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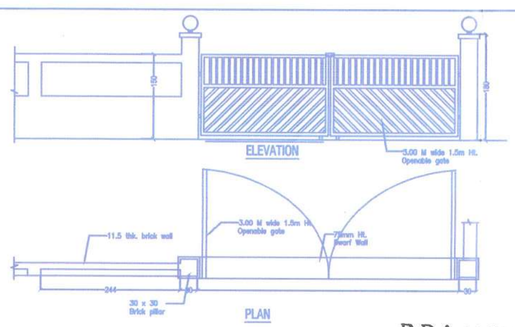
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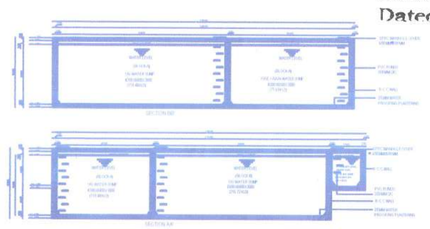
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

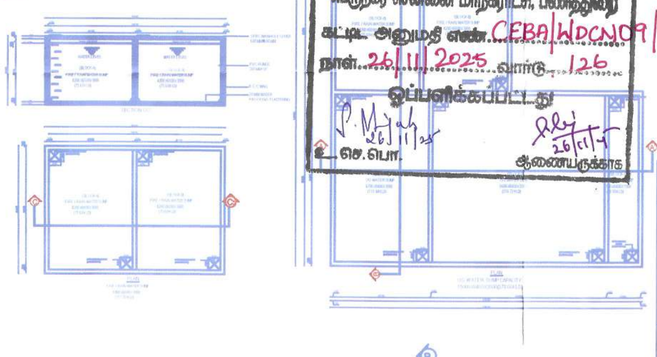
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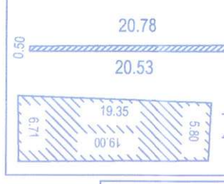
P.P.A approved by
C.M.D.A vide
Lr.No. C3(S)/1746/2023
Dated 22/08/2025



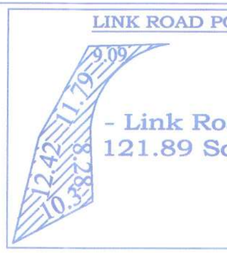


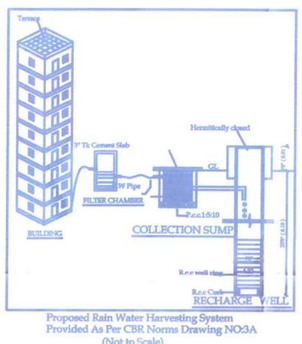
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CEBA/WDCN09/000504/2025
நாள் 26/11/2025 பொருட்படுத்தப்பட்டது
26/11/25 செ.பொ. 26/11/25 இணைப்பாளர்

STREET ALIGNMNET PORTION



LINK ROAD PORTION





Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO3A
(Not to Scale)

EXISTING BLOCK A1 & A2

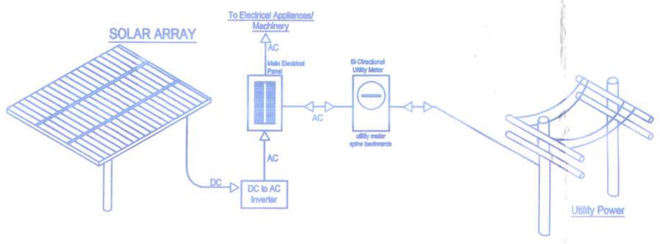
Floor	Number of Dwelling Units	FSI area
Ground floor	06	215.10 m²
1st Floor	06	215.10 m²
2nd Floor	06	215.10 m²
3rd Floor	06	215.10 m²
TOTAL	24	860.40 m²
TOTAL (A1 & A2)	48	860.40 m²

EXISTING BLOCK A1+A2

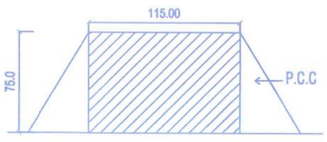
Floor	Number of Dwelling Units	FSI area
Block A1	24	860.40 m²
Block A2	24	860.40 m²
TOTAL	48	1720.80 m²

VEHICLE PARKING AREA DETAILS:

No. of Parking Required (750+75)	- 825 Nos.
No. of Parking Provided	- 825 Nos.
Parking lot size	- (1.00 x 1.80)m
Area/Parking lot	- 1.80 sq m
TOTAL V.P AREA (825 x 1.80)	- 1485 sq m
No. of Parking provided for General Unit	- 715 Nos.
No. of Parking provided for PwD Unit	- 35 Nos.
No. of Parking provided for Visitor	- 75 Nos.

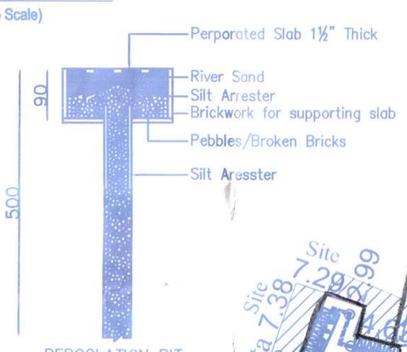


SOLAR PANEL DETAILS
(Not To Scale)



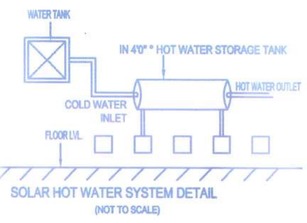
DWARF WALL SECTION
NOT TO SCALE

NOTE :
1. The concrete paving all around the building has to be sloped at 1:20 (one vertical twenty horizontal) towards the pebble bed.
2. Dwarf wall in masonry of 7.5cm ht at the entrance



PERCOLATION PIT

CROSS SECTION THROUGH
RAIN WATER RECHARGE WELL
(RCW)
NOT TO SCALE



SOLAR HOT WATER SYSTEM DETAIL
(NOT TO SCALE)

SHEET NO: 01/13

BLOCK-A (PS+12)

FLOOR	"NO.OF DWELLING UNITS"	"PLINTH AREA (SQ.M)"	"FSI AREA (SQ.M)"
STILT	13	487.32	487.32
METER ROOM			139.59
1ST FLOOR	19	725.33	725.33
2nd FLOOR	19	725.33	725.33
3rd FLOOR	19	725.33	725.33
4th FLOOR	19	725.33	725.33
5th FLOOR	19	725.33	725.33
6th FLOOR	19	725.33	725.33
7th FLOOR	19	725.33	725.33
8th FLOOR	19	725.33	725.33
9th FLOOR	19	725.33	725.33
10th FLOOR	19	725.33	725.33
11th FLOOR	19	725.33	725.33
12th FLOOR	15	587.98	587.98
TOTAL	237 Dwelling units	9053.93	9193.52

BLOCK-B (PS+13)

FLOOR	"NO.OF DWELLING UNITS"	"PLINTH AREA (SQ.M)"	"FSI AREA (SQ.M)"
STILT	23	890.73	890.73
METER ROOM			236.20
1ST FLOOR	32	1230.59	1230.59
2nd FLOOR	32	1230.59	1230.59
3rd FLOOR	32	1230.59	1230.59
4th FLOOR	32	1230.59	1230.59
5th FLOOR	32	1230.59	1230.59
6th FLOOR	32	1230.59	1230.59
7th FLOOR	32	1230.59	1230.59
8th FLOOR	32	1230.59	1230.59
9th FLOOR	32	1230.59	1230.59
10th FLOOR	32	1230.59	1230.59
11th FLOOR	32	1230.59	1230.59
12th FLOOR	32	1230.59	1230.59
13th FLOOR	25	980.12	980.12
TOTAL	432 Dwelling units	16637.93	16874.13

BLOCK-C (S+03)

FLOOR	"NO.OF DWELLING UNITS"	"PLINTH AREA (SQ.M)"	"FSI AREA (SQ.M)"
1ST FLOOR	06	223.91	223.91
2nd FLOOR	06	223.91	223.91
3rd FLOOR	06	223.91	223.91
TOTAL	18 Dwelling units	671.73	671.73

BLOCK-D (S+03)

FLOOR	"NO.OF DWELLING UNITS"	"PLINTH AREA (SQ.M)"	"FSI AREA (SQ.M)"
1ST FLOOR	05	187.23	187.23
2nd FLOOR	05	187.23	187.23
3rd FLOOR	05	187.23	187.23
TOTAL	15 Dwelling units	561.69	561.69
TOTAL BUILTUP AREA		26925.28	27301.07

AREA DETAILS

	BLOCK A	BLOCK B	BLOCK C	BLOCK D
PLINTH AREA/UNIT (EXCLUDING COMMON AREA)	30.20	30.18	30.22	30.22
COMMON AREA/UNIT	8.01	8.33	7.10	7.23
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	38.20	38.51	37.32	37.45
CARPET AREA/UNIT (GENERAL UNIT)	25.16	25.16	25.16	25.16
CARPET AREA/UNIT (PWD UNIT)	24.84	24.84	24.84	24.84
NUMBER OF UNITS/FLOOR	19	32	6	5
NO. OF UNITS IN PARTLY STILT FLOOR	13	23	0	0
NUMBER OF UNITS	237	432	18	15
TOTAL NUMBER OF UNITS	702			

AREA STATEMENT

DESCRIPTION	AREA (SQ.M)
SITE EXTENT	11112.35
TOTAL BUILT UP AREA (Proposed + Existing)	27301.07 + 1720.80 = 29,021.87
FSI ACHIEVED	29021.87 / 11112.35=2.61

REFERENCE:
EXISTING TYPE DESIGN:
AS PER TYPE DESIGN - 5/2013. (G + 3)
PLINTH AREA / UNIT - 35.85 sq.m
[24 UNITS/BLOCK]
NO.OF UNITS (2 x 24) - 48 Nos.
TOTAL NUMBER OF UNITS (EXISTING) -48 Nos

COMPREHENSIVE CONSULTANT

METAPHOR
Architects Private Limited
02/PC6,2nd Floor, Mogappair West, Chennai - 37.
Tel:+91 44 4355 1341 | info.metaphor@gmail.com

TURNKEY DESIGN AND BUILD CONTRACTOR

RCCL
RAMALINGAM CONSTRUCTION COMPANY PVT LTD
#175/2 South State Bank Nagar,
Chattipalayam,Erode - 638002,Tamil Nadu.
Tel: 0424 2282389,Email ID: info@ramalingam.in

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

PLAN SHOWING RECONSTRUCTION OF A HIGH RISE GROUP DEVELOPMENT BUILDING CONSISTING OF 4 EWS BLOCKS, BLOCK A: STILT FLOOR + 12 FLOORS WITH 237 DWELLING UNITS, BLOCK B: STILT FLOOR + 13 FLOORS WITH 432 DWELLING UNITS, BLOCK C : STILT FLOOR + 3 FLOORS WITH 18 DWELLING UNITS AND BLOCK D : STILT FLOOR + 3 FLOORS WITH 15 DWELLING UNITS TOTALLY 702 DWELLING UNITS IN THE SITE COMPRISING EXISTING CMDA APPROVED BLOCKS A1&A2: EACH GROUND FLOOR +3 FLOORS WITH 24 DWELLING UNITS TOTALLY 750 DWELLING UNITS AT R.K.MUTT ROAD, VENKATAKRISHNA ROAD, ANIDMANYAM THOTTOM, MYLAPORE, CHENNAI BEARING R.S.NO. 4123/1 PT OF BLOCK NO. 89, MYLAPORE VILLAGE ZONE - IX GREATER CHENNAI CORPORATION.

S. MAGESH SHANKAR B.ARCH, M.S. (CONSTRUCTION MANAGEMENT) REGISTERED ARCHITECT - GRADE I METAPHOR ARCHITECAS PRIVATE LIMITED 02/PC6, 2nd Floor, Mogappair West, Chennai - 37. MCOA Reg. No. CA/2004/33676 CMDA Reg. No. RA/GR.I/19/08/334 CORPORATION OF CHENNAI RA100912019 ARCHITECT	SUPERINTENDENT ENGINEER
MERAKI STRUCTURE COIMBATORE — STRUCTURAL ENGINEER	PLANNING ASSISTANT
Executive Engineer Division - V TNUHDB — EXECUTIVE ENGINEER	ASST. PLANNER
SENIOR PLANNER	Senior Planner Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. for CHIEF ENGINEER

SHEET	A1	SCALE	1:300

NOTE 1. ALL DIMENSIONS ARE IN METERS

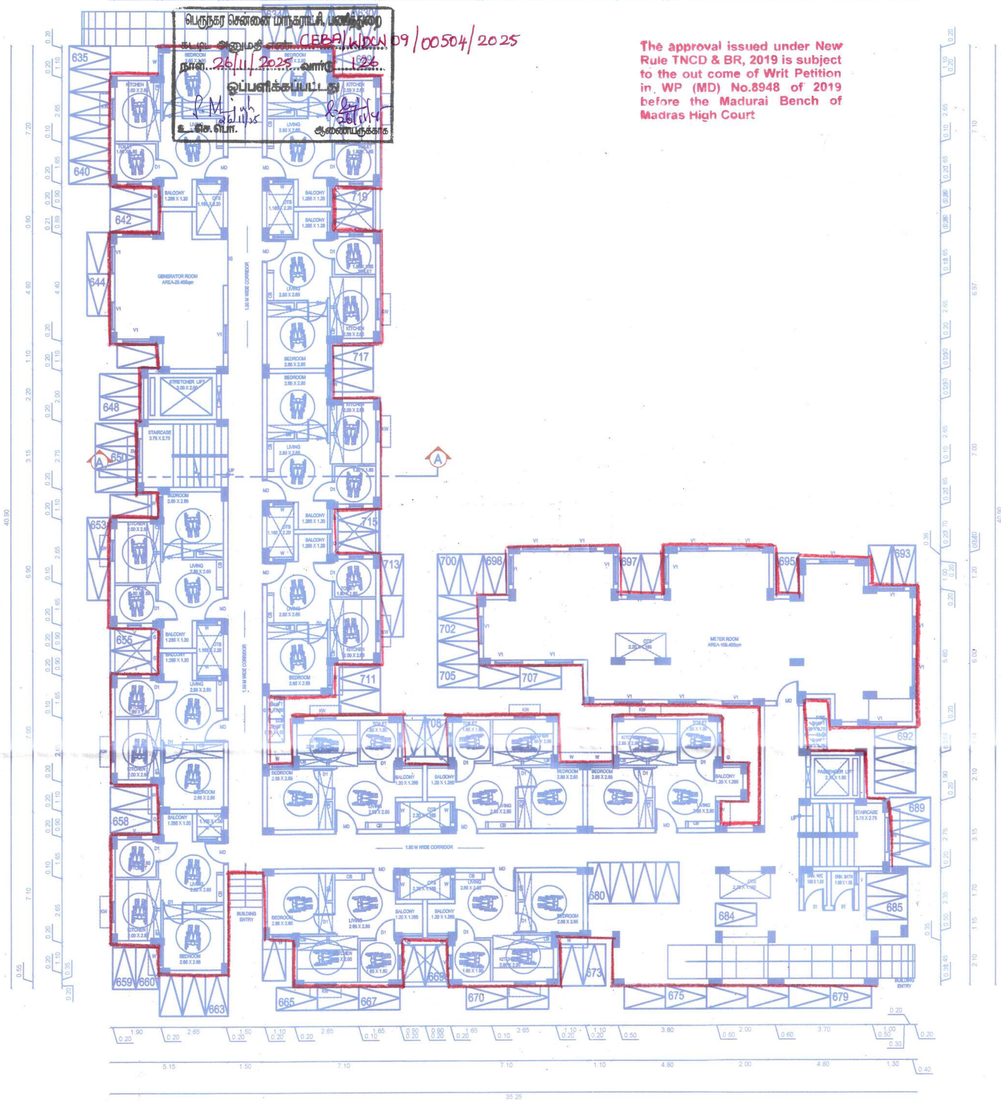
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C.M.D.A vide
Lr.No. C2(2)/746/2023
Dated 22/08/2025

SHEET NO - 02/13

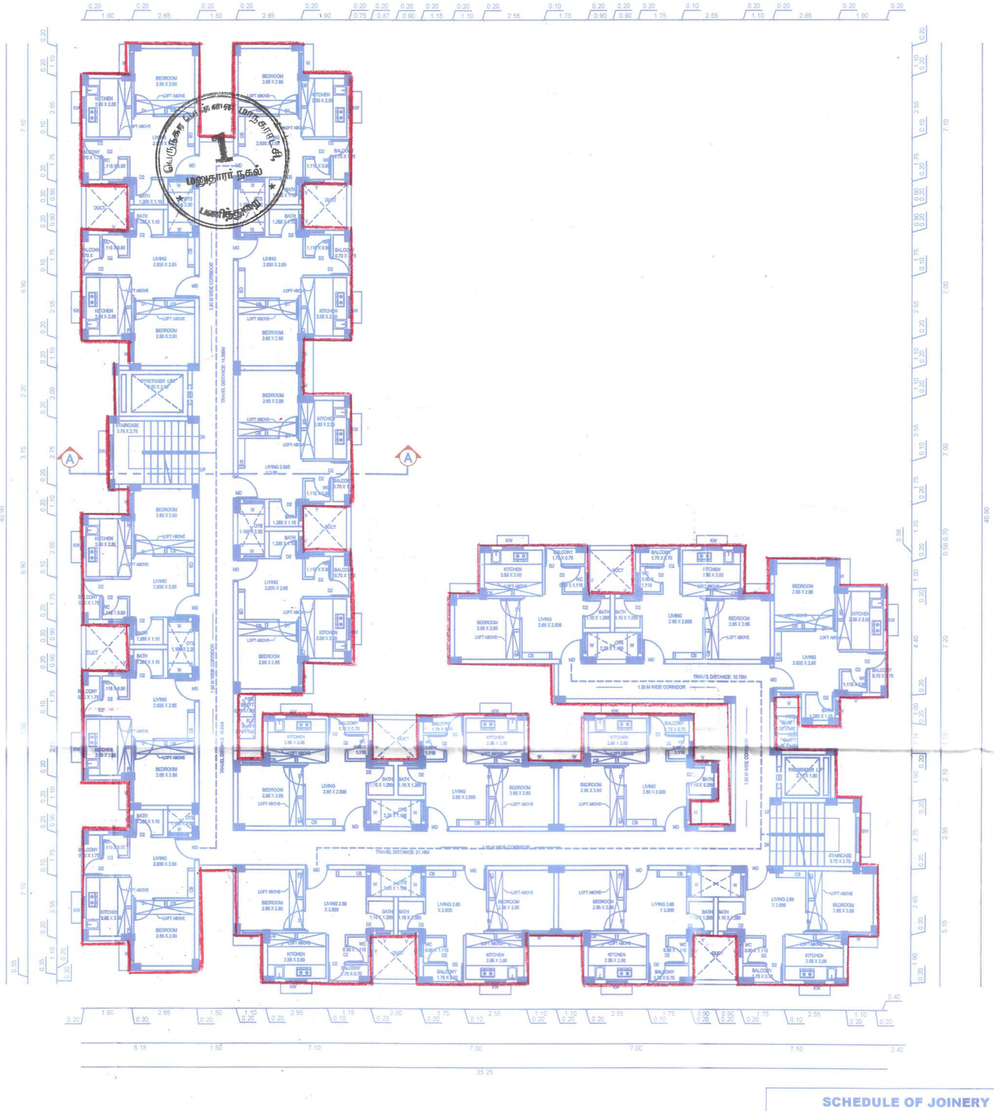
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பெருநகர சென்னை மாநகராட்சி பகுதியை
சுயவி அலுவலர் எண் CBPA/UDN 09/00504/2025
நாள் 26/11/2025 வரை 1126
ஒப்பளிக்கப்பட்டது
உ.நி.அ.

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



BLOCK-A
PARTLY STILT FLOOR PLAN



TYPICAL FLOOR PLAN
(01-11 FLOORS)

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10

AREA DETAILS(BLOCK A)		
PLINTH AREA/UNIT(EXCLUDING COMMON AREA)		30.20
COMMON AREA/UNIT		8.01
PLINTH AREA/UNIT(INCLUDING COMMON AREA)		38.20
CARPET AREA/UNIT(GENERAL UNIT)		25.16
CARPET AREA/UNIT(PWD UNIT)		24.84
NUMBER OF UNITS IN PARTLY STILT		13
NUMBER OF UNITS IN TYPICAL FLOOR		19
NUMBER OF UNITS IN 12TH FLOOR		15
NUMBER OF UNITS		237

BLOCK A

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

PROJECT
PLAN SHOWING RECONSTRUCTION OF A HIGH RISE GROUP DEVELOPMENT BUILDING CONSISTING OF 4 EWS BLOCKS, BLOCK A: STILT FLOOR + 12 FLOORS WITH 237 DWELLING UNITS, BLOCK B: STILT FLOOR + 13 FLOORS WITH 432 DWELLING UNITS, BLOCK C : STILT FLOOR + 3 FLOORS WITH 18 DWELLING UNITS AND BLOCK D : STILT FLOOR + 3 FLOORS WITH 15 DWELLING UNITS TOTALLY 702 DWELLING UNITS IN THE SITE COMPRISING EXISTING CMDA APPROVED BLOCKS A1 & A2: EACH GROUND FLOOR +3 FLOORS WITH 24 DWELLING UNITS TOTALLY 750 DWELLING UNITS AT R.K.MUTT ROAD, VENKATAKRISHNA ROAD, ANIDMANYAM THOTTOM, MYLAPORE, CHENNAI BEARING R.S.NO. 4123/1 PT OF BLOCK NO. 89, MYLAPORE VILLAGE ZONE - IX GREATER CHENNAI CORPORATION.

TURNKEY DESIGN AND BUILD CONTRACTOR
RAMALINGAM CONSTRUCTION COMPANY PVT LTD
#175/2 South State Bank Nagar,
Chattipalayam,Erode - 638002,Tamil Nadu.
Tel: 0424 2282389,Email ID: info@ramalingam.in

COMPREHENSIVE CONSULTANT
METAPHOR
Architects Private Limited
02/PC6,2nd Floor, Mogappair West, Chennai - 37.
Tel:+91 44 4355 1341 | info.metaphor@gmail.com

NOTE:
1. ALL DIMENSIONS ARE IN METERS.

SCALE 1:125
SHEET A1

S. MAGESH SHANKAR
B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
METAPHOR ARCHITECTS PRIVATE LIMITED
02/PC6, 2nd Floor, Mogappair West, Chennai - 37.
MCOA Reg. No. CA/2004/33673
CMDA Reg. No. RA/GR.I/19/08/334
CORPORATION OF CHENNAI ITA/100912019

ARCHITECT | STRUCTURAL ENGINEER | ASST. PLANNER | EXECUTIVE ENGINEER

Executive Engineer
Division - V
TNUHDB

SUPERINTENDENT ENGINEER | PLANNING ASSISTANT | SENIOR PLANNER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. C2(2)/1746/2023
Dated. 22.08.2025

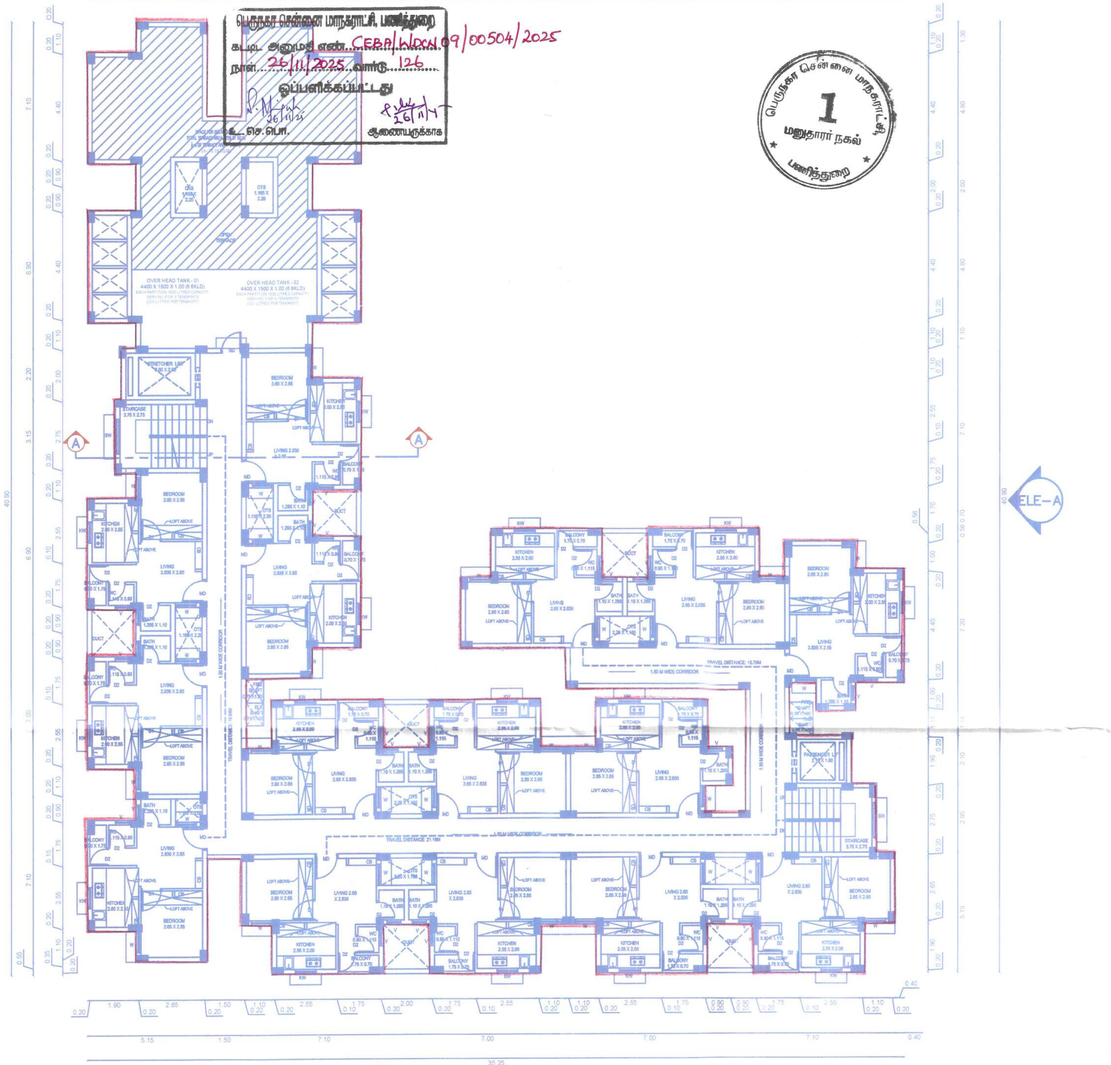
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SHEET NO - 03/13

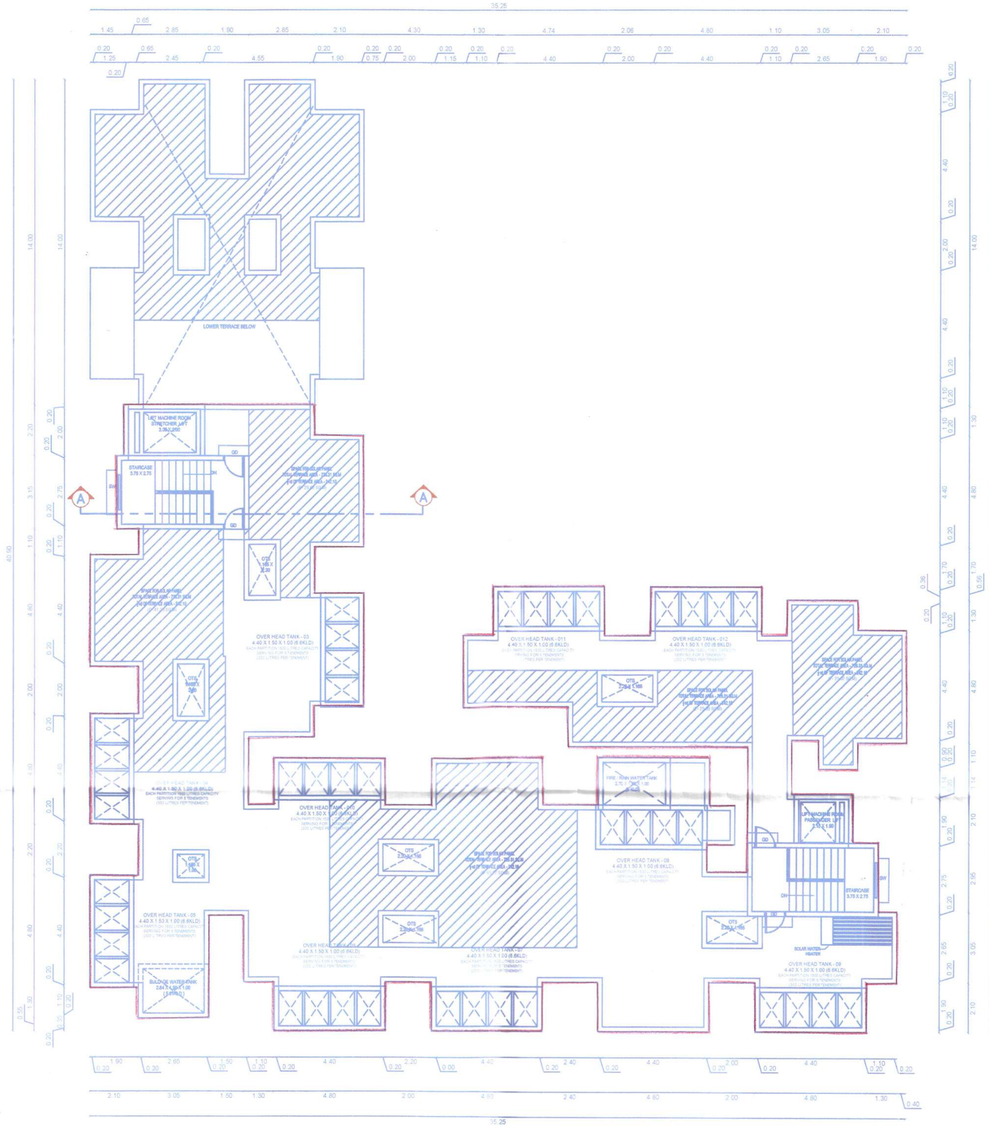
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பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண்.. CEPA/WDN.09/00504/2025
நாள்.. 26/11/2025 வார்டு 126
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உ. செ. பொ.
ஆணையருக்காக

பெருநகர் சென்னை மாநகராட்சி 1 மண்டலம் பணித்துறை



BLOCK-A
12th FLOOR PLAN



BLOCK-A
TERRACE FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
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AREA DETAILS(BLOCK A)	
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SCALE 1:125
SHEET A1

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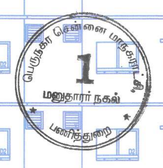
SUPERINTENDENT ENGINEER | PLANNING ASSISTANT | SENIOR PLANNER | CHIEF ENGINEER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

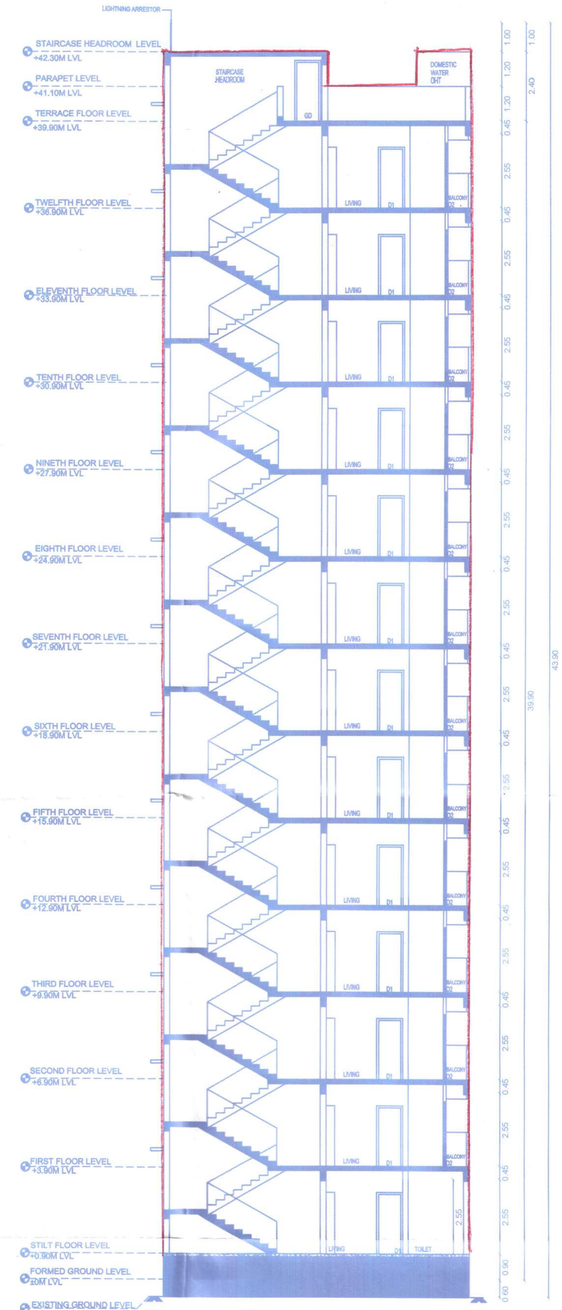
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கூடிய அனுமதி எண்..... CEE/TNDCN/09/00504/2025
நாள்..26/11/2025.....வார்டு..126.....
ஒப்புவிக்கப்பட்டது
உ. செ. பொ. ஆணையருக்காக



ELEVATION - A



SECTION - AA

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10

AREA DETAILS(BLOCK A)	
PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.20
COMMON AREA/UNIT	8.01
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	38.20
CARPET AREA/UNIT(GENERAL UNIT)	25.16
CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN PARTLY STILT	13
NUMBER OF UNITS IN TYPICAL FLOOR	19
NUMBER OF UNITS IN 12TH FLOOR	15
NUMBER OF UNITS	237

BLOCK A

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

TURNKEY DESIGN AND BUILD CONTRACTOR
RAMALINGAM CONSTRUCTION COMPANY PVT LTD
#175/2 South State Bank Nagar,
Chattipalayam,Erode - 638002,Tamil Nadu.
Tel: 0424 2282389,Email ID: info@ramalingam.in

PROJECT
PLAN SHOWING RECONSTRUCTION OF A HIGH RISE GROUP DEVELOPMENT BUILDING CONSISTING OF 4 EWS BLOCKS, BLOCK A: STILT FLOOR + 12 FLOORS WITH 237 DWELLING UNITS, BLOCK B: STILT FLOOR + 13 FLOORS WITH 432 DWELLING UNITS, BLOCK C : STILT FLOOR + 3 FLOORS WITH 18 DWELLING UNITS AND BLOCK D : STILT FLOOR + 3 FLOORS WITH 15 DWELLING UNITS TOTALLY 702 DWELLING UNITS IN THE SITE COMPRISING EXISTING CMDA APPROVED BLOCKS A1 & A2: EACH GROUND FLOOR +3 FLOORS WITH 24 DWELLING UNITS TOTALLY 750 DWELLING UNITS AT R.K.MUTT ROAD, VENKATAKRISHNA ROAD, ANIDMANYAM THOTTOM, MYLAPORE, CHENNAI BEARING R.S.NO. 4123/1 PT OF BLOCK NO. 89, MYLAPORE VILLAGE ZONE - IX GREATER CHENNAI CORPORATION.

COMPREHENSIVE CONSULTANT
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Architects Private Limited
02/PC8,2nd Floor, Mogappair West, Chennai - 37.
Tel:+91 44 4355 1341 | info.metaphor@gmail.com

NOTE:
1. ALL DIMENSIONS ARE IN METERS.

SCALE 1:100
SHEET A1

S. MAGESH SHANKAR
B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
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02/PC6, 2nd Floor, Mogappair West, Chennai - 37.
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CMDA Reg. No. RA/GR.I/19/08/334
CORPORATION OF CHENNAI RA100912019

ARCHITECT | STRUCTURAL ENGINEER | ASST. PLANNER | EXECUTIVE ENGINEER

Executive Engineer
Division - V
TNUHDB

SUPERINTENDENT ENGINEER | PLANNING ASSISTANT | SENIOR PLANNER | CHIEF ENGINEER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

P.P.A approved by
C.M.D.A vide
Lr.No.C369/17346/2023
Dated..22/08/2025

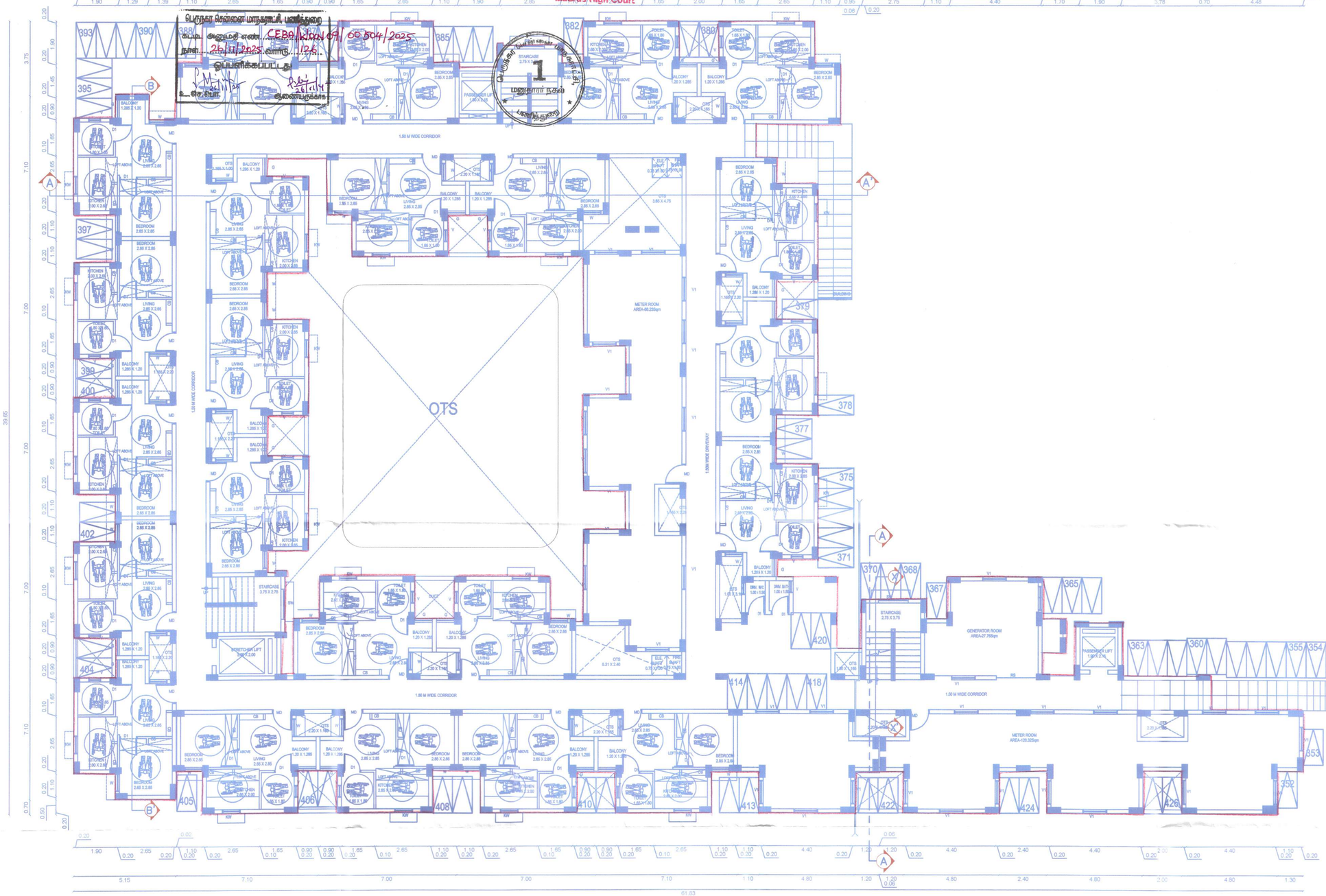
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

CEPA/KRN/09/00504/2025
26/11/2025

SHEET NO - 05/13

N

ELE–A



BLOCK-B
PART STILT FLOOR PLAN

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10

AREA DETAILS(BLOCK B)	
PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.18
COMMON AREA/UNIT	8.334
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	38.51
CARPET AREA/UNIT(GENERAL UNIT)	25.16
CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN PARTLY STILT	23
NUMBER OF UNITS IN TYPICAL FLOOR	32
NUMBER OF UNITS IN 12TH FLOOR	25
NUMBER OF UNITS	432

BLOCK B

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

PROJECT
PLAN SHOWING RECONSTRUCTION OF A HIGH RISE GROUP DEVELOPMENT BUILDING CONSISTING OF 4 EWS BLOCKS, BLOCK A: STILT FLOOR + 12 FLOORS WITH 237 DWELLING UNITS, BLOCK B: STILT FLOOR + 13 FLOORS WITH 432 DWELLING UNITS, BLOCK C : STILT FLOOR + 3 FLOORS WITH 18 DWELLING UNITS AND BLOCK D : STILT FLOOR + 3 FLOORS WITH 15 DWELLING UNITS TOTALLY 702 DWELLING UNITS IN THE SITE COMPRISING EXISTING CMDA APPROVED BLOCKS A1 & A2: EACH GROUND FLOOR +3 FLOORS WITH 24 DWELLING UNITS TOTALLY 750 DWELLING UNITS AT R.K.MUTT ROAD, VENKATAKRISHNA ROAD, ANIDMANYAM THOTTOM, MYLAPORE, CHENNAI BEARING R.S.NO. 4123/1 PT Of BLOCK NO. 89, MYLAPORE VILLAGE ZONE - IX GREATER CHENNAI CORPORATION.

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COMPREHENSIVE CONSULTANT
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02/PC6,2nd Floor, Mogappair West, Chennai - 37.
Tel:+91 44 4355 1341 | info.metaphor@gmail.com

NOTE:
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SCALE 1:100
SHEET A1

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MCOA Reg. No. CA/2004/33676
CMDA Reg. No. RA/GR.I/19/08/334
CORPORATION OF CHENNAI RA100912019

ARCHITECT | STRUCTURAL ENGINEER | ASST. PLANNER | EXECUTIVE ENGINEER

Executive Engineer
Division - V
TNUHDB

SUPERINTENDENT ENGINEER | PLANNING ASSISTANT | SENIOR PLANNER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. C(C2)/1746/2023
Dated. 22/08/2025

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பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கூடுதல் அனுமதி எண்..... CEBA/4/2024/00504/2025
நாள் 26/11/2025 ...வார்டு... 12
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. அலுவலருக்காக

SHEET NO - 06/13

N

ELE–A

BLOCK B
TYPICAL FLOOR PLAN
(01-12 FLOORS)

OTS

TRAVEL DISTANCE: 21.16M
1.50 M WIDE CORRIDOR
TRAVEL DISTANCE: 22.71M
TRAVEL DISTANCE: 16.48M
TRAVEL DISTANCE: 16.68M
TRAVEL DISTANCE: 14.68M
TRAVEL DISTANCE: 20.35M
EXPANSION JOINT
STAIRCASE 2.85 X 3.75
STAIRCASE 2.75 X 3.75
STRETCHER LIFT 3.00 X 2.00
PASSENGER LIFT 1.80 X 2.10
61.83

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10

AREA DETAILS(BLOCK B)	
PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.18
COMMON AREA/UNIT	8.334
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	38.51
CARPET AREA/UNIT(GENERAL UNIT)	25.16
CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN PARTLY STILT	23
NUMBER OF UNITS IN TYPICAL FLOOR	32
NUMBER OF UNITS IN 12TH FLOOR	25
NUMBER OF UNITS	432

BLOCK B

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

PROJECT
PLAN SHOWING RECONSTRUCTION OF A HIGH RISE GROUP DEVELOPMENT BUILDING CONSISTING OF 4 EWS BLOCKS, BLOCK A: STILT FLOOR + 12 FLOORS WITH 237 DWELLING UNITS, BLOCK B: STILT FLOOR + 13 FLOORS WITH 432 DWELLING UNITS, BLOCK C : STILT FLOOR + 3 FLOORS WITH 18 DWELLING UNITS AND BLOCK D : STILT FLOOR + 3 FLOORS WITH 15 DWELLING UNITS TOTALLY 702 DWELLING UNITS IN THE SITE COMPRISING EXISTING CMDA APPROVED BLOCKS A1 & A2: EACH GROUND FLOOR +3 FLOORS WITH 24 DWELLING UNITS TOTALLY 750 DWELLING UNITS AT R.K.MUTT ROAD, VENKATAKRISHNA ROAD, ANIDMANYAM THOTTOM, MYLAPORE, CHENNAI BEARING R.S.NO. 4123/1 PT OF BLOCK NO. 89, MYLAPORE VILLAGE ZONE - IX GREATER CHENNAI CORPORATION.

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Tel: 0424 2282389,Email ID: info@ramalingam.in

COMPREHENSIVE CONSULTANT
METAPHOR Architects Private Limited
02/PC6,2nd Floor, Mogappair West, Chennai - 37.
Tel:+91 44 4355 1341 | info.metaphor@gmail.com

NOTE:
1. ALL DIMENSIONS ARE IN METERS.

SCALE 1:100
SHEET A1

S. MAGESH SHANKAR
B.ARCH, M.S (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
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CMDA Reg. No. RA/GRJ/19/08/334
CORPORATION OF CHENNAI RA100912019

ARCHITECT | STRUCTURAL ENGINEER | ASST. PLANNER | EXECUTIVE ENGINEER

Executive Engineer
Division - V
TNUHDB

SUPERINTENDENT ENGINEER | PLANNING ASSISTANT | SENIOR PLANNER | CHIEF ENGINEER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/ENC/11746/2023.
Dated. 22/08/2025

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பெருநகர சென்னை மாநகராட்சி, பகுதி அலுவலகம்
கட்டட அனுமதி எண்: CEPA/1464/09/00504/2025
நாள்: 28/11/2025 வரை 12மீ
இவ்விண்ணப்பம் ஏற்கப்படுகிறது
உதவி செயற்பொறியாளர்

1
மதுந்தார் நகர்
பகுதி அலுவலகம்

SHEET NO - 07/13

N

ELE–A

BLOCK-B
13th FLOOR PLAN

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10

AREA DETAILS(BLOCK B)	
PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.18
COMMON AREA/UNIT	8.334
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	38.51
CARPET AREA/UNIT(GENERAL UNIT)	25.16
CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN PARTLY STILT	23
NUMBER OF UNITS IN TYPICAL FLOOR	32
NUMBER OF UNITS IN 12TH FLOOR	25
NUMBER OF UNITS	432

BLOCK B

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

TURNKEY DESIGN AND BUILD CONTRACTOR
RCCL
RAMALINGAM CONSTRUCTION COMPANY PVT LTD
#175/2 South State Bank Nagar,
Chattipalayam,Erode - 638002,Tamil Nadu.
Tel: 0424 2282389,Email ID: info@ramalingam.in

PROJECT
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COMPREHENSIVE CONSULTANT
METAPHOR
Architects Private Limited
02/PC6,2nd Floor, Mogappair West, Chennai - 37.
Tel:+91 44 4355 1341 | info.metaphor@gmail.com

NOTE:
1. ALL DIMENSIONS ARE IN METERS.

SCALE 1:100
SHEET A1

S. MAGESH SHANKAR
B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
METAPHOR ARCHITECTS PRIVATE LIMITED
02/PC6, 2nd Floor, Mogappair West, Chennai - 37.
MCOA Reg. No. CA/2004/33676
CMDA Reg. No. RA/GRJ/19/08/334
CORPORATION OF CHENNAI RA100912019
ARCHITECT

STRUCTURAL ENGINEER

ASST. PLANNER

Executive Engineer
Division - V
TNUHDB
EXECUTIVE ENGINEER

SUPERINTENDENT ENGINEER

PLANNING ASSISTANT

SENIOR PLANNER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
CHIEF ENGINEER

P.P.A approved by
C.M.D.A vide
Lr.No. C3C3/21744/2023
Dated: 22/08/2025

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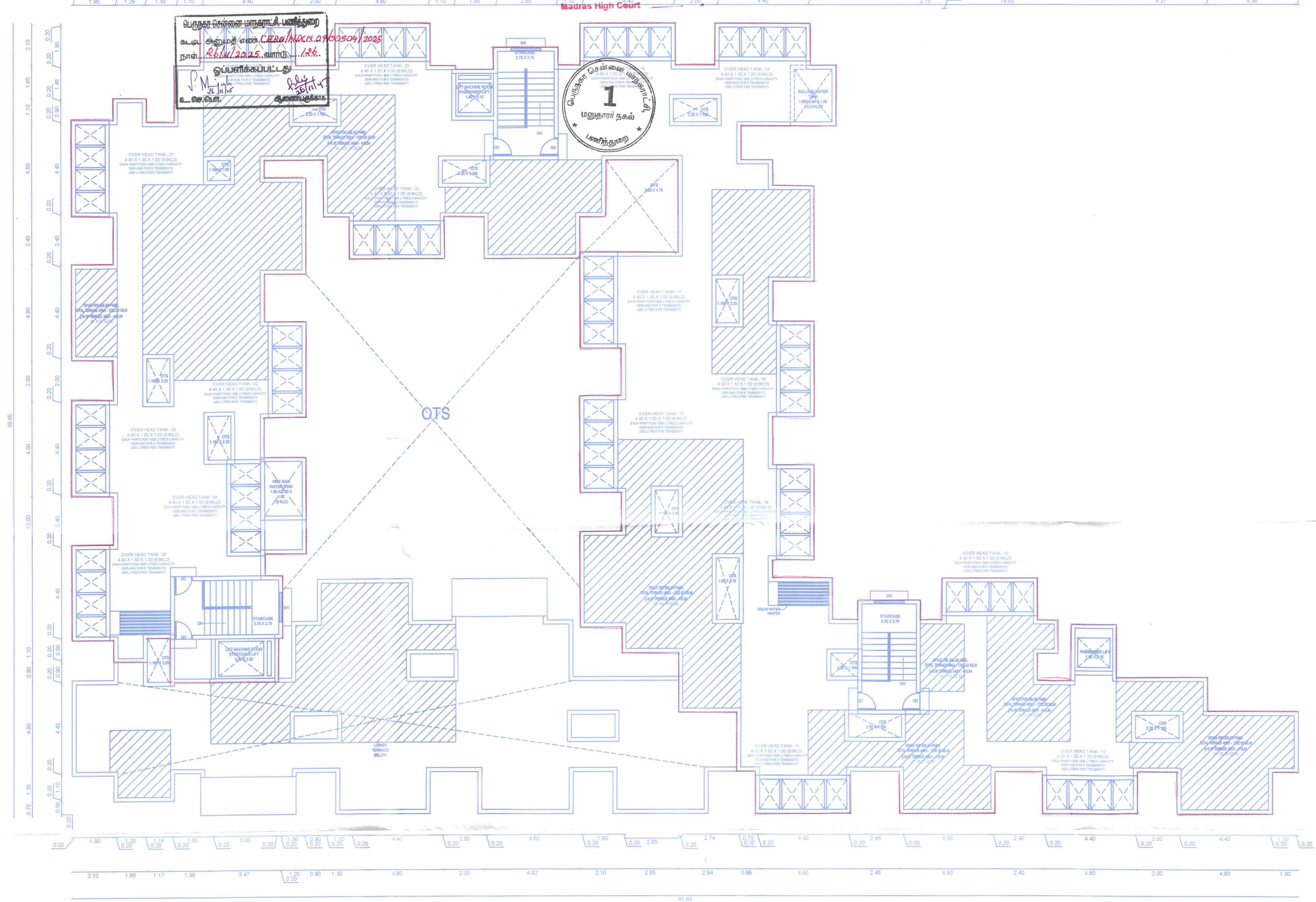
பெருநகர சென்னை மாநகராட்சி பணித்துறை
கூடி அனுமதி எண்.CERB/NOC/A.0/0050/2025
நாள்.26/08/2025 வார்டு.....124.
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. துணைபுரிக்காக

பெருநகர சென்னை மாநகராட்சி
1
மனுதாரர் நகல்
பணித்துறை

SHEET NO - 08/13

N

ELE–A



BLOCK-B
TERRACE FLOOR PLAN

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10

AREA DETAILS(BLOCK B)	
PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.18
COMMON AREA/UNIT	8.334
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	38.51
CARPET AREA/UNIT(GENERAL UNIT)	25.16
CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN PARTLY STILT	23
NUMBER OF UNITS IN TYPICAL FLOOR	32
NUMBER OF UNITS IN 12TH FLOOR	25
NUMBER OF UNITS	432

BLOCK B

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

PROJECT
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SHEET A1

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B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
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Executive Engineer
Division - V
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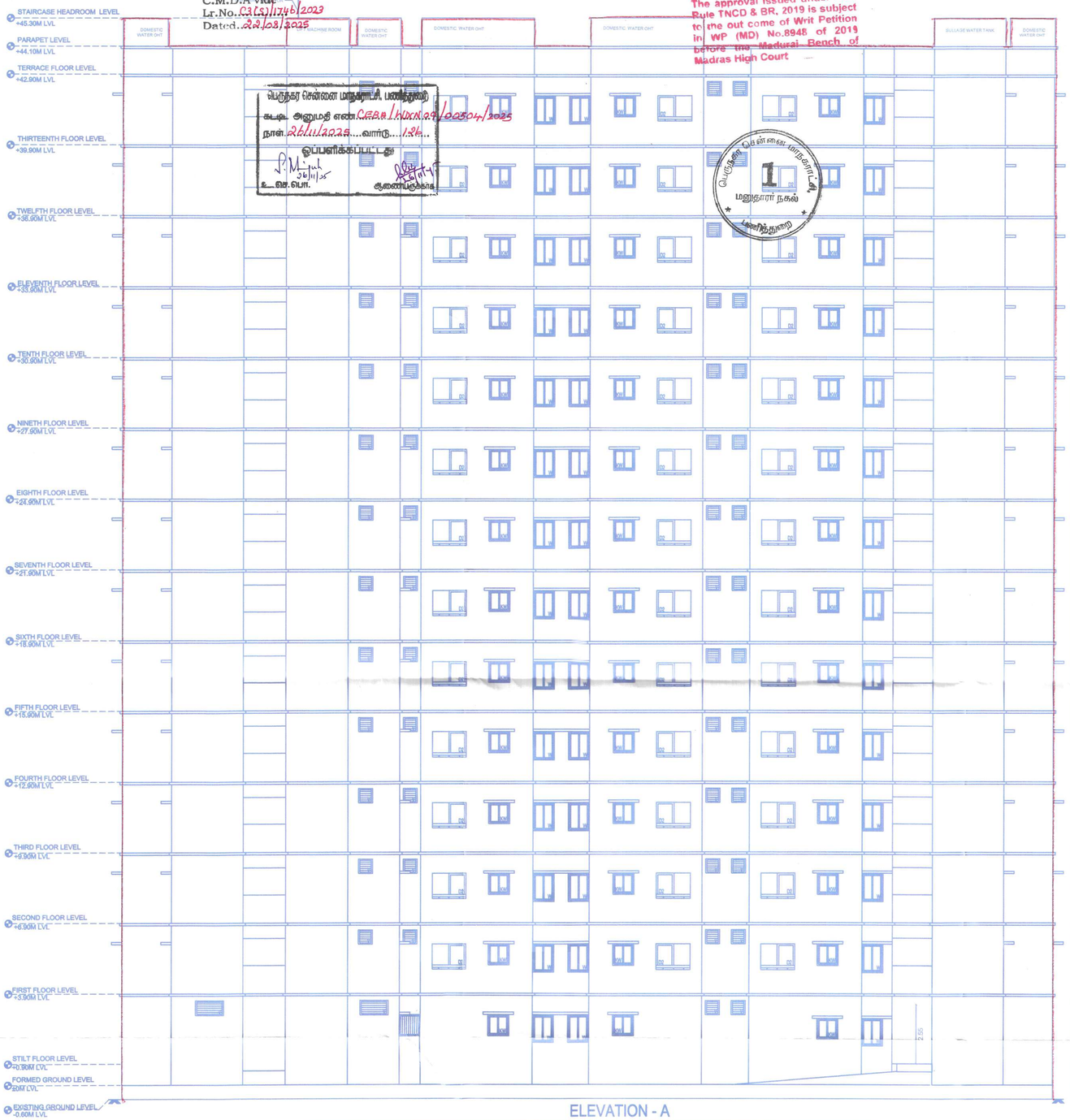
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai 600 005.

P.P.A approved by
C.M.D.A vide
Lr.No. C3(2)/11746/2023
Dated. 22/03/2025

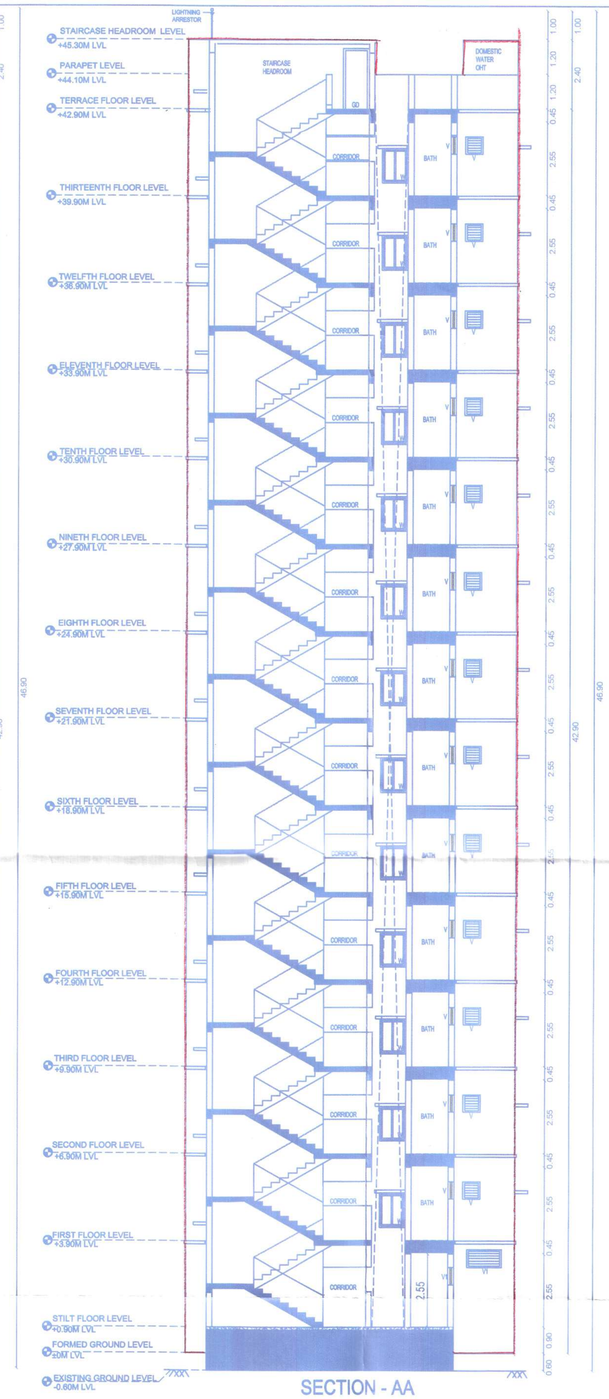
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கூடுதல் அனுமதி எண். C&DB / HDXN.09 / 002504 / 2025
நாள் 26/11/2025 வார்டு 124
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. 26/11/25
ஆணைப்படிக்காக

பெருநகர சென்னை மாநகராட்சி
1
மண்டலம்
அலுவலகம்



ELEVATION - A



SECTION - AA

SHEET NO - 09/13

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10

AREA DETAILS(BLOCK B)	
PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.18
COMMON AREA/UNIT	8.334
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	38.51
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CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN PARTLY STILT	23
NUMBER OF UNITS IN TYPICAL FLOOR	32
NUMBER OF UNITS IN 12TH FLOOR	25
NUMBER OF UNITS	432

BLOCK B

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

PROJECT
PLAN SHOWING RECONSTRUCTION OF A HIGH RISE GROUP DEVELOPMENT BUILDING CONSISTING OF 4 EWS BLOCKS, BLOCK A: STILT FLOOR + 12 FLOORS WITH 237 DWELLING UNITS, BLOCK B: STILT FLOOR + 13 FLOORS WITH 432 DWELLING UNITS, BLOCK C : STILT FLOOR + 3 FLOORS WITH 18 DWELLING UNITS AND BLOCK D : STILT FLOOR + 3 FLOORS WITH 15 DWELLING UNITS TOTALLY 702 DWELLING UNITS IN THE SITE COMPRISING EXISTING CMDA APPROVED BLOCKS A1 & A2: EACH GROUND FLOOR +3 FLOORS WITH 24 DWELLING UNITS TOTALLY 750 DWELLING UNITS AT R.K.MUTT ROAD, VENKATAKRISHNA ROAD, ANIDMANYAM THOTTOM, MYLAPORE, CHENNAI BEARING R.S.NO. 4123/1 PT OF BLOCK NO. 89, MYLAPORE VILLAGE ZONE - IX GREATER CHENNAI CORPORATION.

TURNKEY DESIGN AND BUILD CONTRACTOR
RAMALINGAM CONSTRUCTION COMPANY PVT LTD
#175/2 South State Bank Nagar,
Chattipalayam,Erode - 638002,Tamil Nadu.
Tel: 0424 2282389,Email ID: info@ramalingam.in

COMPREHENSIVE CONSULTANT
METAPHOR Architects Private Limited
02/PC6,2nd Floor, Mogappair West, Chennai - 37.
Tel:+91 44 4355 1341 | info.metaphor@gmail.com

NOTE:
1. ALL DIMENSIONS ARE IN METERS.

SCALE 1:100
SHEET A1

S. MAGESH SHANKAR
B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
METAPHOR ARCHITECTS PRIVATE LIMITED
02/PC6, 2nd Floor, Mogappair West, Chennai - 37.
MCOA Reg. No. CA/2004/33876
CMDA Reg. No. RA/GRJ/10/08/334
CORPORATION OF CHENNAI RA100912019

ARCHITECT | STRUCTURAL ENGINEER | ASST. PLANNER | EXECUTIVE ENGINEER

Executive Engineer
Division - V
TNUHDB

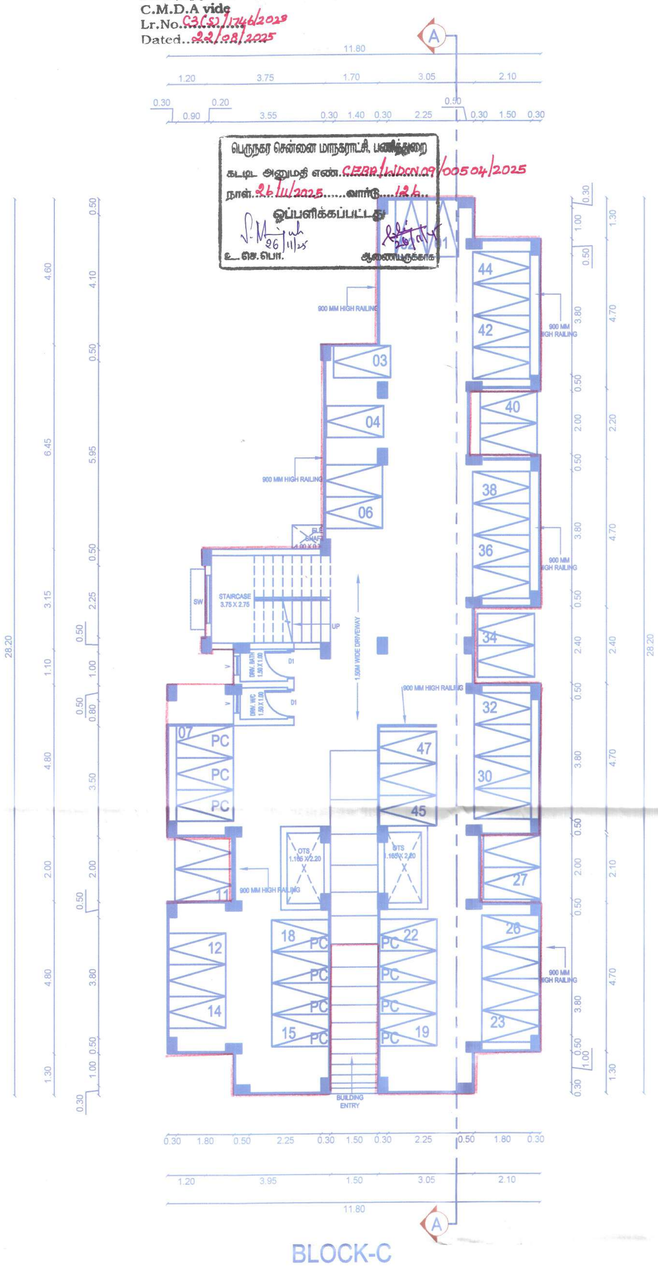
SUPERINTENDENT ENGINEER | PLANNING ASSISTANT | SENIOR PLANNER | CHIEF ENGINEER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

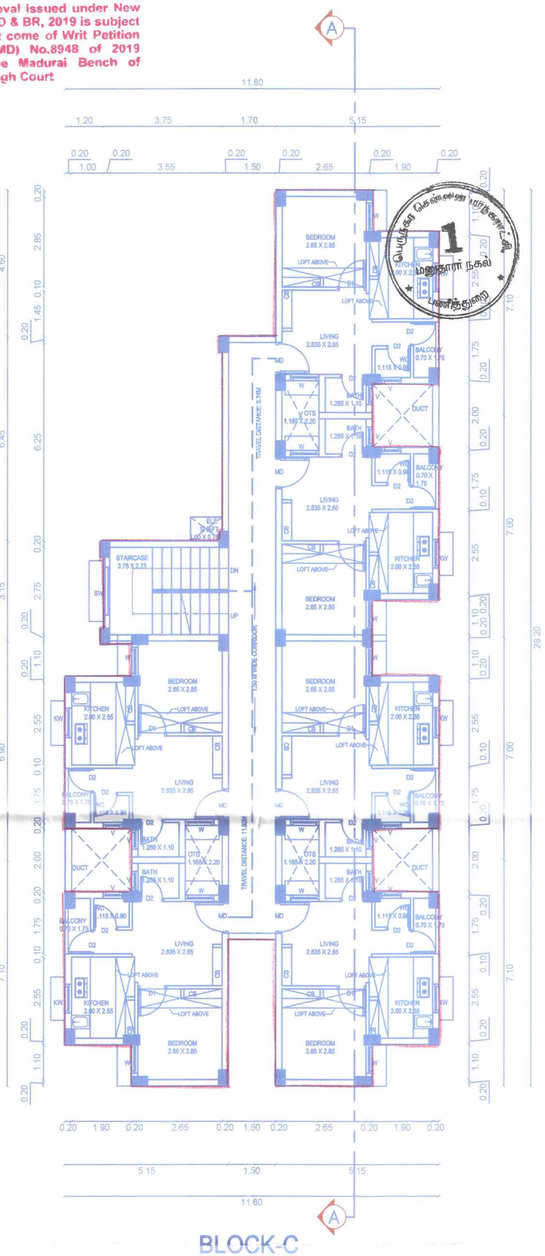
P.P.A approved by
C.M.D.A vide
Lr.No.C/CE/1/24/6/2019
Dated..22/08/2025

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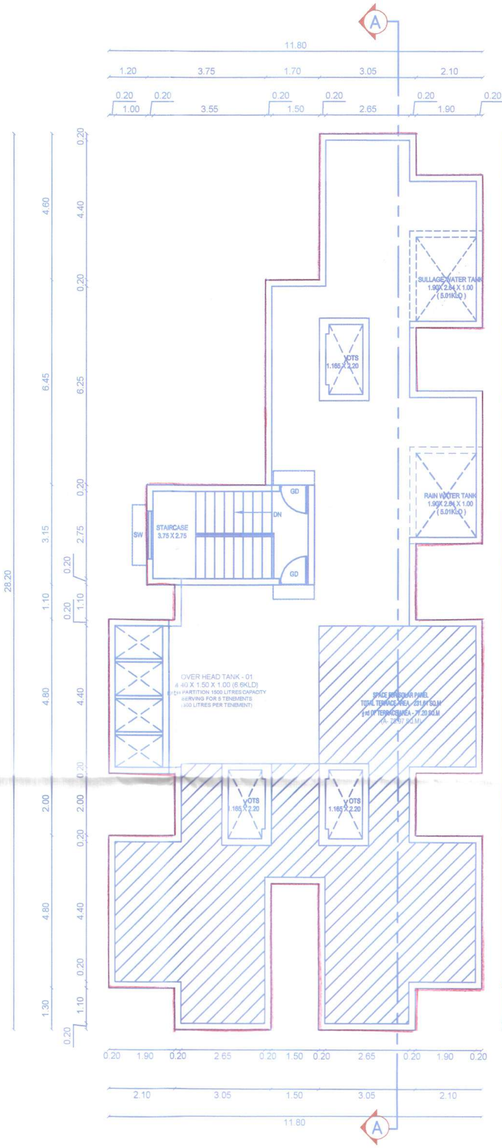
பெருநகர சென்னை மாநகராட்சி, பணிக்குறை
கூடிய அனுமதி எண்.C/CE/1/LP/0001.09/005 04/2025
நாள்.21/08/2025.....வார்டு.....186..
ஒப்புளிக்கப்பட்டது
உ.செ.பொ.
ஆணையருக்காக



BLOCK-C
STILT FLOOR PLAN



BLOCK-C
TYPICAL FLOOR PLAN
(01-03 FLOORS)



BLOCK-C
TERRACE
FLOOR
PLAN

SHEET NO - 10/13

N

AREA DETAILS(BLOCK-C)

PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.22
COMMON AREA/UNIT	7.097
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	37.32
CARPET AREA/UNIT(GENERAL UNIT)	25.16
CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN TYPICAL FLOOR	6
NUMBER OF UNITS	18

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
GD	GRILLE DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10
G	GRILL	0.98 X 1.35

BLOCK C

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

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NOTE:
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SCALE 1:90
SHEET A1

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B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
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ARCHITECT | STRUCTURAL ENGINEER | ASST. PLANNER | EXECUTIVE ENGINEER
Executive Engineer
Division - V
TNUHDB

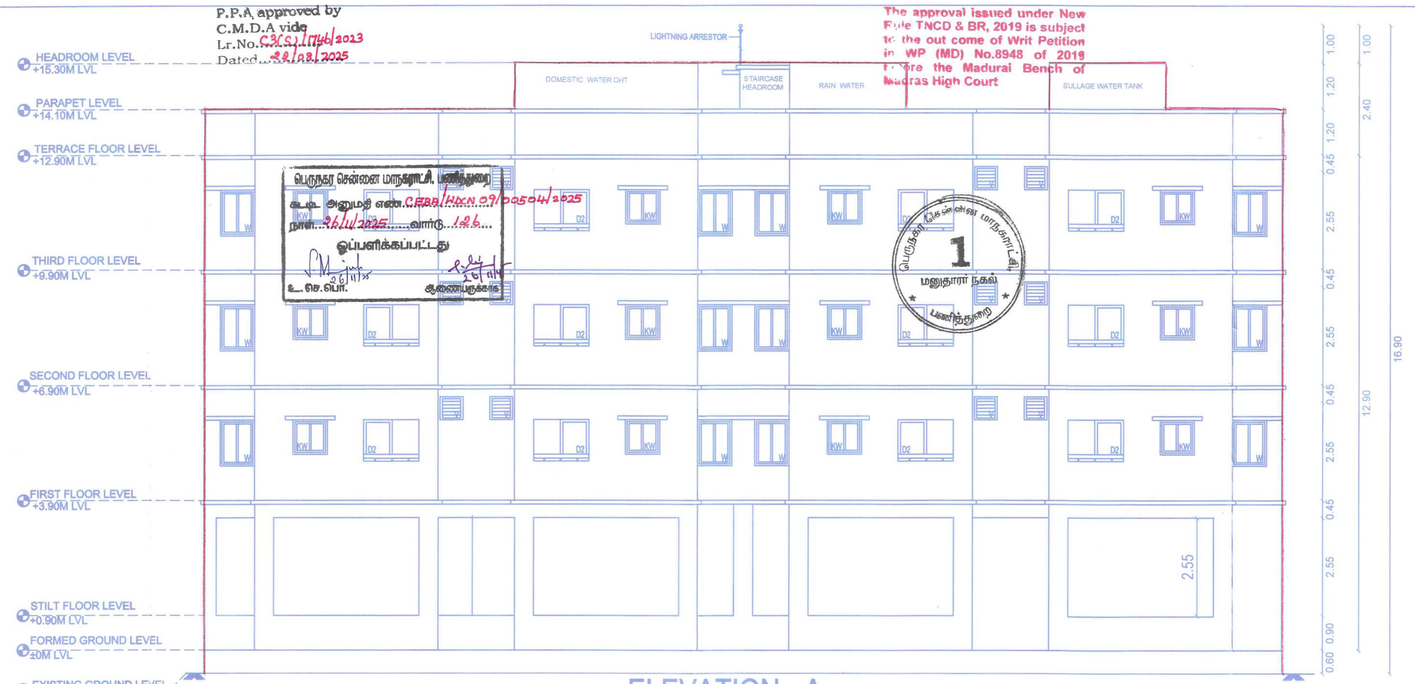
SUPERINTENDENT ENGINEER | PLANNING ASSISTANT | SENIOR PLANNER | CHIEF ENGINEER
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

P.P.A approved by
C.M.D.A vide
Lr.No.C2(2)/17466/2023
Dated...22/08/2025

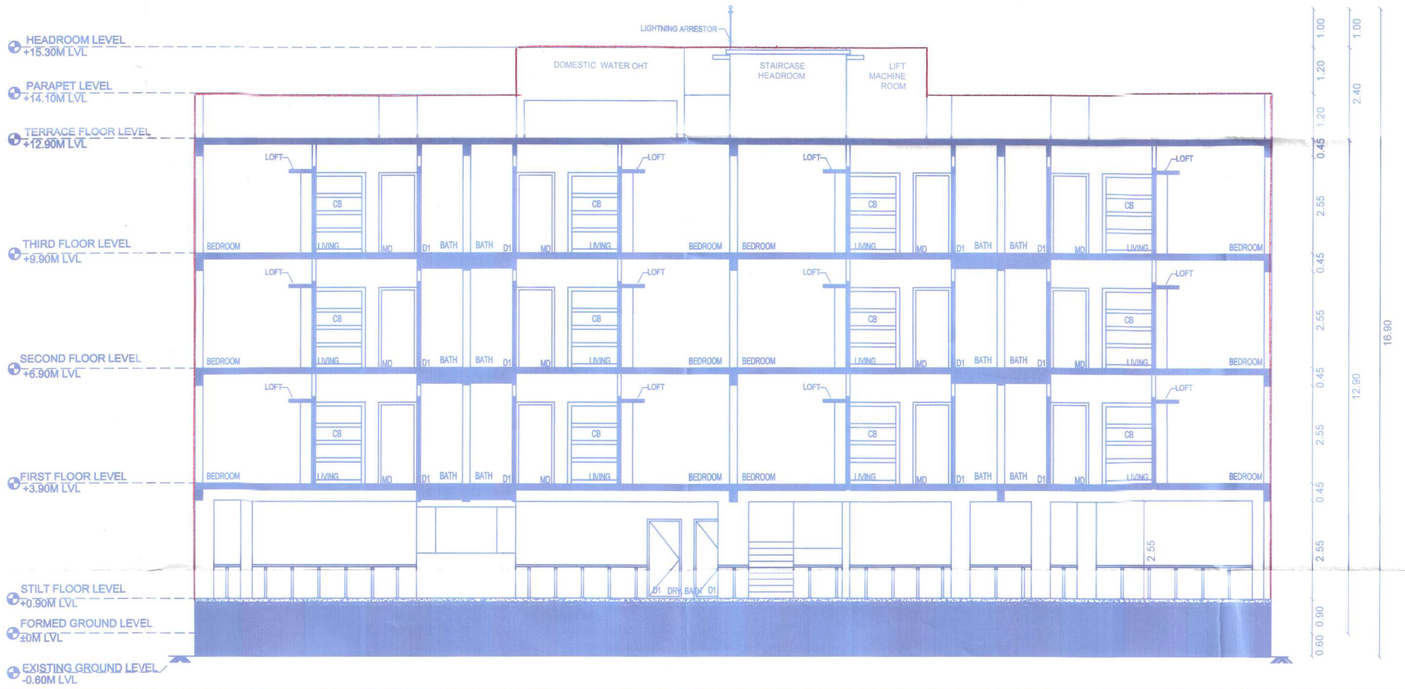
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

பெருநகர சென்னை மாநகராட்சி. பணித்துறை
கூடுதல் அமைப்பி எண்.CMDA/Hscn.09/000504/2025
நாள்...26/08/2025.....வார்டு...126...
ஒப்புளிக்கப்பட்டது
உ. செ. பொ. அனைத்துக்கு

பெருநகர சென்னை மாநகராட்சி 1 மதுரா நகர் பணித்துறை



ELEVATION - A



ELEVATION - B

SHEET NO - 11/13

AREA DETAILS(BLOCK-C)

PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.22
COMMON AREA/UNIT	7.097
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	37.32
CARPET AREA/UNIT(GENERAL UNIT)	25.16
CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN TYPICAL FLOOR	6
NUMBER OF UNITS	18

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
GD	GRILLE DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10
G	GRILL	0.98 X 1.35

BLOCK C

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

PROJECT
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NOTE:
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SCALE 1:75
SHEET A1

S. MAGESH SHANKAR
B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
REGISTERED ARCHITECT - GRADE I
METAPHOR ARCHITECTS PRIVATE LIMITED
02/PC6, 2nd Floor, Mogappair West, Chennai - 37.
TNCOA Reg. No. CA/2004/33678
CMDA Reg. No. RA/GR.I/19/08/334
CORPORATION OF CHENNAI RA100912019

ARCHITECT | STRUCTURAL ENGINEER | ASST. PLANNER | EXECUTIVE ENGINEER

SUPERINTENDENT ENGINEER | PLANNING ASSISTANT | SENIOR PLANNER

Executive Engineer
Division - V
TNUHDB

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Sala, Chennai-600 005.
for CHIEF ENGINEER

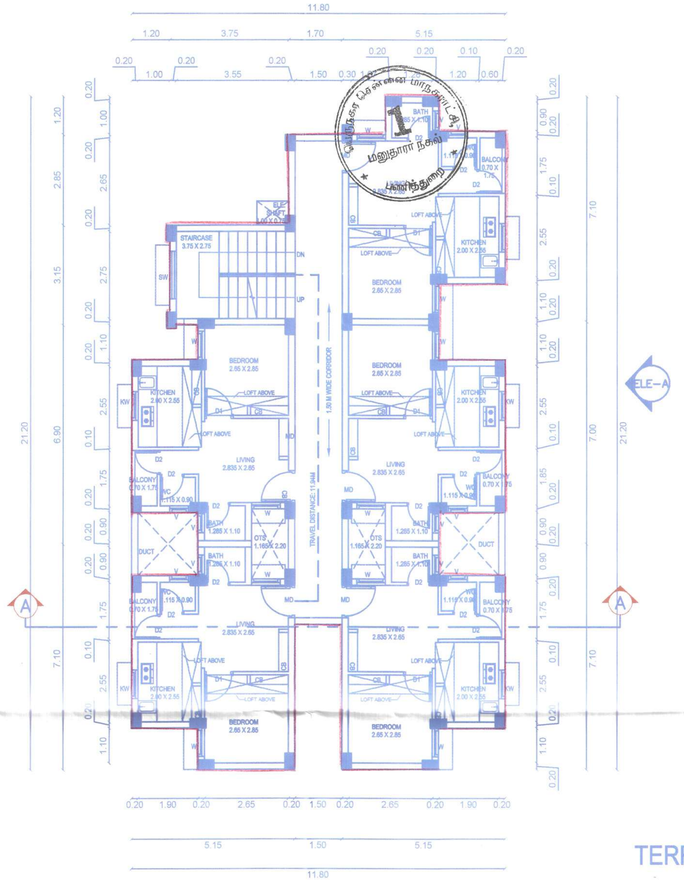
P.P.A approved by
C.M.D.A vide
Lr.No. 03(52)/1744/2023
Dated... 22/08/2025

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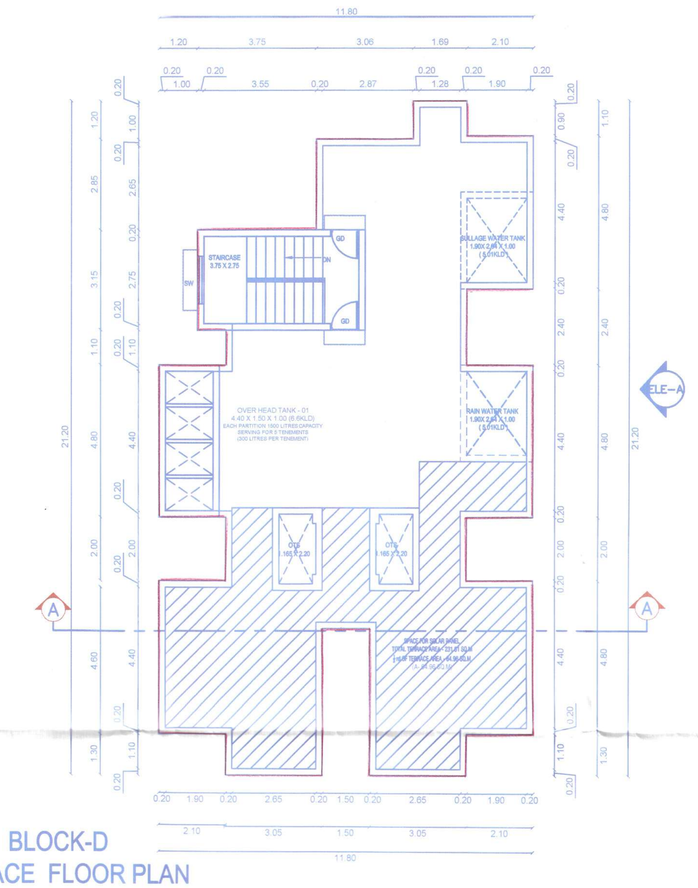
SHEET NO - 12/13



BLOCK-D
STILT FLOOR PLAN



BLOCK-D
TYPICAL FLOOR PLAN
(01-03 FLOORS)



BLOCK-D
TERRACE FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
GD	GRILLE DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
D2	DOOR	0.75 X 2.1
W	WINDOW	0.9 X 1.2
KW	KITCHEN WINDOW	1.0 X 0.9
V	VENTILATOR	0.6 X 0.6
V1	VENTILATOR	1.0 X 0.75
SW	STAIRCASE WINDOW	1.50 X 1.20
RS	ROLLING SHUTTER	2.00 X 2.10
G	GRILL	0.98 X 1.35

AREA DETAILS(BLOCK-D)	
PLINTH AREA/UNIT(EXCLUDING COMMON AREA)	30.22
COMMON AREA/UNIT	7.23
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	37.45
CARPET AREA/UNIT(GENERAL UNIT)	25.16
CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN TYPICAL FLOOR	5
NUMBER OF UNITS	15

BLOCK D

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

PROJECT
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NOTE:
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SCALE 1:90
SHEET A1

S. MAGESH,SHANKAR
B.ARCH, M.S. (CONSTRUCTION MANAGEMENT)
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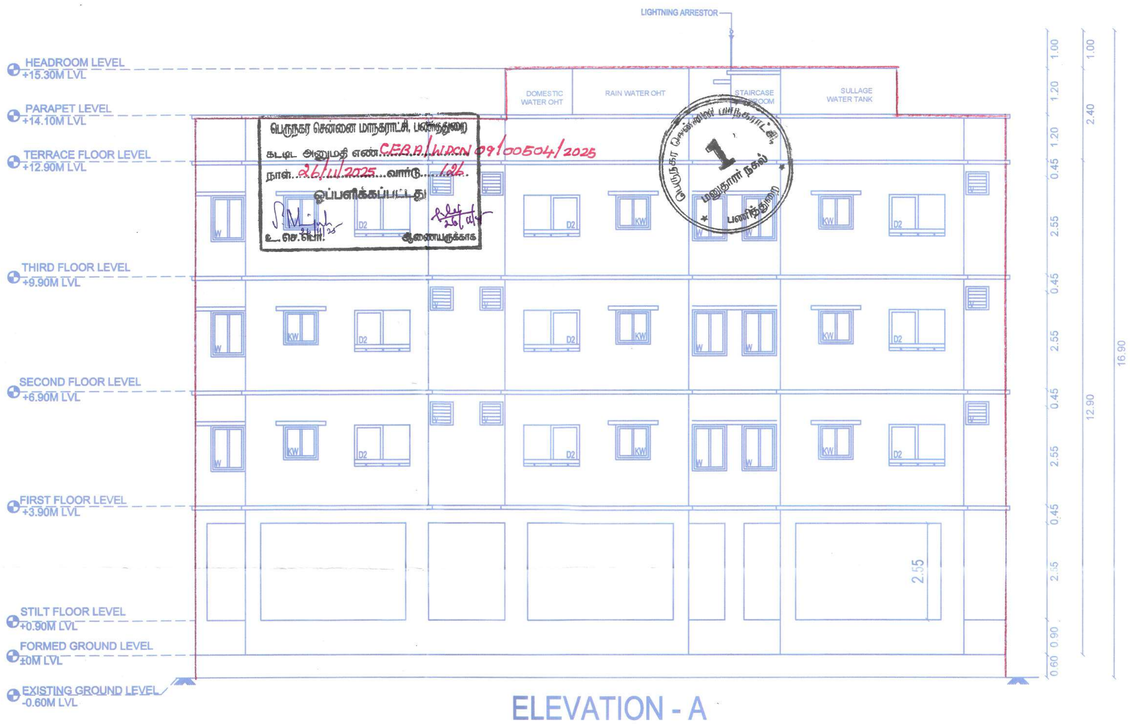
ARCHITECT	STRUCTURAL ENGINEER	ASST. PLANNER	EXECUTIVE ENGINEER
SUPERINTENDENT ENGINEER	PLANNING ASSISTANT	SENIOR PLANNER	CHIEF ENGINEER

Executive Engineer
Division - V
TNUHDB

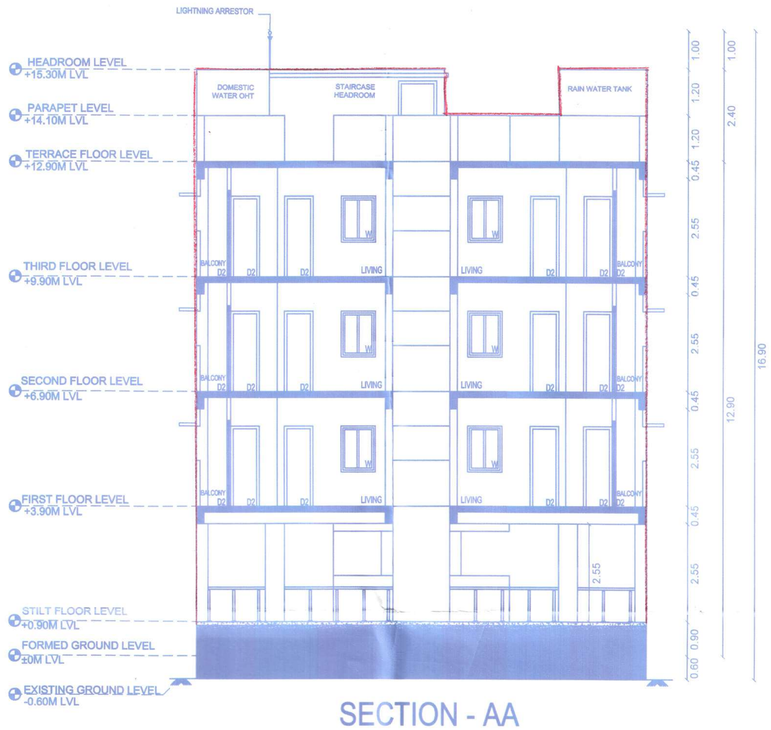
Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.

P.P.A approved by
C.M.D.A vide
Lr.No.C2(S2)/1746/2023
Dated..22/08/2025

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ELEVATION - A



SECTION - AA

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE(M)
MD	MAIN DOOR	1.0 X 2.1
GD	GRILLE DOOR	1.0 X 2.1
D1	DOOR	0.9 X 2.1
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COMMON AREA/UNIT	7.23
PLINTH AREA/UNIT(INCLUDING COMMON AREA)	37.45
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CARPET AREA/UNIT(PWD UNIT)	24.84
NUMBER OF UNITS IN TYPICAL FLOOR	5
NUMBER OF UNITS	15

BLOCK D

CLIENT
TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD
No. 5 Kamarajar Salai, Chennai - 600005,Tamil Nadu.
Tel: 0440 28440 1300

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SCALE	1:75
SHEET	A1

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ARCHITECT

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PLANNING ASSISTANT

SENIOR PLANNER

Senior Planner
Tamil Nadu Urban Habitat Development Board
5, Kamarajar Salai, Chennai-600 005.
CHIEF 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

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.