Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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P.P.A approved by
C.M.D.A vide
Lr.No..CMDA/PP/HRB/N/0235/2025
Dated..07.04.2026

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 அனுமதி எண்.CMDA/HRB/N/0235/2026
நாள் 12/05/2026 வார்டு 083
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

PLAN OF ENTRY RAMP

SECTION OF EXIT RAMP

PLAN OF EXIT RAMP

RAINWATER HARVESTING DETAIL
(RWH - 2A)

PROPOSED SEWAGE TREATMENT PLAN OF 50KLD CAPACITY

PLAN FOR TANKS & EQUIPMENTS

SECTION AA

SI.NO	DESCRIPTION	QTY	DIMENSION (mm)	TYPE
1	SCREEN CHAMBER	1 NO	600 X 600 X 1500	RCC
2	COLLECTION TANK	1 NO	4000 X 3400 X 3450 (TD)	RCC
3	AERATION TANK	1 NO	5100 X 3400 X 3450 (TD)	RCC
4	CLARIFIER TANK	1 NO	3000 X 2100 X 3450 (TD)	RCC
5	CLARIFIED TANK	1 NO	1200 X 1000 X 3450 (TD)	RCC
6	TREATED WATER TANK	1 NO	3200 X 3400 X 3450 (TD)	RCC
7	SLUDGE DIGESTER TANK	1 NO	3400 X 1500 X 3450 (TD)	RCC
8	PUMP ROOM	1 NO	3212 X 2100 X 3450	RCC
9	DRAIN BOARD	1 NO	5412 X 600 X 450	RCC
10	TRENCH	1 NO	14000 X 600 X 450	RCC

SI.NO	DESCRIPTION	UNIT
1	BLOWER AND MOTOR PUMP	UNIT
2	MONITOR	UNIT
3	SUBMERSIBLE PUMP	UNIT
4	AGITATOR MOTOR	UNIT
5	DOSING PUMP WITH MOTOR	UNIT
6	PIPE LINE	MTR
7	VALVES	SET
8	MISCELLANEOUS	UNIT
9	CABLES	SET

DESIGN DATA
No. of Flats - 77 Nos
Proposed No. of Occupants - 385 Nos
Rate of Water Supply - 90 lpcd
Water consumption - 50000 L/D
Sewage Generated - 46000 L/D

Proposed Capacity of STP - 50 KLD

KEY PLAN

SECTION ON A-A

SECTION ON "P-P"

GATE ELEVATION

As Per Patta 72.00M
As Per SURVEY 71.606 M

As Per Patta 31.00M
As Per SURVEY 30.578M

As Per SURVEY 30.314M
As Per Patta 30.60M

SULAGE WATER TANK
CAPACITY 10000 LTS

BASEMENT FLOOR LINE

7.20M DRIVEWAY

ENTRY RAMP TO BASEMENT

SLOPE 1:8

METER ROOM

EXIT RAMP FROM BASEMENT

SERVICE LIFT

FIRE LIFT

GENERATOR ROOM

DRINKING WATER SUMP
CAPACITY - 30000 lts
SIZE - 5.04m x 3.00m x 2.0m

As Per Patta 72.00 M
As Per SURVEY 72.939 M

FIRE FIGHTING WATER SUMP
CAPACITY - 75000 lts
SIZE - 12.50m x 3.00m x 2.0m

RAIN WATER COLLECTION SUMP
CAPACITY 7500 lts
SIZE -1.26m x 3.00m x 2.0m

7.2 m wide Gate
(75 mm Dwarf Wall)
ENTRY / EXIT

OPEN TRANSFORMER YARD

27.00 M WIDE CENTRAL AVENU ROAD

North
W E
S

SITE CUM STILT FLOOR PLAN

SECTION MM

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

Plan Showing the Proposed Construction of High Rise Building Consisting of Extended Basement Floor + Stilt floor + 11Floors Residential Building with 77 Dwelling units (Height 36.00m) availing Premium FSI at Abutting Central Avenue Road, Periyar Nagar, Korattur Chennai comprised in Old S.No. 1272part, 1276part, 1277part and as per Patta New T.S. No. 121, block No. 48 of Korattur Village (Ward-E), Ambattur Taluk within the limits of Greater Chennai Corporation.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2213.00
AREA AS PER DOCUMENT	2210.88
AREA CONSIDERED FOR FSI	2210.88
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	8006.72
FSI FACTOR	3.622
COVERAGE AREA (PERCENTAGE %)	1207.77 (52.60%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	55	55
TWO WHEELER	61	66
CYCLE	-	0

FLOOR WISE FSI STATEMENT: HRB

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR	0.00	32.82	0.00	0.00	0	32.82
STILT PARKING FLOOR	0.00	45.43	0.00	0.00	0	45.43
FIRST FLOOR	0.00	720.77	0.00	0.00	7	720.77
SECOND FLOOR	0.00	720.77	0.00	0.00	7	720.77
THIRD FLOOR	0.00	720.77	0.00	0.00	7	720.77
FOURTH FLOOR	0.00	720.77	0.00	0.00	7	720.77
FIFTH FLOOR	0.00	720.77	0.00	0.00	7	720.77
SIXTH FLOOR	0.00	720.77	0.00	0.00	7	720.77
SEVENTH FLOOR	0.00	720.77	0.00	0.00	7	720.77
EIGHTH FLOOR	0.00	720.77	0.00	0.00	7	720.77
NINTH FLOOR	0.00	720.77	0.00	0.00	7	720.77
TENTH FLOOR	0.00	720.77	0.00	0.00	7	720.77
ELEVENTH FLOOR	0.00	720.77	0.00	0.00	7	720.77
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	8006.72	0.00	0.00	77	8006.72

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
HRB		0.00	8006.72	0.00	0.00	77	8006.72
Total		0.00	8006.72	0.00	0.00	77	8006.72

APPROVAL CONDITION

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.

KEY NO.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and HMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by
Architect: T S SRIYASHREE
Sign Date: 10-04-2026 7:14:41 PM

Applicants (Owner / Developer / Power of Attorney)

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)

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

RESPONSIBILITY OF THE BUILDER / PROMOTERS

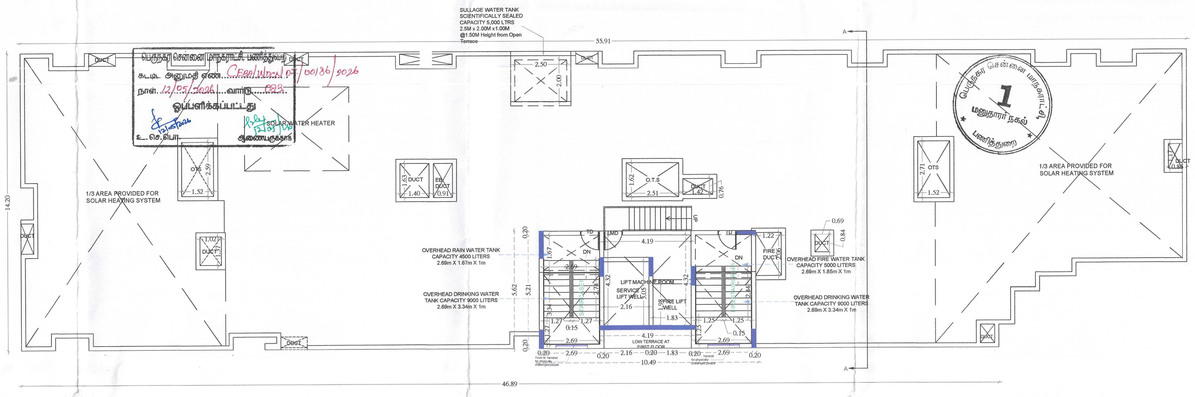
1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the size sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

P.P.A approved by
C.M.D.A vide Lr.No. CMDA/SPD/HRB/N/0035/2025
Dated 09/01/2026

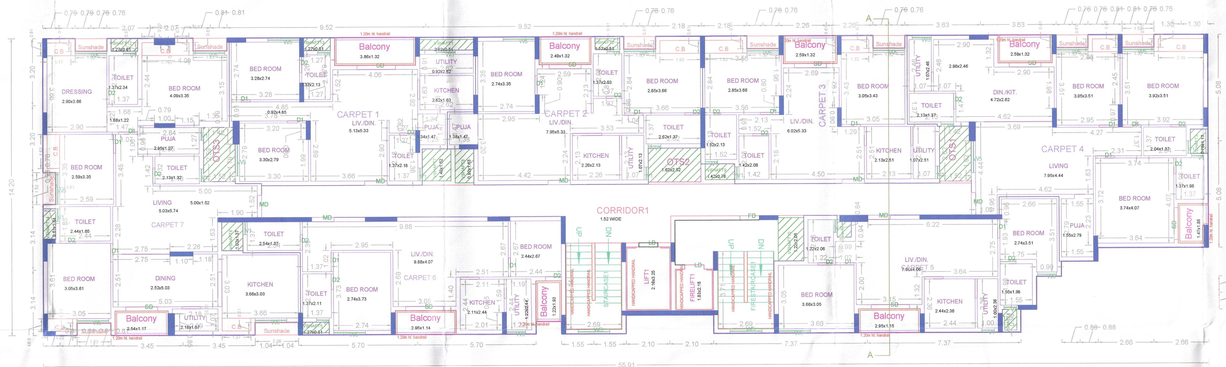
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FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

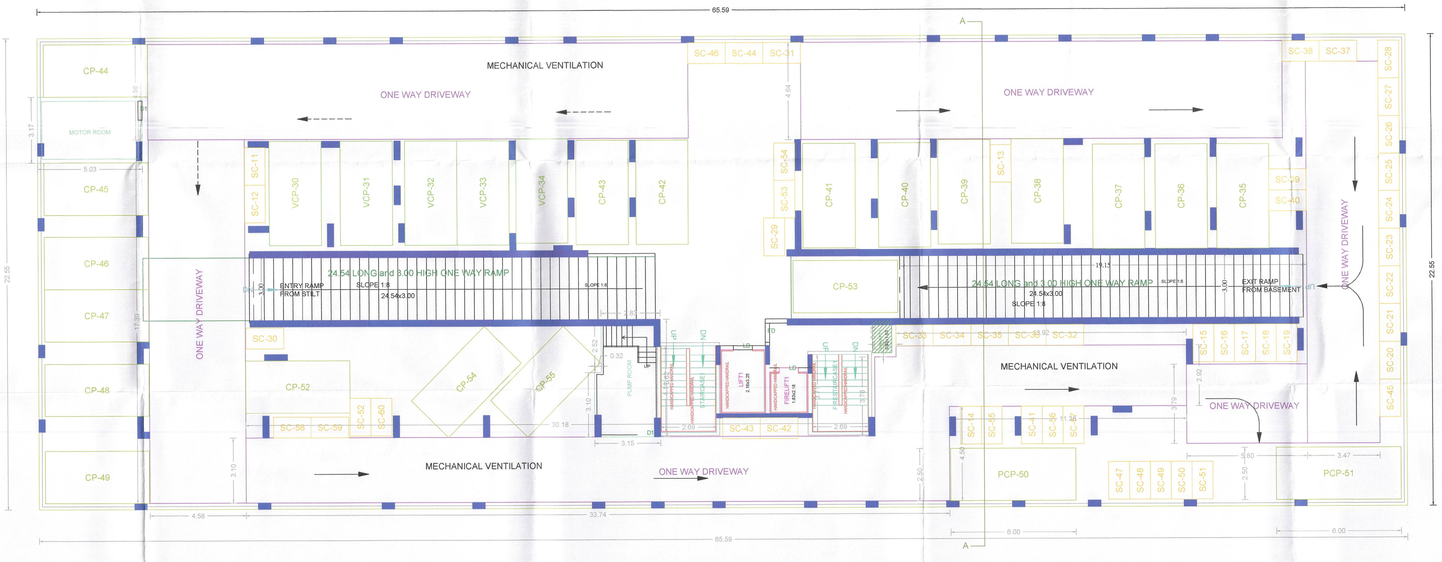
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TERRACE FLOOR PLAN



TYPICAL - 1- 11 FLOOR PLAN



BASEMENT FLOOR PLAN

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 final outcome of the writ in WMP (MD) Nos. 6912 & 6913 of 2019.

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ARCH_E_(36.00_x_48.00_Inches)

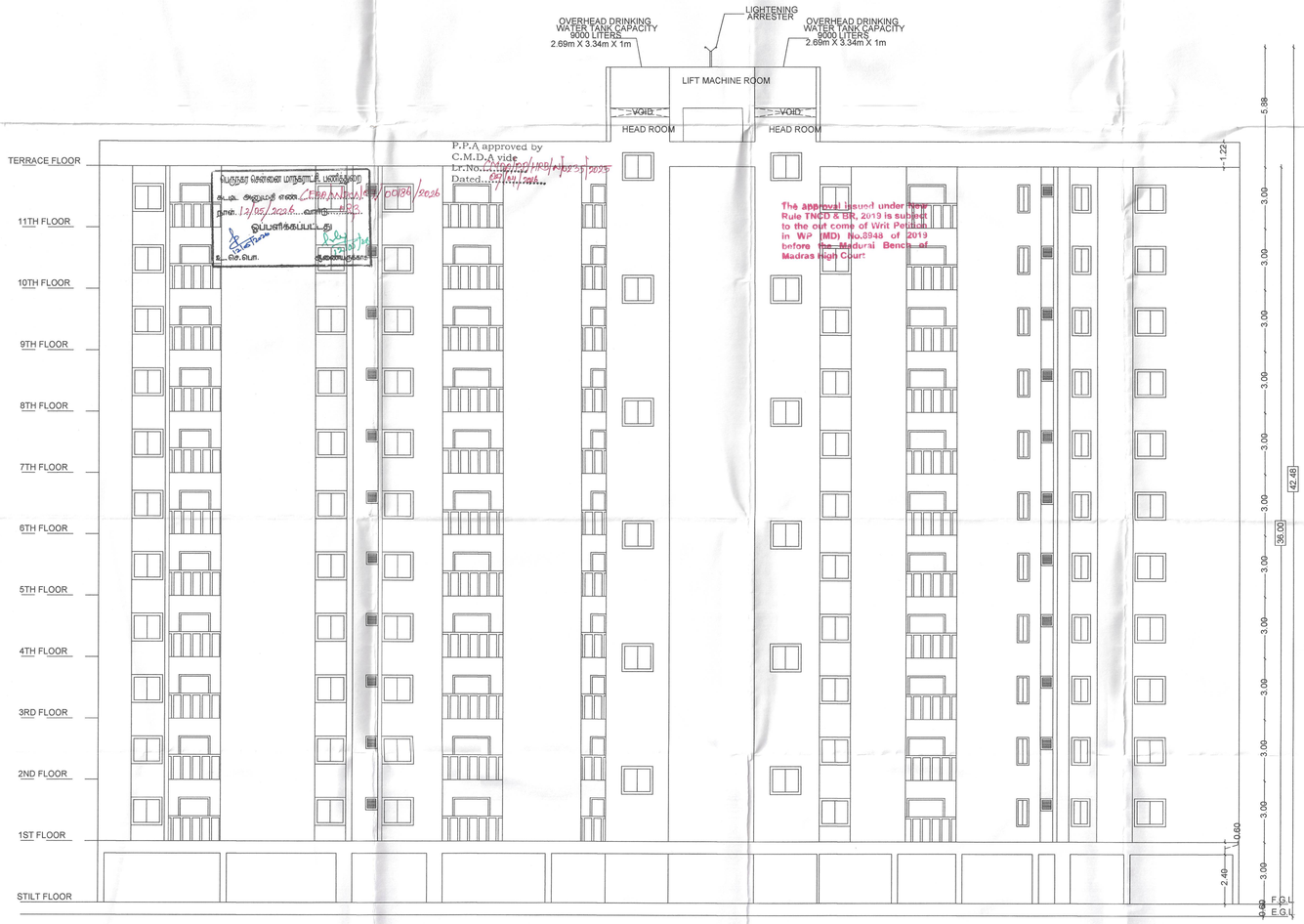
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RESPONSIBILITY OF THE BUILDER / PROMOTERS

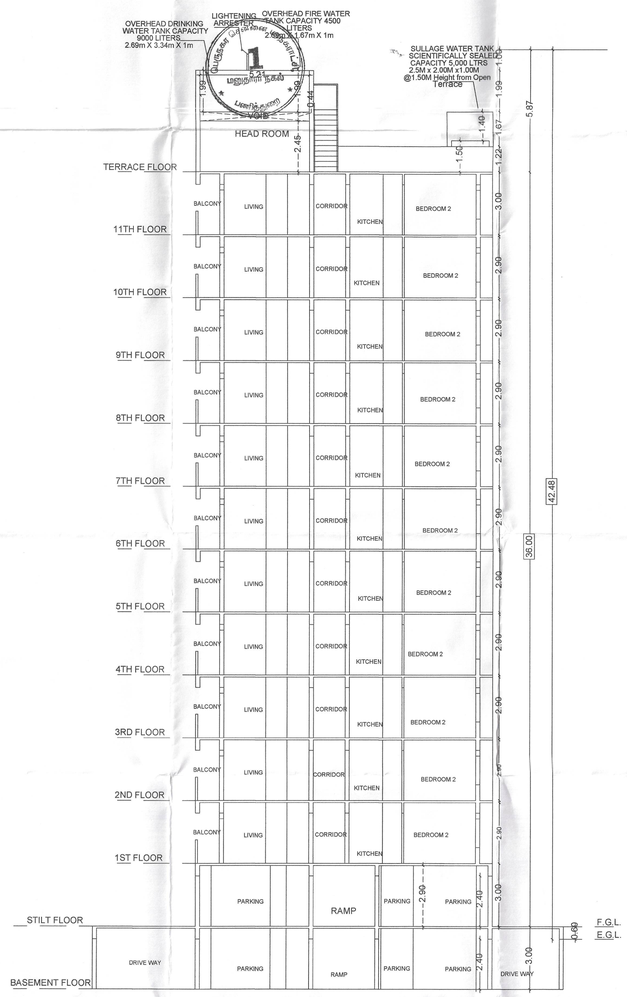
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

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ELEVATION



SECTION AA

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
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QR CODE

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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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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.