Verified RealEstate™

RE REGULATORY RECORD

RERA Document

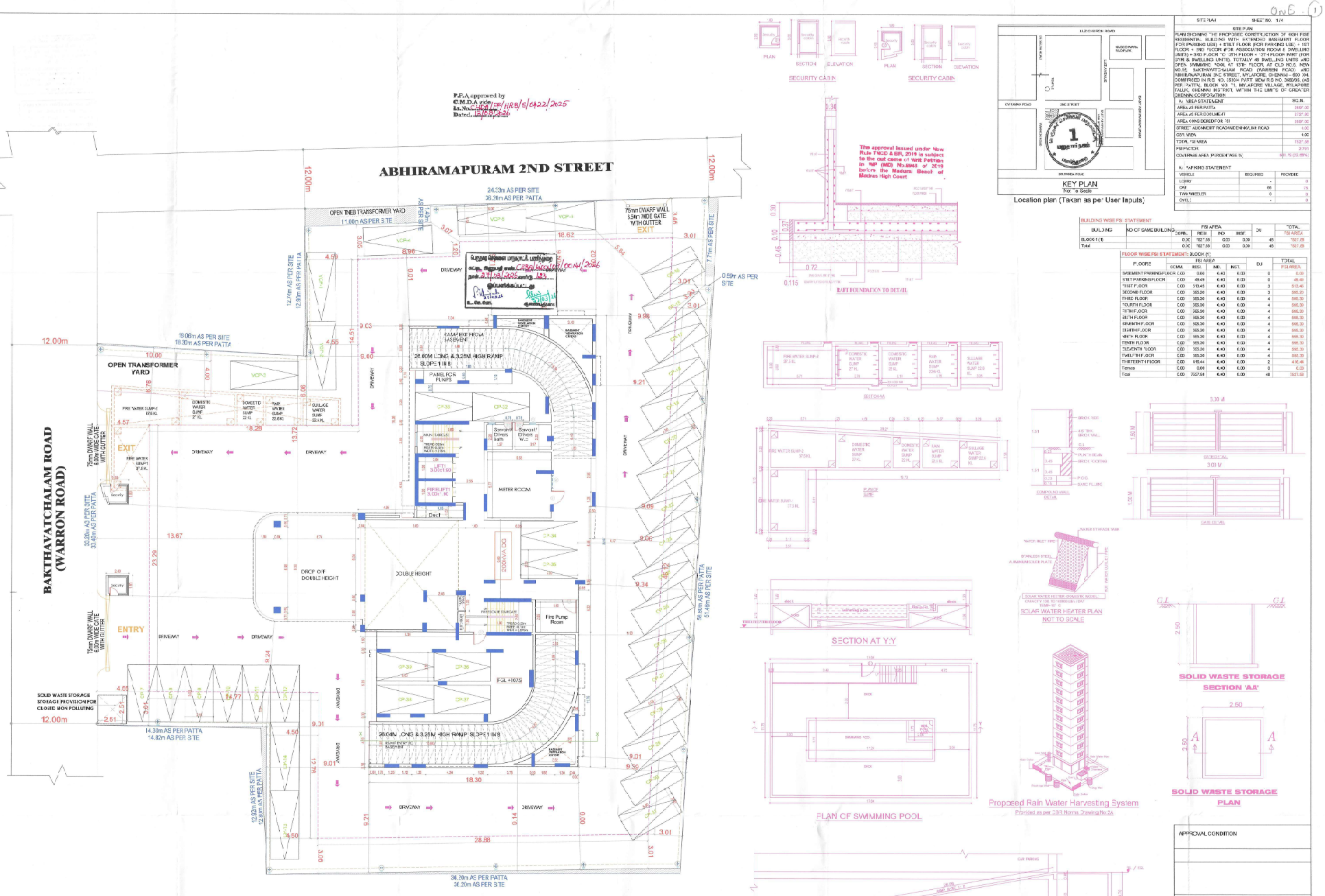
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



P.E.A approved by C.M.D.A vide Lr.No. CMDA/PE/HRB/S/6422/2025 Dated: 16.07.2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of writ Petition in WP (MD) No.8965 of 2019 before the Madura Bench of Madras High Court

SECURITY CABIN

KEY PLAN

Location plan (Taken as per User Inputs)

LIFT FOUNDATION TO DETAIL

SECTION AT Y-Y

PLAN OF SWIMMING POOL

SCLAR WATER HEATER PLAN NOT TO SCALE

Proposed Rain Water Harvesting System

Provided as per CSR Norms Drawing No:2A

SOLID WASTE STORAGE SECTION 'AA'

SOLID WASTE STORAGE PLAN

TYPICAL RAMP SECTION

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH EXTENDED BASEMENT FLOOR (FOR PARKING USE) + STILT FLOOR (FOR PARKING USE) + 1ST FLOOR + 2ND FLOOR (FOR ASSOCIATION ROOM & DWELLING UNITS) + 3RD FLOOR TO 12TH FLOOR + 13TH FLOOR PART (FOR GYM & DWELLING UNITS), TOTALLY 48 DWELLING UNITS AND OPEN SWIMMING POOL AT 13TH FLOOR AT OLD RS.NO. NEW NO.15, BAKTHAVATCHALAM ROAD (WARREN ROAD) AND ABHIRAMAPURAM 2ND STREET, MYLAPORE, CHENNAI – 600 004, COMPRISED IN R.S. NO. 15304 PART NEW R.S NO. 3480/05, (AS PER PATTA), BLOCK NO. 71, MYLAPORE VILLAGE, MYLAPORE TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2697.00
AREA AS PER DOCUMENT	2727.80
AREA GOING DEREDOFOR ‘SI	2697.00
STREET ALIGNMENT ROAD WIDENING/LAY ROAD	0.00
CRZ AREA	0.00
TOTAL SITE AREA	2727.80
FSI FACTOR	2.791
COVERAGE AREA PERCENTAGE %	611.76 (22.68%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	66	75
TWO WHEELER	0	0
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BLOCK-1 (1)		0.00	7527.58	0.00	0.39	48	7527.58
Total		0.00	7527.58	0.00	0.39	48	7527.58

FLOOR WISE FSI STATEMENT: BLOCK (1)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
BASEMENT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
STILT PARKING FLOOR	0.00	49.49	0.00	0.00	0	49.49
FIRST FLOOR	0.00	913.65	0.00	0.00	0	913.65
SECOND FLOOR	0.00	955.20	0.00	0.00	3	955.20
THIRD FLOOR	0.00	955.20	0.00	0.00	4	955.20
FOURTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
FIFTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
SIXTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
SEVENTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
EIGHTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
NINTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
TENTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
ELEVENTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
TWELTH FLOOR	0.00	955.20	0.00	0.00	4	955.20
THIRTEENTH FLOOR	0.00	196.64	0.00	0.00	2	416.48
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	7527.58	0.00	0.00	48	7527.58

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

Applicants (Owner/ Developer / Power of Attorney)

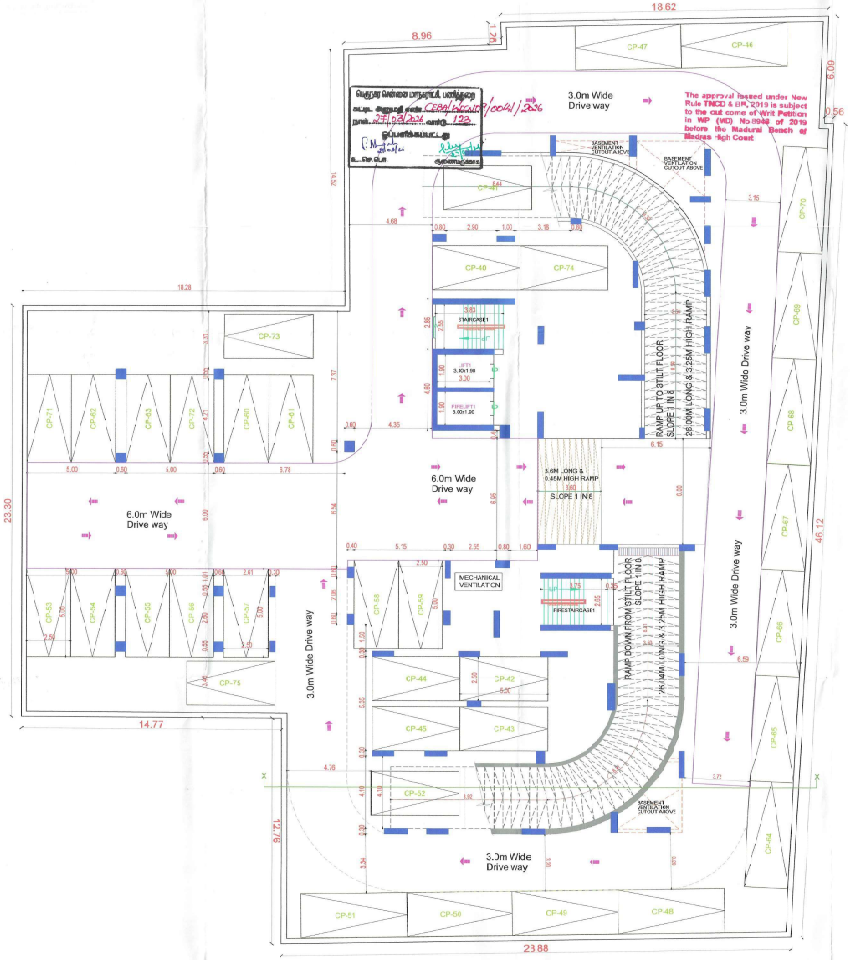
Signature valid

Architect

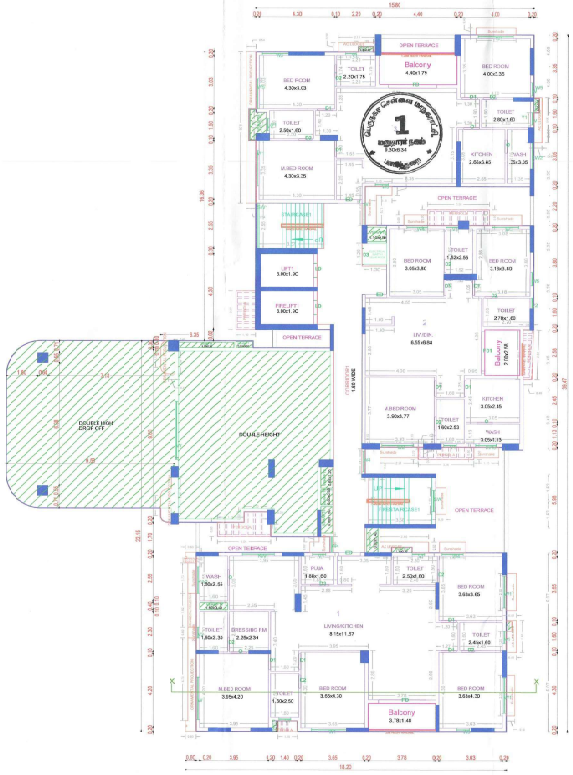
This is a system generated drawing as per the soft copy submitted by the Architect /License Engineer

ARCH_E (36.00_x_48.00_Inches)

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/ARE/8/0422/2025
Dated 13/08/2026



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

FLOOR NAME	SHEET NO. 2/4

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH EXTENDED BASEMENT FLOOR (FOR PARKING USE) + STILT FLOOR (FOR PARKING USE) + 1ST FLOOR + 2ND FLOOR (FOR ASSOCIATION ROOM & DWELLING UNITS) + 3RD FLOOR TO 12TH FLOOR + 13TH FLOOR PART (FOR GYM & DWELLING UNITS) TOTALLY 48 DWELLING UNITS AND OPEN SWIMMING POOL AT 13TH FLOOR, AT OLD NO.5, NEW NO.15, BAKTHAVATCHALAM ROAD (WARREN ROAD) AND ABHIRAMAPURAM 2ND STREET, MYLAPORE, CHENNAI – 600 004. COMPRISED IN R.S. NO. 3580/4 PART, NEW R.S NO. 3580/35, (AS PER PATTA), BLOCK NO. 7, MYLAPORE VILLAGE, MYLAPORE TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New RuleTNCDBR, 2019 is subject to the outcome of the W.P. (MD) No.9845 of 2019 and WMP (MD) Nos.8915 & 8916 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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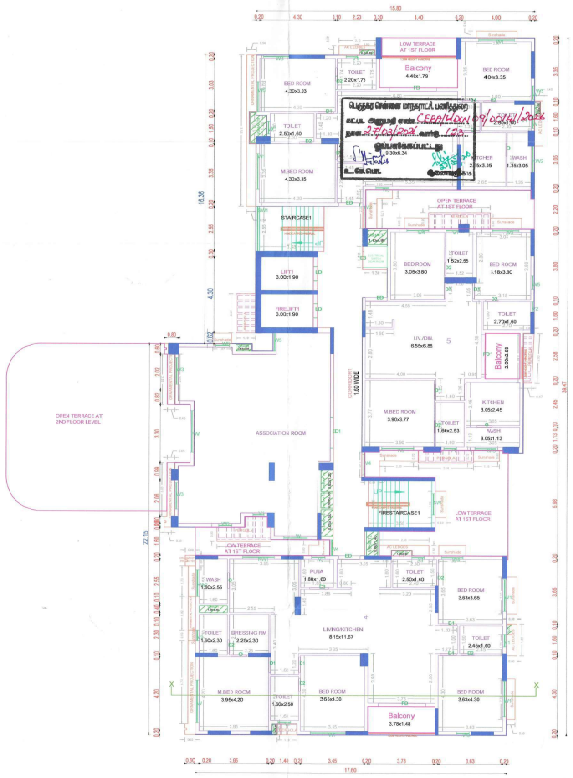
FLOOR NAME	SHEET NO. 3/4

FLOOR NAME

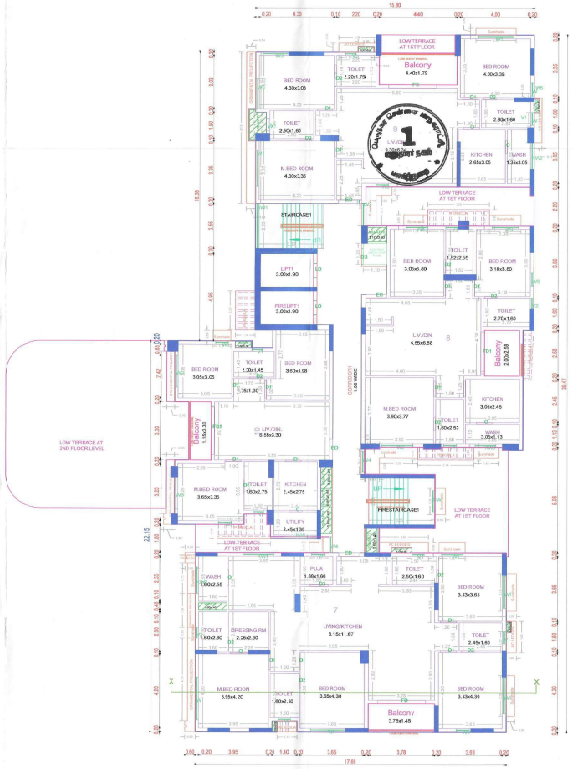
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH EXTENDED BASEMENT FLOOR (FOR PARKING USE) + STILT FLOOR (FOR PARKING USE) + 1ST FLOOR + 2ND FLOOR (FOR ASSOCIATION ROOM & DWELLING UNITS) + 3RD FLOOR TO 12TH FLOOR + 13TH FLOOR PART (FOR GYM & DWELLING UNITS) TOTALLY 48 DWELLING UNITS AND OPEN SWIMMING POOL AT 13TH FLOOR, AT OLD NO.5, NEW NO.15, BAKTHAVATCHALAM ROAD (WARREN ROAD) AND ABHIRAMAPURAM 2ND STREET, MYLAPORE, CHENNAI – 600 004, COMPRISED IN R.S. NO. 3580/4 PART, NEW R.S NO. 3583/35, (AS PER PATTA), BLOCK NO. 71, MYLAPORE VILLAGE, MYLAPORE TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

P.P.A approved by C.M.D.A vide Lr.No. CMDA/NOC/IRB/3/0423/2025 Dated: 13/03/2025

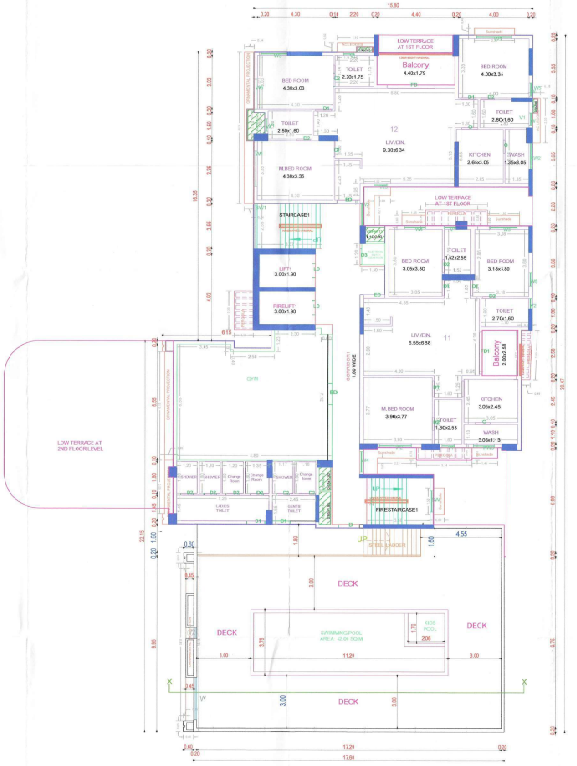
This approval issued under New Rule FNCD & PP, 2019 is subject to the out come of Writ Petition in WP (MD) No.1968 of 2019 before the Madurai Bench of Madras High Court



SECOND FLOOR PLAN



TYPICAL - 3- 12 FLOOR PLAN



THIRTEENTH 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 FNCD&PP, 2019 is subject to final outcome of the W.P. (MD) No.1968 of 2019 and WMP (MD) Nos. 6981 & 6811 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)

SC_A0_841.CC_x_1189.CC_MM;

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

FLOOR NAME	SHEET NO. 4/4
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING WITH EXTENDED BASEMENT FLOOR (FOR PARKING USE) + STILT FLOOR (FOR PARKING USE) + 1ST FLOOR + 2ND FLOOR (FOR ASSOCIATION ROOM & DWELLING UNITS) + 3RD FLOOR TO 12TH FLOOR + 13TH FLOOR PART (FOR GYM & DWELLING UNITS) TOTALLY 48 DWELLING UNITS AND OPEN SWIMMING POOL AT 13TH FLOOR, AT OLD NO.5 NEW NO.15, BAKTAVATCHALAM ROAD (WARREN ROAD) AND ABHIRAMAPURAM 2ND STREET, MYLAPORE CHENNAI – 600 004, COMPRISED IN R.S. NO. 3580/4 PART, NEW R.S NO. 3583/35, AS PER PATTA, BLOCK NO. 71, MYLAPORE VILLAGE, MYLAPORE TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

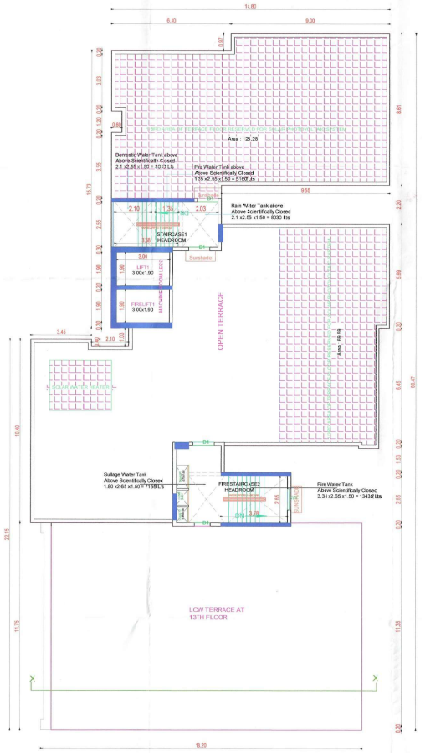


SECTION AT X:X

P.P.A approved by C.M.D.A. vide Lr.No. CMDA/PP/HRB/S/5822/2025 Dated 15/04/2026



NORTH SIDE ELEVATION



TERRACE 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) No(s)948 of 2019 and WMP (MD) Nos.5915 & 6911 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)

ISO_A0_(841.00_x_1189.00_MM)

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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.