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RERA Document

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DIGITALLY VERIFIED RECORD

DRA
HOME OF PRIDE

To:
The Chairperson,

Date: 11.03.2026

The Tamil Nadu Real Estate Regulatory Authority (TNRERA)

Plot Nos.586, 587, 588 TNRERA Building,

I and II Avenue, Anna Nagar (East),

Chennai – 600 102.

Ref 1: Residential Project at R.S. No. 13/1A (New Patta No. 13/1A1), OMR, Egattur Village, Chengalpattu District.
Ref 2: File No: TNRERA/PBF/0113/2026

Subject: Clarification regarding Commercial Area usage for Residential Project Registration.
Respected Sir/Madam,

With reference to our online application dated 20-02-2026 and the subsequent query regarding the usage of the commercial area (Mall and Hotel), we wish to provide the following clarifications:

1. **Existing Development:** The commercial portion of the project was completed and has been fully operational since 2019. It received its Completion Certificate from the Panchayat Union (RC No. 5793/2018/A3) on 11.12.2018, and a partial Completion Certificate from the DTCP (No. 14/2026) on 09.03.2026.

2. **Usage and Ownership:** The Mall and Hotel are strictly for self-use and are operated and maintained directly by the respective promoter. There is no intent to sell any Undivided Share (UDS) of the land related to these commercial entities, nor are there plans for third-party leasing/contracting that would fall under the current RERA registration.

3. **Scope of Registration:** Since the current proposal is exclusively for the construction, promotion, and sale of Residential Apartments only—which involve the transfer of UDS to individual buyers—we have applied for TNRERA registration for the residential component only.

As the commercial development does not involve any "sale" as defined under the Act, we request you to consider this clarification and proceed with the issuance of the TNRERA Registration for the residential project at your earliest convenience.

Thanking you,

Yours faithfully

Enclosed:-
1) Panchayat Union CC
2) DTCP CC

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

DIRECTORATE OF TOWN AND COUNTRY PLANNING
COMPLETION CERTIFICATE
BUILDING LICENCE NO: SWP/DTCP/PP/0452450/2026

Sir/Madam,

From
Thiru.G.Krishna Kumar, B.E., M.Plan.,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
1. Superintending Engineer
TNEB, CEDC
Chengalpattu District.

2. The President
Muttukadu Panchayat
Thiruporur Panchayat union
Thiruporur taluk
Chengalpattu District

Sub: **Partial Completion Certificate -** District of Town and Country Planning, Chengalpattu District, Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk and Panchayat union, Muttukadu Panchayat, Egattur Village, S.No:13/1A, with a site extent of 25130.90 Sq.m.(As Per earlier approval) – Total FSI Area: 56242.41 Sq.m - has been already approved – Now Survey Numbers sub divided as S.Nos.13/1A1,13/1A2 and 13/1A3 (OSR land – 2513.00 sq.m (As per Document) 2500 Sq.m (As per Sub division patta) S.Nos. 13/1A2 and 13/1A3 – Already handed over to local body - Site area: 25130.90 Sq.m (Considered for FSI Calculation) - Revision to already approved and Proposed additional FSI Area: 22858.94 Sq.m – Total already approved and revision to already approved and additional FSI area put together is 79101.35 Sq.m for Proposed Construction of Additional Building Planning Permission issued - Partial Completion Certificate requested for Block 01 (Multiplex Mall & Hotel)- Partial Completion Certificate issued – Regarding.

Ref: 1. Single Window Portal - Completion Certificate application received from **M/s.OMR Mall Developers Private Limited and M M/s. R.S.Research and Medical Centre Pvt Ltd.,** Building License no: SWP/DTCP/PP/0452450/2026, Dated:26.02.2026.

2. Planning Permission **No:13/2026**, Member Secretary, Mamallapuram Local Planning Authority Proceedings, SWP/BPA/452450/2025, Dated:

27.01.2026.

3. CC Charges **Rs.13,76,588/-** remitted from applicant on 22.10.2025
   I & A Charges **Rs. 1,58,79,483 /-** (with Interest) remitted from applicant on 12.12.2025
4. G.O. (MS) No: 53 Housing and Urban Development [UD4 (3)] Department Dt: 16.04.2018.
5. Tamil Nadu Combined Development and Building Rules, 2019 vide G.O.(Ms) No:18, Municipal Administration and Water Supply (M.A.1) Department dt: 04.02.2019
6. G.O. (MS) No: 16, Municipal Administration and Water Supply Department date: 30.01.2020.
7. DTCP, Chennai Circular Roc No: 19992/2011 (1)-Special cell, Date: 31.05.2018.
8. Technical Clearance **No:414/2025**, Director of Town and Country planning, Chennai Technical concurrence SWP/BPA/0452450 /2025, issued on dated: 12.08.2025.
9. President, Muttukadu Panchayat, Thiruporur Panchayat Union Letter Roc No.136/2026, Dated.18.02.2026.

****

This is to Certify that **M/s.OMR Mall Developers Private Limited, and M/s. R.S.Research and Medical Centre Pvt Ltd.,** have constructed a Additional building in, Chengalpattu District – Thiruporur Taluk and Panchayat union, Muttukadu Panchayat, Egattur Village, S.No:13/1A, with a site extent of 25130.90 Sq.m.(As Per earlier approval) – Total FSI Area: 56242.41 Sq.m - has been already approved – Now Survey Numbers sub divided as S.Nos.13/1A1,13/1A2 and 13/1A3 (OSR land – 2513.00 sq.m (As per Document) 2500 Sq.m (As per Sub division patta) S.Nos. 13/1A2 and 13/1A3 – Already handed over to local body - Site area: 25130.90 Sq.m (Considered for FSI Calculation) - Revision to already approved and Proposed additional FSI Area: 22858.94 Sq.m – Total already approved and revision to already approved and additional FSI area put together is 79101.35 Sq.m for Proposed Construction of Partial Residential building as per Member Secretary, Mamallapuram Local Planning Authority,

Single Window Portal Proceeding SWP/BPA/452450/2025- Planning Permission No:13/2026 issued Dated:27.01.2026.

It was inspected and observed that Proposed Block -1 (Multiplex Mall & Hotel) have been completed as per approved plan and satisfies the norms for issue of Completion Certificate.

Accordingly, Completion Certificate is issued for the following construction of the Proposed Block 1 (Multiplex Mall & Hotel) in **Partial Completion Certificate No:14/2026, DT:09.03.2026.**

The area Statement of Proposed Building is as below:

Total Site Area - 25130.90 Sq.m

Block-01 (Multiplex Mall & Hotel)			
Floor Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Build up Area in Sqm
Ground Floor (Hotel)	1122.48	-	1122.48
Ground Floor (Mall)	9044.39	-	9044.39
1st Floor (Mall)	9968.41	-	9968.41
2nd Floor (Mall)	8806.79	-	8806.79
3rd Floor (Mall)	8969.51	-	8969.51
4th Floor (Hotel)	766.48	-	766.48
4th Floor (Mall)	6663.65	-	6663.65
5th Floor (Hotel)	1280.54	-	1280.54
5th Floor (Mall)	5474.71	-	5474.71
6th Floor (Hotel)	940.30	-	940.30
6th Floor (Mall)	1816.94	-	1816.94
7th Floor (Hotel)	956.40	-	956.40
7th Floor (Mall)	2231.33	-	2231.33
8th Floor (Hotel)	956.40	-	956.40
9th Floor (Hotel)	956.40	-	956.40
10th Floor (Hotel)	956.40	-	956.40
11th Floor (Hotel)	956.40	-	956.40
12th Floor (Hotel)	486.57	-	486.57
Sub Total	**62354.10**	**-**	**62354.10**

Sl. No.	Floor Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Build up Area in Sqm
1.	**Block-01**			
	Combined Basement Floor-3 (Hotel)	73.12	-	14782.89
	Combined Basement Floor-3 (Mall)	17.32	14692.45	
	Combined Basement Floor-2 (Hotel)	187.66	-	14742.52
	Combined Basement Floor-2 (Mall)	134.16	14420.70	
	Combined Basement Floor-1 (Hotel)	1317.60	1685.88	15,816.73
	Combined Basement Floor-1 (Mall)	280.47	12532.78	
	Sub Total	**2010.33**	**43,331.81**	**45,342.14**

The Completion Certificate is issued in accordance with the provision of Town & Country Planning Act 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. The Completion Certificate issued under Tamil Nadu Combined Development and Building Rules, 2019 does not cover the Structural Stability aspect and it is issued based only as per the Annexure XXIII of Completion Certificate norms. As far as the Structural Stability aspect of the building is concerned, it falls within Jurisdiction of the Local Body concerned as stated in the Tamil Nadu Combined Development and Building Rules, 2019. It is the sole responsibility of the applicant/developer/Power agent and the Registered Architect / Registered Engineer / Registered Structural Engineer / Registered Construction Engineer / Registered Quality Auditor / Registered Geo - Technical Engineer who has signed in the plan as on ground and Forms 5,6,7,8 to ensure the safety after construction and also for its Continued Structural Stability of the building as per the Tamil Nadu Combined Development and Building Rules, 2019.

Assistant Director / Member Secretary
Mamallapuram Local Planning Authority
District Town and Country Planning
Chengalpattu District

Copy to:-

1. **M/s.OMR Mall Developers Pvt Ltd,**
2. **M/s. R S Research and Medical Centre Pvt Ltd,**
3. **M/s.DRA Aadithya South City Projects Pvt Ltd,**

No.13/1A 4th Floor, Egattur Village,
Thiruporur Taluk, Chengalpattu- 603103

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2026.03.04 17:50:20

RC No. 5793/2018/A3

Date 11.12.2018

Panchayat Union

Thiruporur

COMPLETION CERTIFICATE

This is to certify that M/s.OMR MALL DEVELOPERS P LTD & M/s.ALLIED MAJESTIC PROMOTERS Constructing Tower – 1 of Mall and Hotel project comprising of 3rd Basement, 2nd Basement, 1st Basement, Ground Floor, 1st Floor to 11th Floor situated at 13/1A, Egattur Village in Muttukadu Panchayat, Tiruporur Taluk, Kancheepuram District vide planning approved by Mamallapuram Local Planning Authority (MLPA) RC.No.678/2014/MLPA dated 21.04.2016 have completed their construction as per the approved plan and declare that there in no objection to use for Commercial Purpose.

Commissioner

Panchayat Union Thiruporur

11.12.18

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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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.