Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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NO-1 ONE

SITE PLAN	SHEET NO. 1/2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL USE BUILDING CONSISTS OF STILT FLOOR + 9 FLOORS RESIDENTIAL BUILDING (HEIGHT 30.00M) WITH 78 DWELLING UNITS AND GYM, INDOOR GAMES, ASSOCIATION ROOM AT 1ST FLOOR LEVEL AT DOOR NO:3/532, KUNDRATHUR MAIN ROAD, MADHANATHPURAM CHENNAI 600125 AND COMPRISED IN NEW S.NO:69/2B1 AND 70/5A1H2 (OLD S.NO:69/2, 69/2B & 70/5) OF MADHANANTHAPURAM VILLAGE, ALANDUR TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2857.21
AREA AS PER DOCUMENT	2857.00
AREA CONSIDERED FOR FSI	2857.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	182.64
OSR AREA	0.00
TOTAL FSI AREA	9030.74
FSI FACTOR	3.161
COVERAGE AREA (PERCENTAGE %)	1000.81 (35.35%)

A) PARKING STATEMENT

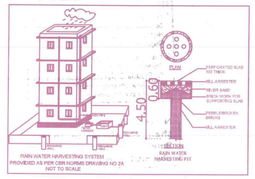
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	77	77
TWO WHEELER	18	18
CYCLE	-	0

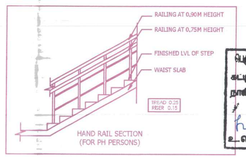
BUILDING WISE FSI STATEMENT

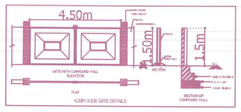
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A+1 (S+9_RE...)		0.00	9030.74	0.00	0.00	78	9030.74
Total		0.00	9030.74	0.00	0.00	78	9030.74

FLOOR WISE FSI STATEMENT: A (S+9_RESIDENITAL)

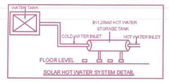
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	35.60	0.00	0.00	0	35.60
FIRST FLOOR	0.00	999.46	0.00	0.00	8	999.46
SECOND FLOOR	0.00	999.46	0.00	0.00	9	999.46
THIRD FLOOR	0.00	999.46	0.00	0.00	9	999.46
FOURTH FLOOR	0.00	999.46	0.00	0.00	9	999.46
FIFTH FLOOR	0.00	999.46	0.00	0.00	9	999.46
SIXTH FLOOR	0.00	999.46	0.00	0.00	9	999.46
SEVENTH FLOOR	0.00	999.46	0.00	0.00	9	999.46
EIGHTH FLOOR	0.00	999.46	0.00	0.00	9	999.46
NINTH FLOOR	0.00	999.46	0.00	0.00	9	999.46
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	9030.74	0.00	0.00	78	9030.74

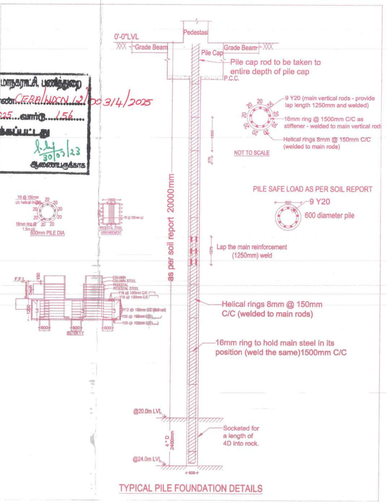


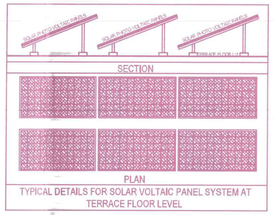


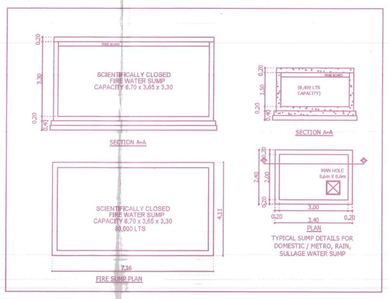


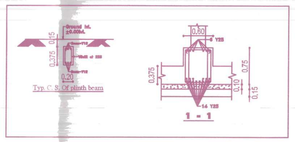


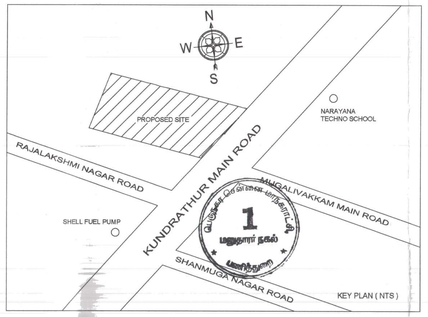












P.P.A approved by
C.M.D.A vide
Lr.No.
Dated.

33.80m AS PER FMB
82.30m AS ON SITE
48.40m AS PER FMB
34.71m AS ON SITE
33.60m AS PER FMB
40.00m AS PER FMB
68.25m AS ON SITE
28.20m AS PER FMB
DRIVE WAY
SCIENTIFICALLY CLOSED FIRE WATER SUMP CAPACITY 6.70 x 3.65 x 3.30 60,000 LTS
DOMESTIC / METRO WATER SUMP (SULLAGE CAPACITY)
OPEN TRANSFORMER YARD 5.00 X 5.00m
METER ROOM
STAIRCASE
FIRE STAIR
SPACE FOR OPEN DG
SEPTIC TANK
FIRE LIFT
RESIDANT CARETAKER
RESIDANT MANAGER
OHT
RAIN WATER COLLECTING SUMP 60,000 LTS CAPACITY
SULLAGE / TREATED WATER SUMP 55,400 LTS CAPACITY
NATURAL GRADIENT 1 : 25 18.75m LONG & 0.75m HIGH
LAND LEFT FOR STREET ALIGNMENT AREA 182.64 SQM
19.80m AS ON SITE
39.20m AS PER FMB
19.51m AS ON SITE
20.61M
20.65 M
TO PORUR
TO GERUGAMPAKKAM
KUNDRATHUR MAIN ROAD
MADHANATHAPURAM MAIN ROAD

SITE CUM STILT FLOOR PLAN

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.

QR CODE

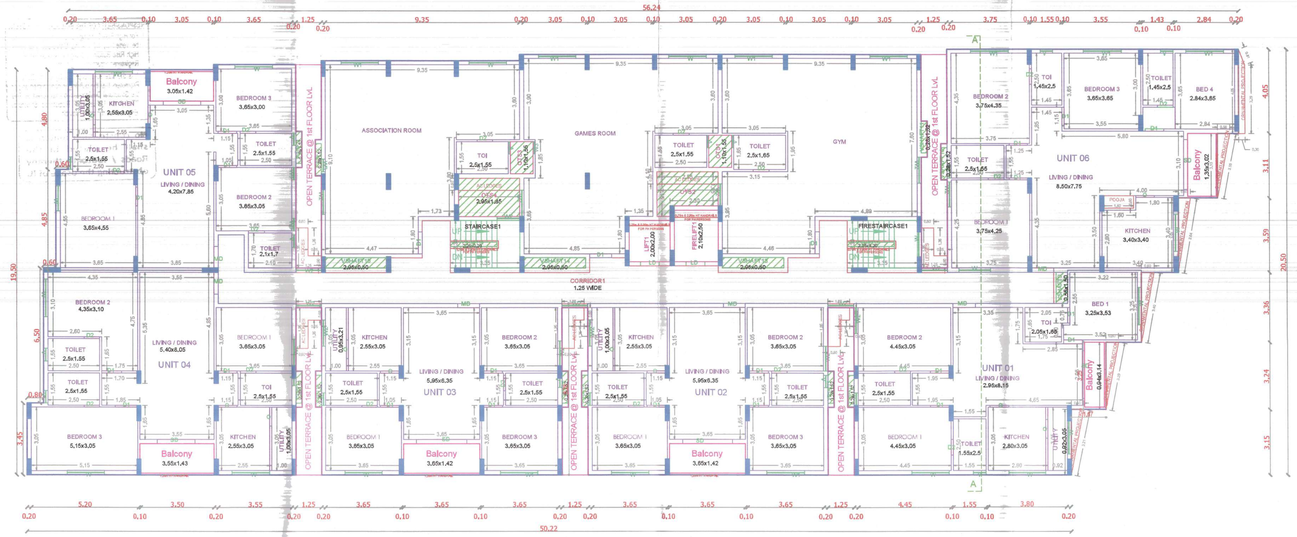
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the WP (MD) No.8948 of 2019 and MMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect
Sign Date: 06 Feb 2025 11:57:00 AM

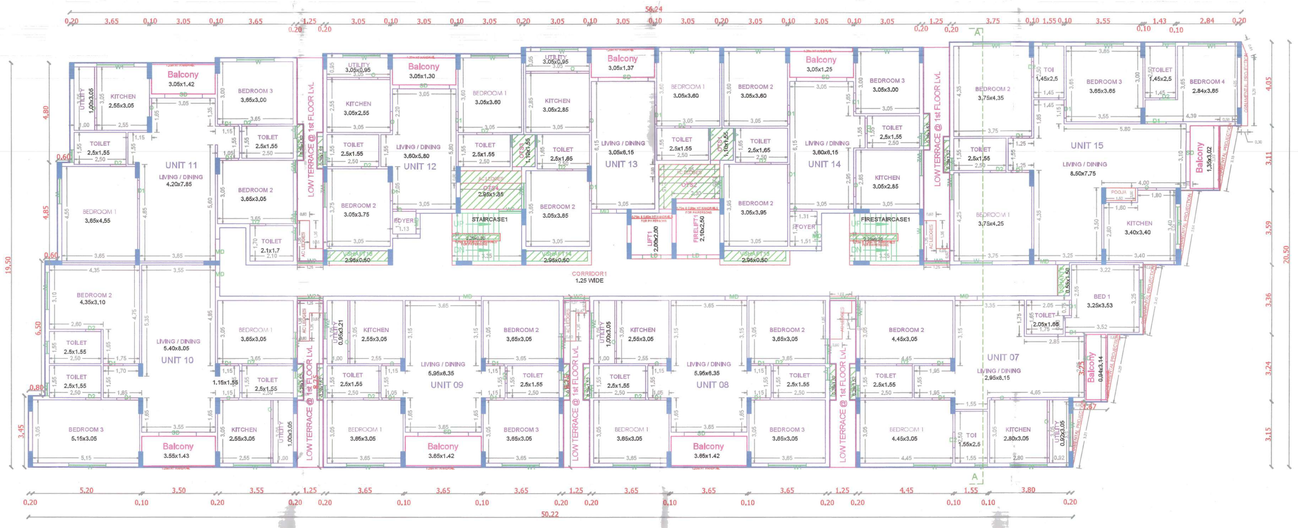
Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

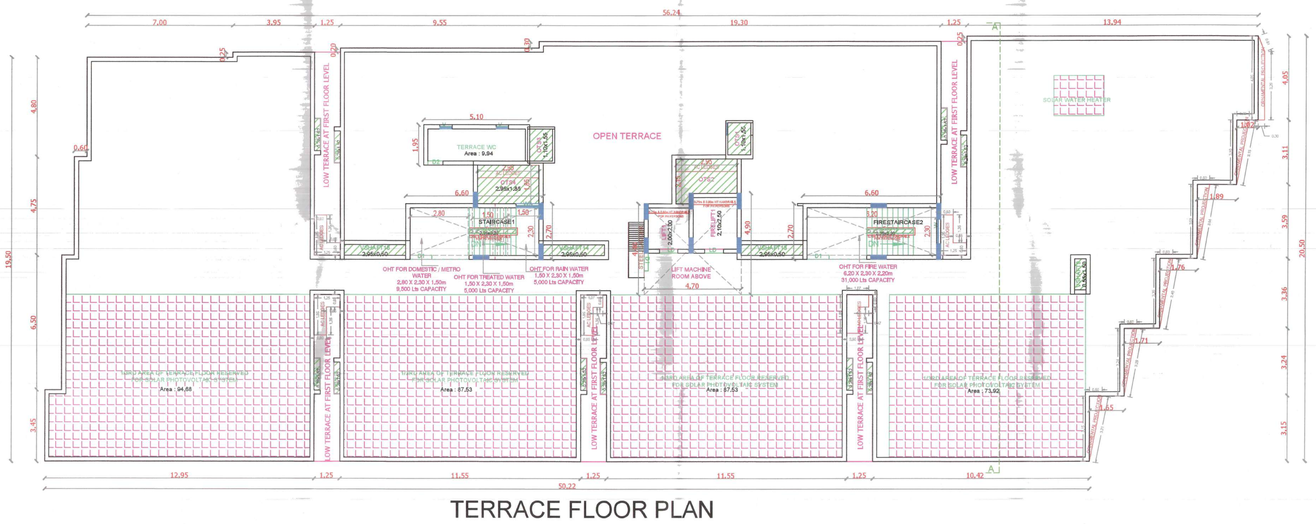
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer



FIRST FLOOR PLAN



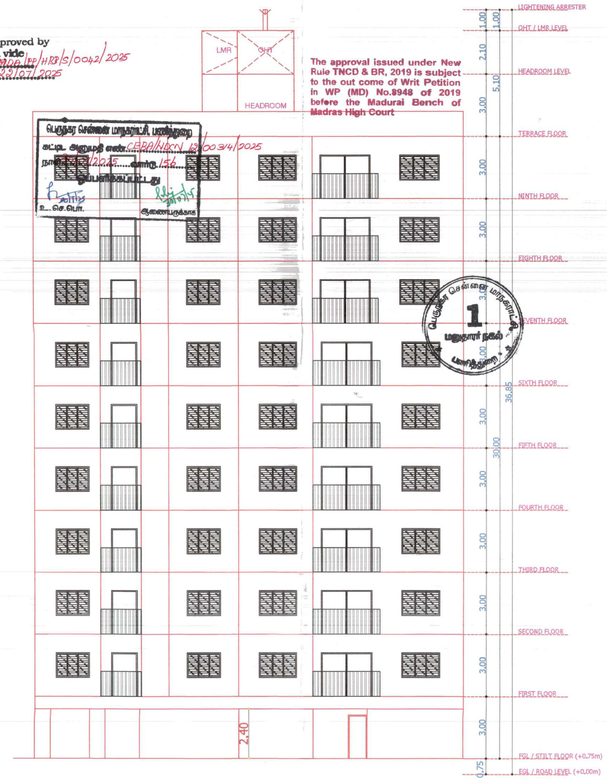
TYPICAL - 2- 9 FLOOR PLAN



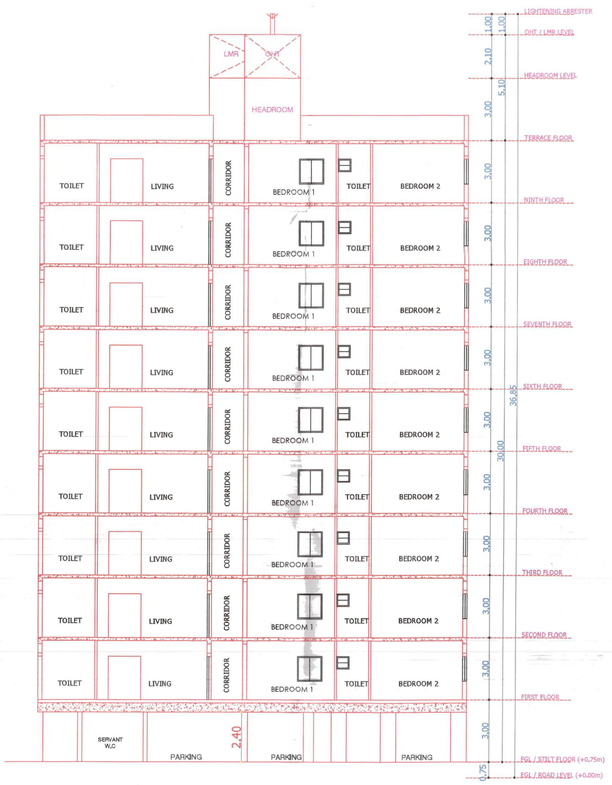
TERRACE FLOOR PLAN

P.P.A approved by
C.M.D.A vide
Lr.No.[illegible]/2025
Dated.....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



ELEVATION



SECTION A-A

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL USE BUILDING CONSISTS OF STILT FLOOR + 9 FLOORS RESIDENTIAL BUILDING (HEIGHT 30.00M) WITH 78 DWELLING UNITS AND GYM, INDOOR GAMES, ASSOCIATION ROOM AT 1ST FLOOR LEVEL AT DOOR NO:3/532, KUNDRATHUR MAIN ROAD, MADHANATHAPURAM CHENNAI 600125 AND COMPRISED IN NEW S.NO:69/2B1 AND 70/5A1H2 (OLD S.NO.69/2, 69/2B & 70/5) OF MADHANANTHAPURAM VILLAGE, ALANDUR TALUK, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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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)

ARCH_E_(36.00_x_48.00_Inches)

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

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.