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RE REGULATORY RECORD

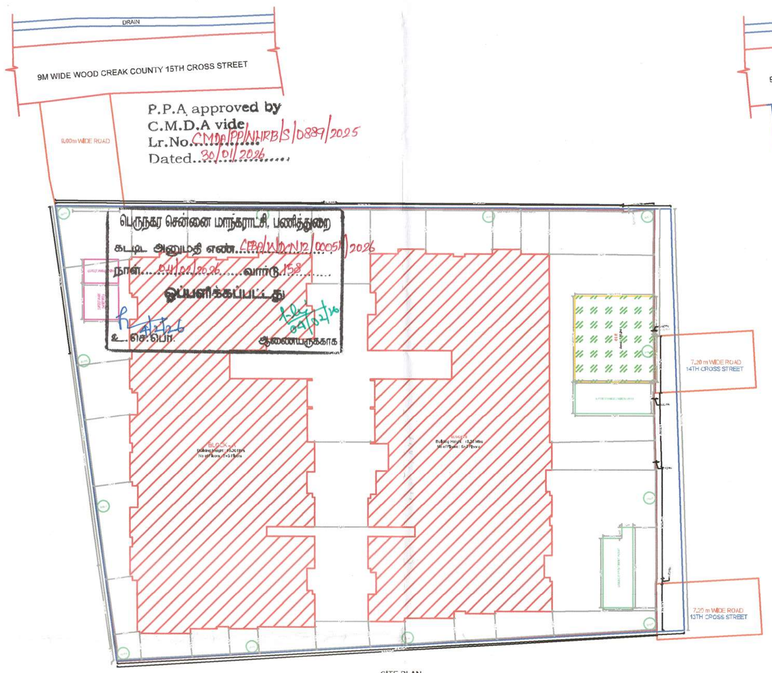
RERA Document

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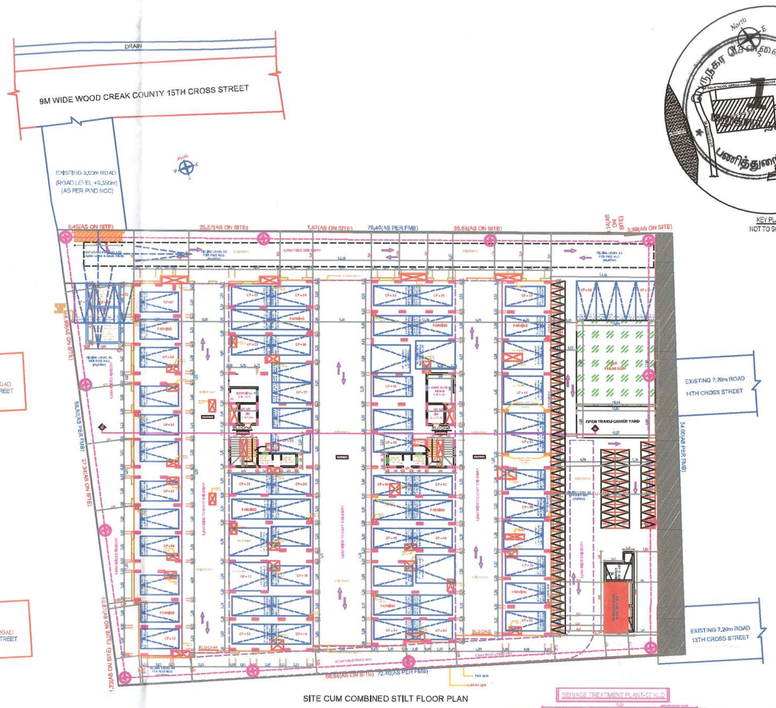
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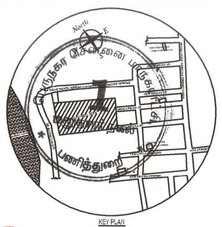
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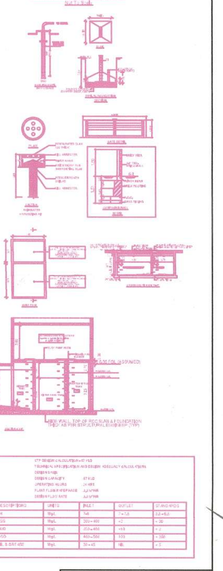
SITE PLAN

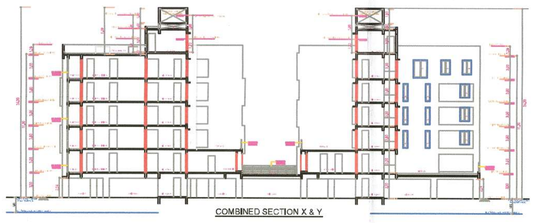


SITE CUM COMBINED STILT FLOOR PLAN



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





COMBINED SECTION X & Y



COMBINED ELEVATION- A & B

BUILDING WISE FSI STATEMENT								
BUILDING	NO OF SAME BUILDING	FSI AREA				SU	TOTAL FSI AREA	
		COMM.	RESI.	PROT.	EXIST.			
A+ (BLOCK A)		0.00	4454.53	0.00	0.00	35	4454.53	
B+ (BLOCK B)		0.00	3913.47	0.00	0.00	33	3913.47	
POMPSTOW		0.00	15.20	0.00	0.00	1	15.20	
Total		0.00	8383.20	0.00	0.00	69	8383.20	

FLOOR WISE FSI STATEMENT (A BLOCK A)

FLOORS	FSI AREA				SU	TOTAL FSI AREA
	COMM.	RESI.	PROT.	EXIST.		
COMB.STILT PARK/FLOOR	0.00	6.14	0.00	0.00	0	6.14
FIRST FLOOR	0.00	626.30	0.00	0.00	7	626.30
SECOND FLOOR	0.00	603.34	0.00	0.00	7	603.34
THIRD FLOOR	0.00	627.31	0.00	0.00	7	627.31
FOURTH FLOOR	0.00	603.34	0.00	0.00	7	603.34
SEVENTH FLOOR	0.00	627.31	0.00	0.00	7	627.31
Terrace	0.00	6.56	0.00	0.00	0	3.28
Total	0.00	4454.53	0.00	0.00	35	4454.53

FLOOR WISE FSI STATEMENT (B BLOCK B)

FLOORS	FSI AREA				SU	TOTAL FSI AREA
	COMM.	RESI.	PROT.	EXIST.		
FIRST FLOOR	0.00	775.43	0.00	0.00	6	775.43
SECOND FLOOR	0.00	774.68	0.00	0.00	6	774.68
THIRD FLOOR	0.00	771.91	0.00	0.00	6	771.91
FOURTH FLOOR	0.00	774.68	0.00	0.00	6	774.68
SEVENTH FLOOR	0.00	774.79	0.00	0.00	6	774.79
Terrace	0.00	6.56	0.00	0.00	0	3.28
Total	0.00	3913.53	0.00	0.00	33	3913.53

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS ATTACHED IN THE LETTER

GA CODE

Approved Plan, Stilted + 14 Floors + Terrace
Proposed Residential Apartment Building
Comprising of 69 Nos of Dwelling Units
Block A+ & B+
Survey No.1/1A, Block No.1, Ward No.15
Ennore Village, Ennore Taluk
Thiruvallur District

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PPA/IN HRB/S/0089/2025
Dated 30/01/2025

FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS WITH COMBINED STILT FLOOR FOR BLOCK 1 & 2; BLOCK 1 - STILT FLOOR + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS, BLOCK 2 - STILT FLOOR + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 29 DWELLING UNITS; TOTALLY 64 DWELLING UNITS WITH ASSOCIATION ROOM & GYM AT WOODCREEK COUNTY 15TH CROSS STREET, WOODCREEK COUNTY 14TH CROSS STREET AND WOODCREEK COUNTY 13TH CROSS STREET, NANDAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.140/3 (AS PER DOCUMENT), NEW S.NO.140/3C (AS PER PATTA) OF NANDAMBAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.	
BLOCK - B	

பெருநகர் சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண் CEB/NHRN/12/0005/2025
நாள் 04/02/2025 வார்டு 158
ஒப்புவிக்கப்பட்டது
உ. செ. கி. பொ. ஆணையருக்காக

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SECTION-YY (BLOCK B)

ELEVATION-B

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

FIFTH FLOOR PLAN

TERRACE FLOOR PLAN

BLOCK - B

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

UP-1005

User Defined Imperial (60.00 x 40.00inches)

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

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRP/S/0889/2025
Dated.20/01/2026

FLOOR NAME	SHEET NO. 2 / 3

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS WITH COMBINED STILT FLOOR FOR BLOCK 1 & 2; BLOCK 1 - STILT FLOOR + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS; BLOCK 2 - STILT FLOOR + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 29 DWELLING UNITS; TOTALLY 64 DWELLING UNITS WITH ASSOCIATION ROOM & GYM AT WOODCREEK COUNTY 15TH CROSS STREET, WOODCREEK COUNTY 14TH CROSS STREET AND WOODCREEK COUNTY 13TH CROSS STREET, NANDAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.140/3 (AS PER DOCUMENT), NEW S.NO.140/3C (AS PER PATTA) OF NANDAMBAKKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

BLOCK- A

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டட அனுமதி எண்.CEE/NOC/12/0005/2026
நாள்.04/02/2026 வார்டு.158
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

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-XX (BLOCK A)

ELEVATION-A

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

FIFTH FLOOR PLAN

TERRACE FLOOR PLAN

BLOCK - A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE COVER

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

UserDefinedImperial (60.00 x 40.00Inches)

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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+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.