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DIGITALLY VERIFIED RECORD

அனுப்புநர்

திருமதி. சாந்தாதேவி
ஊராட்சி மன்ற தலைவர்,
குன்றத்தூர்.

பெறுநர்

M/s. Asset Tree Homes,
Rep. by its Partner Thiru K Murali,
Maanasarovar Nagar Phase 2,
Kundrathur, Kancheepuram.

ந.க.எண். 041 /2026/ நாள். 14.03.2026

அய்யா/அம்மையீர்,

பொருள் - திட்ட அனுமதி - காஞ்சிபுரம் மாவட்டம், குன்றத்தூர் ஊராட்சி ஒன்றியம், குன்றத்தூர் ஊராட்சி ஒன்றியம் மூலம் வழங்கப்பட்ட Planning Permission is for the Proposed Construction of "Stilt Floor + 5 floors (Height – 18.30m) Residential Building with 25 dwelling units for Affordable Housing at Plot Nos.13, 14, 15, 16 & 17 (CMDA Approved Layout No.202/2023), Maanasarovar Nagar Phase II, Rendamkattalai, Chennai 600128 comprised in Old S.Nos.239/1 & 239/3 (Document), New S.Nos.239/1D, 239/1E, 239/1F, 239/1G, 239/1G, 239/1H & 239/3D (Patta) of Rendamkattalai Village, within the limit of Kundrathur Panchayat Union - வழங்கப்பட்ட கட்டிட அனுமதி இறுதி ஒப்புதல் கடிதத்தில் Proposed Floors details ல் உள்ள Terrace Floor மற்றும் Stilt Parking "Residential" என்று தவறுதலாக தரப்பட்டுள்ளது எனவே அதனை சரி செய்து Terrace Floor Usage Terrace எனவும், Stilt Floor – Parking எனவும் வழங்குதல், சார்ந்து.

பார்வை - 1) உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சி குழுமம், எண்.1, காந்தி இர்வின் சாலை, எழும்பூர், சென்னை - 600 008. அவர்களின் Letter No.CMDA/PP/NHRB/C/0084/2025 Dated 07.04.2025.

2) ஊராட்சி மன்ற தலைவர், குன்றத்தூர் ஊராட்சி ஒன்றியம் அளித்த கடிதம் ROC No.12/2025 dated 23.10.2025.

****

காஞ்சிபுரம் மாவட்டம் இரண்டாங்கட்டளை ஊராட்சி குன்றத்தூர் ஊராட்சி ஒன்றியம்

பார்வை 1ல் காணும் கடிதத்தின்படி, காஞ்சிபுரம் மாவட்டம், குன்றத்தூர் ஊராட்சி ஒன்றியம், உறுப்பினர் செயலர், CMDA, சென்னை – 600 008 அவர்களின் இரண்டாம்கட்டளை ஊராட்சியால் திட்ட அனுமதி வழங்கப்பட்ட Planning Permission is for the Proposed Construction of "Stilt Floor + 5 floors (Height – 18.30m) Residential Building with 25 dwelling units for Affordable Housing at Plot Nos.13, 14, 15, 16 & 17 (CMDA Approved Layout No.202/2023), Maanasarovar Nagar Phase II, Rendamkattalai, Chennai 600128 comprised in Old S.Nos.239/1 & 239/3 (Document), New S.Nos.239/1D, 239/1E, 239/1F, 239/1G, 239/1G, 239/1H & 239/3D (Patta) of Rendamkattalai Village, M/s. ASSET TREE HOMES, Rep. by its partner Mr. K.Murali, Chennai என்பவருக்கு உள்ளாட்சி அமைப்பு மூலம் ஒப்புதல் பெற்று கட்டிடம் கட்டுவதற்கு சென்னை பெருநகர வளர்ச்சி குழுமம் மூலம் திட்ட அனுமதி வழக்கப்பட்டதில் Proposed Floors details ல் உள்ள Terrace Floor மற்றும் Stilt Parking "Residential" என்று மனுதாரருக்கு தவறுதலாக தரப்பட்டுள்ளது எனவே, Terrace Floor என்பது Terrace பயன்பாட்டிற்கும், Stilt Floor என்பது Parking பயன்பாட்டிற்கும் மட்டுமே ஒதுக்கப்பட்டுள்ளதனால் Terrace Floor என்பது Terrace ஆகவும் Stilt Floor என்பது Parking usage எனவும் ஊராட்சிமன்றம் மூலம் இறுதி ஒப்புதல் வழங்க படுகிறது.

இணைப்பு -

1. திட்ட அனுமதி அளிக்கப்பட்ட வரைபடம் (அசல்)
2. திட்ட அனுமதி பர்மிட் (அசல்)
3. பார்வை 1ல் காணும் கடித நகல்.

ஊராட்சிமன்றத்தலைவர்,
இரண்டாம்கட்டளை.

S. Santhadevi
தலைவர்
இரண்டாங்கட்டளை ஊராட்சி
குன்றத்தூர் ஊராட்சி ஒன்றியம்
(இ) படப்பை

நகல்

1) உறுப்பினர் செயலர்,
எண். 1 காந்தி இர்வின் சாலை,
எழும்பூர், சென்னை - 600 008.

2) ஆணையாளர்,
குன்றத்தூர் ஊராட்சி ஒன்றியம்
(இ) படைப்பை.

காஞ்சிபுரம் மாவட்டம் இரண்டாங்கட்டளை ஊராட்சி குன்றத்தூர் ஊராட்சி ஒன்றியம்

BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Kundrathur Village Panchayats 224079 LGD Code -Kundrathur Block Panchayat, Kancheepuram District

Present: Mr./Mrs : Mrs.santhadevi

Roc No: 12/ 2025 **Date:** 23/10/2025

Sub:

Building License –Kundrathur Village Panchayat , 224079 LGD Code, to grant permission to construct RCC building at Maansarovar Nagar Phase 2 , Kundrathur , Kundrathur , Kancheepuram. Building Survey No : S.No. 239 subdivision: 1D,239 subdivision: 1E,239 subdivision: 1F,239 subdivision: 1G,239 subdivision: 1H,239 subdivision: 3D Plot No : 13, 14, 15, 16 and 17-Orders issued – reg.

Ref:

Application from Mr./Mrs.:Asset Tree Homes rep by its Partner Thiru K Murali S/o, H/o.S Karuppiah , CMDA/PP/NHRB/C/0084/2025 Survey No: S.No. 239 subdivision: 1D,239 subdivision: 1E,239 subdivision: 1F,239 subdivision: 1G,239 subdivision: 1H,239 subdivision: 3D in Kundrathur Village Panchayat , Plot No:13, 14, 15, 16 and 17 Dt: 05/08/2025 B.A.No. (12/ 2025)

Your application regarding building approval for RCC Building and subject to the following conditions, permission to construct the building is granted in Maansarovar Nagar Phase 2 of Kundrathur Village Kancheepuram District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	0	Terrace		Residential	RCC	0.00	0
	5	FIFTH FLOOR		Residential	RCC	3994.53	371.1
	5	FOURTH FLOOR		Residential	RCC	3994.53	371.1
	5	THIRD FLOOR		Residential	RCC	3994.53	371.1
	5	SECOND FLOOR		Residential	RCC	3994.53	371.1

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
	5	FIRST FLOOR		Residential	RCC	3994.53	371.1
	0	STILT PARKING		Residential	RCC	309.58	28.76

Professional Details :

Professional Name	Professional Category
PRAKASH SRINIVASAN	LicenseEngineer

1. This permission will be valid for a period of five years from 23/10/2025 to 23/10/2030

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Kundrathur immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: Asset Tree Homes rep by
its Partner Thiru K Murali ,
S/o., W/o S Karuppiah ,

Maansarovar Nagar Phase 2 , Kundrathur , Kundrathur , Kancheepuram

null

Executive Officer/ Village

Kundrathur Viilage Panchayat,224079

Kundrathur Block Panchayat,

Kancheepuram District.

Signature valid

Signed by: Village Panchayat President
Location:Kancheepuram
Date:2025.10.23 12:07:50

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

(Planning Permit)
sec.49 of T&C.P Act 1971

File No. : **CMDA/PP/NHRB/C/0084/2025**

Planning Permission No. : **OL-PP/NHRB/0126/2025**

Permit No. : **OL-01699** **Date of permit** : 07-04-2025

Name of Applicant with Address :	Asset Tree Homes rep by its Partner Thiru K Murali 20, 20, Zion Complex 2nd Floor, Pammal Main Road, Pammal, , -, Mobile No. :9043073373 Email ID :salesdreamvalley@gmail.com
Date of Application :	05/02/2025
Nature of Development : Planning Permission for the proposed construction of Stilt floor + 5 floors (Height – 18.30m) Residential Building with 25 dwelling units for Affordable Housing and Association Room	
Site Address :	Plot Nos.13, 14, 15, 16 & 17 (CMDA Approved Layout No.202/2023), Maansarovar Nagar Phase II, Rendamkattalai, Chennai 600128 comprised in Old S.No.239/1 & 239/3 (Document), New S.No.239/1D, 239/1E, 239/1F, 239/1G, 239/1H & 239/3D (Patta) of Rendamkattalai Village, within the limit of Kundrathur Panchayat Union

Development Charge Paid in Rs : Rs.29,000.00/- (Rs. Twenty Nine Thousand Only)

Receipt No. : CMDA/PP/RC/0095/2025 Date : 02 April, 2025

Permission is granted to Nature of Development : Building according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

he permit expires on 06 April, 2033 The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully,

Signature Not Verified
Name :AP Central C1
Designation :Assistant Planner
Date :04/07/2025 6:50:20 PM

for MEMBER SECRETARY

CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in.

File No. : **CMDA/PP/NHRB/C/0084/2025** Date : 07/04/2025

To

The Commissioner,

Kundrathur Panchayat Union

Chennai

Sir,

Sub: CMDA – Area Plans Unit - NHRB - Planning Permission for the proposed construction of Stilt floor + 5 floors (Height – 18.30m) Residential Building with 25 dwelling units for Affordable Housing and Association Room at Plot Nos.13, 14, 15, 16 & 17 (CMDA Approved Layout No.202/2023), Maansarovar Nagar Phase II, Rendamkattalai, Chennai 600128 comprised in Old S.No.239/1 & 239/3 (Document), New S.No.239/1D, 239/1E, 239/1F, 239/1G, 239/1H & 239/3D (Patta) of Rendamkattalai Village, within the limit of Kundrathur Panchayat Union – Approved and forwarded to Local Body for the issue of Building Permit – Reg.

Ref:

1. Planning Permission Application Received in SBC No.CMDA/PP/NHRB/S/0084/2025 dated 05.02.2025.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
5. Govt. letter No.6188/UD4 (3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
7. CMDA office order No.7/2019, dated.12.03.2019.
8. NOC from WRD issued in Letter No.DB/T5(3)/F-INUNDATION – RENDAMKATTALAI/2022/M Dated.17.02.2022 at the time of process Layout approval
9. This office online DC letter even No. dated.25.03.2025
10. Applicant paid DC and other charges through online vide Receipt No.CMDA/PP/RC/0095/2025 on 27.03.2025 and Receipt generated on 02.04.2025

The Planning Permission Application is for the proposed construction of Stilt floor + 5 floors (Height – 18.30m) Residential Building with 25 dwelling units for Affordable Housing and Association Room at Plot Nos.13, 14, 15, 16 & 17 (CMDA Approved Layout No.202/2023), Maansarovar Nagar Phase II, Rendamkattalai, Chennai 600128 comprised in Old S.No.239/1 & 239/3 (Document), New S.No.239/1D, 239/1E, 239/1F, 239/1G, 239/1H & 239/3D (Patta) of Rendamkattalai Village, within the limit of Kundrathur Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter in ref 9th cited.

Applicant paid DC and other charges through online vide Receipt No.CMDA/PP/RC/0095/2025 on 27.03.2025 . Due to software issue the Receipt generated on 02.04.2025

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.4,605.00	CMDA/PP/Ch/17272/2025 & dt. : 02 February, 2025
II	Scrutiny Fees	Rs.2,302.00	CMDA/PP/Ch/17676/2025 & dt. : 13 March, 2025
III	Balance Scrutiny Fees	Rs.3,000.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025

IV	Development charges for land per Sq. m.	Rs.4,000.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025
V	Development charges for building per Sq. m.	Rs.25,000.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025
VI	Regularisation charge for land	Rs.23,000.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025
VII	Security Deposit for Building	Rs.4,33,000.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025
IX	I & A Charge	Rs.7,08,000.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025
X	Security Deposit for Septic Tank / STP	Rs.26,000.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025
XI	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0095/2025 & dt. : 02 April, 2025

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0126/2025 dated 07/04/2025** in **Planning Permit No. OL-01699** are sent herewith. The **Planning Permit** is valid for the period **from 07/04/2025 to 06/04/2033**.
4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.
5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.
6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Engineer / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.
7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

   Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she /

they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. **As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.**
9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. The 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.
12. The Applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz. namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA

13. The Professionals who have registered as Registered Engineer /Architect, Registered Structural Engineer, Registered Geo Technical Engineer, and Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before the expiry date without fail.

14.The applicant must comply all the conditions imposed in the NOC issued by WRD in the reference 8th cited.

Yours faithfully,

Signature valid
Name :AP Central C1
Designation :Assistant Planner
Date :04/07/2025 6:52:08 PM

Name: AP Central C1

Designation: Assistant Planner

Date: 07 April, 2025

For

Chief Planner

Area Plan Unit

Encl :

1. Two copies of approved plan

2. Two copies of Planning Permit

Copy To:

1. M/s.Asset Tree Homes, Represented by its Partner Thiru.K.Murali
Plot No.20, Zion Complex, 2nd Floor,
Pammal Main Road, Pammal, Chennai 600075

2. The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

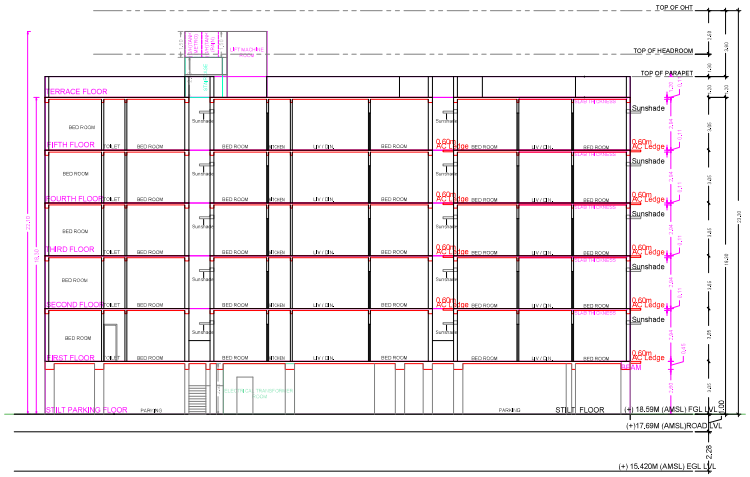
3. The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

4. The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008

5. The Chairperson,
TNRERA,
No.1A, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai-600008



NORTH ELEVATION



SECTION AA

SITE PLAN	SHEET NO. 1 / 2

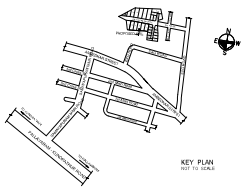
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS FOR AFFORDABLE HOUSING AND ASSOCIATION ROOM AT PLOT NOS.13, 14,15, 16 & 17 (CMDA APPROVED LAYOUT NO.2020/2023), MAANSAROVAR NAGAR PHASE II, RENDAMKATTALAI, CHENNAI 600128. COMPRISED IN OLD S.NO.239/1 & 239/3 (DOCUMENT), NEW S.NO.239/1D, 239/1E, 239/1F, 239/1G, 239/1H & 239/3D (PATTA) RENDAMKATTALAI VILLAGE, WITHIN THE LIMIT OF KUNDRATHUR PANCHAYAT UNION.

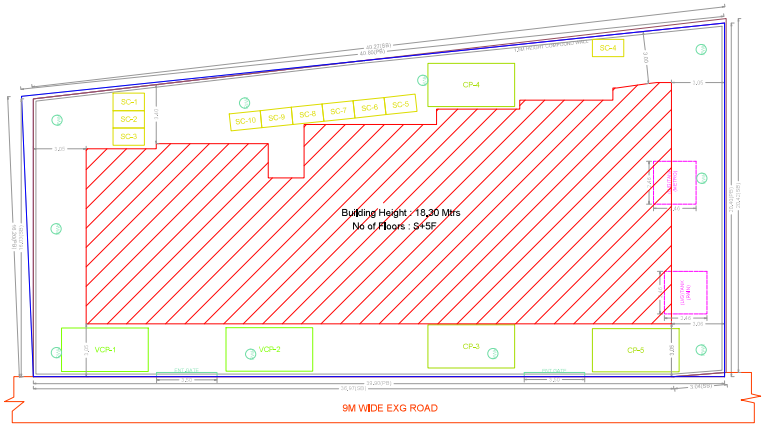
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	732,09
AREA AS PER DOCUMENT	731,14
AREA CONSIDERED FOR FSI	731,14
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0,00
TOTAL FSI AREA	1884,26
FSI FACTOR	2,577
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

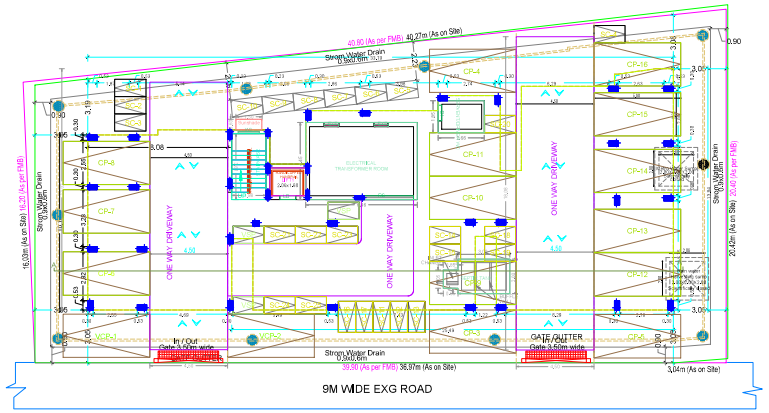
VEHICLE	REQUIRED	PROVIDED
LORRY	-	-
CAR	9	10
TWO WHEELER	25	25
CYCLE	-	-



Location plan (Taken as per User Inputs)



SITE PLAN



SITE CUM STILT FLOOR PLAN

FLOOR WISE FSI STATEMENT: A (RESI)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0,00	28,76	0,00	0,00	0	28,76
FIRST FLOOR	0,00	371,10	0,00	0,00	5	371,10
SECOND FLOOR	0,00	371,10	0,00	0,00	5	371,10
THIRD FLOOR	0,00	371,10	0,00	0,00	5	371,10
FOURTH FLOOR	0,00	371,10	0,00	0,00	5	371,10
FIFTH FLOOR	0,00	371,10	0,00	0,00	5	371,10
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	1884,26	0,00	0,00	25	1884,26

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (RESI)		0,00	1884,26	0,00	0,00	25	1884,26
Total		0,00	1884,26	0,00	0,00	25	1884,26

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

KEY NO. 2788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

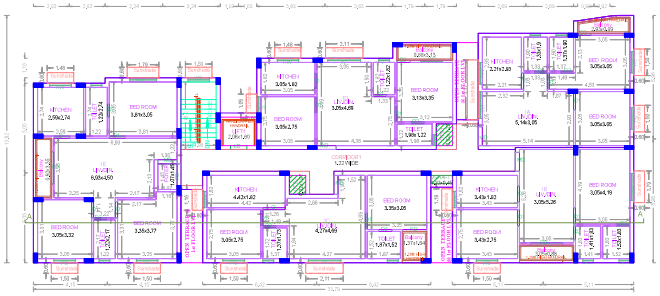
Signature valid

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

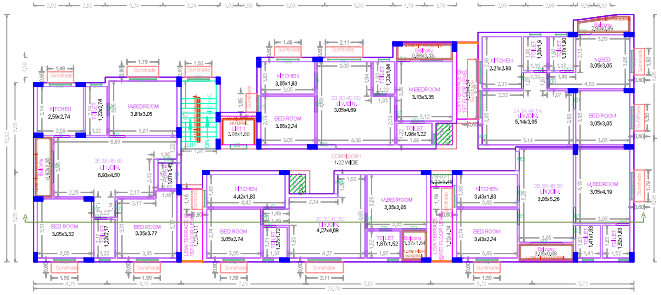
ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

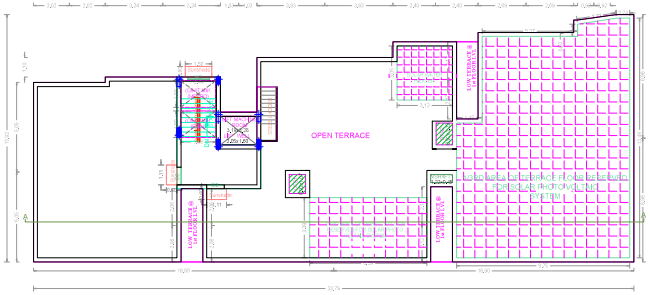
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 25 DWELLING UNITS FOR AFFORDABLE HOUSING AND ASSOCIATION ROOM AT PLOT NOS.13, 14,15, 16 & 17 (CMDA APPROVED LAYOUT NO.202/2023), MAANSAROVAR NAGAR PHASE II, RENDAMKATTALAI, CHENNAI 600128, COMPRISED IN OLD S.NO.239/1 & 239/3 (DOCUMENT), NEW S.NO.239/1D, 239/1E, 239/1F, 239/1G, 239/1H & 239/3D (PATTA) RENDAMKATTALAI VILLAGE, WITHIN THE LIMIT OF KUNDRATHUR PANCHAYAT UNION.



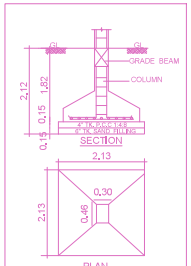
FIRST FLOOR PLAN

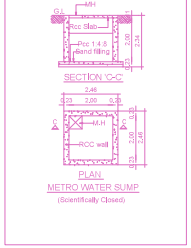


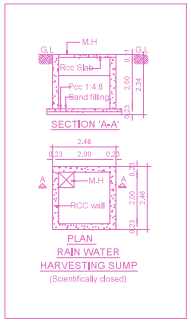
TYPICAL - 2, 3, 4, 5 FLOOR PLAN

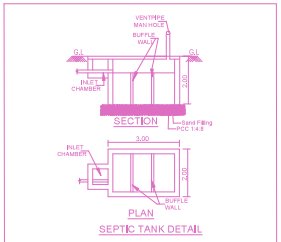


TERRACE FLOOR PLAN



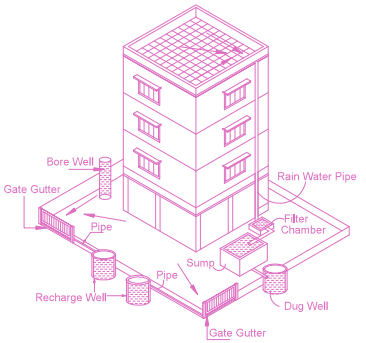




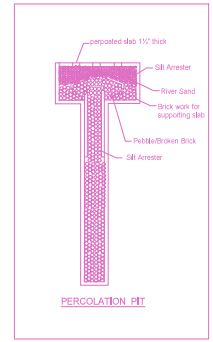


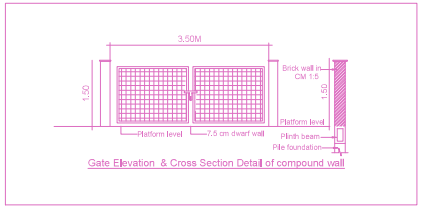
Design Data:-

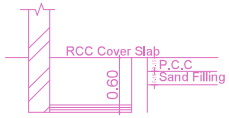
No of Dwelling Units	25 nos
No of Occupants	125 nos
Rate of water supply	135 lpcd
Water Consumption	16875 L/D
Assuming the detention time	18 hrs
Capacity of Tank	12500 L/D
Usage of Toilet for Visitors & Guests	2000 L/D
Total Water Consumption	14500 L/D
Sludge storage capacity @ 15 L / person / year 135 x 15Litres/capita/year (14500 + 2025)	16525 L/D

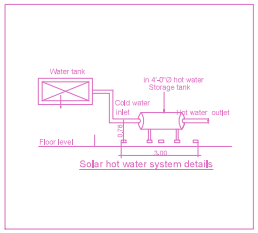


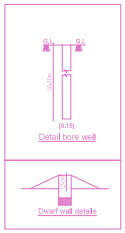
Proposed RWH System
Provided as per CBR Norms Drawing No:3A
Not To Scale











APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule 71(1)(2)(f) 2019 is subject to final outcome of the W.P. (MD)No.8948 of 2019 and WMP (MD) Nos.8913 & 8915 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.

KEY NO. 2788

QR CODE

Signature valid

Applicants (Owner / Developer / Power of Attorney)

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

ISO_A0_(841.00_X_1189.00_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.