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RE REGULATORY RECORD

RERA Document

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

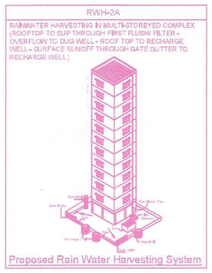
hello@verified.realestate
+91 9996 12 9996
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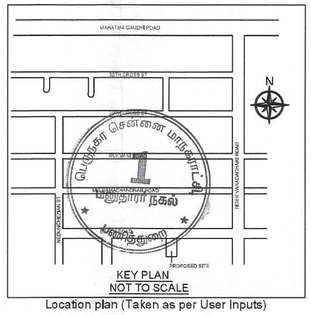
பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்: CEGR/NOC/13/0024/2026
நாள்: 04/07/2026 வார்டு: 179
ஒப்புளிக்கப்பட்டது
உ.தெ.பொ.

P.P.A approved by
C.M.D.A vide
Lr.No.17/HRB/13/0024/2026
Dated 17/06/2026

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







Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 3

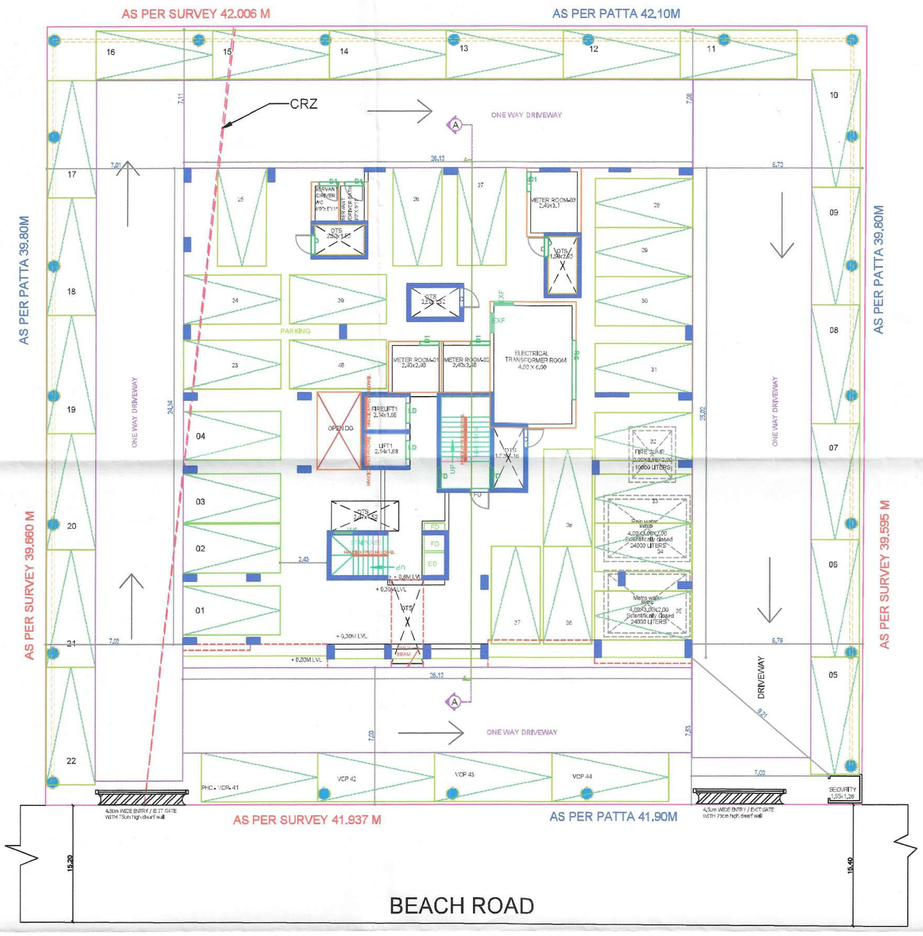
SITE PLAN

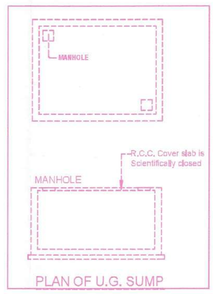
PROPOSED CONSTRUCTION OF HIGH RISE BUILDING STILT FLOOR (PARKING) + 8 FLOORS - RESIDENTIAL BUILDING WITH 37 DWELLING UNITS, AVAILING WITH PREMIUM FSI. AT NEW DOOR NO.64, OLD DOOR NO.41D, TEMPLE GLADE, BEACH ROAD, KALAKSHETRA COLONY, BESANT NAGAR, CHENNAI - 600090, OLD S.NO.166/3(PART), T.S.NO. 50, BLOCK 56, THIRUVANMIYUR VILLAGE, VELACHERY TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

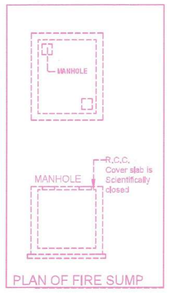
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1671.50
AREA AS PER DOCUMENT	1666.67
AREA CONSIDERED FOR FSI	1666.67
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4835.73
FSI FACTOR	2.901
COVERAGE AREA (PERCENTAGE %)	650.39 (36.12%)

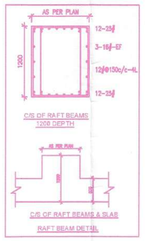
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	44	44
TWO WHEELER	0	0
CYCLE	-	0







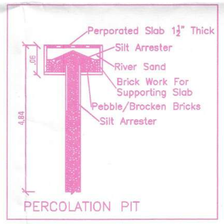


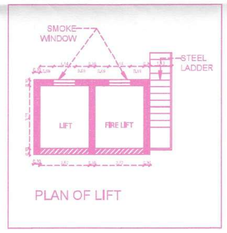
FLOOR WISE FSI STATEMENT: HRB (RES)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	51.52	0.00	0.00	0	51.52
FIRST FLOOR	0.00	596.61	0.00	0.00	4	596.61
SECOND FLOOR	0.00	596.62	0.00	0.00	4	596.62
THIRD FLOOR	0.00	598.88	0.00	0.00	5	598.88
FOURTH FLOOR	0.00	599.69	0.00	0.00	5	599.69
FIFTH FLOOR	0.00	598.98	0.00	0.00	5	598.98
SIXTH FLOOR	0.00	596.49	0.00	0.00	4	596.49
SEVENTH FLOOR	0.00	598.27	0.00	0.00	5	598.27
EIGHTH FLOOR	0.00	598.67	0.00	0.00	5	598.67
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4835.73	0.00	0.00	37	4835.73

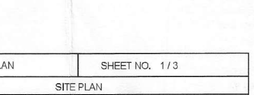
BUILDING WISE FSI STATEMENT

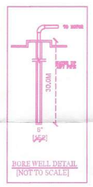
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
HRB-1 (RES)		0.00	4835.73	0.00	0.00	37	4835.73
Total		0.00	4835.73	0.00	0.00	37	4835.73

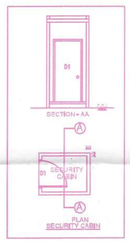


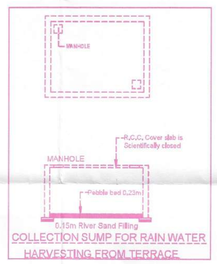












APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 9912 & 6913 of 2019.

Signature valid

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)

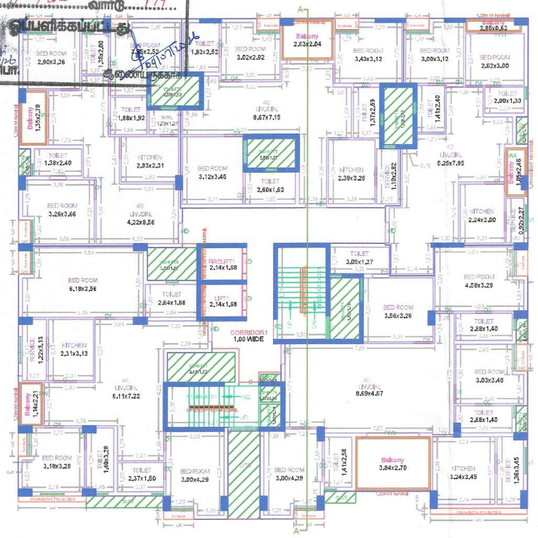
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண்: CMA/Arch/13/0029/2026
நாள்: 04/02/2026 வார்டு: 179
பெயரளிக்கப்பட்டது
உதவிப்பொறியாளர்
இளநிலை பொறியாளர்

P.P.A approved by
C.M.D.A vide
Lr.No. PP/HRBS/13734/2025
Dated. 17/10/2025

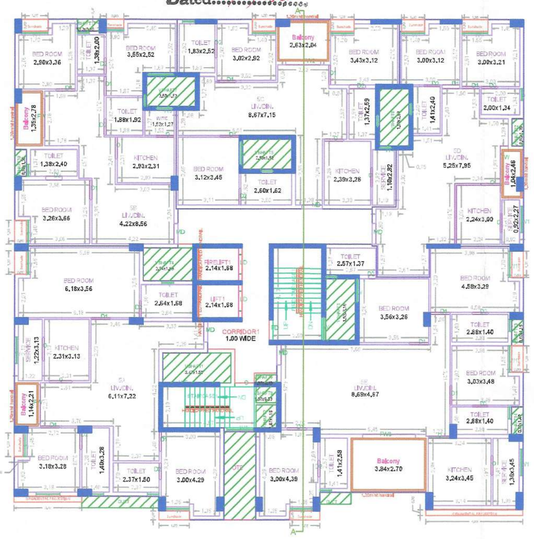
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FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

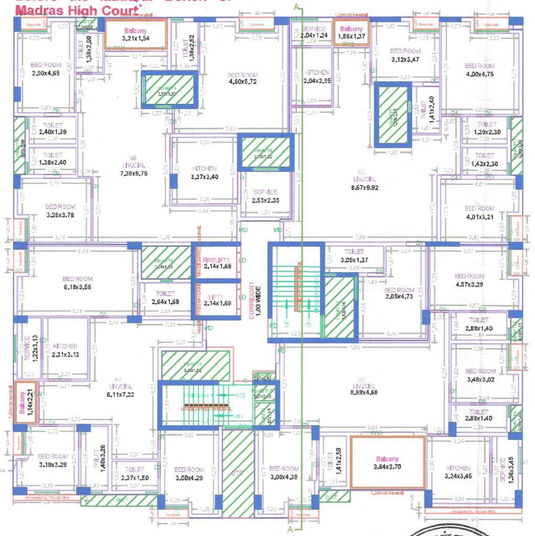
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FOURTH FLOOR PLAN

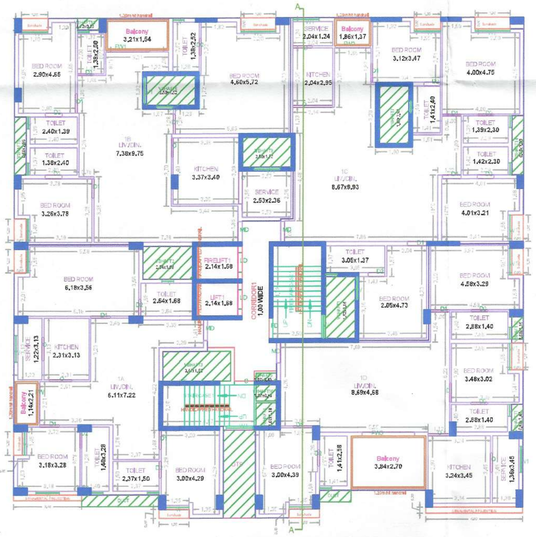


FIFTH FLOOR PLAN

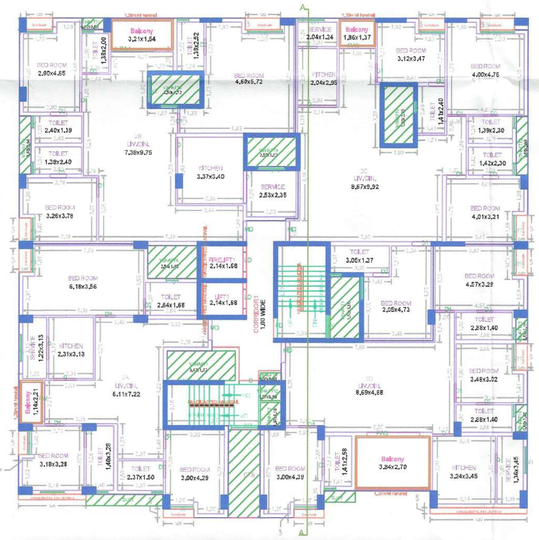


SIXTH FLOOR PLAN

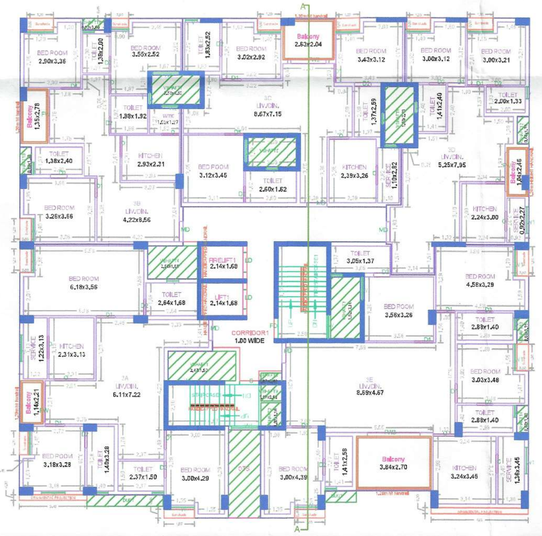
பெருநகர சென்னை மாநகராட்சி 1 மனுதாரர் நகல்



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6972 & 6973 of 2019.

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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பெருநகர சென்னை மாநகராட்சி பணித்தலம்
கட்டட அனுமதி எண்:2588/MOCN 13/2024/9/2026
நாள்: 04/07/2026 வாரு 179
ஏற்கெனவே ஒப்புகைக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

P.P.A approved by
C.M.D.A vide
Lr.No.PP/HR&S/8836/2025
Dated.17/06/2026

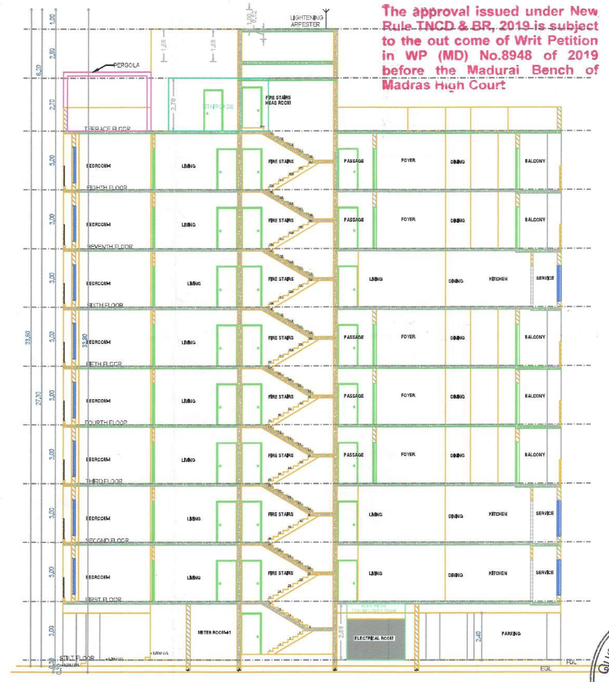
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

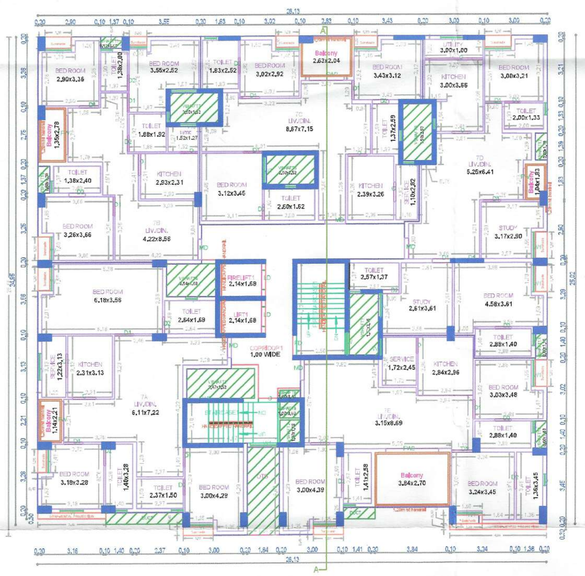
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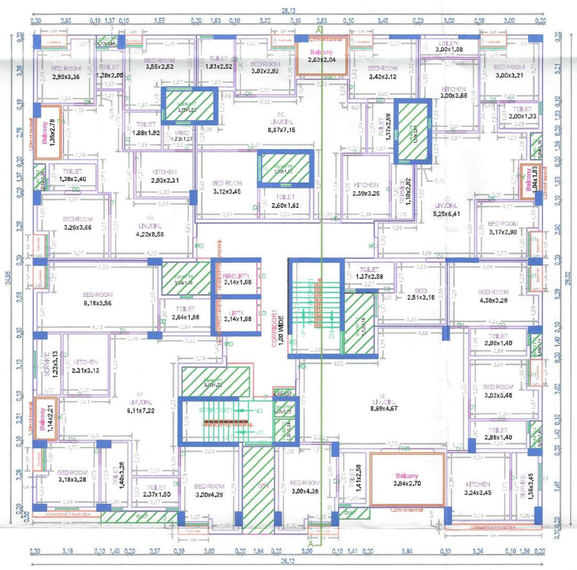
ELEVATION



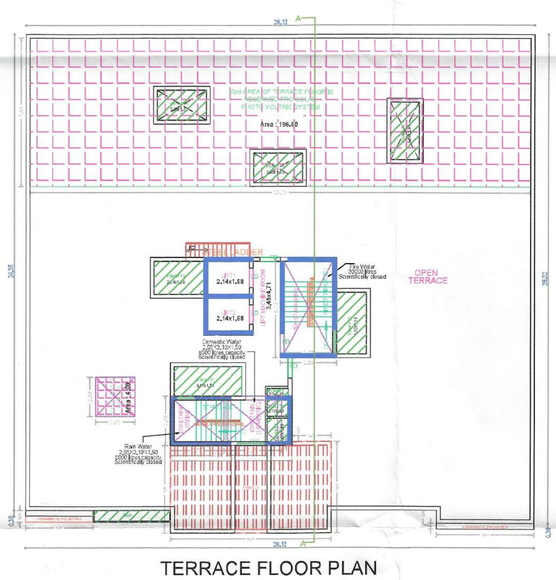
SECTION A



SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN



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.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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

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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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.