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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

SITE PLAN	SHEET NO. 1 / 7

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING-EXTENDED DOUBLE BASEMENT FLOOR (PARKING) +GROUND FLOOR (BMS ROOM, ASSOCIATION ROOM, ATM, BADMINTON COURT (DOUBLE HEIGHT), SQUASH COURT (DOUBLE HEIGHT), SHOPS+FIRST FLOOR (MULTIPURPOSE HALL, MINI THEATRE, SPA & SALOON, YOGA AND AEROBICS, INDOOR GAMES, BUSINESS CENTRE ROOM,PRE FUNCTION AREA)+SECOND FLOOR TO SIXTEENTH FLOOR WITH 09 DWELLING UNITS IN EACH FLOOR, TOTALLY 135 DWELLING UNITS, COMPRISED IN OLD S.NOS.152 PT & 153/3PT, T.S.NO-2/1, BLOCK NO-35, WARD NO-001, KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

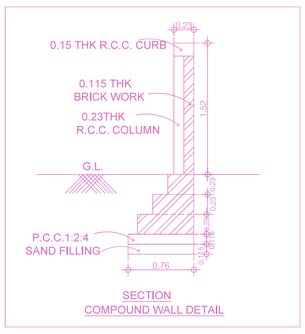
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	7892.02
AREA AS PER DOCUMENT	9205.36
AREA CONSIDERED FOR FSI	7892.02
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	536.49
TOTAL FSI AREA	25652.59
FSI FACTOR	3.250
COVERAGE AREA (PERCENTAGE %)	1795.46 (22.75%)

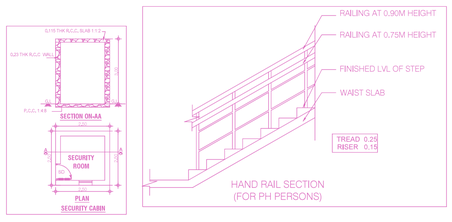
A) PARKING STATEMENT

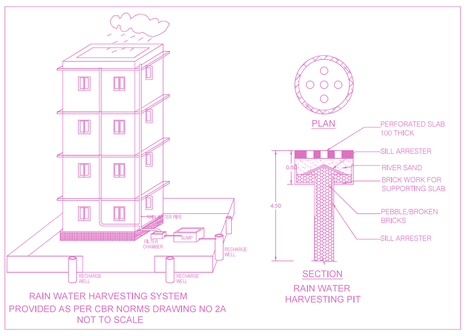
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	208	213
TWO WHEELER	43	55
CYCLE	-	0

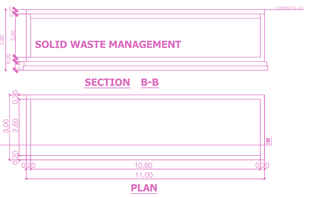
General Note: Charging point provision for Electric Vehicles for required Car & Two-wheeler parking provided as per the G.O.(Ms) No. 171 H&UD [UD4(1)] Department Dated: 30.10.2025

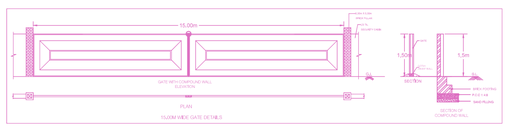
Structural Description	
Description of the foundation	Pile Foundation
Structure	Reinforced concrete framed structure with rcc wall for typical flooor and flat slan for basements and ground floor
Slab on Grade For the Basement	300 Thick Grade Slabs (With Uplift Pressure
Basement to Ground Floor	Flat Slab System
Transfer Slab	Solid slab/Transfer slab System
Typical Floor	RC wall-slab system

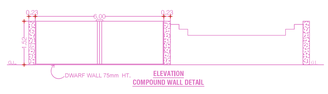


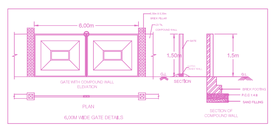


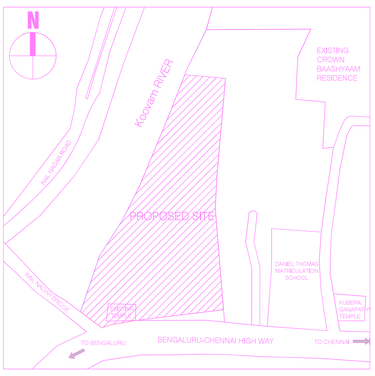




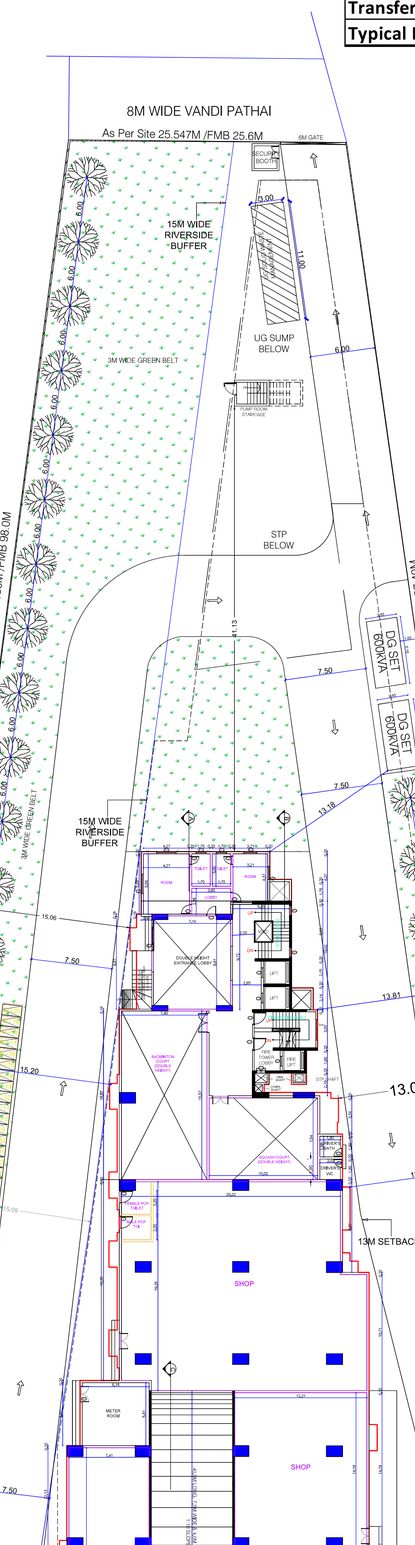


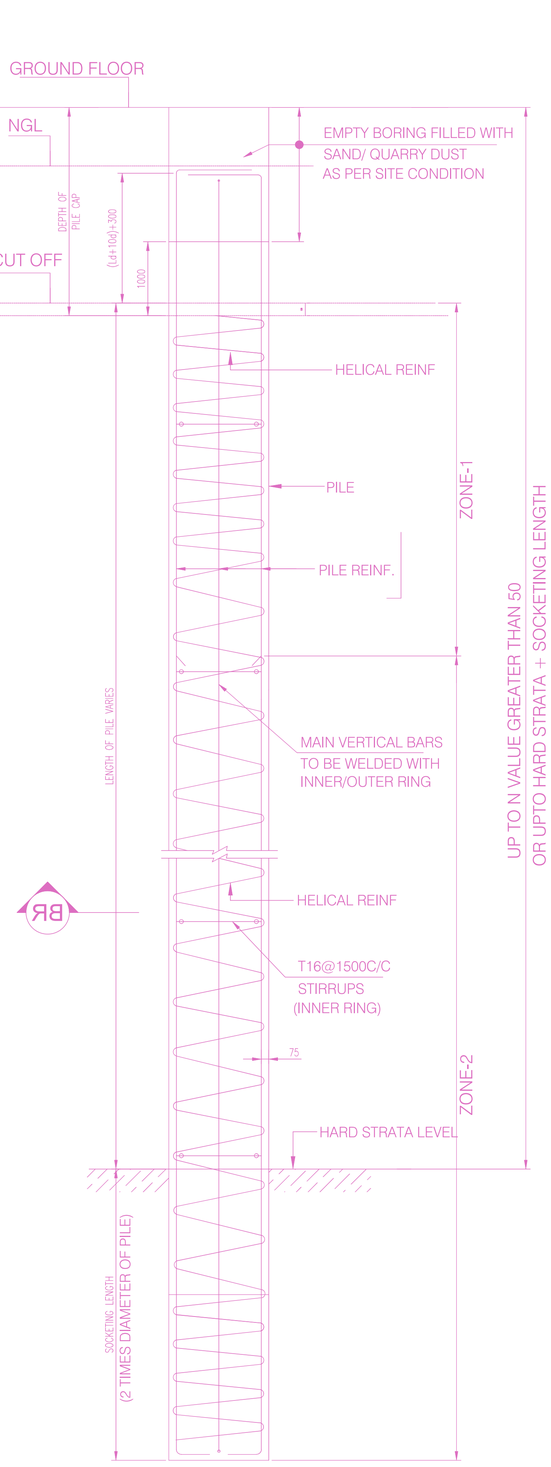




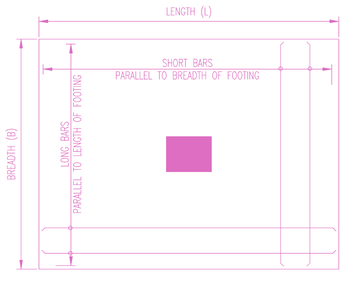


KEY PLAN
NOT TO SCALE

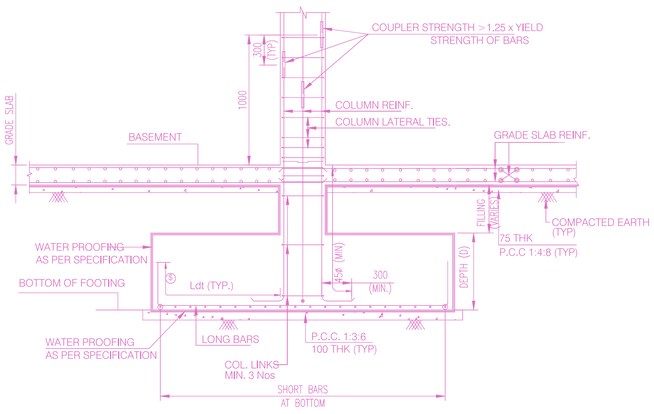




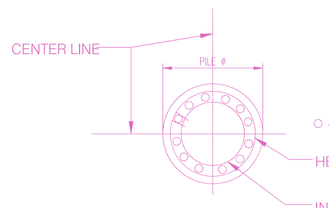
TYPICAL PILE DETAILS



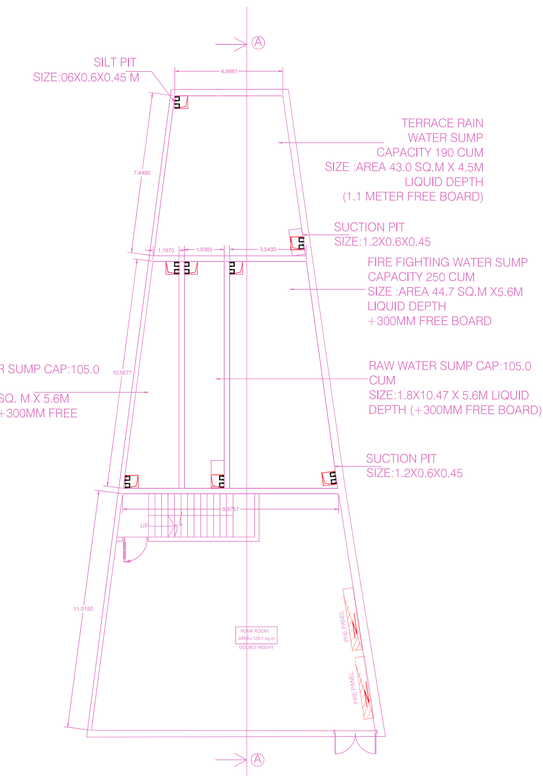
PLAN : TYPICAL ISOLATED FOOTING



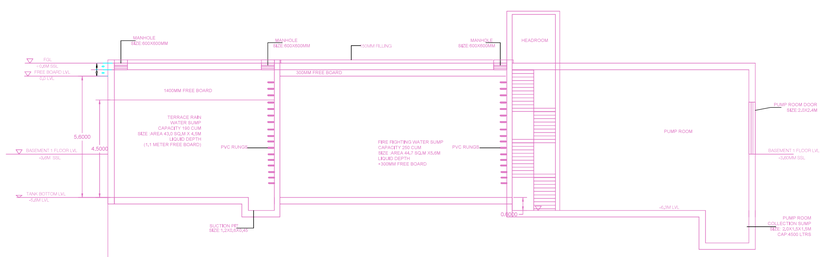
TYPICAL ISOLATED FOOTING SECTION-X



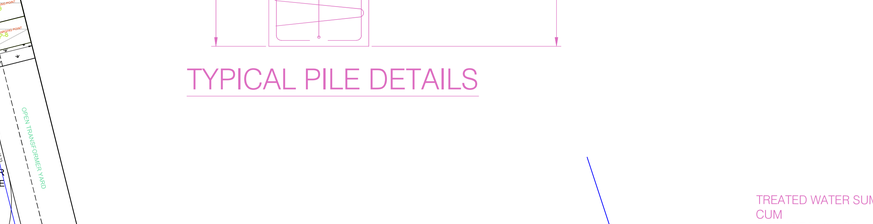
(BORED CAST IN-SITU PILE) SECTION-01



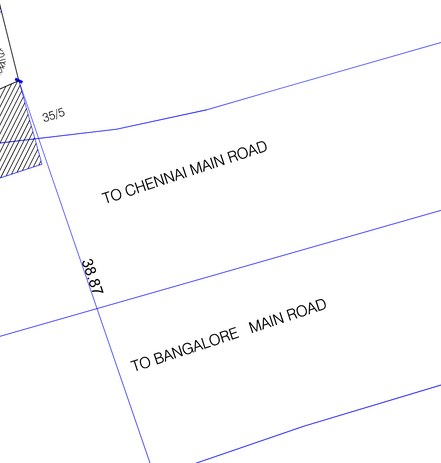
PLAN - SUMP DETAIL



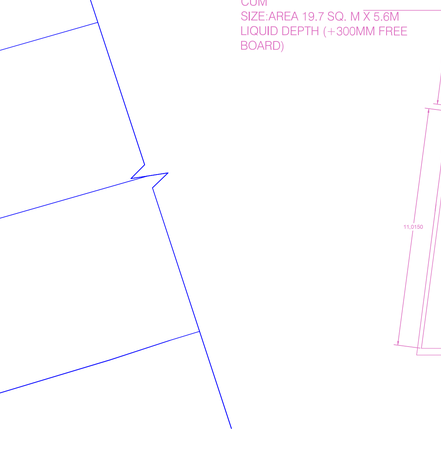
SUMP -SECTION-AA



SECTION-AA



SECTION-BB



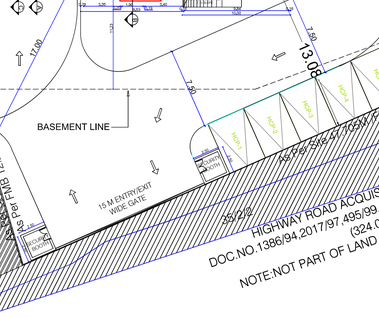
SITE CUM GROUND FLOOR PLAN
(Scale - 1:200)

FLOOR WISE FSI STATEMENT: HRB

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT02 FLOOR	0.00	276.21	0.00	0.00	0	276.21
BASEMENT01 FLOOR	0.00	110.26	0.00	0.00	0	110.26
GROUND FLOOR	1525.33	0.00	0.00	0.00	0	1525.33
FIRST FLOOR	1377.58	0.00	0.00	0.00	0	1377.58
SECOND FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
THIRD FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
FOURTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
FIFTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
SIXTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
SEVENTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
EIGHTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
NINTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
TENTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
ELEVENTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
TWELFTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
THIRTEENTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
FOURTEENTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
FIFTEENTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
SIXTEENTH FLOOR	0.00	1490.88	0.00	0.00	9	1490.88
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	2902.91	22749.67	0.00	0.00	135	25652.58

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
HRB		2902.91	22749.67	0.00	0.00	135	25652.58
Total		2902.91	22749.67	0.00	0.00	135	25652.58



APPROVAL CONDITION
TNB Head Number
Plan Checked By (Name and Designation)
Plan Checked On (Date)
Plan Approved By (Name and Designation)
Plan Approved On (Date)
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
Signature valid
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

Owner-1	Owner-2	Owner-3	Owner-4	Owner-5	Owner-6	Owner-7	Owner-8	Owner-9	Owner-10
Owner-11	Owner-12	Owner-13	Owner-14	Owner-15	Owner-16	Owner-17	Owner-18	Owner-19	Owner-20

Applicants (Owner / Developer / Power of Attorney)

Name
Signature
Name
Signature

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

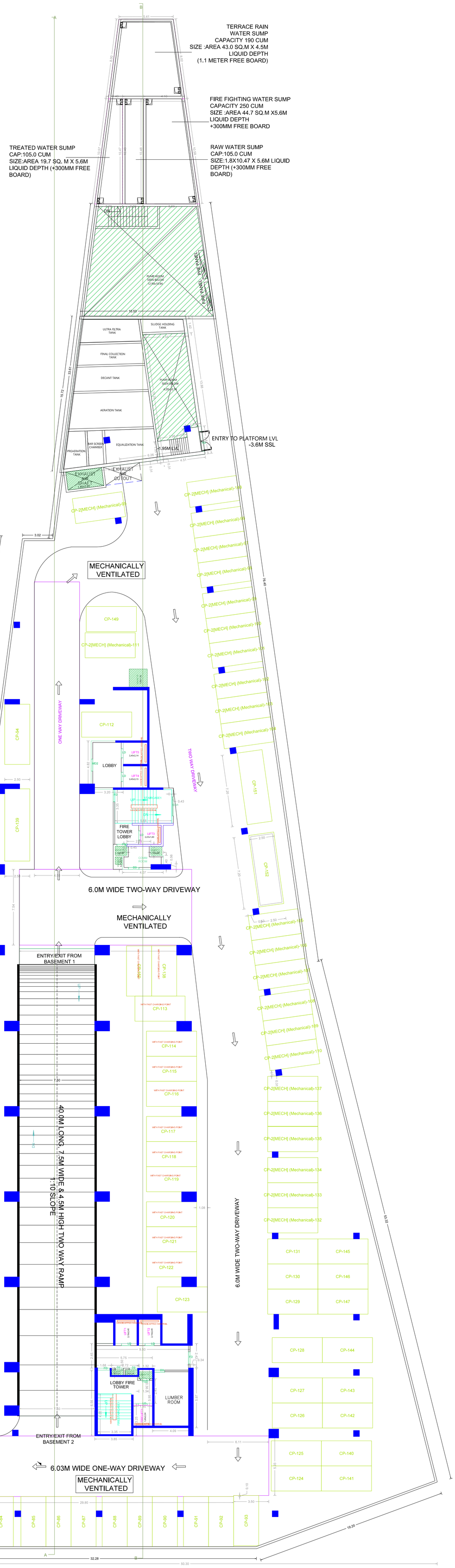
Signature valid
Digitally Signed by PRAVEEN HIRENDE
Architect: PRAVEEN HIRENDE
Sign Date: 04/02/2026 5:19:21 PM

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FLOOR NAME	SHEET NO. 2 / 7
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING-EXTENDED DOUBLE BASEMENT FLOOR (PARKING) +GROUND FLOOR (BMS ROOM, ASSOCIATION ROOM, ATM, BADMINTON COURT (DOUBLE HEIGHT), SQUASH COURT (DOUBLE HEIGHT), SHOPS+FIRST FLOOR (MULTIPURPOSE HALL, MINI THEATRE, SPA & SALOON, YOGA AND AEROBICS, INDOOR GAMES, BUSINESS CENTRE ROOM,PRE FUNCTION AREA)+SECOND FLOOR TO SIXTEENTH FLOOR WITH 09 DWELLING UNITS IN EACH FLOOR, TOTALLY 135 DWELLING UNITS, COMPRISED IN OLD S.NOS.152PT & 153/3PT, T.S.NO-2/1, BLOCK NO-35, WARD NO-001, KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



EXTENDED BASEMENT01 FLOOR PLAN

Revised	Revised	Revised	Revised	Revised	Revised	Revised	Revised	Revised	Revised
Revised	Revised	Revised	Revised	Revised	Revised	Revised	Revised	Revised	Revised

Applicants (Owner / Developer / Power of Attorney)

Signature
Name
Registered

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Signature
Name
Registered

APPROVAL CONDITION

For Deputy Planner

PRE-7 FILE_NO
PRE-7 APPN_DATE
PRE-7 APPN_NO
PRE-7 PERMIT_NO

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

PRE_NO
DATE

PRE-7 APPN_NO
PERMIT_NO

PRE_DATE

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

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FLOOR NAME	SHEET NO. 3 / 7
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING-EXTENDED DOUBLE BASEMENT FLOOR (PARKING) +GROUND FLOOR (BMS ROOM, ASSOCIATION ROOM, ATM, BADMINTON COURT (DOUBLE HEIGHT), SQUASH COURT (DOUBLE HEIGHT), SHOPS+FIRST FLOOR (MULTIPURPOSE HALL, MINI THEATRE, SPA & SALOON, YOGA AND AEROBICS, INDOOR GAMES, BUSINESS CENTRE ROOM,PRE FUNCTION AREA)+SECOND FLOOR TO SIXTEENTH FLOOR WITH 09 DWELLING UNITS IN EACH FLOOR, TOTALLY 135 DWELLING UNITS, COMPRISED IN OLD S.NOS.152PT & 153/3PT, T.S.NO-2/1, BLOCK NO-35, WARD NO-001, KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



EXTENDED BASEMENT 02 FLOOR PLAN

Applicants (Owner / Developer / Power of Attorney)

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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
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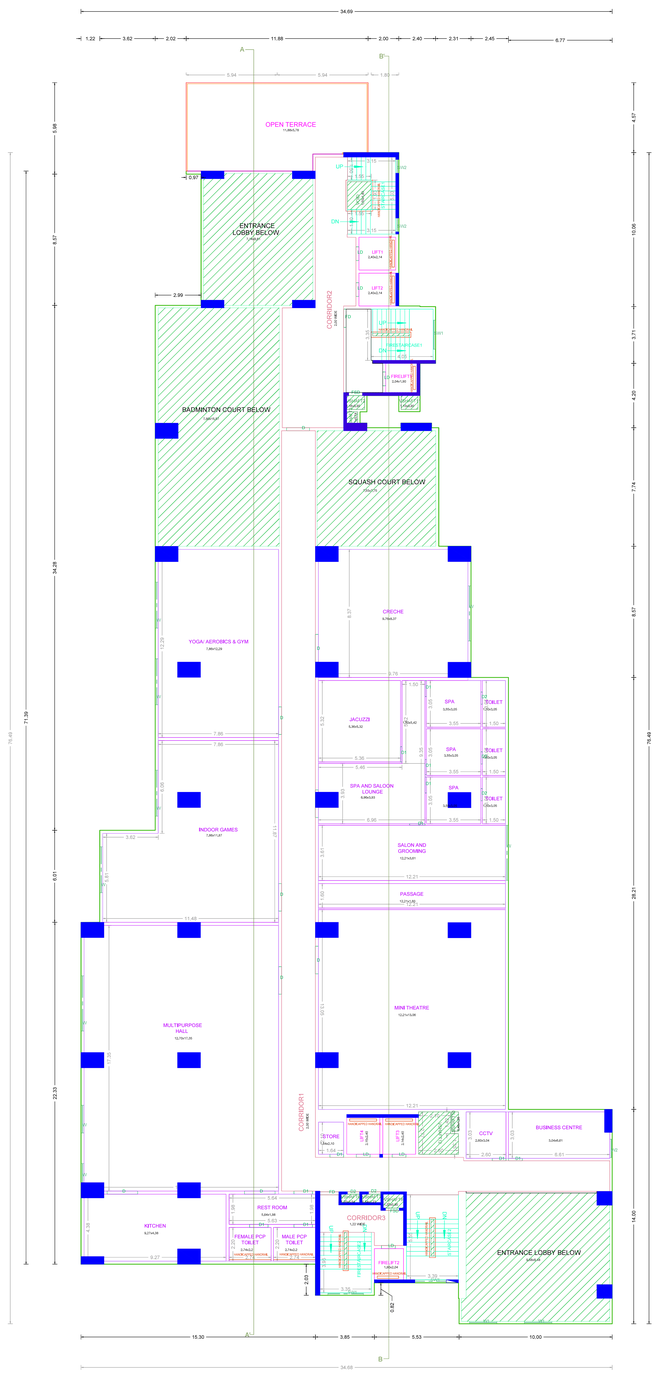
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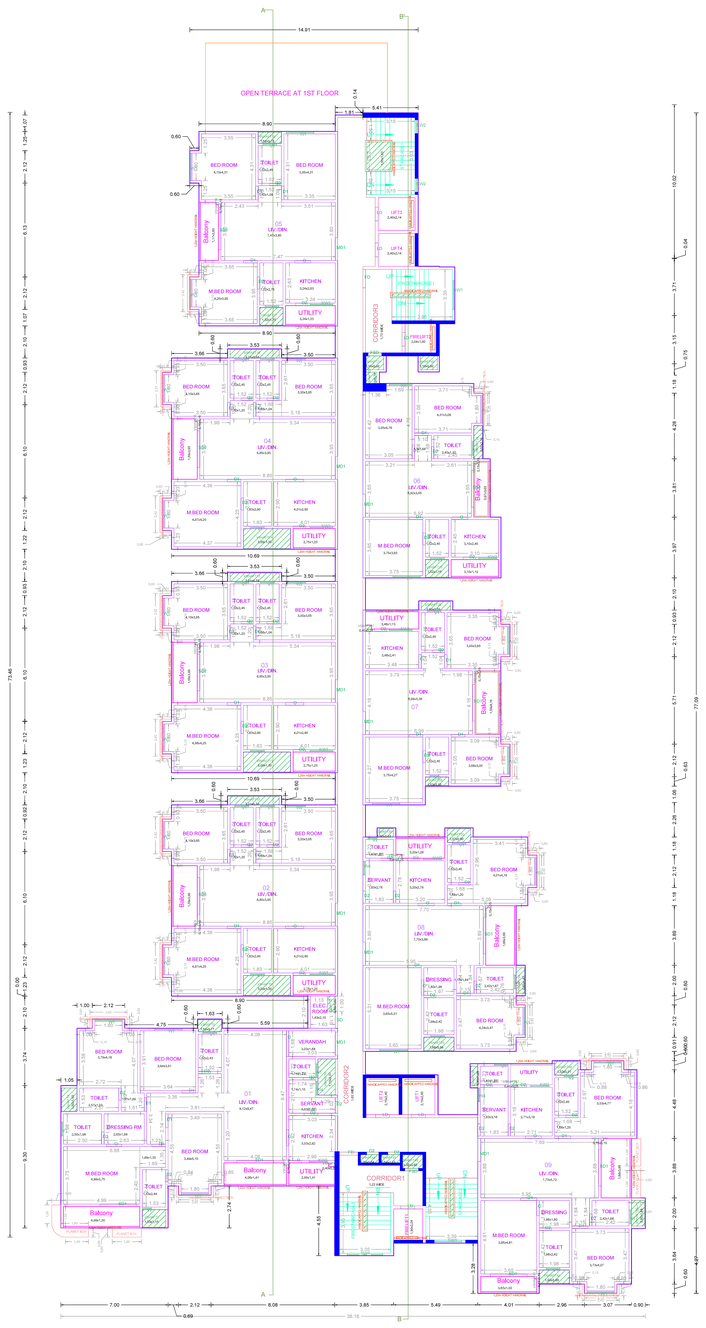
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FLOOR NAME	SHEET NO. 4 / 7
FLOOR NAME	

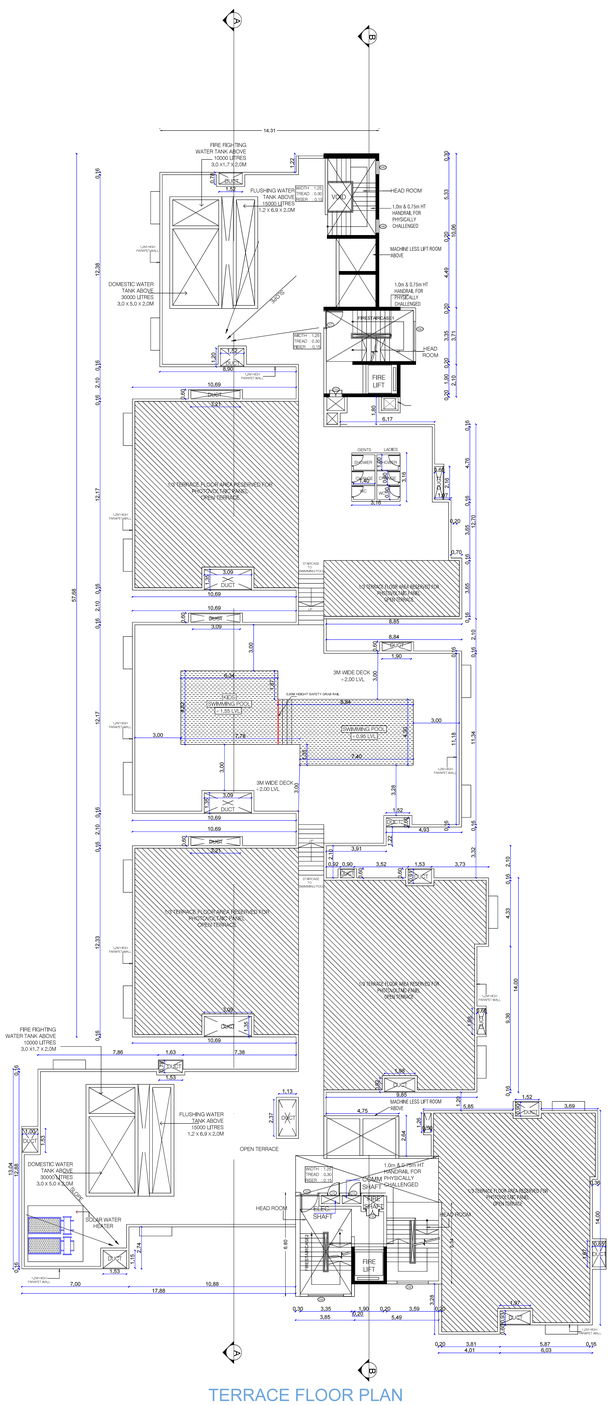
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FIRST FLOOR PLAN



TYPICAL - 2 to16 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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QR CODE

Applicants (Owner / Developer / Power of Attorney)

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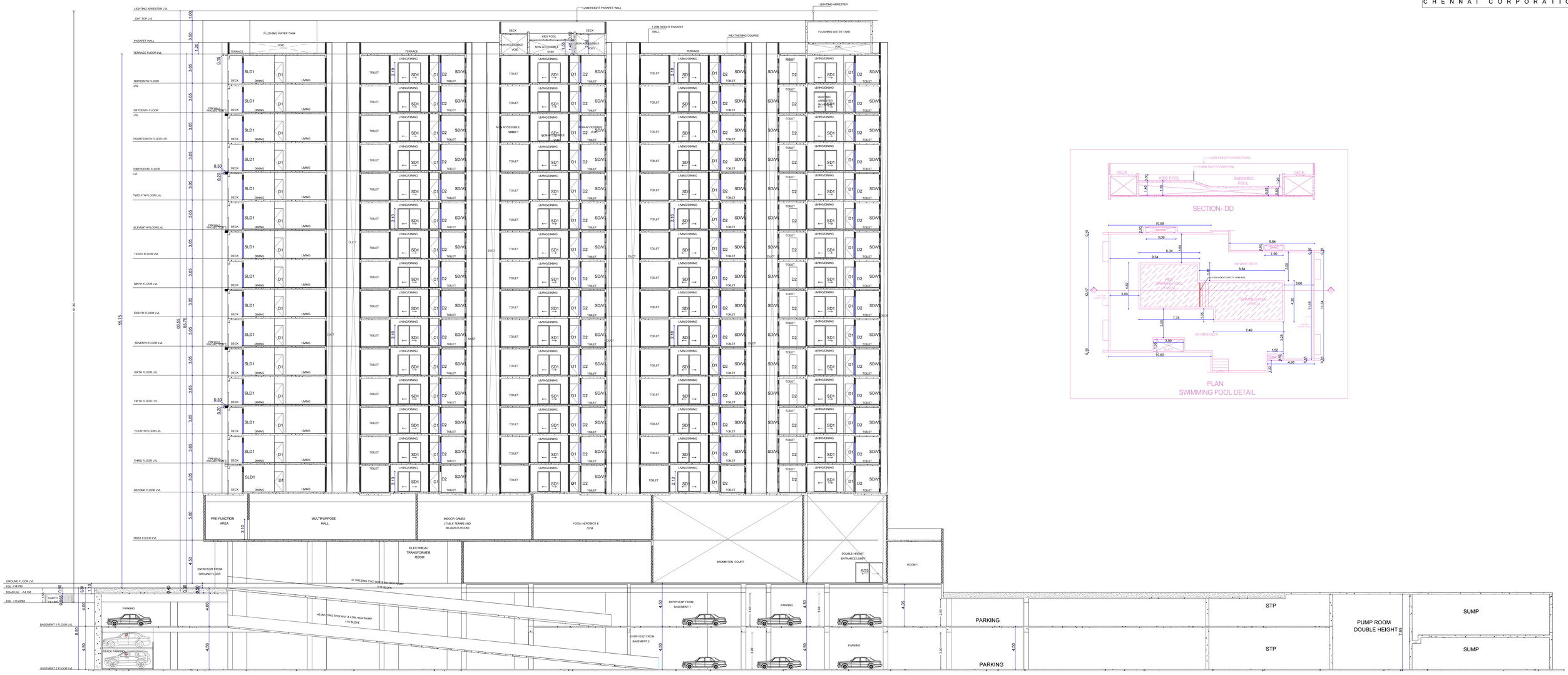
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FLOOR NAME	SHEET NO. 5 / 7

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING-EXTENDED DOUBLE BASEMENT FLOOR (PARKING) +GROUND FLOOR (BMS ROOM, ASSOCIATION ROOM, ATM, BADMINTON COURT (DOUBLE HEIGHT), SQUASH COURT (DOUBLE HEIGHT), SHOPS+FIRST FLOOR (MULTIPURPOSE HALL, MINI THEATRE, SPA & SALOON, YOGA AND AEROBICS, INDOOR GAMES, BUSINESS CENTRE ROOM,PRE FUNCTION AREA)+SECOND FLOOR TO SIXTEENTH FLOOR WITH 09 DWELLING UNITS IN EACH FLOOR, TOTALLY 135 DWELLING UNITS, COMPRISED IN OLD S.NOS.152PT & 153/3PT, T.S.NO-2/1, BLOCK NO-35, WARD NO-001, KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER C H E N N A I C O R P O R A T I O N .



SECTION - AA'

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
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QR CODE

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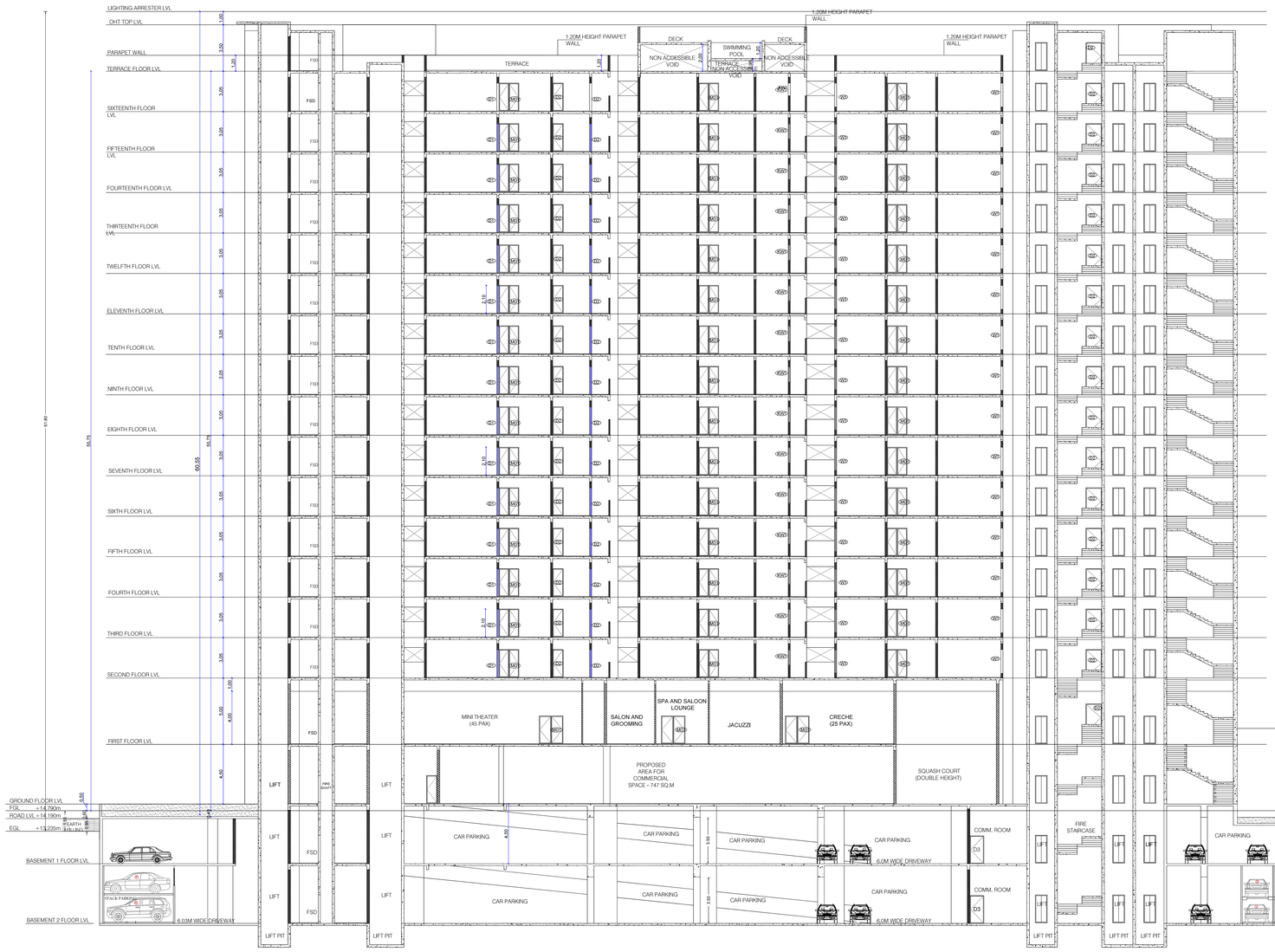
Applicants (Owner / Developer / Power of Attorney)

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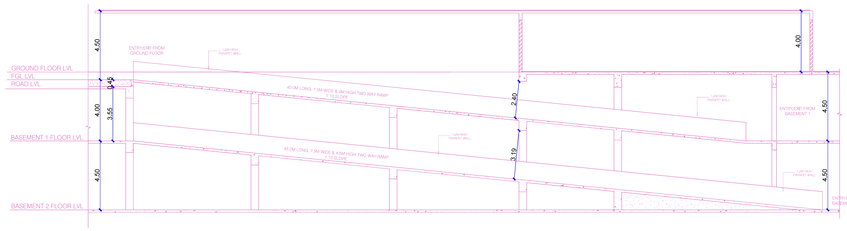
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FLOOR NAME	SHEET NO. 6 / 7
FLOOR NAME	

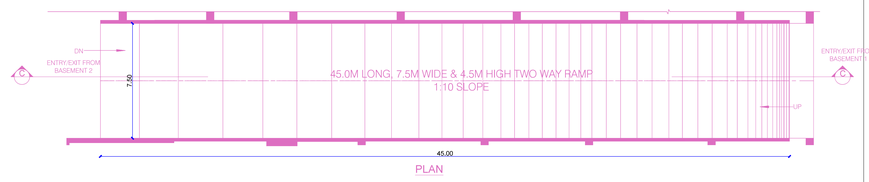
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SECTION - BB'



RAMP SECTION CC



PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the Order in G.O.(Ms) No.84 (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

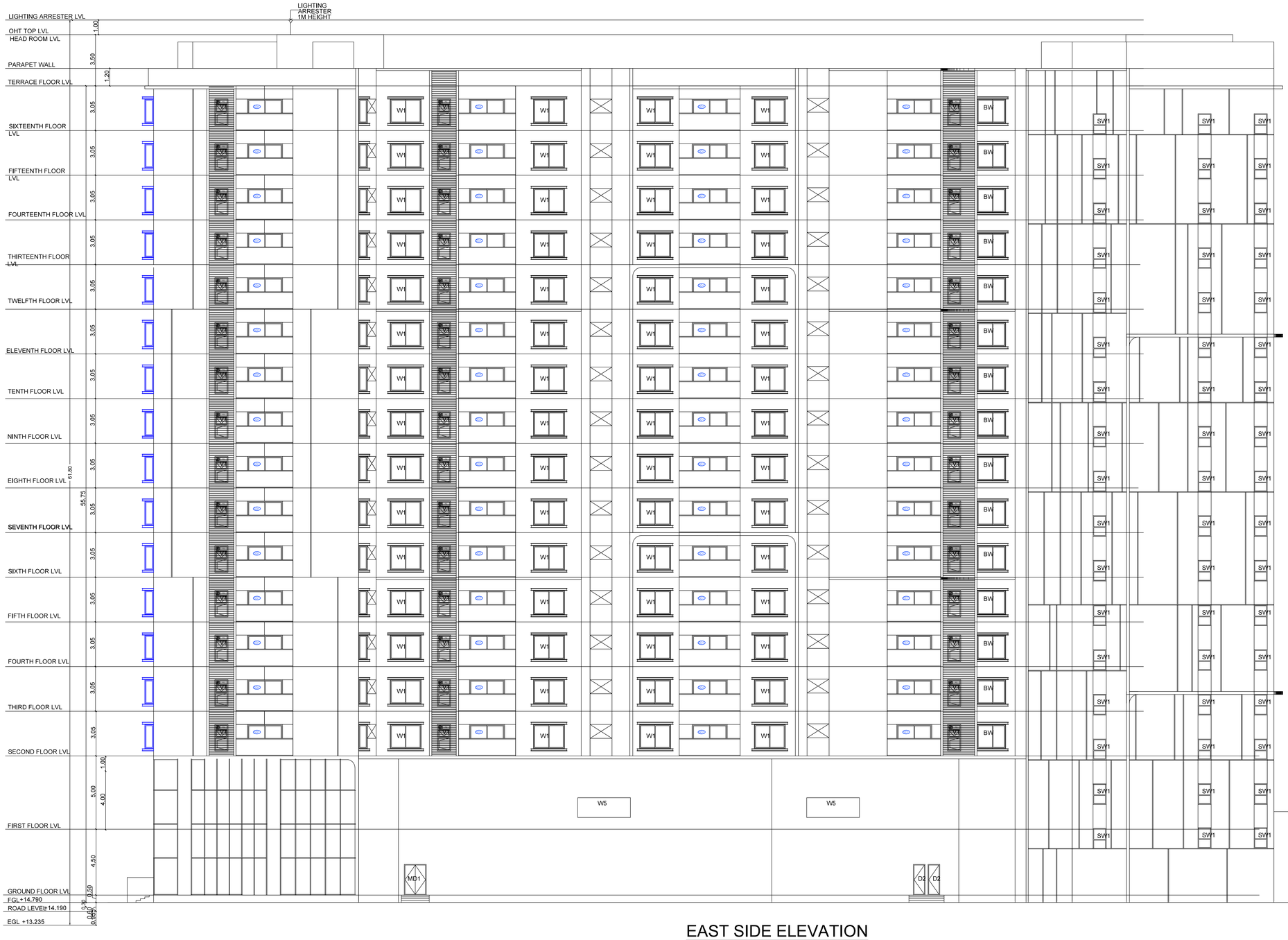
Applicants (Owner / Developer / Power of Attorney)

ISO_full_bleed_2A0_(1189.00_x_1682.00_MM)

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

FLOOR NAME	SHEET NO. 7 / 7
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING-EXTENDED DOUBLE BASEMENT FLOOR (PARKING) +GROUND FLOOR (BMS ROOM, ASSOCIATION ROOM, ATM, BADMINTON COURT (DOUBLE HEIGHT), SQUASH COURT (DOUBLE HEIGHT), SHOPS+FIRST FLOOR (MULTIPURPOSE HALL, MINI THEATRE, SPA & SALOON, YOGA AND AEROBICS, INDOOR GAMES, BUSINESS CENTRE ROOM,PRE FUNCTION AREA)+SECOND FLOOR TO SIXTEENTH FLOOR WITH 09 DWELLING UNITS IN EACH FLOOR, TOTALLY 135 DWELLING UNITS, COMPRISED IN OLD S.NOS.152PT & 153/3PT, T.S.NO-2/1, BLOCK NO-35, WARD NO.-001, KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



EAST SIDE ELEVATION

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.

KEY NO.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the Condition in G.O.(Ms) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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

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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+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.