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RE REGULATORY RECORD

RERA Document

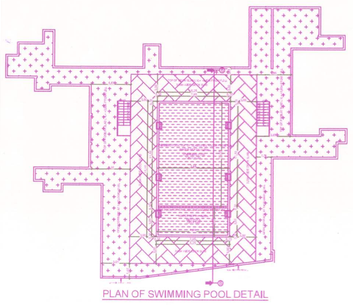
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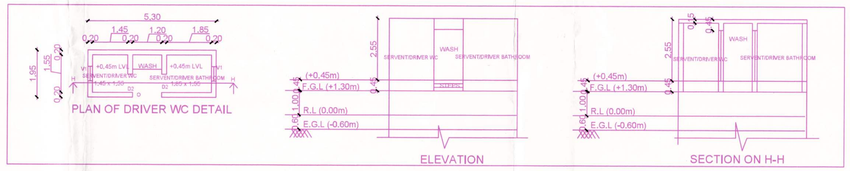
Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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



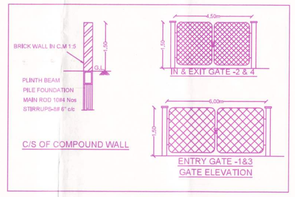
PLAN OF SWIMMING POOL DETAIL



PLAN OF DRIVER WC DETAIL

ELEVATION

SECTION ON H-H

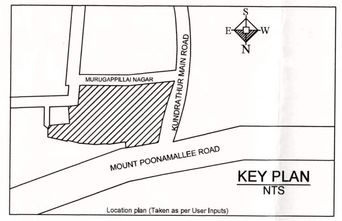


C/S OF COMPOUND WALL

ENTRY GATE -1&3
GATE ELEVATION

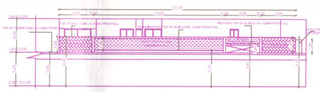


PERCULATION PIT



KEY PLAN
NTS

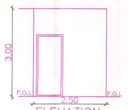
Location plan (Taken as per User Inputs)



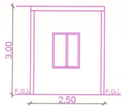
SECTION ON B-B



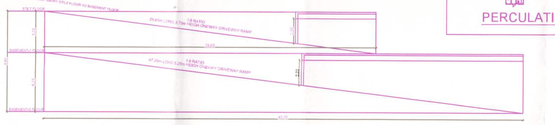
PLAN



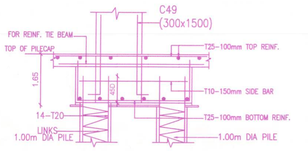
ELEVATION



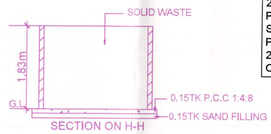
SECTION ON B-B



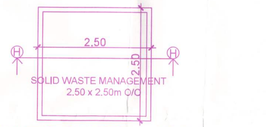
TYPICAL DRIVEWAY RAMP DETAIL



SECTION ON X-X



SECTION ON H-H



PLAN OF SOLID WASTE MANAGEMENT

SITE CUM STILT FLOOR (PART) / GROUND FLOOR (PART)

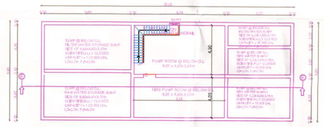
PLAN OF PILE FOOTING

CROSS SECTION OF PILE

Proposed RWH System

Provided as per CBR Norms Drawing No:2A

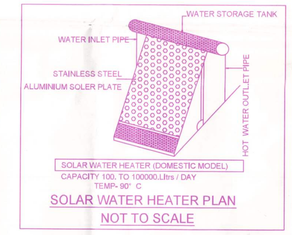
NOT TO SCALE



PLAN OF UG SUMP DETAIL

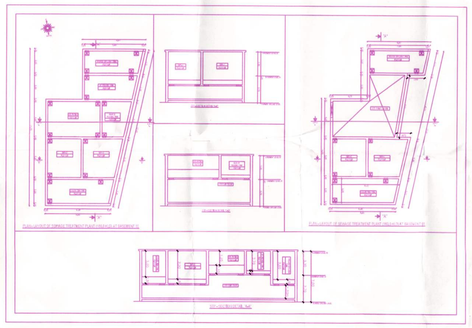


SECTION ON E-E



SOLAR WATER HEATER PLAN

NOT TO SCALE





SITE PLAN	SHEET NO. 1 / 6

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENTOF HIGH RISE BUILDING RESIDENTIAL CUM COMMERCIAL (SHOPS & OFFICE) USAGE COMPRISE 2 BLOCKS, BLOCK-1 (42.00m HEIGHT): EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART / GROUND FLOOR PART FOR SHOPS + 1st FLOOR:12 DWELLING UNITS, OFFICE & SWIMMING POOL AT OPEN TERRACE + 2nd FLOOR TO 11th FLOOR: 16 DWELLING UNITS PER FLOOR + 12th FLOOR : 10DU DUPLEX + 6 DU, 13th FLOOR : 6 DWELLING UNITS TOTALLY 194 DWELLING UNITS AND BLOCK-2: (14.00mHEIGHT) STILT FLOOR + 1st FLOOR: GYM AEROBICS + 2nd FLOOR: VIDEO GAMES, ASSOCIATION ROOM, TABLE TENNIS + 3rd FLOOR: YOGA, BILLIARDS, MASSAGE ROOM AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 298, PLOT No. 24, 27, MSS NAGAR, MOUNT POONAMALLEE ROAD AND KUNDRATHUR - MANGADU ROAD, POONAMALLEE (KATTUPAKKAM), CHENNAI - 600 056, BEARING S.No. 239/6, 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B OF KATTUPAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT AND S.No. 239/6 LYING WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION AND S.No. 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B LYING WITHIN THE LIMIT OF POONAMALLEE MUNICIPALITY.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	6449.00
AREA AS PER DOCUMENT	6482.22
AREA CONSIDERED FOR FSI	6449.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	29307.36
FSI FACTOR	4.544
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	264	260
TWO WHEELER	29	127
CYCLE	-	0

FLOOR WISE FSI STATEMENT: A (BLOCK-1)

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
LOWER BASEMENT	0.00	0.00	0.00	0.00	0	0.00
UPPER BASEMENT	0.00	70.51	0.00	0.00	0	70.51
STILT PARKING FLOOR	585.91	75.23	0.00	0.00	0	661.14
FIRST FLOOR	576.58	1686.38	0.00	0.00	12	2262.96
SECOND FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
THIRD FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
FOURTH FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
FIFTH FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
SIXTH FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
SEVENTH FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
EIGHTH FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
NINTH FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
TENTH FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
ELEVENTH FLOOR	0.00	2190.53	0.00	0.00	16	2190.53
TWELFTH FLOOR	0.00	2054.05	0.00	0.00	16	2054.05
THIRTEENTH FLOOR	0.00	1830.64	0.00	0.00	0	1830.64
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	1162.49	27622.11	0.00	0.00	194	28784.60

FLOOR WISE FSI STATEMENT: B (BLOCK-2)

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	163.73	0.00	0.00	0	163.73
SECOND FLOOR	0.00	179.52	0.00	0.00	0	179.52
THIRD FLOOR	0.00	179.52	0.00	0.00	0	179.52
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	522.77	0.00	0.00	0	522.77

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SIMILAR BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	INST.		
A=1 (BLOCK-1)		1162.49	27622.11	0.00	0.00	194	28784.60
B=1 (BLOCK-2)		0.00	522.77	0.00	0.00	0	522.77
Total		1162.49	28144.88	0.00	0.00	194	29307.37

PLOT EXTENT - 6449.00 (AS PER PATTA)
LANDSCAPE AREA FOR
EIA REQUIREMENT 15% - 967.35 Sq.m
LANDSCAPE AREA
ACHIEVED FOR EIA 17% - 1085.82 Sq.m

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Signature valid

Signature valid

REV NO. REMARKS

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User Defined(Imperial (60.00 x 90.00inches)

FLOOR NAME	SHEET NO. 2/6
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENTOF HIGH RISE BUILDING RESIDENTIAL CUM COMMERCIAL (SHOPS & OFFICE) USAGE COMPRISE 2 BLOCKS, BLOCK-1 (42.00m HEIGHT): EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART / GROUND FLOOR PART FOR SHOPS + 1st FLOOR:12 DWELLING UNITS, OFFICE & SWIMMING POOL AT OPEN TERRACE + 2nd FLOOR TO 11th FLOOR: 16 DWELLING UNITS PER FLOOR + 12th FLOOR : 10DU DUPLEX + 6 DU, 13th FLOOR : 6 DWELLING UNITS TOTALLY 194 DWELLING UNITS AND BLOCK-2: (14.00mHEIGHT) STILT FLOOR + 1st FLOOR: GYM AEROBICS + 2nd FLOOR: VIDEO GAMES, ASSOCIATION ROOM, TABLE TENNIS + 3rd FLOOR: YOGA, BILLIARDS, MASSAGE ROOM AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 298, PLOT No. 24, 27, MSS NAGAR, MOUNT POONAMALLEE ROAD AND KUNDRATHUR - MANGADU ROAD, POONAMALLEE (KATTUPAKKAM), CHENNAI - 600 056, BEARING S.No. 239/6, 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B OF KATTUPAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT AND S.No. 239/6 LYING WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION AND S.No. 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B LYING WITHIN THE LIMIT OF POONAMALLEE MUNICIPALITY .



UPPER BASEMENT PARKING FLOOR PLAN

APPROVAL CONDITION

SCALE : 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER

REV NO. | REMARKS

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FLOOR NAME	SHEET NO. 3/6
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENTOF HIGH RISE BUILDING RESIDENTIAL CUM COMMERCIAL (SHOPS & OFFICE) USAGE COMPRISE 2 BLOCKS, BLOCK-1 (42.00m HEIGHT): EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART / GROUND FLOOR PART FOR SHOPS + 1st FLOOR:12 DWELLING UNITS, OFFICE & SWIMMING POOL AT OPEN TERRACE + 2nd FLOOR TO 11th FLOOR: 16 DWELLING UNITS PER FLOOR + 12th FLOOR : 10DU DUPLEX + 6 DU, 13th FLOOR : 6 DWELLING UNITS TOTALLY 194 DWELLING UNITS AND BLOCK-2: (14.00mHEIGHT) STILT FLOOR + 1st FLOOR: GYM AEROBICS + 2nd FLOOR: VIDEO GAMES, ASSOCIATION ROOM, TABLE TENNIS + 3rd FLOOR: YOGA, BILLIARDS, MASSAGE ROOM AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 298, PLOT No. 24, 27, MSS NAGAR, MOUNT POONAMALLEE ROAD AND KUNDRATHUR - MANGADU ROAD, POONAMALLEE (KATTUPAKKAM), CHENNAI - 600 056, BEARING S.No. 239/6, 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B OF KATTUPAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT AND S.No. 239/6 LYING WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION AND S.No. 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B LYING WITHIN THE LIMIT OF POONAMALLEE MUNICIPALITY .



LOWER BASEMENT PARKING FLOOR PLAN

ப. எண் 010/BP/26-27/000040 பூவிருந்தவல்லி நகராட்சி
க.அ.எண் 010/BL/2026/00020 பூவிருந்தவல்லி
நாள் 28.08.2021
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வனுவகை நடவடிக்கையில் உள்ள நிபந்தனைகளுக்குட்பட்டு வரை படங்கள் அங்கீகரிக்கப்படுகிறது.
(காலவரை 28/08/26 முதல் 27/08/31 வரை)
ஆணையாளர்
பூவிருந்தவல்லி நகராட்சி

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. KEY_NO

QR CODE

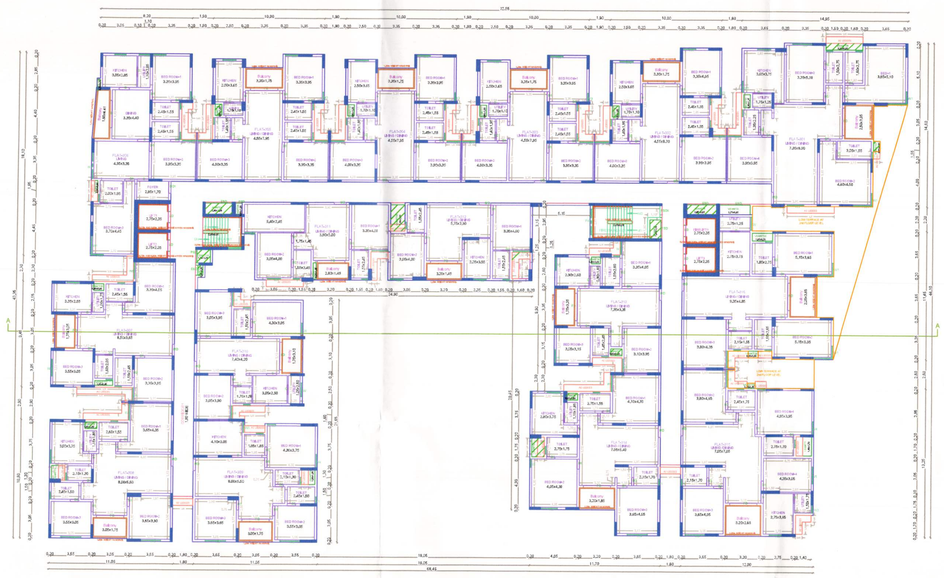
Applicants (Owner / Developer / Power of Attorney)

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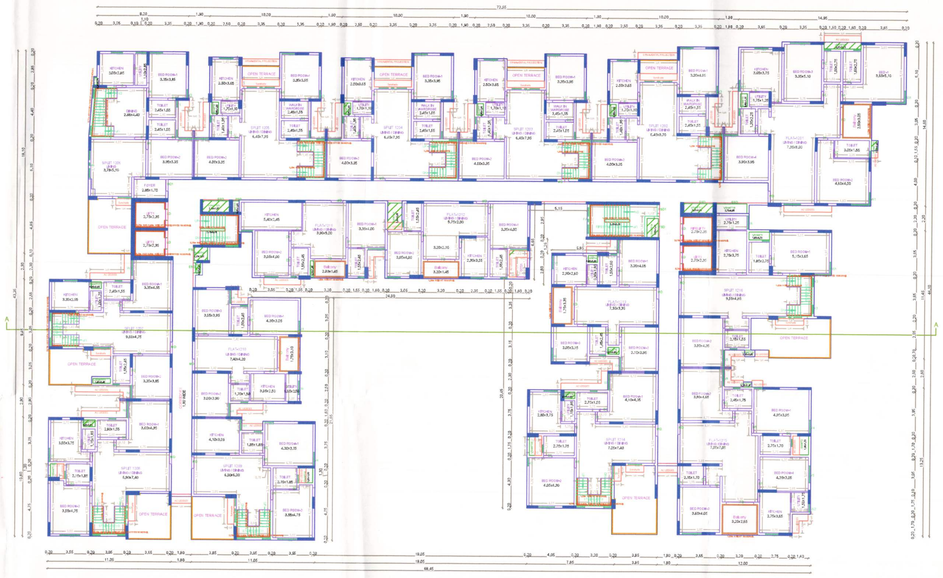
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FLOOR NAME	SHEET NO. 4/6
FLOOR NAME	

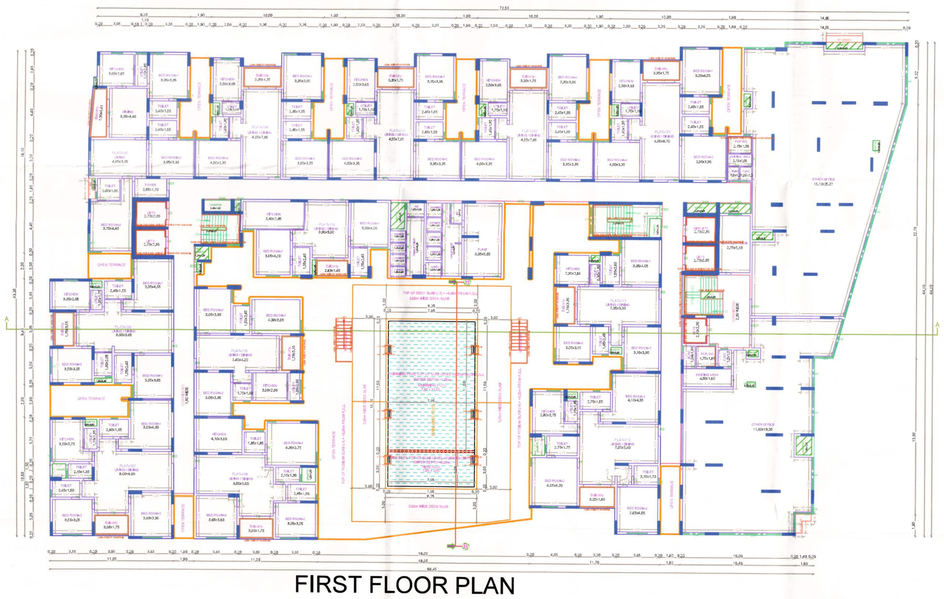
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENTOF HIGH RISE BUILDING RESIDENTIAL CUM COMMERCIAL (SHOPS & OFFICE) USAGE COMPRISE 2 BLOCKS, BLOCK-1 (42.00m HEIGHT): EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART / GROUND FLOOR PART FOR SHOPS + 1st FLOOR:12 DWELLING UNITS, OFFICE & SWIMMING POOL AT OPEN TERRACE + 2nd FLOOR TO 11th FLOOR: 16 DWELLING UNITS PER FLOOR + 12th FLOOR : 10DU DUPLEX + 6 DU, 13th FLOOR : 6 DWELLING UNITS TOTALLY 194 DWELLING UNITS AND BLOCK-2: (14.00mHEIGHT) STILT FLOOR + 1st FLOOR: GYM AEROBICS + 2nd FLOOR: VIDEO GAMES, ASSOCIATION ROOM, TABLE TENNIS + 3rd FLOOR: YOGA, BILLIARDS, MASSAGE ROOM AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 298, PLOT No. 24, 27, MSS NAGAR, MOUNT POONAMALLEE ROAD AND KUNDRATHUR - MANGADU ROAD, POONAMALLEE (KATTUPAKKAM), CHENNAI - 600 056, BEARING S.No. 239/6, 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B OF KATTUPAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT AND S.No. 239/6 LYING WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION AND S.No. 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B LYING WITHIN THE LIMIT OF POONAMALLEE MUNICIPALITY.



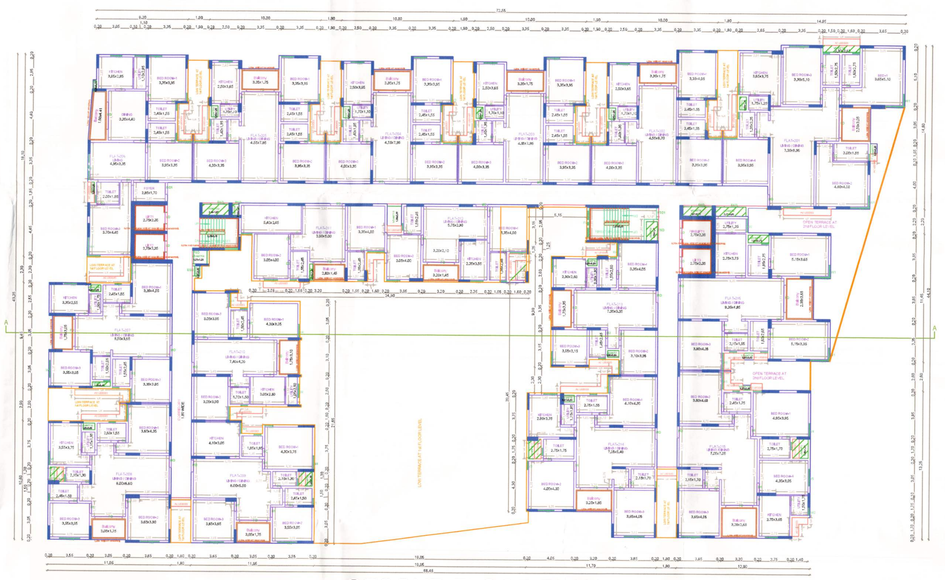
TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11 FLOOR PLAN



TWELTH FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. KEY NO

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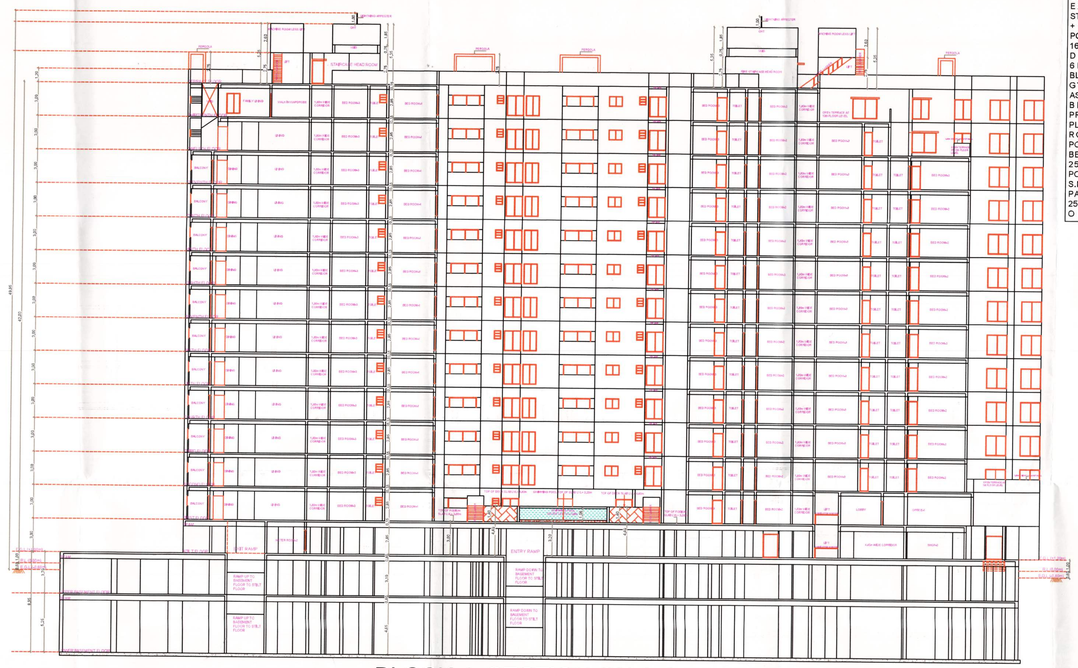
FLOOR NAME	SHEET NO. 5/6

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENTOF HIGH RISE BUILDING RESIDENTIAL CUM COMMERCIAL (SHOPS & OFFICE) USAGE COMPRISE 2 BLOCKS, BLOCK-1 (42.00m HEIGHT): EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART / GROUND FLOOR PART FOR SHOPS + 1st FLOOR:12 DWELLING UNITS, OFFICE & SWIMMING POOL AT OPEN TERRACE + 2nd FLOOR TO 11th FLOOR: 16DWELLING UNITS PER FLOOR + 12th FLOOR : 10DU D U P L E X + 6 D U , 1 3 t h F L O O R 6 DWELLING UNITS TOTALLY 194 DWELLING UNITS AND BLOCK-2: (14.00mHEIGHT) STILT FLOOR + 1st FLOOR: GYM AEROBICS + 2nd FLOOR: VIDEO GAMES, ASSOCIATION ROOM, TABLE TENNIS + 3rd FLOOR: YOGA, BILLIARDS, MASSAGE ROOM AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 298, PLOT No. 24, 27, MSS NAGAR, MOUNT POONAMALLEE ROAD AND KUNDRATHUR - MANGADU ROAD, POONAMALLEE (KATTUPAKKAM), CHENNAI - 600 056, BEARING S.No. 239/6, 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B OF KATTUPAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT AND S.No. 239/6 LYING WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION AND S.No. 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B LYING WITHIN THE LIMIT OF POONAMALLEE MUNICIPALITY .



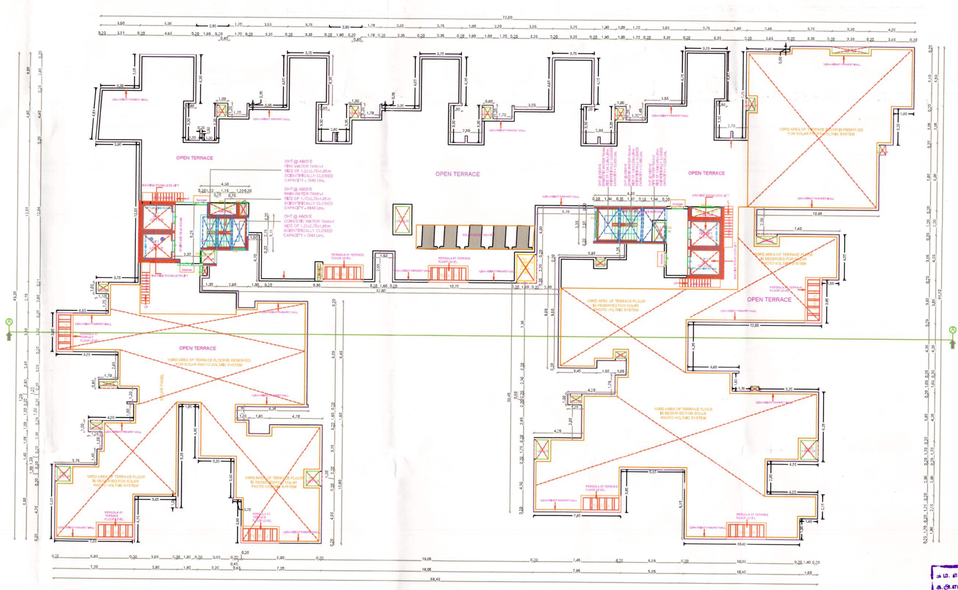
BLOCK-1; FRONT ELEVATION



BLOCK-1; SECTION ON A-A



THIRTEENTH FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

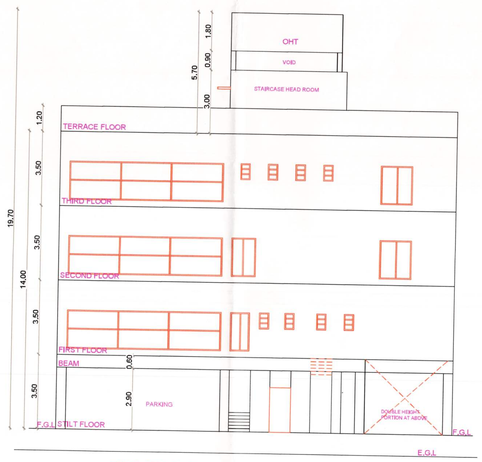
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE LETTER

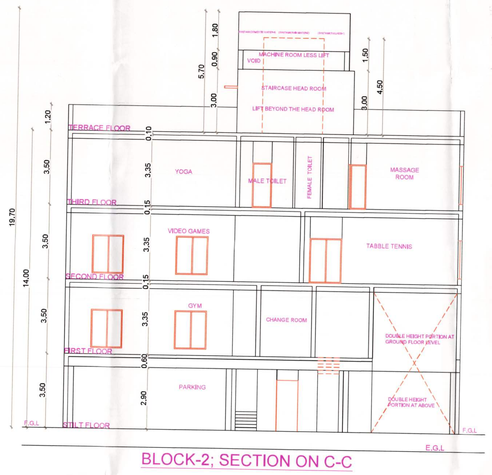
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FLOOR NAME	SHEET NO. 6/6
FLOOR NAME	

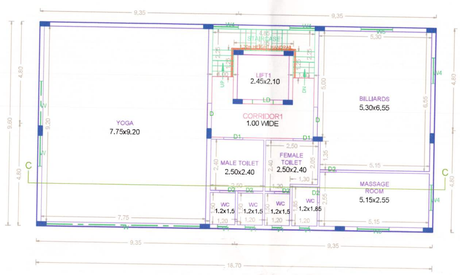
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENTOF HIGH RISE BUILDING RESIDENTIAL CUM COMMERCIAL (SHOPS & OFFICE) USAGE COMPRISE 2 BLOCKS, BLOCK-1 (42.00m HEIGHT): EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART / GROUND FLOOR PART FOR SHOPS + 1st FLOOR:12 DWELLING UNITS, OFFICE & SWIMMING POOL AT OPEN TERRACE + 2nd FLOOR TO 11th FLOOR: 16 DWELLING UNITS PER FLOOR + 12th FLOOR : 10DU DUPLEX + 6 DU, 13th FLOOR : 6 DWELLING UNITS TOTALLY 194 DWELLING UNITS AND BLOCK-2: (14.00mHEIGHT) STILT FLOOR + 1st FLOOR: GYM AEROBICS + 2nd FLOOR: VIDEO GAMES, ASSOCIATION ROOM, TABLE TENNIS + 3rd FLOOR: YOGA, BILLIARDS, MASSAGE ROOM AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR No. 298, PLOT No. 24, 27, MSS NAGAR, MOUNT POONAMALLEE ROAD AND KUNDRATHUR - MANGADU ROAD, POONAMALLEE (KATTUPAKKAM), CHENNAI - 600 056, BEARING S.No. 239/6, 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B OF KATTUPAKKAM VILLAGE, POONAMALLEE TALUK, THIRUVALLUR DISTRICT AND S.No. 239/6 LYING WITHIN THE LIMIT OF POONAMALLEE PANCHAYAT UNION AND S.No. 252/1A1B, 252/1A2, 252/1A1C, 252/1A1D & 252/1B LYING WITHIN THE LIMIT OF POONAMALLEE MUNICIPALITY.



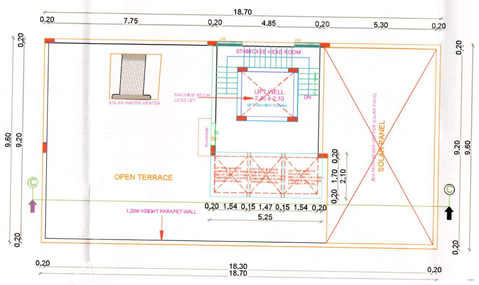
BLOCK-2; FRONT ELEVATION



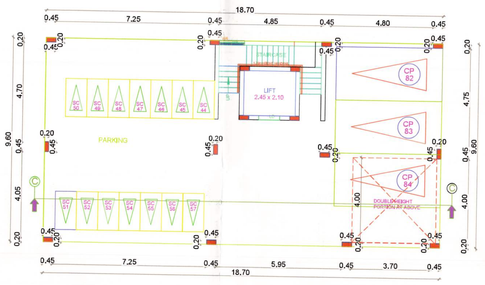
BLOCK-2; SECTION ON C-C



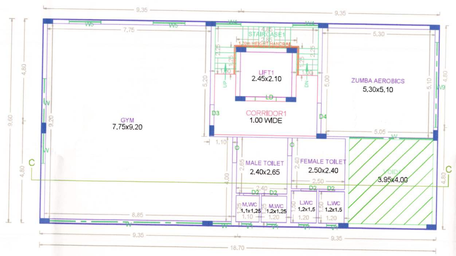
THIRD FLOOR PLAN
BLOCK -2



TERRACE FLOOR PLAN
BLOCK -2

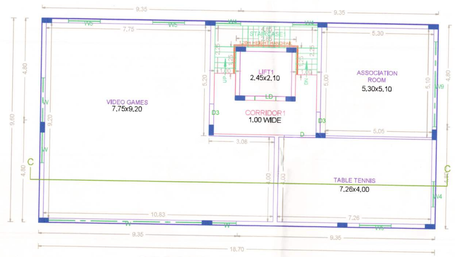


STILT PARKING FLOOR PLAN
BLOCK -2



FIRST FLOOR PLAN

BLOCK -2



SECOND FLOOR PLAN

BLOCK -2

CMDA/01015/CP/24-27/2023/30
Dated: 23/08/2023
Validity: 23/08/2024
This Planning Permission issued under the provisions of and is subject to final outcome of the W.P. (MD) No.2948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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.

KEY NO. KEY_NO

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

ISO_A0_(841.00_x_1189.00_MM)

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
3/350/2 Mettukuppam,
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.