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RE REGULATORY RECORD

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Verified RealEstate™
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DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/S/0749/2024
Dated. 24/09/2025

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

CFBA/NOC/NIL/00437/2025

AS PER FMB - 98.20M

AS PER SITE - 98.20M

TRANSFORMER YARD FOR TOWERS-A & B C
62.43 M X 5.0M

BASEMENT LINE

7.2M WIDE DRIVEWAY

BLOCK-1

BLOCK-2 TOWER-A

BLOCK-2 TOWER-B

BLOCK-03

STP BELOW 750 KLD

EXPANSION JOINT

RAMP UP FROM BASEMENT-01 LVL SLOPE-1:8

RAMP DOWN TO BASEMENT-01 LVL SLOPE-1:8

AS PER FMB - 164.0M

AS PER SITE - 83.31 M

AS PER SITE - 80.69 M

AS PER FMB - 164.0 M

AS PER FMB - 7.2 M

AS PER SITE - 329.50M

AS PER FMB - 164.0M

AS PER FMB - 61.50 M

AS PER SITE - 199.90M

AS PER FMB -133.20 M

18M WIDE Road

OSR - 2
Gift deed for OSR Area, Registered
Doc No. 7091/ 2025, dated
16-07-2025
(AREA : 1363.08 SQ.MT)

OSR - 1
Gift deed for OSR Area, Registered
Doc No. 7091/ 2025, dated
16-07-2025
(AREA : 1254.32 SQ.MT)

EB SUB STATION
AREA : 1229.54 SQ.MT

SITE CUM STILT FLOOR PLAN
Scale -1:150

KEY PLAN

SECURITY CABIN

Solar glass panel
Stand for solar panel
Elevation
Plan
solar Photo Voltic Panel

HAND RAIL
TREAD
WAIST SLAB RCC 1:2:4
MAIN STEEL 12@150MM/C/C
DISTRIBUTION STEEL 10@150MM C/C
RISER
WIDTH OF STAIRCASE 1.25 M
STAIR CASE DETAILS
SCALE 1:100

Dry recyclables waste bin
Organic recyclables waste bin
Non recyclables waste bin
SOLID WASTAGE COLLECTION BIN PLAN
SOLID WASTAGE COLLECTION BIN SECTION - AA

TO MOTOR
WATER UP LIFT PIPE
BORE WELL DETAIL
[NOT TO SCALE]

RAIN WATER PIPES
FILTER CHAMBER
MANHOLE COVER
DUG WELL
GATE GUTTER
PIPE
FIRST FLUSH ARRANGEMENT
SUMP
RECHARGE WELL
BORE WELL
Proposed Rain Water Harvesting in Multi-Storeyed Complex
1st Block – Roof top to dug well through first flush/filter – 2nd block to sump through First flush/ Filter with over flow to recharge well – surface runoff through gate gutter to recharge well)
PROVIDED AS PER CBR NORMS DRAWING NO:2B (Not to Scale)

PERIPHERAL DRAIN
(1.2 X 0.75)

RAIN WATER RECHARGE WELL DETAIL 'B'

4.5 M WIDE GATE
7.5CM HT DWARF WALL
COMPOUND WALL
P.C.C 1:4:8
SAND FILLING
0.75 M
GATE DETAIL
SECTION-X

G.L
DWARF WALL 75MM HEIGHT
DWARF WALL DETAIL
SCALE 1:12.5

SOLAR HOT WATER SYSTEM DETAIL

SECTION-X
STILT FLOOR LVL
BASEMENT-1 FLOOR LVL
BASEMENT-2 FLOOR LVL
RAMP DOWN TO BASEMENT LVL-01
RAMP DOWN TO BASEMENT LVL-02
STILT FLOOR PLAN
EXIT RAMP
BASEMENT-1 FLOOR PLAN
BASEMENT-2 FLOOR PLAN

SECTION-X
STILT FLOOR LVL
BASEMENT-1 FLOOR LVL
BASEMENT-2 FLOOR LVL
RAMP DOWN TO BASEMENT LVL-01
RAMP DOWN TO BASEMENT LVL-02
STILT FLOOR PLAN
ENTRY RAMP
BASEMENT-1 FLOOR PLAN
BASEMENT-2 FLOOR PLAN

LVL
SECTION - 1

BASEMENT - 2 FLOOR PLAN
BASEMENT - 1 FLOOR PLAN
STILT FLOOR PLAN
TYPICAL FLOOR PLAN
Tread - 0.30 m
Riser - 3.20 / 21
Width - 1.25 m
Tread - 0.30 m
Riser - 3.90 / 24
Width - 1.25 m
Tread - 0.30 m
Riser - 4.0 / 25
Width - 1.25 m
Tread - 0.30 m
Riser - 3.20 / 20
Width - 1.25 m

SITE PLAN — SHEET NO. 1 / 9

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT (HRB) CONSISTING OF COMBINED EXTENDED DOUBLE BASEMENT FLOOR FOR 3 BLOCKS; BLOCK 01: STILT FLOOR (DOUBLE HEIGHT LOBBY, METER ROOM, PARKING)+ 1ST FLOOR TO 24 FLOORS WITH 95 DWELLING UNITS WITH 80.80M HEIGHT; BLOCK 02 CONSISTING OF TOWER A : STILT FLOOR + 1ST FLOOR TO 24 FLOORS WITH 311 DWELLING UNITS WITH 80.80M HEIGHT & TOWER B : STILT FLOOR + 1ST FLOOR TO 26 FLOORS WITH 217 DWELLING UNITS WITH 88.00M HEIGHT (TOTALLY 623 DWELLING UNITS) – RESIDENTIAL BUILDING & BLOCK 03: GROUND FLOOR (SHOP, RECEPTION, ASSOCIATION ROOM & MEETING ROOM) + 3 FLOORS (INCIDENTAL ACTIVITIES) + 4TH FLOOR PART (OPEN SWIMMING POOL, KIDS POOL, CHANGE ROOM) – CLUB HOUSE WITH 18.30M HEIGHT AT COMPRISED IN S.NO.740 & 740/1A OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	24645.00
AREA AS PER DOCUMENT	24645.39
AREA CONSIDERED FOR FSI	24645.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	2917.40
TOTAL FSI AREA	79074.53
FSI FACTOR	3.209
COVERAGE AREA (PERCENTAGE %)	4197.37 (16.95%)

A) PARKING STATEMENT	REQUIRED	PROVIDED
VEHICLE		
LORRY	-	0
CAR	985	1027
TWO WHEELER	218	307
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	INCI.	INST.	DU	TOTAL FSI AREA
BLOCK-1 (01)	1	0.00	17938.39	0.00	0.00	95	17938.39
BLOCK-1 (02)	1	0.00	59174.53	0.00	0.00	528	59174.53
BLOCK-1 (03)	1	2906.74	0.00	0.00	0.00	0	2906.74
Total		2906.74	77082.79	0.00	0.00	623	79974.53

FLOOR WISE FSI STATEMENT: BLOCK (01)

FLOORS	FSI AREA COMM.	RESI.	INCI.	INST.	DU	TOTAL FSI AREA
STILT FLOOR	0.00	278.91	0.00	0.00	0	278.91
FIRST FLOOR	0.00	570.07	0.00	0.00	3	570.07
SECOND FLOOR	0.00	704.67	0.00	0.00	4	704.67
THIRD FLOOR	0.00	704.67	0.00	0.00	4	704.67
FOURTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
FIFTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
SIXTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
SEVENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
EIGHTH FLOOR	0.00	704.68	0.00	0.00	4	704.68
NINTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
TENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
ELEVENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
TWELFTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
THIRTEENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
FOURTEENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
FIFTEENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
SIXTEENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
SEVENTEENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
EIGHTEENTH FLOOR	0.00	743.85	0.00	0.00	4	743.85
NINETEENTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
TWENTIETH FLOOR	0.00	704.67	0.00	0.00	4	704.67
TWENTYFIRST FLOOR	0.00	704.67	0.00	0.00	4	704.67
TWENTYSECOND FLOOR	0.00	704.67	0.00	0.00	4	704.67
TWENTYTHIRD FLOOR	0.00	704.67	0.00	0.00	4	704.67
TWENTYFOURTH FLOOR	0.00	704.67	0.00	0.00	4	704.67
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	17093.39	0.00	0.00	95	17093.39

FLOOR WISE FSI STATEMENT: BLOCK (02)

FLOORS	FSI AREA COMM.	RESI.	INCI.	INST.	DU	TOTAL FSI AREA
BASEMENT-02 FLOOR	0.00	0.00	0.00	0.00	0	0.00
BASEMENT-01 FLOOR	0.00	498.91	0.00	0.00	0	498.91
STILT FLOOR	0.00	674.39	0.00	0.00	0	674.39
FIRST FLOOR	0.00	2449.92	0.00	0.00	22	2449.92
SECOND FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
THIRD FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
FOURTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
FIFTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
SIXTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
SEVENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
EIGHTH FLOOR	0.00	2653.15	0.00	0.00	24	2653.15
NINTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
TENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
ELEVENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
TWELFTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
THIRTEENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
FOURTEENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
FIFTEENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
SIXTEENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
SEVENTEENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
EIGHTEENTH FLOOR	0.00	2640.49	0.00	0.00	24	2640.49
NINETEENTH FLOOR	0.00	2653.16	0.00	0.00	24	2653.16
TWENTIETH FLOOR	0.00	2642.49	0.00	0.00	24	2642.49
TWENTYFIRST FLOOR	0.00	1334.85	0.00	0.00	13	1334.85
TWENTYSECOND FLOOR	0.00	1334.85	0.00	0.00	13	1334.85
TWENTYTHIRD FLOOR	0.00	1334.85	0.00	0.00	13	1334.85
TWENTYFOURTH FLOOR	0.00	1334.85	0.00	0.00	13	1334.85
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	59174.53	0.00	0.00	528	59174.53

FLOOR WISE FSI STATEMENT: BLOCK (03)

FLOORS	FSI AREA COMM.	RESI.	INCI.	INST.	DU	TOTAL FSI AREA
GROUND FLOOR	705.18	0.00	0.00	0.00	0	705.18
FIRST FLOOR	844.83	0.00	0.00	0.00	0	844.83
SECOND FLOOR	709.18	0.00	0.00	0.00	0	709.18
THIRD FLOOR	707.59	0.00	0.00	0.00	0	707.59
FOURTH FLOOR	44.77	0.00	0.00	0.00	0	44.77
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	3006.74	0.00	0.00	0.00	0	3006.74

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE.

Signature valid

Applicants (Owner / Developer) / Owner or Attorney)

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

UserDefinedImperial (90.00 x 60.00inches)

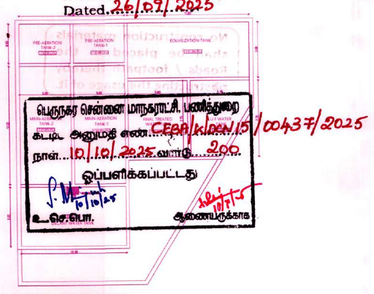
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C.M.D.A vide
Lr.No.CMDA/PP/HRB/E/07479/2024
Dated.26/07/2025

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கூடுதல் அனுமதி எண்.CEPP/klcon/15/00437/2025
நாள்..10/10/2025.வரை.....200.
ஒப்புளிக்கப்பட்டது
உ.செ.பொ.

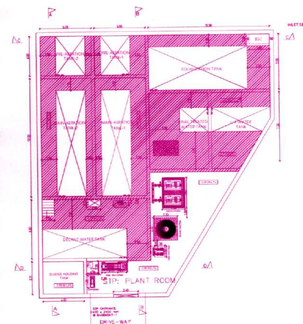
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petiion in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

FLOOR NAME	SHEET NO. 2 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT (HRD) CONSISTING OF COMBINED EXTENCTED DOUBLE BASEMENT FLOOR FOR 3 BLOCKS; BLOCK 01: STILT FLOOR (DOUBLE HEIGHT LOBBY, WATER ROOM, PATHWAY)+ 1ST FLOOR TO 24 FLOORS WITH 95 DWELLING UNITS WITH 80.80M HEIGHT; BLOCK 02 CONSISTING OF TOWER A : STILT FLOOR + 1ST FLOOR TO 24 FLOORS WITH 311 DWELLING UNITS WITH 80.80M HEIGHT & TOWER B : STILT FLOOR + 1ST FLOOR TO 26 FLOORS WITH 217 DWELLING UNITS WITH 88.00M HEIGHT (TOTALLY 623 DWELLING UNITS) + RESIDENTIAL BUILDING & BLOCK 03 GROUND FLOOR (SHOP, RECEPTION, ASSOCIATION ROOM & MEETING ROOM) + 3 FLOORS (RECOGNITAL ACTIVITIES) + 4TH FLOOR PART (OPEN SWIMMING POOL, KIDS POOL, CHANGE ROOM) + CLUB HOUSE WITH 18.30M HEIGHT AT COMPRISED IN S.NO.740 & 742/1A OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

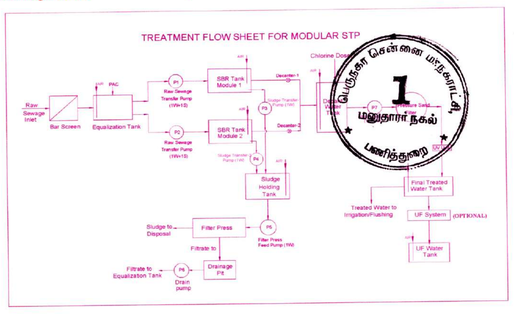


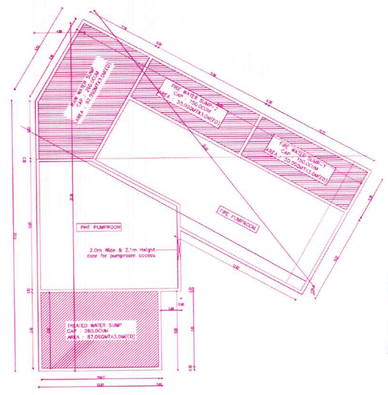
STP PLAN VIEW @ BASEMENT-2 FLOOR LEVEL
753 KLD

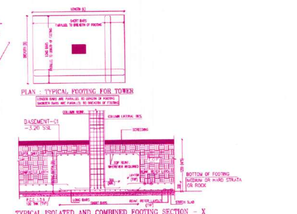


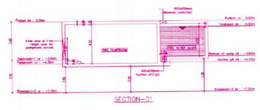
STP PLAN VIEW @ BASEMENT-1 FLOOR LEVEL
753 KLD

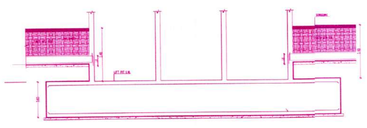
TREATMENT FLOW SHEET FOR MODULAR STP

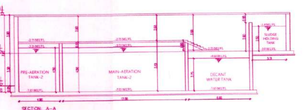


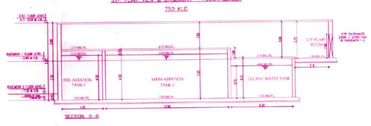


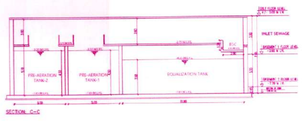


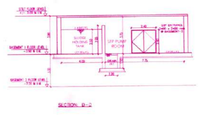


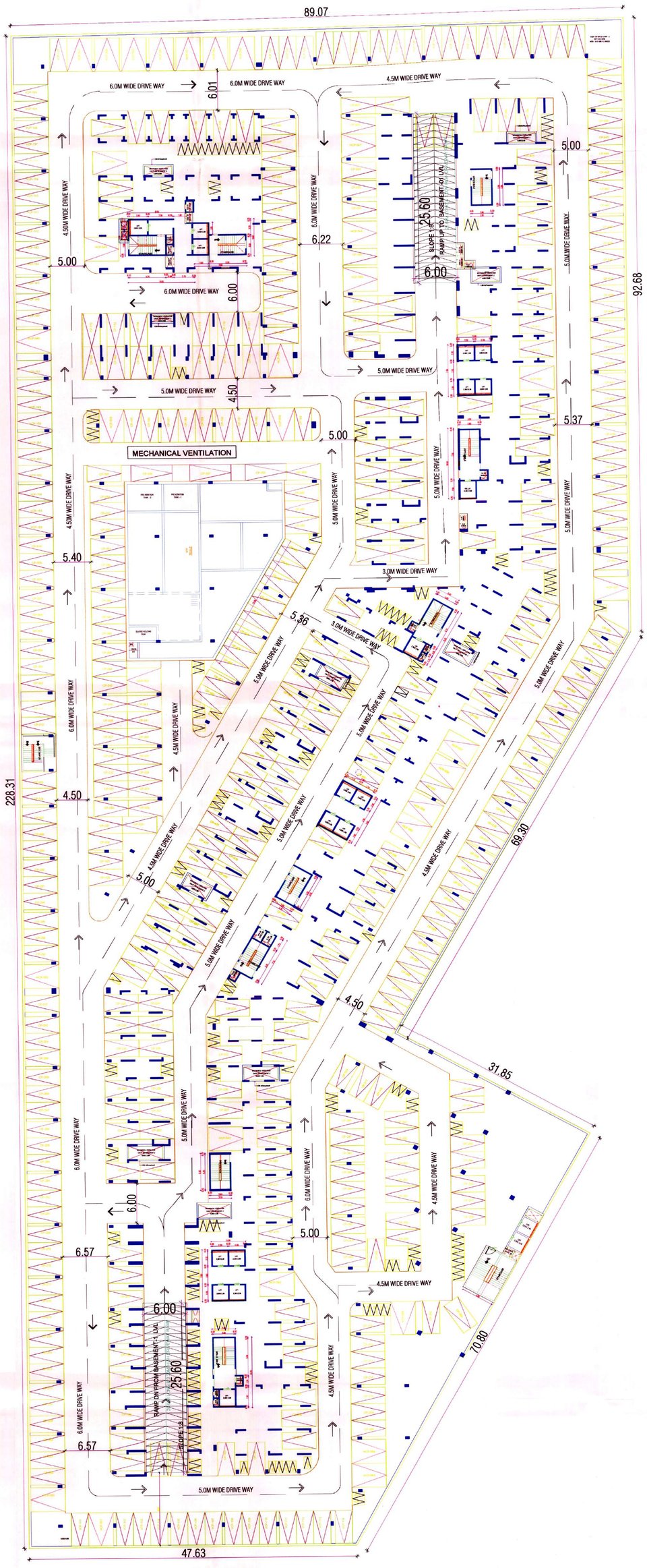




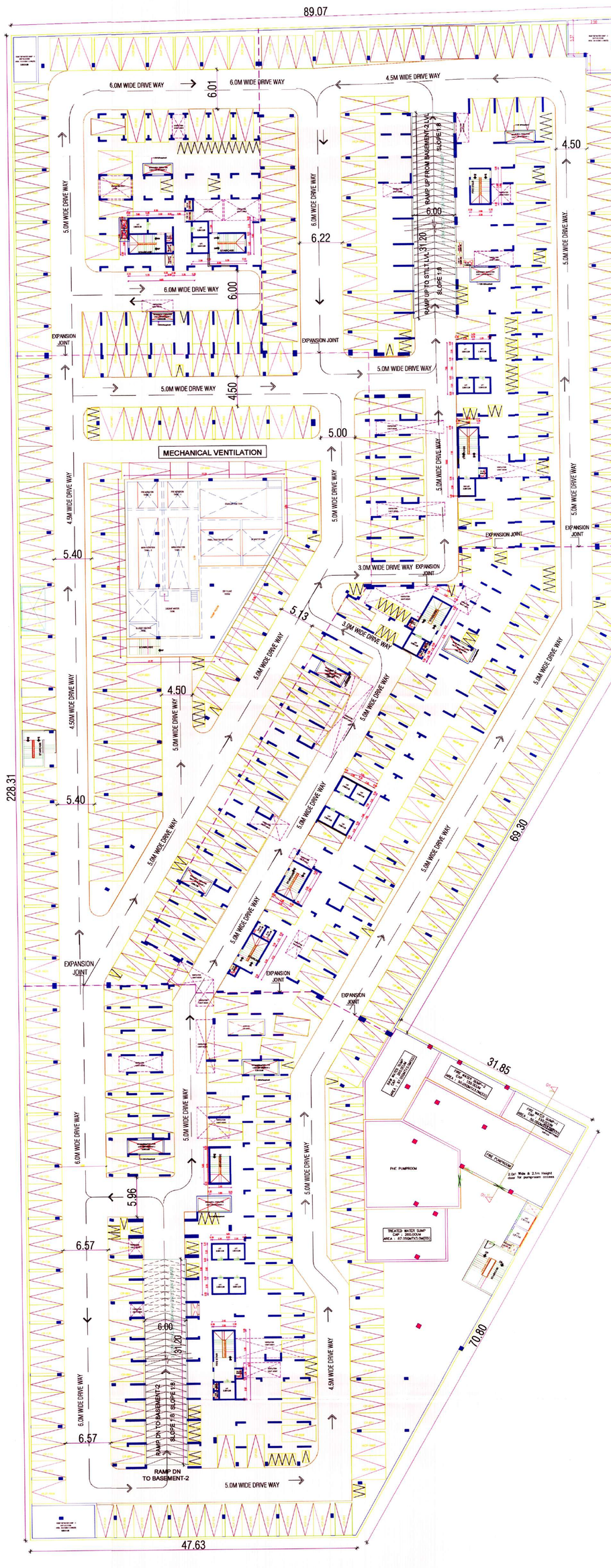








BASEMENT-2 FLOOR PLAN



BASEMENT-1 FLOOR PLAN

SCALE - 1:150

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE.

QR CODE

Appointed (Owner / Developer / Power of Attorney)

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

User Defined Imperial (90.00 x 60.00 inches)

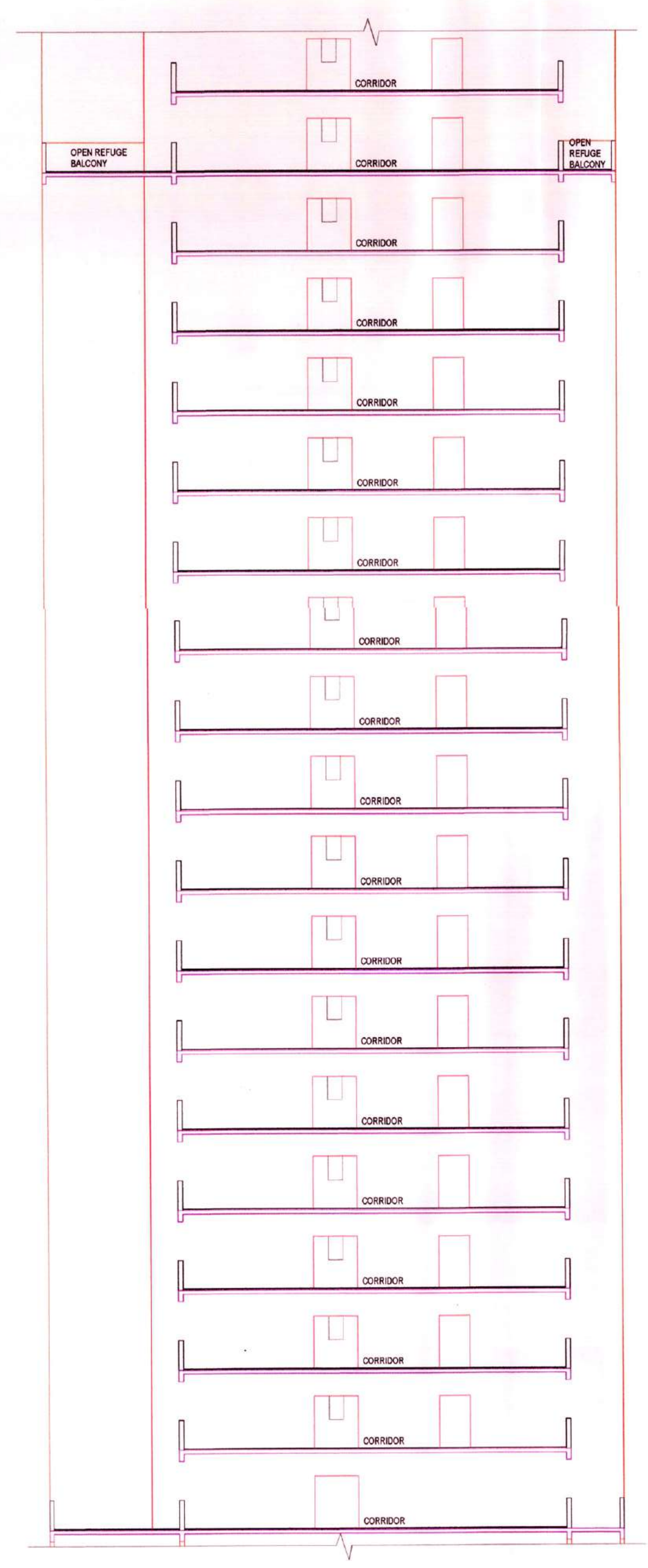
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Lr.No. CMDA/PP/HRB/S/0749/2024
Dated 26/09/2025

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண் CEBD/WDCN15/00437/2025
நாள் 10/10/2025 வார்டு 200
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

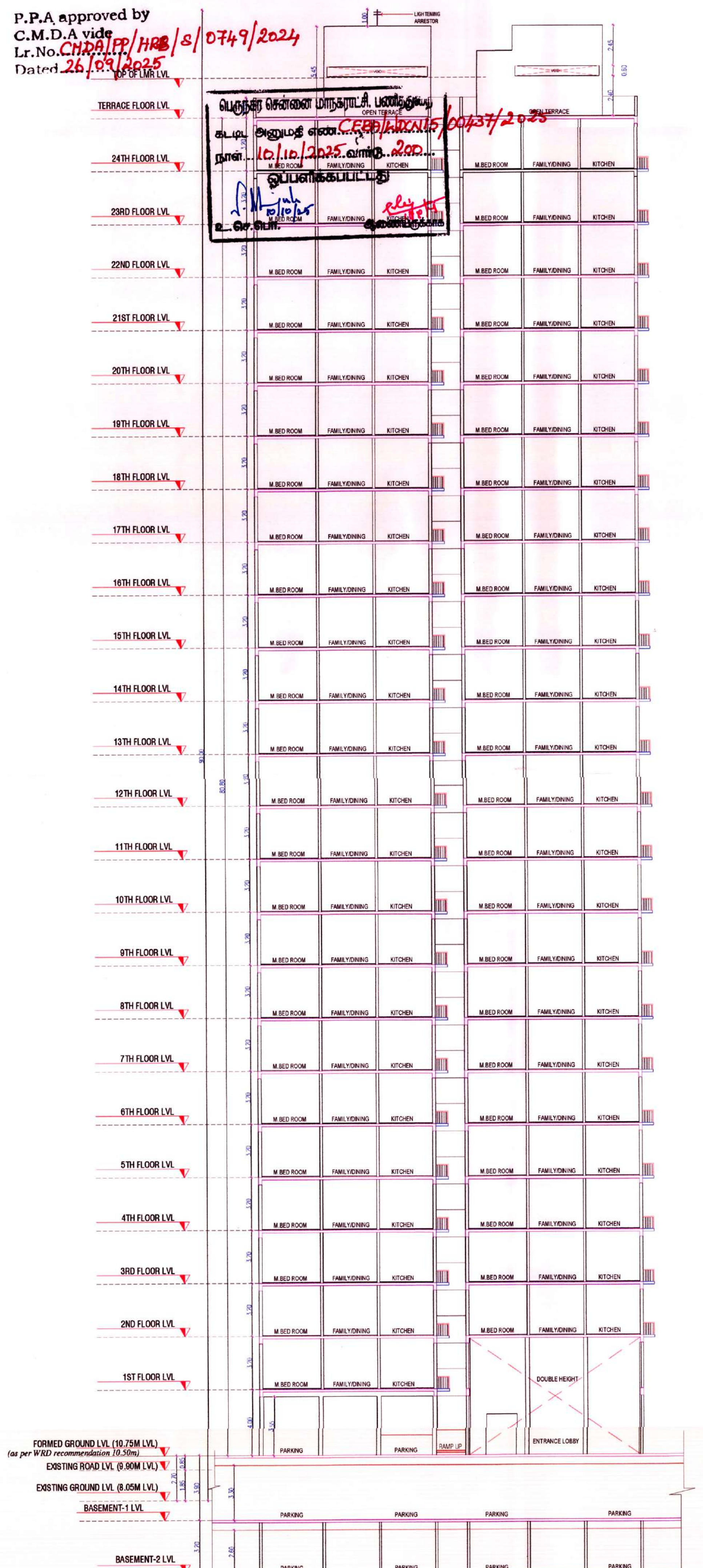
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FLOOR NAME	SHEET NO. 3/8
FLOOR NAME	

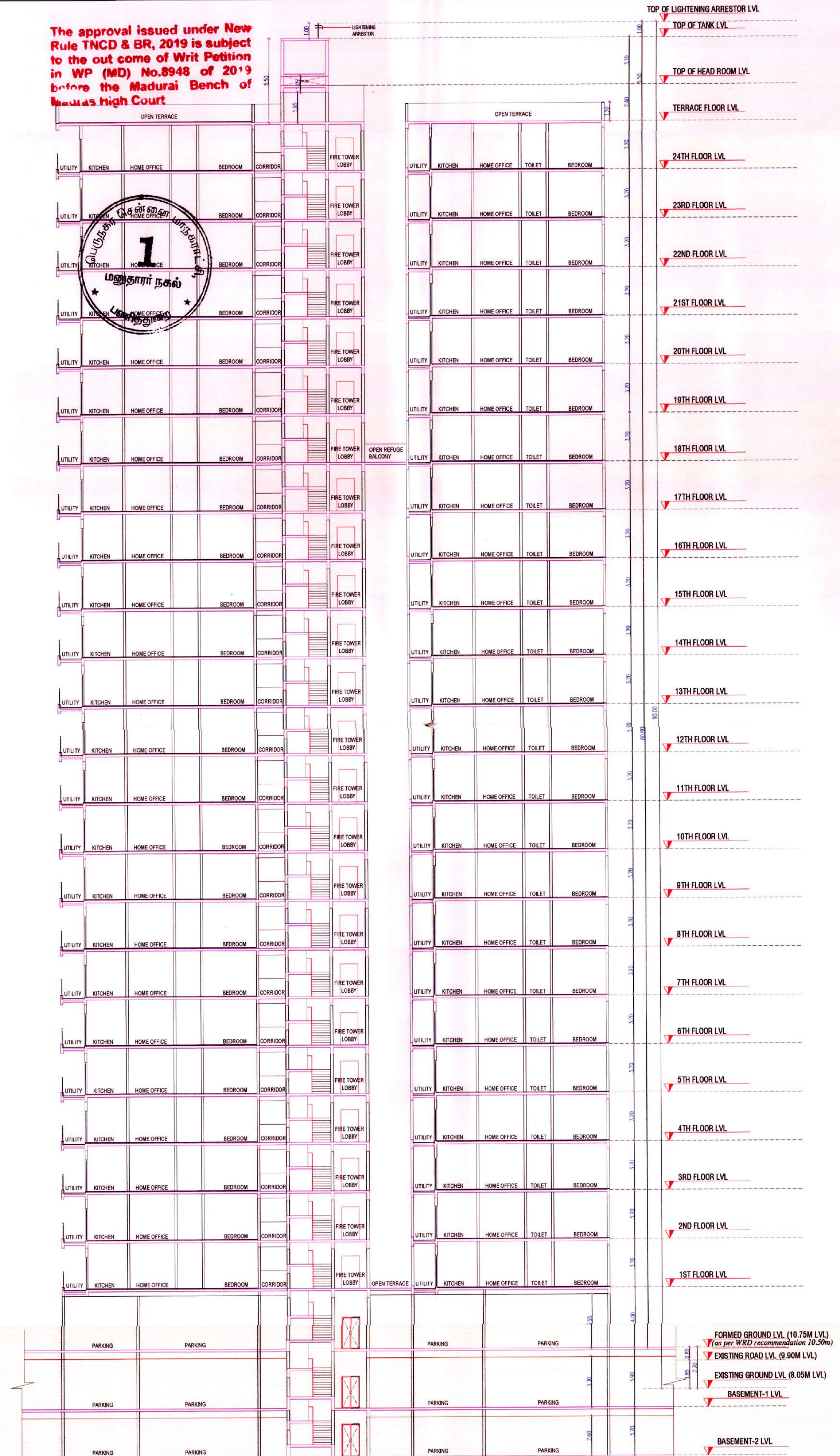
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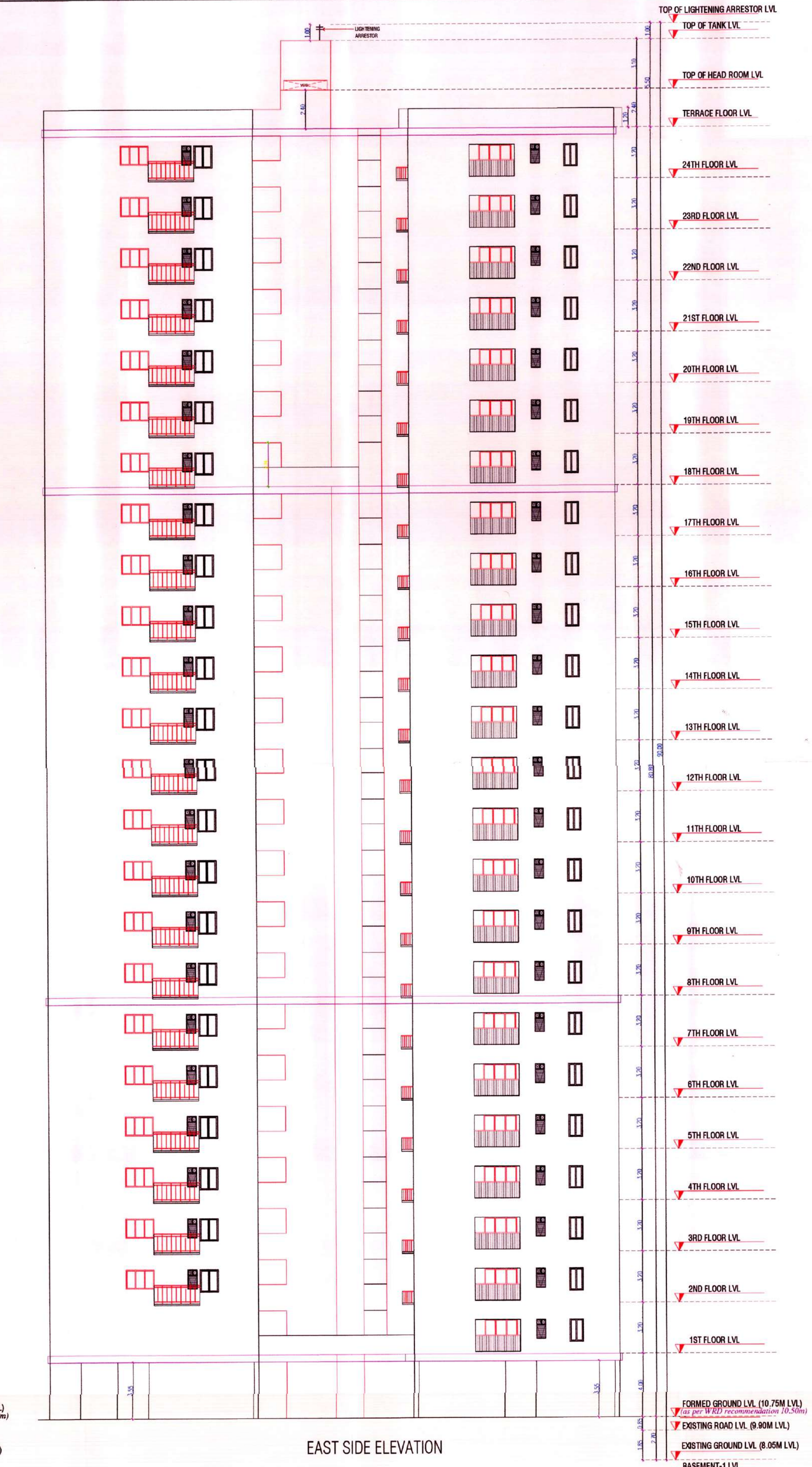
SECTION - 3 - 3



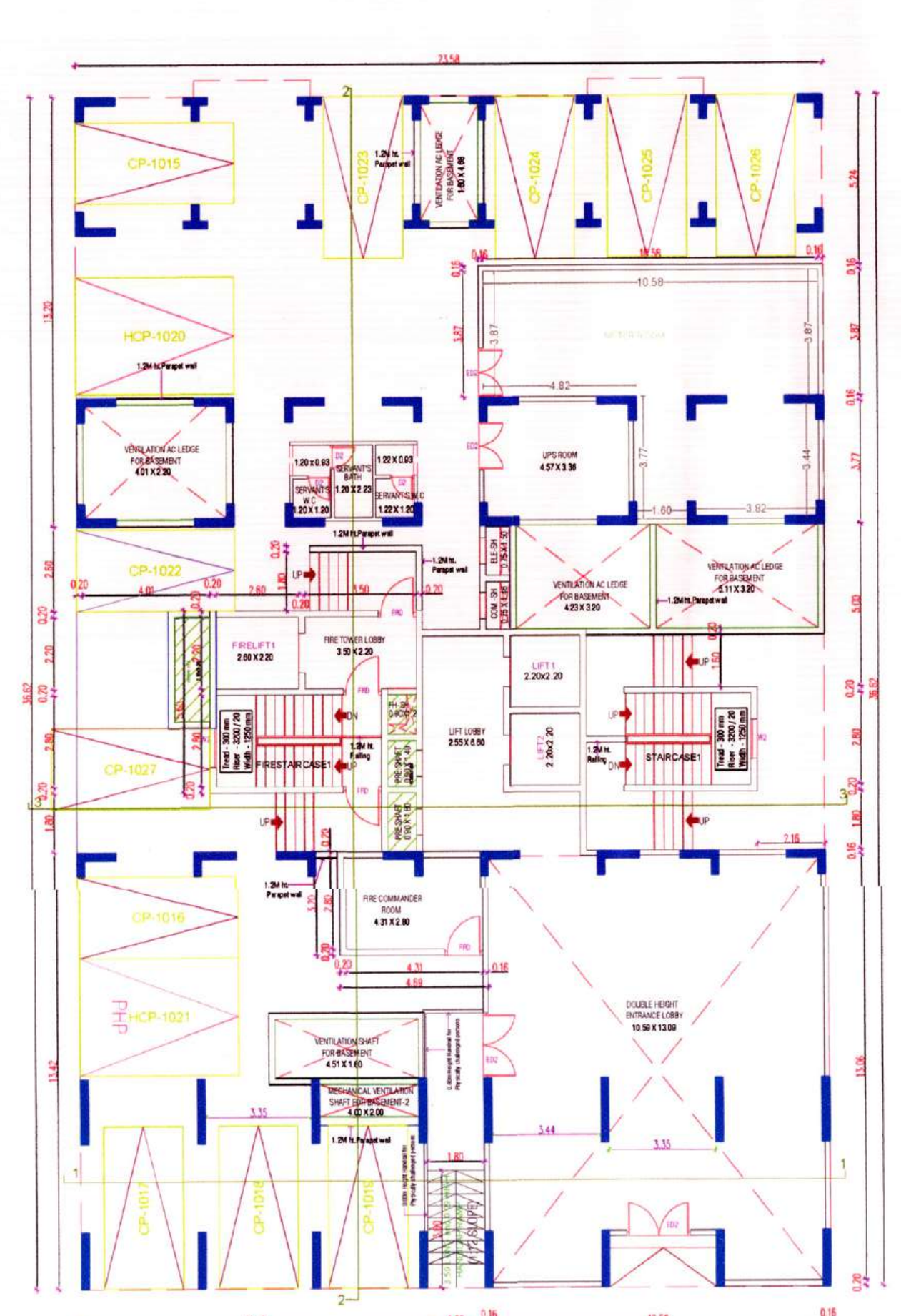
SECTION - 1-1

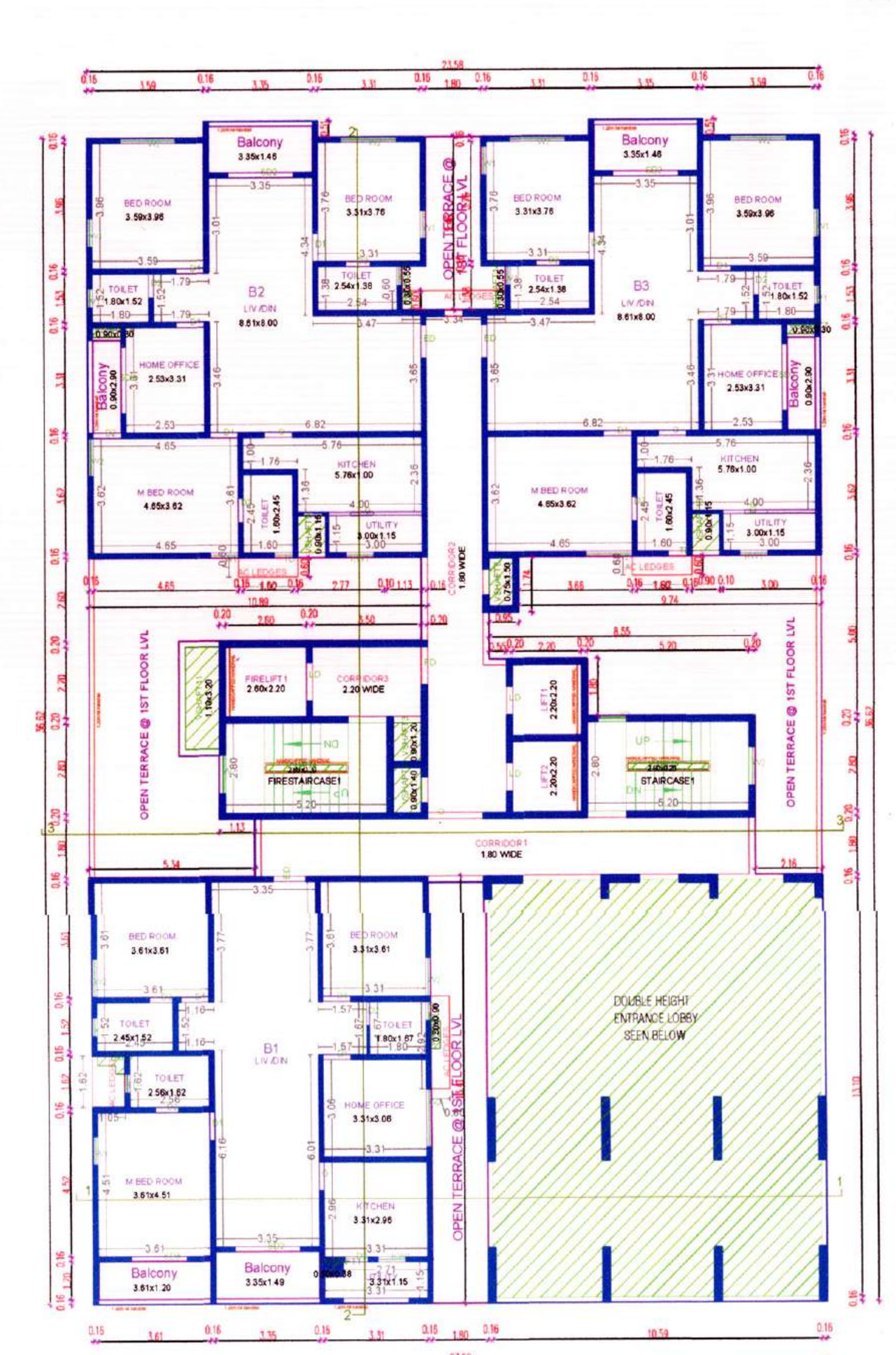


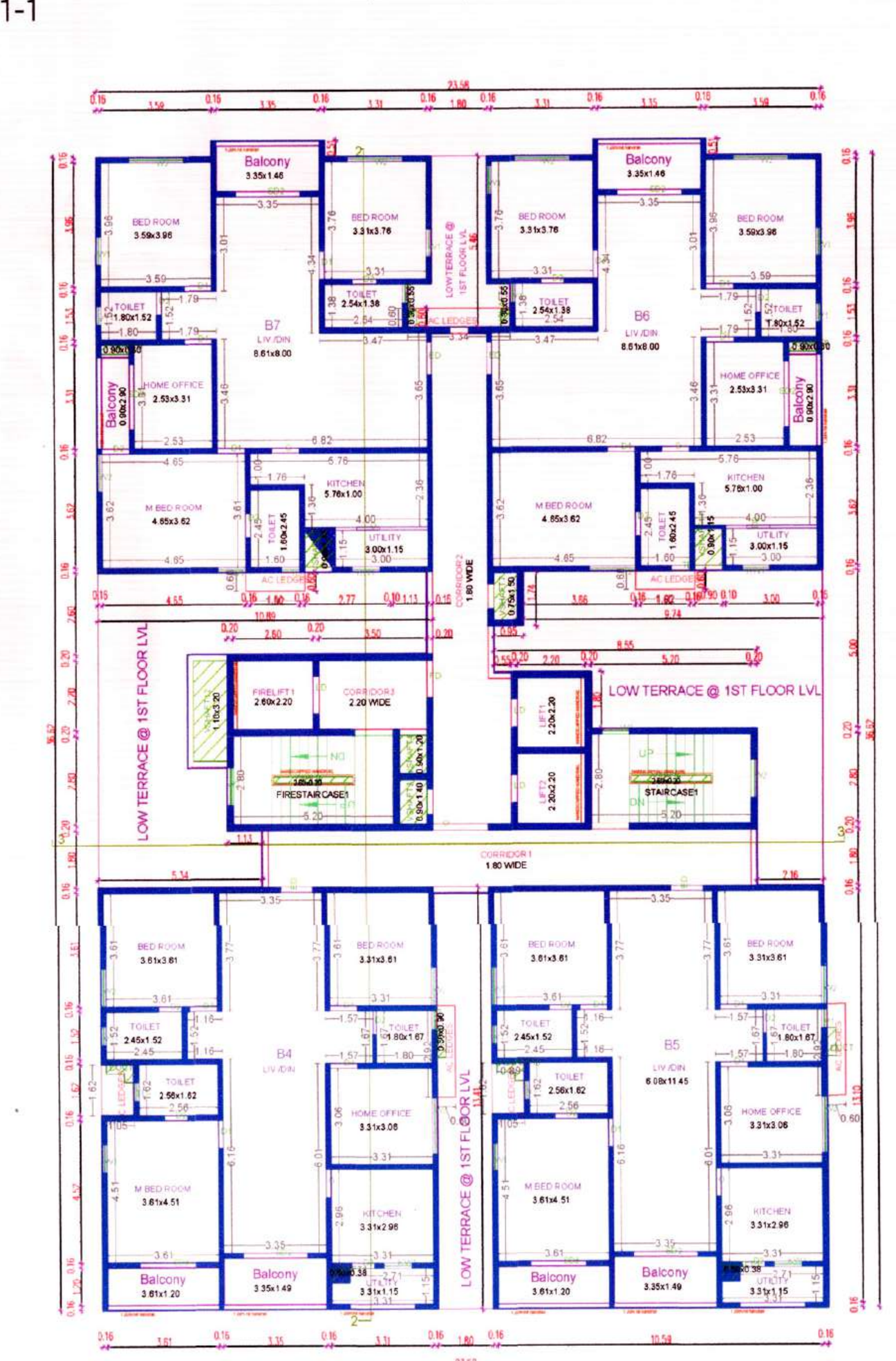
SECTION - 2-2

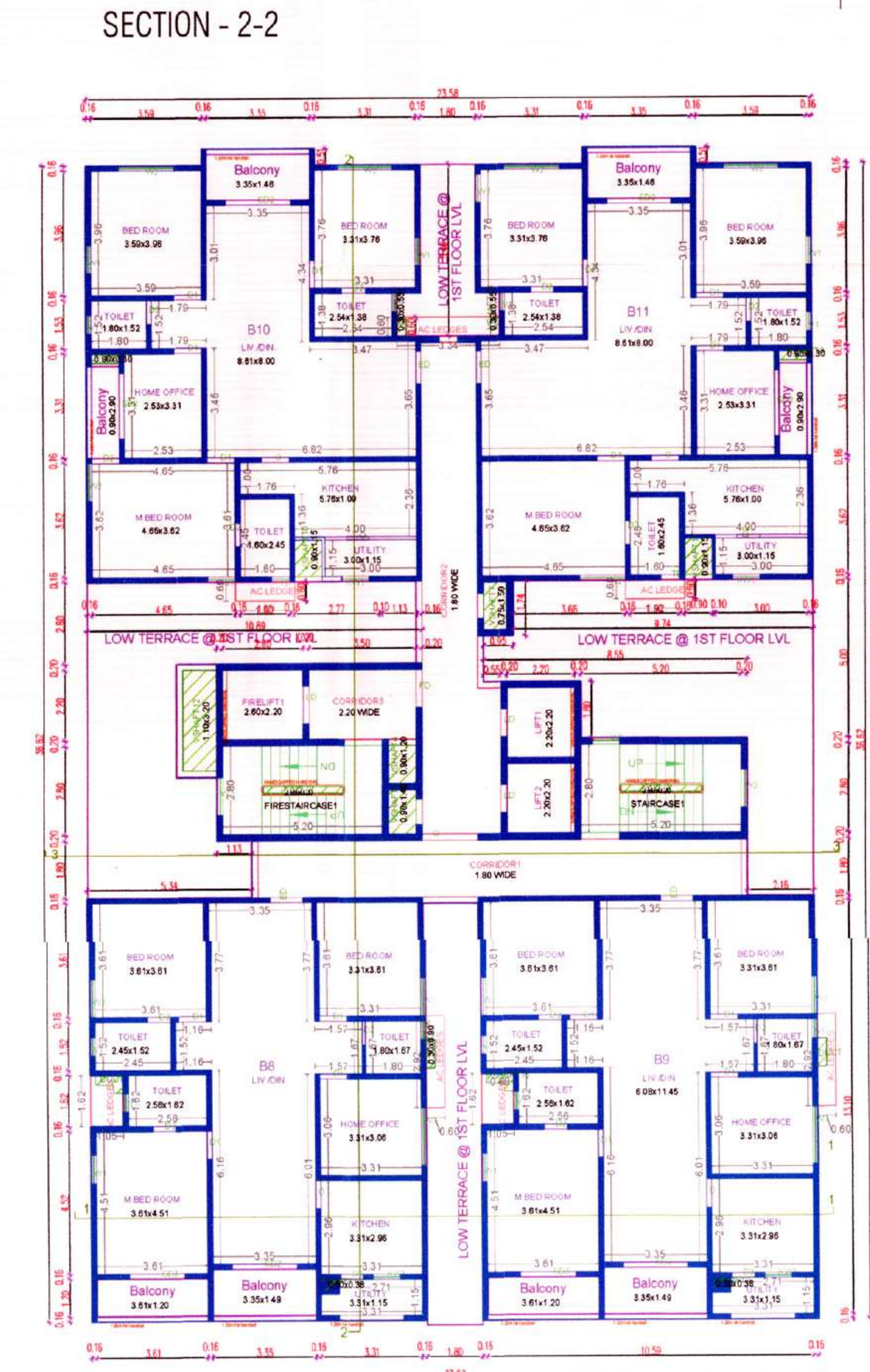


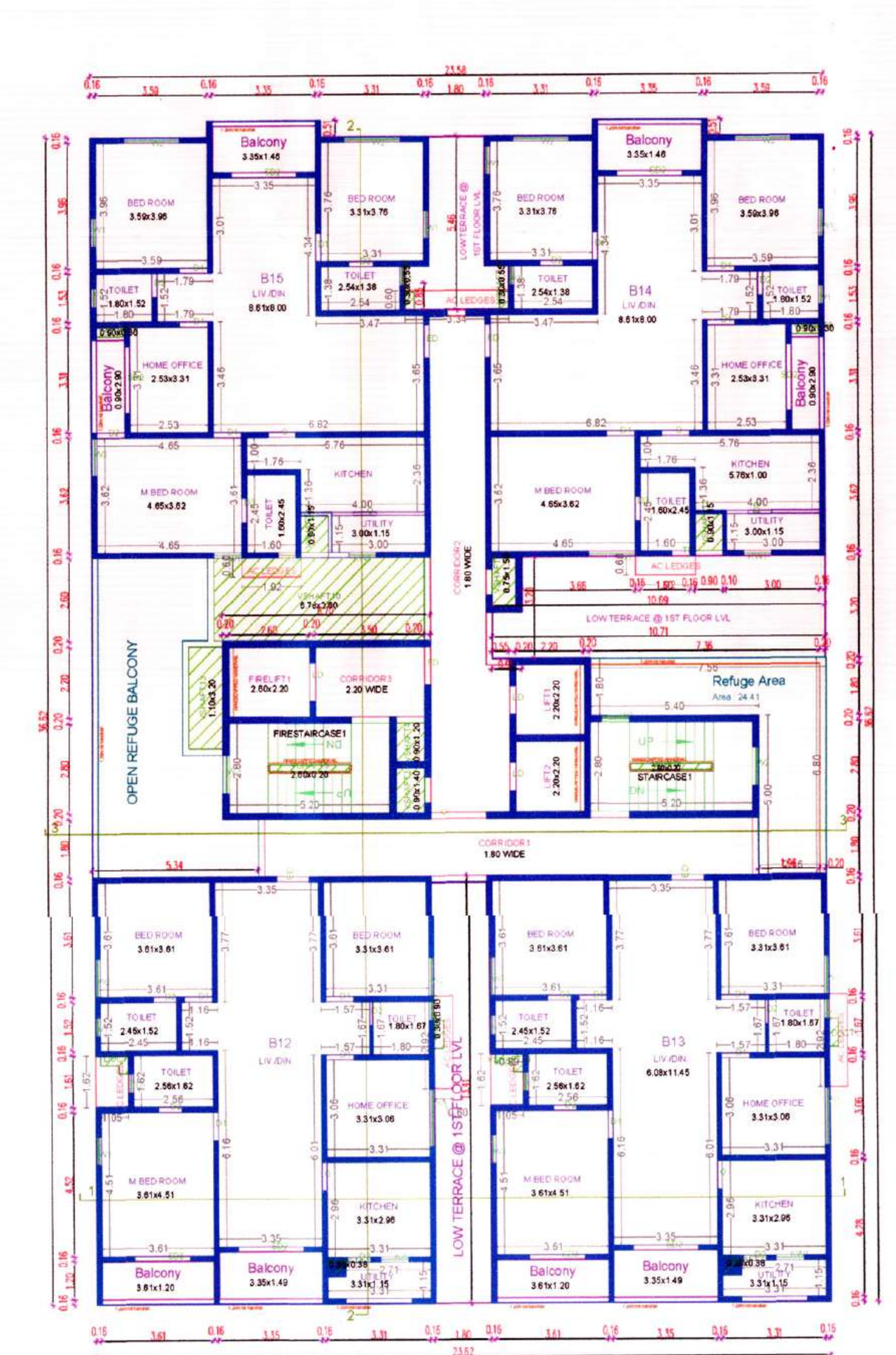
EAST SIDE ELEVATION

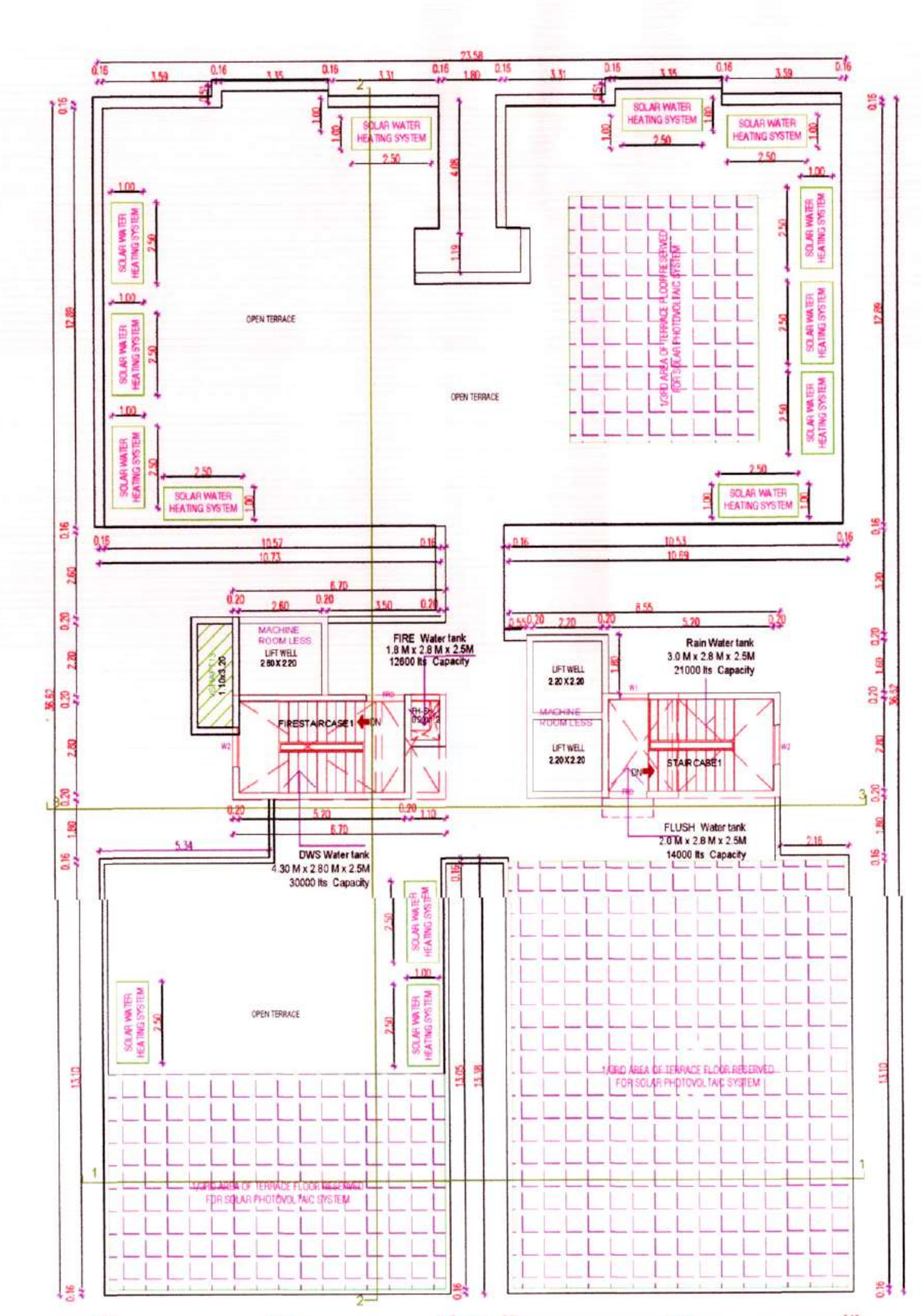

STILT FLOOR PLAN


FIRST FLOOR PLAN


TYPICAL - 2- 7, 9- 17, 19- 24 FLOOR PLAN


EIGHTH FLOOR PLAN


EIGHTEENTH FLOOR PLAN


TERRACE FLOOR PLAN

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

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (90.00 x 60.00Inches)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/HRB/s/07149/2024
Dated...24/09/2025

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

FLOOR NAME	SHEET NO. 4/8
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT (HRB) CONSISTING OF COMBINED EXTENDED DOUBLE BASEMENT FLOOR FOR 5 BLOCKS, BLOCK 01: STILT FLOOR (DOUBLE HEIGHT) LOBBY, METERS ROOM, PARKING+ 1ST FLOOR TO 24 FLOORS WITH 311 DWELLING UNITS WITH 93.80M HEIGHT A TOWER CONSISTING OF TOWER A : STILT FLOOR + 1ST FLOOR TO 24 FLOORS WITH 311 DWELLING UNITS WITH 93.80M HEIGHT A TOWER B : STILT FLOOR + 1ST FLOOR TO 23 FLOORS WITH 217 DWELLING UNITS WITH 93.80M HEIGHT B BLOCK 02: GROUND FLOOR (PARTLY) + 1ST FLOOR TO 3RD FLOOR (PARTLY) GROUND FLOOR SHOP, RECEPTION, ASSOCIATION ROOM & MEETING ROOM) + 3 FLOORS (HOSPITAL ACTIVITIES) + 4TH FLOOR TO 5TH FLOOR (HOSPITAL ACTIVITIES) + TERRACE GARDEN ROOM) + CLUB HOUSE WITH 16.80M HEIGHT AT COMPRISED IN S.NO.746 & 749/2A OF EKKUNGANALLUR VILLAGE, KOLATHUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION	

BLOCK-2 TOWER -A

RAMP UP FROM BASEMENT -01 LVL
SLOPE 1:8
31.20
6.00

BLOCK-2 TOWER -B

STILT FLOOR PLAN

BLOCK-2 TOWER -A

BLOCK-2 TOWER -B

FIRST FLOOR PLAN

BLOCK-2 TOWER -A

BLOCK-2 TOWER -B

TYPICAL 2 - 7 , 9 - 17 & 20 FLOOR PLAN

BLOCK-2 TOWER -A

BLOCK-2 TOWER -B

TYPICAL 8th & 19th FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

Applicants (Owner / Developer / Power of Attorney)

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

User:Defined(Imperial (90.00 x 60.00inches)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/HRB/S/0749/2024
Dated..26/09/2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2025 before the Madurai Bench of Madras high Court

BLOCK-2 TOWER -A

BLOCK-2 TOWER -B

EIGHTEENTH FLOOR PLAN

BLOCK-2 TOWER -A

BLOCK-2 TOWER -B

TWENTY FIRST FLOOR PLAN

BLOCK-2 TOWER -A

BLOCK-2 TOWER -B

TYPICAL 22 & 24TH FLOOR PLAN

BLOCK-2 TOWER -A

BLOCK-2 TOWER -B

TERRACE FLOOR PLAN

FLOOR NAME	SHEET NO. : 5 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT (HRB) CONSISTING OF COMBINED EXTENDED DOUBLE BASEMENT FLOOR FOR 2 NOS OF RESIDENTIAL TOWERS + 1 COMMON BASEMENT FOR WATER BOOM, PARKING+ 1ST FLOOR TO 24 FLOORS WITH 96 DWELLING UNITS WITH 83.60M HIRSHT, BLOCK 02 CONSISTING OF TOWER A (STILT FLOOR + 1ST FLOOR TO 24 FLOORS WITH 911 DWELLING UNITS WITH 83.60M HEIGHT & TOWER B (STILT FLOOR + 1ST FLOOR TO 24 FLOORS WITH 717 DWELLING UNITS WITH 88.00M HEIGHT (TOTALLY 823 DWELLING UNITS) – RESIDENTIAL BUILDING & BLOCK 03 GROUND FLOOR (SHOP, RECEPTION, ASSOCIATION ROOM & MEETING ROOM) + 3 FLOORS (INCIDENTAL ACTIVITIES) + 4TH FLOOR (CLUB HOUSE WITH 15.00M HEIGHT AS COMPRISED IN S.NO.740 & 742/1A OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

User/Defined/Imperial (60.00 x 60.00/inches)

FLOOR NAME	SHEET NO. 8 / 9
FLOOR NAME	

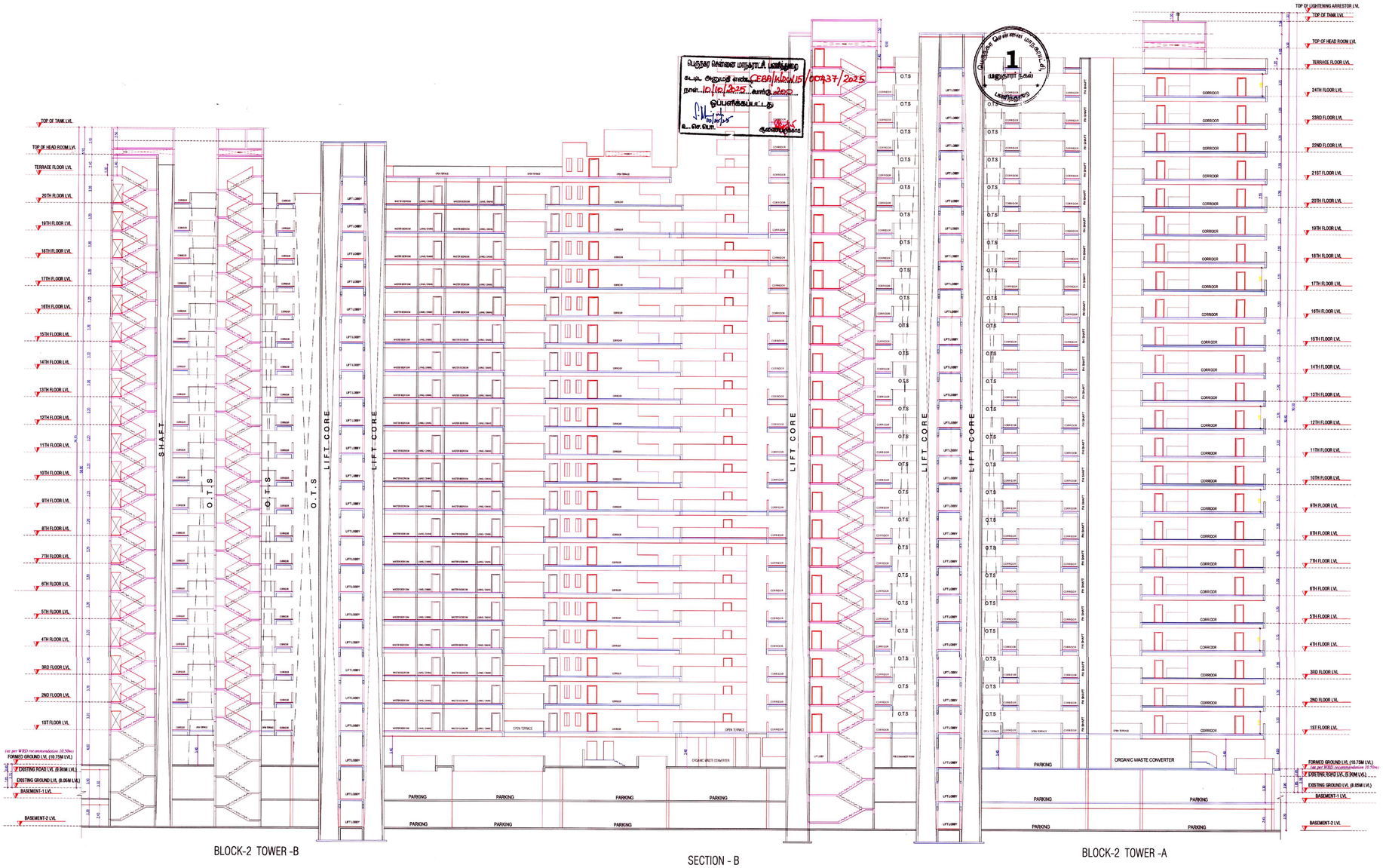
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT (HRD) CONSISTING OF RESIDENTIAL BUILDING 5 BLOCK (02 TOWERS IN EACH BLOCKS) BLOCK 01: STILT FLOOR (DOUBLE HEIGHT LOBBY + METER ROOM, PARKING)+ 1ST FLOOR TO 24 FLOORS WITH 96 DWELLING UNITS WITH 90.90M HEIGHT, BLOCK 02: STILT FLOOR (DOUBLE HEIGHT LOBBY + METER ROOM, PARKING)+ 1ST FLOOR TO 24 FLOORS WITH 96 DWELLING UNITS WITH 90.90M HEIGHT, BLOCK 03 TOWER A : STILT FLOOR + 1ST FLOOR TO 33 FLOORS WITH 217 DWELLING UNITS WITH 99.60M HEIGHT (TOTALLY 833 DWELLING UNITS) - RESIDENTIAL BUILDING 5, BLOCK 03 TOWER B : STILT FLOOR + 1ST FLOOR TO 33 FLOORS WITH 217 DWELLING UNITS WITH 99.60M HEIGHT (TOTALLY 833 DWELLING UNITS) - RESIDENTIAL BUILDING 5, BLOCK 03 TOWER A : STILT FLOOR + 1ST FLOOR (COMMUNITY HALL + MEETING ROOM) + 5 FLOORS (INCIDENTAL ACTIVITIES) + 4 TH FLOOR PART (OPEN SWIMMING POOL, KIDS POOL, CHANGE ROOM) + CLUB HOUSE WITH 15.00M HEIGHT AT COMPRISED IN S.NO.749 & 752/1A OF SHOLINGANALLUR VILLAGE, PERUNGUDI TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.5948 of 2019 before the Madurai Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/HRB/S/0749/2024
Dated.26/09/2025

பெருநகர சென்னை மாநகராட்சி அனுமதி
கடிதி அலுவலர் எண்.CEBA/HRW.15/00437/2025
நாள்..10/10/2025...வரைந்து...2025...
ஒப்பளிக்கப்பட்டது
for Com.
ஆணையாளர்

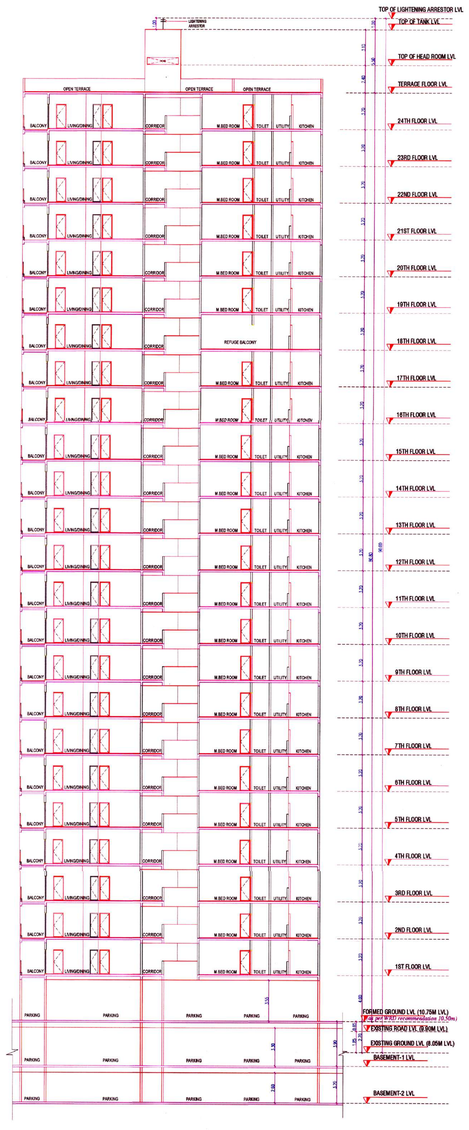
1
பதிவுரையர் நகல்
பெருநகர சென்னை மாநகராட்சி



BLOCK-2 TOWER -B

SECTION - B

BLOCK-2 TOWER -A



SECTION - A

BLOCK-2 TOWER - B

APPROVAL CONDITION

SCALE 1:100

CMDA

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN TNB OFFICE

For Deputy Planner / Chief Planner / Member Secretary
Tamil Nadu Building (Licensing) Rules, 2019
The approval is valid only after building licence is issued by the concerned Local Body

OR CORE

Applicant / Owner / Developer / Power of Attorney

The Planning Engineer-cum-Architect
Tamil Nadu Housing Board
No.1, Thiru.Vi.Ka. Salai
Kodambakkam, Chennai-600 024
Ph: 044-24 83 41 (EPABX)

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User Defined print area (841.00 x 594.00 inches)

FLOOR NAME	SHEET NO. 7/9
FLOOR NAME	

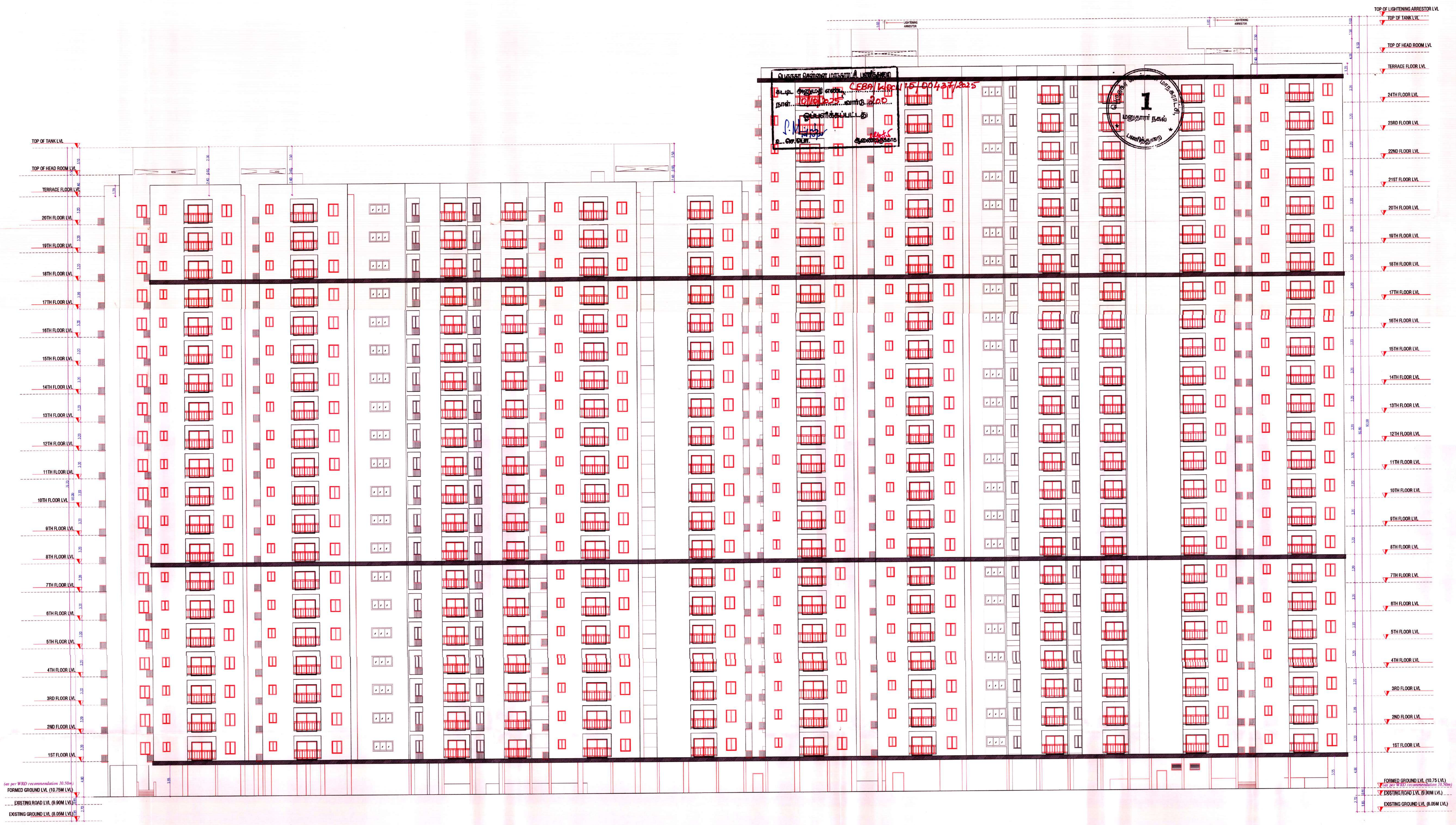
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT (HRB) CONSISTING OF COMBINED EXTENDED DOUBLE BASEMENT FLOOR FOR 3 BLOCKS; BLOCK 01: STILT FLOOR (DOUBLE HEIGHT LOBBY, METER ROOM, PARKING)+ 1ST FLOOR TO 24 FLOORS WITH 95 DWELLING UNITS WITH 80.80M HEIGHT; BLOCK 02 CONSISTING OF TOWER A : STILT FLOOR + 1ST FLOOR TO 24 FLOORS WITH 311 DWELLING UNITS WITH 80.80M HEIGHT & TOWER B : STILT FLOOR + 1ST FLOOR TO 20 FLOORS WITH 217 DWELLING UNITS WITH 68.00M HEIGHT (TOTALLY 623 DWELLING UNITS) – RESIDENTIAL BUILDING & BLOCK 03: GROUND FLOOR (SHOP, RECEPTION, ASSOCIATION ROOM & MEETING ROOM) + 3 FLOORS (INCIDENTAL ACTIVITIES) + 4TH FLOOR PART (OPEN SWIMMING POOL, KIDS POOL, CHANGE ROOM) – CLUB HOUSE WITH 18.30M HEIGHT AT COMPRISED IN S.NO.740 & 742/1A OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

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. CMDA/PP/HRB/S/0749/2024
Dated 26/09/2025

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண் CEBA/WDCN 15/00437/2025
நாள் 10/10/2025 வார்டு 200
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

1
மனுதாரர் நகல்
பணித்துறை



EAST SIDE ELEVATION
BLOCK-2 TOWER -B

EAST SIDE ELEVATION
BLOCK-2 TOWER -A

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

QR CODE

Applicants (Owner / Developer / Power of Attorney)

UserDefinedImperial (90.00 x 60.00Inches)

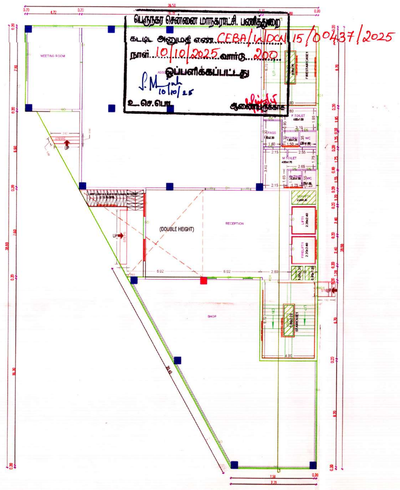
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

P.P.A approved by
C.M.D.A vide
Lr.No.CHDA/CFP/HR B/S/ 0749/2024
Dated..30/11/2025

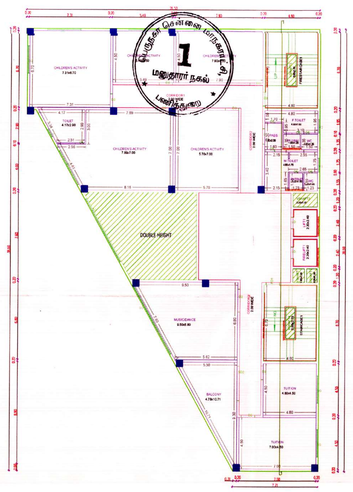
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

FLOOR NAME	SHEET NO. 8/8
FLOOR NAME	

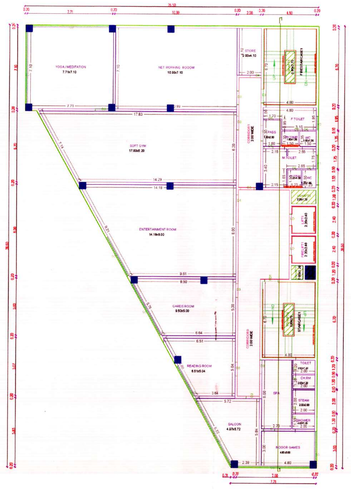
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT (HRB) CONSISTING OF CONMIXED EXTINCKED DOUBLE BASEMENT FLOOR FOR 3 BLOCKS BLOCK 01: STILT FLOOR (DOUBLE HEIGHT LOBBY, RECEPTION, SHOP) + 1ST FLOOR TO 20 FLOORS WITH 80 DWELLING UNITS WITH 810SM HEIGHT, BLOCK 02: CONSISTING OF TOWER A : STILT FLOOR + 1ST FLOOR TO 24 FLOORS WITH 311 DWELLING UNITS WITH 80.80M HEIGHT & TOWER B : STILT FLOOR + 1ST FLOOR TO 23 FLOORS WITH 288 DWELLING UNITS WITH 80.80M HEIGHT TOTAL 599 DWELLING UNITS – RESIDENTIAL BUILDING & BLOCK 03: GROUND FLOOR (SHOP, RECEPTION, ASSOCIATION ROOM & MEETING ROOM) + 5 FLOORS (ACCIDENTAL ACTIVITIES) + 6TH FLOOR PART (OPEN SWIMMING POOL, KIDS POOL, CHANGE ROOM) – EDUCATIONAL BUILDING WITH 3 BASEMENT PROPOSED IN S.NO.716 & 717(A OF BHOLINGHAMULLUR VILLAGE, SHOLINGANALLUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



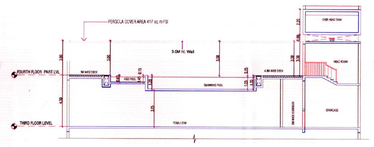
GROUND FLOOR PLAN



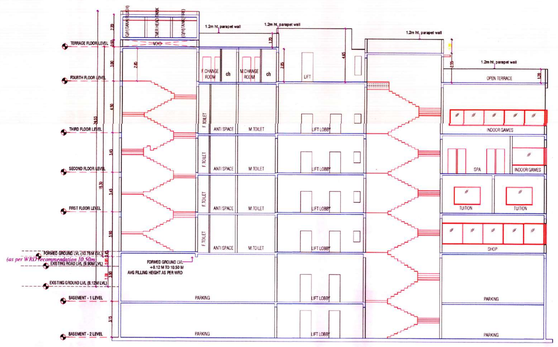
FIRST FLOOR PLAN



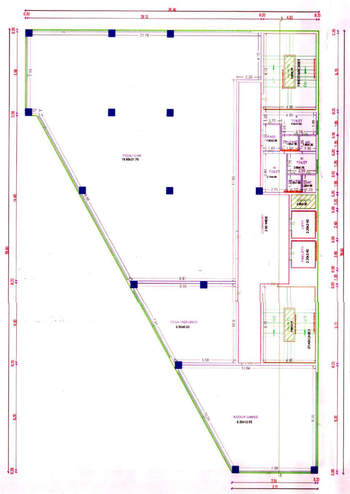
SECOND FLOOR PLAN



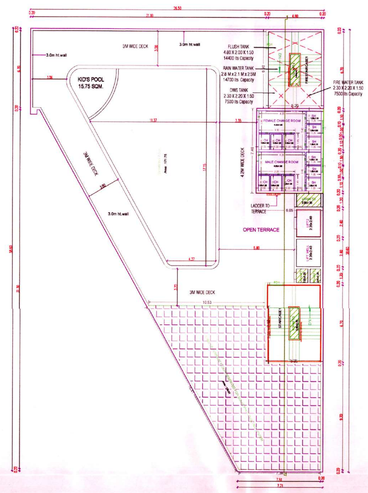
SWIMMING POOL SECTION 2



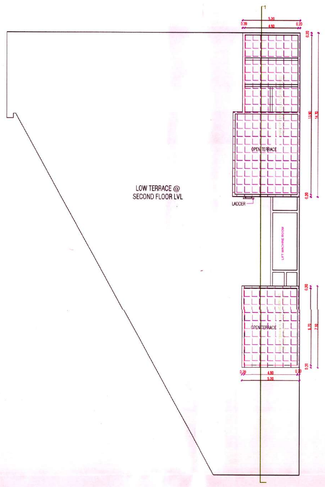
SECTION - 1



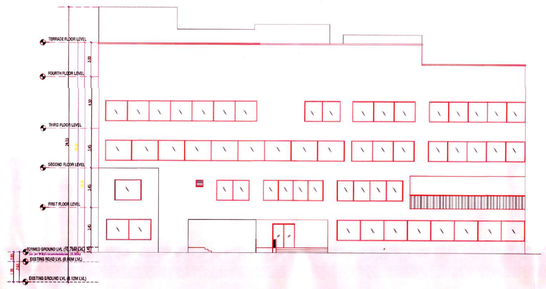
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



WEST SIDE ELEVATION

BLOCK-3

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Member Secretary/Chief Planner/Planning Officer

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QR CODE

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Applicant / Owner / Developer / Power of Attorney /

User Defined(Imperial (36.000 x 60.000inches))

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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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.