Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

SITE PLAN	SHEET NO. 1 / 5

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF 2 BLOCKS, BLOCK 1: EXTENDED BASEMENT FLOOR + STILT FLOOR PART/GROUND FLOOR PART (PARKING, RESIDENTIAL KIDS PLAY AREA, CLUB HOUSE RECEPTION, ASSOCIATION ROOM, ELECTRICAL SWITCH GEAR ROOM, METER ROOM) + 15/7 FLOOR TO 9 FLOORS - 75 DWELLING UNITS WITH 30.0M HEIGHT. RESIDENTIAL BUILDING, BLOCK 2: GROUND FLOOR + 2 FLOORS WITH 9.45M HEIGHT COMMERCIAL BUILDING (SHOP) AVAILING WITH PREMIUM FSI AT PLOT NO:1 & 2, DOOR NO.18/35, 37 & 230/2, JAWAHARLAL NEHRU SALAI (INNER RING ROAD) SCHOOL STREET, THIRUVEEDHI AMMAN KOIL STREET, KOYEMBEDU, CHENNAI – 600107 COMPRISED IN T.S.NO:47, 48, 65/1, 65/2, 66, 68/2, BLOCK NO.58 OF KOYEMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3324.50
AREA AS PER DOCUMENT	3392.40
AREA CONSIDERED FOR FSI	3324.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	11101.34
FSI FACTOR	3.339
COVERAGE AREA (PERCENTAGE %)	1954.38(35.02%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	84	84
TWO WHEELER	1	16
CYCLE	-	0

P.P.A approved by
C.M.D.A vide
Lr.No. 4302/pp/HRB/3/0854/2024
Dated. 28/08/2025

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கூடுதல் அலுவலர் எண்.CE/SE/WDC/AE(P)/00366/2025
நாள்.22/08/2025 வார்டு..127
ஓப்புளிக்கப்பட்டது
உ.செ.பொ. 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

THIRUVEETHI AMMAN KOIL STREET 5.00M WIDE

SCHOOL STREET

5.40M

9.45M

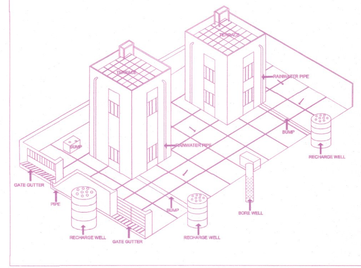
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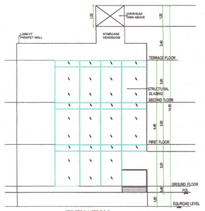
JAWAHARLAL NEHRU SALAI (INNER RING ROAD)

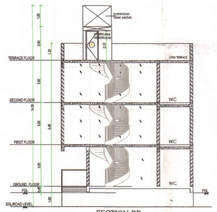
39.65M

SITE CUM GROUND FLOOR PLAN PART & STILT FLOOR PLAN PART

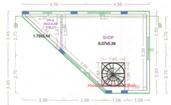
RWH -2C
RAINWATER HARVESTING IN MULTI STOREYED COMPLEX
(SURFACE RUNOFF THROUGH BUMP,GATE GUTTER TO RECHARGE WELLS)

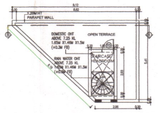



ELEVATION
BLOCK-2


SECTION-BB
BLOCK-2


GROUND FLOOR PLAN
BLOCK-2


TYPICAL - 1& 2 FLOOR PLAN
BLOCK-2


TERRACE FLOOR PLAN
BLOCK-2

FLOOR WISE FSI STATEMENT: BLOCK -1

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
BASEMENT FLOOR	0.00	21.45	0.00	0.00	0	21.45
GROUND FLOOR	0.00	837.12	0.00	0.00	3	837.12
FIRST FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
SECOND FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
THIRD FLOOR	0.00	1126.66	0.00	0.00	8	1126.66
FOURTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
FIFTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
SIXTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
SEVENTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
EIGHTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
NINTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	10989.42	0.00	0.00	75	10989.42

FLOOR WISE FSI STATEMENT: BLOCK -2

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
GROUND FLOOR	38.44	0.00	0.00	0.00	0	38.44
FIRST FLOOR	36.74	0.00	0.00	0.00	0	36.74
SECOND FLOOR	36.74	0.00	0.00	0.00	0	36.74
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	111.92	0.00	0.00	0.00	0	111.92

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	INST.		
BLOCK-1		0.00	10989.42	0.00	0.00	75	10989.42
BLOCK-2		111.92	0.00	0.00	0.00	0	111.92
Total		111.92	10989.42	0.00	0.00	75	11101.34

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 1788

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 WMP (MD) Nos. 6512 & 6513 of 2019.

Signature valid

Applicants (Owner / Developer / Power of Attorney)

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

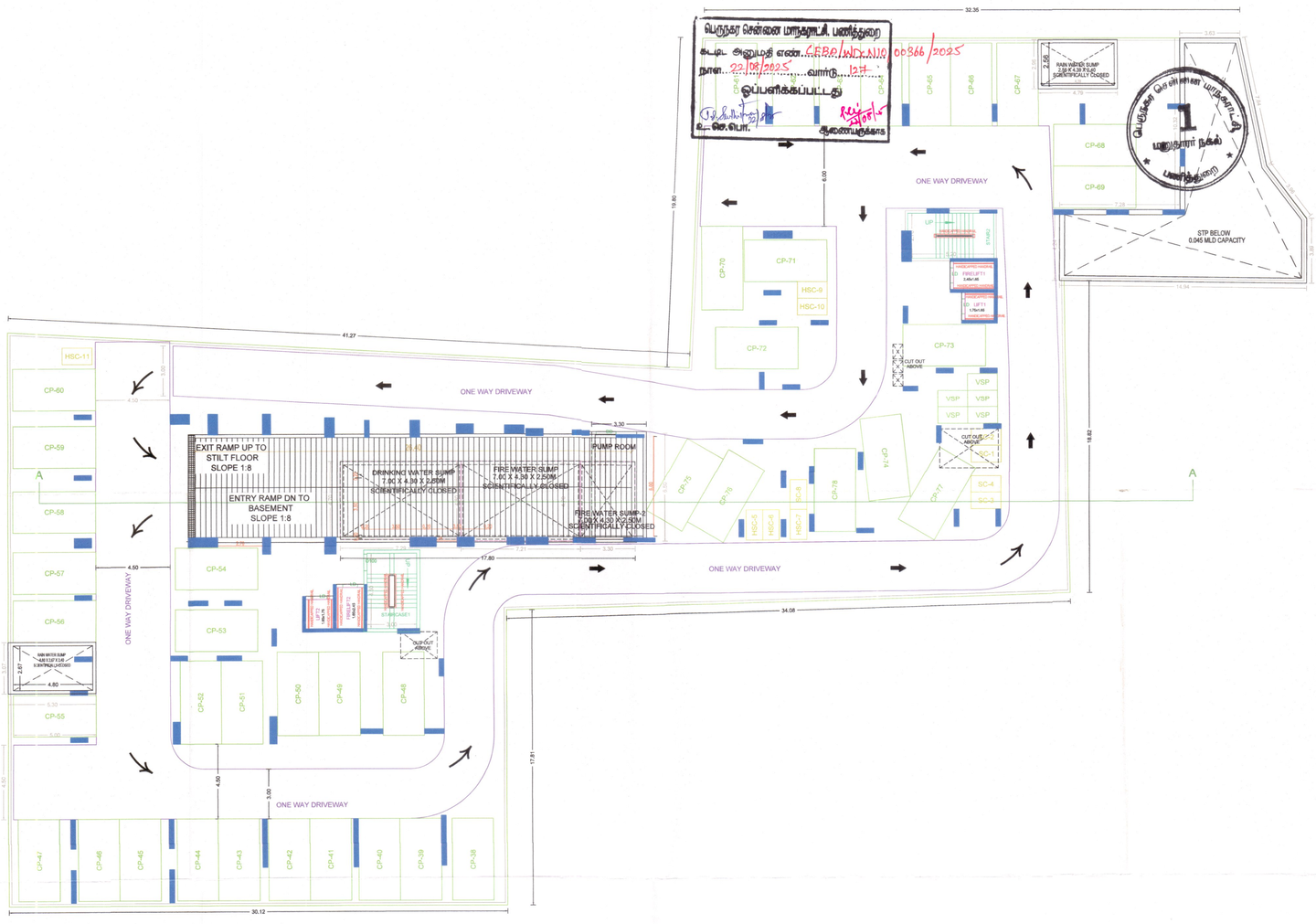
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P.P.A approved by
C.M.D.A vide
Lr.No..CMDA/PP/HRB/3/0654/2024
Dated..28/07/2025

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

FLOOR NAME	SHEET NO. 2/5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF 2 BLOCKS, BLOCK 1: EXTENDED BASEMENT FLOOR + STILT FLOOR PART(GROUND FLOOR PART (PARKING, RESIDENTIAL, KIDS PLAY AREA, CLUB HOUSE RECEPTION, ASSOCIATION ROOM, ELECTRICAL SWITCH GEAR ROOM, METER ROOM) + 1ST FLOOR TO 9 FLOORS - 75 DWELLING UNITS WITH 30.0M HEIGHT RESIDENTIAL BUILDING, BLOCK 2: GROUND FLOOR + 2 FLOORS WITH 9.45M HEIGHT COMMERCIAL BUILDING (SHOP) AVAILING WITH PREMIUM FSI AT PLOT NO:1 & 2, DOOR NO.15/35, 37 & 23/2Z, JAWAHARLAL NEHRU SALAI (INNER RING ROAD) SCHOOL STREET, THIRUVEEDHI AMMAN KOIL STREET, KOYEMBEDU, CHENNAI – 600107 COMPRISED IN T.S.NO:47, 48, 65/1, 65/2, 66, 68/2, BLOCK NO.56 OF KOYEMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.



EXTENDED BASEMENT FLOOR PLAN
BLOCK-1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 1788

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)

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

SITE PLAN	SHEET NO. 1 / 5

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF 2 BLOCKS, BLOCK 1: EXTENDED BASEMENT FLOOR + STILT FLOOR PART/GROUND FLOOR PART (PARKING, RESIDENTIAL KIDS PLAY AREA, CLUB HOUSE RECEPTION, ASSOCIATION ROOM, ELECTRICAL SWITCH GEAR ROOM, METER ROOM) + 15/7 FLOOR TO 9 FLOORS - 75 DWELLING UNITS WITH 30.0M HEIGHT. RESIDENTIAL BUILDING, BLOCK 2: GROUND FLOOR + 2 FLOORS WITH 9.45M HEIGHT COMMERCIAL BUILDING (SHOP) AVAILING WITH PREMIUM FSI AT PLOT NO:1 & 2, DOOR NO.18/35, 37 & 230/2, JAWAHARLAL NEHRU SALAI (INNER RING ROAD) SCHOOL STREET, THIRUVEEDHI AMMAN KOIL STREET, KOYEMBEDU, CHENNAI – 600107 COMPRISED IN T.S.NO:47, 48, 65/1, 65/2, 66, 68/2, BLOCK NO.58 OF KOYEMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3324.50
AREA AS PER DOCUMENT	3392.40
AREA CONSIDERED FOR FSI	3324.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	11101.34
FSI FACTOR	3.339
COVERAGE AREA (PERCENTAGE %)	1954.38(35.02%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	84	84
TWO WHEELER	1	16
CYCLE	-	0

P.P.A approved by
C.M.D.A vide
Lr.No. 4302/pp/HRB/3/0854/2024
Dated. 28/08/2025

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கூடுதல் அலுவலர் எண்.CE/SE/WDC/AE(P)/00366/2025
நாள்.22/08/2025 வார்டு..127
ஓப்புளிக்கப்பட்டது
உ.செ.பொ. 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

THIRUVEETHI AMMAN KOIL STREET 5.00M WIDE

SCHOOL STREET

5.40M

9.45M

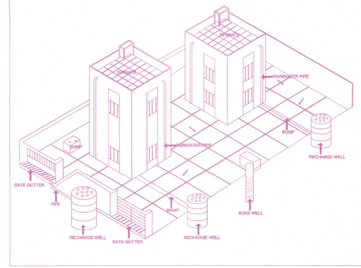
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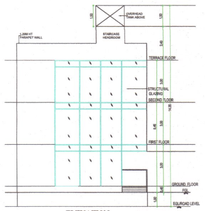
JAWAHARLAL NEHRU SALAI (INNER RING ROAD)

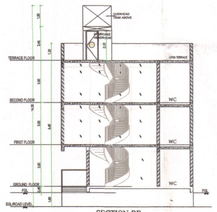
39.65M

SITE CUM GROUND FLOOR PLAN PART & STILT FLOOR PLAN PART

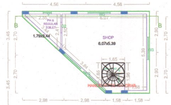
RWH -2C
RAINWATER HARVESTING IN MULTI STOREYED COMPLEX
(SURFACE RUNOFF THROUGH BUMP,GATE GUTTER TO RECHARGE WELLS)

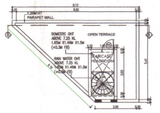



ELEVATION
BLOCK-2


SECTION-BB
BLOCK-2


GROUND FLOOR PLAN
BLOCK-2


TYPICAL - 1& 2 FLOOR PLAN
BLOCK-2


TERRACE FLOOR PLAN
BLOCK-2

FLOOR WISE FSI STATEMENT: BLOCK -1

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
BASEMENT FLOOR	0.00	21.45	0.00	0.00	0	21.45
GROUND FLOOR	0.00	837.12	0.00	0.00	3	837.12
FIRST FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
SECOND FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
THIRD FLOOR	0.00	1126.66	0.00	0.00	8	1126.66
FOURTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
FIFTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
SIXTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
SEVENTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
EIGHTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
NINTH FLOOR	0.00	1125.65	0.00	0.00	8	1125.65
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	10989.42	0.00	0.00	75	10989.42

FLOOR WISE FSI STATEMENT: BLOCK -2

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
GROUND FLOOR	38.44	0.00	0.00	0.00	0	38.44
FIRST FLOOR	36.74	0.00	0.00	0.00	0	36.74
SECOND FLOOR	36.74	0.00	0.00	0.00	0	36.74
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	111.92	0.00	0.00	0.00	0	111.92

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	INST.		
BLOCK-1		0.00	10989.42	0.00	0.00	75	10989.42
BLOCK-2		111.92	0.00	0.00	0.00	0	111.92
Total		111.92	10989.42	0.00	0.00	75	11101.34

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 1788

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 WMP (MD) Nos. 6512 & 6513 of 2019.

Signature valid

Applicants (Owner / Developer / Power of Attorney)

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

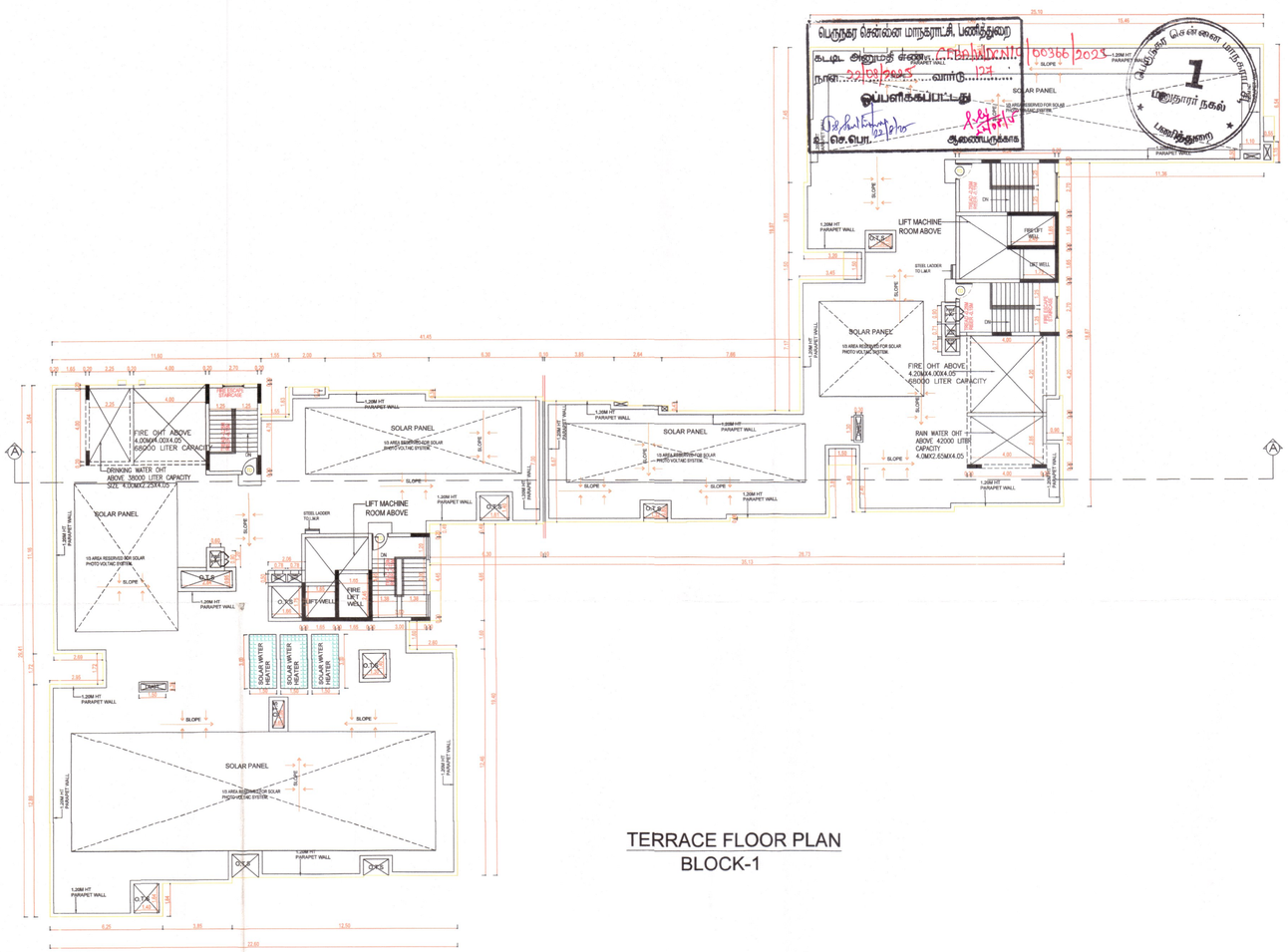
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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/HRB/3/00514/2024
Dated 23/01/2025

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 beforse the Madurai Bench of Madras High Court

FLOOR NAME	SHEET NO. 4 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF 2 BLOCKS, BLOCK 1: EXTENDED BASEMENT, FLOOR + STILT FLOOR PARTIORGROUND FLOOR PART (PARKING, RESIDENTIAL, KIDS PLAY AREA, CLUB HOUSE RECEPTION, ASSOCIATION ROOM, ELECTRICAL SWITCH GEAR ROOM, METER ROOM) + 1ST FLOOR TO 9 FLOORS - 75 DWELLING UNITS WITH 30.0M HEIGHT RESIDENTIAL BUILDING, BLOCK 2: GROUND FLOOR + 2 FLOORS WITH 9.45M HEIGHT COMMERCIAL BUILDING (SHOP) AVAILING WITH PREMIUM FSI AT PLOT NO:1 & 2, DOOR NO.18/35, 37 & 23/2, JAWAHARLAL NEHRU SALAI (INNER RING ROAD) SCHOOL STREET, THIRUVEEDHI AMMAN KOIL STREET, KOYEMBEDU, CHENNAI – 600107 COMPRISED IN T.S.NO:47, 48, 65/1, 65/2, 66, 68/2, BLOCK NO.56 OF KOYEMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.



TERRACE FLOOR PLAN
BLOCK-1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 1788

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and WMP (MD) Nos. 6972 & 6973 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

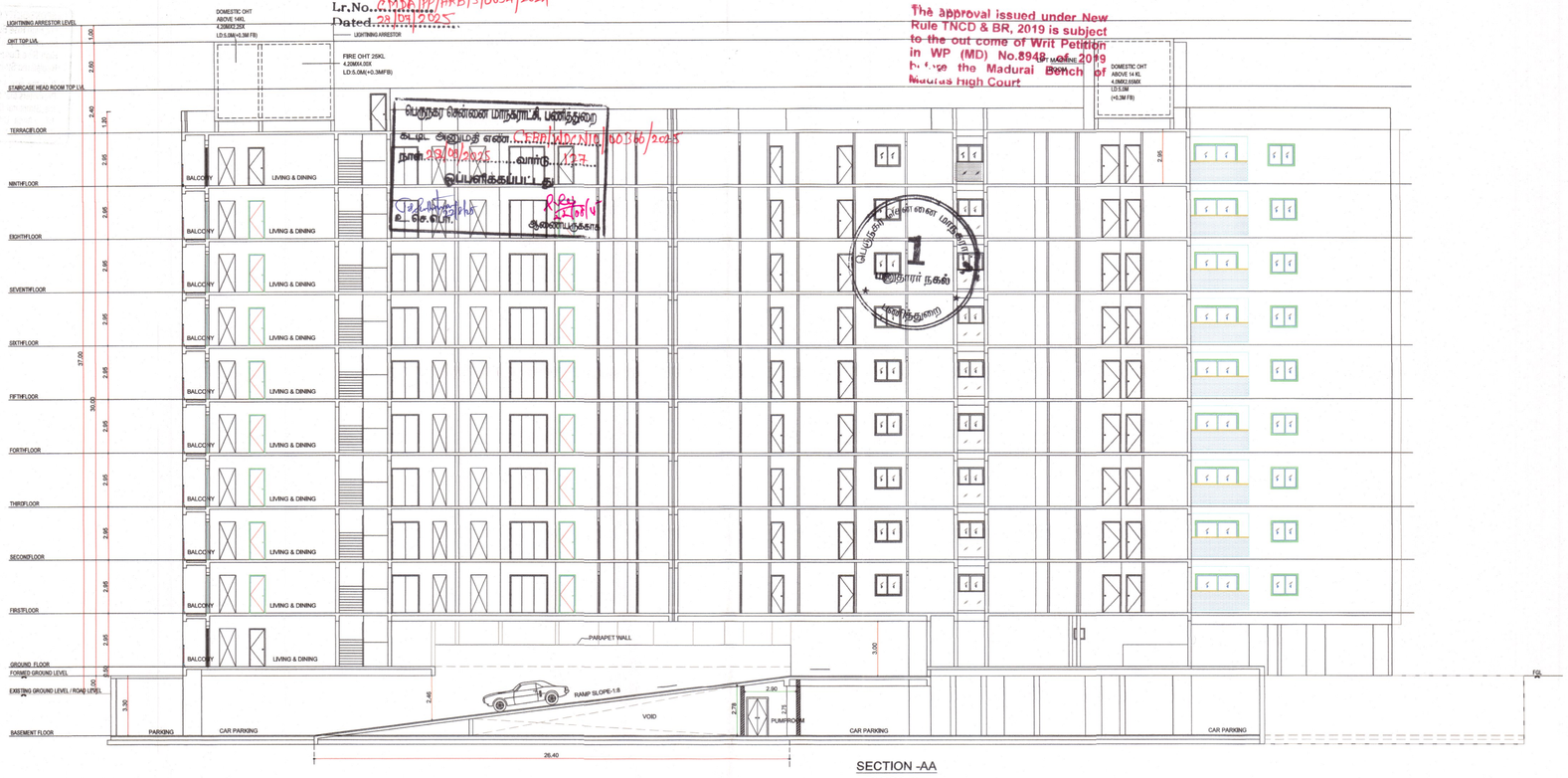
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P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/3/06521/2024
Dated 23/09/2025

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

FLOOR NAME	SHEET NO. 5 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING (HRB) CONSISTING OF 2 BLOCKS, BLOCK 1: EXTENDED BASEMENT FLOOR + STILT FLOOR PARTIGROUND FLOOR PART (PARKING, RESIDENTIAL, KIDS PLAY AREA, CLUB HOUSE RECEPTION, ASSOCIATION ROOM, ELECTRICAL SWITCH GEAR ROOM, METER ROOM) + 1ST FLOOR TO 9 FLOORS - 75 DWELLING UNITS WITH 30.0M HEIGHT RESIDENTIAL BUILDING, BLOCK 2: GROUND FLOOR + 2 FLOORS WITH 9.45M HEIGHT COMMERCIAL BUILDING (SHOP) AVAILING WITH PREMIUM FSI AT PLOT NO:1 & 2, DOOR NO.15/35, 37 & 23/07, JAWAHARLAL NEHRU SALAI (INNER RING ROAD) SCHOOL STREET, THIRUVEEDHI AMMAN KOIL STREET, KOYEMBEDU, CHENNAI – 600107 COMPRISED IN T.S.NO:47, 48, 65/1, 65/2, 66, 68/2, BLOCK NO.56 OF KOYEMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.



SECTION -AA
BLOCK -1



ELEVATION
BLOCK -1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Chief(s) Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 1788

QR CODE

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

ARCH_E_(36.00_x_48.00_Inches)

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.