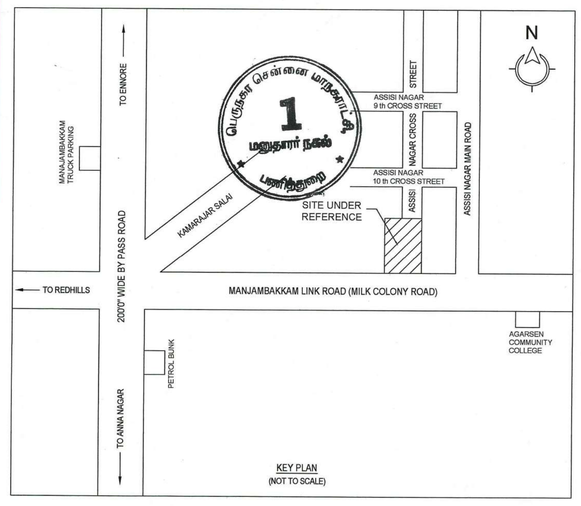
SITE CUM STILT/ GROUND FLOOR PLAN

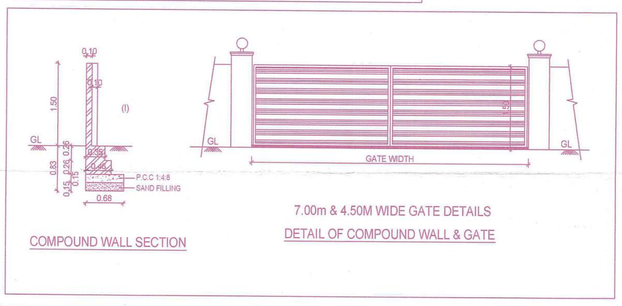
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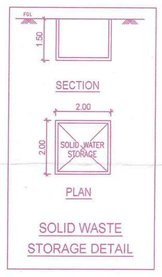


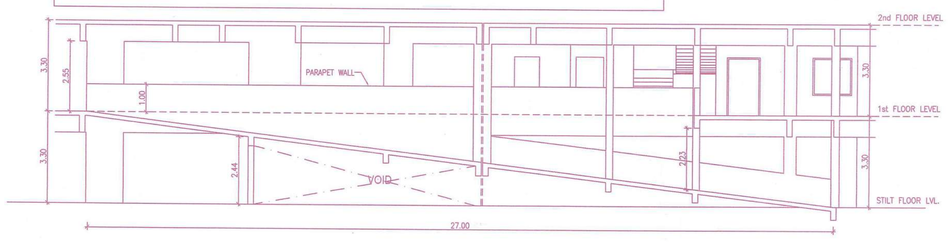
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.894 of 2019 before the Madurai Bench of Madras High Court

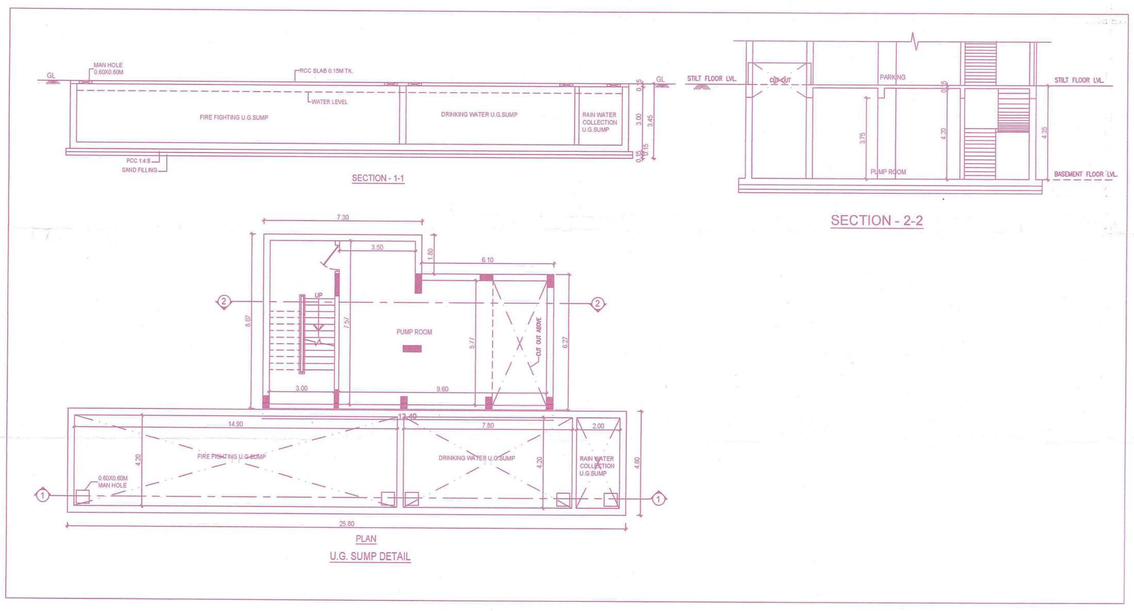


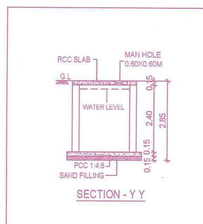


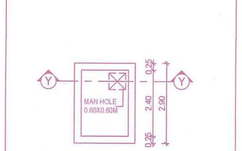


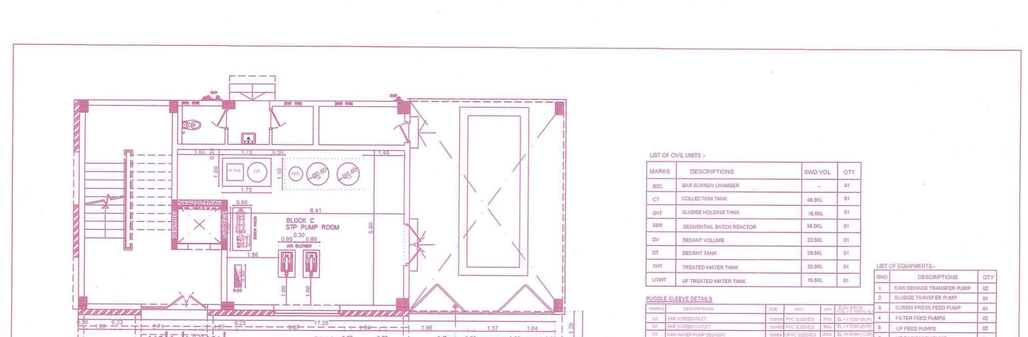












LIST OF CIVIL UNITS :-

MARKS	DESCRIPTIONS	SWD.VOL	QTY
RSC	RAR SCREEN CHAMBER		01
CT	COLLECTION TANK	48.96L	01
SHT	SLUDGE HOLDING TANK	18.99L	01
SBR	SEQUENTIAL BATCH REACTOR	98.06L	01
SV	DECANT VOLUME	22.66L	01
DT	DECANT TANK	28.66L	01
TWT	TREATED WATER TANK	20.09L	01
UTWT	UF TREATED WATER TANK	16.56L	01

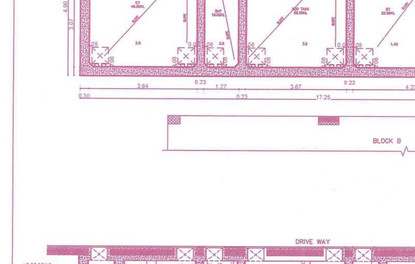
LIST OF EQUIPMENTS:-

SNO	DESCRIPTIONS	QTY
1	RAW SEWAGE TRANSFER PUMP	02
2	SLUDGE TRANSFER PUMP	01
3	SCREW PRESS FEED PUMP	01
4	FILTER FEED PUMPS	02
5	UF FEED PUMPS	02
6	UF BACKWASH PUMP	01
7	CLIENT TRANSFER PUMP	02
8	FLUSHING PUMP	02
9	AIR BLOWER	02
10	HYPO DOSING SYSTEM	02
11	PRESSURE SAND FILTER	01
12	ACTIVATED CARBON FILTER	01
13	UF SYSTEM	01
14	SCREW PRESS	01
15	CIP PUMP	01
16	CHEMICAL CLEANING SYSTEM	01
17	ELECTRICAL PANEL	01

SLEEVE DETAILS

MARKS	DESCRIPTIONS	SIZE	MOC	QTY	REMARKS
RSI	RAW SCREEN INLET	150NB	PVC SLEEVES	1Nos	EL +0.150M/C.O.M
RSO	RAW SCREEN OUTLET	150NB	PVC SLEEVES	1Nos	EL +0.150M/C.O.M
RWP	RAW WATER PUMP DELIVERY	150NB	UPVC SLEEVES	2Nos	EL +0.150M/C.O.M
RW	RW LEVEL PIPE	200NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M
WI	CABLE ENTRY	150NB	PVC SLEEVES	1Nos	EL +0.150M/C.O.M
SW	SLUDGE HOLDING TANK INLET	80NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M
SP	SWP PUMP PIPES	80NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M
SD	SCREW THROW PUMP DELIVERY	150NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M
SO	FILTER FEED PUMP DELIVERY	150NB	UPVC SLEEVES	2Nos	EL +0.150M/C.O.M
TWW	STP TREATED WATER INLET	80NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M
FP	UF FEED PUMP DELIVERY	150NB	UPVC SLEEVES	2Nos	EL +0.150M/C.O.M
FPD	UF TREATED WATER INLET	100NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M
WW	WW VENT	100NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M
WP	CLIENT TRANSFER PUMP DELIVERY	80NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M
BWP	FLUSHING PUMP DELIVERY	80NB	UPVC SLEEVES	2Nos	EL +0.150M/C.O.M
TW	FILTER BACKWASH TO COLLECTION TANK	80NB	UPVC SLEEVES	1Nos	EL +0.150M/C.O.M

BOP - BOTTOM OF PIPE
TOL - TO PIPE INVERT LEVEL
COP - CENTRE OF PIPE



SITE PLAN	SHEET NO. 1 / 5

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR RESIDENTIAL USE CONSISTING OF 2 BLOCKS WITH IN BLOCK NO – 1: STILT FLOOR (FOR PARKING USE) + 1ST FLOOR (FOR PARKING USE) + 2ND FLOOR TO 9TH FLOOR WITH 120 DWELLING UNITS, IN BLOCK NO – 2: G.FLOOR (PUMP ROOM & ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR & 2ND FLOOR (FOR GYM USE), AT PLOT NOS. A & G, IN THE GREATER CHENNAI CORPORATION. APPROVED SUB-DIVISION NO. SD/WDC NO 3/00495/2021 DT.22.03.2022, ABUTTING MANJAMBAKKAM LINK ROAD (MILK COLONY ROAD), MADHAVARAM, CHENNAI – 600 060. COMPRISED IN OLD S.NO.425, AS PER PATTA NO. T.S.NO.85/1 PART, 2 PART & 3 PART OF MADHAVARAM VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER GPA DOCUMENT AND PATTA SINCE GPA OBTAINED FOR THE SUB-DIVISION APPROVED PLOTS. DOCUMENT & PATTA EXTENT ARE AVAILABLE TO THE TOTAL SITE EXTENT COVERED IN THE APPROVED SUB-DIVISION. HENCE DOCUMENT & PATTA EXTENT ARE NOT TAKEN IN TO ACCOUNT.	
AREA AS PER GPA DOCUMENT	4358.63
LEAST EXTENT OF THE PROPOSED SITE INCLUDING THE PROPORTIONATE EXTENT OF THE OSR AREA FOR COVERAGE & FSI CALCULATION IS = 1800.75/ 17989.83 x 4358.63 = 436.29 + 4358.63 = 4794.92	4794.92
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	13869.95
FSI FACTOR	2.893
COVERAGE AREA (PERCENTAGE %)	1814.33(37.84%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	132	132
TWO WHEELER	0	0
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK - 01		0.00	13378.26	0.00	0.00	120	13378.26
BLOCK - 02		0.00	394.52	0.00	0.00	0	394.52
UG FIRE PUMP ROOM		0.00	97.17	0.00	0.00	0	97.17
Total		0.00	13869.95	0.00	0.00	120	13869.95

FLOOR WISE FSI STATEMENT: BLOCK - 01

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	122.98	0.00	0.00	0	122.98
FIRST PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
SECOND FLOOR	0.00	1658.89	0.00	0.00	15	1658.89
THIRD FLOOR	0.00	1654.93	0.00	0.00	15	1654.93
FOURTH FLOOR	0.00	1658.89	0.00	0.00	15	1658.89
FIFTH FLOOR	0.00	1654.93	0.00	0.00	15	1654.93
SIXTH FLOOR	0.00	1658.89	0.00	0.00	15	1658.89
SEVENTH FLOOR	0.00	1654.93	0.00	0.00	15	1654.93
EIGHTH FLOOR	0.00	1658.89	0.00	0.00	15	1658.89
NINTH FLOOR	0.00	1654.93	0.00	0.00	15	1654.93
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	13378.26	0.00	0.00	120	13378.26

FLOOR WISE FSI STATEMENT: BLOCK - 02

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	0.00	128.52	0.00	0.00	0	128.52
FIRST FLOOR	0.00	133.00	0.00	0.00	0	133.00
SECOND FLOOR	0.00	133.00	0.00	0.00	0	133.00
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	394.52	0.00	0.00	0	394.52

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid
Digitally Signed by T. SHOBANAVANAN
Sign Date: 11/2/2025 11:37:02 AM

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.

Signature valid
Digitally Signed by T. SHOBANAVANAN
Sign Date: 11/2/2025 11:37:02 AM

Applicants (Owner / Developer / Power of Attorney)

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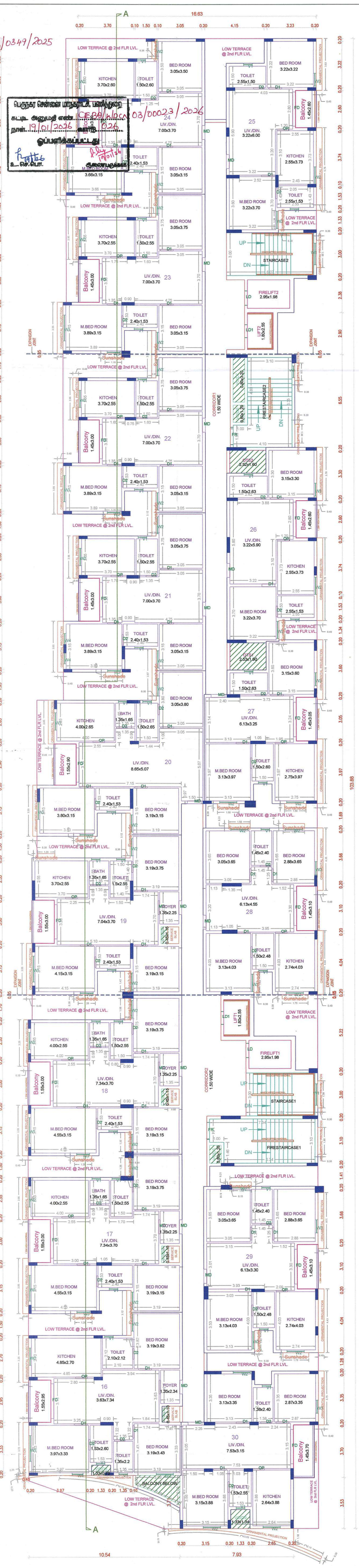
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C.M.D.A vide
Lr.No. CMDA/PP/HRB/NJ/0349/2025
Dated 21/12/2025

FLOOR NAME	SHEET NO. 3 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR RESIDENTIAL USE CONSISTING OF 2 BLOCKS WITH IN BLOCK NO – 1: STILT FLOOR (FOR PARKING USE) + 1ST FLOOR (FOR PARKING USE) + 2ND FLOOR TO 9TH FLOOR WITH 120 DWELLING UNITS, IN BLOCK NO – 2: G.FLOOR (PUMP ROOM & ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR & 2ND FLOOR (FOR GYM USE), AT PLOT NOS. A & G, IN THE GREATER CHENNAI CORPORATION. APPROVED SUB-DIVISION NO. SD/WDC NO 3/00495/2021 DT.22.03.2022, ABUTTING MANJAMBAKKAM LINK ROAD (MILK COLONY ROAD), MADHAVARAM, CHENNAI – 600 060. COMPRISED IN OLD S.NO.425, AS PER PATTA NO. T.S.NO.85/1 PART, 2 PART & 3 PART OF MADHAVARAM VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

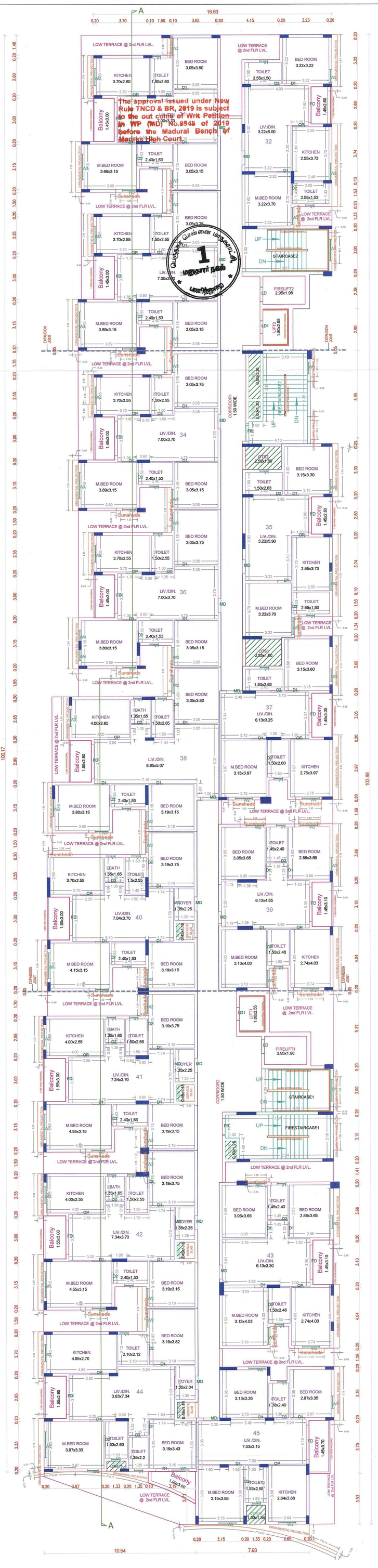
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Dated 19/01/2026

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 Madural Bench of Madras High Court.



TYPICAL - 3, 5, 7 & 9 FLOOR PLAN

BLOCK-1



TYPICAL - 4, 6 & 8 FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) Nos.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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

Applicants (Owner / Developer / Power of Attorney)

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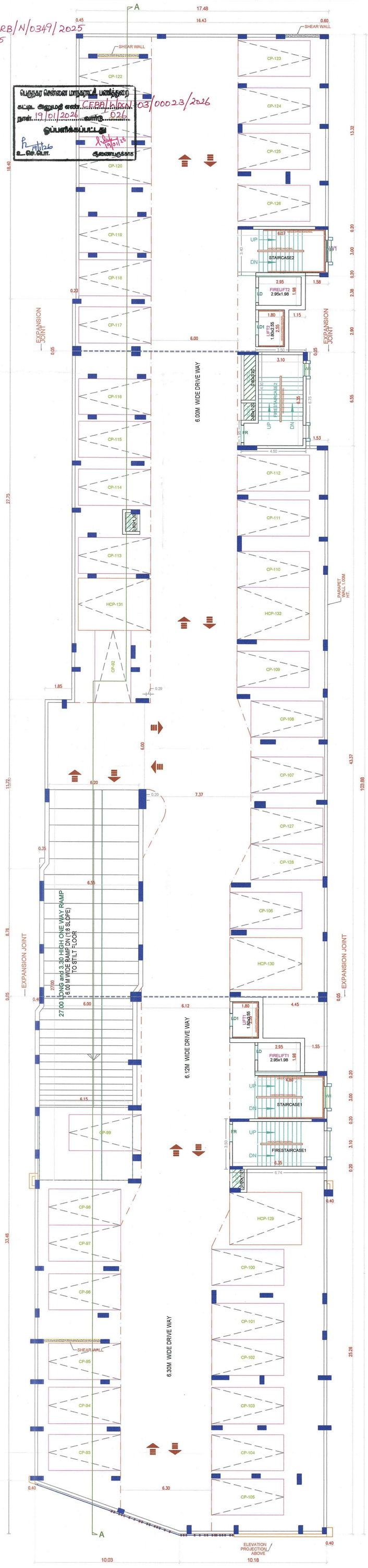
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Lr.No. CMDA/PP/HRB/N/0349/2025
Dated... 31/12/2025

பெருநகர சென்னை மாநகராட்சி பகுத்தறை
கட்டட அனுமதி எண். CEPA/HRW/703/00023/2026
நாள். 19/01/2026 வரை 2026
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

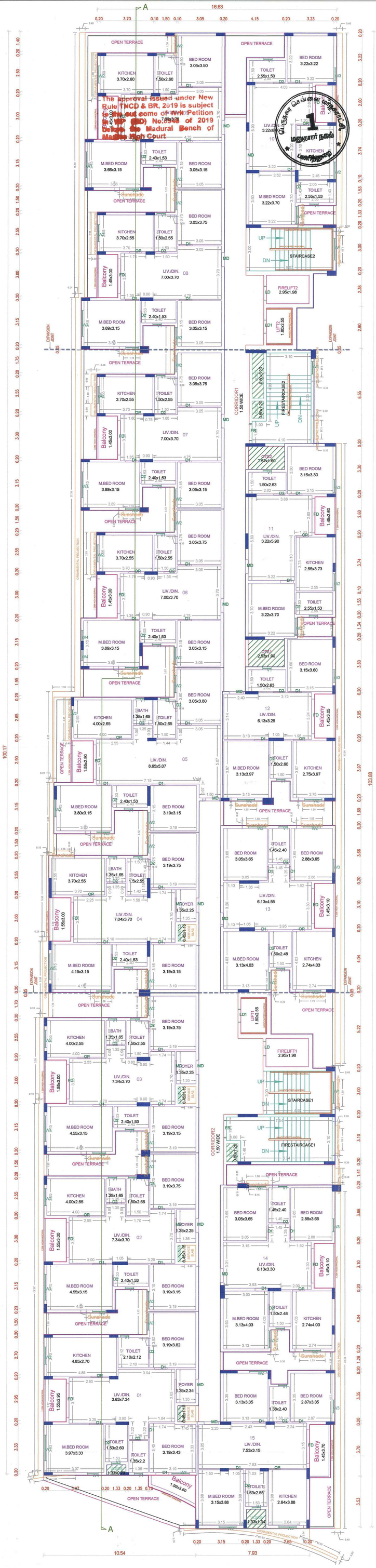
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FLOOR NAME	SHEET NO. 2 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR RESIDENTIAL USE CONSISTING OF 2 BLOCKS WITH IN BLOCK NO – 1: STILT FLOOR (FOR PARKING USE) + 1ST FLOOR (FOR PARKING USE) + 2ND FLOOR TO 9TH FLOOR WITH 120 DWELLING UNITS, IN BLOCK NO – 2: G.FLOOR (PUMP ROOM & ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR & 2ND FLOOR (FOR GYM USE), AT PLOT NOS. A & G, IN THE GREATER CHENNAI CORPORATION. APPROVED SUB-DIVISION NO. SD/WDC NO 3/00495/2021 DT.22.03.2022, ABUTTING MANJAMBAKKAM LINK ROAD (MILK COLONY ROAD), MADHAVARAM, CHENNAI – 600 060. COMPRISED IN OLD S.NO.425, AS PER PATTA NO. T.S.NO.85/1 PART, 2 PART & 3 PART OF MADHAVARAM VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BLOCK-1

Applicants (Owner / Developer / Power of Attorney)

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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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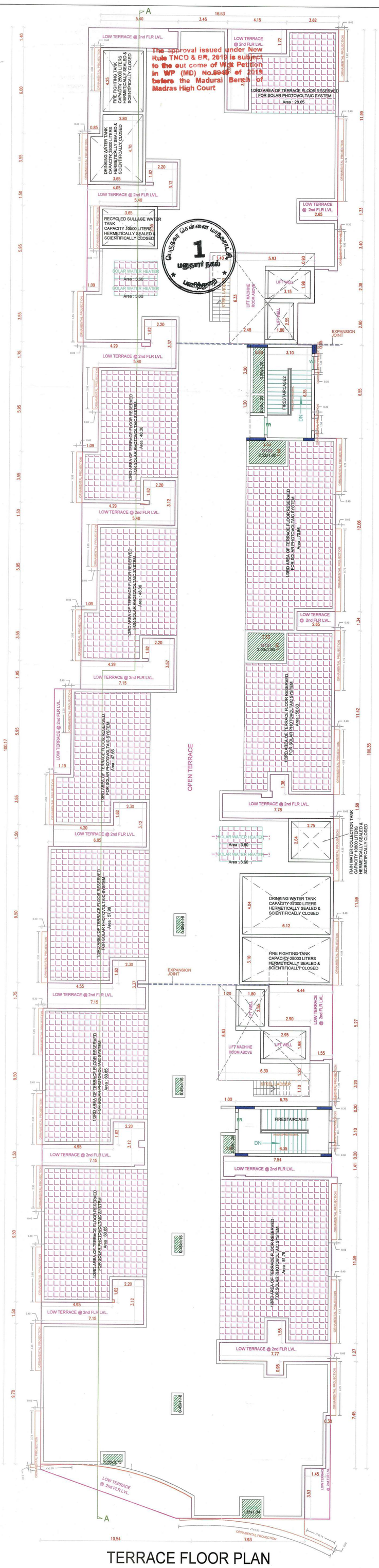
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FLOOR NAME	SHEET NO. 4 / 5
FLOOR NAME	

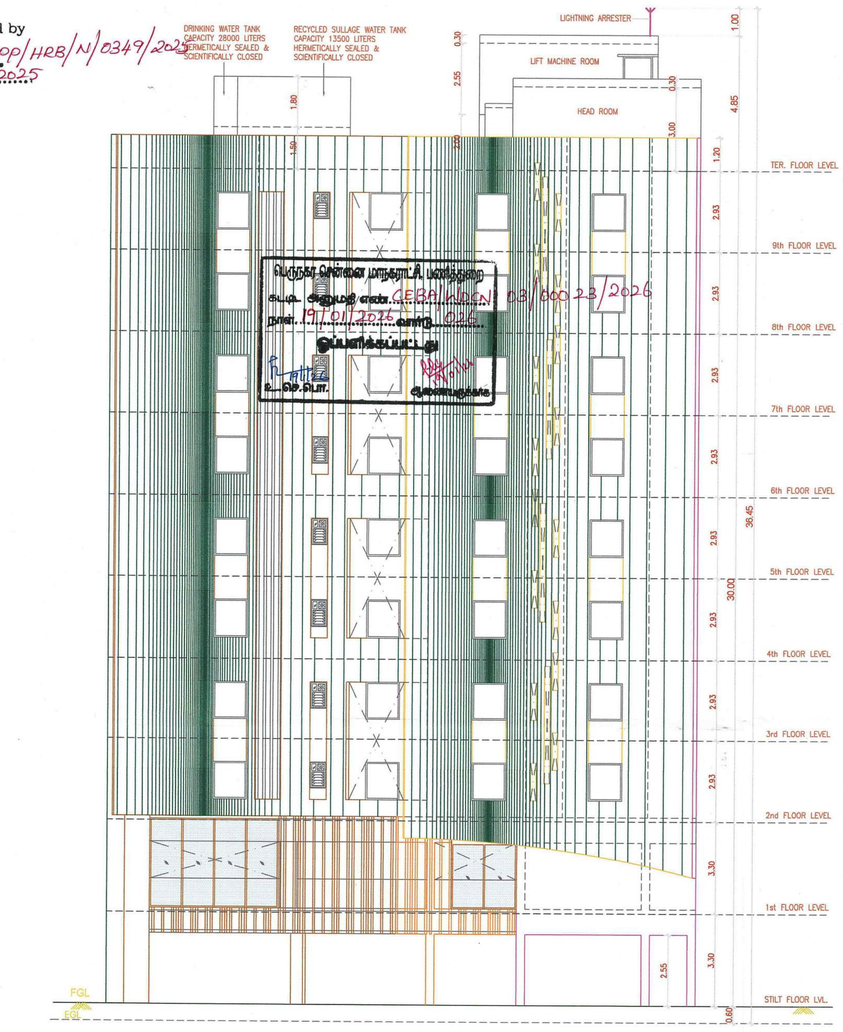
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR RESIDENTIAL USE CONSISTING OF 2 BLOCKS WITH IN BLOCK NO – 1: STILT FLOOR (FOR PARKING USE) + 1ST FLOOR (FOR PARKING USE) + 2ND FLOOR TO 9TH FLOOR WITH 120 DWELLING UNITS, IN BLOCK NO – 2: G.FLOOR (PUMP ROOM & ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR & 2ND FLOOR (FOR GYM USE), AT PLOT NOS. A & G, IN THE GREATER CHENNAI CORPORATION. APPROVED SUB-DIVISION NO. SD/WDC NO 3/00495/2021 DT.22.03.2022, ABUTTING MANJAMBAKKAM LINK ROAD (MILK COLONY ROAD), MADHAVARAM, CHENNAI – 600 060. COMPRISED IN OLD S.NO.425, AS PER PATTA NO. T.S.NO.85/1 PART, 2 PART & 3 PART OF MADHAVARAM VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

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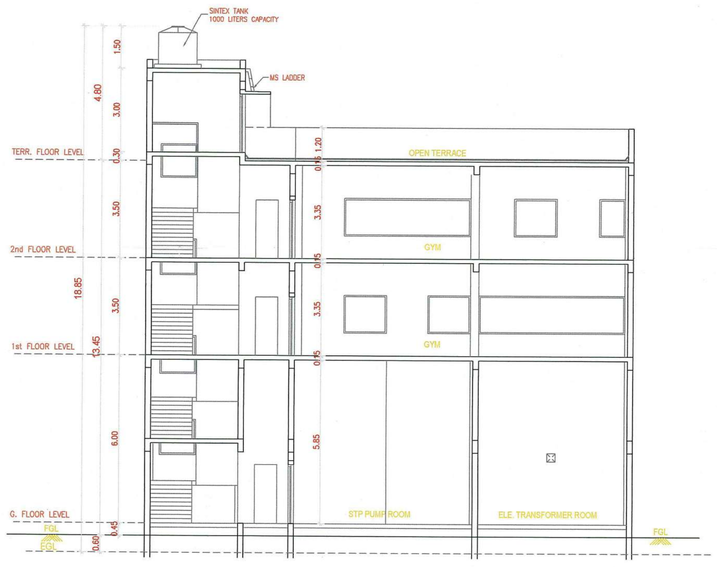
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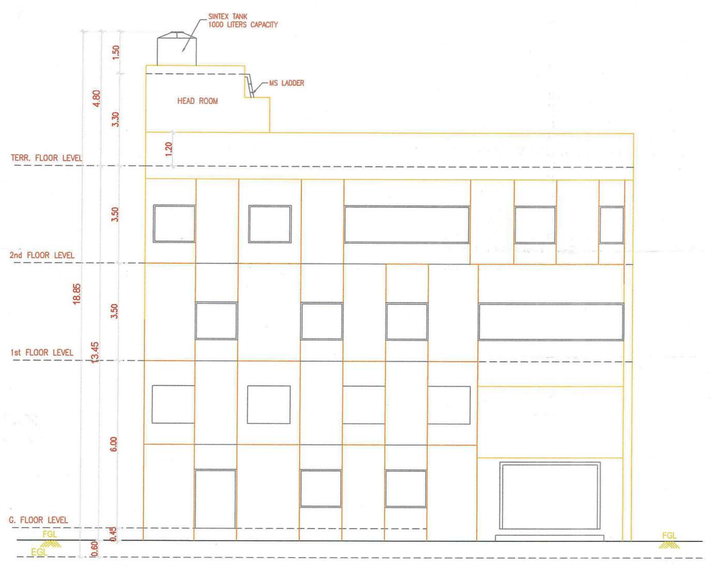
TERRACE FLOOR PLAN
BLOCK-1



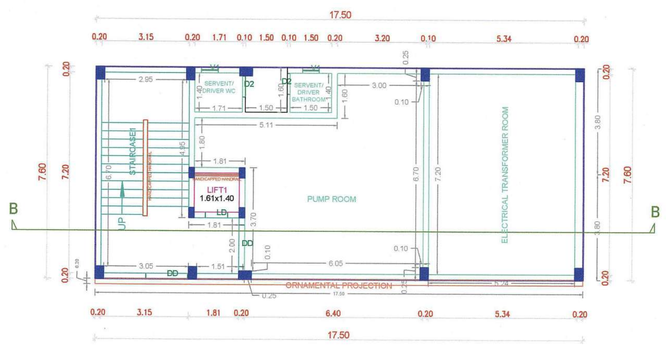
FRONT ELEVATION
BLOCK-1



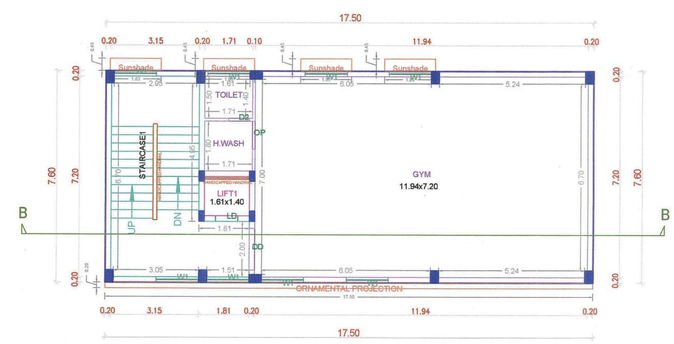
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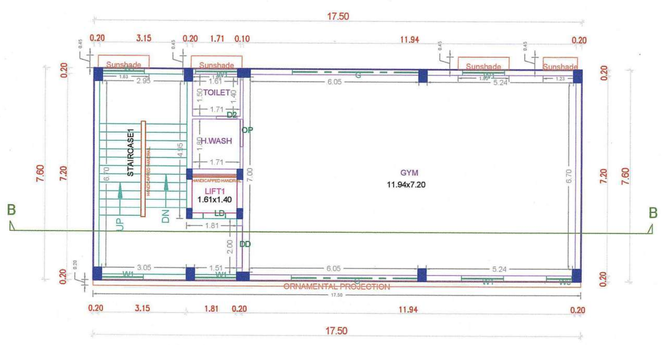
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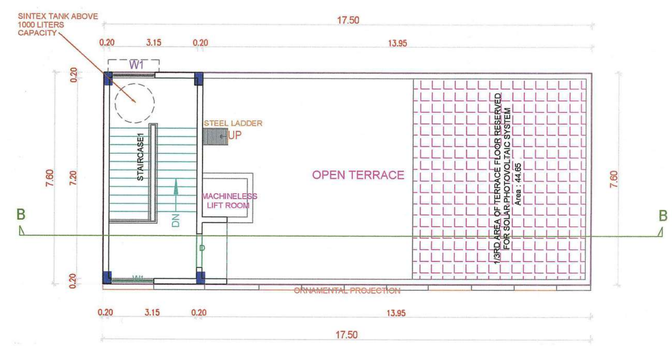
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK-2

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 VMP (MD) Nos. 6912 & 6913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

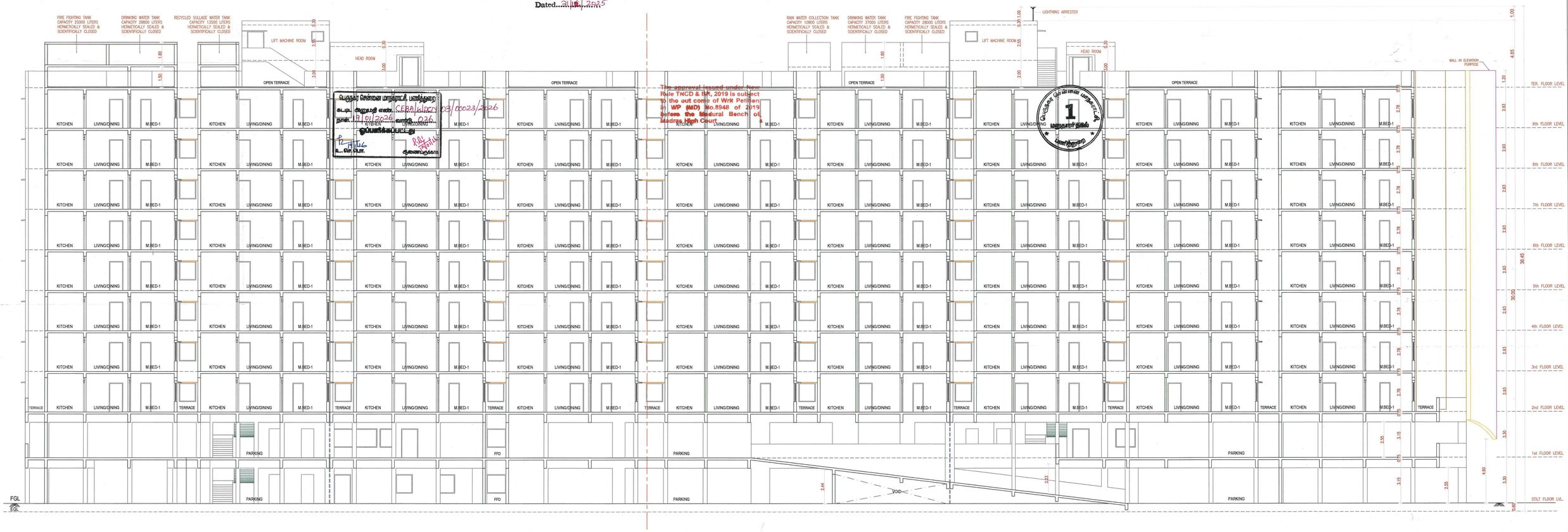
ARCH_E_(36.00_x_48.00_Inches)

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

FLOOR NAME	SHEET NO. 5 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT BUILDING FOR RESIDENTIAL USE CONSISTING OF 2 BLOCKS WITH IN BLOCK NO – 1: STILT FLOOR (FOR PARKING USE) + 1ST FLOOR (FOR PARKING USE) + 2ND FLOOR TO 9TH FLOOR WITH 120 DWELLING UNITS, IN BLOCK NO – 2: G.FLOOR (PUMP ROOM & ELECTRICAL TRANSFORMER ROOM) + 1ST FLOOR & 2ND FLOOR (FOR GYM USE), AT PLOT NOS. A & G, IN THE GREATER CHENNAI CORPORATION. APPROVED SUB-DIVISION NO. SD/WDC NO 3/00495/2021 DT.22.03.2022, ABUTTING MANJAMBAKKAM LINK ROAD (MILK COLONY ROAD), MADHAVARAM, CHENNAI – 600 060. COMPRISED IN OLD S.NO.425, AS PER PATTA NO. T.S.NO.85/1 PART, 2 PART & 3 PART OF MADHAVARAM VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/N/0349/2025
Dated... 31.01.2025



SECTION - A A

The approval issued under New Rule TNCDBR, 2019 is subject to the out comp of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

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)

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

Verified RealEstate
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+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.