Verified RealEstate™

RE REGULATORY RECORD

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P.P.A approved by
C.M.D.A vide
Lr.No. 11/604/2026 dt 26.2.2026
Dated.....

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'

SITE PLAN	SHEET NO. 1/14

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT COMPRISING OF 6 NOS OF RESIDENTIAL BLOCKS VIZ(1) COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 6) COMBINED 1ST FLOOR WITH PODIUM BLOCK 1: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 261 DWELLING UNITS; BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 6: 2ND FLOOR TO 22ND FLOOR WITH 261 DWELLING UNITS; 2ND FLOOR PART (PLAY AREA, SUPER MARKET, AV ROOM, GYM + FLOOR /TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB)+3RD FLOOR PART (AEROBICS) + 4TH FLOOR PART (YOGA) + TERRACE FLOOR (SWIMMING POOL WITH CHANGING ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT PLANT, RAIN WATER HARVESTING STRUCTURES, DWELLING UNITS AVAILING PREMIUM FSI WITH TDR BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO.8/1, OLD S.NO.104/1,2,&3, BLOCK NO.50, WARD 'H' OF ANNANAGAR ZONE OF GREATER CHENNAI CORPORATION WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER DOCUMENT	53093
AREA AS PER EARLIER APPROVAL	53094.35
FAITH EXTENT (HIGHEST FAITH ACTUAL MEASURING THE EARTH ROAD AND OSR)	53695.25
OSR GIFTED IN WITH APPROVAL	3310.70
AREA CONSIDERED FOR FSI (28585 + 3310.70)	32295.70
STREET ALIGNMENT AREA	716.35
ROAD WIDENING AREA	189.55
LOW ROAD AREA	430.36
TOTAL FSI AREA	125781.54
FSI FACTOR	3.894
COVERAGE AREA (PERCENTAGE %)	11203.57(34.94%)

B) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	3
CAR	3440	1298
TWO WHEELER	82	118
CYCLE	-	6

BASEMENT -1

BASEMENT - 2

SECTION - AA

SECTION - BB

SECTION-01

PLAN

KEY PLAN (NOT TO SCALE)

SEWAGE TREATMENT PLANT
CAP: 600 KLD

GATE ELEVATION

GATE PLAN

SOLAR PANELS SECTION
SECTION - X-X

PLAN
SOLAR PANELS

DETAIL

PLAN
SOLAR WATER HEATER

SECTION AA

PLAN
SOLID WASTE MANAGEMENT

SCARCASE DETAILS
SCALE - 1:10

SECTION
RAIN WATER PERCOLATION PIT
SCALE: N.T.S.

SECTION AA

BASEMENT - 1 FLOOR PLAN

STILT FLOOR PLAN

SECTION AA

TYPICAL PILE DETAIL FOR P2 (750dia)

(BORED CAST INSITU PILE)
SECTION-1

BORED CAST INSITU PILE		
PILE TYPE		ZONE-I ZONE-II
PILE DIA		750Ø
PILE REINFORCEMENT		8-T20+8*T16 / 4-T16+12-T12
HELICAL REINFORCEMENT		T8@100CC T8@300CC
PILE VERTICAL CAPACITY		220T
PILE LATERAL CAPACITY		11T
PILE UPLIFT CAPACITY		70T
DEPTH OF THE PILE		23M
NO. OF PILES		382 NOS.

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (G)		0.00	29240.31	0.00	0.00	174	29240.31
BLOCK-2 (G)		0.00	29547.04	0.00	0.00	159	29547.04
BLOCK-3 (G)		0.00	29414.90	0.00	0.00	174	29414.90
BLOCK-4 (G)		0.00	24838.07	0.00	0.00	260	24838.07
BLOCK-5 (G)		0.00	29869.71	0.00	0.00	174	29869.71
BLOCK-6 (G)		3296.82	0.00	0.00	0.00	4	3296.82
Total		3296.82	163010.03	0.00	0.00	945	166306.85

FLOOR WISE FSI STATEMENT-BLOCK (1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT – I FLOOR	0.00	115.84	0.00	0.00	0	115.84
BASEMENT – II FLOOR	0.00	326.60	0.00	0.00	0	326.60
STILT FLOOR	0.00	240.05	0.00	0.00	0	240.05
FIRST FLOOR	0.00	1075.17	0.00	0.00	0	1075.17
SECOND FLOOR	0.00	1182.84	0.00	0.00	0	1182.84
THIRD FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
FOURTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
FIFTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
SIXTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
SEVENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
EIGHTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
NINTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
ELEVENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TWELFTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
THIRTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
FOURTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
FIFTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
SIXTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
SEVENTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
EIGHTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
NINETEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TWENTIETH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TWENTY FIRST FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TWENTY SECOND FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	29240.31	0.00	0.00	174	29240.31

FLOOR WISE FSI STATEMENT-BLOCK (2)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	482.40	0.00	0.00	0	482.40
FIRST FLOOR	0.00	811.08	0.00	0.00	0	811.08
SECOND FLOOR	0.00	939.83	0.00	0.00	0	939.83
THIRD FLOOR	0.00	932.73	0.00	0.00	0	932.73
FOURTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
FIFTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
SIXTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
SEVENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
EIGHTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
NINTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
TENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
ELEVENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
TWELFTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
THIRTEENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
FOURTEENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
FIFTEENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
SIXTEENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
SEVENTEENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
EIGHTEENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
NINETEENTH FLOOR	0.00	932.73	0.00	0.00	0	932.73
TWENTIETH FLOOR	0.00	932.73	0.00	0.00	0	932.73
TWENTY FIRST FLOOR	0.00	943.84	0.00	0.00	0	943.84
TWENTY SECOND FLOOR	0.00	943.84	0.00	0.00	0	943.84
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	20247.84	0.00	0.00	129	20247.84

FLOOR WISE FSI STATEMENT-BLOCK (3)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	240.05	0.00	0.00	0	240.05
FIRST FLOOR	0.00	1075.17	0.00	0.00	0	1075.17
SECOND FLOOR	0.00	1182.84	0.00	0.00	0	1182.84
THIRD FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
FOURTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
FIFTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
SIXTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
SEVENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
EIGHTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
NINTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
ELEVENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TWELFTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
THIRTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
FOURTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
FIFTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
SIXTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
SEVENTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
EIGHTEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
NINETEENTH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TWENTIETH FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TWENTY FIRST FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
TWENTY SECOND FLOOR	0.00	1167.28	0.00	0.00	0	1167.28
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	25693.16	0.00	0.00	174	25693.16

FLOOR WISE FSI STATEMENT-BLOCK (4)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	241.45	0.00	0.00	0	241.45
FIRST FLOOR	0.00	1003.49	0.00	0.00	12	1003.49
SECOND FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
THIRD FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
FOURTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
FIFTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
SIXTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
SEVENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
EIGHTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
NINTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
TENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
ELEVENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
TWELFTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
THIRTEENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
FOURTEENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
FIFTEENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
SIXTEENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
SEVENTEENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
EIGHTEENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
NINETEENTH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
TWENTIETH FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
TWENTY FIRST FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
TWENTY SECOND FLOOR	0.00	1003.89	0.00	0.00	12	1003.89
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	24136.37	0.00	0.00	260	24136.37

FLOOR WISE FSI STATEMENT-BLOCK (5)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	225.25	0.00	0.00	0	225.25
FIRST FLOOR	0.00	1068.86	0.00	0.00	7	1068.86
SECOND FLOOR	0.00	1119.66	0.00	0.00	8	1119.66
THIRD FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
FOURTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
FIFTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
SIXTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
SEVENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
EIGHTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
NINTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
TENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
ELEVENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
TWELFTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
THIRTEENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
FOURTEENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
FIFTEENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
SIXTEENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
SEVENTEENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
EIGHTEENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
NINETEENTH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
TWENTIETH FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
TWENTY FIRST FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
TWENTY SECOND FLOOR	0.00	1168.91	0.00	0.00	8	1168.91
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	25693.76	0.00	0.00	174	25693.76

FLOOR WISE FSI STATEMENT-BLOCK (6)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	1993.04	0.00	0.00	0.00	0	1993.04
FIRST FLOOR	827.52	0.00	0.00	0.00	0	827.52
SECOND FLOOR	904.21	0.00	0.00	0.00	0	904.21
THIRD FLOOR	299.48	0.00	0.00	0.00	0	299.48
FOURTH FLOOR	219.29	0.00	0.00	0.00	0	219.29
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	3296.82	0.00	0.00	0.00	0	3296.82

Note:
Charging point provision for Electric Vehicles for required Car & Two-wheeler parking provided as per the G.O.(Ms) No. 171 H&UD [UD4(1)] Department Dated: 30.10.2025

T.S.NO.2
BLOCK NO.50

T.S.NO.8
BLOCK NO.50

T.S.NO.5
BLOCK NO.50

T.S.NO.12
BLOCK NO.50

T.S.NO.9
BLOCK NO.50

T.S.NO.7
Block No.58

T.S.NO.1
Block No.50

T.S.NO.15
Block No.50

T.S.NO.16
Block No.50

T.S.NO.17
Block No.50

T.S.NO.18
Block No.50

T.S.NO.19
Block No.50

T.S.NO.20
Block No.50

T.S.NO.21
Block No.50

T.S.NO.22
Block No.50

134.0 (As per FMB) 134.58 (As on Site)

101.6 (As per FMB) 140.80(As on site)

BLOCK - 1
2B + STILT + 22 FLOORS

BLOCK - 2
2B + STILT + 22 FLOORS

BLOCK - 3
2B + STILT + 22 FLOORS

BLOCK - 4
2B + STILT + 22 FLOORS

BLOCK - 5
2B + STILT + 22 FLOORS

BLOCK - 6

Open Transformer Yard – 01 Blocks – 1, 2 & 3

Open Transformer Yard – 02 Blocks – 4 & 5

Im Ø Rain water harvesting sump

Staircase connecting stilt floor to 1st floor podium lvl

STREET ALIGNMENT PORTION 1 GIFTED TO CMDA 20.99 SQM VIDE GIFT DEED NO.2380/2024 DATED 23.04.2024

ROAD WIDENING PORTION GIFTED TO CMDA 189.55 SQM VIDE GIFT DEED NO.2379/2024 DATED 23.04.2024

STREET ALIGNMENT PORTION 2 GIFTED TO CMDA 157.40 SQM VIDE GIFT DEED NO.2380/2024 DATED 23.04.2024

OSR LAND PORTION GIFTED TO CMDA 3310.70 SQM VIDE GIFT DEED NO.2382/2024 DATED 23.04.2024

7.2M WIDE ROAD LINK ROAD 4,30,36 SQM GIFTED TO CMDA VIDE DOCUMENT NO.2381/2024 DATED 23.04.2024

2ND MAIN ROAD

SUBSTATION
Area – 850.10 sq.m

DG Yard

St.Annes Arts & Science College

G N T ROAD

To Jawaharlal Nehru Road Junction

To Moolakadai Junction

STREET ALIGNMENT

SITE PLAN

SCALE - 1:200

SECTION – A-A'

SWIMMING POOL – FLOOR PLAN

RAIN WATER HARVESTING – 3B

DETAILED SECTION OF ENTRANCE PORTAL
SCALE – 1:150

APPROVAL CONDITION

SCALE 1:100

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

Signature valid
Digitally signed by Chief Planner
Date: 2026.02.26 10:03:26 AM

Applicant / Owner / Developer / Power of Attorney)

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)

FLOOR NAME	SHEET NO. 2 / 14
FLOOR PLAN	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 6 BLOCKS (WITH COMMON DOUBLE BASEMENT FLOOR + STILT FLOOR + 1ST FLOOR PART WITH OPEN SWIMMING COMBINED) 1ST FLOOR WITH PODIUM, BLOCK 1, 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS, BLOCK 2, 2ND FLOOR TO 25TH FLOOR WITH 128 DWELLING UNITS, BLOCK 3, 2ND FLOOR TO 25TH FLOOR WITH 174 DWELLING UNITS, BLOCK 4, 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS, BLOCK 5, 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS, BLOCK 6(CLUB HOUSE) GROUND FLOOR (EXISTING KSEB PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB)+3RD FLOOR PART (AEROBICS) + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT BUILDING, TREATED WATER PUMP FOR DWELLING UNITS, HANGING PREMIUM FSI WITH TDR BENEFIT TO THE EARLIER APPROVED SITE AT ARIUTHU GNT. ROAD COMPRISED IN T.S.NO.1, 81, OLD S.NO.109/1,2,3,5, BLOCK NO.50, THIRUVOTTIYUR TOWN, MANALI VILLAGE, ENNORE TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்:CMDA/NOC/AP/2019/17b
நாள்: 16/07/2019 வார்டு: 28
ஒப்புக்கொடுக்கப்பட்டது
உ.நி.செ.பொ. ஆணையாளர்

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

226.55
225.95

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

மதுரைசாமி நகர்

MECHANICALLY VENTILATED

BLOCK 1 | BLOCK 2 | BLOCK 3 | BLOCK 4 | BLOCK 5 | BLOCK 6

4.5M WIDE DRIVEWAY | 4.0M WIDE DRIVEWAY | 7M DRIVEWAY | 6M WIDE DRIVEWAY | 2.26M WIDE DRIVEWAY

RAMP DOWN FROM BASEMENT 1 FLOOR TO BASEMENT 2 FLOOR

RAMP UP TO BASEMENT 1 FLOOR FROM BASEMENT 2 FLOOR

WIDTH : 5.40M
LENGTH : 46.0M
SLOPE : 1 TO 10

TREATED WATER SUMP-01
CAP 180 CUM
AREA 75.00SQMTS 0.5m
(EFFECTIVE DEPTH)

TREATED WATER SUMP-02
CAP 180 CUM
AREA 75.00SQMTS 0.5m
(EFFECTIVE DEPTH)

RAIN WATER SUMP-03
CAP 180 CUM
AREA 75.00SQMTS 0.5m
(EFFECTIVE DEPTH)

RAIN WATER SUMP-01
CAP 180 CUM
AREA 75.00SQMTS 0.5m
(EFFECTIVE DEPTH)

PUMP ROOM COLLECTION SUMP
Size 3.00X3.00X2.0 Th
(EFFECTIVE DEPTH)

EQUALISATION TANK
SIZE 13.50X6.00 X 4.00M
CAP 291.50 Cum

AERATION TANK-01
SIZE 47.40X5.0X 4.00M
CAP 265.60 Cum.

AERATION TANK-02
SIZE 45.40X5.0 X 4.00M
CAP 254.30 Cum.

TREATED WATER SUMP
SIZE 13.50X6.00 X 2.00M
CAP 145.80 Cum

3.0M WIDE & 2.7M(ST) ACCESS DOOR FROM LOWER BASEMENT FLOOR LVL

LVL (-)2.85M

LVL (-)2.85M

LVL (-)2.85M

LVL (-)2.85M

PHE PUMP ROOM

OHSC

GENSET

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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 Architects/ License Engineer

BASEMENT - 2 FLOOR PLAN

User Defined Imperial (900.00 x 600.00inches)

FLOOR NAME	SHEET NO. 31/74
FLOOR PLAN(S)	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT AT BLOCK 1 COMPRISING OF 6 NOS OF TOWER BLOCKS WITH COMMON DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 6) + COMBINED 1ST FLOOR WITH PODIUM BLOCK 1: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 264 DWELLING UNITS; BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 6: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB)+3RD FLOOR PART (AEROBICS) + 4TH FLOOR PART (SWIMMING POOL) + CLUB HOUSE (CHANGING ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND FLOOR)TOTALLY 912 DWELLING UNITS AVAILING PREMIUM FSI WITH TDD BENEFIT TO THE EARLIER APPROVED SITE : A3 BLOCK,NO.1,A.K.NAGAR,NEW NO.1,A.K.NAGAR,OLD NO.1(NEW) 1264/1,2,&3 , BLOCK NO.39 , WARD-I-C OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

சென்னை பெருநகர மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்.4484/பெசர/ஒ.மு.அ/2019
நாள்.12/07/2019 வரைபடம் எண்.1/19
ஒப்புகைக்கப்பட்டது
உ.செ.பொ. ஆணையாளர்

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

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

மதுரைமாநகர் நகல்
1
மதுரைமாநகர் நகல்

MECHANICALLY VENTILATED

BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6

4.5M WIDE DRIVEWAY
4.0M WIDE DRIVEWAY
7M DRIVEWAY
6M WIDE DRIVEWAY
2.26M WIDE DRIVEWAY

RAMP ON FROM STILT FLOOR TO BASEMENT 1 FLOOR
RAMP UP TO STILT FLOOR FROM BASEMENT 1 FLOOR
RAMP ON TO BASEMENT 2 FLOOR FROM BASEMENT 1 FLOOR
RAMP UP FROM BASEMENT 2 TO BASEMENT 1
RAMP UP FROM BASEMENT 1 TO BASEMENT 2
RAMP ON FROM STILT FLOOR TO BASEMENT 1 FLOOR
RAMP UP TO STILT FLOOR FROM BASEMENT 1 FLOOR

WIDTH : 5.40M
LENGTH : 45.0M
SLOPE : 1:10

FIRE WATER SUMP-01 CAP:200 CUM AREA: 80.0 SQM±0.50m (EFFECTIVE DEPTH)
FIRE WATER SUMP-02 CAP:200 CUM AREA: 80.0 SQM±0.50m (EFFECTIVE DEPTH)
FIRE WATER SUMP-03 CAP:200 CUM AREA: 80.0 SQM±0.50m (EFFECTIVE DEPTH)
PUMP ROOM
2.0M WIDE & 2.1M(TYP.) ACCESS DOOR FROM UPPER BASEMENT FLOOR LVL
3.0M WIDE & 2.1M(TYP.) ACCESS DOOR FROM UPPER BASEMENT FLOOR LVL

226.55
225.95
41.70
31.66
100.30
105.87
106.47
15.05
6.17
8.93
7.08
2.52
9.60
13.50
30.97
136.50
211.50

BASEMENT - 1 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Chief Planner / Chief Planner / Member-Secretary
CMDA, Gandhi Irwin Road, Egmore, Chennai-600 008.

Applicant's (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (90.00 x 60.00inches)

FLOOR NAME	SHEET NO. 4 / 14
FLOOR NAME	

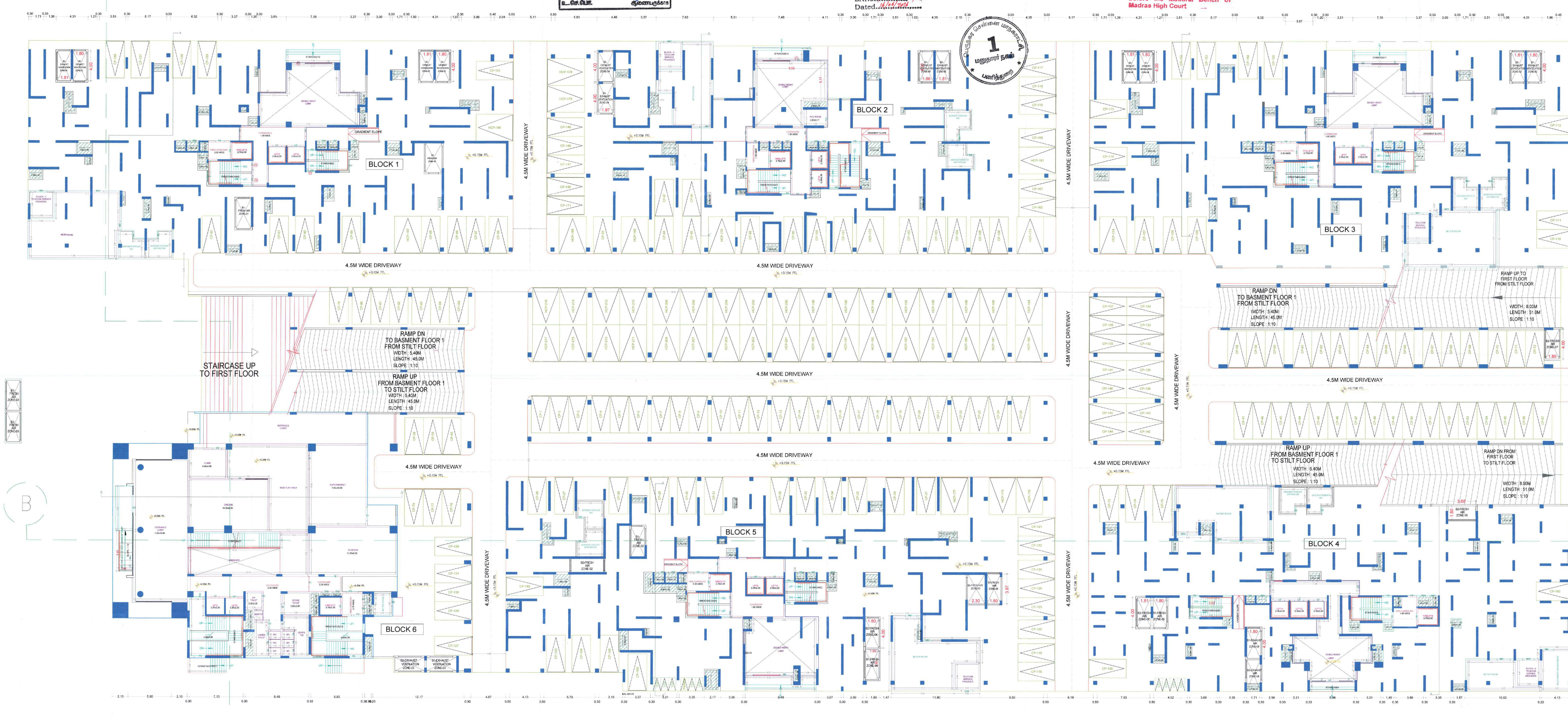
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 6 BLOCKS WITH COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 6) + COMBINED 1ST FLOOR WITH PODIUM; BLOCK 1: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS; BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 260 DWELLING UNITS; BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 6(CLUB HOUSE): GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB)+3RD FLOOR PART (AEROBICS) + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND FLOOR)TOTALLY 910 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO. 8/1; OLD S.NO.1064/1,2,&3, BLOCK NO.50, WARD-C OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண் CEPA/WDCN03/00254/2026
நாள் 14/07/2026 வார்டு 028
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

P.P.A approved by
C.M.D.A vide
Lr.No. PP/HRB/N/0324/2026
Dated. 16/06/2026

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 1 மனுதாரர் நகல் பணித்துறை



COMBINED STILT FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

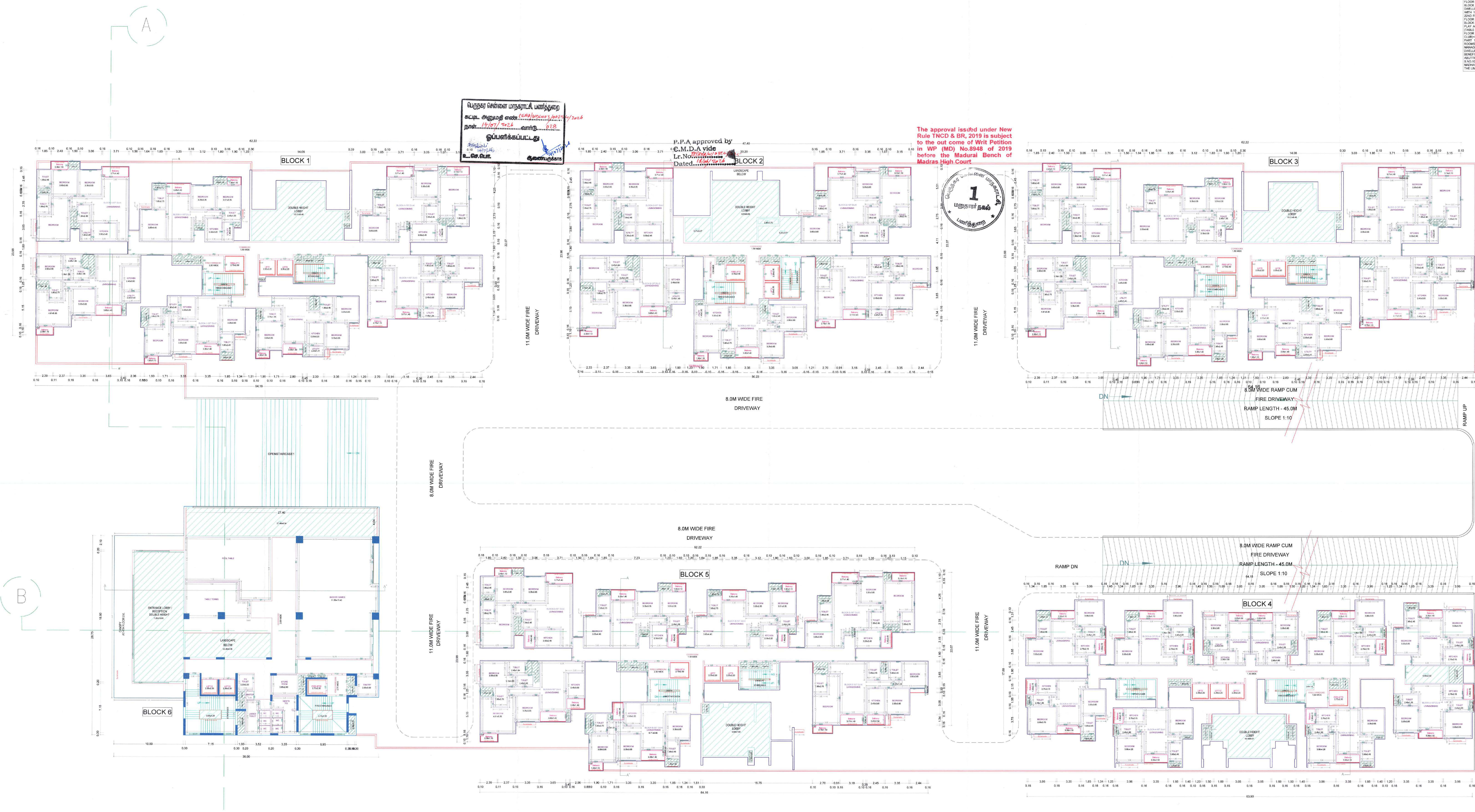
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Applicants (Owner / Developer / Power of Attorney)

QR CODE

UserDefinedImperial (90.00 x 60.00Inches)

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



COMBINED FIRST FLOOR PLAN

FLOOR NAME	SHEET NO. 5 / 14
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 6 BLOCKS WITH COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 6) + COMBINED 1ST FLOOR WITH PODIUM; BLOCK 1: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS; BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 260 DWELLING UNITS; BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 6(CLUB HOUSE): GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB)+3RD FLOOR PART (AEROBICS) + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND FLOOR)TOTALLY 910 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO. 8/1, OLD S.NO.1064/1,2,&3, BLOCK NO.50, WARD-C OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CEBA/WDLN03/00254/2026
நாள். 14/07/2026 வார்டு. 028
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated. 16/06/2026

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 1 மனுதாரர் நகல் பணித்துறை

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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (90.00 x 60.00Inches)

பெருநகர சென்னை மாநகராட்சி பணிக்குறை

கட்டட அனுமதி எண்:/ext/um/2019/25/2026

நாள்: 19/01/26 வாரிடு: 058

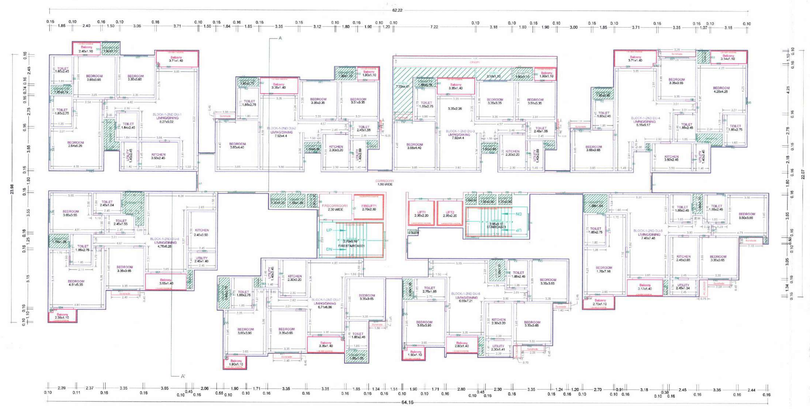
ஒப்பங்கப்பட்டது

உ.செ.தொ. தலைமைக்குறை

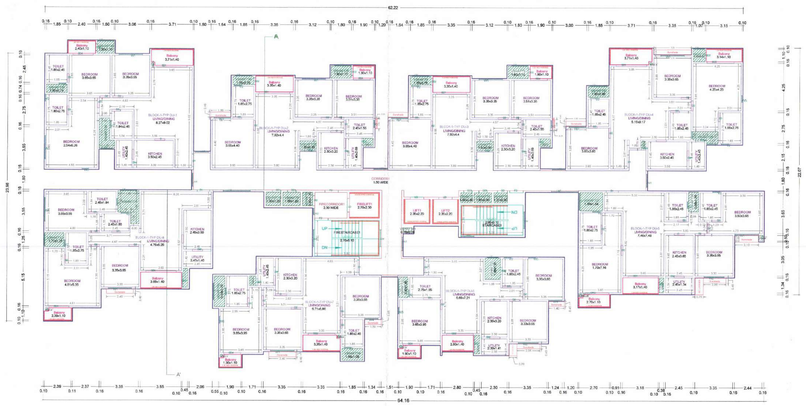
P...A approved by
C.M.D.A vide
Lr.No:
Dated:

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

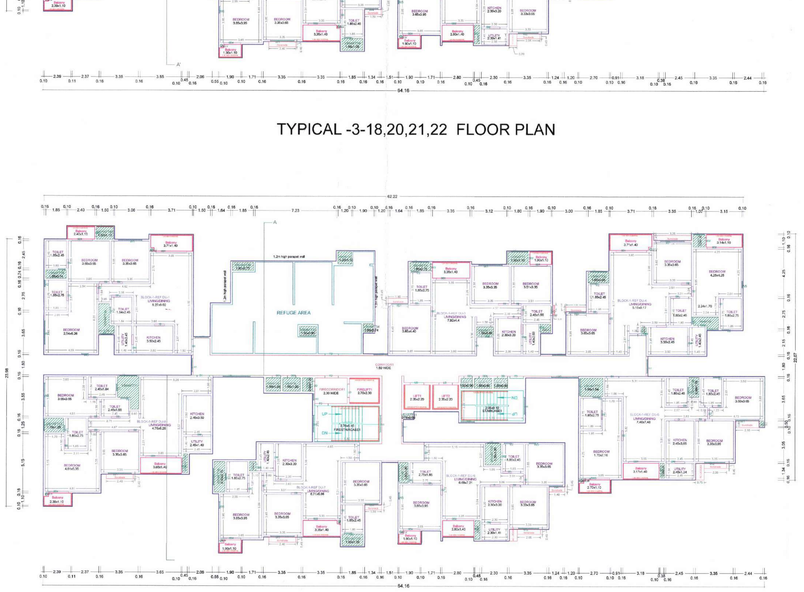
1 மதுரமாநி நகர் பகுதிக்குறை



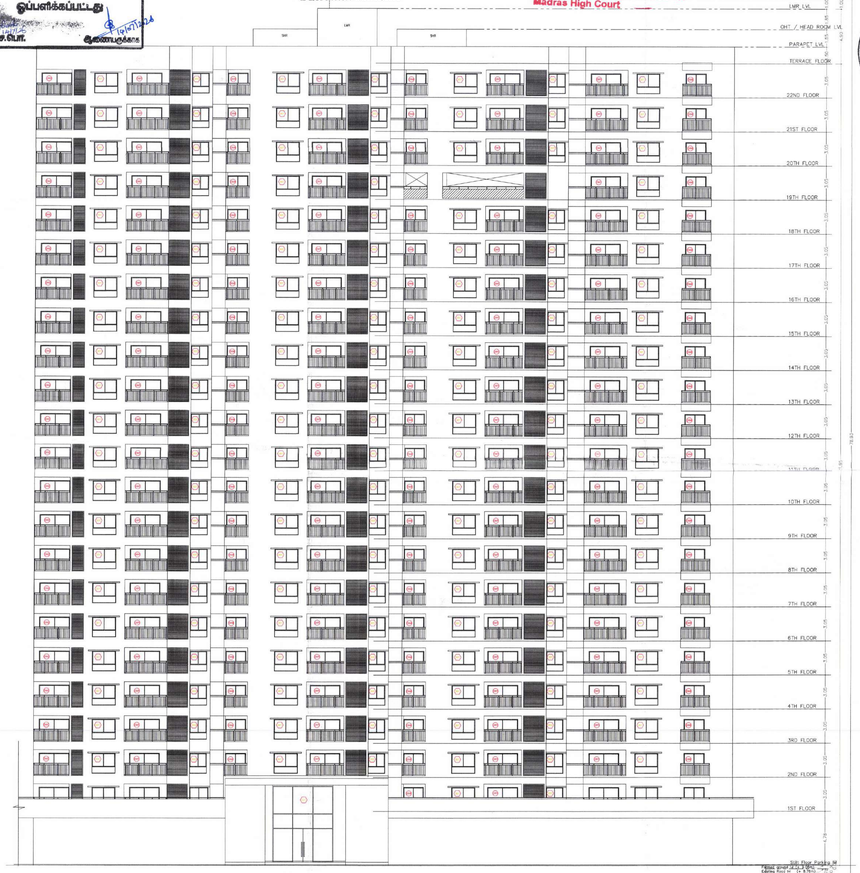
SECOND FLOOR PLAN



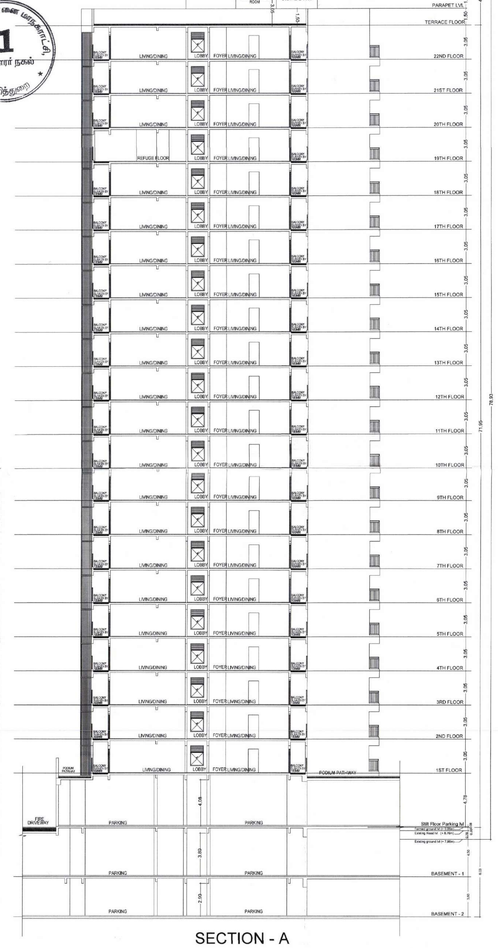
TYPICAL -3-18,20,21,22 FLOOR PLAN



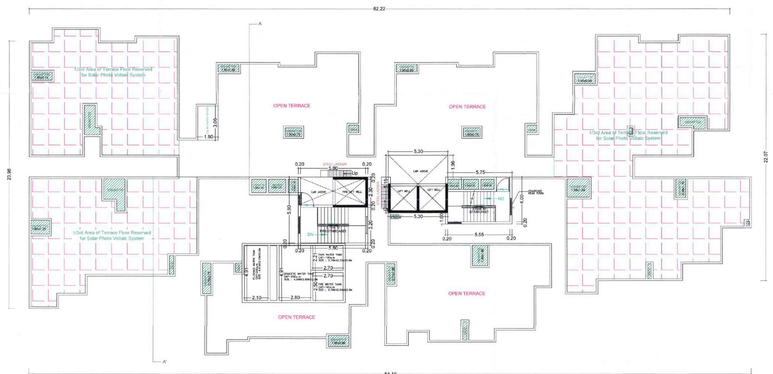
NINETEENTH FLOOR PLAN



ELEVATION



SECTION - A



TERRACE FLOOR PLAN

BLOCK - 1

FLOOR NAME	SHEET NO. 6/14
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT 10TH CLUB HOUSE CONSISTING OF 8 DWELLING UNITS IN EACH FLOOR FROM 1ST FLOOR TO COMMON FACILITY FLOOR (EXCEPT BLOCK 1- 2ND COMBINED 1ST FLOOR WITH PODIUM, BLOCK 1- 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS, BLOCK 2- 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS, BLOCK 3- 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS, BLOCK 4- 2ND FLOOR TO 22ND FLOOR WITH 260 DWELLING UNITS, BLOCK 5- 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS, BLOCK 6(CLUB HOUSE), GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET, AV ROOM, TUITION, TABLE TENNIS, INDOOR GAMES & POOL TABLE), 1ST FLOOR (GYMNASIUM, MULTIPURPOSE HALL, YOGA, CLUB+SPA FLOOR PART (AEROBICS) + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS), 2ND FLOOR (SOLID WASTE MANAGEMENT, GARBAGE CHUTE AND SEGREGATION), DWELLING UNITS (INCLUDING PREMIUM FSI WITH TOD BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING S.N.T. ROAD COMPRISED IN T.S.NO. 9/1, OLD S.NO.105/4,7,8/3, BLOCK NO.10, TARAIYUR - OT MACHAVARAM VILLAGE, MADHURAVAYAL TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE.

For Chief Planner / Member Secretary

Visit Your Building Plan Visit Plan Building
This Approval is valid only while building Permit is issued by the competent Local Body

QR CODE

Applicants / Owner / Developer / Power of Attorney

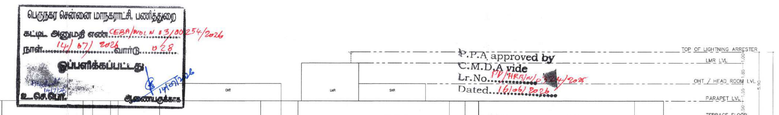
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

User Defined Imperial (90.00 x 60.00inches)

FLOOR WISE	SHEET NO. 7/14

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING WITH COMMERCIAL DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 6 BLOCKS WITH COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 6) + COMBINED 1ST FLOOR WITH PODIUM, BLOCK 1: 2ND FLOOR TO 22ND FLOOR WITH 176 DWELLING UNITS, BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS, BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 176 DWELLING UNITS, BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 260 DWELLING UNITS, BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 260 DWELLING UNITS, BLOCK 6(CLUB HOUSE): GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB) + 3RD FLOOR (SWIMMING POOL WITH CHANGE PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT GROUND FLOORTOTALLY 910 DWELLING UNITS AVAILING PREMIUM FSI WITH TDC AND FSI AS PER TNCDBR, 2019 AT SURVEY NO. 91/1A, 91/1B ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO. 91, OLD S.NO.95/4,2,&1, BLOCK NO.16, WARD-C, OF MADHAVARAM VILLAGE, MADHAVARAM TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



D.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

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 - 6

BLOCK - 5

BLOCK - 4

COMBINED ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Deputy Planner / Chief Planner / Member-Secretary
Real Time Building / Non High Rise Building
* the approval is issued only after Building Permit is issued by the concerned Local Body

QR CODE

Applicants / Owner / Developer / Power of Attorney)

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

User/Definedimperial (90.00 X 50.00inches)

FLOOR NAME	SHEET NO. 8/14
FLOOR PLAN	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 6 BLOCKS WITH COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 6) + COMBINED 1ST FLOOR + 2ND FLOOR + 3RD FLOOR + 4TH FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS; BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 6(CLUB HOUSE): GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (MULTIPURPOSE HALL) + 3RD FLOOR (PART OPEN CLUB)+3RD FLOOR PART UNDERDECK + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND FLOOR)TOTALLY 910 DWELLING UNITS WITH COMMON AMENITIES FOR THE BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO. 8/1, OLD S.NO.164/1,2,&3, BLOCK NO.55, WARD-C OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

பெருநகர் சென்னை மாநகராட்சி பணித்துறை

கட்டட அனுமதி எண்:2020/BP/MC/A13/000144 dated 13.8.2020

நாள்: 10/8/2020 வளாகு 2.2.6

ஒப்பளிக்கப்பட்டது

உதவி பொறியாளர் / செயற்பொறியாளர்

P.P.A approved by C.M.D.A vide Lr.No. dated.....

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

பெருநகர் சென்னை மாநகராட்சி
1
மண்டலம் எண்
பணித்துறை



BLOCK 6 BLOCK 5 BLOCK 4

SECTION BB

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Applicant / Owner / Developer / Power of Attorney

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

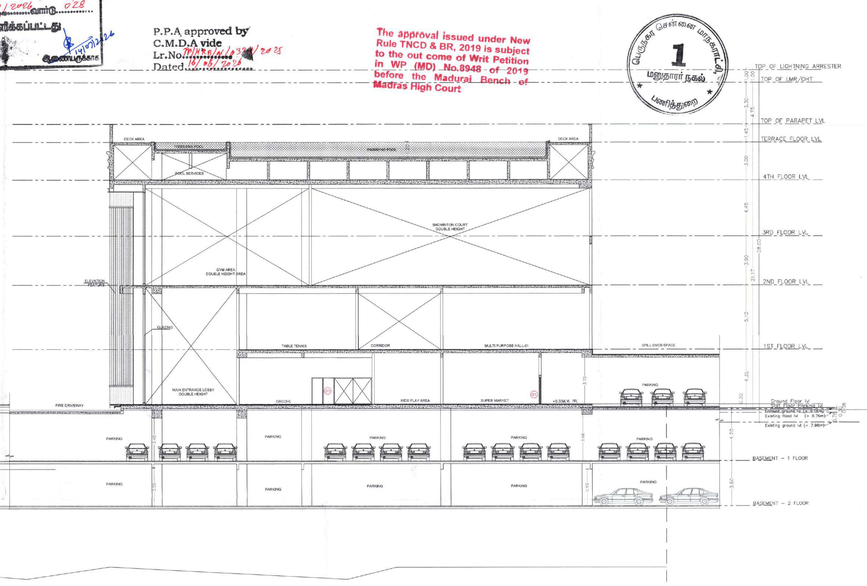
CDP CODE

User Defined Imperial (90.00 x 60.00inches)

FLOOR NAME	SHEET NO. : 7 / 14
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 6 BLOCKS WITH COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR EXCEPT BLOCK 1 AND COMMERCIAL + RESIDENTIAL BUILDING BLOCK 1: GROUND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 129 DWELLING UNITS; BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 6(CLUB HOUSE): GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL, TABLE+ 2ND FLOOR (MULTIPURPOSE HALL) + 3RD FLOOR (GYM) + 4TH CLUB+3RD FLOOR PART (INDOOR)& + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND FLOOR)TOTALLY 910 DWELLING UNITS WITH COMMON AMENITIES FOR THE BENEFIT TO THE GAMUDS APPROVED SITE AT ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO. 9/1, OLD S.NO.104/1,2,&3, BLOCK NO.56, WARD-C OF MADHAVARAM VILLAGE, MACHARAMAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.





SECTION AA

P.P.A approved by
C.M.D.A vide
Lr.No. MSB/LO.SR/2/2025
Dated 07.11.2025

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

APPROVAL CONDITION
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Applicant's / Owner's / Developer's / Power Of Attorney's

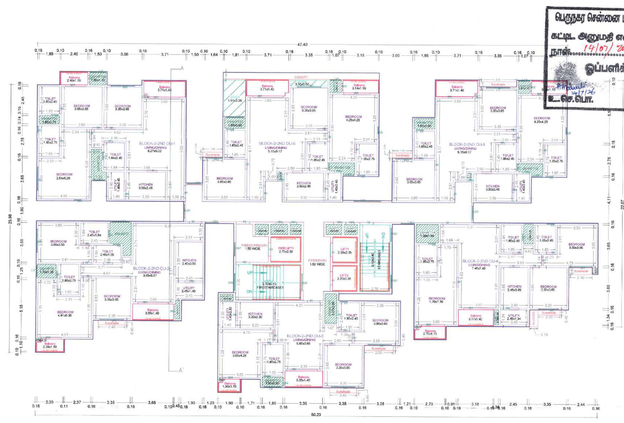
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

User Defined Imperial (90.00 x 60.00inches)

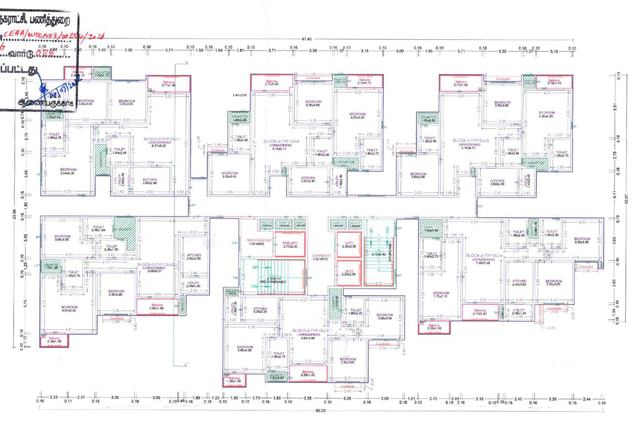
FLOOR NAME	SHEET NO. 16/14

FLOOR NAME

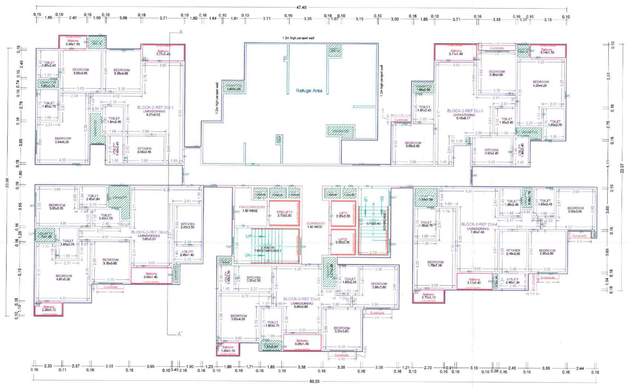
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP HOUSING SCHEME COMPRISING OF 4 NOS OF TOWER BLOCKS WITH COMMERCIAL COUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 4) + COMBINED 1ST FLOOR WITH PODIUM BLOCK 1 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS BLOCK 2 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS BLOCK 3 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS BLOCK 4 2ND FLOOR TO 22ND FLOOR WITH 290 DWELLING UNITS BLOCK 5 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS TOTAL 1006 DWELLING UNITS WITH COMMERCIAL BUILT UP PLAN AREA SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB)+3RD FLOOR PART (AEROBICS) + 4TH FLOOR PART (YOGA) WITH ANCILLARY FACILITIES (CHANGING ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND + FLOOR)TOTALLY 970 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING S.NO.T.S.NO.COMPRISING IN T.S.NO.21, OLD NO.2, OLD T.S.NO.1/1 BLOCK NO.59 OF MADIPAKKAM VILLAGE, MADHURANTHAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



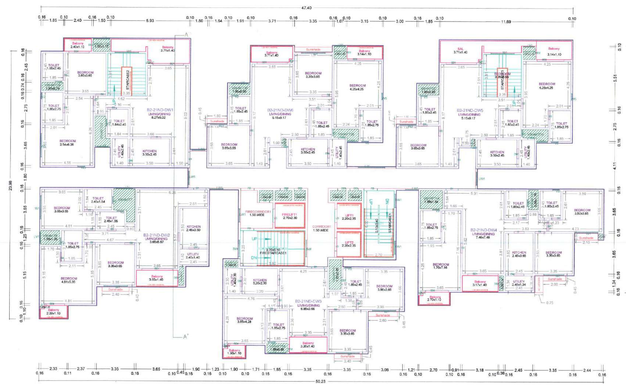
SECOND FLOOR PLAN



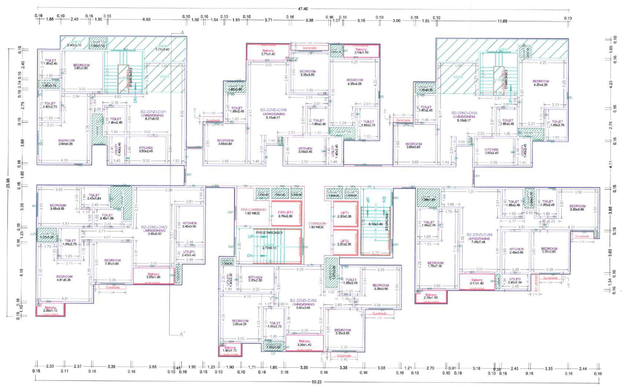
TYPICAL -3-18,20 FLOOR PLAN



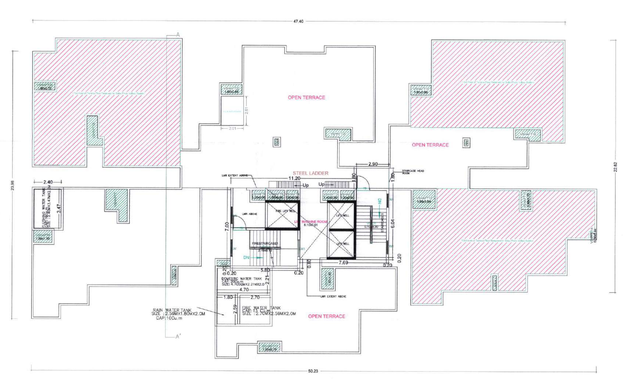
NINETEENTH FLOOR PLAN



TWENTYFIRST FLOOR PLAN



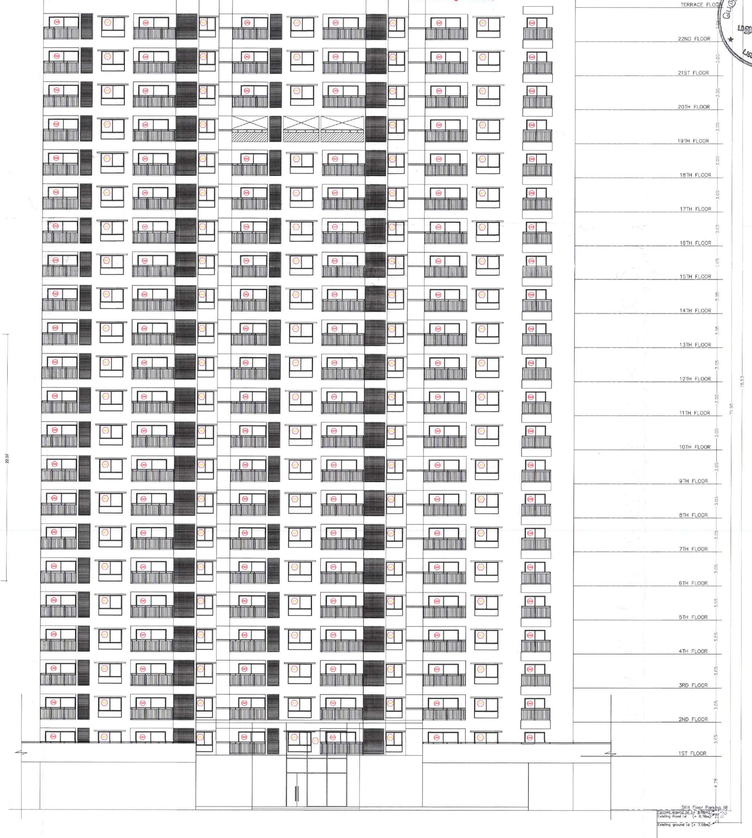
TWENTYSECOND FLOOR PLAN



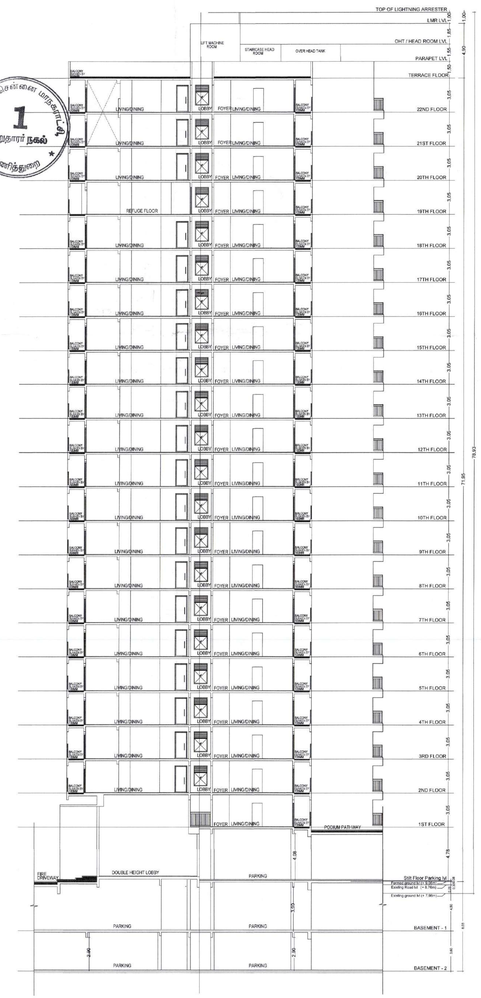
TERRACE FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

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



ELEVATION



SECTION - B

BLOCK - 2

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Applicant (Owner / Developer / Power of Attorney)

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

User/DefinedRepeat (50.00 x 60.00inches)

FLOOR NAME	SHEET NO. 11/14

FLOOR NAME

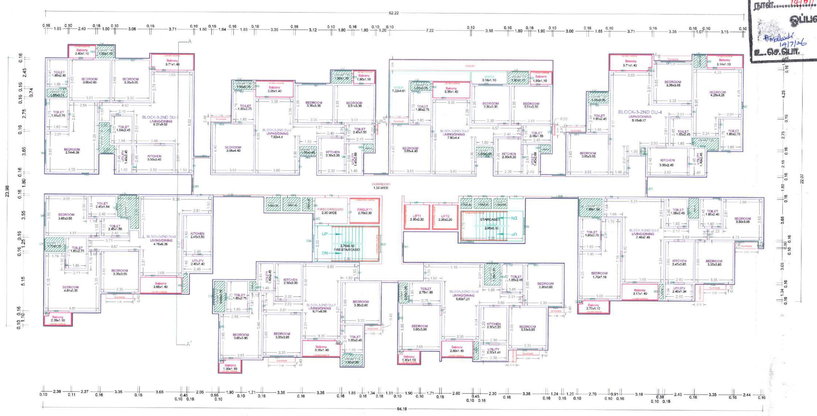
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 5 BLOCKS WITH STILT+PODIUM+GROUND FLOOR + 22 FLOORS WITH 1 COMMON BASEMENT FLOOR, BLOCK 1: COMBINED 1ST FLOOR WITH PODIUM, BLOCK 1, 2ND FLOOR TO 22ND FLOOR WITH 114 DWELLING UNITS, BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 138 DWELLING UNITS, BLOCK 3: 1ST FLOOR TO 22ND FLOOR WITH 114 DWELLING UNITS, BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 114 DWELLING UNITS, BLOCK 5: 1ST FLOOR TO 22ND FLOOR WITH 114 DWELLING UNITS, BLOCK 6(CLUB HOUSE): GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET) + PART BASEMENT + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (MULTIPURPOSE HALL, GYMNASIUM) + 3RD FLOOR (CLUB)+3RD FLOOR PART (AEROBICS) + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND FLOOR)TOTALLY 1512 DWELLING UNITS WITH COMMON BASEMENT FLOOR FOR BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO. 9/1, OLD S.NO.1064/1,2,3, BLOCK NO.70, WARD-C OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்.....
நாள்.....
ஒப்புளிக்கப்பட்டது
உ.செ.பொ.

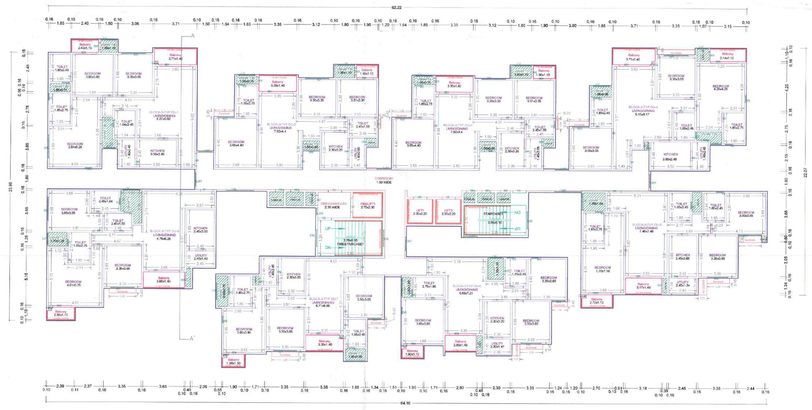
P.P.A approved by
C.M.D.A vide
Lr.No.....
Dated.....

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8949 of 2019 before the Madural Bench of Madras High Court

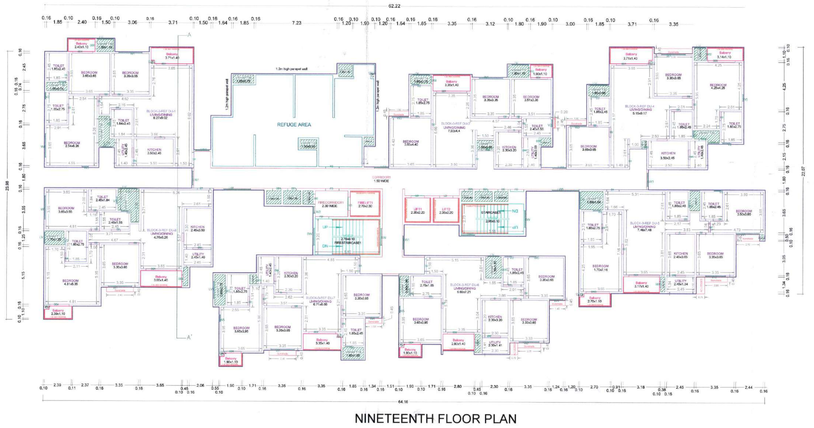
பெருநகர் சென்னை மாநகராட்சி
1
மதுரவாயல் நகல்
பகுதி/மண்டலம்



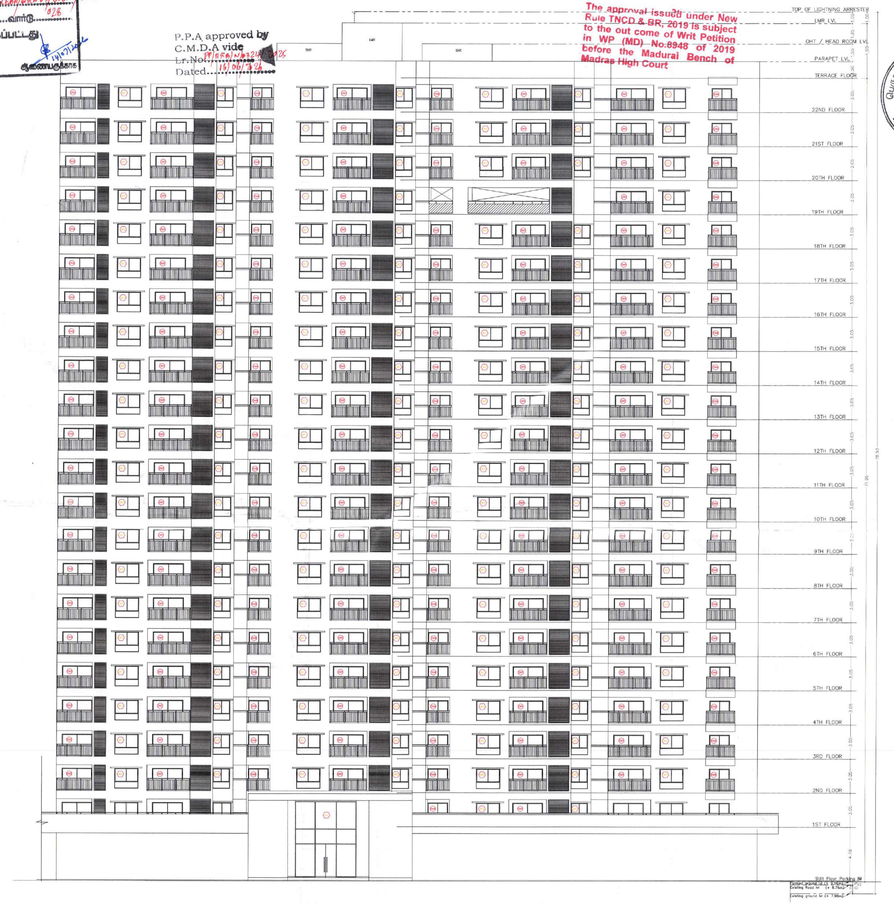
SECOND FLOOR PLAN



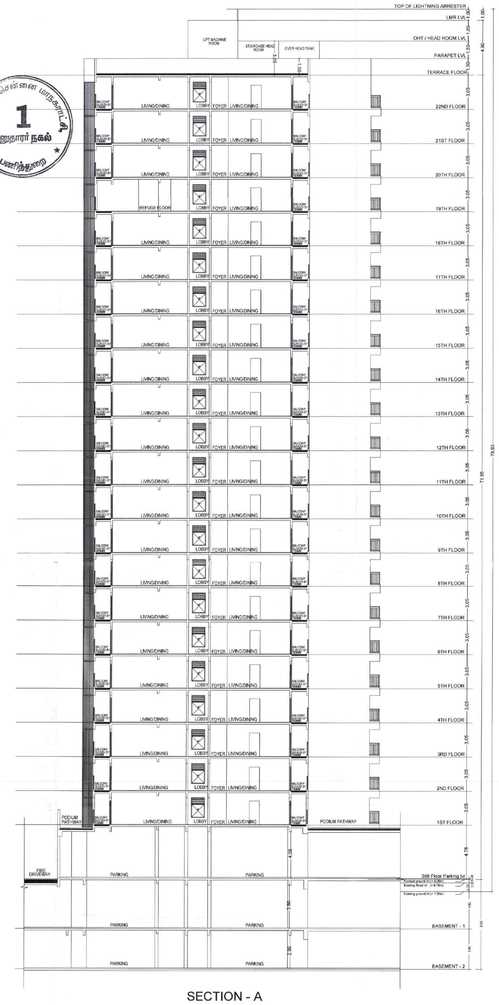
TYPICAL - 3-18,20,21,22 FLOOR PLAN



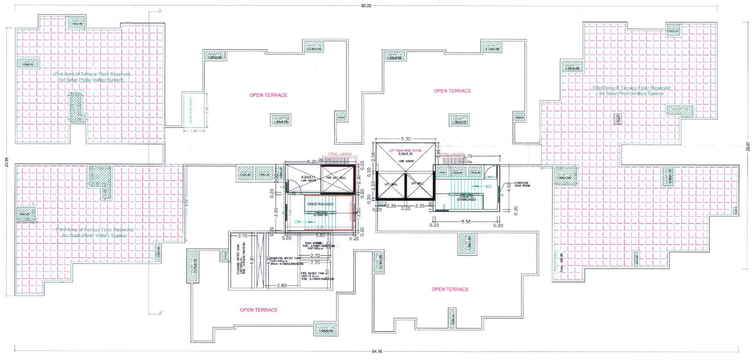
NINETEENTH FLOOR PLAN



ELEVATION



SECTION - A



TERRACE FLOOR PLAN

BLOCK - 3

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE.

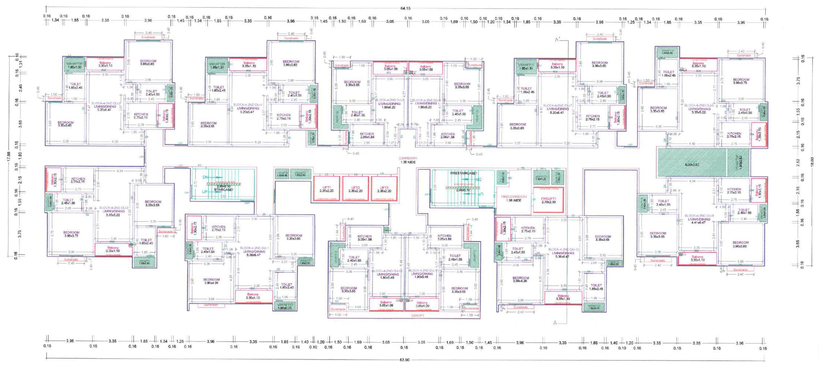
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This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

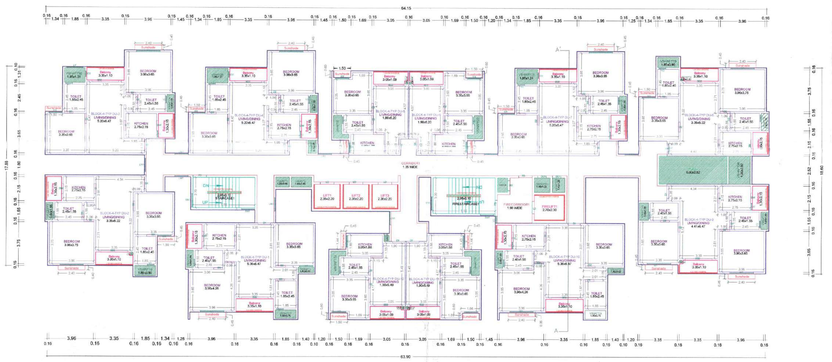
UserDefinedImperial (90.00 x 60.00inches)

FLOOR NAME	SHEET NO. 12/14
FLOOR NAME	

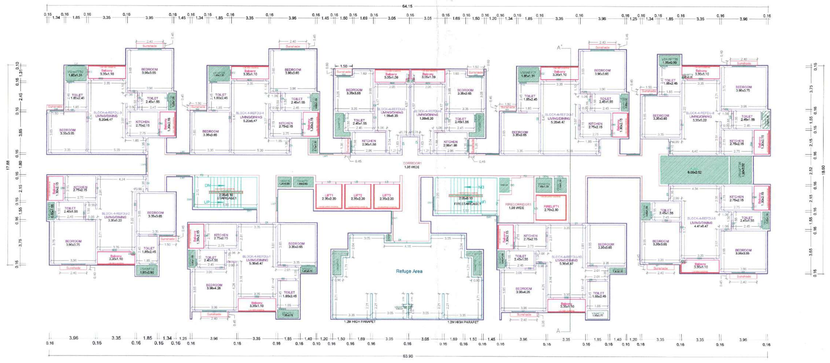
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS WITH COMMERCIAL DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 4 BLOCKS WITH COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 4) + COMBINED 1ST FLOOR WITH PODIUM, BLOCK 1: 2ND FLOOR TO 22ND FLOOR WITH 176 DWELLING UNITS, BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS, BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS, BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 260 DWELLING UNITS, BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 260 DWELLING UNITS, BLOCK 6(CLUB HOUSE): GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB) + 3RD FLOOR (SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND FLOOR)TOTALLY 910 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT TO THE SUBJECT PROPERTY SITUATED AT NEW NO.1/344,1/345, OLD COMMERCIAL NO.1/343 PT, OLD NO.1/344 (1,3&5), OLD NO.1/345 (1,3&5), OLD NO.1/346 (1,3&5), VILLIVAKKAM VILLAGE, MADHAVARAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



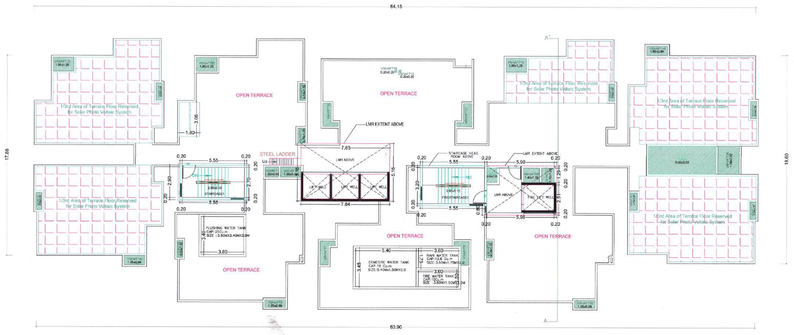
SECOND FLOOR PLAN



TYPICAL -3-18,20,21,22 FLOOR PLAN



NINETEENTH FLOOR PLAN

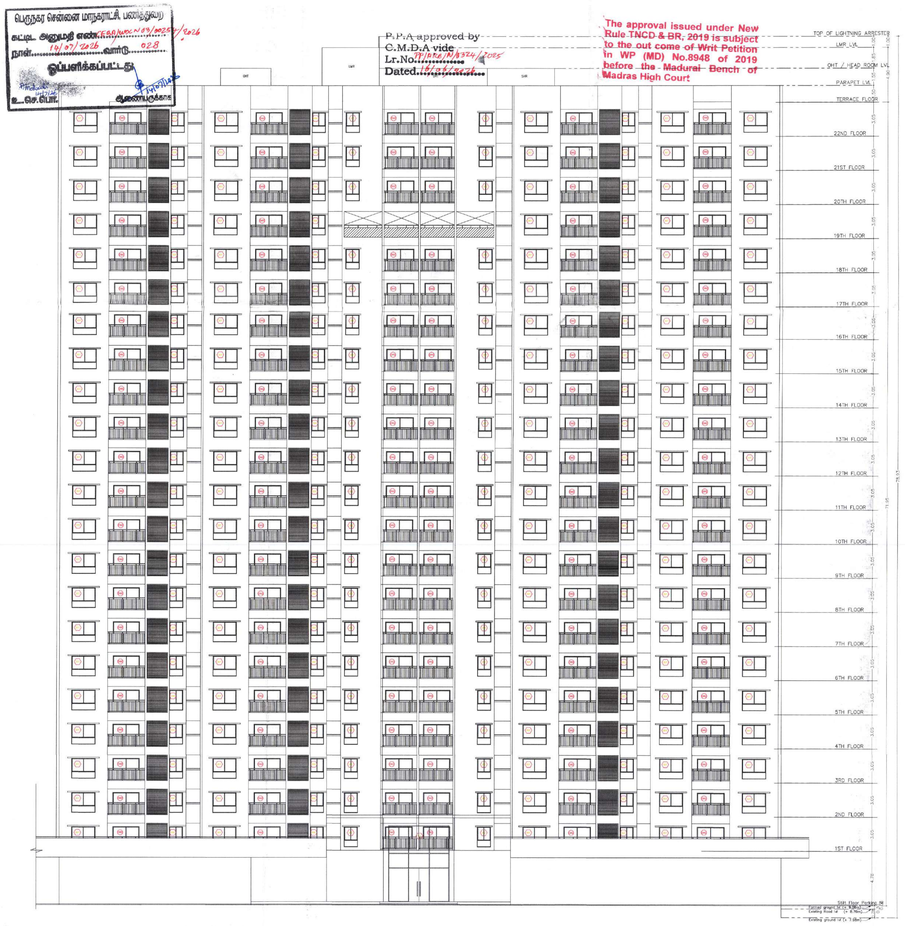


TERRACE FLOOR PLAN

பெருநகர் சென்னை மாநகராட்சி பகுப்புரிமை
கட்டிட அனுமதி எண்:B.A.No.W/19/2021/2016
நாள்: 19/07/2021 வார்டு: 022
ஒப்புவைக்கப்பட்டது
உ.செ.பொ.
துணைபுகாக

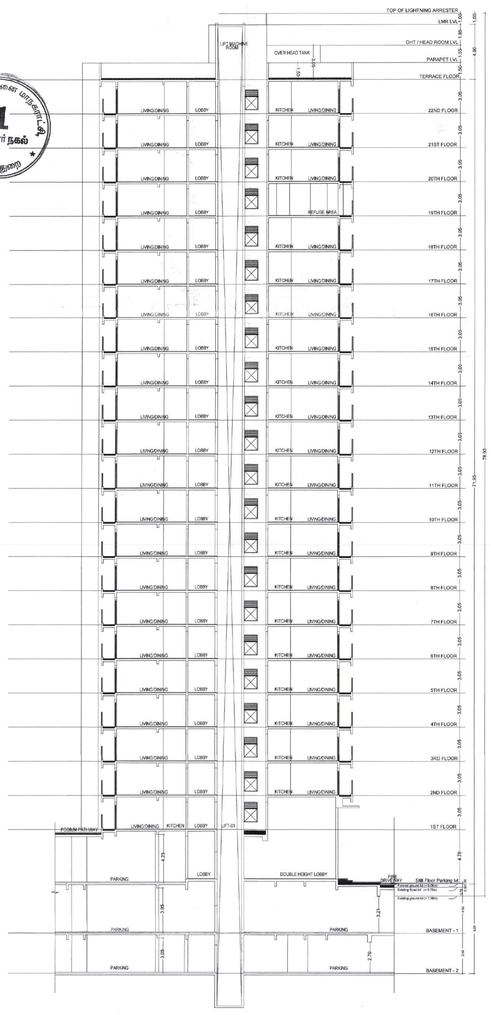
P.P.A approved by
C.M.D.A vide
Lr.No.: 21824/B1/324/2015
Dated: 19/07/2021

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



ELEVATION

பெருநகர் சென்னை மாநகராட்சி
1
மதுரவாயல் நகல்
பகுப்பாய்வு



SECTION - C

BLOCK - 4

APPROVAL CONDITION

SCALE 1:100

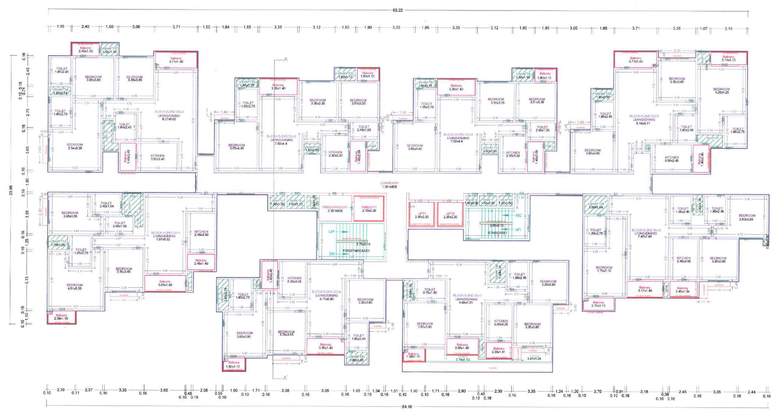
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

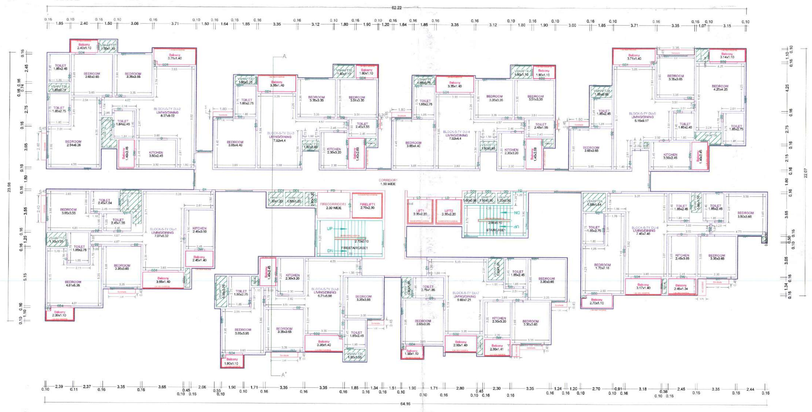
Applicant's / Owner / Developer / Power of Attorney)

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

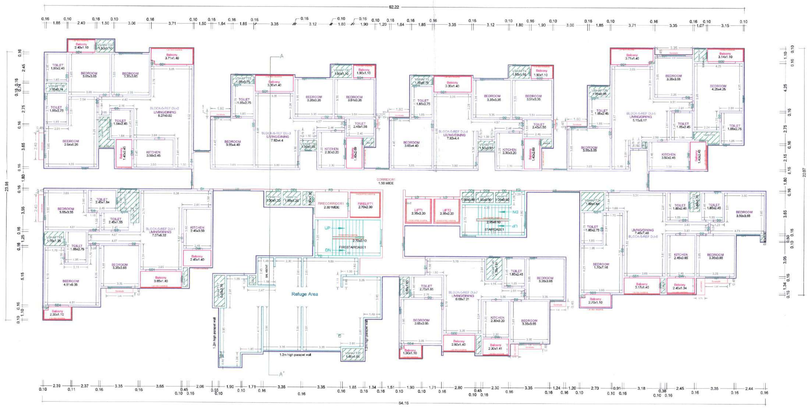
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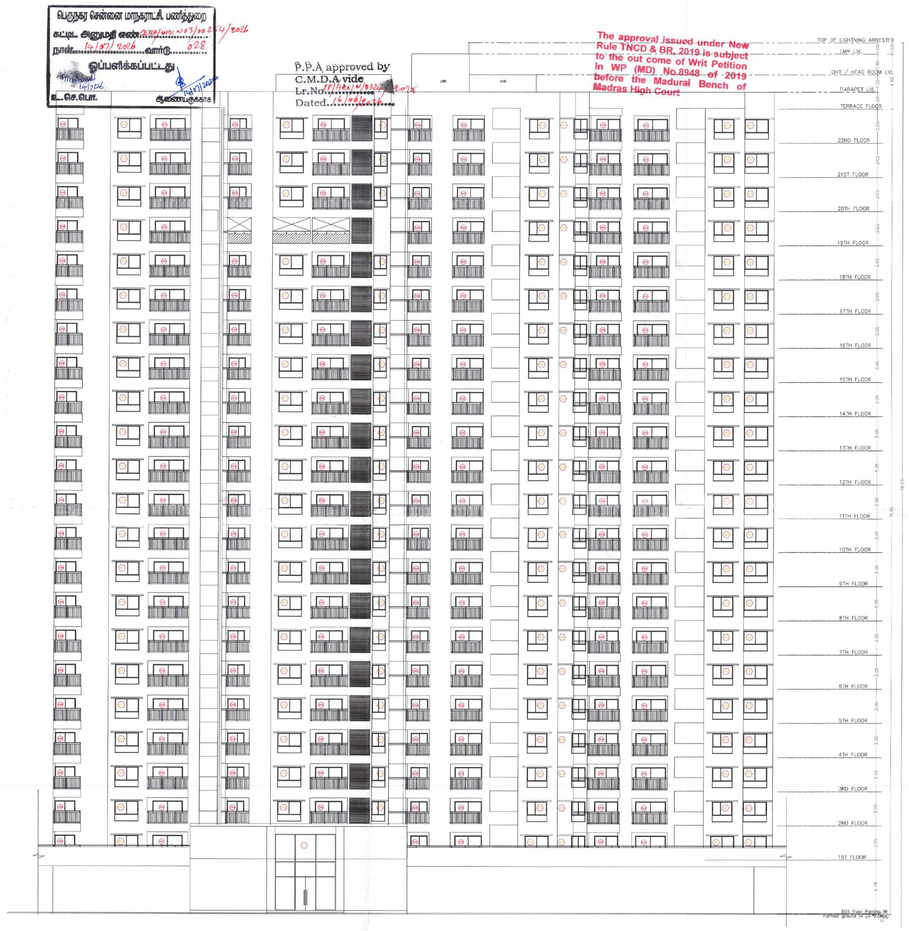
SECOND FLOOR PLAN



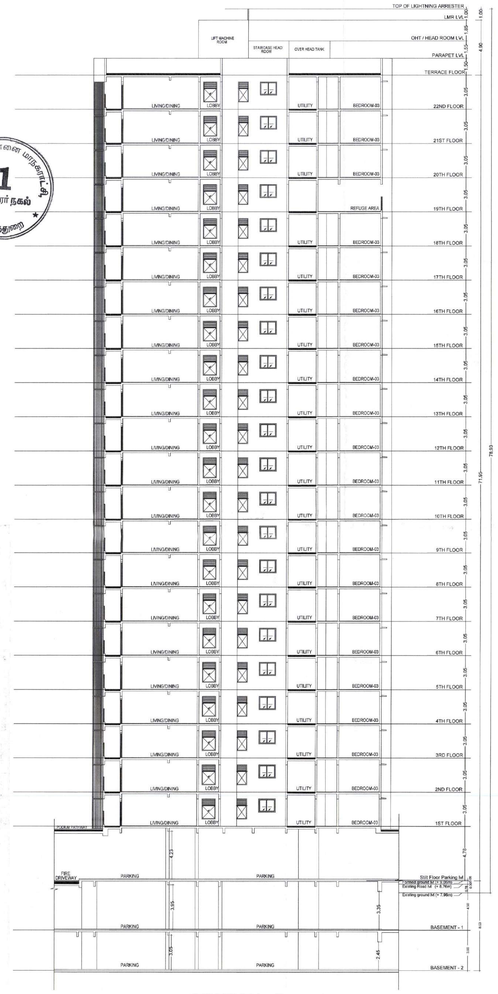
TYPICAL -3-18,20,21,22 FLOOR PLAN



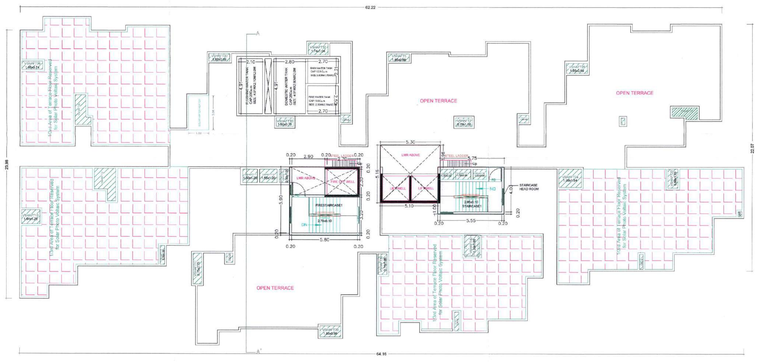
NINETEENTH FLOOR PLAN



ELEVATION



SECTION - D



TERRACE FLOOR PLAN

BLOCK - 5

பெருநகர சென்னை மாநகராட்சி
வரைபட அனுமதி எண்:2019/WC/0174/24/2019
நாள்: 14/8/2019
ஒப்புகைக்கப்பட்டது
உ.செ.பொ.
ஆணையாளர்

P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

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
1
மனுநகர் நகல்
பகுப்பாய்வாளர்

FLOOR NAME	SHEET NO. 13/14

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENTS UNDER GROUP HOUSING DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 5 BLOCKS WITH COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 4) + COMBINED 1ST FLOOR WITH PODIUM BLOCK 1: 2ND FLOOR TO 22ND FLOOR WITH 176 DWELLING UNITS, BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS, BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 176 DWELLING UNITS, BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 290 DWELLING UNITS, BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS, BLOCK 6(CLUB HOUSE): GROUND FLOOR (SPECIAL ROOMS, MULTIPURPOSE HALL, CAFETERIA, INDOOR GAMES, TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB)+3RD FLOOR PART (SPORTS DECK) + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, TOILETS & SHOWER ROOMS, OFFICE FOR MANAGEMENT GROUND FLOOR(TOTALLY 772 DWELLING UNITS AVAILING PREMIUM FSI WITH TDD BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO. 8/1, OLD T.S.NO. 8/1 PART, 8/2 PART, 8/3 PART, 8/4 PART, MADHAVARAM VILLAGE, MADHAVARAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

APPROVAL CONDITION

SCALE 1:150

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

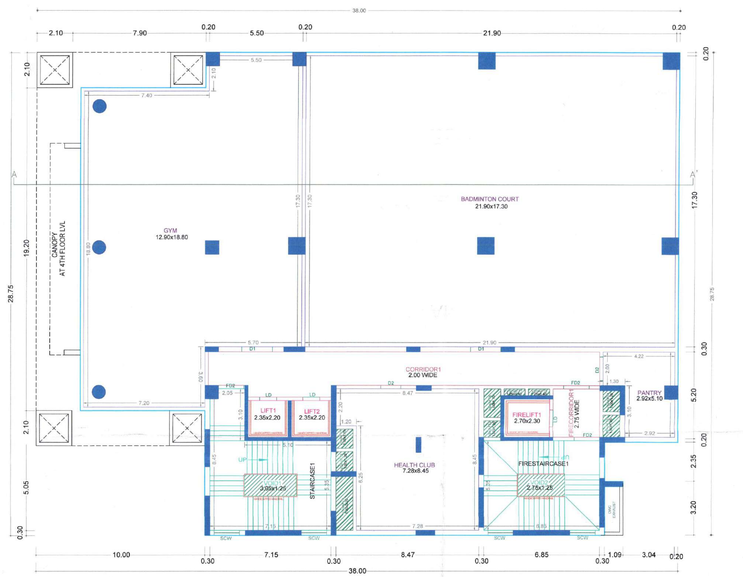
Applicant's (Owner / Developer / Power of Attorney)

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

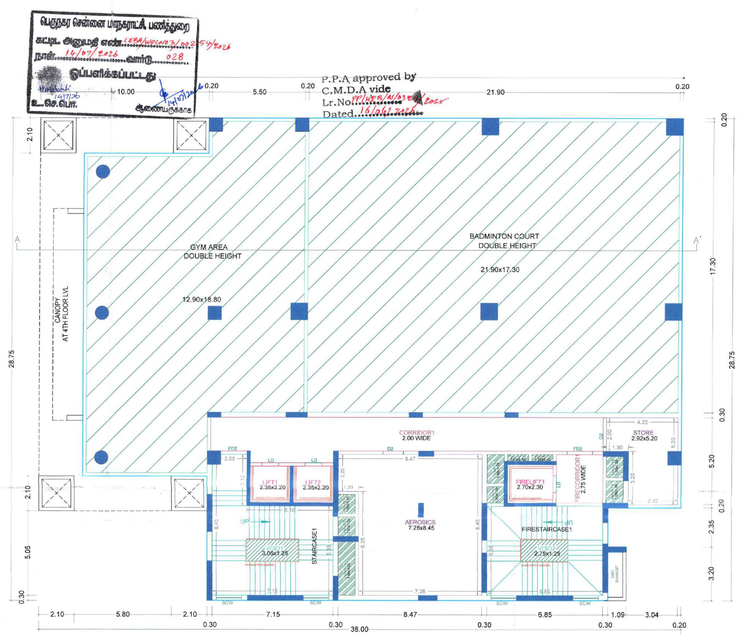
User:DefinedImperial (90.00 x 60.00inches)

FLOOR NAME	SHEET NO. 14 / 14
FLOOR NAME	

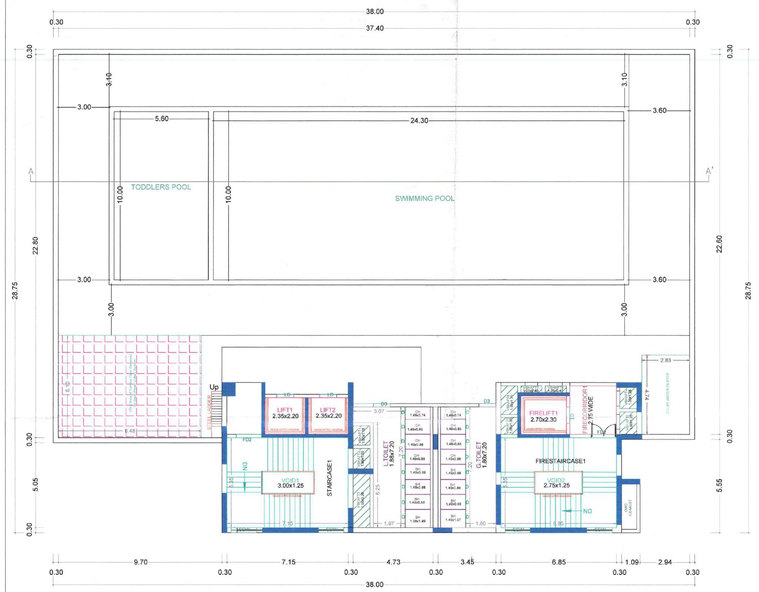
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE HIGH-RISE BUILDING FOR RESIDENTIAL GROUP DEVELOPMENT WITH CLUB HOUSE CONSISTING OF 6 BLOCKS WITH COMBINED DOUBLE BASEMENT FLOOR + COMBINED STILT FLOOR (EXCEPT BLOCK 6) + COMBINED 1ST FLOOR WITH PODIUM: BLOCK 1: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 2: 2ND FLOOR TO 22ND FLOOR WITH 128 DWELLING UNITS; BLOCK 3: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 4: 2ND FLOOR TO 22ND FLOOR WITH 260 DWELLING UNITS; BLOCK 5: 2ND FLOOR TO 22ND FLOOR WITH 174 DWELLING UNITS; BLOCK 6(CLUB HOUSE): GROUND FLOOR (CRECHE, KIDS PLAY AREA, SUPER MARKET, AV ROOM + 1ST FLOOR (TABLE TENNIS, INDOOR GAMES & POOL TABLE)+ 2ND FLOOR (GYMNASIUM, BADMINTON COURT & HEALTH CLUB)+3RD FLOOR PART (AEROBICS) + 4TH FLOOR PART WITH OPEN SWIMMING POOL WITH CHANGE ROOMS, SHOWERS AND TOILETS) AND SOLID WASTE MANAGEMENT (GROUND FLOOR)TOTALLY 910 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT TO THE EARLIER APPROVED SITE AT ABUTTING G.N.T. ROAD COMPRISED IN T.S.NO. 8/1, OLD S.NO.106/1,2,&3, BLOCK NO.60, WARD-C OF MADHAVARAM VILLAGE, MADHAVARAM TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION



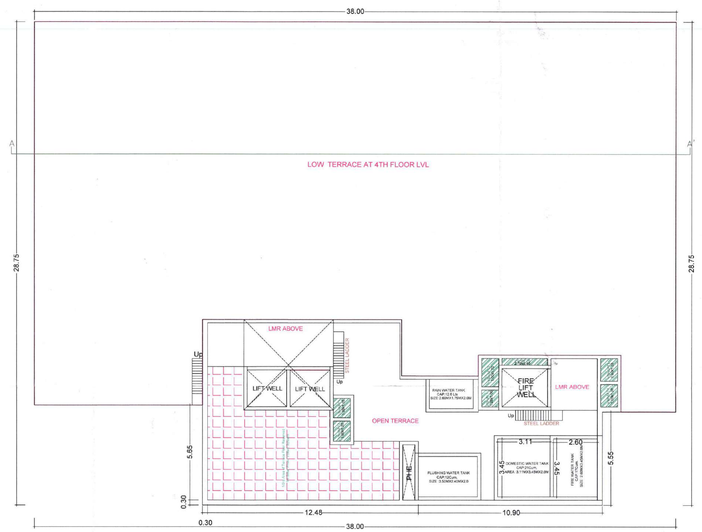
SECOND FLOOR PLAN



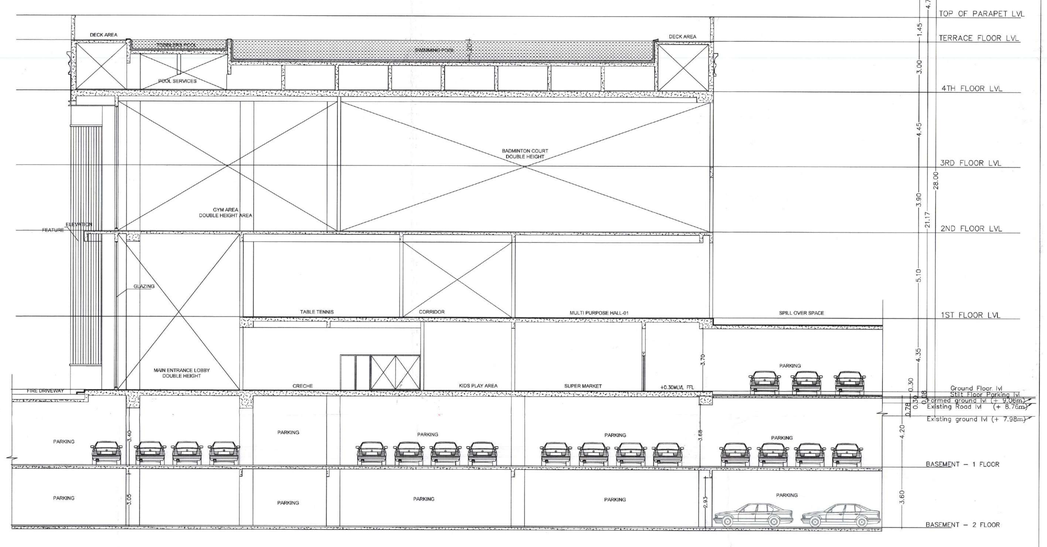
THIRD FLOOR PLAN



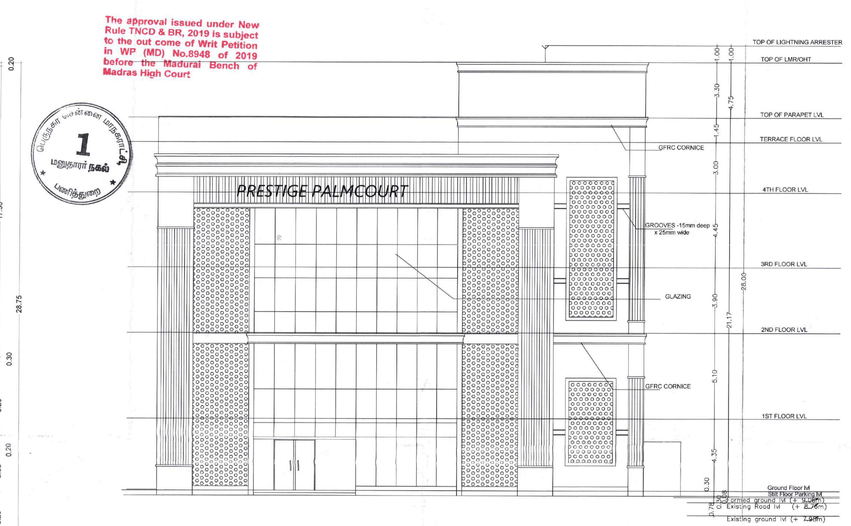
FOURTH FLOOR (PART) PLAN



TERRACE FLOOR PLAN



SECTION



ELEVATION 1

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

பெருநகர சென்னை மாநகராட்சி பகுதிகளுக்கு கட்டட அனுமதி எண்:
நாள்:
ஒப்புகைக்கப்பட்டது
உதவி செயற்பொறியாளர்

BLOCK - 6

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Director Planner / Chief Planner / Member Secretary

High Rise Building / Non -High Rise Building

The Approval is valid only after Building Permit is issued by the concerned Local Body.

QR CODE

The Planning Permission issued under Rule 16 of the Tamil Nadu Combined Development and Building Rules, 2019 and MWP (MC) Rules, 2012 & 2017 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (60.00 x 40.00Inches)

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.