Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

BLUEMOON - YASH -M/s PROTECK MACHINERY PVT LTD and M/s PROTECK DEVELOPMENTS LLP

24. 07. 2025

Construction of Group Housing Development consisting of Combined Stilt Floor with 3 Blocks - Block A: Combined Stilt Floor (Parking) + 5 Floors with 18 dwelling units (Height – 18.30m), Block B: Combined Stilt Floor (Parking) + 5 Floors with 28 dwelling units (Height – 18.30m), Block C: Combined Stilt Floor (Parking) + 5 Floors with 18 dwelling units (Height – 18.30m) - Totally 64 dwelling units availing Premium FSI with TOD benefit (Video Room, Gym, Hometheatre, Indoor Games & Children Activity At First Floor Only) at Plot no. A, TVH Bloom Main Road, TVH Bloom 1st street, Sholinganallur, Chennai – 600119, Comprised in S.No.602/5B1A1A3 part & 602/5B2A part of Sholinganallur village, within the limits of Greater Chennai Corporation

SL.NO	BLOCK	FLOOR	FLAT NO	Type	RERA Carpet Area (sec 2 (k))	Exclusive Balcony	Exclusive Verandah/ Utility / Service / Open Terrace (sq.m)	Proportio-nate Common Area	Saleable Area	UDS Land Area (sq.m)	Car Parking (Nos.)	
					sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	Covered	Open
1	BLOCK - A	FIRST FLOOR	101 (1A)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
2	BLOCK - A	FIRST FLOOR	102 (1B)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
				TOTAL	232.55	10.52	-	89.98	333.05	121.26	2	-
3	BLOCK - A	SECOND FLOOR	201 (2A)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
4	BLOCK - A	SECOND FLOOR	202 (2B)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
5	BLOCK - A	SECOND FLOOR	203 (2C)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
6	BLOCK - A	SECOND FLOOR	204 (2D)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
				TOTAL	463.55	21.04	-	179.28	663.87	241.71	4	-
7	BLOCK - A	THIRD FLOOR	301 (3A)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
8	BLOCK - A	THIRD FLOOR	302 (3B)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
9	BLOCK - A	THIRD FLOOR	303 (3C)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
10	BLOCK - A	THIRD FLOOR	304 (3D)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
				TOTAL	463.55	21.04	-	179.28	663.87	241.71	4	-
11	BLOCK - A	FOURTH FLOOR	401 (4A)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
12	BLOCK - A	FOURTH FLOOR	402 (4B)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
13	BLOCK - A	FOURTH FLOOR	403 (4C)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
14	BLOCK - A	FOURTH FLOOR	404 (4D)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
				TOTAL	463.55	21.04	-	179.28	663.87	241.71	4	-
15	BLOCK - A	FIFTH FLOOR	501 (5A)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
16	BLOCK - A	FIFTH FLOOR	502 (5B)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
17	BLOCK - A	FIFTH FLOOR	503 (5C)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
18	BLOCK - A	FIFTH FLOOR	504 (5D)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
				TOTAL	463.55	21.04	-	179.28	663.87	241.71	4	-
19	BLOCK - B	FIRST FLOOR	101 (1A)	RESIDENCE (3BHK)	94.06	4.77	-	37.17	136.00	49.52	1	-
20	BLOCK - B	FIRST FLOOR	102 (1B)	RESIDENCE (3BHK)	94.06	4.77	-	36.81	135.64	49.38	1	-
21	BLOCK - B	FIRST FLOOR	105 (1B)	RESIDENCE (3BHK)	91.60	4.77	-	36.94	133.31	48.54	1	-
22	BLOCK - B	FIRST FLOOR	106 (1C)	RESIDENCE (3BHK)	94.06	4.77	-	37.09	135.92	49.49	1	-
				TOTAL	373.78	19.08	-	148.01	540.87	196.93	4	-
23	BLOCK - B	SECOND FLOOR	201 (2A)	RESIDENCE (3BHK)	94.06	4.77	-	37.17	136.00	49.52	1	-
24	BLOCK - B	SECOND FLOOR	202 (2B)	RESIDENCE (3BHK)	94.06	4.77	-	36.81	135.64	49.38	1	-
25	BLOCK - B	SECOND FLOOR	203 (2C)	RESIDENCE (3BHK)	97.39	3.90	-	37.78	139.07	50.64	1	-
26	BLOCK - B	SECOND FLOOR	204 (2A)	RESIDENCE (3BHK)	97.12	4.09	-	37.96	139.17	50.67	1	-
27	BLOCK - B	SECOND FLOOR	205 (2B)	RESIDENCE (3BHK)	91.60	4.77	-	36.94	133.31	48.54	1	-
28	BLOCK - B	SECOND FLOOR	206 (2C)	RESIDENCE (3BHK)	94.06	4.77	-	37.09	135.92	49.49	1	-
				TOTAL	568.29	27.07	-	223.75	819.11	298.24	6	-
29	BLOCK - B	THIRD FLOOR	301 (3A)	RESIDENCE (3BHK)	94.06	4.77	-	37.17	136.00	49.52	1	-
30	BLOCK - B	THIRD FLOOR	302 (3B)	RESIDENCE (3BHK)	94.06	4.77	-	36.81	135.64	49.38	1	-
31	BLOCK - B	THIRD FLOOR	303 (3C)	RESIDENCE (3BHK)	97.39	3.90	-	37.78	139.07	50.64	1	-
32	BLOCK - B	THIRD FLOOR	304 (3A)	RESIDENCE (3BHK)	97.12	4.09	-	37.96	139.17	50.67	1	-
33	BLOCK - B	THIRD FLOOR	305 (3B)	RESIDENCE (3BHK)	91.60	4.77	-	36.94	133.31	48.54	1	-
34	BLOCK - B	THIRD FLOOR	306 (3C)	RESIDENCE (3BHK)	94.06	4.77	-	37.09	135.92	49.49	1	-
				TOTAL	568.29	27.07	-	223.75	819.11	298.24	6	-
35	BLOCK - B	FOURTH FLOOR	401 (4A)	RESIDENCE (3BHK)	94.06	4.77	-	37.17	136.00	49.52	1	-
36	BLOCK - B	FOURTH FLOOR	402 (4B)	RESIDENCE (3BHK)	94.06	4.77	-	36.81	135.64	49.38	1	-
37	BLOCK - B	FOURTH FLOOR	403 (4C)	RESIDENCE (3BHK)	97.39	3.90	-	37.78	139.07	50.64	1	-
38	BLOCK - B	FOURTH FLOOR	404 (4A)	RESIDENCE (3BHK)	97.12	4.09	-	37.96	139.17	50.67	1	-
39	BLOCK - B	FOURTH FLOOR	405 (4B)	RESIDENCE (3BHK)	91.60	4.77	-	36.94	133.31	48.54	1	-
40	BLOCK - B	FOURTH FLOOR	406 (4C)	RESIDENCE (3BHK)	94.06	4.77	-	37.09	135.92	49.49	1	-
				TOTAL	568.29	27.07	-	223.75	819.11	298.24	6	-

AR. N. JOTHI LAKSHMI
REGD. ARCHITECT
CA. No: CA/2000-25855
Reg. No: RA/Gr.1/19/03/069
No.65, 12th Avenue, Ashok Nagar,
Chennai-600 083.

For Proteck Developments LLP
Authorised Signatory

For PROTECK MACHINERY PVT LTD
Authorised Signatory

41	BLOCK - B	FIFTH FLOOR	501 (5A)	RESIDENCE (3BHK)	94.06	4.77	-	37.17	136.00	49.52	1	-
42	BLOCK - B	FIFTH FLOOR	502 (5B)	RESIDENCE (3BHK)	94.06	4.77	-	36.81	135.64	49.38	1	-
43	BLOCK - B	FIFTH FLOOR	503 (5C)	RESIDENCE (3BHK)	97.39	3.90	-	37.78	139.07	50.64	1	-
44	BLOCK - B	FIFTH FLOOR	504 (5A)	RESIDENCE (3BHK)	97.12	4.09	-	37.96	139.17	50.67	1	-
45	BLOCK - B	FIFTH FLOOR	505 (5B)	RESIDENCE (3BHK)	91.60	4.77	-	36.94	133.31	48.54	1	-
46	BLOCK - B	FIFTH FLOOR	506 (5C)	RESIDENCE (3BHK)	94.06	4.77	-	37.09	135.92	49.49	1	-
												-
				TOTAL	**568.29**	**27.07**	-	**223.75**	**819.11**	**298.24**	**6**	
47	BLOCK - C	FIRST FLOOR	103 (1A)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
48	BLOCK - C	FIRST FLOOR	104 (1B)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
												-
				TOTAL	**231.00**	**10.52**	-	**89.30**	**330.82**	**120.45**	**2**	
49	BLOCK - C	SECOND FLOOR	201 (2C)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
50	BLOCK - C	SECOND FLOOR	202 (2D)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
51	BLOCK - C	SECOND FLOOR	203 (2A)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
52	BLOCK - C	SECOND FLOOR	204 (2B)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
												-
				TOTAL	**463.55**	**21.04**	-	**179.28**	**663.87**	**241.71**	**4**	
53	BLOCK - C	THIRD FLOOR	301 (3C)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
54	BLOCK - C	THIRD FLOOR	302 (3D)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
55	BLOCK - C	THIRD FLOOR	303 (3A)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
56	BLOCK - C	THIRD FLOOR	304 (3B)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
												-
				TOTAL	**463.55**	**21.04**	-	**179.28**	**663.87**	**241.71**	**4**	
57	BLOCK - C	FOURTH FLOOR	401 (4C)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
58	BLOCK - C	FOURTH FLOOR	402 (4D)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
59	BLOCK - C	FOURTH FLOOR	403 (4A)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
60	BLOCK - C	FOURTH FLOOR	404 (4B)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
												-
				TOTAL	**463.55**	**21.04**	-	**179.28**	**663.87**	**241.71**	**4**	
61	BLOCK - C	FIFTH FLOOR	501 (5C)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
62	BLOCK - C	FIFTH FLOOR	502 (5D)	RESIDENCE (3BHK)	118.07	5.26	-	45.75	169.08	61.56	1	-
63	BLOCK - C	FIFTH FLOOR	503 (5A)	RESIDENCE (3BHK)	116.52	5.26	-	45.07	166.85	60.75	1	-
64	BLOCK - C	FIFTH FLOOR	504 (5B)	RESIDENCE (3BHK)	114.48	5.26	-	44.23	163.97	59.70	1	-
												-
				TOTAL	**463.55**	**21.04**	-	**179.28**	**663.87**	**241.71**	**4**	
				GRAND TOTAL	**6818.89**	**316.72**	-	**2656.53**	**9792.14**	**3565.31**	**64**	

TOTAL PARKING	64
VISITOR'S PARKING	16
TOTAL PARKING	80

AR. N. JOTHI LAKSHMI
REGD. ARCHITECT
CA. No: CA/2000-25855
Reg. No: RA/Gr.1/19/03/C69
No.65, 12th Avenue, Ashok Nagar,
Chennai-600 083.

For Proteck Developments LLP

Authorised Signatory

For PROTECK MACHINERY PVT LTD

Authorised Signatory

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.