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NO-(1)
ONE

1/5

P.P.A approved by
C.M.D.A vide
Lr.No.Chief/Plg/Rslh/J/0524/2024
Dated..11/04/2024..

The approval issued under New Rule FNCD & 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.

Cancellation of Approval
Approval is cancelled vide Lr.No. C/Cancellation/01/2013/2025 dated 28/01/2025 under Rule 58(1) of TNCDBR, 2019.
(MECHANICAL PARKING ABOVE)

SECTION 3

3.00M WIDE CAR DRIVEWAY
RAMP UP TO GROUND
1.5M WIDE TWO WHEELER DRIVEWAY
3.00M WIDE CAR DRIVEWAY
(MECHANICAL PARKING ABOVE)
6.5M WIDE CAR DRIVEWAY
[MECHANICAL VENTILATION]
(MECHANICAL PARKING ABOVE)
3.00M WIDE TWO WHEELER DRIVEWAY
(MECHANICAL PARKING ABOVE)
RAMP ON TO BASEMENT
1.5M WIDE TWO WHEELER DRIVEWAY
SHAFT-2
SHAFT-1
SULLAGE WATER TANK 4.25M HOLD DEPTH CAPACITY 38500 LTRS
DOMESTIC/WTP PUMP ROOM
UG SUMP FOR DOMESTIC WATER CAPACITY 2,27,000 LTS
UG SUMP FOR FLUSHING WATER CAPACITY 2,27,000 LTS
PUMP ROOM FOR FIRE FIGHTING

SECTION 4

SECTION A

KEY PLAN (NTS)

SITE PLAN	SHEET NO. 1/5

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE COMMERCIAL BUILDING (IT/ITES BUILDING) WITH EXTENDED BASEMENT FLOOR(PART FOR PARKING) + GROUND FLOOR PART/STILT FLOOR PART (WITH 3 LEVEL MECHANICAL STACK PARKING) + 1ST FLOOR TO 7TH FLOOR AT PLOT NO.4-C/3 (SP), 3RD MAIN ROAD (N.H. BYE-PASS ROAD FLY OVER), AMBATHUR INDUSTRIAL ESTATE, AMBATHUR, CHENNAI -600 058. COMPRISED IN OLD S.NO.99/4PART, 27/2PART, 27/3PART, 28PART, 29PART, T.S. NO.11, BLOCK NO.18 OF ATHANTTU VILLAGE, AMBATHUR TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3683.00
AREA AS PER DOCUMENT	4046.86
AREA CONSIDERED FOR FSI	3683.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	12813.09
FSI FACTOR	3.249
COVERAGE AREA (PERCENTAGE %)	7706.40 (45.63%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	184	192
TWO WHEELER	367	370
CYCLE	-	0

FLOOR WISE FSI STATEMENT (A.B+PSTILT/CHRL./TSTRE.)

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RSDL.	RVO	RVOT		
BASEMENT PARKING FLOOR	156.65	0.00	0.00	0.00	0	156.65
STILT PARKING FLOOR	574.25	0.00	0.00	0.00	0	574.25
FIRST FLOOR	1705.11	0.00	0.00	0.00	0	1705.11
SECOND FLOOR	1705.11	0.00	0.00	0.00	0	1705.11
THIRD FLOOR	1705.11	0.00	0.00	0.00	0	1705.11
FOURTH FLOOR	1705.11	0.00	0.00	0.00	0	1705.11
FIFTH FLOOR	1705.11	0.00	0.00	0.00	0	1705.11
SIXTH FLOOR	1705.11	0.00	0.00	0.00	0	1705.11
SEVENTH FLOOR	1705.11	0.00	0.00	0.00	0	1705.11
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	12814.55	0.00	0.00	0.00	0	12814.55

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SIMILAR BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RSDL.	RVO	RVOT		
A,B,PSTILT,CHRL.,T	1	12814.55	0.00	0.00	0.00	0	12814.55
Total		12814.55	0.00	0.00	0.00	0	12814.55

EXTENDED BASEMENT FLOOR

41.20(AS PER FMB) | 19.00(AS PER FMB) | 128.73(AS ON SITE) | 68.10(AS PER FMB) | 36.00m

30.22(AS ON SITE) 30.40(AS PER FMB)

ONE WAY DRIVEWAY +0.45m LVL
SECTION 2
SECTION 1
SECTION X
SECTION A
SECTION 3
SECTION 4
SHAFT-1
SHAFT-2
STAIRCASE
LIFT 2900X2000
LOBBY 10000X11100
MECHANICAL PARKING
ELECTRICAL TRANSFORMER ROOM
METER ROOM
PLANTER BOX
RAMP UP FROM BASEMENT
42.40m LONG & 5.30m HIGH ONE WAY RAMP (EXIT)
42.40m LONG & 5.30m HIGH ONE WAY RAMP (ENTRY)
RAMP DN TO BASEMENT
SULLAGE WATER TANK CAPACITY 38500 LTRS
SECURITY CABIN
11.25m LONG & 0.45m HIGH (2% SLOPE NATURAL GRADIENT)
0.45m WIDE ENTRY & EXIT RAMP WITH GRADIENT 1:8
UG SUMP FOR FLUSHING WATER CAPACITY 2,27,000 LTS
UG SUMP FOR DOMESTIC WATER CAPACITY 2,27,000 LTS
+0.00m LVL

31.75(AS ON SITE) 30.50(AS PER FMB)

THIRD MAIN ROAD (NH BYE PASS ROAD)

44.00(AS PER FMB) | 128.15(AS ON SITE) | 83.60(AS PER FMB) | 36.00m

SITE CUM STILT FLOOR (Part) / GROUND FLOOR (Part)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
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

This Planning Permission issued under Rule 58(1) of TNCDBR, 2019 read in conjunction with the G.O.2 (MD) No.8948 of 2019 and WMP (MD) Nos. 9812 & 9813 of 2019.

Signature valid
Digitally Signed by
Architect: VIKRAM JACOB
Sign Date: 11/04/2024 6:14:31 PM

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedMetric (841.00 x 1600.00MM)

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PPA/HRC/N/0524/2024
Dated. 15/04/2025

SHEET NO. 2/5
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE COMMERCIAL BUILDING (ITSTITES BUILDING) WITH EXTENDED BASEMENT FLOOR(MEANT FOR PARKING) + GROUND FLOOR PART/STILT FLOOR PART (WITH 3 LEVEL MECHANICAL STACK PARKING) + 1ST FLOOR TO 7TH FLOOR AT PLOT NO.4-C(1 (SP), 3RD MAIN ROAD (N.H. BYE-PASS ROAD FLY OVER), AMBATHUR INDUSTRIAL ESTATE, AMBATHUR, CHENNAI -600 058, COMPRISED IN OLD S.NO.99PART, 27/1PART, 27/2PART, 28PART, 29PART, T.S. NO:11, BLOCK NO:18 OF ATHIPATTU VILLAGE, AMBATHUR TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

பெருநகர சென்னை மாநகராட்சி மறுத்தரை
கட்டட அனுமதி எண்:CEPA/HRCN/27/00173/2025
நாள்:28/04/2025...வரை.....D24
ஒப்புவிக்கப்பட்டது
உ.செ.பொ.

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 Madural Bench of Madras High Court

TYPICAL FLOOR (1st,2nd,3rd,4th,6th,7th Floor)

FIFTH FLOOR PLAN

TERRACE FLOOR

APPROVAL CONDITION

SCALE 1:100

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

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedMetric (841.00 x 1500.00MM)

SHEET NO. 3/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE COMMERCIAL BUILDING (TI/ITES BUILDING) WITH EXTENDED BASEMENT FLOOR(PART FOR PARKING) + GROUND FLOOR PART/STILT FLOOR PART (WITH 3 LEVEL MECHANICAL STACK PARKING) + 1ST FLOOR TO 7TH FLOOR AT PLOT NO.4-C/1 (SP), 3RD MAIN ROAD (N.H. 8YE-PASS ROAD FLY OVER), AMBATHUR INDUSTRIAL ESTATE, AMBATHUR, CHENNAI -600 058. COMPRISED IN OLD S.NO.3PART, 27/1PART, 27/2PART, 28PART, 29PART, T.S. NO.11, BLOCK NO.18 OF ATHIPATTU VILLAGE, AMBATHUR TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TeC/HRBN/0524/2024
Dated..15/01/2025...

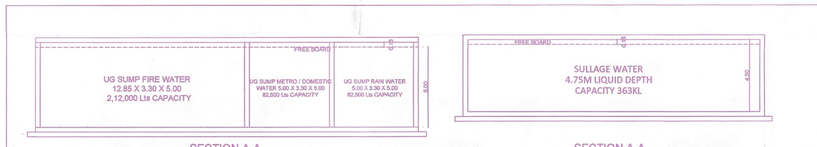
தெற்கு சென்னை மாநகராட்சி மண்டலம்
கட்டட அனுமதி எண்...CMDA/0524/2024/1001731/2025
நாள்...28/01/2025...வார்டு...091...
ஒப்புகை ஆய்வாளர்
உதவி வருவாய் அலுவலர்
இளநிலை பொறியாளர்
உதவி செயற்பொறியாளர்

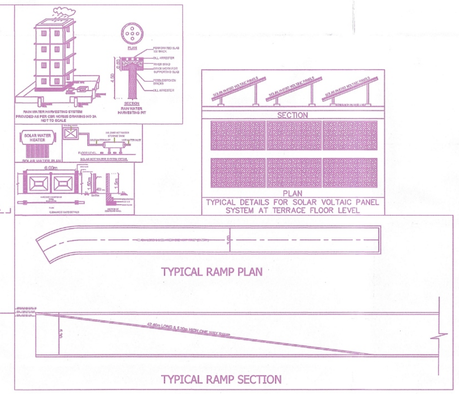
The approval issued under New Rule (TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court.

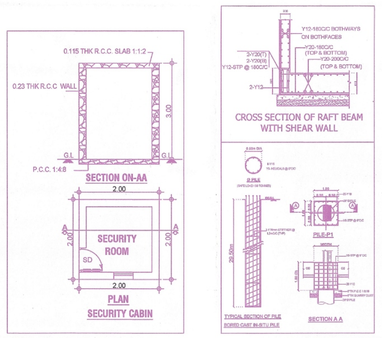
MECHANICAL CAR PARKING | MECHANICAL CAR PARKING | MECHANICAL CAR PARKING

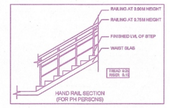
LIGHTNING ARRESTOR
PENT FLOOR
MEZZANINE FLOOR
TERRACE FLOOR
SEVENTH FLOOR
SIXTH FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
GROUND FLOOR LVL (+0.15m)
FSL (STILT FLOOR) (+0.45m)
RSL (ROAD LVL) (+0.00m)

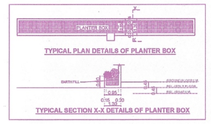
NORTH SIDE ELEVATION

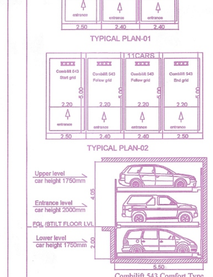












APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
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.

QR CODE

This Planning Permission issued under Rule 14 of TNCD & BR, 2019 subject to final outcome of the O.P (WP) No.8948 of 2019 and WMP (MD) Nos. 5512 & 5513 of 2019.

Applicants (Owner / Developer / Power of Attorney)

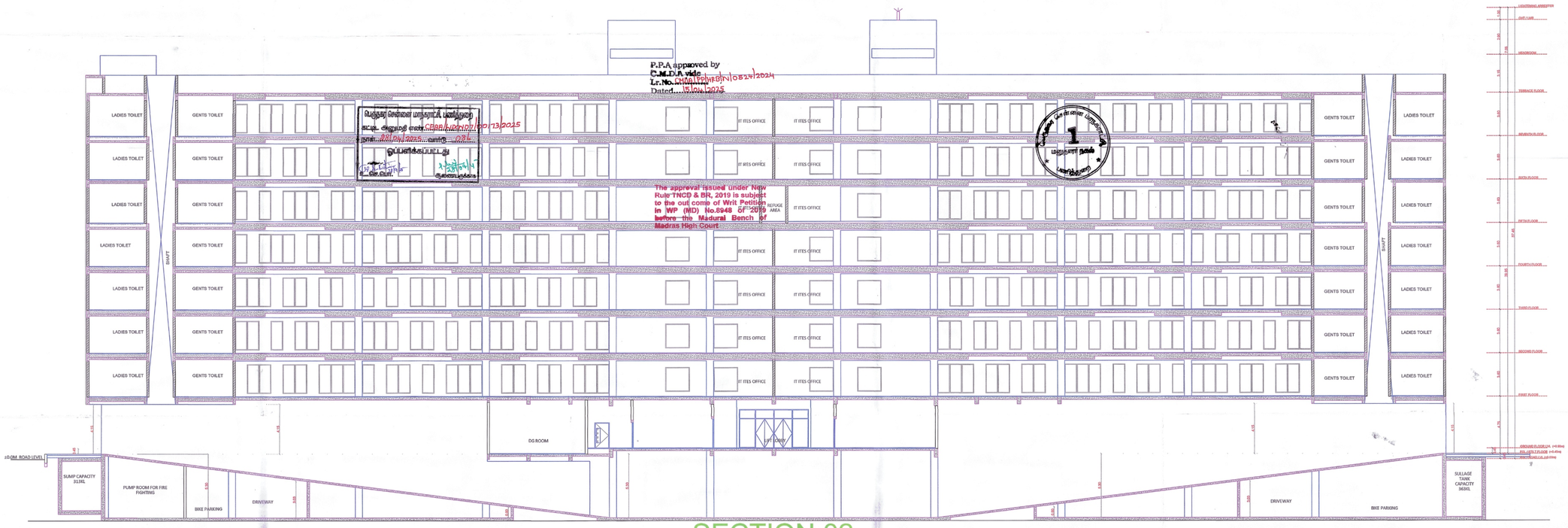
UserDefinedMetric (841.00 x 1600.00MM)

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4/5

	SHEET NO. 4/5

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE COMMERCIAL BUILDING (T/STILT/8 BUILDING) WITH EXTENDED BASEMENT FLOOR(INTENT FOR PARKING) + GROUND FLOOR PART/STILT FLOOR PART (WITH 3 LEVEL MECHANICAL STACK PARKING) + 1ST FLOOR TO 7TH FLOOR AT PLOT NO.4-C2((SP), 3RD MAIN ROAD (R.H. 018-MASS ROAD FLY OVER), AMBATHUR INDUSTRIAL ESTATE, AMBATHUR, CHENNAI -600 058. COMPRISED IN OLD S.NO.9PART, 27/1PART, 27/2PART, 28PART, 29PART, T.S. NO.11, BLOCK NO.18 OF ATTIPATTU VILLAGE, AMBATHUR TALUK, CHENNAI DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



SECTION 02

P.P.A approved by C.M.D.A. vide Lr.No. CMDA/PPH&BR/10824/2024 Dated... 15.10.2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2020 before the Madurai Bench of Madras High Court.

Approved Lay Director Town Planning Chennai Metropolitan Development Authority

Digitally Signed by Assistant Director of Town Planning

Approved Lay Director Town Planning Chennai Metropolitan Development Authority

Digitally Signed by Assistant Director of Town Planning

APPROVAL CONDITION	
SCALE 1:100	

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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.

QR CODE

This Planning Permission issued under New Rule TNCD & BR, 2019 is subject to final outcome of the O.S in (MD) No.8948 of 2020 and WMP (MD) Nos. 6612 & 6613 of 2020.

Applicants (Owner / Developer / Power of Attorney)

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

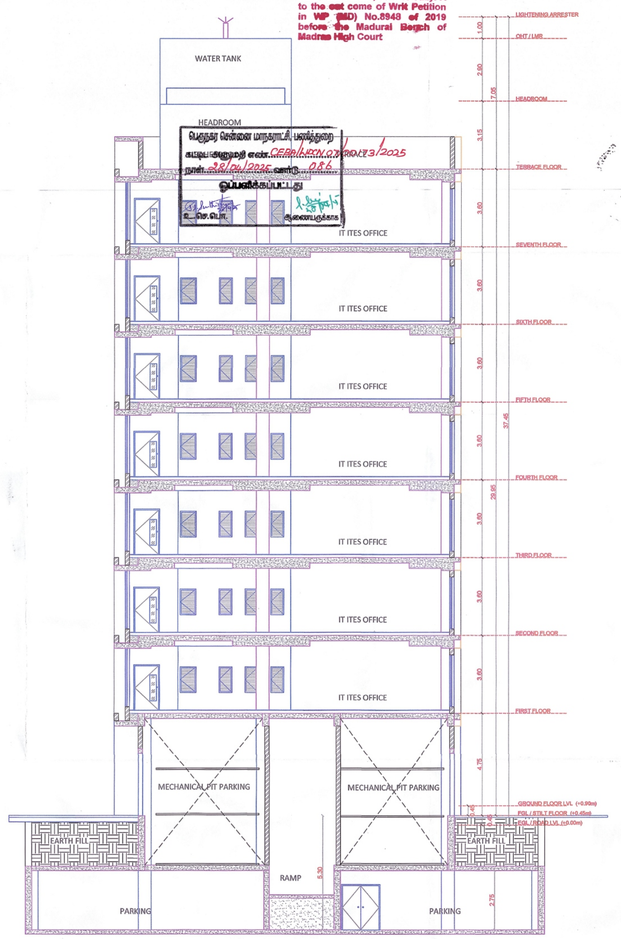
UserDefinedMetric (841.00 x 1600.00MM)

	SHEET NO. 5/5

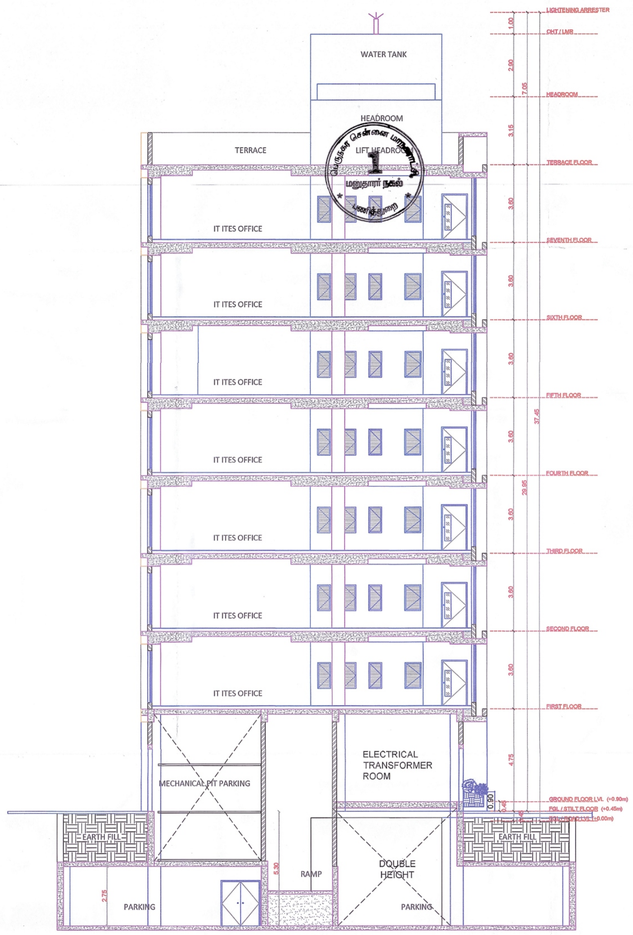
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE COMMERCIAL BUILDING (IT/ITES BUILDING) WITH EXTENDED BASEMENT FLOOR(MEANT FOR PARKING) + GROUND FLOOR PART/STILT FLOOR PART (WITH 3 LEVEL MECHANICAL STACK PARKING) + 1ST FLOOR TO 7TH FLOOR AT PLOT NO.A-C/1 (SP), 3RD MAIN ROAD (N.H. BYE-PASS ROAD FLY OVER), AMBATHUR INDUSTRIAL ESTATE, AMBATHUR, CHENNAI -600 058. COMPRISED IN OLD S.NO.9PART, 27/1PART, 27/2PART, 28PART, 29PART, T.S. NO:11, BLOCK NO:18 OF ATHIPATTU VILLAGE, AMBATHUR 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/ID/HRB/N/0524/2024
Dated..15/04/2024.



SECTION 03



SECTION 04

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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.

QR CODE

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

Applicants (Owner / Developer / Power of Attorney)

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.

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

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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

Verified RealEstate™

Verified RealEstate™

We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate