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.

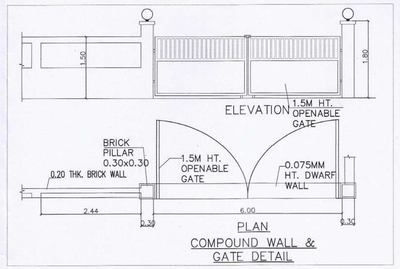
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

T.S.No (2)



KEY PLAN
(NOT TO SCALE)

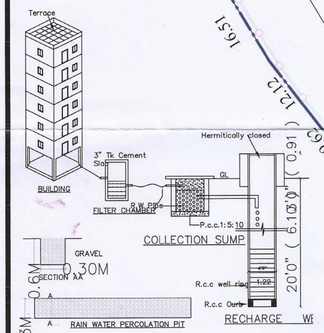


WATER CALCULATION DETAILS :	
NO. OF TENEMENTS	: 1800 Nos.
NO. OF PERSONS/FAMILY	: 4.0
Persons.	
TOTAL NO. OF PERSONS	:
7200 Nos.	
REQUIRED WATER FOR 1PERSION	: 135 Lit / Day
TOTAL WATER REQUIREMENT(7200 x135)	: 9,72,000 Lit /

VEHICLE PARKING AREA DETAILS:	
No. of Parking Required Nos.	– 1980
No. of Parking Provided Nos.	– 1980
Parking lot size x 1.80) m.	– (1.00
Area/Parking lot	– 1.80 sq.m.

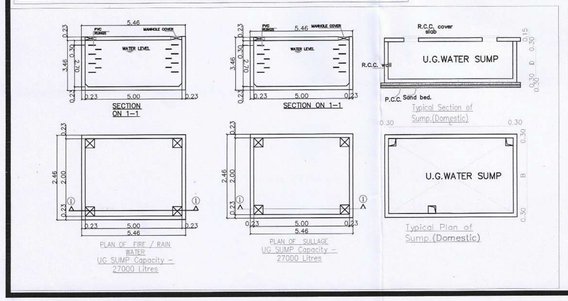
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

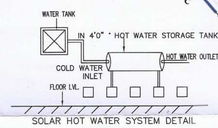
P.P.A approved by
C.M.D.A vide
Lr.No. 27/09/2024/2023
Dated. 27/09/2023



Proposed Rain Water Harvesting System Provided As Per CBR Norms Drawing NO: 3A
(Not to Scale)

U.G.SUMP DETAILS					
S.NO	DISCRIPTION	LENGTH (L) IN METER	WIDTH(W) IN METER	DEPTH(D) IN METER	CAPACITY IN LITTERS
1	UGT1	15.65	4.50	2.35	1,65,499
2	UGT2	11.60	4.50	2.50	1,30,500
3	UGT 3	9.25	4.50	2.50	1,04,063
4	UGT 4	11.60	4.50	2.25	1,17,450
5	UGT 5	15.65	4.50	2.40	1,69,020
6	UGT 6	11.60	4.50	2.40	1,25,280
7	UGT 7	9.25	4.50	2.50	1,04,063
8	UGT 8	6.05	4.50	2.40	65,340
TOTAL UG SUMP CAPACITY					9,81,000





FLOOR WISE DETAILS			FLOOR WISE DETAILS			FLOOR WISE DETAILS		
TYPE I (S+ 6)- 16Ts / Floor			TYPE II (S+ 6)- 18 Ts/ Floor			TYPE III (S+ 6)- 20 Ts/Floor		
Block-09,10,11,12,13,15,16			Block-01,03,04,05,08,14			Block-06,07,02,17		
FLOOR	Number of dwelling Units	FSI Area	FLOOR	Number of dwelling Units	FSI Area	FLOOR	Number of dwelling Units	FSI Area
Stilt Floor	-	38.85	Stilt Floor	-	53.54	Stilt Floor	-	48.39
1st Floor	16	594.36	1st Floor	18	661.05	1st Floor	20	727.95
2nd Floor	16	594.36	2nd Floor	18	661.05	2nd Floor	20	727.95
3rd Floor	16	594.36	3rd Floor	18	661.05	3rd Floor	20	727.95
4th Floor	16	594.36	4th Floor	18	661.05	4th Floor	20	727.95
5th Floor	16	594.36	5th Floor	18	661.05	5th Floor	20	727.95
6th Floor	16	594.36	6th Floor	18	661.05	6th Floor	20	727.95
	96	3605.01		108	4019.84		120	4416.09
TOTAL (3605.01X7)		25235.07	TOTAL (4019.84X6)		24119.04	TOTAL (4416.09X4)		17664.36
FSI { (67018.47+ 4840.91= 71859.38)/35489.96} = 2.02								

AREA STATEMENT:

EXTENT (as per Drawing) – 41026.19 sq.m.
EXCLUDING(EXISTING ROAD AREA) - 5536.23sqm.
PLOT EXTENT – 35489.96sqm.
DENSITY
507.18 units/Hect.
PLOT COVERAGE – 35.95 %

EARLIER APPROVED DETAILS:

APPROVED SITE PLAN BY CMDA
VIDE B / NHRB / 82 A to D /2020, DATED: 28.02.2020
CMDA Lr.No.PP/NHRB/S(B1)/1016/2019,DATED: 28.02.2020

PROPOSED TOTAL NO. OF TENEMENTS	= 1800 N
EXISTING TOTAL NO. OF TENEMENTS	= 128
TOTAL NO. OF TENEMENTS	

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE.	PROJECT	KOTTURPURAM CHENNAI
1:500		
SIZE	DWG. TITLE	SITE PLAN
A1	DWG. NO	06–23/KOTTURPURAM SITE PLAN/S+6/SD/ARCH–01

SUBMISSION DRAWING

B. G. SHIRKE CONSTRUCTION TECH. PVT. LTD.
72–76, MUNDHWA, PUNE – 411 036
TEL: 020–26708100 | FAX: 020–26871612 | E–MAIL: design@shirke.co.in

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE–I : STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE–II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS , 4 BLOCKS OF TYPE–III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS– 128 DWELLING UNITS(TOTAL –1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE , KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

ARCHITECT/ REGISTERED ENGINEER	TOWN PLANNING SPECIALIST.
ASST. PLANNER	EXECUTIVE ENGINEER
STRUCTURAL ENGINEER	SENIOR PLANNER
SUPERINTENDING ENGINEER	CHIEF ENGINEER
PLANNING ASSISTANT	

P.P.A approved by
C.M.D.A vide
Lr.No.....23(3)/3011/2023
Dated.....27/05/2025

பெருநகர சென்னை மாநகராட்சி, மண்டலம்
கூடுதல் அலுவலர் எண்.CERP/WP-(MD)19/00287/2025
நாள்.07/05/2025 வாழ்த்து.....170
ஒப்புக்கொள்ளப்பட்டது
Sd
உ.செ.பொ.
Sd
ஆணையருக்காக

/ உண்மைப் நகல் /
07.07.25
உதவி செயற் பொறியாளர்
பகிர்வுரு
பெருநகர சென்னை மாநகராட்சி.

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

FIRST FLOOR PLAN

STILT FLOOR PLAN

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

NO OF BUILDINGS- 10

TYPE-I
NO OF FLOORS- TENEMENTS/BLOCK-96
S+6 FLOOR TO FLOOR HEIGHT-2950MM
NOS 07 NOS
TYPE-I

BLOCK NO-09 TO 13 & 15
AND 16
(S+6 FLOORS)
16 DWELLING UNIT / FLOOR
96 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE-I :STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE-II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS ,4 BLOCKS OF TYPE-III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS– 128 DWELLING UNITS(TOTAL –1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE , KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

Area Statement

SL.NO	DESCRIPTION	AREA (IN SQ.M)
1	No of Floors	S+ 6
2	No of Tenaments /Floor	16 nos
3	No of Tenaments /Block	96 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	37.09
7	Common area/Unit	7.09
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS

SL.NO	TYPE	SIZE	LOCATION
1	MD	1000 X 2100	ENTRANCE
2	ED	1000 X 2100	ELECTRICAL ROOM-(MS DOOR)
3	D	0900 X 2100	BED ROOM
4	D1	0750 X 2100	BATH & W.C
5	W1	0600 X 1200	HALL
6	W	1300 X 1200	BEDROOM, ELE ROOM
7	J1	1800 X 1200	STAIRCASE
8	KW	1800 X 1200	KITCHEN
9	SD	800 X 1900	ELE SHAFT-(MS DOOR)
10	SD1	800X 1300	ELE SHAFT-(MS DOOR)
11	FSD	0800 X 1300	FIRE SHAFT
12	D2	1000 X 1900	HEADROOM
13	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

SUBMISSION DRAWINGS

NOTE:

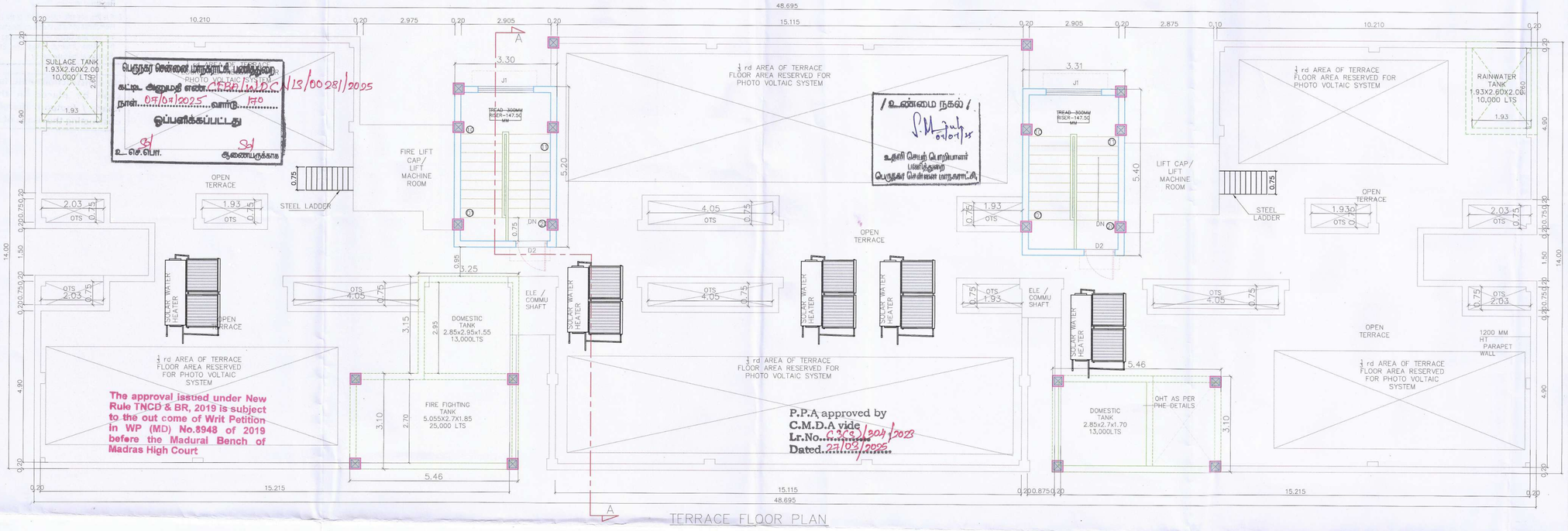
1. ALL DIMENSIONS ARE IN MM.

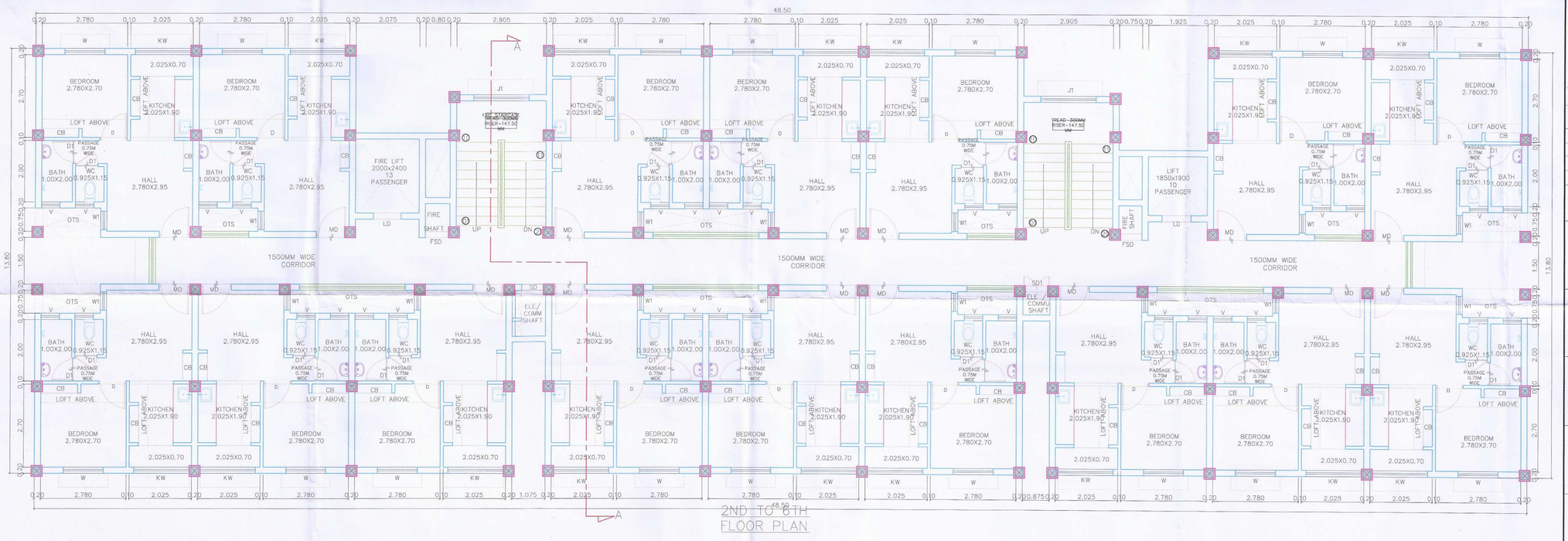
SCALE. 1: 75	PROJECT	KOTTURPURAM CHENNAI–TYPE–I
SIZE A1	DWG. TITLE	STILT & FIRST FLOOR PLAN
	DWG. NO	06–23/KOTTURPURAM TYPE–I/S+6/SD/ARCH–01

B. G. SHIRKE CONSTRUCTION TECH. PVT. LTD.
72–76, MUNDHWA, PUNE – 411 036
TEL: 020–26708100 | FAX: 020–26871612 | E–MAIL: design@bgshirke.co.in

PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER
TOWN PLANNING SPECIALIST.	ASST. PLANNER
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER
SENIOR PLANNER	SUPERINTENDING ENGINEER
CHIEF ENGINEER	

C:\Users\DT851\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\AU7ZMVB5\TYPE-I_16-TENEMENTS-24.07.2025.dwg





TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

03 / 10

NO OF BUILDINGS–
TYPE-I 07 NOS
NO OF FLOORS– TENEMENTS/BLOCK– 96 NOS
S+6
FLOOR TO FLOOR HEIGHT–2950MM

TYPE-I

BLOCK NO–09 TO 13 & 15 AND 16
(S+6 FLOORS)
16 DWELLING UNIT / FLOOR
96 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE–I : STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE–II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS ,4 BLOCKS OF TYPE–III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS– 128 DWELLING UNITS(TOTAL –1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE , KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

Area Statement

SL.NO	DESCRIPTION	AREA (IN SQM)
1	No of Floors	S+ 6
2	No of Tenaments /Floor	16 nos
3	No of Tenaments /Block	96 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	37.09
7	Common area/Unit	7.09
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS

SL.NO	TYPE	SIZE	LOCATION
1	MD	1000 X 2100	ENTRANCE
2	ED	1000 X 2100	ELECTRICAL ROOM-(MS DOOR)
3	D	0900 X 2100	BED ROOM
4	D1	0750 X 2100	BATH & W.C
5	W1	0600 X 1200	HALL
6	W	1300 X 1200	BEDROOM, ELE ROOM
7	J1	1800 X 1200	STAIRCASE
8	KW	1800 X 1200	KITCHEN
9	SD	800 X 1900	ELE SHAFT-(MS DOOR)
10	SD1	800X 1300	ELE SHAFT-(MS DOOR)
11	FSD	0800 X 1300	FIRE SHAFT
12	D2	1000 X 1900	HEADROOM
13	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

SUBMISSION DRAWINGS

NOTE:
1. ALL DIMENSIONS ARE IN MM.

SCALE.	PROJECT	KOTTURPURAM CHENNAI–TYPE–I
1:75	DWG. TITLE	TYPICAL(2ND TO 6TH) & TERRACE
SIZE	DWG. NO	06–23/KOTTURPURAM /TYPE–I/S+6/SD/ARCH–02
A1		

B. G. SHIRKE CONST. TECH. PVT. LTD.
72–76, MUNDHWA, PUNE – 411 036
TEL: 020–26708100 | FAX: 020–26871612 | E–MAIL: design@bgshirke.co.in

PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER
TOWN PLANNING SPECIALIST.	ASST. PLANNER
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER
SENIOR PLANNER	SUPERINTENDING ENGINEER
CHIEF ENGINEER	

C:\Users\DT851\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\8AU72MW6\TYPE-I_16-TENEMENTS_29.01.2026.dwg

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.

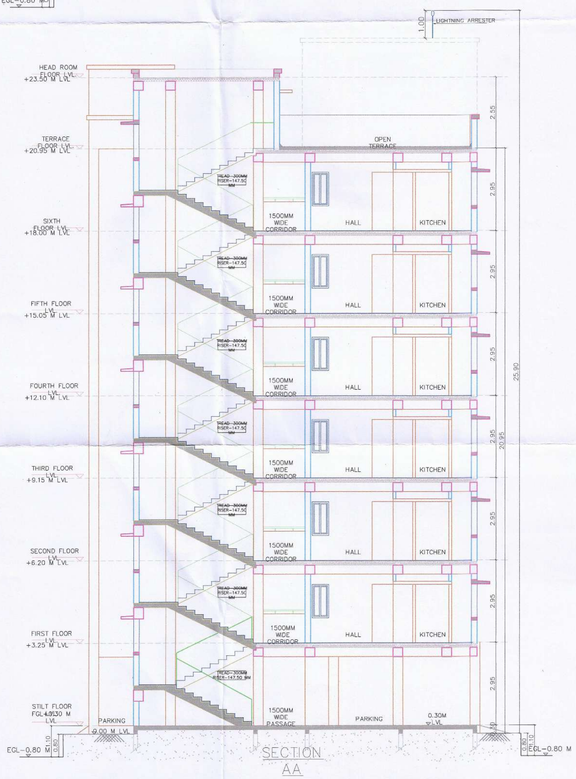
P.P.A approved by
C.M.D.A vide
Lr.No. C.E.D.D.(1)/904/2023
Dated 27/05/2025

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண். C.E.D.D./N.R.C.N/3/00081/2025
நாள் 27/05/2025 வார்டு 120
ஒப்புக்கொடுக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

/உண்மை நகல்/
உதவி செயற் பொறியாளர்
பணித்துறை
பெருநகர சென்னை மாநகராட்சி



ELEVATION



SECTION
AA

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

NO OF BUILDINGS- 04
TYPE-I 07 NOS
TYPE-II 03 NOS &
TYPE-III 10 NOS
NO OF FLOORS- TENEMENTS/BLOCK-96
STILT FLOOR +6 FLOORS
FLOOR WISE DWELLING UNITS- 15 AND 16
HEIGHT-29.50MM
(S+6 FLOORS)
16 DWELLING UNIT / FLOOR
96 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE-I : STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE-II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS ,4 BLOCKS OF TYPE-III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS- 128 DWELLING UNITS(TOTAL -1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE , KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

SUBMISSION DRAWINGS

NOTE:

1. ALL DIMENSIONS ARE IN MM.

SCALE. 1:100	PROJECT	KOTTURPURAM CHENNAI-TYPE-I
SIZE A1	DWG. TITLE	ELEVATION & SECTION
	DWG. NO	06-23/KOTTURPURAM /TYPE-I/S+6/SD/ARCH-03

B. G. SHIRKE CONST. TECH. PVT. LTD.
72-76, MUNDHWA, PUNE - 411 036
TEL: 020-26708100 | FAX: 020-26871612 | E-MAIL: design@bgshirke.co.in

PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER
TOWN PLANNING SPECIALIST.	ASST. PLANNER
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER
SENIOR PLANNER	SUPERINTENDING ENGINEER

CHIEF ENGINEER

C:\Users\DTBS1\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\5AU7ZMWI\TYPE-I-15-TENEMENTS-28-01-2025.dwg

P.P.A approved by
C.M.D.A vide
Lr.No. 2338/004/2023
Dated. 27/09/2023

பெருநகர சென்னை மாநகராட்சி, பனிந்தரை
கட்டட அனுமதி எண்: CCMC/WZ.CN/13/00281/2025
நாள்: 09/04/2025 ஏற்று
ஒப்புவளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

/ உண்மை நகல் /
உதவி செயற் பொறியாளர்
பனிந்தரை
பெருநகர சென்னை மாநகராட்சி.

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 Madural Bench of Madras High Court

FIRST FLOOR PLAN

STILT FLOOR PLAN

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

TYPE-II
NO OF FLOORS
FLOOR TO FLOOR
HEIGHT-2.95M

05 NOS
10 NOS
06 NOS
TENEMENTS/FLOOR-108 NOS

TYPE-II
BLOCK-01,03,04,05,08,14
(S+6 FLOORS)
18 DWELLING UNIT / FLOOR
108 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE-I : STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE-II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS ,4 BLOCKS OF TYPE-III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS- 128 DWELLING UNITS(TOTAL -1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE , KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

Area Statement

SL.NO	DESCRIPTION	AREA (IN SQ.M)
1	No of Floors	S+ 6
2	No of Tenaments /Floor	18nos
3	No of Tenaments /Block	108 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	36.74
7	Common area/Unit	6.74
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS

SL.NO	TYPE	SIZE	LOCATION
1	MD	1.00 X 2.10	ENTRANCE
2	ED	1.00 X 2.10	ELECTRICAL ROOM-(MS DOOR)
3	D	0.90 X 2.10	BED ROOM
4	D1	0.75 X 2.10	BATH & W.C
5	W1	0.60 X 1.20	HALL
6	W	1.30 X 1.20	BEDROOM,METER ROOM
7	J1	1.80 X 1.20	STAIRCASE
8	KW	1.80 X 1.20	KITCHEN
9	FSD	0.825 X 1.30	FIRE SHAFT
10	SD	0.80 X 1.90	ELE SHAFT
11	D2	1.00 X 1.90	HEADROOM
12	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

SUBMISSION DRAWING

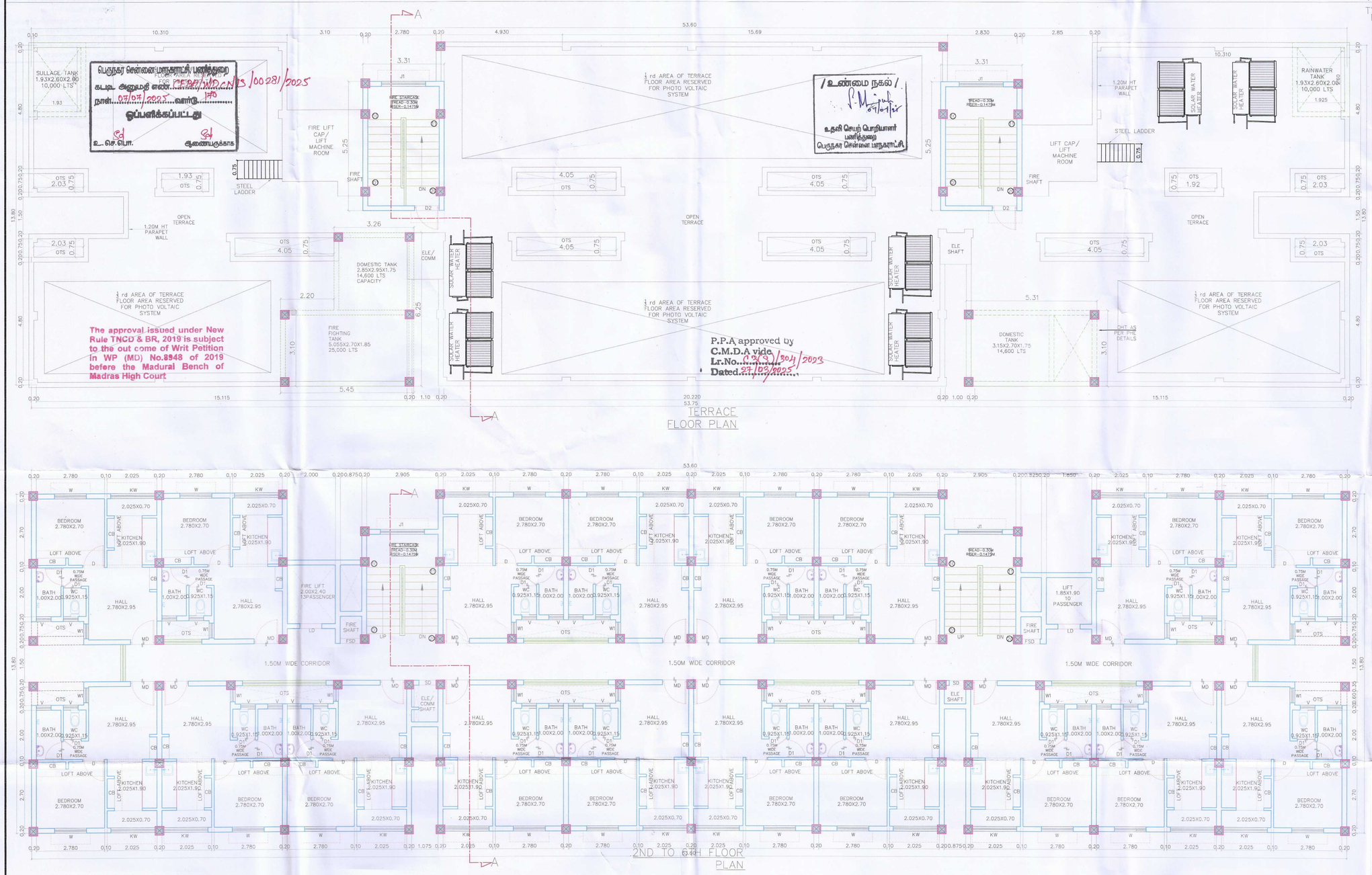
NOTE:
1. ALL DIMENSIONS ARE IN MM.

SCALE. 1: 75	PROJECT	KOTTURPURAM CHENNAI-TYPE-II
SIZE A1	DWG. TITLE	STILT & FIRST FLOOR PLAN
	DWG. NO	06-23/KOTTURPURAM /TYPE-II/S+6/SD/ARCH-01

B. G. SHIRKE CONST. TECH. PVT.
72-76, MUNDHWA, PUNE - 411 036
TEL: 020-26708100 | FAX: 020-26871612 | E-MAIL: design@

PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER
TOWN PLANNING SPECIALIST.	ASST. PLANNER
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER
SENIOR PLANNER	SUPERINTENDING ENGINEER
CHIEF ENGINEER	

C:\Users\DT651\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\8AU1ZMWB\TYPE-II_18 TENEMENTS 24.07.2025.dwg



பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண். PERP/MDC/NCS/00281/2025
நாள் 07/07/2025 வார்டு 190
ஒப்புக்கொள்ளப்பட்டது
உ.செ.பொ. ஆணையருக்காக

/உண்மை நகல்/
உதவி செயற் பொறியாளர்
பணித்துறை
பெருநகர சென்னை மாநகராட்சி

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 Madural Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No. 033/2025/2023
Dated 27/03/2025

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

TYPE-II
NO OF FLOORS - TENEMENTS/BLOCK-108
FLOOR TO FLOOR HEIGHT-2.95M

NO OF BLOCKS 06_10
06 NOS
NOS

TYPE-II
BLOCK-01,03,04,05,08,14
(S+6 FLOORS)
18 DWELLING UNIT / FLOOR
108 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE-I :STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE-II:STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS ,4 BLOCKS OF TYPE-III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS- 128 DWELLING UNITS(TOTAL -1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE , KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

Area Statement

SL.NO	DESCRIPTION	AREA (IN SQ.M)
1	No of Floors	S+ 6
2	No of Tenaments /Floor	18nos
3	No of Tenaments /Block	108 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	36.74
7	Common area/Unit	6.74
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS

SL.NO	TYPE	SIZE	LOCATION
1	MD	1.00 X 2.10	ENTRANCE
2	ED	1.00 X 2.10	ELECTRICAL ROOM-(MS DOOR)
3	D	0.90 X 2.10	BED ROOM
4	D1	0.75 X 2.10	BATH & W.C
5	W1	0.60 X 1.20	HALL
6	W	1.30 X 1.20	BEDROOM,METER ROOM
7	J1	1.80 X 1.20	STAIRCASE
8	KW	1.80 X 1.20	KITCHEN
9	FSD	0.825 X 1.30	FIRE SHAFT
10	SD	0.80 X 1.90	ELE SHAFT
11	D2	1.00 X 1.90	HEADROOM
12	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

SUBMISSION DRAWING

NOTE:
1. ALL DIMENSIONS ARE IN MM.

SCALE. 1:75
SIZE A1
PROJECT: KOTTURPURAM CHENNAI-TYPE-II
DWG. TITLE: TYPICAL(2ND TO 6TH)& TERRACE
DWG. NO: 06-23/KOTTURPURAM /TYPE-II/S+6/SD7/ARCH-02

B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76, MUNDHWA, PUNE - 411 036
TEL: 020-26708100 | FAX: 020-26871612 | E-MAIL: design@bgshirke.co.in

PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER
TOWN PLANNING SPECIALIST.	ASST. PLANNER
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER
SENIOR PLANNER	SUPERINTENDING ENGINEER
CHIEF ENGINEER	

C:\Users\DT851\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\8AU73JWW\TYPE-II-18 TENEMENTS-24.01.2025.dwg

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

P.P.A approved by
C.M.D.A vide Lr.No. 23139/024/2023
Dated 27/03/2025

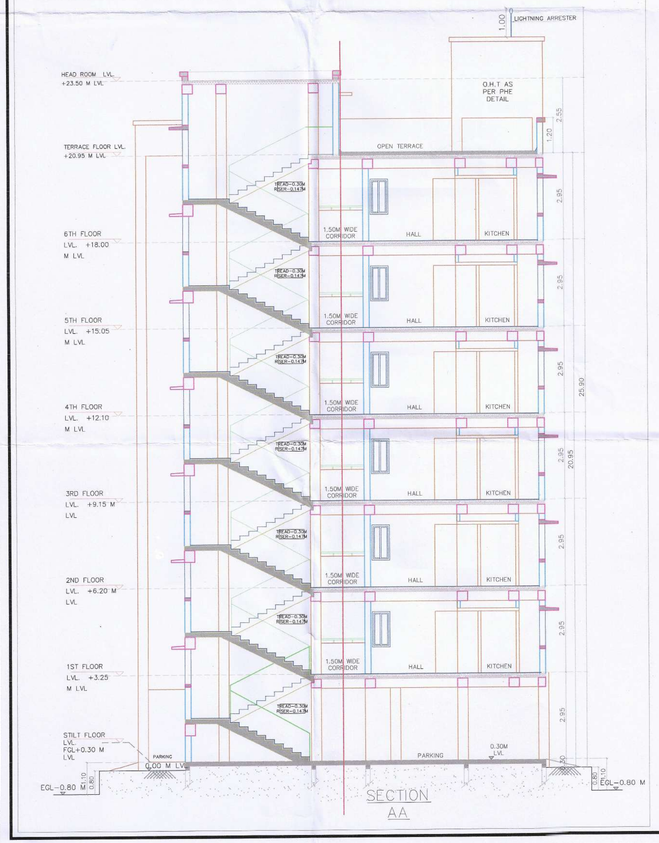
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டட அனுமதி எண். CEPR/WDC/N3/000281/2025
நாள் 07/07/2025 வார்டு 170
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

/உண்மை நகல்/
உதவி பெற்ற பொறியாளர்
பணித்துறை
பெருநகர சென்னை மாநகராட்சி

HEAD ROOM ROOF +23.50M LVL
TERRACE +20.95M LVL
SIXTH +18.00M LVL
FIFTH FLOOR +15.05M LVL
FOURTH FLOOR +12.10M LVL
THIRD FLOOR +9.15M LVL
SECOND FLOOR +6.20M LVL
FIRST FLOOR +3.25M LVL
STILT FLOOR FGL+0.30 M LVL
EGL-0.80 M

SULLAGE AS PER PHE DETAIL
O.H.T AS PER PHE DETAIL
LIGHTNING ARRESTER
RAINWATER AS PER PHE DETAIL
PARKING
0.30M LVL
0.00 M
2.55
1.20
2.95
25.90
20.95
0.30
0.80

ELEVATION



SECTION
AA

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

07 OF 10 SHEETS

TYPE-II NO OF BLOCKS 06 NOS
NO OF FLOORS / TENEMENTS/BLOCK-108
STILT TO FLOOR-II NOS
HEAD ROOM 23.50M
BLOCK NO.04,05,08,14
(S+6 FLOORS)
18 DWELLING UNIT / FLOOR
108 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE-I :STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE-II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS ,4 BLOCKS OF TYPE-III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS- 128 DWELLING UNITS(TOTAL -1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE , KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

NOTE:
1. ALL DIMENSIONS ARE IN MM.

SCALE. 1:75	PROJECT	KOTTURPURAM CHENNAI-TYPE-II
SIZE A1	DWG. TITLE	ELEVATION & SECTION
	DWG. NO	06-23/KOTTURPURAM /TYPE-II/S+6/SD/ARCH-03

B. G. SHIRKE CONST. TECH. PVT. LTD.
72-76, MUNDHWA, PUNE - 411 036
TEL: 020 - 26871611 | FAX: 020 - 26871612 | E-MAIL: design@bgs

DRAWING

PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER
TOWN PLANNING SPECIALIST.	ASST. PLANNER
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER
SENIOR PLANNER	SUPERINTENDING ENGINEER
CHIEF ENGINEER	

C:\Users\DTP1\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\6AU72MW6\TYPE-II-18 TENEMENTS-24.01.2025.dwg

Openable Grill with openable window

58.905

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

பெருநகர சென்னை மாநகராட்சி, பகுதி..... கட்டிட அனுமதி எண்.../CERTAIN/CMDA/13/00281/2023 நாள்...29/03/2023...வரை...1+6 தளங்களுக்கப்பட்டது

உ.செ.பொ. 34 ஆணையருக்காக

/ உண்மை நகல் /

உதவி செயற் பொறியாளர் பணிநிறுத்தல் பெருநகர சென்னை மாநகராட்சி

P.P.A approved by C.M.D.A vide Lr.No.....28/3/2023 Dated...27/03/2023

1.50M WIDE CORRIDOR

FIRST FLOOR PLAN

59.005

STILT FLOOR PLAN

Area Statement		
SL.NO	DESCRIPTION	AREA (IN SQ.M)
1	No of Floors	S+ 6
2	No of Tenaments /Floor	20 nos
3	No of Tenaments /Block	120 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	36.45
7	Common area/Unit	6.45
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS			
SL.NO	TYPE	SIZE	LOCATION
1	MD	1.00 X2.10	ENTRANCE
2	ED	1.00 X2.10	ELECTRICAL ROOM-(MS DOOR)
3	D	0.90 X2.10	BED ROOM & PHY.TOILET
4	D1	0.75 X2.10	BATH & W.C
5	W1	0.60 X1.20	HALL
6	W	1.30 X1.20	BEDROOM, ELE ROOM
7	J1	1.80 X1.20	STAIRCASE
8	KW	1.80 X1.20	KITCHEN
9	SD	0.725 X1.80	ELE.SHAFT -(MS DOOR)
10	FSD	0.75 X1.30	FIRE SHAFT
11	D2	1.00 X1.90	HEADROOM
12	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

TAMILNADU URBAN HABITAT DEVELOPMENT BOARD

TYPE – III
NO OF BUILDINGS– 04 NOS
FLOORS– S+6
TENEMENTS/BLOCK–120 NOS
FLOOR TO FLOOR HEIGHT–2950MM

TYPE–III–BLOCK–02 ,06,07&17
(S+6 FLOORS)
20 DWELLING UNIT / FLOOR
120 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE–I :STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE–II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS, 4 BLOCKS OF TYPE–III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS– 128 DWELLING UNITS(TOTAL –1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE ,KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

NOTE:

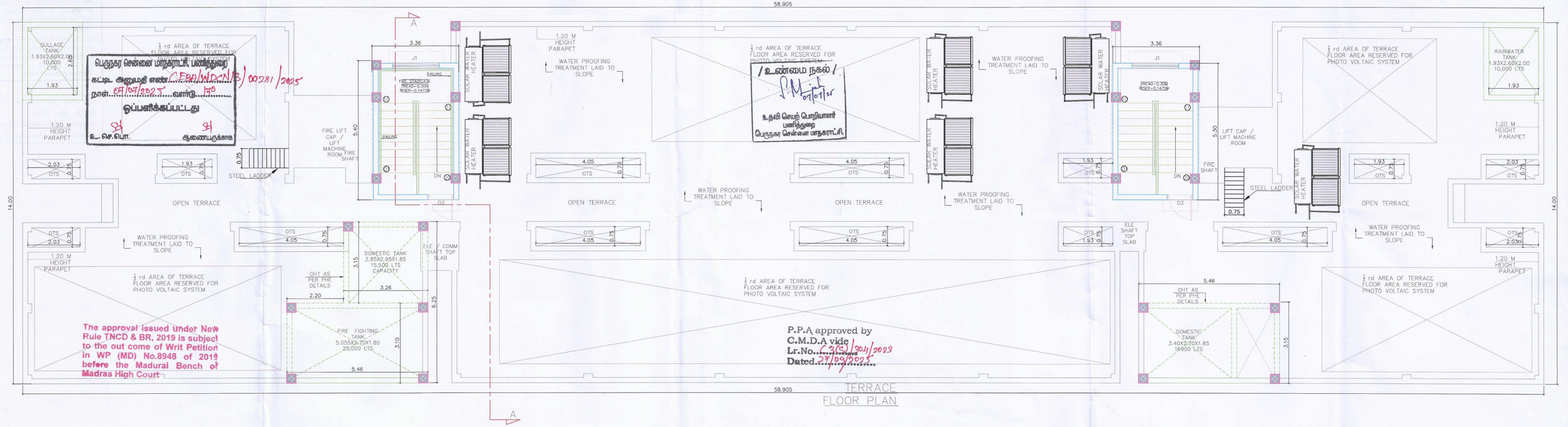
1. ALL DIMENSIONS ARE IN MM.

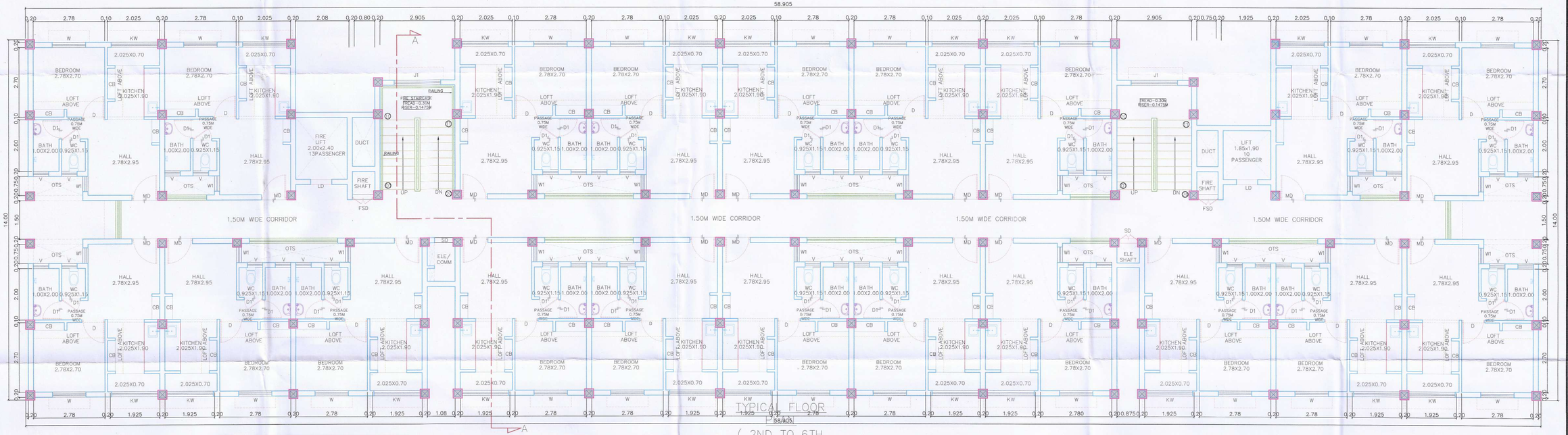
SCALE. 1:75	PROJECT KOTTURPURAM CHENNAI–TYPE–III
SIZE A1	DWG. TITLE TILT & FIRST FLOOR PLAN DWG. NO 06–23/KOTTURPURAM /TYPE–III/S+6/SD/ARCH–01

SUBMISSION DRAWING

B. G. SHIRKE CONST. TECH. PVT. LTD.
72–76, MUNDHWA, PUNE – 411 036
TEL: 020–26708100 | FAX: 020–26871612 | E–MAIL: design@shirke.co.in

		PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER	TOWN PLANNING SPECIALIST.	ASST. PLANNER
	EXECUTIVE ENGINEER	STRUCTURAL ENGINEER	SENIOR PLANNER	SUPERINTENDING ENGINEER	CHIEF ENGINEER





P.P.A approved by
C.M.D.A vide
Lr.No. C/26611/304/2022
Dated 27/05/2025

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

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண்.CEPD/WDC/N/B/00281/2025
நாள்.07/07/2025 வார்டு.178
ஒப்புவிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

/உண்மை நகல்/
உதவி செயற் பொறியாளர்
பணித்துறை
பெருநகர சென்னை மாநகராட்சி

Area Statement

SL.NO	DESCRIPTION	AREA (IN SQ.M)
1	No of Floors	S+ 6
2	No of Tenaments /Floor	20 nos
3	No of Tenaments /Block	120 nos
4	Carpet area/ Unit- General Unit	25.40
5	Carpet area/ Unit- Phy Unit	25.54
6	Plinth area/Unit(Including Common area)	36.45
7	Common area/Unit	6.45
8	Plinth area/Unit(Excluding Common area)	30.00

SCHEDULE OF OPENINGS

SL.NO	TYPE	SIZE	LOCATION
1	MD	1.00 X2.10	ENTRANCE
2	ED	1.00 X2.10	ELECTRICAL ROOM-(MS DOOR)
3	D	0.90 X2.10	BED ROOM & PHY.TOILET
4	D1	0.75 X2.10	BATH & W.C
5	W1	0.60 X1.20	HALL
6	W	1.30 X1.20	BEDROOM, ELE ROOM
7	J1	1.80 X1.20	STAIRCASE
8	KW	1.80 X1.20	KITCHEN
9	SD	0.725 X1.80	ELE SHAFT -(MS DOOR)
10	RSD	0.75 X1.30	FIRE SHAFT
11	D2	1.00 X1.90	HEADROOM
12	LD	AS PER VENDOR SPECIFICATION	LIFT DOOR

TAMILNADU URBAN HABITAT DEVELOPMENT BOARD

TYPE III – 04 NOS
NO OF BLOCKS OF TYPE III – 02 NOS
NO OF TENEMENTS/BLOCK – 120
FLOORS TYPE III-BLOCK – S+6 (7 FLOORS)
FLOOR TO FLOOR HEIGHT – 2950MM
20 DWELLING UNIT / FLOOR
120 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE–I : STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE–II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS ,4 BLOCKS OF TYPE–III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS– 128 DWELLING UNITS(TOTAL –1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE ,KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

NOTE:
1. ALL DIMENSIONS ARE IN MM.

SCALE. 1: 75	PROJECTKOTTURPURAM CHENNAI–TYPE–III
SIZE A1	DWG. TITLE TYPICAL (2ND TO 6TH) &TERRACE FLOOR PLAN
	DWG. NO 06–23/KOTTURPURAM /TYPE–III/S+6/30/ARCH–02

SUBMISSION DRAWING

B. G. SHIRKE CONST. TECH. PVT. LTD.
72–76, MUNDHWA, PUNE – 411 036
TEL: 020–26708100 | FAX: 020–26871612 | E–MAIL: design@shirke.co.in

PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER	TOWN PLANNING SPECIALIST.	ASST. PLANNER	
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER	SENIOR PLANNER	SUPERINTENDING ENGINEER	CHIEF ENGINEER

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 Madural Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No. CMA/204/2023
Dated. 24/03/2025

பெருநகர் சென்னை மாநகராட்சி, பணித்தளை
கட்டட அனுமதி எண்.CCMC/1180N/2/2023/2095
நாள்.07/07/2025 வார்டு 170
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

/உண்மை நகல்/
உதவி செயற் பொறியாளர்
பணித்துறை
பெருநகர் சென்னை மாநகராட்சி

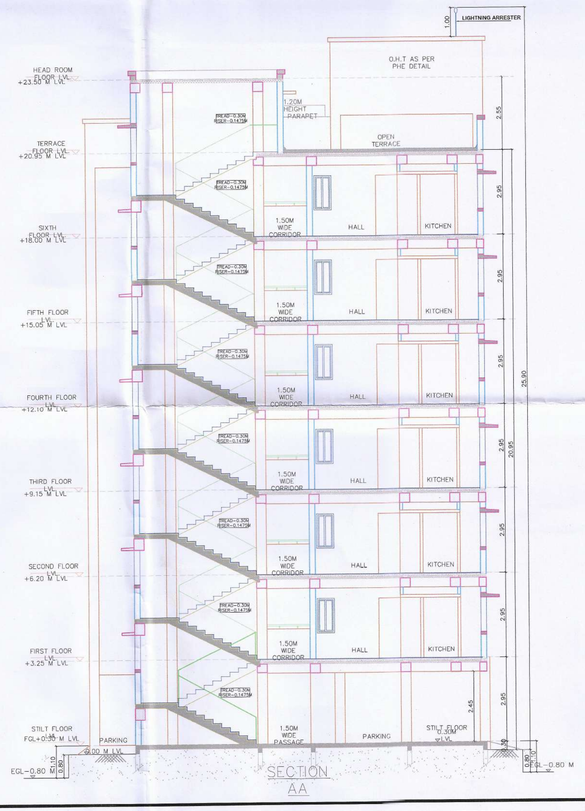
LIGHTNING ARRESTER
1.00
O.H.T AS PER PHE DETAIL
STAIRCASE HEAD ROOM
SULLAGE AS PER PHE DETAIL
RAINWATER AS PER PHE DETAIL

HEAD ROOM FLOOR LVL +23.50 M LVL
TERRACE FLOOR LVL +20.95 M LVL
6TH FLOOR LVL +18.00 M LVL
5TH FLOOR LVL +15.05 M LVL
4TH FLOOR LVL +12.10 M LVL
3RD FLOOR LVL +9.15 M LVL
2ND FLOOR LVL +6.20 M LVL
1ST FLOOR LVL +3.25 M LVL
STILT FLOOR LVL FGL+0.30 M LVL
±0.00 M LVL
GL -0.80 M

STILT FLOOR PARKING
STILT FLOOR +0.30M LVL
PARKING
+0.30M LVL
STILT FLOOR PARKING

1.20 2.95 2.95 2.95 2.95 2.95 2.95 2.95 0.30 0.80 0.80 0.80
25.80 20.85

ELEVATION



SECTION AA

PLANNING ASSISTANT	ARCHITECT/ REGISTERED ENGINEER	TOWN PLANNING SPECIALIST.	ASST. PLANNER	
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER	SENIOR PLANNER	SUPERINTENDING ENGINEER	CHIEF ENGINEER

TAMILNADU URBAN HABITAT DEVELOPMENT BOARD

~~TYPE-III NO OF FLOORS- S+6 FLOOR TO FLOOR HEIGHT-2.950M~~ ~~TENEMENTS/BLOCK-120 NOS~~ ~~04 NOS TYPE-III BLOCK-02 ,06,07&17~~

(S+6 FLOORS)
20 DWELLINGA UNIT / FLOOR
120 DWELLING UNIT / BLOCK

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT OF 7 BLOCKS OF TYPE-I : STILT FLOOR +6 FLOORS WITH 672 DWELLING UNITS, 6 BLOCKS OF TYPE-II: STILT FLOOR +6 FLOORS WITH 648 DWELLING UNITS ,4 BLOCKS OF TYPE-III: STILT FLOOR +6 FLOORS WITH 480 DWELLING UNITS (TOTALLY 1800 DWELLING UNITS) TO THE EXISTING TENEMENTS OF 3 BLOCKS OF STILT+ 4 FLOORS- 128 DWELLING UNITS(TOTAL -1928 DWELLING UNITS) T.S.NO. 1 (PART), BLOCK NO.14 OF MAMBALAM VILLAGE , KOTTURPURAM MAIN ROAD, KOTTURPURAM, CHENNAI, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

NOTE:

1. ALL DIMENSIONS ARE IN MM.

SCALE. 1:100	PROJECT KOTTURPURAM CHENNAI-TYPE-III
SIZE A1	DWG. TITLE ELEVATION & SECTION-AA
	DWG. NO. 06-23/KOTTURPURAM /TYPE-III/S+6/SD/ARCH-03

DRAWING

B. G. SHIRKE CONST. TECH. PVT. LTD.
72-76, MUNDHWA, PUNE - 411 036
TEL: 020-26708100 | FAX: 020-26871612 | E-MAIL: design@shirke.c

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.