Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

Chitale INFRA

Chitale Infra LLP
GST No.: 33AAMFC1108P1ZF
Tel. : +91-44-3500 2426, 27
Acropolis, Ground Floor
No. 148, Dr. Radhakrishnan Road
Mylapore, Chennai - 600 004. India

Date: February 4th 2026

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Chennai.

Dear Sir,

Sub: Construction of Stilt floor + 5 Floors residential building with 10 Dwelling units at Abiramapuram, Chennai – Errata submitted.

The project registration application submitted for Stilt Floor + 5Floors with the plan approved by CMDA mentioning the site extent of 895.5sqmt as per patta and 896.6 sq mt as per document.

Now CMDA has issued errata in letter dt 04/02/2026 stating that the area as per patta shall be read as 897.5 sqmt instead of 895.5 sqmt in the approved plan already issued on 23/12/2025.

In view of above errata the site extent in the approved plan as per patta is 897.5 sqmt and as per document is 896.6sqmt, the least extent in which is 896.6sqmt.

The carpet area already submitted for the total UDS of 896.6sqmt

Hence we request you to kindly consider the carpet area statement already submitted and register the project

Thanking you,

Yours faithfully,

For CHITALE INFRA LLP

Authorised Signatory

www.chitaleinfra.com

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

Letter No.CMDA/PP/NHRB/S/0756/2025 **Dated: 04.02.2026**

To

The Chief Engineer General,
Greater Chennai Corporation,
Chennai 600003

Sir,

Sub: CMDA – Area Plans Unit – NHRB (South) - Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt floor + 5 floors (Height – 18.30m) Residential Building with 10 dwelling units Availing Premium FSI with TOD Benefit at Plot No.5, Door No.7, 9 & 10, Sundararajan Street (Formerly Abiramapuram 4th Street), Abiramaburam, Chennai 600018, comprised in Old R.S.No.3658/7 & 3658/22 (Document), Present R.S.No.3658/7, 3658/23, 3658/24, 3658/29, 3658/32, 3658/33 & 3658/34, Block No.72 of Mylapore Village, within the limit of Greater Chennai Corporation – Errata issued for the Patta extent in the approved plan - Reg

Ref:
1. Planning Permission Application received in SBC. No.CMDA/PP/NHRB/S/0765/2025 Dated 15.09.2025.
2. Earlier Planning Permission issued by the CMDA in Planning Permission No. OL-PP/NHRB/0506/2025, Permit No. OL-02469 in letter No. CMDA/PP/NHRB/S/0765/2025 dated 23-12-2025.
3. Applicant s letter dated 30.01.2026

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Earlier, the Planning Permission Application received in the reference 1st cited for the proposed construction of Stilt floor + 5 floors (Height – 18.30m) Residential Building with 10 dwelling units Availing Premium FSI with TOD Benefit at Plot No.5, Door No.7, 9 & 10, Sundararajan Street (Formerly Abiramapuram 4th Street), Abiramaburam, Chennai 600018, comprised in Old R.S.No.3658/7 & 3658/22 (Document), Present R.S.No.3658/7, 3658/23, 3658/24, 3658/29, 3658/32, 3658/33 & 3658/34, Block No.72 of Mylapore Village, within the limit of Greater Chennai Corporation - Applied by M/s.Chitale Infra LLP, Represented by its Authorized Signatory K.Giridaran GPA for 1.G.Natarajan, 2.Reeta Natarajan, 3.Uma Sivakumar and 4.V.Radha.

Now, the applicant in the reference 3rd cited has informed that the Patta area in the approved plan has been mentioned as "895.50 Sq.m" instant of "897.50 Sq.m" and requested to kindly issue us a letter stating the correct Patta area.

The contention of the applicant was verified and found acceptable. Hence, the following errata is issued to the approved plan referred to in the reference 2nd cited.

In the approved plan issued in the reference 2nd cited, in the final plan, the area as per Patta shall be read as **"897.50 Sq.m"** instead of **"895.50 Sq.m."**

Yours faithfully,

04/02/26

For Principal Secretary /
Member Secretary

A.M.L
04/02/26

Copy to:

1. **M/s.Chitale Infra LLP,**
   Represented by its Authorized Signatory K.Giridaran
   148, Ground floor, Acropolice,
   Dr. Radhakrishnan Road,
   Mylapore, Chennai 600004.

2. **The Deputy Planner,**
   Enforcement cell, CMDA, Chennai - 6000085

3. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-34

4. **The Member**
   Appropriate Authority
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-34.

5. **The Chief Engineer,**
   CMWSSB,
   1, Pumping Station Road,
   Chintadripet, Chennai 600002.

6. **The Chairperson,**
   TNRERA,
   Plot No.586, 587 & 588, Door No.133, G - Block,
   I Avenue & II Avenue, Anna Nagar East, Chennai 600102.

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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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.