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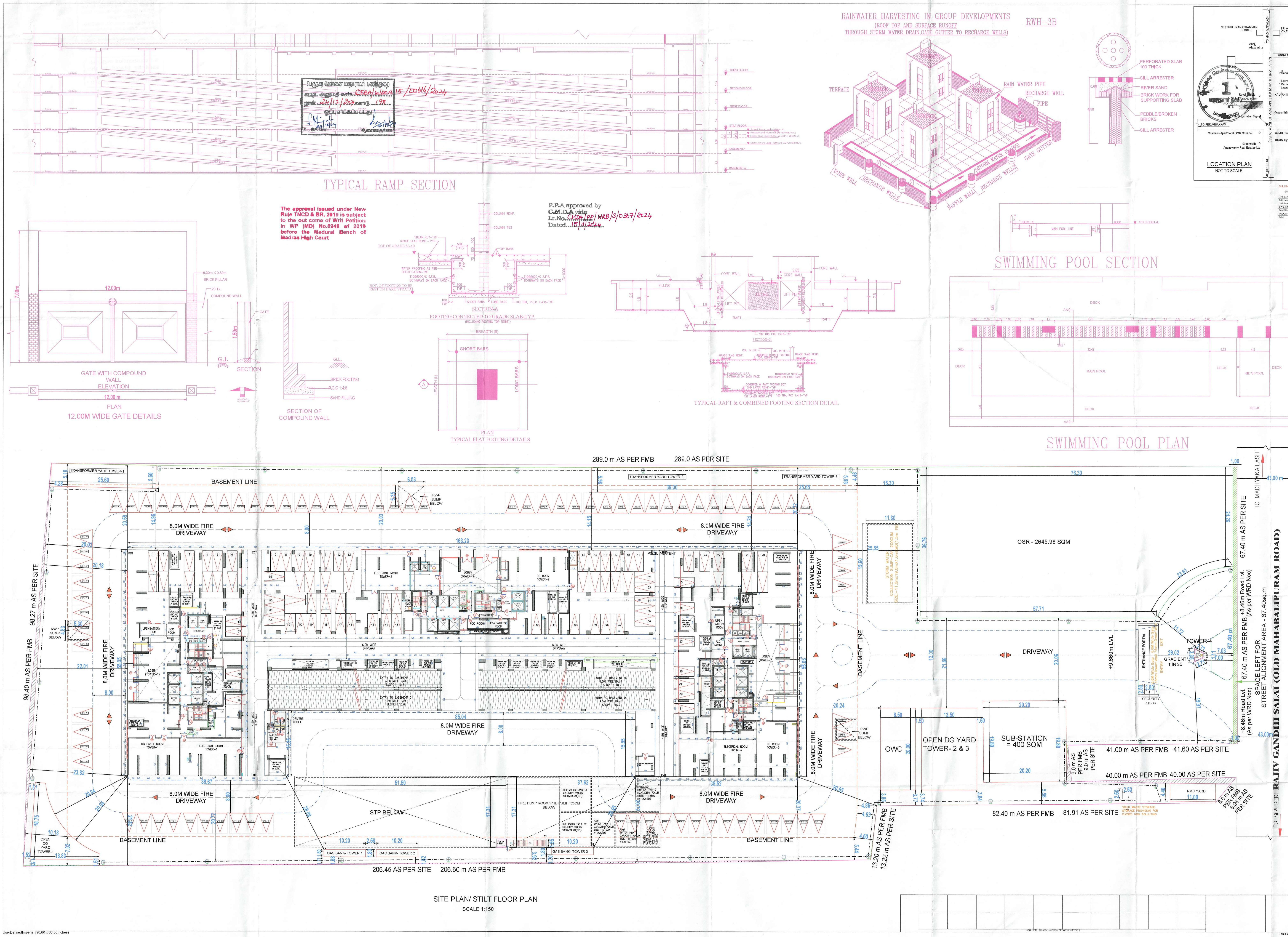
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NO-(1)
ONE



SITE PLAN	SHEET NO. 1/12

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 3 TOWERS CONSISTING OF EXTENDED COMBINED DOUBLE BASEMENT FLOOR (FOR PARKING) + COMBINED STILT FLOOR (FOR PARKING) + COMBINED 1ST FLOOR TO 3RD FLOOR (FOR PARKING) + COMBINED 4TH FLOOR AT TOWER 1: RESIDENTIAL (2 DWELLING UNITS), GYM, SPA, ASSOCIATION ROOM, TOWER 2 : INCIDENTAL ACTIVITIES (BUSINESS CENTER, CHANGE ROOMS) & TOWER 3: RESIDENTIAL (2 DWELLING UNITS), TT ROOM, SHOP, BILLIARDS, INDOOR GAMES WITH A.V.ROOM, BANQUET HALL, BADMINTON COURT, SQUASH COURT, OPEN SWIMMING POOL AT OPEN TERRACE + COMBINED 5TH FLOOR AT TOWER:1 RESIDENTIAL (2 DWELLING UNITS), TOWER 2: DOUBLE FLOOR HEIGHT INCIDENTAL ACTIVITIES & TOWER 3: RESIDENTIAL (2 DWELLING UNITS) + COMBINED 6TH FLOOR WITH OPEN PODIUM AND IN TOWER 1: RESIDENTIAL (6 DWELLING UNITS), TOWER 2: RESIDENTIAL (3 DWELLING UNITS) & TOWER 3: RESIDENTIAL (6 DWELLING UNITS), OVER & ABOVE IN TOWER 1: 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS, TOWER 2: 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS, TOWER 3: 7TH FLOOR TO 43RD FLOOR WITH 207 DWELLING UNITS, 5.05 M WIDE CONNECTING BRIDGE WITH STEEL LADDER TO TOWER 1 TO TOWER 2 TO TOWER 3 AT 143.35M HEIGHT (AT TERRACE FLOOR LEVEL), TOTALLY 662 DWELLING UNITS AND TOWER 4: 30M HEIGHT CLOCK TOWER AVAILING WITH PREMIUM FSI.AT DOOR NO.295, RAJIV GANDHI SALAI (OMR), SHOLINGANALLUR, CHENNAI – 600 119 COMPRISED IN T.S.NOS. 476/14, 476/15, 476/16A1, 476/17B1A1A, 476/17B1B, 476/24A1, 476/25A1 &476/32 OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	26500.00
AREA AS PER DOCUMENT	26487.00
AREA CONSIDERED FOR FSI	26487.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	67.40
OSR AREA	2645.98
TOTAL FSI AREA	128978.94
FSI FACTOR	4.870
COVERAGE AREA (PERCENTAGE %)	5491.64(20.73%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	899	1412
TWO WHEELER	0	227
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
GAS BANK-1 ...)		0.00	18.36	0.00	0.00	0	18.36
GAS BANK-2 ...)		0.00	18.36	0.00	0.00	0	18.36
GAS BANK-3 ...)		0.00	18.36	0.00	0.00	0	18.36
OWC-1 (OWC)		0.00	170.00	0.00	0.00	0	170.00
TOWER-1 (CLOCK)		0.00	5.08	0.00	0.00	0	5.08
TOWER-1 (RE ...)		0.00	128748.78	0.00	0.00	662	128748.78
Total		0.00	128978.94	0.00	0.00	662	128978.94

FLOOR WISE FSI STATEMENT: TOWER (RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT-2	0.00	13.40	0.00	0.00	0	13.40
BASEMENT-1	0.00	627.30	0.00	0.00	0	627.30
STILT PARKING FLOOR	0.00	1618.41	0.00	0.00	0	1618.41
FIRST PARKING FLOOR	0.00	10.25	0.00	0.00	0	10.25
SECOND PARKING FLOOR	0.00	10.25	0.00	0.00	0	10.25
THIRD PARKING FLOOR	0.00	70.71	0.00	0.00	0	70.71
FOURTH FLOOR	0.00	4961.53	0.00	0.00	4	4961.53
FIFTH FLOOR	0.00	1484.39	0.00	0.00	4	1484.38
SIXTH FLOOR	0.00	2843.35	0.00	0.00	15	2843.35
SEVENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
EIGHTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
NINTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
ELEVENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWELFTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
THIRTEENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
FOURTEENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
FIFTEENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
SIXTEENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
SEVENTEENTH FLOOR	0.00	3204.86	0.00	0.00	15	3204.86
EIGHTEENTH FLOOR	0.00	2850.39	0.00	0.00	15	2850.39
NINETEENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWENTIETH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWENTYFIRST FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWENTYSECOND FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWENTYTHIRD FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWENTYFOURTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWENTYFIFTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWENTYSIXTH FLOOR	0.00	3204.86	0.00	0.00	15	3204.86
TWENTYSEVENTH FLOOR	0.00	3185.09	0.00	0.00	15	3185.09
TWENTYEIGHTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
TWENTYNINTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
THIRTIETH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
THIRTYFIRST FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
THIRTYSECOND FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
THIRTYTHIRD FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
THIRTYFOURTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
THIRTYFIFTH FLOOR	0.00	3204.59	0.00	0.00	15	3204.59
THIRTYSIXTH FLOOR	0.00	2850.39	0.00	0.00	15	2850.39
THIRTYSEVENTH FLOOR	0.00	3190.99	0.00	0.00	18	3190.99
THIRTYEIGHTH FLOOR	0.00	3187.74	0.00	0.00	18	3187.74
THIRTYNINTH FLOOR	0.00	3090.35	0.00	0.00	15	3090.35
FORTIETH FLOOR	0.00	3187.74	0.00	0.00	18	3187.74
FORTYFIRST FLOOR	0.00	3090.35	0.00	0.00	15	3090.35
FORTYSECOND FLOOR	0.00	3187.74	0.00	0.00	18	3187.74
FORTYTHIRD FLOOR	0.00	3090.35	0.00	0.00	15	3090.35
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	128748.78	0.00	0.00	662	128748.78

FLOOR WISE FSI STATEMENT: GAS BANK (GAS BANK)

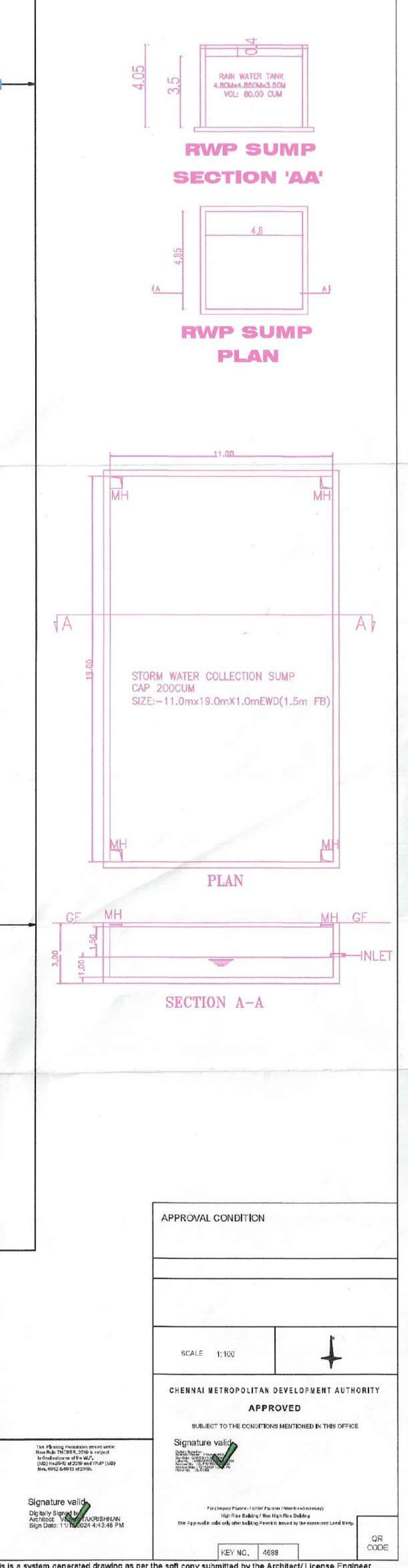
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	0.00	18.36	0.00	0.00	0	18.36
Total	0.00	18.36	0.00	0.00	0	18.36

FLOOR WISE FSI STATEMENT: OWC (OWC)

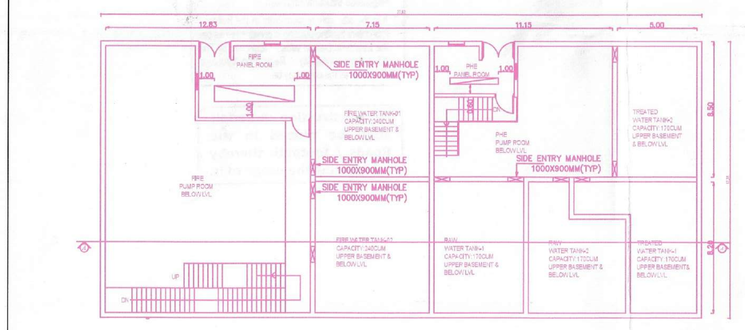
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	0.00	170.00	0.00	0.00	0	170.00
Total	0.00	170.00	0.00	0.00	0	170.00

FLOOR WISE FSI STATEMENT: TOWER (CLOCK)

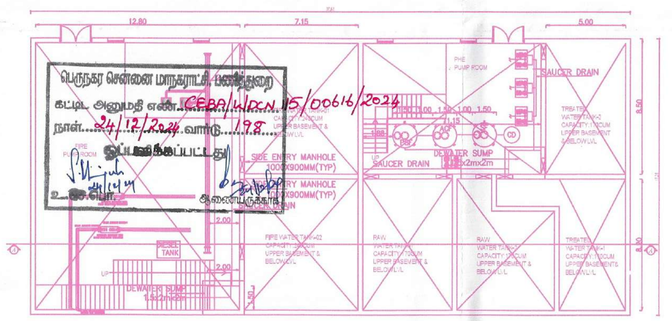
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	0.00	5.08	0.00	0.00	0	5.08
Total	0.00	5.08	0.00	0.00	0	5.08



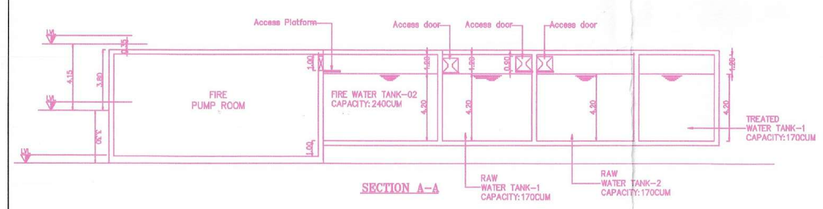
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



UPPER BASEMENT PLAN



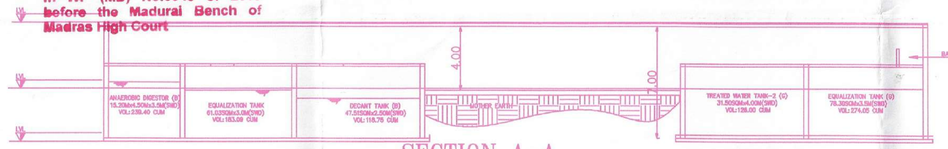
LOWER BASEMENT PLAN

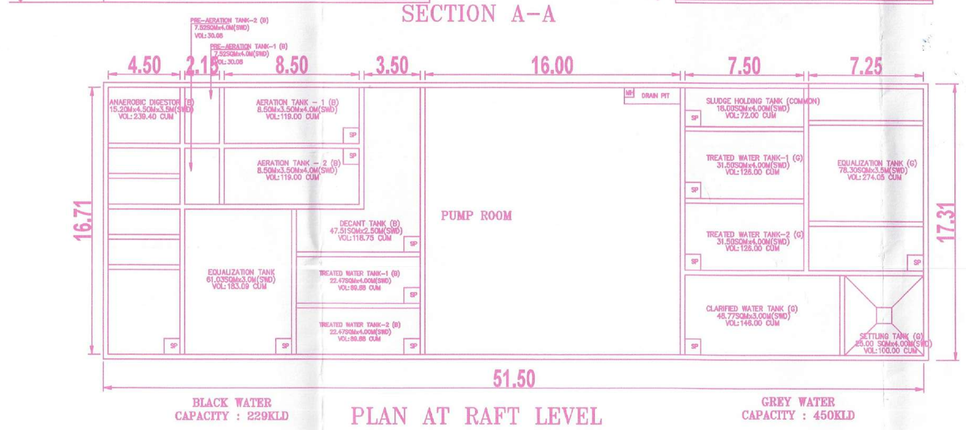


SECTION A-A

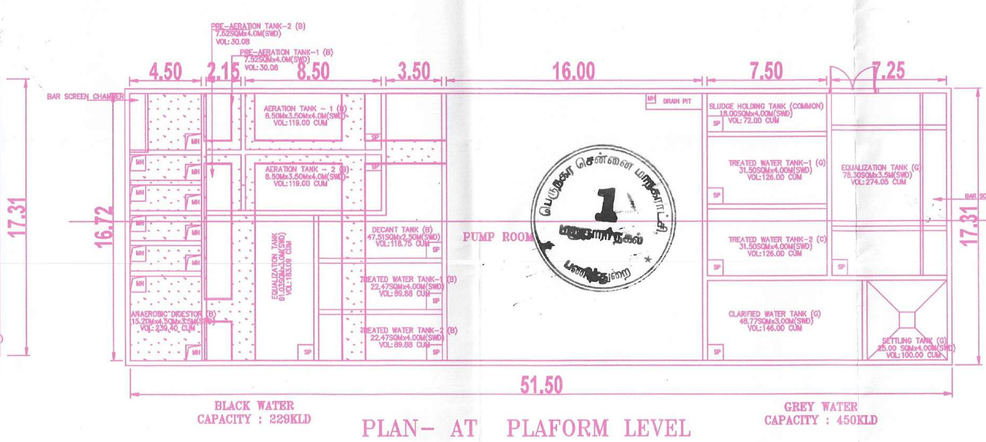
SUMP PLAN

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/HRB/3/0367/2024
Dated...15/11/2024





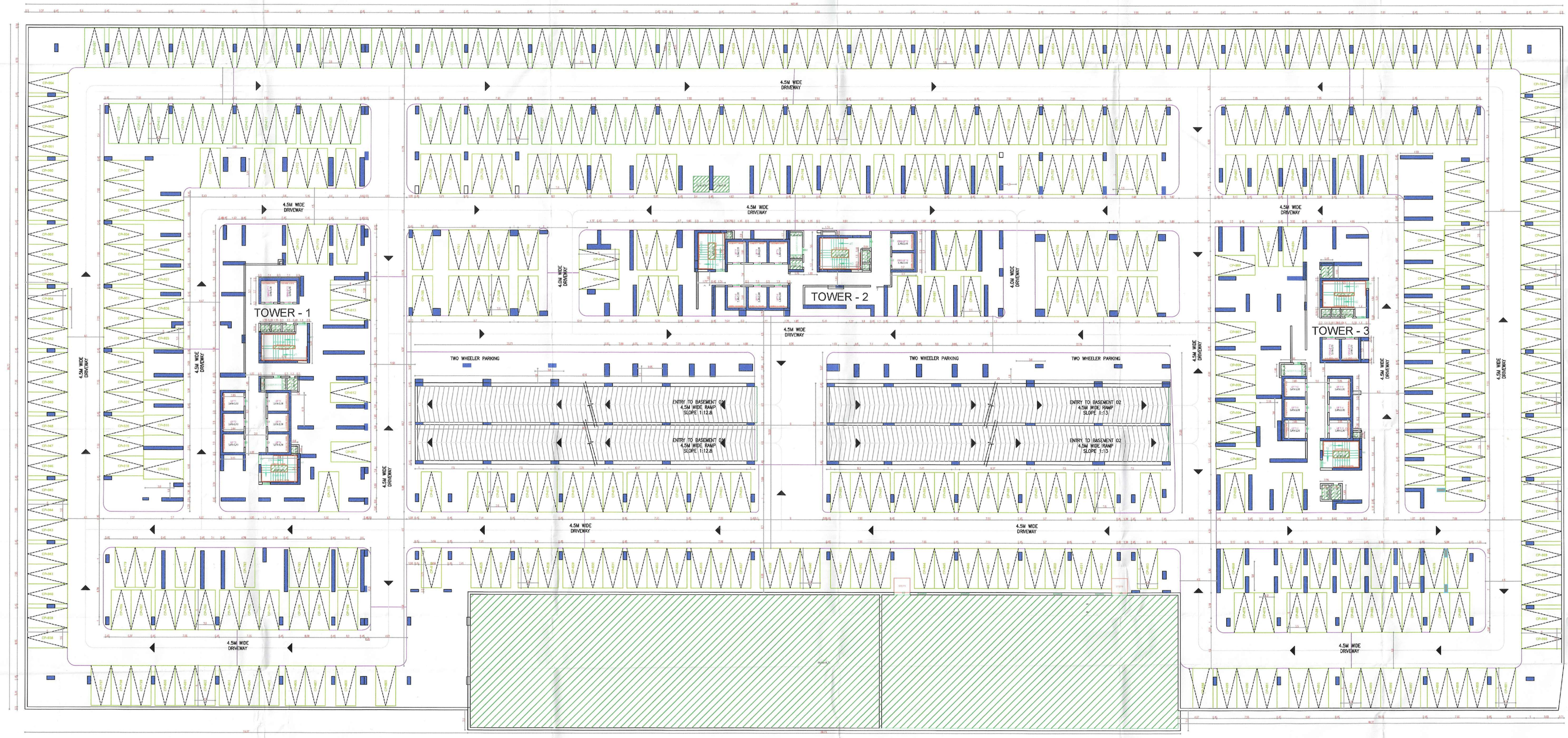
PLAN AT RAFT LEVEL



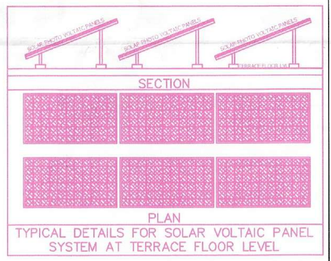
PLAN- AT PLAFORM LEVEL

FLOOR NAME	DIMENSION (FT)
CLOSE AREA	

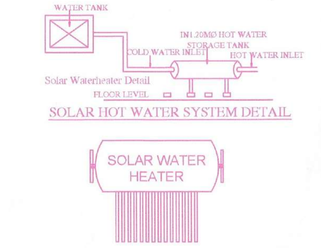
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT COMPRISING OF TOWER-1 CONSISTING OF EXISTING COMPRISED DOUBLE BASEMENT FLOOR (FOR PARKING) + COMBINED STILT FLOOR (FOR PARKING) + COMBINED STILT FLOOR TO 3RD FLOOR (FOR PARKING) + COMBINED 4TH FLOOR AT PART TERRACE + COMBINED 5TH FLOOR AT PART TERRACE + ASSOCIATION ROOM, TOWER 2 : RECREATIONAL ACTIVITIES + BUSINESS CENTER, CHANGE ROOMS & TOWER 3 : RESIDENTIAL @ DWELLING UNITS, 7TF RAISING, SHOP, BILLIARDS, INDOOR GAMES WITH A LOBBY ON THE GROUND FLOOR AT TOWER-1 RESIDENTIAL @ DWELLING UNITS, SWIMMING POOL AT OPEN TERRACE + COMBINED 7TH FLOOR AT TOWER-1 RESIDENTIAL @ DWELLING UNITS, TOWER 2 : DOUBLE FLOOR HEIGHT INDENTIAL, ACTIVITIES A TOWER 1: RESIDENTIAL @ DWELLING UNITS, OVER A PODIUM FOR PARKING AND CLUB HOUSE AND IN TOWER 1 : RESIDENTIAL @ DWELLING UNITS & TOWER 2: RESIDENTIAL @ DWELLING UNITS & TOWER 3 : RESIDENTIAL @ DWELLING UNITS, OVER A PODIUM FOR PARKING AND IN TOWER 3 : 7TH FLOOR TO 43RD FLOOR WITH 316 DWELLING UNITS, TOWER 1 : 7TH FLOOR TO 43RD FLOOR WITH 316 DWELLING UNITS, TOWER 2 : 7TH FLOOR TO 43RD FLOOR WITH 307 DWELLING UNITS, 9.45 M WIDE CONNECTING BRIDGE WITH STEEL LADDER TO TOWER 2 TO TOWER 3 AT 143.35M HEIGHT (AT 43RD FLOOR LEVEL) AND 9.45 M WIDE CONNECTING BRIDGE AT 43RD TOWER + 3RD HEIGHT FLOOR TOWER PARAPET WITH PREMIUM FIBALT DOOR NO.255, RAJIV GANDHI SALAI (OMR), SHOLINGANALLUR, CHENNAI - 600 119 COMPRISED IN T.S.NOS. 47674, 47675, 47676&1 BLOCK NO.59 OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



BASEMENT-2 FLOOR PLAN



TYPICAL DETAILS FOR SOLAR VOLTAIC PANEL SYSTEM AT TERRACE FLOOR LEVEL



SOLAR HOT WATER SYSTEM DETAIL

PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

VCH NO. 4856

This is a system generated drawing as per the soft copy submitted by the Architects/ 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/0367/2024
Dated... 17/11/2024

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

TOWER - 1

TOWER - 2

TOWER - 3

4.5M WIDE DRIVEWAY

RAMP UP

RAMP DN

EXIT FROM BASEMENT 02 4.0M WIDE RAMP SLOPE 1:12.5

ENTRY TO BASEMENT 02 4.5M WIDE RAMP SLOPE 1:12.5

ENTRY TO BASEMENT 01 4.5M WIDE RAMP SLOPE 1:12.5

EXIT FROM BASEMENT 01 4.5M WIDE RAMP SLOPE 1:12.5

RAIN WATER SUMP CAPACITY 1.5 LAKH LTRS 4.5mx4.5mx2.0 1.0 mx1.0 mx0.6m 2.2 mx4.0 m WATER

RAIN WATER SUMP CAPACITY 1.5 LAKH LTRS 4.5mx4.5mx2.0 1.0 mx1.0 mx0.6m 2.2 mx4.0 m WATER

MANDATORY DIGESTOR (2) 19.500M(L)X 9.00M(B) X 3.60M(D) VOL=316.40 CUM

PRE AERATION TANK (2) 4.50M(L)X 4.50M(B) VOL=72.90M

AERATION TANK – 1 (2) 8.50M(L)X 7.50M(B) X 3.60M(D) VOL=178.50 CUM

AERATION TANK – 2 (2) 8.50M(L)X 7.50M(B) X 3.60M(D) VOL=178.50 CUM

EQUALISATION TANK 61.50M(L)X11.00M(B)D VOL=1013.59 CUM

DEGAT TANK (2) 41.00M(L)X 2.00M(B)D VOL=118.70 CUM

TREATED WATER TANK-1 (2) 23.40M(L)X 4.00M(B)D VOL=374.40 CUM

TREATED WATER TANK-2 (2) 23.40M(L)X 4.00M(B)D VOL=351.00 CUM

SLUDGE HOLDING TANK (DRAWN) 18.00M(L)X 4.00M(B)D VOL=72.00 CUM

TREATED WATER TANK-1 (2) 31.50M(L)X 4.00M(B)D VOL=126.00 CUM

TREATED WATER TANK-2 (2) 31.50M(L)X 4.00M(B)D VOL=126.00 CUM

CLARIFIED WATER TANK (2) 48.00M(L)X 4.00M(B)D VOL=384.00 CUM

EQUALIZATION BOX (2) 78.30M(L)X 5.0M(B)D VOL=274.05 CUM

SETTLING TANK (2) 31.50 50M(L)X 4.00M(B)D VOL=100.39 CUM

FIRE WATER TANK-II CAPACITY 1.00LAK UPPER BASEMENT-3 BELOW U/L

PUMP ROOM BELOW U/L

TREATED WATER TANK-I CAPACITY 1.00LAK UPPER BASEMENT-3 BELOW U/L

FIRE WATER TANK-I CAPACITY 1.00LAK UPPER BASEMENT-3 BELOW U/L

RAIN WATER TANK-I UPPER BASEMENT-3 BELOW U/L

RAIN WATER TANK-II CAPACITY 1.00LAK UPPER BASEMENT-3 BELOW U/L

TREATED WATER TANK-II CAPACITY 1.00LAK UPPER BASEMENT-3 BELOW U/L

RAIN WATER SUMP CAPACITY 1.5 LAKH LTRS 4.5mx4.5mx2.0 1.0 mx1.0 mx0.6m 2.2 mx4.0 m WATER

BASEMENT-1 FLOOR PLAN

FLOOR NAME	SHEET NO. 2 / 12
BLOCK NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 3 TOWERS CONSISTING OF EXTENDED COMBINED DOUBLE BASEMENT-1 FLOOR (FOR PARKING) + BASEMENT-2 FLOOR (FOR PARKING) + COMBINED 107 FLOOR TO 3RD FLOOR (FOR PARKING) + COMBINED 4TH FLOOR AT TOWER 1: RESIDENTIAL, (1 DWELLING UNITS), GYM, SPA, ASSOCIATION ROOM, TOWER 2 : RESIDENTIAL ACTIVITIES (1 DWELLING UNITS), CRECHE, TOWER 3 : RESIDENTIAL, (1 RESIDENTIAL (1 DWELLING UNITS), 77 ROOM, SHOP, BILLIARDS, INDOOR GAMES WITH AUDITORIUM, BANQUET HALL, BADMINTON COURT, SQUASH COURT, OPEN SWIMMING POOL AT OPEN TERRACE + COMBINED 5TH FLOOR TO 6TH FLOOR TOWER 1 : RESIDENTIAL (1 DWELLING UNITS) + TOWER 2 : DOUBLE FLOOR HEIGHT INDUSTRIAL ACTIVITIES & TOWER 3: RESIDENTIAL (1 DWELLING UNITS) + COMBINED 6TH FLOOR WITH OPEN PODIUM AND IN TOWER 1: RESIDENTIAL (1 DWELLING UNITS), TOWER 2 : INDUSTRIAL ACTIVITIES & TOWER 3 : RESIDENTIAL, (1 DWELLING UNITS) OVER 4 ABOVE IN TOWER 1: 7TH FLOOR TO 43RD FLOOR WITH 316 DWELLING UNITS, TOWER 3: 7TH FLOOR TO 43RD FLOOR WITH 316 DWELLING UNITS, TOWER 3: 7TH FLOOR TO 43RD FLOOR WITH 316 DWELLING UNITS AND TOWER 1 CONNECTING BRIDGE WITH STEEL LADDER TO TOWER 2 TO TOWER 3 AT 143.20M (128M(T) AT TERRACE FLOOR LEVEL), TOTALLY 952 DWELLING UNITS AND TOWER 4 : 30M HEIGHT CLOCK TOWER AVAILING 1 DWELLING UNITS AT SURVEY NO. 478/1A, 478/1B, 478/2, 478/3, 478/4, 478/5, 478/6, 478/7, 478/8, 478/9, 478/10, 478/11, 478/12, 478/13, 478/14, 478/15, 478/16, 478/17, 478/18, 478/19, 478/20, 478/21, 478/22 OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THEIR LETTER

REV. NO. ####

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/0367/2024
Dated....15.11.2024

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

CEBA/HRC/15/00616/2024
24/12/2024

TWO WHEELER PARKING

4.5M WIDE DRIVEWAY

TOWER - 1

TOWER - 2

TOWER - 3

6M WIDE DRIVEWAY

ENTRY TO PODIUM 01 4.5M WIDE RAMP SLOPE 1:15.5

EXIT FROM PODIUM 01 4.5M WIDE RAMP SLOPE 1:15.5

ENTRY TO PODIUM 02 4.5M WIDE RAMP SLOPE 1:15.5

EXIT FROM PODIUM 02 4.5M WIDE RAMP SLOPE 1:15.5

RAMP UP

RAMP DN

FIRST FLOOR PLAN

4.0M WIDE DRIVEWAY

SECOND FLOOR PLAN

FLOOR NAME	SHEET NO.
BLOCK NAMES	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING COMPRISING OF TOWER 1 CONSISTING OF 03 NOS(S) COMMERCIAL + STILT + BASEMENT FLOOR (FOR PARKING) + COMMERCIAL STILT FLOOR (FOR PARKING) + COMMERCIAL 1ST FLOOR TO 3RD FLOOR (FOR PARKING) + COMBINED 4TH FLOOR AT TOWER 1 RESIDENTIAL 12 DWELLING UNIT(S), GYM, SPA, ASSOCIATION WORK, TOWER 2 : CONSISTING ACTIVITIES & TOWER 3 : RESIDENTIAL 12 DWELLING UNIT(S), RESIDENTIAL 12 DWELLING UNIT(S), 1ST FLOOR : SHOP, BILLIARDS, INDOOR GAMES WITH A/C ROOM, BANQUET HALL, BADMINTON COURT, SQUASH COURT, OPEN SWIMMING POOL AT OPEN TERRACE + MEZZANINE FLOOR, 2ND FLOOR TO 4TH FLOOR : RESIDENTIAL WITH TOWER 2 : DOUBLE FLOOR HEIGHT INCIDENTAL ACTIVITIES & TOWER 3 : RESIDENTIAL 12 DWELLING UNIT(S) + COMBINED 5TH FLOOR WITH OPEN PODIUM AND IN TOWER 1 : RESIDENTIAL 15 DWELLING UNIT(S), TOWER 2 : RESIDENTIAL 12 DWELLING UNIT(S), TOWER 3 : RESIDENTIAL 18 DWELLING UNIT(S), OVER & ABOVE IN TOWER 1 : 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS, TOWER 2 : 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS, TOWER 3 : 7TH FLOOR TO 43RD FLOOR WITH 324 DWELLING UNITS, TOTAL 756 DWELLING UNITS AND CONNECTING BRIDGE WITH STEEL LADDER TO TOWER 1 TO TOWER 2 TO TOWER 3 AT 143.30M HEIGHT (AT TERRACE FLOOR LEVEL), TOTALLY 783 DWELLING UNITS AND TOWER A : 33M HEIGHT CLOCK TOWER AVAILING 756 DWELLING UNITS AT S.F.NO. 478/1A, 478/1B, 478/1C, 478/1D, 478/1E, 478/2, 478/3, 478/4, 478/5, 478/6, 478/7, 478/8, 478/9, 478/10, 478/11A, 478/11B, 478/12, 478/13 AND 478/14A, 478/14B, 478/15A1, 478/15A2, 478/15B, 478/16A, 478/16B, 478/17A, 478/17B, 478/18A1, 478/18A2 & 478/18B PART OF KHOLAMBAKKAM VILLAGE, KHOLAMBAKKAM TALUK, CHENGALPATTU DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE : 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
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

Use Defined Paper Size (90.00 x 60.00inches)

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/DP/PPA/S/0267/2024
Dated.....15/11/2024

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.3448 of 2018 before the Madurai Bench of Madras High Court

Greater Chennai Corporation
Approved vide Lr.No. CEPH/Plans/15/00616/2024
Dated 24/12/2024
Subject to conditions

4.0M WIDE DRIVEWAY
4.5M WIDE DRIVEWAY
6M WIDE DRIVEWAY
9M WIDE DRIVEWAY
TOWER - 1
TOWER - 2
TOWER - 3
ENTRY FROM PODIUM @ 4.5M WIDE RAMP
EXIT TO PODIUM @ 4.5M WIDE RAMP
ROAD 12.0M
ONE WAY DIRECTION

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

TOWER - 1

TOWER - 2

TOWER - 3

FLOOR NAME	SHEET NO.
ELEVATION	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE, SHOP DEVELOPMENT WITH 3 TOWERS CONSISTING OF BASEMENT + EXTENDED CONVENIENT DOUBLE BASEMENT FLOOR (FOR PARKING + COMMERCIAL USE) + STILT FLOOR (FOR PARKING + COMBINED 1ST FLOOR TO 3RD FLOOR (FOR PARKING + COMBINED 4TH FLOOR AT TOWER 1: RESIDENTIAL (2 DWELLING UNITS), GYM, SPA, ASSOCIATION ROOM, TOWER 2 : RESIDENTIAL/ ACTIVITIES (2 DWELLING UNITS), TOWER 3: RESIDENTIAL (2 DWELLING UNITS) , 1ST FLOOR TO 3RD FLOOR (FOR PARKING + COMBINED 4TH FLOOR AT TOWER 1: RESIDENTIAL (2 DWELLING UNITS), GYM, SPA, ASSOCIATION ROOM, TOWER 2 : RESIDENTIAL/ ACTIVITIES (2 DWELLING UNITS), TOWER 3: RESIDENTIAL (2 DWELLING UNITS) , 1ST ROOM, SHOP, BILLIARDS, BUDDOR GAMES WITH AUDROOM, BANQUET HALL, BADMINTON COURT, SQUASH COURT, OPEN SWIMMING POOL AT OPEN TERRACE + COMBINED 5TH FLOOR AT TOWER 1: RESIDENTIAL (2 DWELLING UNITS), TOWER 2: DOUBLE FLOOR HEIGHT RESIDENTIAL/ ACTIVITIES & TOWER 3: RESIDENTIAL (2 DWELLING UNITS) + COMBINED 6TH FLOOR WITH OPEN PODIUM AND 1ST ROOM AND 2ND FLOOR TOWER 1: RESIDENTIAL (6 DWELLING UNITS), TOWER 2: RESIDENTIAL (6 DWELLING UNITS), TOWER 3: RESIDENTIAL (2 DWELLING UNITS), OVER 3 ABOVE 3M TOWER 1: 7TH FLOOR TO 43RD FLOOR WITH 316 DWELLING UNITS, TOWER 2: 7TH FLOOR TO 43RD FLOOR WITH 316 DWELLING UNITS, TOWER 3: 7TH FLOOR TO 43RD FLOOR WITH 316 DWELLING UNITS, TOWER 1 TO TOWER 2 CONNECTING BRIDGE WITH STEEL LADDER TO TOWER 1 TO TOWER 2 TO TOWER 3 AT 143.25M HEIGHT (AT TERRACE FLOOR LEVEL), TOTALLY 952 DWELLING UNITS AND TOWER 4 : 55M HEIGHT CLOCK TOWER AVAILING 3.0 FSI PREMIUM FOR THE PROPOSED SHOP DEVELOPMENT AT SALAI (OMR), SHOLINGANALLUR, CHENNAI in SSI. 1/3B, CORPORATE BY T.SJ.NO.: 475/14, 474/15, 476/16A1, 476/17B1A1A, 476/17B1A1A, 476/20A1, 476/20A1 &476/20 OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT BEING THE LIMITS OF GREATER CHENNAI CORPORATION

APPROVAL CONDITION

SCALE : 1:100

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

Vice-Chairman / Member Secretary (Planning)
Chief Planning Officer / Chief Planning Officer (Planning)
Area Plans Unit / Zonal Planning Officer (Planning)
Area Plans Unit / Zonal Planning Officer (Environmental Conservation)

FEE NO. 4656

QR CODE

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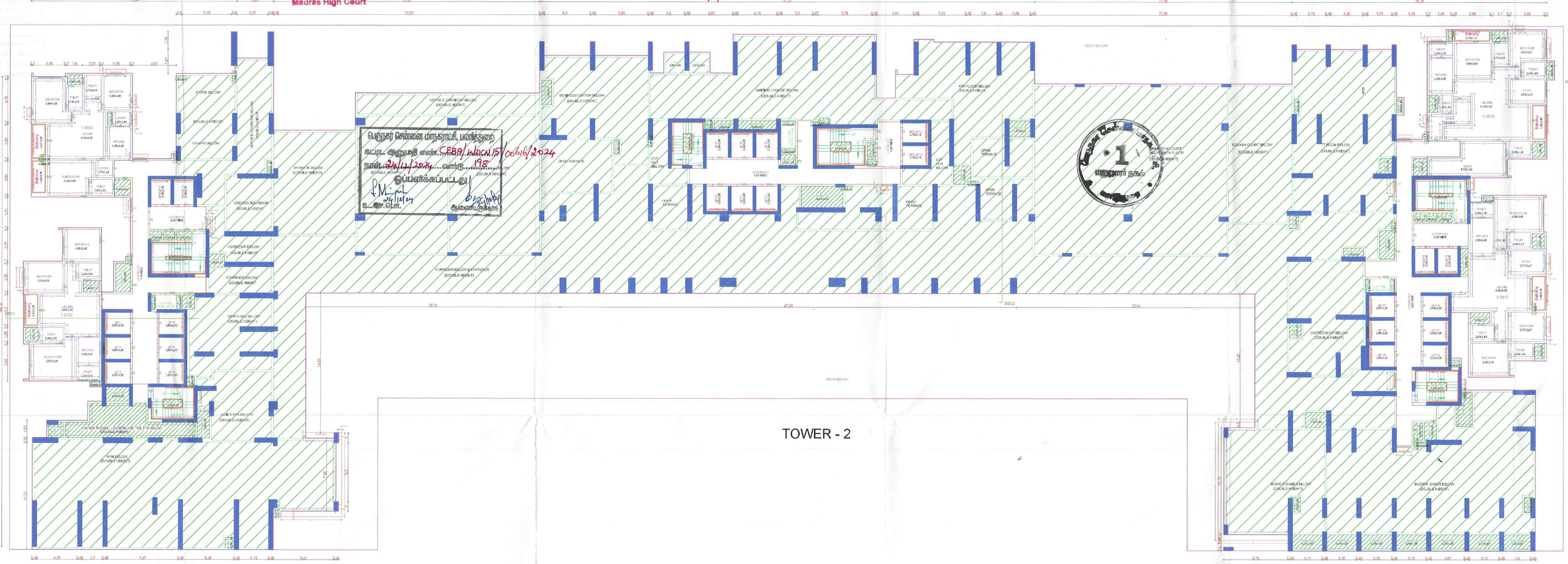
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FLOOR NAME	SHEET NO. 6/12
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 3 TOWERS CONSISTING OF EXTENDED COMBINED DOUBLE BASEMENT FLOOR (FOR PARKING) + COMBINED STILT FLOOR (FOR PARKING) + COMBINED 1ST FLOOR TO 3RD FLOOR (FOR PARKING) + COMBINED 4TH FLOOR AT TOWER 1: RESIDENTIAL (2 DWELLING UNITS), GYM, SPA, ASSOCIATION ROOM, TOWER 2: INCIDENTAL ACTIVITIES (BUSINESS CENTER, CHANGE ROOMS) & TOWER 3: RESIDENTIAL (2 DWELLING UNITS), TT ROOM, SHOP, BILLIARDS, INDOOR GAMES WITH A.V.ROOM, BANQUET HALL, BADMINTON COURT, SQUASH COURT, OPEN SWIMMING POOL AT OPEN TERRACE + COMBINED 5TH FLOOR AT TOWER 1: RESIDENTIAL (2 DWELLING UNITS), TOWER 2: DOUBLE FLOOR HEIGHT INCIDENTAL ACTIVITIES & TOWER 3: RESIDENTIAL (2 DWELLING UNITS) + COMBINED 6TH FLOOR WITH OPEN PODIUM AND IN TOWER 1: RESIDENTIAL (6 DWELLING UNITS), TOWER 2: RESIDENTIAL (3 DWELLING UNITS) & TOWER 3: RESIDENTIAL (6 DWELLING UNITS) OVER & ABOVE IN TOWER 1: 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS, TOWER 2: 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS, TOWER 3: 7TH FLOOR TO 43RD FLOOR WITH 207 DWELLING UNITS, 5.65 M WIDE CONNECTING BRIDGE WITH STEEL LADDER TO TOWER 1 TO TOWER 2 TO TOWER 3 AT 143.35M HEIGHT (AT TERRACE FLOOR LEVEL), TOTALLY 682 DWELLING UNITS AND TOWER 4: 33M HEIGHT CLOCK TOWER AVAILING WITH PREMIUM FSI,AT DOOR NO.295, RAJIV GANDHI SALAI (OMR), SHOLINGANALLUR, CHENNAI - 600 119 COMPRISED IN T.S.NOS. 476/14, 476/15, 476/16A1, 476/17B1A1A, 476/17B1B, 476/24A1, 476/25A1 &476/32 OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT 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/0367/2024
Dated 15/11/2024

CEBA/WDCN15/00616/2024
24/12/2024 198

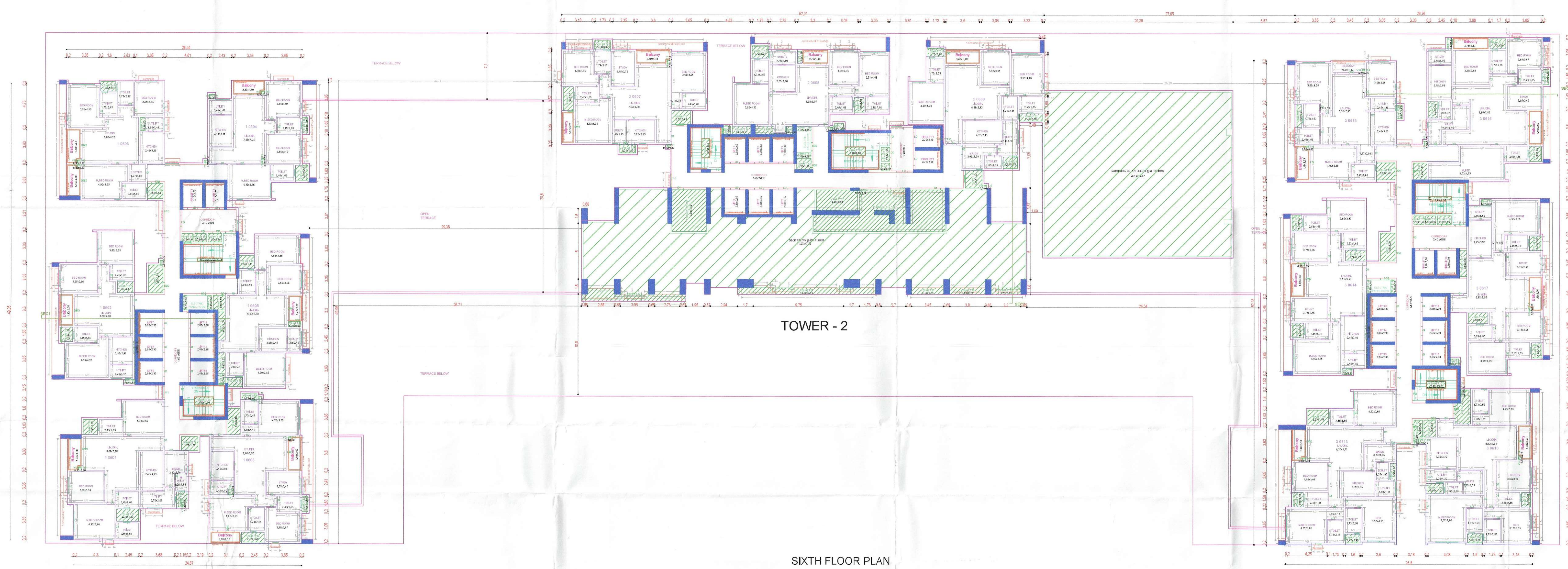


TOWER - 1

FIFTH FLOOR PLAN

TOWER - 2

TOWER - 3



TOWER - 1

SIXTH FLOOR PLAN

TOWER - 2

TOWER - 3

APPROVAL CONDITION

SCALE 1:100

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

KEY NO. 4688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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