

RE

REGULATORY RECORD

# RERA Document

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

## BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Nedugundram Village Panchayats 224052 LGD Code -Kattankolathur Block Panchayat, Chengalpattu District

Present: Mr./Mrs : C Vanithashri



Roc No: 01

Date: 11/12/2025

Sub:

Building License –Nedugundram Village Panchayat , 224052 LGD Code, to grant permission to construct Residential building at S.NOS 449/2, 450/1B1A AND 450/1C1 , Nedugundram , Vandalur , Chengalpattu. Building Survey No : S.No. 449 subdivision: 2,450 subdivision: 1B1A,450 subdivision: 1C1 Plot No : -Orders issued – reg.

Ref:

Application from Mr./Mrs.:MS SILVERSKY BUILDERS LLP S/o, H/o.PHILIP ZACHARIAH , CMDA/PP/HRB/S/0511/2024 Survey No: S.No. 449 subdivision: 2,450 subdivision: 1B1A,450 subdivision: 1C1 in Nedugundram Village Panchayat , Plot No: Dt: 26/09/2025 B.A.No. ( 1A )

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in S.NOS 449/2, 450/1B1A AND 450/1C1 of Nedugundram Village Chengalpattu District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

### Proposed Floor Details :

| Block | No of Kitchen/ Units | Floor Name    | Additional Floor Name | Usage       | Construction Type | Built up (in Sq.Ft) | Built up (in Sq.Mtr) |
|-------|----------------------|---------------|-----------------------|-------------|-------------------|---------------------|----------------------|
|       | 0                    | FIRST PARKING |                       | Residential | Residential       | 1674.02             | 155.52               |
|       | 0                    | STILT PARKING |                       | Residential | Residential       | 1106.01             | 102.75               |
|       | 21                   | NINTH FLOOR   |                       | Residential | Residential       | 28251.63            | 2624.64              |
|       | 21                   | EIGHTH FLOOR  |                       | Residential | Residential       | 28251.63            | 2624.64              |
|       | 21                   | SEVENTH FLOOR |                       | Residential | Residential       | 28251.63            | 2624.64              |
|       | 21                   | SIXTH FLOOR   |                       | Residential | Residential       | 28251.63            | 2624.64              |

| Block | No of Kitchen/ Units | Floor Name     | Additional Floor Name | Usage       | Construction Type | Built up (in Sq.Ft) | Built up (in Sq.Mtr) |
|-------|----------------------|----------------|-----------------------|-------------|-------------------|---------------------|----------------------|
|       | 21                   | FIFTH FLOOR    |                       | Residential | Residential       | 28251.63            | 2624.64              |
|       | 21                   | FOURTH FLOOR   |                       | Residential | Residential       | 28251.63            | 2624.64              |
|       | 21                   | THIRD FLOOR    |                       | Residential | Residential       | 28251.63            | 2624.64              |
|       | 21                   | SECOND FLOOR   |                       | Residential | Residential       | 28251.63            | 2624.64              |
|       | 0                    | Terrace        |                       | Residential | Residential       | 535.62              | 49.76                |
|       | 0                    | BASEMENT FLOOR |                       | Residential | Residential       | 880.50              | 81.80                |
|       | 0                    | GROUND FLOOR   |                       | Residential | Residential       | 2840.19             | 263.86               |
|       | 0                    | Terrace        |                       | Residential | Residential       | 3731.45             | 346.66               |
|       | 0                    | FIRST FLOOR    |                       | Residential | Residential       | 2840.19             | 263.86               |
|       | 0                    | SECOND FLOOR   |                       | Residential | Residential       | 2840.19             | 263.86               |

**Professional Details :**

| Professional Name   | Professional Category |
|---------------------|-----------------------|
| Prashanth S Kharche | Architect             |

1. This permission will be valid for a period of five years from 11/12/2025 to 11/12/2030

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3. The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Nedugundram immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.

11. If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.

12. When the construction is completed, it is obligatory to obtain the Completion Certificate.

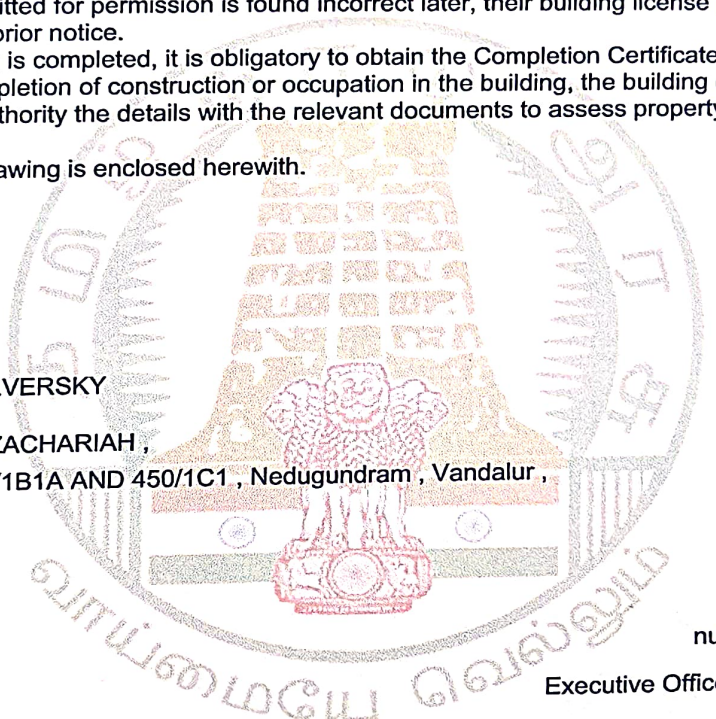
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: MS SILVERSKY  
BUILDERS LLP ,  
S/o., W/o PHILIP ZACHARIAH ,  
S.NOS 449/2, 450/1B1A AND 450/1C1 , Nedugundram , Vandalur ,  
Chengalpattu



null

Executive Officer/ Village

Nedugundram Viillage Panchayat, 224052

Kattankolathur Block Panchayat,

Chengalpattu District.

Signature valid

Signed by: Village Panchayat President  
Location: Chengalpattu  
Date: 2025.12.11 15:02:30



To

28 January 2026

Tamilnadu Real Estate Regulatory Authority  
No.133, G-Block, 1<sup>st</sup> Avenue, Anna Nagar (East)  
Chennai – 600102.

Sir,

**Sub:** TNRERA Project Registration – Our Project Namely “**The One**” High Rise Group Development consisting of Block A: Stilt Floor + 1<sup>st</sup> Floor (Parking) + 2<sup>nd</sup> Floor to 9<sup>th</sup> Floors Residential Building with 168 Dwelling Units, Block B: Basement Floor + Ground Floor + 2 Floors Amenity Block and open swimming Pool adjacent to Amenity Building at S.No. 449/2, 450/1B1A & 450/1C1 of Nedungundram Village, Vandalur Taluk, Chenglepet District, within the limits of Kattankolathur Panchayat Union.

**Ref:** File No. TNRERA/PBF/0025/2026, dated 10.01.2026.

With reference to the above, we hereby submit our clarification as follows:

**1. Original NOC :**

We have uploaded the Original NOCs issued by the Fire Department, AAI, and IAF in the online portal. The PWD NOC has been sent directly by the PWD to CMDA. In this regard, a copy of the said NOC has also been uploaded in the portal for your reference.

**2. Local Body Permit:**

The subject building is purely a residential building. CMDA and the Local Body have issued the Planning Permit and Building Permit through the online system, categorizing the project as a residential building. In the online approval, the entire area has been considered under Residential FSI.

The amenity block is purely meant for the residents of the said project. In view of the above, we kindly request you to consider the same and not insist on a revised Local Body Permit and oblique.

**3. Fees for Amenity Block:**

We have remitted the Amenity Block (Commercial) fees through the online portal on 27.01.2025.

**4. TNRERA Bank Letter:**

We have uploaded the Readable and Clear Bank Letter in the online Portal.

**5. Revised Structural Stability Certificate:**

We have uploaded the Revised Structural Stability Certificate (As per TNRERA Format) in the online Portal.

**6. Encumbrance Certificate:**

We have uploaded the Encumbrance Certificate in the online portal.

In view of the above submission, we kindly request your good office to process our application and accord the Project Registration at the earliest.

Thanking You,

Yours faithfully,

For Silversky Builders LLP.,



(Authorised Signatory)

# 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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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

