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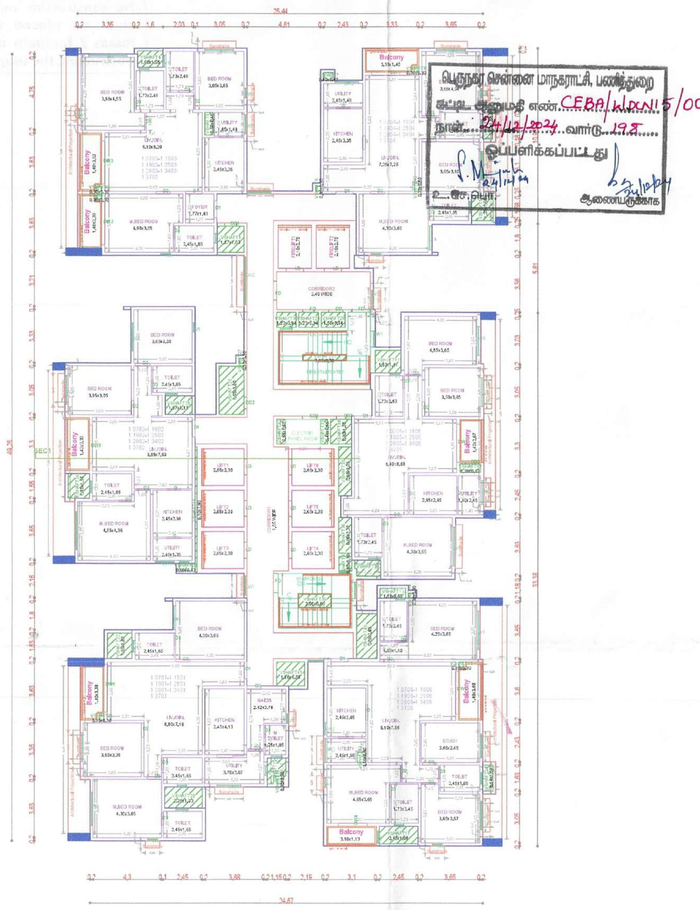
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Official Property Record

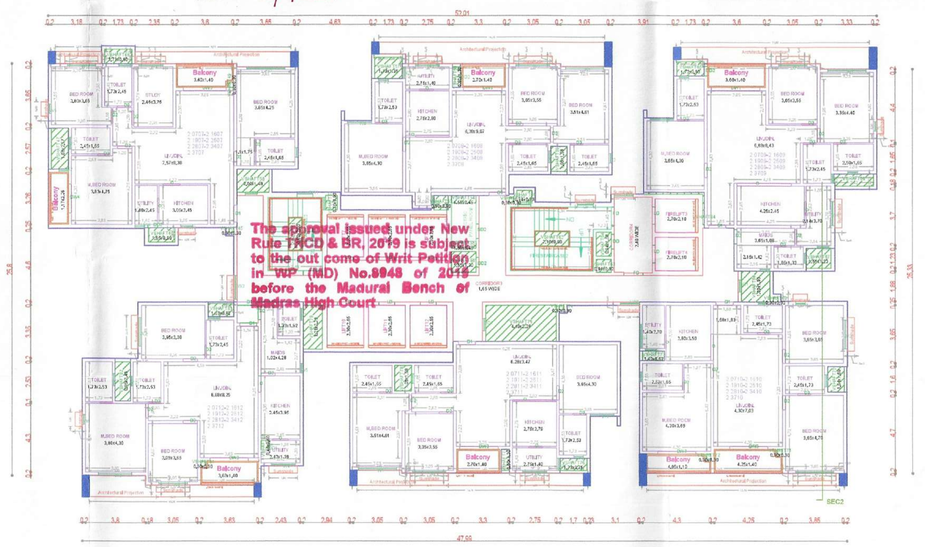
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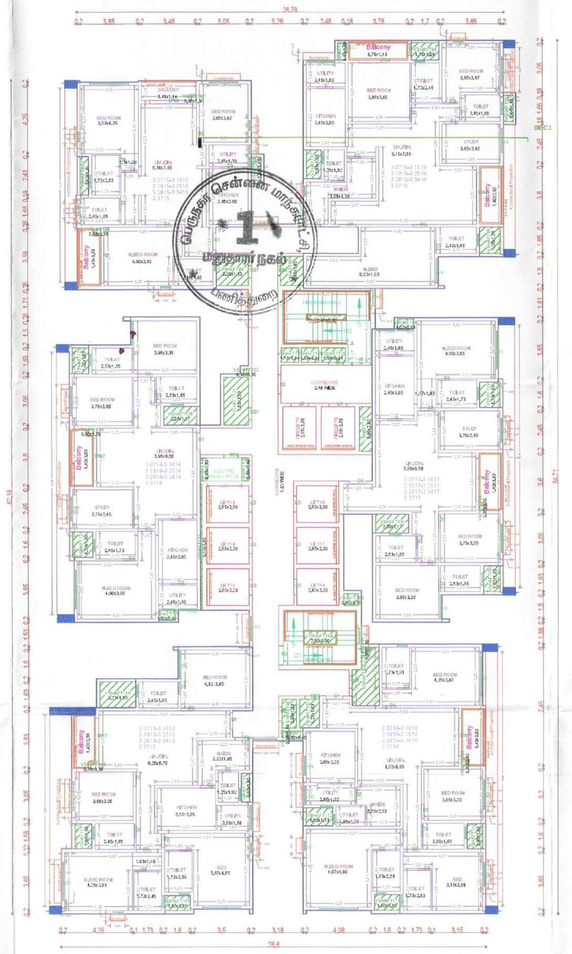
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/S/0367/2024
Dated... 15.11.2024



TOWER - 1

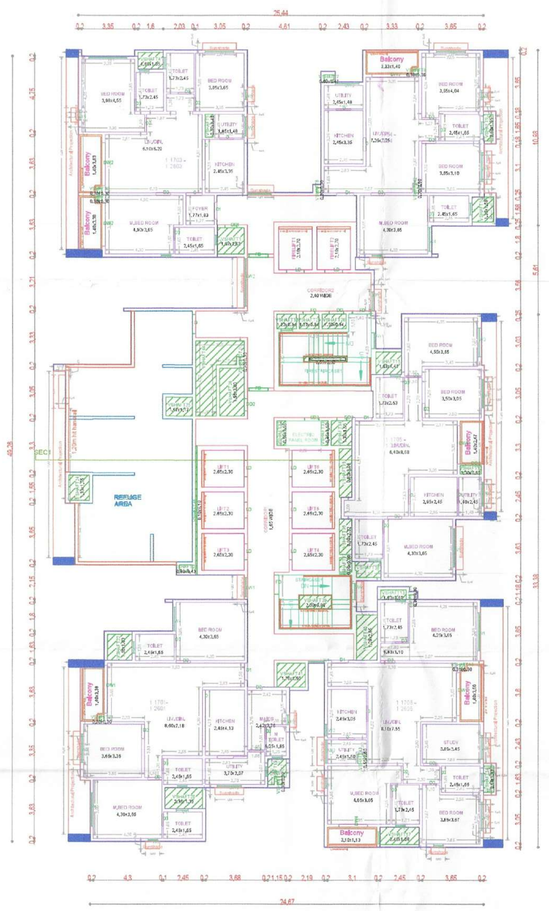


TOWER - 2

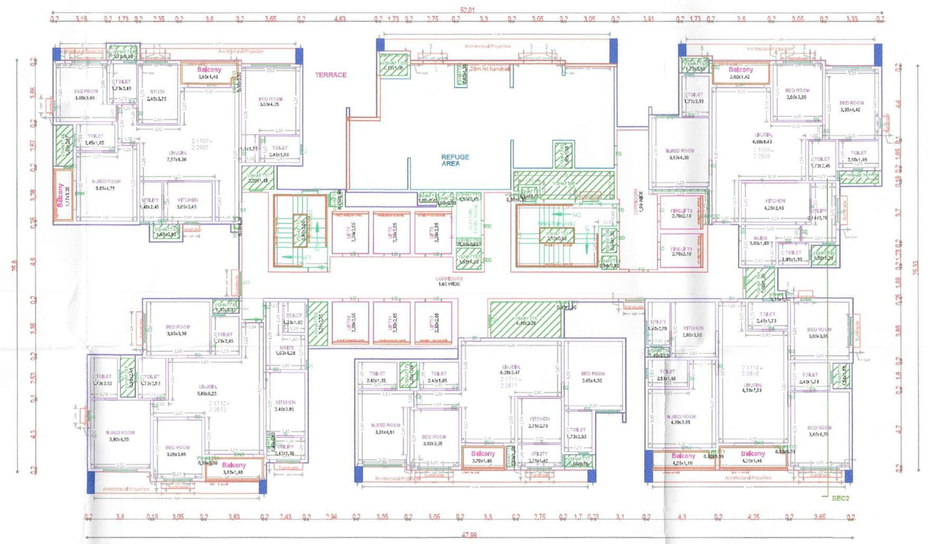


TOWER - 3

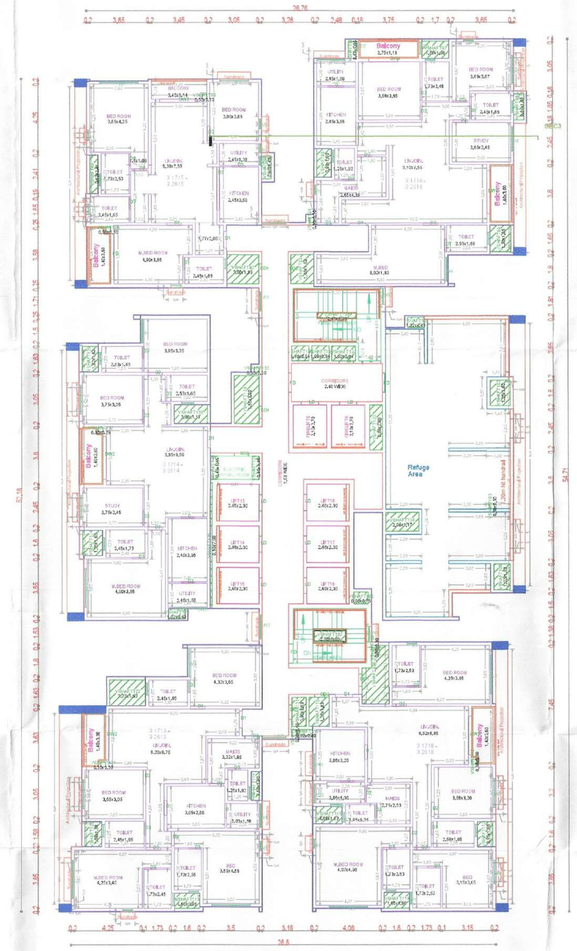
TYPICAL - 7- 16, 19- 25, 28- 34, 37 FLOOR PLAN



TOWER - 1



TOWER - 2



TOWER - 3

TYPICAL - 17, 26 FLOOR PLAN

FLOOR NAME	SHEET NO. 7 / 12
BLOCK NAME	

PLINTH BOUNDARY FOR THE PROPOSED CONSTRUCTION OF HIGH RISE, GROUP DEVELOPMENT WITH 3 TOWERS COMPRISING OF 1 BASEMENT FLOOR + 1 BASEMENT FLOOR (FOR PARKING) + COMMERCIAL UTILITY FLOOR (FOR PARKING) + COMBINED UTILITY 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 : RECREATIONAL ACTIVITIES & TOWER 3 : RESIDENTIAL (2 DWELLING UNITS) + RESIDENTIAL (2 DWELLING UNITS), TT ROOM, SHOP, BILLIARDS, INDOOR GAMES WITH A/C 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 RECREATIONAL ACTIVITIES & TOWER 3 : RESIDENTIAL (2 DWELLING UNITS) + COMBINED 6TH FLOOR WITH OPEN POOKUR AND 6TH TOWER 1: RESIDENTIAL (5 DWELLING UNITS), TOWER 2 : RECREATIONAL ACTIVITIES & TOWER 3 : RESIDENTIAL (5 DWELLING UNITS), OVER 6 ABOVE 6TH TOWER 1: 7TH FLOOR TO 43RD FLOOR (38TH FLOOR) WITH 216 DWELLING UNITS, TOWER 2: 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS, TOWER 3: 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS AND CONSTRUCTION OF SKYWALK BRIDGE WITH STEEL LADDER TO TOWER 1 TO TOWER 2 TO TOWER 3 AT 143.20M HEIGHT (AT TERRACE FLOOR LEVEL), TOTALLY 652 DWELLING UNITS AND TOWER 4 30M HEIGHT CLOCK TOWER ALONG WITH 2 NOS OF 11KV HT SUBSTATION AT S.NO. 179/1A1, SALAI (OWN), SHOLINGANALLUR, CHENNAI & 850, 118, COMPRISED IN T.S.NOS., 479/1A, 479/2C, 479/3A1, 479/3A2, 479/3B1A1A, 479/3B1A1B, 479/3B1A1C & 479/3B1A1D 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 THE LETTER.

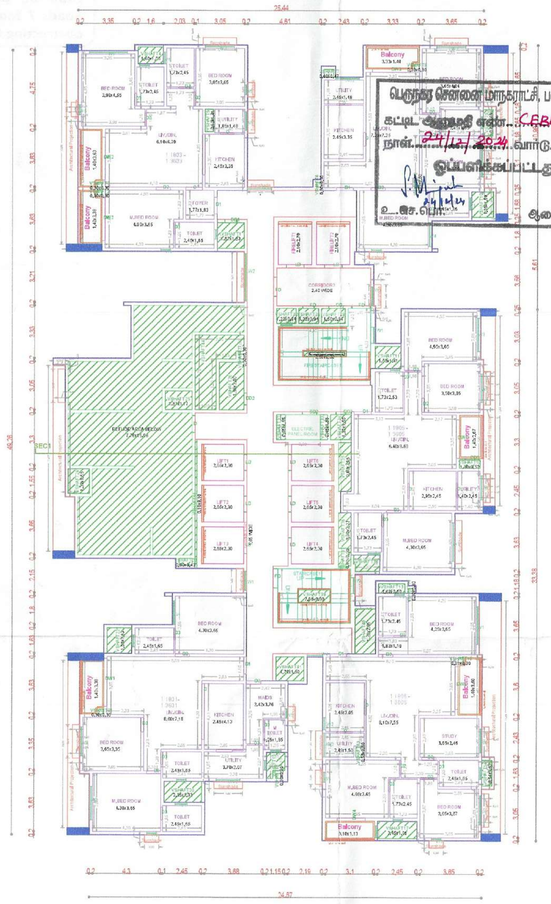
For Member Secretary

This drawing is prepared in accordance with the approved Development Plan and the Development Control Rules and Regulations in force and shall not be used for any other purpose.

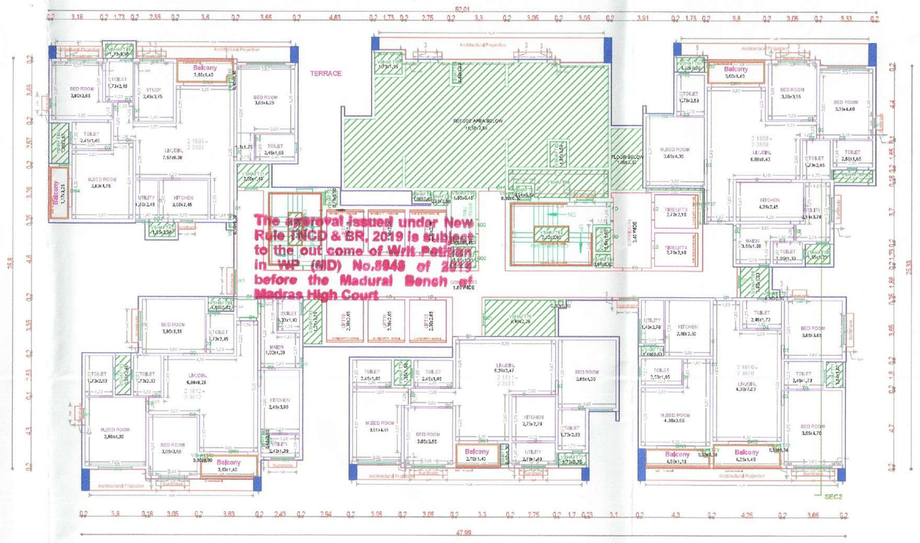
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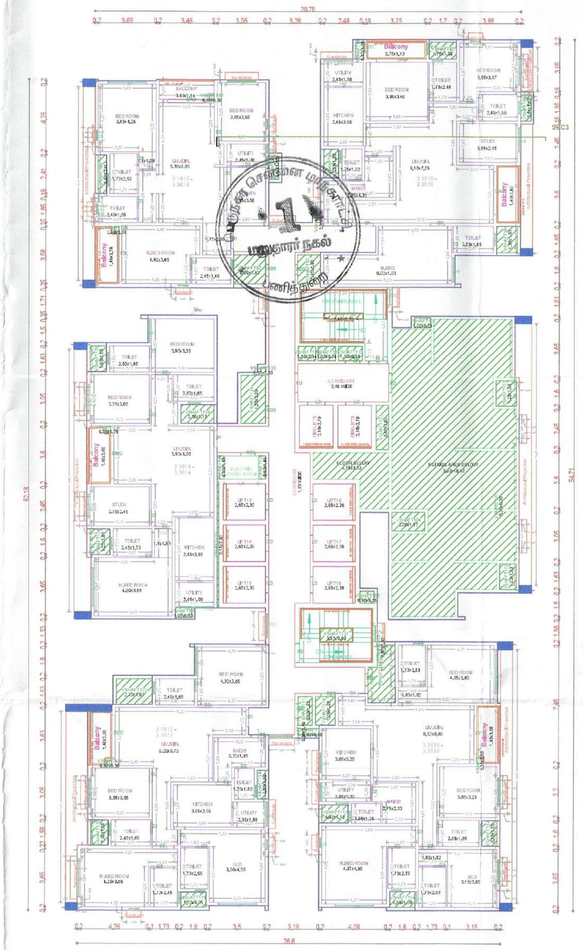
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C.M.D.A vide
Lr.No.Stilo/12/MRB/S/0367/2024
Dated...15/1/2024



TOWER - 1

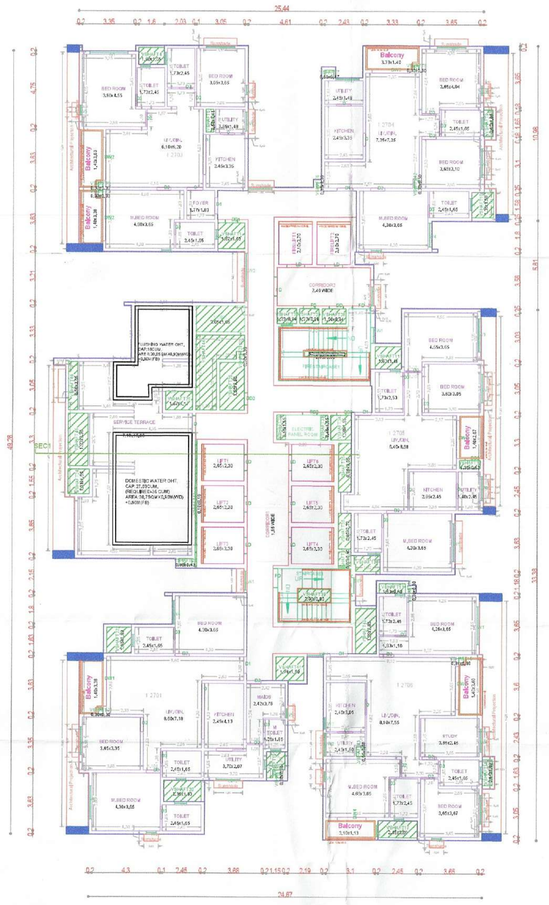


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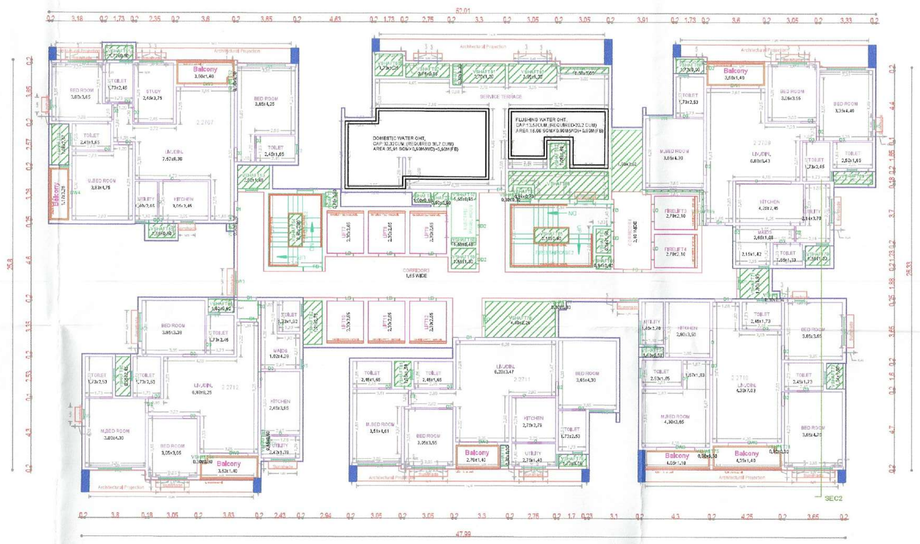


TOWER - 3

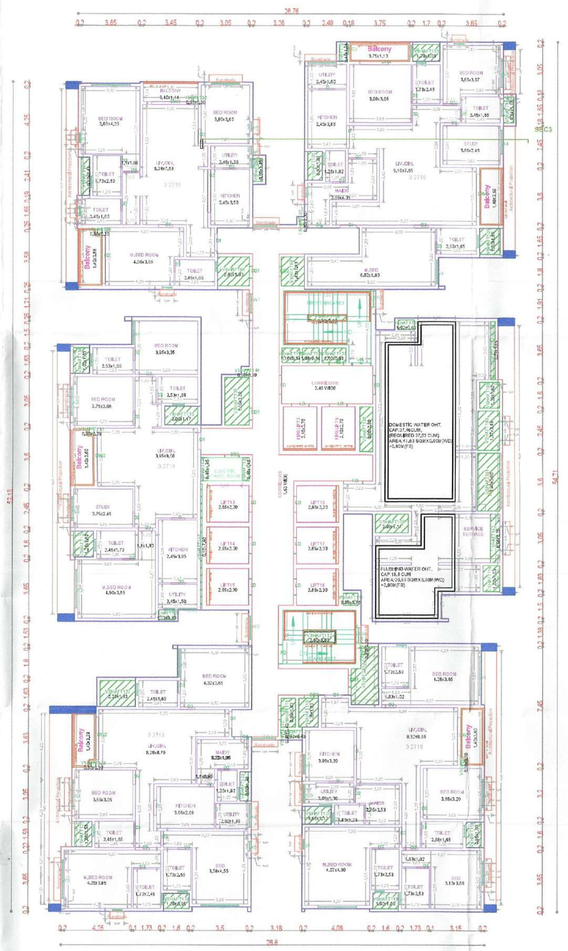
TYPICAL - 18& 36 FLOOR PLAN



TOWER - 1



TOWER - 2



TOWER - 3

TWENTYSEVENTH FLOOR PLAN

FLOOR NAME	AREA IN SQ. MTS.
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 3 TOWERS COMPRISING OF BASEMENT FLOOR + GROUND FLOOR + BASEMENT FLOOR (FOR PARKING) + COMBINED 1ST FLOOR (FOR PARKING) + COMBINED 1ST FLOOR TO 3RD FLOOR (FOR PARKING) + COMBINED 4TH FLOOR AT TOWER 1 RESIDENTIAL (2 DWELLING UNITS), 6TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH, 22ND, 24TH, 26TH, 28TH (BUSINESS CENTER), SHANGRI ROOM(S) & TOWER 3 RESIDENTIAL (2 DWELLING UNITS), TT ROOM, SHOP, BILLIARDS, INDOOR GAMES WITH JUKEBOX, BANQUET HALL, BADMINTON COURT, SQUASH COURT, OPEN TERRACE FLOOR LEVEL, TOTALLY 432 DWELLING UNITS) WITH PISCINA, VOLLEY COURT, KIDS GARDEN, SKY BALAI (CVR), SHOLINGANALLUR, CHENNAI – 600 119 COMPRISED IN T.S.NOS., 476/1A, 476/2, 476/1A1, 476/1B1A1A, 476/1B1B, 476/2A1, 476/2A1 PART(2) OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, THIRUVALLUR DISTRICT (LESS) THE LIMITS OF GREATER CHENNAI CORPORATION

APPROVAL CONDITION

SCALE 1:100

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

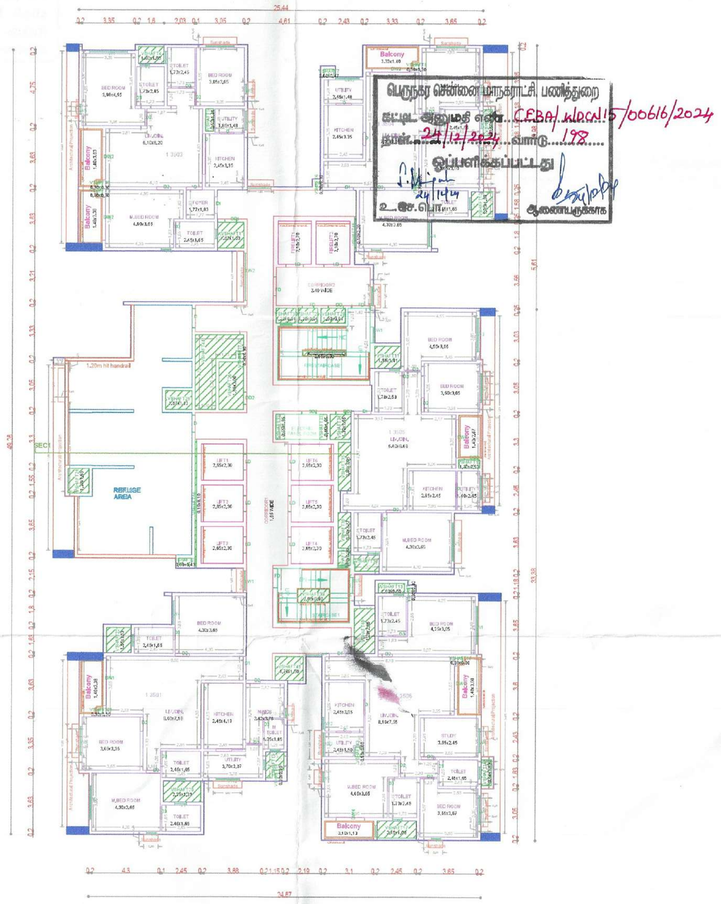
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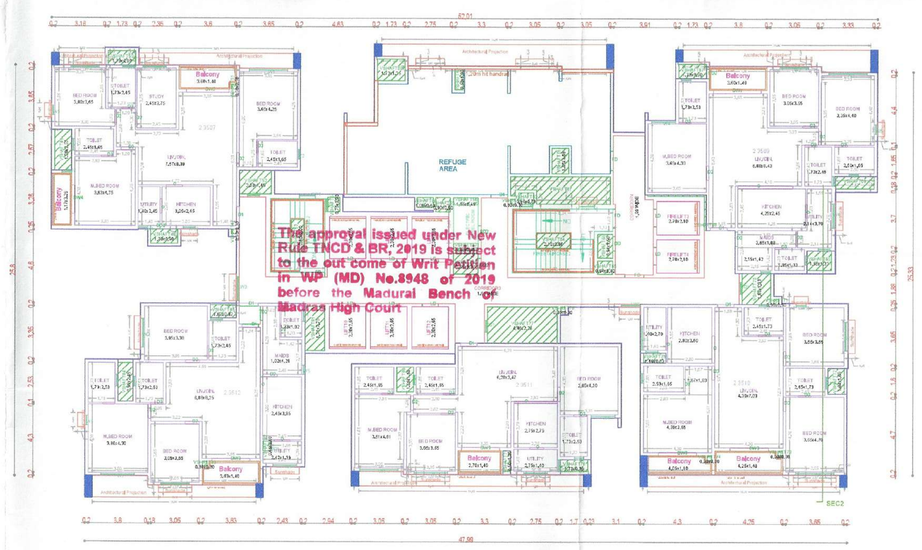
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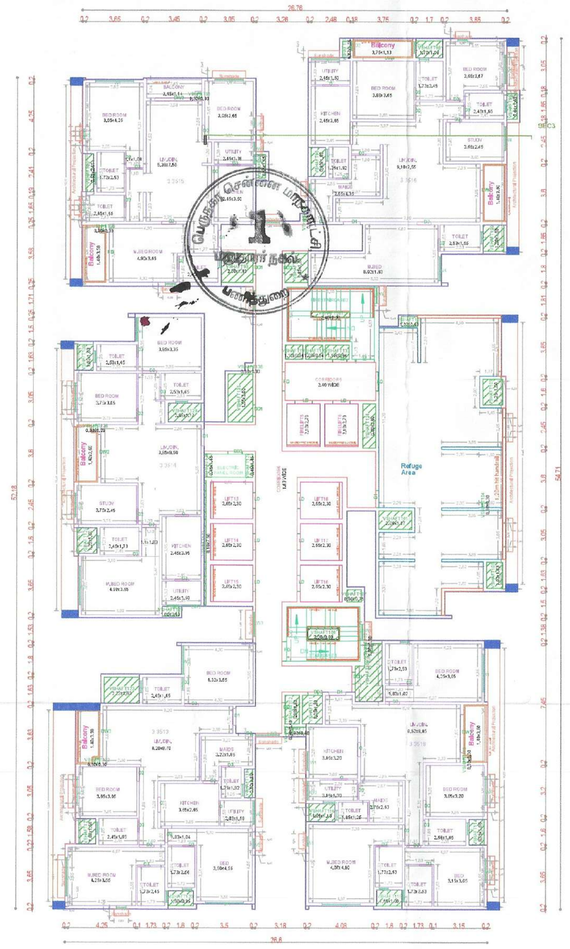
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C.M.D.A vide
Lr.No.CMDA/TPP/HRB/s/0367/2024
Dated...15.11.2024.



TOWER - 1

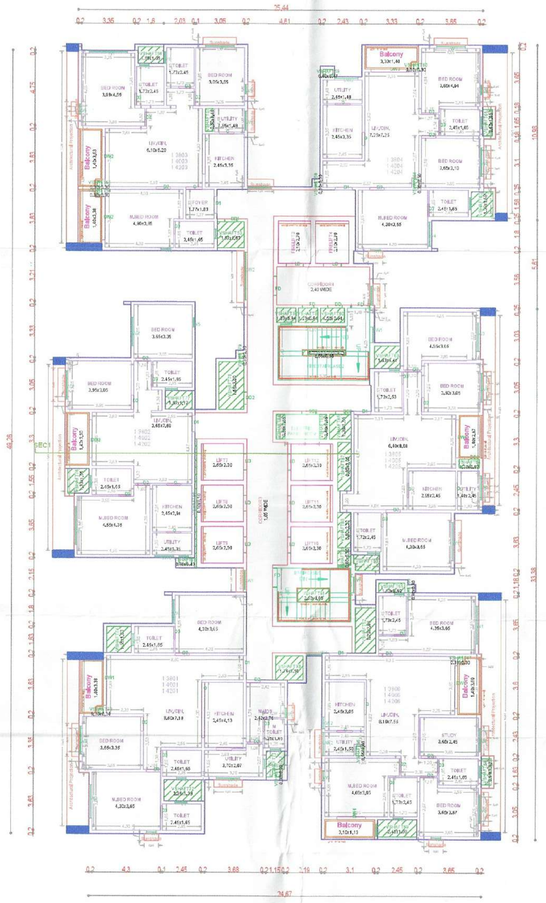


TOWER - 2

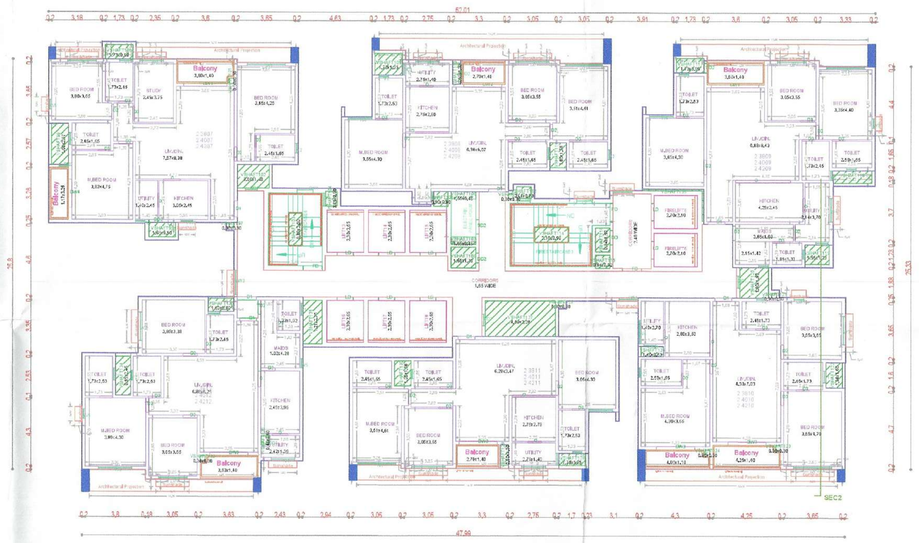


TOWER - 3

THIRTYFIFTH FLOOR PLAN

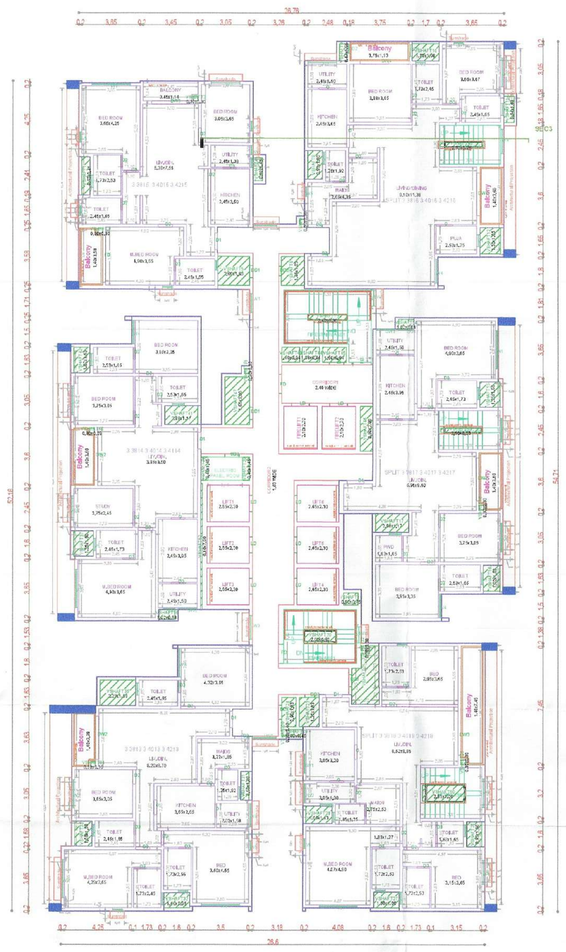


TOWER - 1



TOWER - 2

TYPICAL - 38, 40, 42 FLOOR PLAN



TOWER - 3

FLOOR NAME: 35 (THIRTYFIFTH)

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 35TH FLOOR (FOR RESIDENTIAL) + COMMUNITY HALL AT TOWER 1: RESIDENTIAL (2 DWELLING UNITS), GYM, SPA, ASSOCIATION ROOM; TOWER 2: RESIDENTIAL ACTIVITIES, BUSINESS CENTER, CHANGE ROOMS & TOILETS; 3: RESIDENTIAL (2 DWELLING UNITS), TT ROOM, SHADE COURT, BADMINTON COURT, COMMUNITY HALL, BADMINTON COURT, SQUASH COURT, OPEN SWIMMING POOL AT OPEN TERRACE + COMBINED 5TH FLOOR AT TOWER1 RESIDENTIAL (2 DWELLING UNITS), TOWER 2: DOUBLE FLOOR HEIGHT RESIDENTIAL ACTIVITIES + COMBINED 6TH FLOOR TO 34TH FLOOR (29 NOS) + COMBINED 6TH FLOOR WITH OPEN PODIUM AND 35 TOWER 1: RESIDENTIAL (8 DWELLING UNITS), TOWER 2: RESIDENTIAL (2 DWELLING UNITS) & TOWER 3: RESIDENTIAL (8 DWELLING UNITS), OVER A ABOVE IN TOWER 1: 7TH FLOOR TO 34TH FLOOR (28 NOS) 8 DWELLING UNITS, TOWER 2: 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS; TOWER 3: 7TH FLOOR TO 42ND FLOOR WITH 297 DWELLING UNITS, 3 (R) 9 VIDEO CONNECTING BRIDGE WITH STEEL LADDER TO TOWER 1 & TOWER 3 AT 35TH FLOOR LEVEL, 1 (R) 9 VIDEO AT TERRACE FLOOR LEVEL), TOTALLY 882 DWELLING UNITS AND TOWER 4: 33M HEIGHT CLOCK TOWER AVAILING WITH PREMIUM FSI AT FOOR NO.255, RAJIV GANDHI SALAI (OMR), SHOLINGANALLUR, CHENNAI – 600 119 BOUNDED BY NORTH: VACANT PLOT, SOUTH: VACANT PLOT, EAST: R.A.JUSTIN SLATION, WEST: ACCESS 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 THIS OFFICE

For Chennai Metropolitan Development Authority
Signature of the Authority / Person to whom the document is to be issued

KEY NO. : 1038

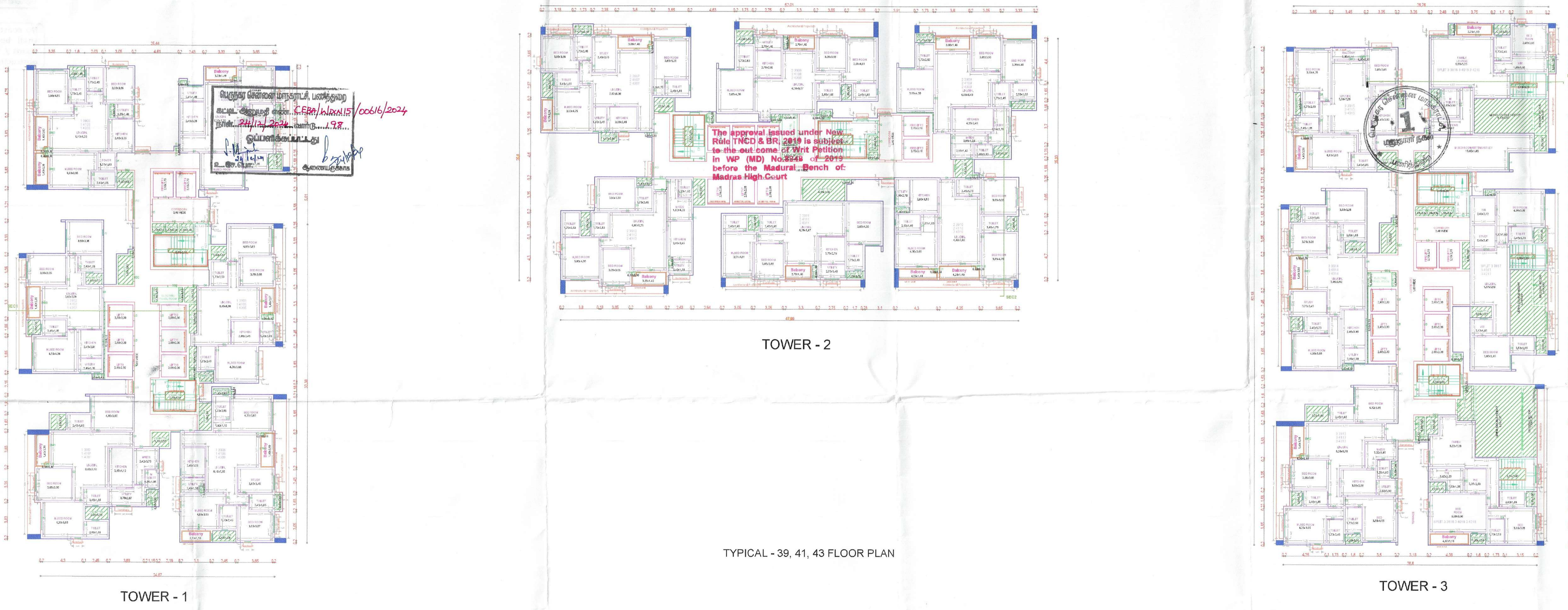
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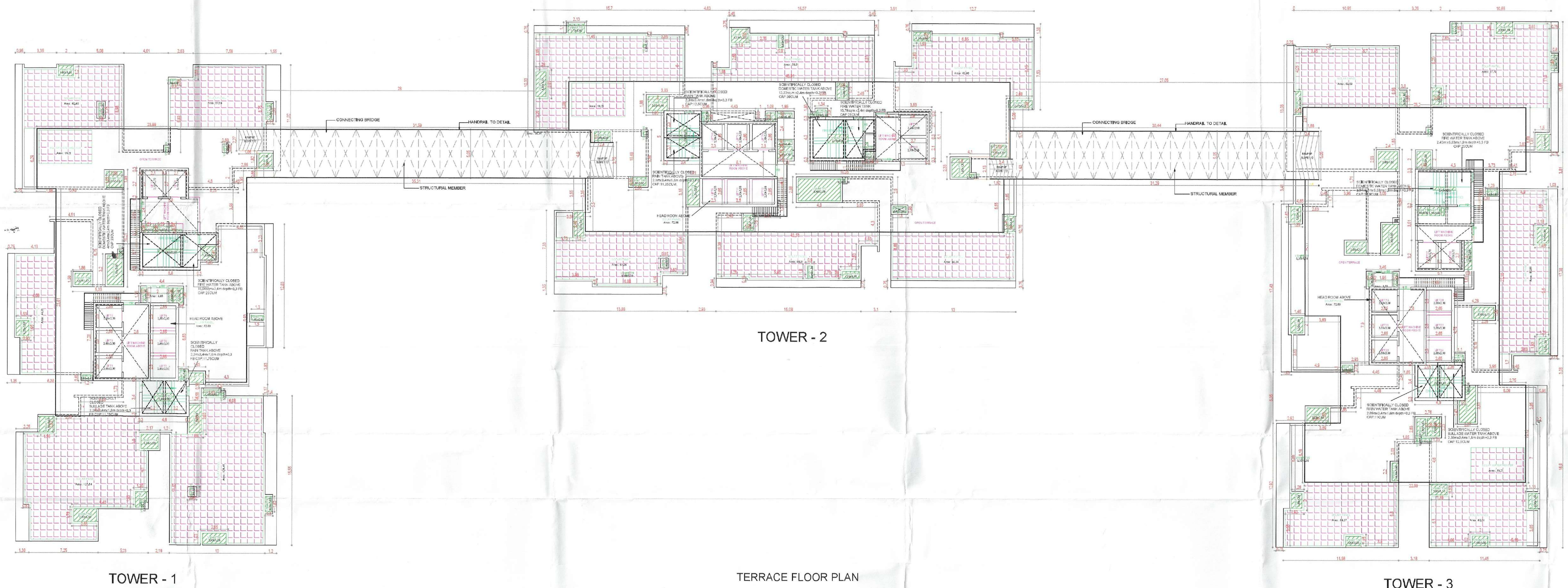
FLOOR NAME	SHEET NO.: 10/12
FLOOR NAME	

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, 5.05 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 657 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 & 476/2 OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

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



TYPICAL - 39, 41, 43 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

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

KEY NO. 4688 | QR CODE

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UserDefinedImperial (90.00 x 60.00Inches)

FLOOR NAME	SHEET NO. 11/12
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, 5.05 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 & 476/26 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
198



SECTION-1
TOWER -1

SECTION-2
TOWER -2
SCALE - 1:150

SECTION-3
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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C.M.D.A vide
Lr.No. CMDA/TP/MRB/3/0367/2024
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

Superseded Planning Permission
Lr.No. C/EBA/[illegible]/D018/2024
Dated 24/11/2024
Condition Clause [illegible]

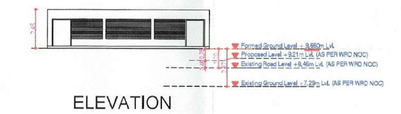


SOUTH SIDE ELEVATION
SCALE - 1:150

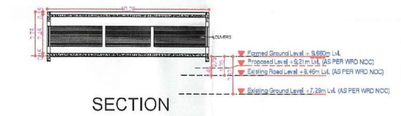
TOWER -1, 2 & 3

FLOOR NAME	BASEMENT, 1ST TO 42ND FLOOR
AREA STATEMENT (COMPUTATION)	
PLOT BOUNDARY AREA	10,000.00 SQ.M.
ROAD WIDENING AREA	1,000.00 SQ.M.
NET PLOT AREA	9,000.00 SQ.M.
PERMISSIBLE FSI	3.25
PERMISSIBLE BUILTUP AREA	29,250.00 SQ.M.
PROPOSED BUILTUP AREA	29,250.00 SQ.M.
PROPOSED FSI	3.25
PROPOSED GROUND COVERAGE	2,700.00 SQ.M.
PROPOSED GROUND COVERAGE	30.00 %
PROPOSED NO. OF DWELLING UNITS	1,000 NOS.
PROPOSED NO. OF PARKING	1,000 NOS.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 3 TOWERS COMPRISING OF BASEMENT + GROUND + DOUBLE BASEMENT FLOOR FOR PARKING + COMBINED 1ST FLOOR (FOR PARKING) + COMBINED 1ST FLOOR (FOR PARKING) + COMMERCIAL 4TH FLOOR AT TOWER 1: RESIDENTIAL (2 DWELLING UNITS), GYM, SPA, BUSINESS CENTER, CHANGE ROOMS & TOILETS, BUSINESS CENTER, CHANGE ROOMS & TOILETS, RESIDENTIAL (2 DWELLING UNITS), TT ROOM, SHOP, BILLIARDS, INDOOR GAMES WITH AUDROOM, BANQUET HALL, BADMINTON COURT, SQUASH COURT, OPEN TERRACE POOL AT OPEN TERRACE COMBINED 4TH FLOOR AT TOWER 2: RESIDENTIAL (2 DWELLING UNITS), TOWER 3: DOUBLE HEIGHT, KIDS CLUB, GYM, SPA, LECTURE'S & TOWER 3: RESIDENTIAL (2 DWELLING UNITS) + COMBINED 5TH FLOOR WITH OPEN PODIUM AND TOWER 1: RESIDENTIAL (6 DWELLING UNITS), TOWER 2: RESIDENTIAL (3 DWELLING UNITS) & TOWER 3 (3 DWELLING UNITS) + 6TH FLOOR TO 42ND FLOOR TOWER 1: 7TH FLOOR TO 43RD FLOOR WITH 258 DWELLING UNITS, TOWER 2: 7TH FLOOR TO 43RD FLOOR WITH 216 DWELLING UNITS, TOWER 3: 7TH FLOOR TO 43RD FLOOR WITH 297 DWELLING UNITS, SUB-STATION TOWER 1: 7TH FLOOR TO 43RD FLOOR WITH 258 DWELLING UNITS, TOWER 2: TO 7OWER 3: AT 142.05M HEIGHT (AT TERRACE FLOOR LEVEL) TOTALLY 652 DWELLING UNITS AND TOWER 4: 30M HEIGHT CLOCK TOWER AVAILING WITH PREMIUM FSI AT DOOR NO.293, RAJIV GANDHI SALAI, OMR, SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK COMPRISED IN T.S.NOS. 476/1A, 476/2B, 476/3A1, 476/3A2, 476/3B1A, 476/3B1B, 476/3A1, 476/5A1 &476/5A2 OF SHOLINGANALLUR VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



ELEVATION



SECTION

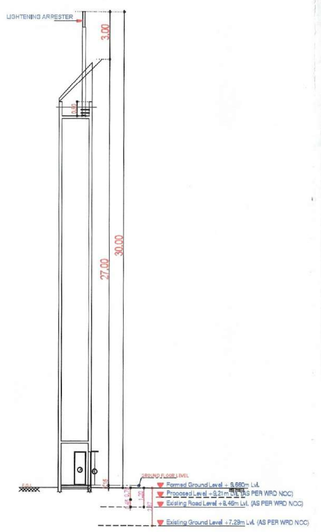


GROUND FLOOR PLAN

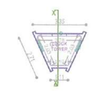
TYPICAL 1 to 3 GAS BANK



ELEVATION



CROSS SECTION

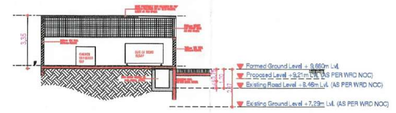


GROUND FLOOR PLAN

TOWER - 4



FRONT ELEVATION



SECTION AA



GROUND FLOOR PLAN

OWC BLOCK

APPROVAL CONDITION

SCALE 1:100

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

For Member Secretary / Chief Planner / Planning Authority
Full Plan Building Permit Plan Number is
For Approved Plan, the above Building Permit should be mentioned in all Drawing

KEY NO. 4008

QR CODE

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

User Defined Imperial (60.00 x 60.00inches)



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.



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

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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

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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