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RE REGULATORY RECORD

RERA Document

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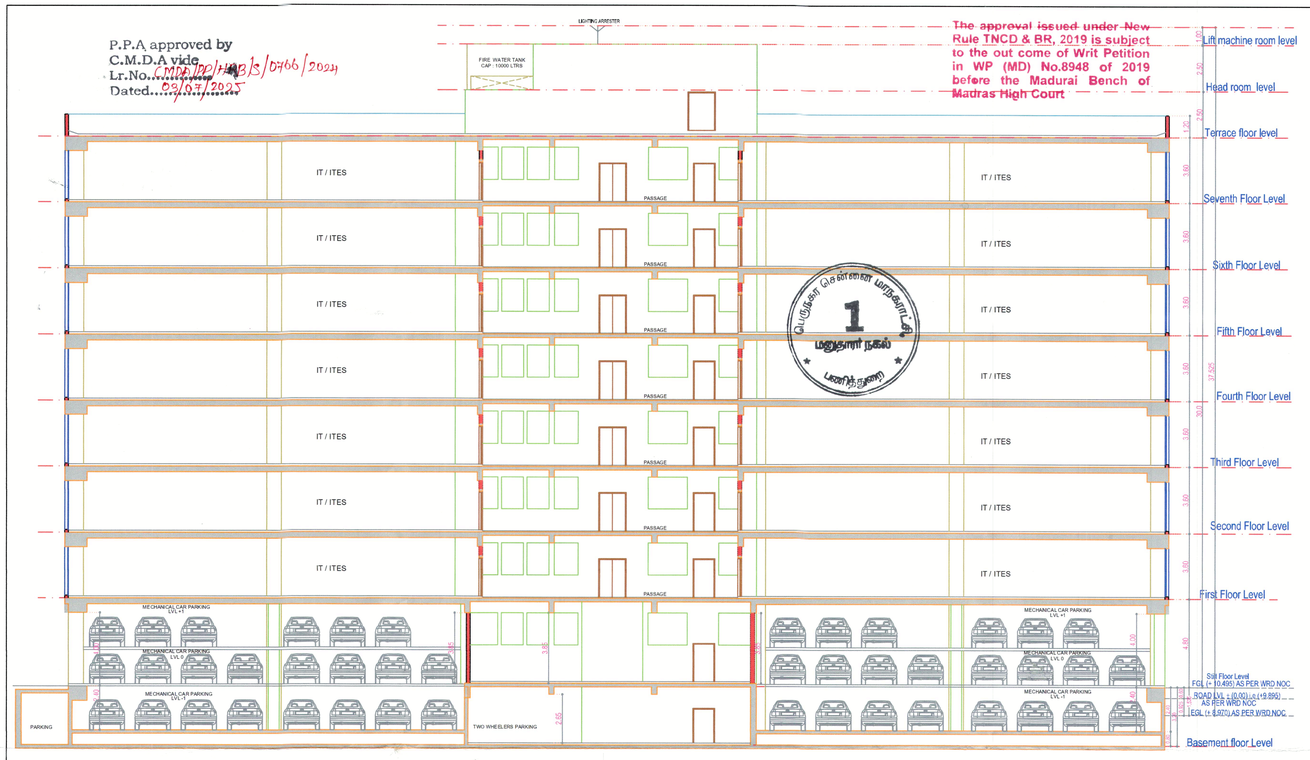
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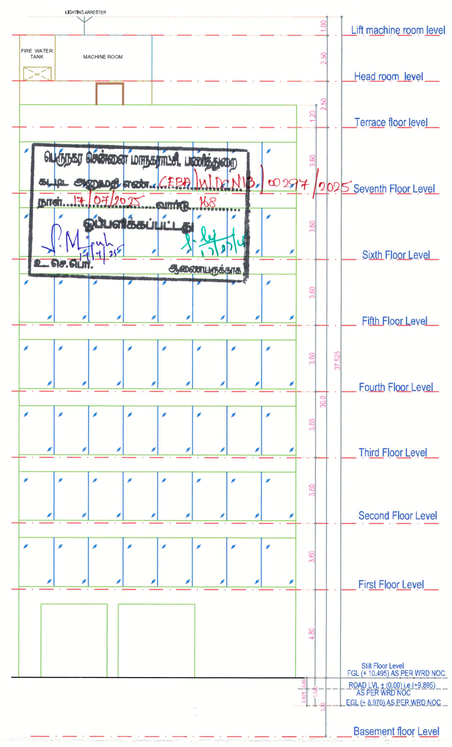
NO-(1)
ONE

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/00/HRB/3/5766/2024
Dated 02/07/2025

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



SECTION A-A

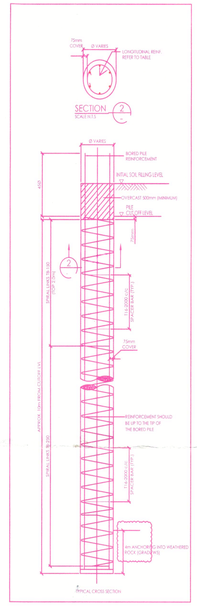


NORTH SIDE ELEVATION

FLOOR NAME	SHEET NO. 2 / 2

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 30.00M HEIGHT CONSISTING OF BLOCK 1: EXTENDED BASEMENT FLOOR (PIT PARKING, STP PUMP ROOM) + STILT FLOOR (2 LEVEL MECHANICAL PUZZLE PARKING) + 1ST FLOOR TO 7 FLOORS FOR IT/ITES USE BUILDING & BLOCK 2: GROUND FLOOR UTILITY BUILDING (METER ROOM, GENERATOR ROOM & DRIVER'S TOILET) AT DEVELOPED PLOT NO.29 (NP), TANSIDCO INDUSTRIAL ESTATE, GUINDY, CHENNAI - 600 032 T.S.NO.14/29 BLOCK NO.2, ALANDUR GUINDY VILLAGE, GUINDY TALUK, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

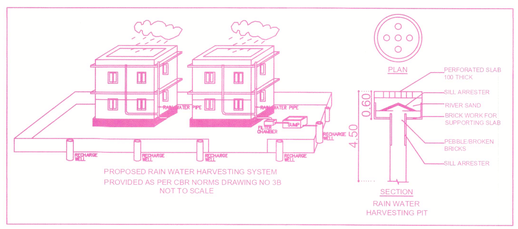




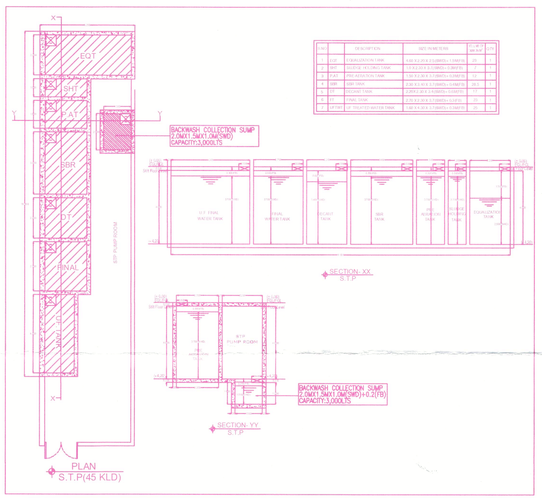
NORTH SIDE ELEVATION

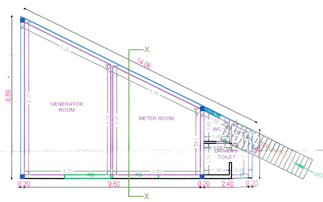


SECTION X-X

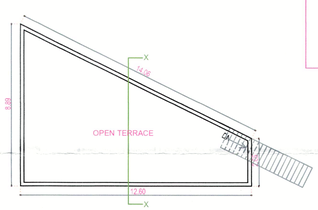


PROPOSED RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO 3B
NOT TO SCALE

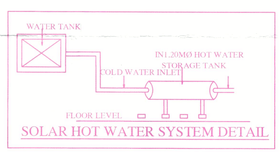




GROUND FLOOR PLAN



TERRACE FLOOR PLAN



SOLAR HOT WATER SYSTEM DETAIL

BLOCK-1 IT/ITES BUILDING

BLOCK-2 UTILITY BUILDING

DIMS	DESCRIPTION	RATE IN METERS	CAP. IN cum	QTY
A	UGT	UNDERGROUND TANK	5.40 X 2.40 X 3.00MTS = 38.88CUM	38
B	OHT	OVER HEAD TANK	5.40 X 2.40 X 3.00MTS = 38.88CUM	2
C	FWT	FIRE WATER TANK	5.40 X 2.40 X 3.00MTS = 38.88CUM	38
D	SWT	SUMP TANK	2.40 X 2.40 X 3.00MTS = 17.28CUM	34.5
E	STP	STP TANK	2.40 X 2.40 X 3.00MTS = 17.28CUM	17
F	RWT	RAIN WATER TANK	2.40 X 2.40 X 3.00MTS = 17.28CUM	17
G	FWT	FIRE TANK	2.40 X 2.40 X 3.00MTS = 17.28CUM	17
H	GWT	GREY WATER TANK	2.40 X 2.40 X 3.00MTS = 17.28CUM	17

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) No.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.

KEY NO. 8688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

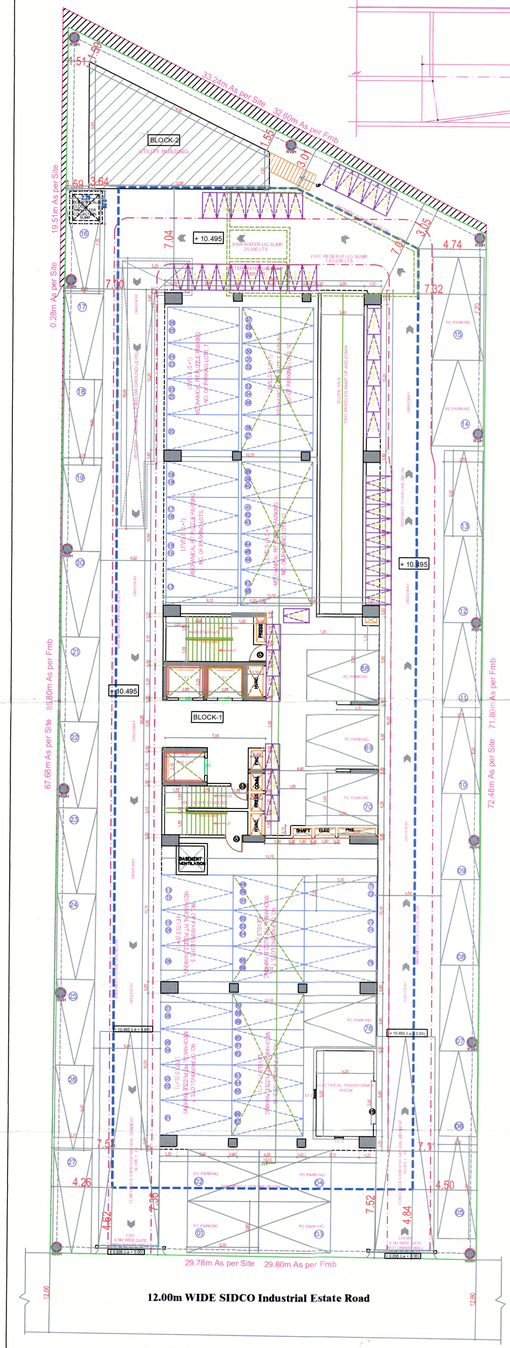
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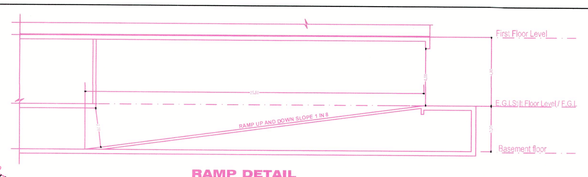
RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

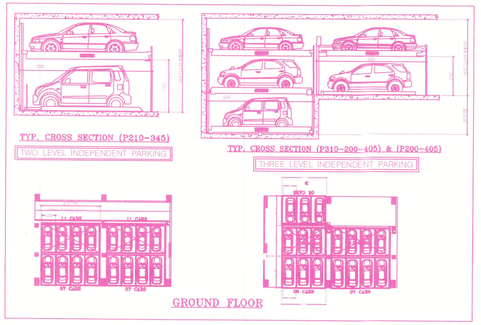
No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.



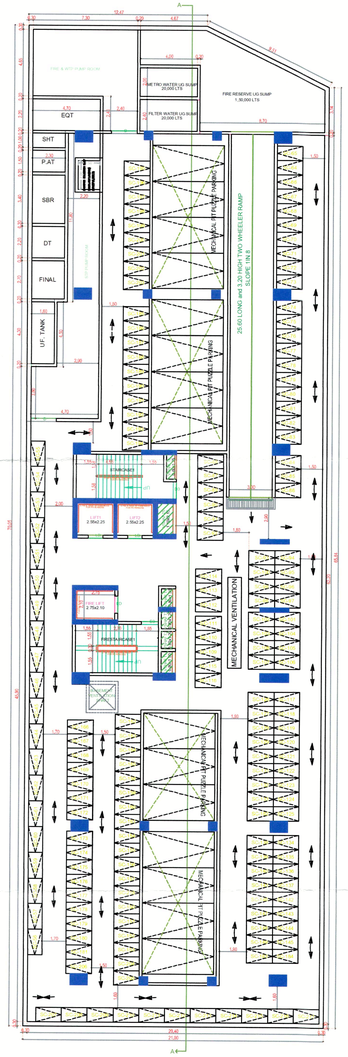
SITE CUM STILT FLOOR PLAN



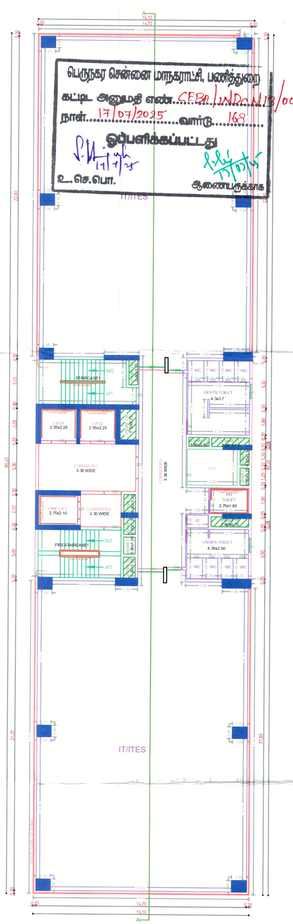
RAMP DETAIL



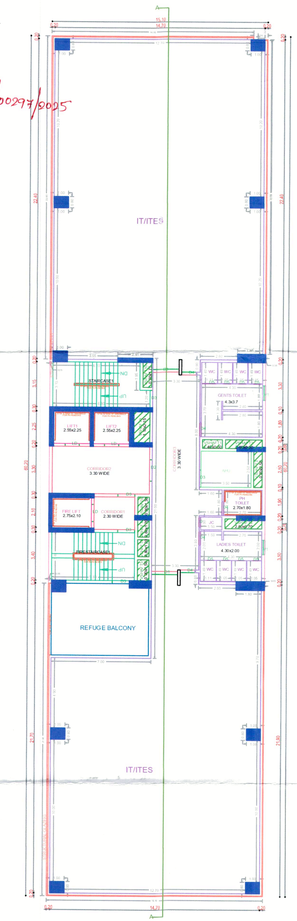
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/pp/HRB/3/0766/2024
Dated. 03/07/2025



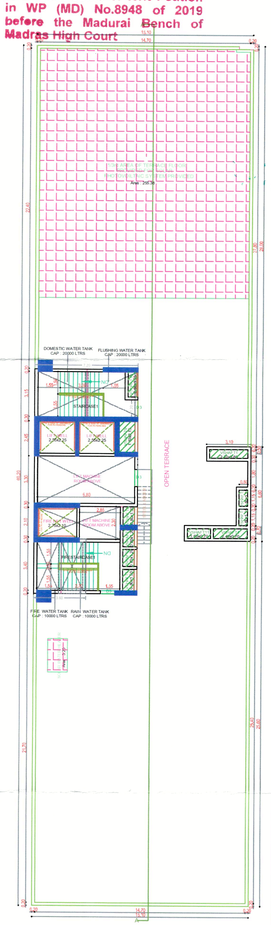
EXTENDED BASEMENT FLOOR PLAN



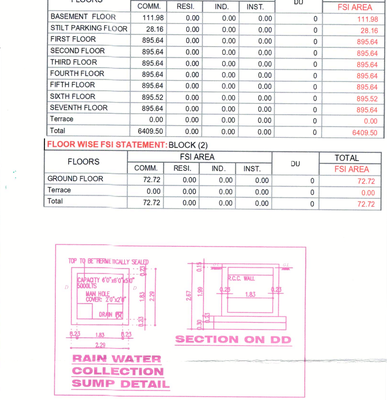
TYPICAL - 1, 2, 3, 4, 5& 7 FLOOR PLAN



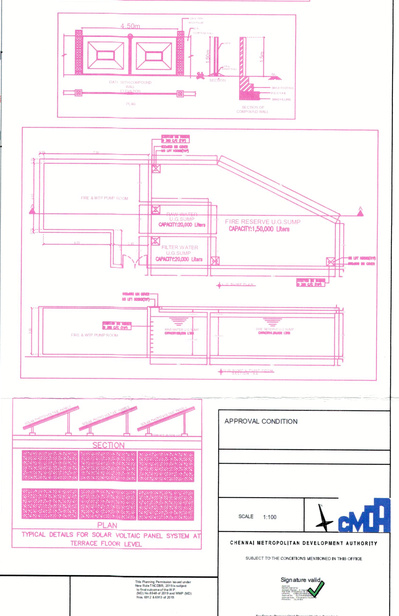
SIXTH FLOOR PLAN

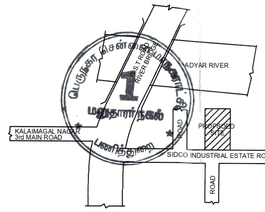


TERRACE FLOOR PLAN



RAIN WATER COLLECTION SUMP DETAIL





KEY PLAN
NOT TO SCALE

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

SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) WITH 30.00M HEIGHT CONSISTING OF BLOCK 1: EXTENDED BASEMENT FLOOR (PIT PARKING, STP PUMP ROOM) + STILT FLOOR (2 LEVEL MECHANICAL PUZZLE PARKING) + 1ST FLOOR TO 7TH FLOORS FOR (TITES USE BUILDING & BLOCK 2: GROUND FLOOR UTILITY BUILDING (METER ROOM, GENERATOR ROOM & DRIVER'S TOILET) AT DEVELOPED PLOT NO.29 (SP), TANSIDCO INDUSTRIAL ESTATE, GUINDY, CHENNAI 600 032 T.S.NO.14/29 BLOCK NO.2, ALANDUR GUINDY VILLAGE, GUINDY TALUK, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2361.00
AREA AS PER DOCUMENT	2347.00
AREA CONSIDERED FOR FSI	2347.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	
GSR AREA	0.00
TOTAL FSI AREA	6482.22
FSI FACTOR	2.762
COVERAGE AREA (PERCENTAGE %)	1021.37 (41.29%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	-
CAR	95	100
TWO WHEELER	189	200
CYCLE	-	-

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK (1)		6409.50	0.00	0.00	0.00	0	6409.50
BLOCK (2)		72.72	0.00	0.00	0.00	0	72.72
Total		6482.22	0.00	0.00	0.00	0	6482.22

FLOOR WISE FSI STATEMENT: BLOCK (1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR	111.98	0.00	0.00	0.00	0	111.98
STILT PARKING FLOOR	28.16	0.00	0.00	0.00	0	28.16
FIRST FLOOR	895.64	0.00	0.00	0.00	0	895.64
SECOND FLOOR	895.64	0.00	0.00	0.00	0	895.64
THIRD FLOOR	895.64	0.00	0.00	0.00	0	895.64
FOURTH FLOOR	895.64	0.00	0.00	0.00	0	895.64
FIFTH FLOOR	895.64	0.00	0.00	0.00	0	895.64
SIXTH FLOOR	895.52	0.00	0.00	0.00	0	895.52
SEVENTH FLOOR	895.64	0.00	0.00	0.00	0	895.64
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	6409.50	0.00	0.00	0.00	0	6409.50

FLOOR WISE FSI STATEMENT: BLOCK (2)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	72.72	0.00	0.00	0.00	0	72.72
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	72.72	0.00	0.00	0.00	0	72.72

TYPICAL DETAILS FOR SOLAR VOLTAIC PANEL SYSTEM AT TERRACE FLOOR LEVEL

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

KEY NO. 8668

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under the Rule 71 of TNCD & BR, 2019 for the erection of only P.T. Proposed Residential Hostel (NO) Res. 651 (6451) at (S.F)

Signature valid
Digitally Signed by ARUN KRISHNA
Approved On: 09-07-2025 10:27:56 AM

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UserDefinedImperial (60.00 x 40.00Inches)

RESPONSIBILITY OF THE BUILDER / PROMOTERS

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No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

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
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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.