Verified RealEstate™

RE REGULATORY RECORD

RERA Document

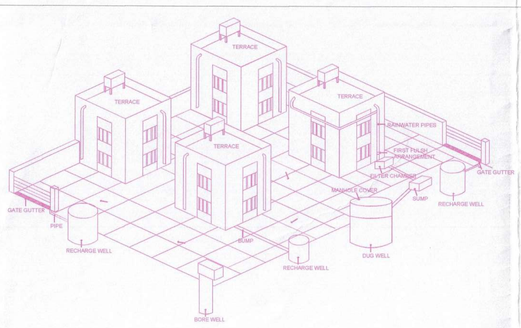
The document as the regulator published it, reproduced in full behind this page.

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

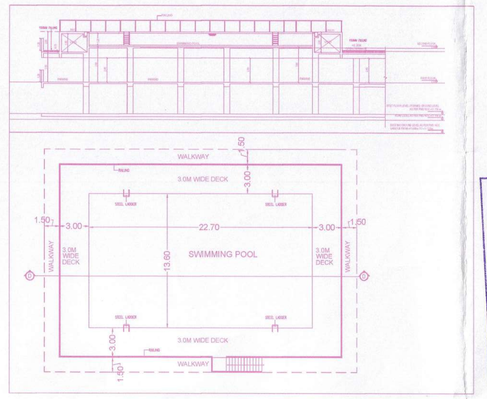
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

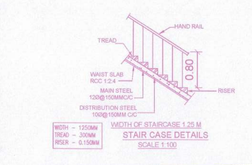
hello@verified.realestate
+91 9996 12 9996
verified.realestate

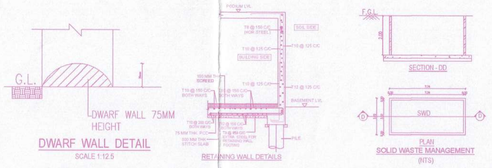
DIGITALLY VERIFIED RECORD

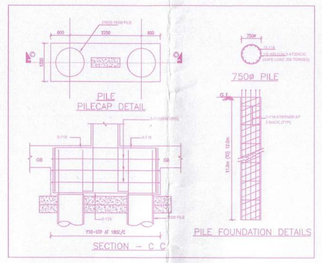


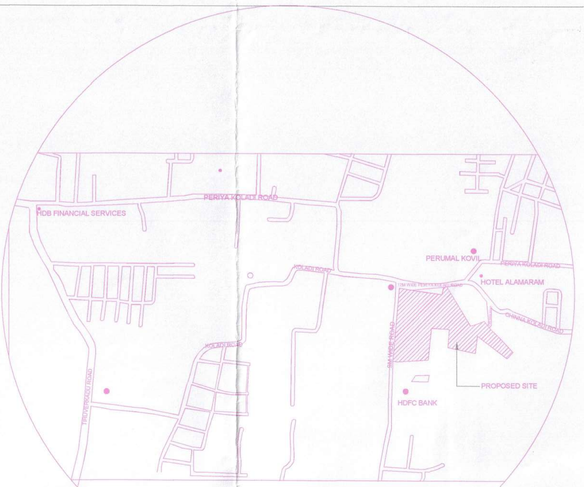
2C MODEL
RAINWATER HARVESTING IN GROUP DEVELOPMENTS
(ROOFTOP TO SUMP THROUGH FIRST FLUSH/ FILTER AND OVER FLOW TO DUG WELL - SURFACE RUNOFF THROUGH BUMP, GATE GUTTER TO RECHARGE WELL)





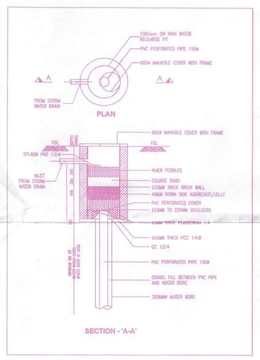


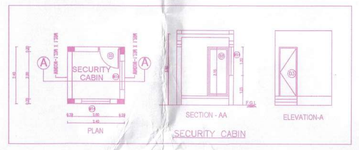




திருவேற்காடு நகராட்சி
க.எண்.. 2254 /2024/F1 நாள் 06.04.2024
BA.NO: 015/BPA/2024/00051
இத்தடன் இணைக்கப்பட்டுள்ள வரை படங்கள் நகராட்சி நிர்வாகத்தைக்குட்பட்டு கட்டிட அனுமதி வழங்கப்படுகிறது.
காலம்: 06.04.2024 முதல் 05.04.2031வரை
செயல் அலுவலர்
திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT
TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY





SITE PLAN	SHEET NO. 1 / 10

SITE PLAN

Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B: 2nd floor to 16th floor with 221 dwelling units in each Tower (442 dwelling units), In Tower – C: 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level); Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units; Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units; Totally 764 dwelling units including Premium FSI. at Abutting Periya Koladi Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Kolad village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	35795.00
AREA AS PER DOCUMENT	35814.38
AREA CONSIDERED FOR FSI	35032.42
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	782.58
OSR AREA	3505.10
TOTAL FSI AREA	98033.03
FSI FACTOR	2.798
COVERAGE AREA (PERCENTAGE %)	7749.37 (22.12%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY		0
CAR	920	921
TWO WHEELER	20	60
CYCLE	-	0

FLOOR WISE FSI STATEMENT: BLOCK-1

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	278.72	0.00	0.00	0	278.72
FIRST PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
SECOND FLOOR	438.46	4261.90	0.00	0.00	34	4700.36
THIRD FLOOR	378.24	4126.46	0.00	0.00	34	4504.70
FOURTH FLOOR	431.20	4229.44	0.00	0.00	34	4660.64
FIFTH FLOOR	431.20	4229.44	0.00	0.00	34	4660.64
SIXTH FLOOR	244.44	4229.44	0.00	0.00	34	4473.88
SEVENTH FLOOR	0.00	4229.44	0.00	0.00	34	4229.44
EIGHTH FLOOR	0.00	4229.44	0.00	0.00	34	4229.44
NINTH FLOOR	0.00	4229.44	0.00	0.00	34	4229.44
TENTH FLOOR	0.00	4229.44	0.00	0.00	34	4229.44
ELEVENTH FLOOR	0.00	4229.44	0.00	0.00	34	4229.44
TWELFTH FLOOR	0.00	4229.44	0.00	0.00	34	4229.44
THIRTEENTH FLOOR	0.00	4229.44	0.00	0.00	34	4229.44
FOURTEENTH FLOOR	0.00	4229.44	0.00	0.00	34	4229.44
Terrace	0.00	0.00	0.00	0.00	-	0.00
Total	1923.54	55190.92	0.00	0.00	442	57114.46

FLOOR WISE FSI STATEMENT: BLOCK 2

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	115.98	0.00	0.00	0	115.98
FIRST FLOOR	0.00	1658.97	0.00	0.00	13	1658.97
SECOND FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
THIRD FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
FOURTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
FIFTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
SIXTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
SEVENTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
EIGHTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
NINTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
TENTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
ELEVENTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
TWELFTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
THIRTEENTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
FOURTEENTH FLOOR	0.00	1693.57	0.00	0.00	13	1693.57
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	23791.36	0.00	0.00	182	23791.36

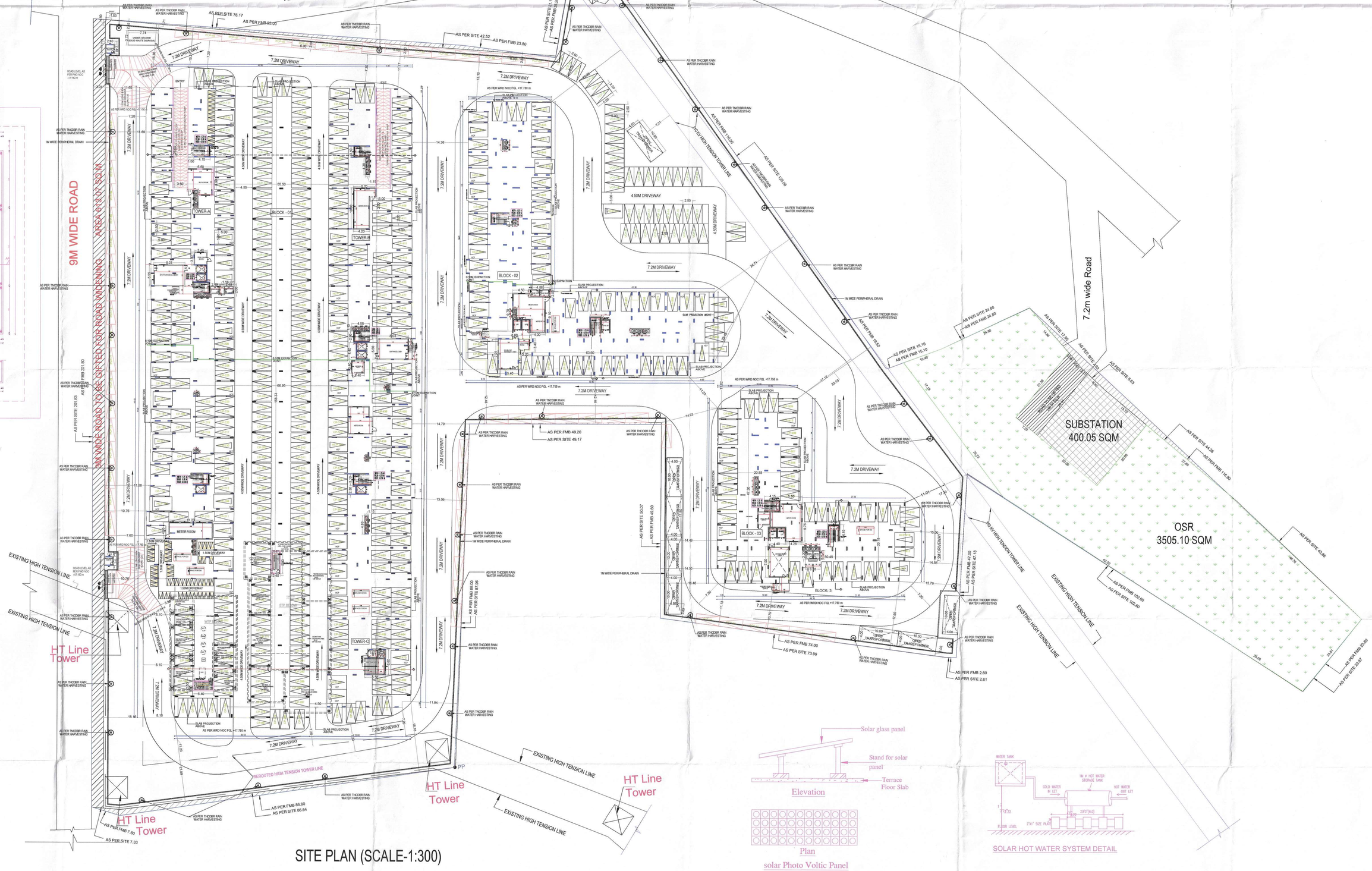
FLOOR WISE FSI STATEMENT: BLOCK 3

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	103.43	0.00	0.00	0	103.43
FIRST FLOOR	0.00	1158.24	0.00	0.00	10	1158.24
SECOND FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
THIRD FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
FOURTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
FIFTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
SIXTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
SEVENTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
EIGHTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
NINTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
TENTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
ELEVENTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
TWELFTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
THIRTEENTH FLOOR	0.00	1192.71	0.00	0.00	10	1192.71
FOURTEENTH FLOOR	0.00	1094.88	0.00	0.00	10	1094.88
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	16669.07	0.00	0.00	140	16669.07

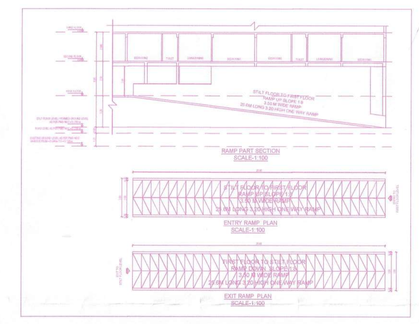
BUILDING WISE FSI STATEMENT

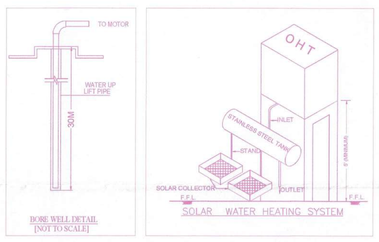
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK 1		1923.54	55190.92	0.00	0.00	442	57114.46
BLOCK 2		0.00	23791.36	0.00	0.00	182	23791.36
BLOCK 3		0.00	16669.07	0.00	0.00	140	16669.07
UG WTP PUMP ROOM		0.00	207.86	0.00	0.00	140	207.86
UG STP PUMP ROOM		0.00	250.29	0.00	0.00	140	250.29
Total		1923.54	96109.50	0.00	0.00	764	98033.03

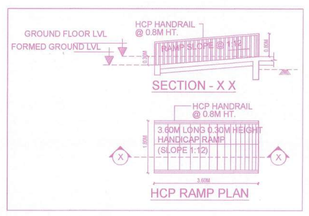
General Note: Charging point provision for Electric Vehicles for required Car & Two-wheeler parking provided as per the G.O.(Ms) No. 171 H&UD [UD4(1)] Department Dated: 30.10.2025



SITE PLAN (SCALE-1:300)







SOLAR HOT WATER SYSTEM DETAIL

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

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8949 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect Name: [illegible]
Sign Date: 25/06/2026 3:55:11 PM

Applicants (Owner / Developer / Power of Attorney)

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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

FLOOR NAME	SHEET NO. 2 / 10
FLOOR NAME	

Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Combined Stilt floor (Mixed for parking) + Combined 1st Floor (Mixed for parking) + 1st Floor to 14th Floor with 140 dwelling units, Block-2: Stilt floor (Mixed for parking) + 1st Floor to 14th Floor with 140 dwelling units each,Tower (A&I dwelling units), In Tower – C 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level) Block-2: Stilt floor (Mixed for parking) + 1st Floor to 14th Floor with 182 dwelling units, Block-3: Stilt floor (Mixed for parking) + 1st Floor to 14th Floor with 140 dwelling units, Totally 764 dwelling units including Premium FSI at abutting Periya Kolaeri Road, Comprised in S.Nos. 43/1, 46/1, 51/1, 52/1A, 52/2, 53/2 of Kolaeri village, Ponnemallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

திருவேற்காடு நகராட்சி

கட்டிட அனுமதி எண்: 2254 /2026 /F1 நாள்: 06.04.2026

BA.No: 015/BPA/2024/00051

இத்துடன் இணைக்கப்பட்டுள்ள வரை படங்கள்

நகராட்சி அலுவலருக்குப்பட்டு கட்டிட அனுமதி

வழங்கப்படுகிறது

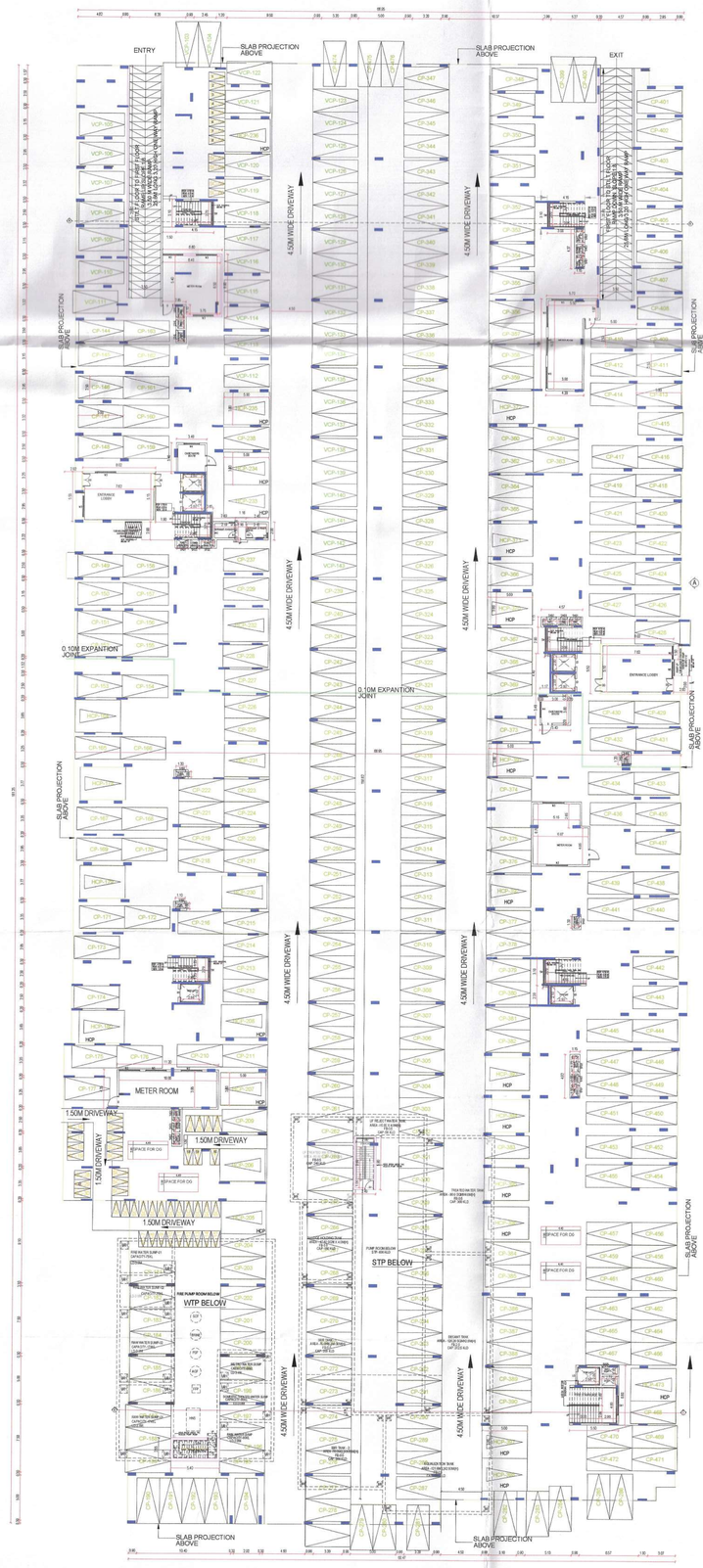
காலம் 06.04.2026 முதல் 05.04.2031 வரை

செயல் அலுவலர்

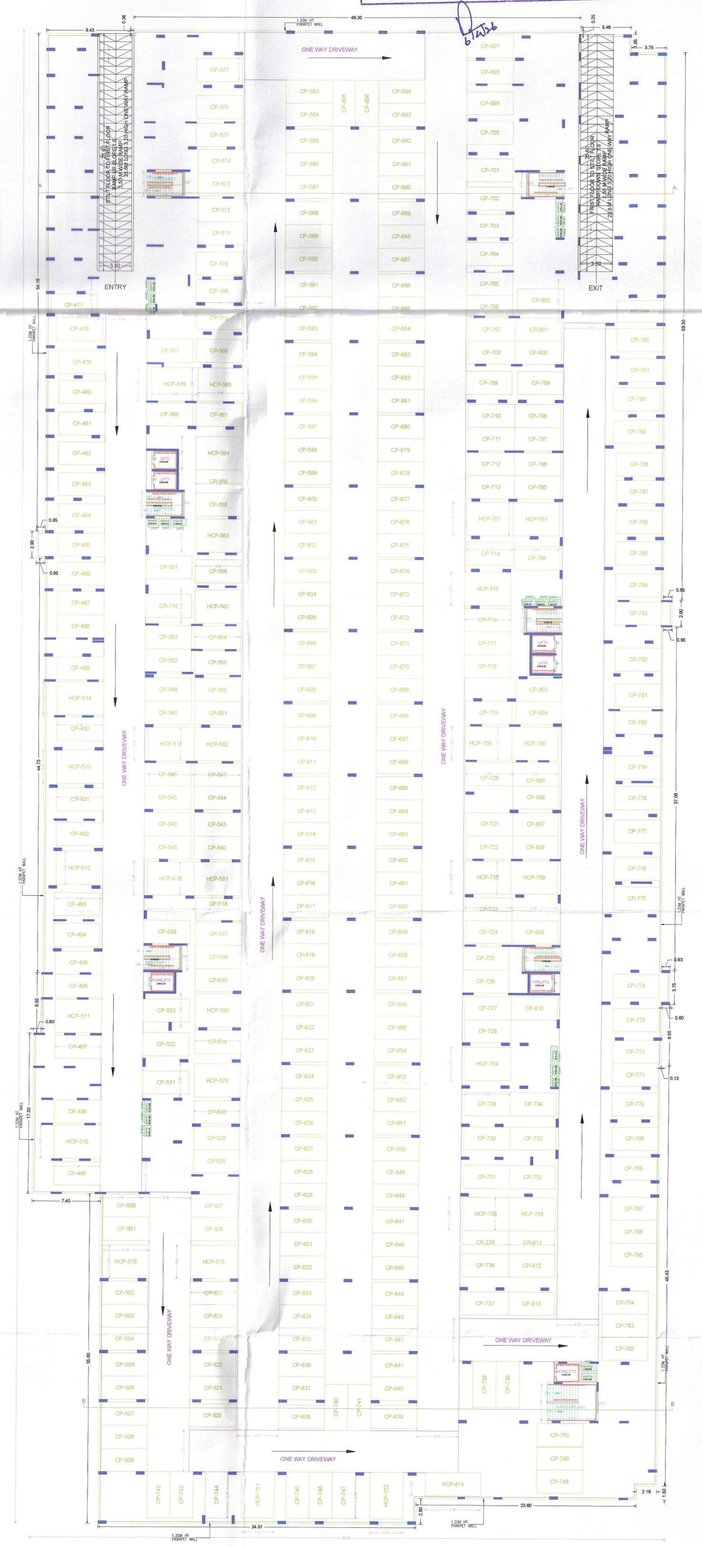
திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT

TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY



STILT FLOOR PLAN (Scale - 1:150)
BLOCK - 1



FIRST FLOOR PLAN (Scale - 1:150)
BLOCK - 1



SECOND FLOOR PLAN (Scale - 1:150)
BLOCK - 1



THIRD FLOOR PLAN (Scale - 1:150)
BLOCK - 1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Member Secretary / Chief Planner / Chief Planner / Member Secretary)
High Rise Building / Hi-rise 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 the provisions of Section 49 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1971).

Applicants (Owner / Developer / Power of Attorney)

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

ISO_full_bleed_4A0_(1682.00_x_2378.00_MM)

FLOOR NAME	SHEET NO. 3 / 10

FLOOR NAME

Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Stilt floor (Mixed for parking) + 1st Floor to 14th Floor with 182 dwelling units, Block-2 Stilt floor (Mixed for parking) + 1st Floor to 14th Floor with 140 dwelling units, Block-3 Stilt floor (Mixed for parking) + 1st Floor to 14th Floor with 140 dwelling units, Totally 764 dwelling units including Premium 759, at Abutting Periya Kolladi Road, Comprised in S.Nos. 427, 481, 511, 521A, 522, 522-2 of Kolad village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

திருவேற்காடு நகராட்சி

க.க.எண். 2254 /2026/ F1 நாள். 06.04.2026

BA.No. 015/ BPA/2024/00851

மேற்படி முகவமைப்பிற்குள்ள வரை படங்கள் நகராட்சி நிர்ந்தனைகளுக்குட்பட்டு கட்டிட அனுமதி வழங்கப்படுகிறது

காலம் 06.04.2026 முதல் 05.04.2031 வரை

இளநிலை உதவியாளர்

திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT

TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY



FOURTH FLOOR PLAN (Scale - 1:150)
BLOCK 1



FIFTH FLOOR PLAN (Scale - 1:150)
BLOCK 1



SIXTH FLOOR PLAN (Scale - 1:150)
BLOCK 1

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 is issued under New Rule 19(1)(a), (b) or (c) subject to the provision of the Act of Tamil Nadu Act 28 of 1971 and DCR 2026 Regulations 2026 Rule 19(1)(a), (b) or (c) subject to the provision of the Act of Tamil Nadu Act 28 of 1971 and DCR 2026 Regulations 2026 Rule 19(1)(a), (b) or (c) subject to the provision of the Act of Tamil Nadu Act 28 of 1971 and DCR 2026 Regulations 2026

Applicants (Owner / Developer / Power of Attorney)

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

ISO_full_94dpi_4A0_(1682.00_x_2378.00_MM)

FLOOR NAME	SHEET NO. 4 / 10

FLOOR NAME

Plan Showing the proposed construction of High Rise Residential cum Commercial (Club Housed) use Group Development Building consisting of 3 blocks, In Block-1 Combined (Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B: 2nd floor to 14th floor with 221 dwelling units in each Tower (442 dwelling units); In Tower – C: 2nd Floor to 6th Floor with amenities 2e. Club house use) + 7th Floor to 14th Floor with 84 dwelling units, Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units, Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units, Totally 764 dwelling units including Premium FSI, at Alwithiu Periya Kolaci Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Kolaci village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

திருவேற்காடு நகராட்சி

ந.க.எண். 2254 /2026/ J1 நாள் 06.04.2026

BA-NO-015/BPA/2026/00051

இத்தடன் இணைக்கப்பட்டுள்ள வரை படங்கள் நகராட்சி நிர்ணயகளுக்குட்பட்டு கட்டிட அனுமதி வழங்கப்படுகிறது.

காலம் 06.04.2026 முதல் 05.04.2031 வரை

திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT

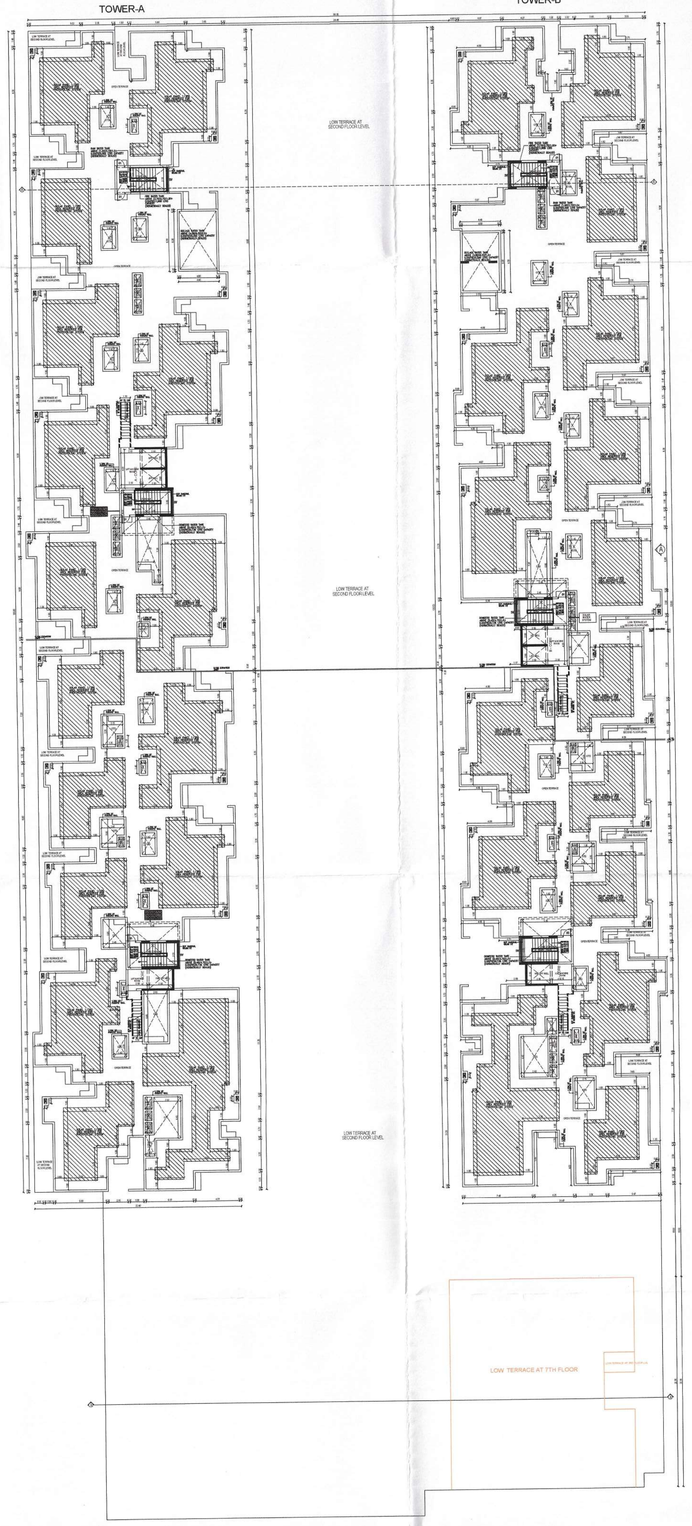
TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY



SEVENTH FLOOR PLAN (Scale - 1:150)
BLOCK 1



TYPICAL - 8- 14 FLOOR PLAN (Scale - 1:150)
BLOCK 1



TERRACE FLOOR PLAN (Scale - 1:150)
BLOCK - 1

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

This Planning Permission is given under New Rule 19(1)(b), 19(1)(c) subject to the provisions of the TNCDBR, 2019 (MDS No.3(iii) of 2019) and MMP (MD) Nos. 3(iv) & 3(v) of 2019.

Applicants (Owner / Developer / Power of Attorney)

QR CODE

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

ISO_full_bleed_A4(0_(1892.00_x_2378.00_MM)

FLOOR NAME	SHEET NO. 5 / 10

FLOOR NAME

Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, in Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) + Combined 2nd Floor (Meant for parking) + 16th Floor to 29th Floor with 196 dwelling units over & above with 3 Towers, wherein Tower – A & Tower – B 2nd Floor to 29th Floor dwelling units in each Tower (942 dwelling units), & Tower – C 2nd Floor to 9th Floor (Club House) use with Gym, Indoor Games, Swimming pool at 2nd floor level), Block-2 Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units, Block-3 Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units, Totally 764 dwelling units including Premium FSI, at Abutting Periya Kolladi Road, Comprised in S.Nos. 42/1, 48/1, 51/1, 52/1A, 52/2, 53/2 of Kolladi village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

திருவேற்காடு நகராட்சி

ந.க.எண். 2354/2026/F1 நாள் 06.04.2026

BA-NS-015 / BPA /2026/09051

விதிகட்டிட இணைக்கப்பட்டுள்ள வரை படங்கள் நகராட்சி திட்டகளைகளுக்குட்பட்டு கட்டிட அனுமதி வழங்கப்படுகிறது.

காலம் 06.04.2026 முதல் 05.04.2031 வரை

செயல் அலுவலர்

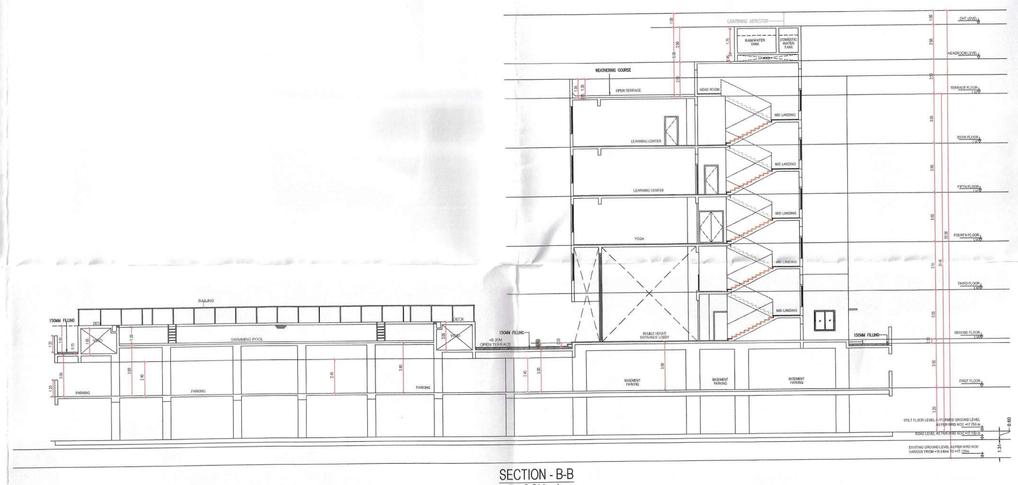
திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT

TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY



EAST ELEVATION - A
BLOCK - 1



SECTION - B-B
BLOCK - 1



SECTION - A-A
BLOCK - 1

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

The Planning Permission issued under New Rule 70(3)(b), 2019 is subject to the conditions in G.O.(Ms) No.45, (MA&WS) Dept. dated 28.02.2019 and GMWF (MD) Proc. 6913 & 6915 of 2019.

Applicant's (Owner / Developer / Power of Attorney)

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

ISO_full_bleed_4A0_(1682.00_X_2378.00_MM)

FLOOR NAME	SHEET NO. 6 / 10
FLOOR NAME	
Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B: 2nd floor to 14th floor with 221 dwelling units in each Tower (442 dwelling units), In Tower – C: 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level); Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units; Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units; Totally 764 dwelling units including Premium FSI, at Abutting Periya Koladi Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Koladi village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.	

VERIFIED AND FOUND CORRECT
TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY

திருவேற்காடு நகராட்சி
ந.க.எண். 2254 /2026 /F1 நாள் 06.04.2026
BA.No. 015/BPA/2026/00051
இத்துடன் இணைக்கப்பட்டுள்ள வரை படங்கள்
நகராட்சி நிர்வாகத்தால் கட்டிட அனுமதி
வழங்கப்படுகிறது.
காலம் 06.04.2026 முதல் 05.04.2031 வரை
ஆணையாளர்
திருவேற்காடு நகராட்சி



STILT FLOOR PLAN

BLOCK - 2



FIRST FLOOR PLAN

BLOCK - 2

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
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

FLOOR NAME	SHEET NO. 7 / 10
FLOOR NAME	

Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks. In Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B 2nd floor to 14th floor with 221 dwelling units in each Tower (442 dwelling units), In Tower – C 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level); Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units; Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units; Totally 764 dwelling units including Premium FSI. at Abutting Periya Kolladi Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Kolladi village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

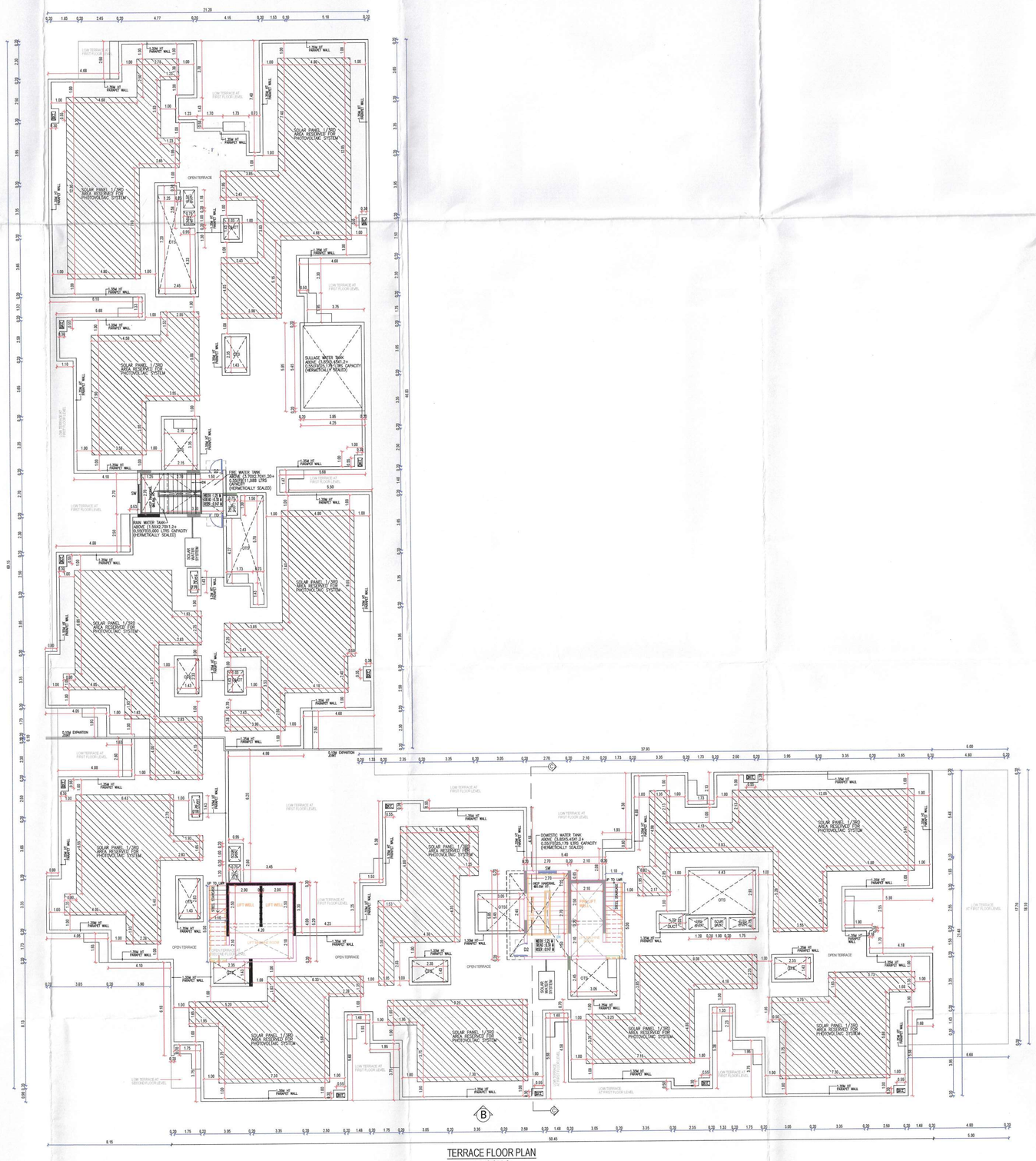
திருவேற்காடு நகராட்சி

த.க.எண். 2254 /2026 /F1 நாள் 06.04.2026
BA-NN. 015/BPA /2026/00051
இந்த...ன் இணைக்கப்பட்டுள்ள வரை படங்கள்
நகராட்சி திட்டமைகளுக்குட்பட்டு கட்டிட அனுமதி
வழங்கப்படுகிறது.
காலம் 06.04.2026 முதல் 05.04.2031 வரை
செயல் அலுவலர்
திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT
6/4/2026
TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY



TYPICAL - 2- 14 FLOOR PLAN
BLOCK-2



TERRACE FLOOR PLAN
BLOCK-2

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 THCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

FLOOR NAME	SHEET NO. 8 / 10
FLOOR NAME	

Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B: 2nd floor to 14th floor with 221 dwelling units in each Tower (442 dwelling units), In Tower – C: 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level), Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units; Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units; Totally 764 dwelling units including Premium FSI. at Abutting Periya Koladi Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Kolad village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

திருவேற்காடு நகராட்சி

ந.க.எண். 2254 /2026 /F1 நாள்: 06.04.2026

BA.NO. 015 /BPA/2026/ 00051

இத்துடன் இணைக்கப்பட்டுள்ள வரை படங்கள்

நகராட்சி நிர்ணயலைவருக்குட்பட்டு கட்டட அனுமதி

வழங்கப்படுகிறது.

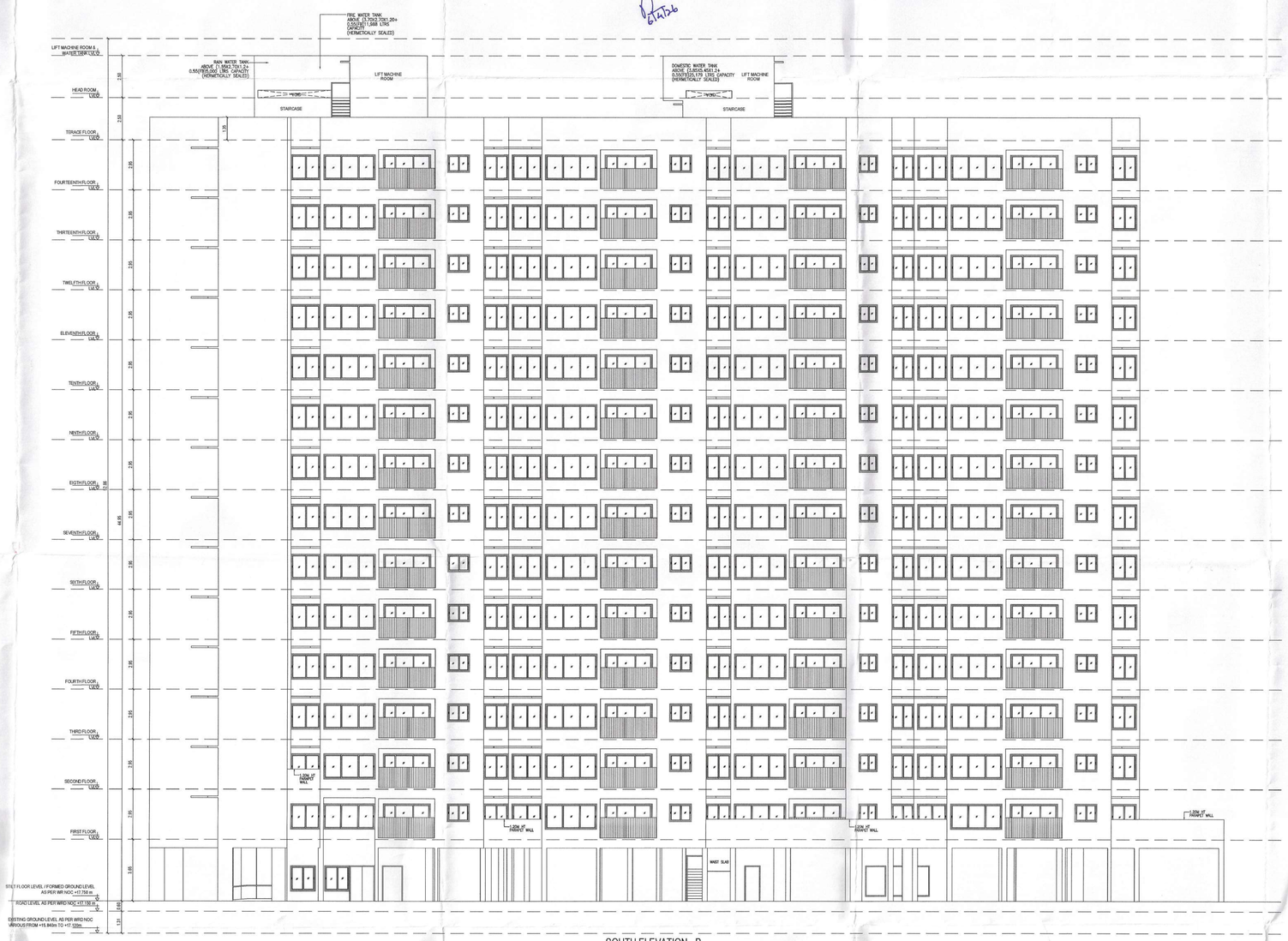
காலம் 06.04.2026 முதல் 05.04.2031 வரை

அலுவலர்

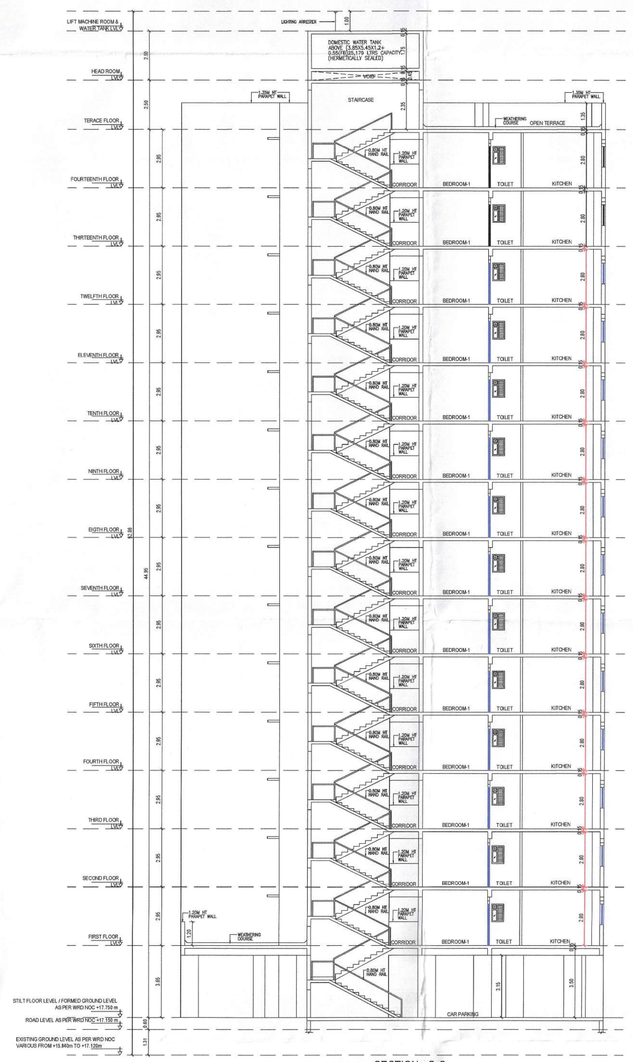
திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT

TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY



SOUTH ELEVATION - B
BLOCK - 2



SECTION - C-C
BLOCK - 2

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. 8912 & 8913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

FLOOR NAME	SHEET NO. 9 / 10

FLOOR NAME

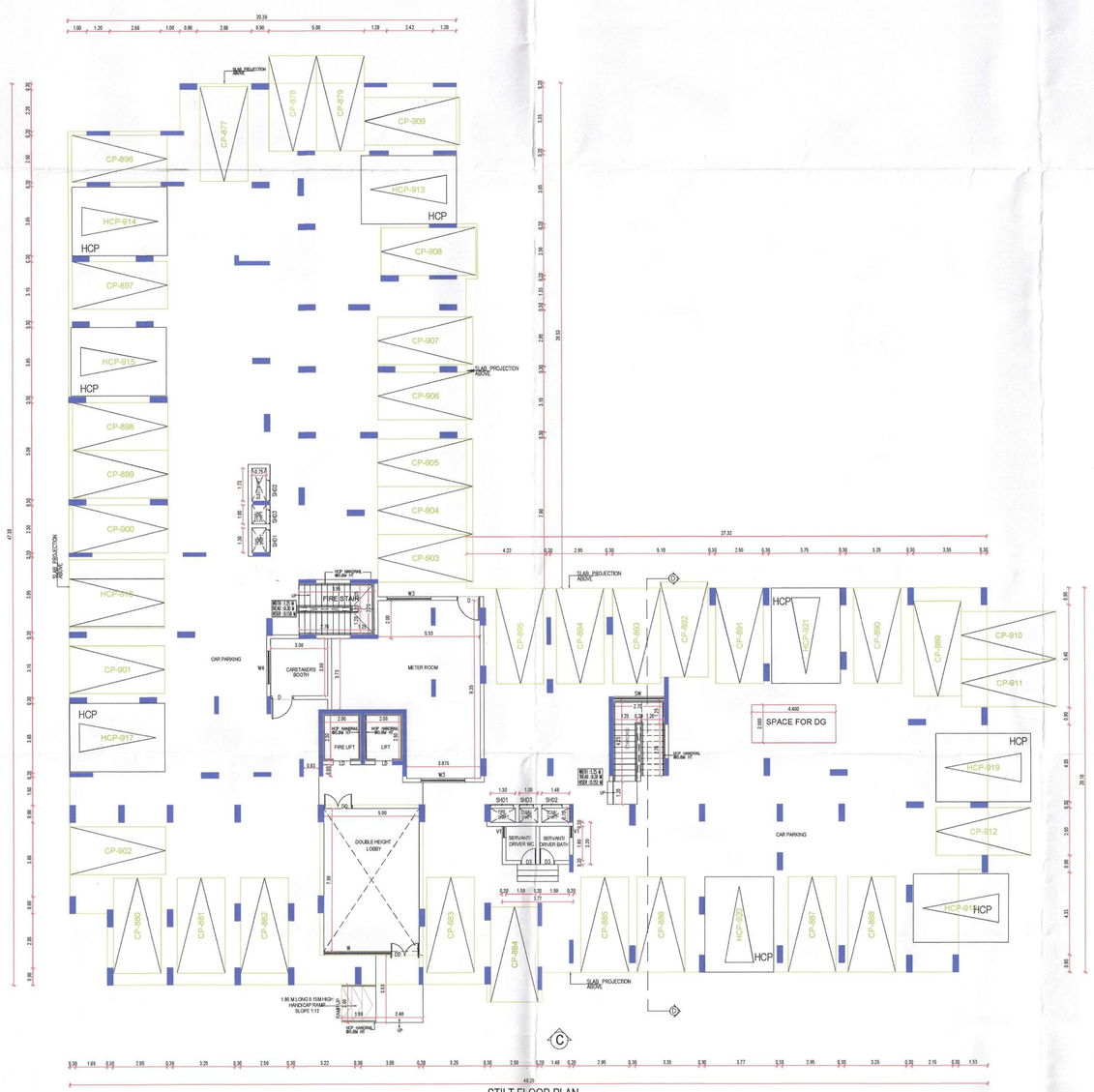
Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B: 2nd floor to 14th floor with 221 dwelling units in each Tower (442 dwelling units), In Tower – C: 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level); Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units; Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units; Totally 764 dwelling units including Premium FSI. at Abutting Periya Kolladi Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Kolladi village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

திருவேற்காடு நகராட்சி

ந.க.எண். 2354 /2026 /F1 நாள் 06.04.2026
BA.No. 615/BPA/2026/00051
இத்துடன் இணைக்கப்பட்டுள்ள வரை படங்கள்
நகராட்சி நிபந்தனைகளுக்குட்பட்டு கட்டிட அனுமதி
வழங்கப்படுகிறது
காலம் 06.04.2026 முதல் 05.04.2031 வரை

திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT
TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY



STILT FLOOR PLAN
BLOCK - 3



FIRST FLOOR PLAN
BLOCK - 3



TYPICAL - 2- 13 FLOOR PLAN
BLOCK - 3

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.

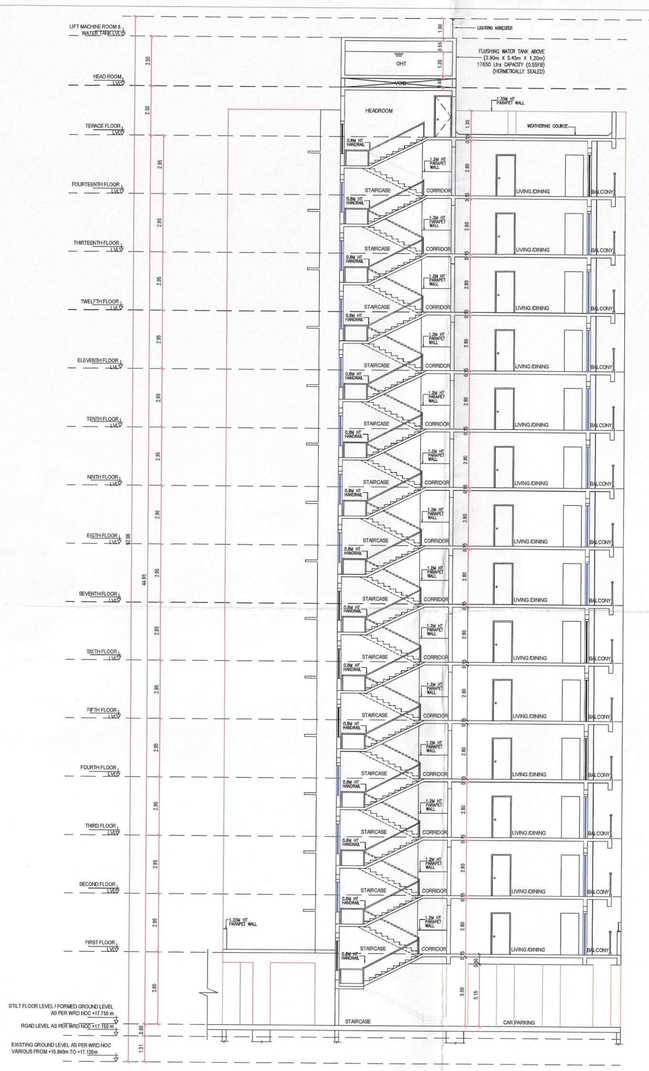
QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.6946 of 2018 and WMP (MD) Nos. 6812 & 6813 of 2018.

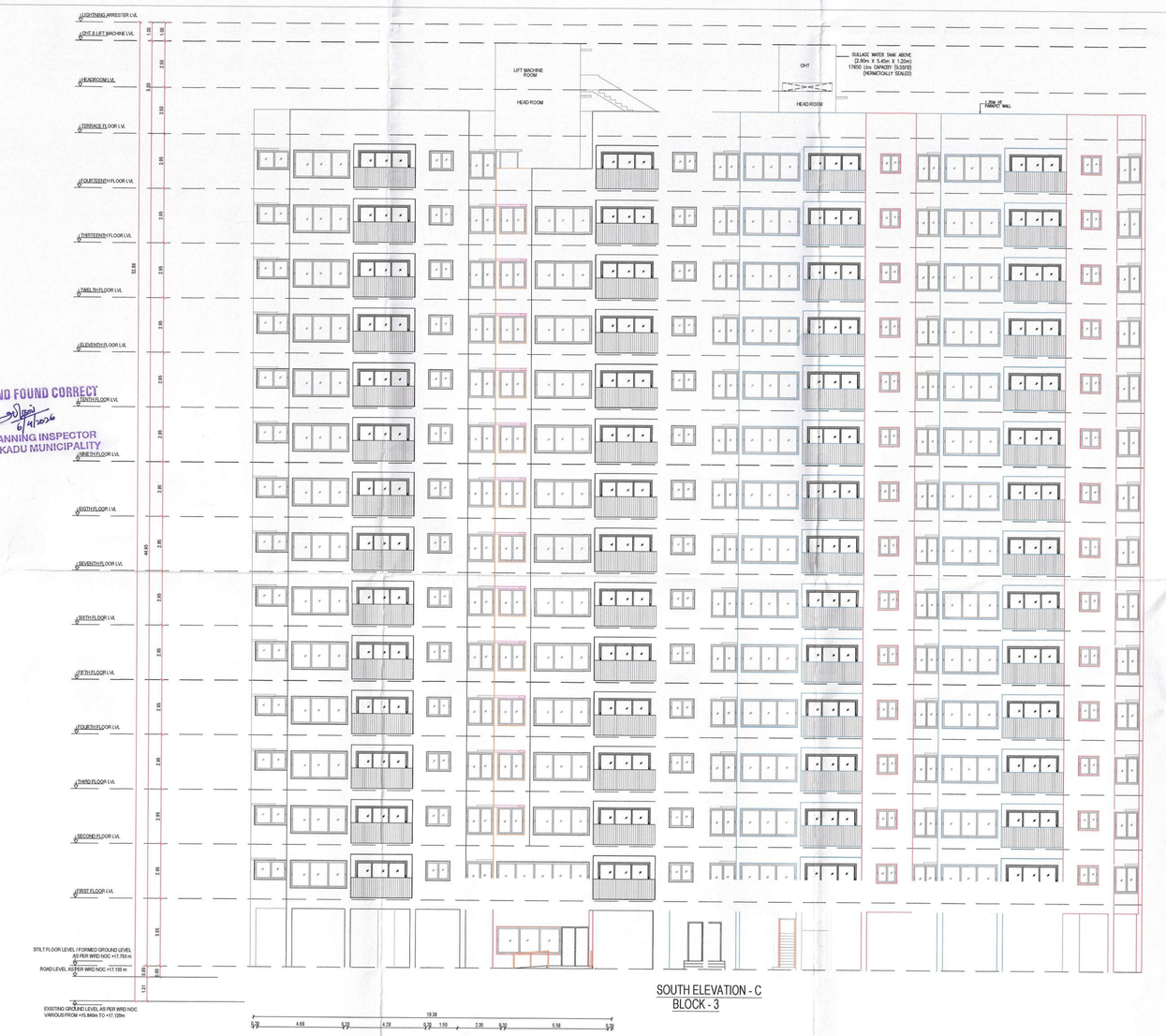
Applicants (Owner / Developer / Power of Attorney)

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

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)



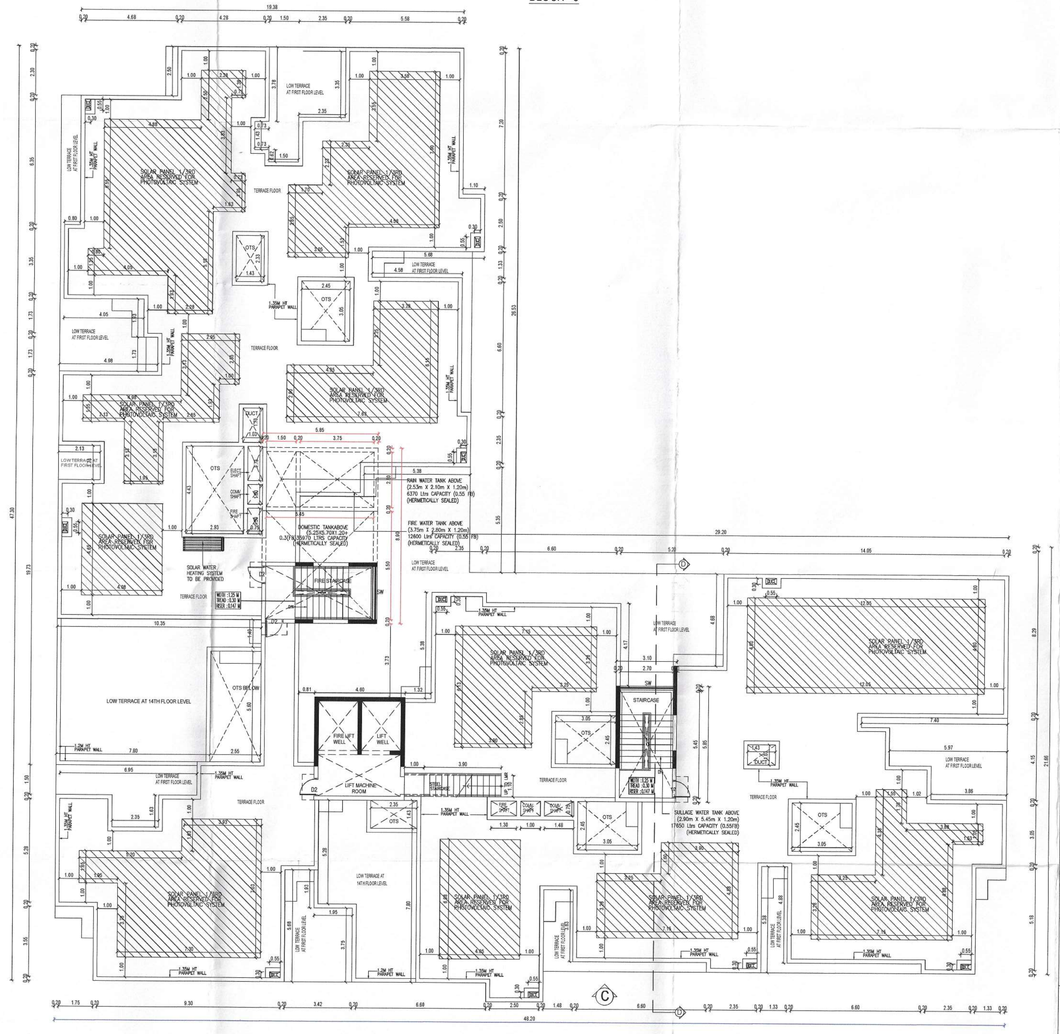
SECTION - D-D
BLOCK - 3



SOUTH ELEVATION - C
BLOCK - 3



FOURTEENTH FLOOR PLAN
BLOCK - 3



TERRACE FLOOR PLAN
BLOCK - 3

திருவேற்காடு நகராட்சி

ந.க.எண். 2254 /2024 /F1 நாள் 06.04.2026
BA-NO - 615/BPA/2024/100081
விதத்தில் இணைக்கப்பட்டுள்ள வரை படங்கள் நகராட்சி நிபந்தனைகளுக்குட்பட்டு கட்டிட அனுமதி வழங்கப்படுகிறது.
காலம் 06.04.2026 முதல் 05.04.2031 வரை

திருவேற்காடு நகராட்சி

VERIFIED AND FOUND CORRECT
TOWN PLANNING INSPECTOR
THIRUVERKADU MUNICIPALITY

FLOOR NAME	SHEET NO: 10 / 10

FLOOR NAME

Plan Showing the proposed construction of High Rise Residential cum Commercial (Club House) use Group Development Building consisting of 3 blocks, In Block-1 Combined Stilt floor (Meant for parking) + Combined 1st Floor (Meant for parking) over & above with 3 Towers, wherein Tower – A & B: 2nd floor to 14th floor with 221 dwelling units in each Tower (442 dwelling units), In Tower – C: 2nd Floor to 6th Floor with amenities (ie. Club house use and open Swimming pool at 2nd floor level); Block-2: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 182 dwelling units; Block-3: Stilt floor (Meant for parking) + 1st Floor to 14th Floor with 140 dwelling units; Totally 764 dwelling units including Premium FSI at Abutting Periya Kolaidi Road, Comprised in S.Nos. 42/1, 49/1, 51/1, 52/1A, 52/2, 53/2 of Kolaidi village, Poonamallee Taluk, Thiruvallur District, Within the limits of Thiruverkadu Municipality.

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 Note Plan CMDA/ 2019 is subject to the provisions of G.O. (Ms) (M2) No.8946 of 2019 and WMP (M2) Nos. 6912 & 6913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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.