



**File No: TNRERA/PBF/0358/2025**

**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY  
REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
[See rule 6(1)]**

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

**TN/1/Building/0137/2025 dated 16.04.2025**

**Project Name: Tower 4B - Rainbow Heights**

**Project Details & Address:**

Registration for Now applied for Block 4B: Ground Floor + 19 Floors Residential building with 272 dwelling units out of 508 dwelling units of Renewal of Planning Permission of the construction of revision in the earlier approved Group Housing special buildings - Row type Houses - 11 Blocks consisting of Row House - 1: GF + 2 Floors residential building with 16 dwelling units, Row House - 2: GF + 2 Floors residential building with 16 dwelling units, Row house 1 – Ground floor + 2 floors with 16 dwelling units, Row house 2 – Ground floor + 2 floors with 26 dwelling units, Row house – 3 – Ground floor + 2 Floors with 28 dwelling units, Row house 4 – Ground floor + 2 floors with 27 dwelling units, Row house 5 – Ground floor + 2 floors with 13 dwelling units, Row house – 6 – Ground floor + 2 floors with 6 dwelling units, Row house – 7 – Ground floor + 2 floors with 18 dwelling units, Row house – 8 – Amenity building + Ground floor + 2 floors with 8 dwelling units, Clinic, Creche, ATM, etc, Row house – 9 – Ground floor + 2 floors with 18 dwelling units, Row house – 10 – Ground floor + 2 floors with 36 dwelling units, Row house – 11 – Ground floor + 2 floors with 38 dwelling units and addition construction of combined Triple Basement floor for Block 1 to 3: Block 1: Ground Floor + 19 Floors Residential building with 312 dwelling units, Block 2: Ground Floor + 19 Floors Residential building with 312 dwelling units, Block 3: Ground Floor + 19 Floors Residential building with 312 dwelling units, Combined double BF for Block 4 and 5, Block 4: Ground Floor + 19 Floors Residential building with 508 dwelling units, Block 5: Ground Floor + 19 Floors Residential building with 312 dwelling units, Combined triple BF for Block 6 to 8: Block 6: Ground Floor + 19 Floors Residential building with 156 dwelling units, Block 7: Ground Floor + 19 Floors Residential building with 156 dwelling units, Block 8: Ground Floor + 19 Floors Residential building with 312 dwelling units, (Totally 2614 dwelling units) Club House Block - 1: Ground Floor + 2 Floors, Club House 2 - Ground Floor + First Floor, Club House 3 - Ground Floor + 2 Floors by amalgamating additional lands to an extent of 13030.85 sq.m by deletion of 4534.80 sq.m on the Western Side comprised in S.No: 765/29B2C, 765/29B1, 389/2PT, 384, 398/2PT, 397/2, 390PT, 391, 380, 379, 392 of Mangadu Village, Kundrathur Main Road, Chennai District. CMDA issued Renewal of Planning Permission No: C/PP/MSB/53(s1 to S69)/2017 in Lr No: G/11134/2022 dated 09.11.2022. The Commissioner, Mangadu Municipality issued building permission in Lr No: 733/2020/AF1 dated 05.10.2024.

**Applicant:**

**1 M/s Cybercity Mangadu Project Private Limited**

Door No. 123/1, Flat No. 4, Mangadu - Kundrathur Main Road,  
Mangadu Village,  
Chennai,  
Kundrathur Taluk,  
Kancheepuram District - 600122

**2. This registration is granted subject to the following conditions, namely:-**

- I. The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;
- II. The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
- III. The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;
- IV. The registration shall be valid till 31-12-2027 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.
- V. The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder
- VI. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
- VII. This Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violaton/deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.
- VIII. All the common amenities and facilities shall be conveyed and allotted to the allottees/association of allottees.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

1. Bank Name & Branch: IDFC Bank, BKC Naman Branch, Mumbai City, Maharashtra.  
Account Number : 10002226308

Dated:16.04.2025  
Place: Chennai

Digitally Signed by  
**N Kanagasabapathy**  
(Additional Director, TNRERA)  
Signature and seal of the Authorized Officer  
Tamil Nadu Real Estate Regulatory Authority

Note: Advertisement in any form should contain TNRERA Registration Number and Website address of this Authority (<https://rera.tn.gov.in>)