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RE REGULATORY RECORD

RERA Document

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OMR Thoraipakkam,
Chennai 600 097, India

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SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30M) RESIDENTIAL BUILDING WITH 78DWELLING UNITS (AFFORDABLE HOUSING) WITH GYM, INDOOR GAME AND ASSOCIATION ROOM IN 5TH FLOOR LEVEL AT MEL AYANAMBAKKAM MAIN ROAD, AYANAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.397/1, NEW S.NO.397/1B OFAYANAMBAKKAM VILLAGE WITHIN THE LIMITS OF THIRUVERKADU MUNICIPALITY

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2850.00
AREA AS PER DOCUMENT	2873.17
AREA CONSIDERED FOR FSI	2850.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	71.17
OSR AREA	0.00
TOTAL FSI AREA	7228.00
FSI FACTOR	2.536
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

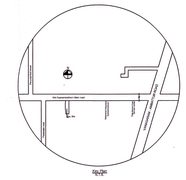
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	64	64
TWO WHEELER	44	44
CYCLE	-	0

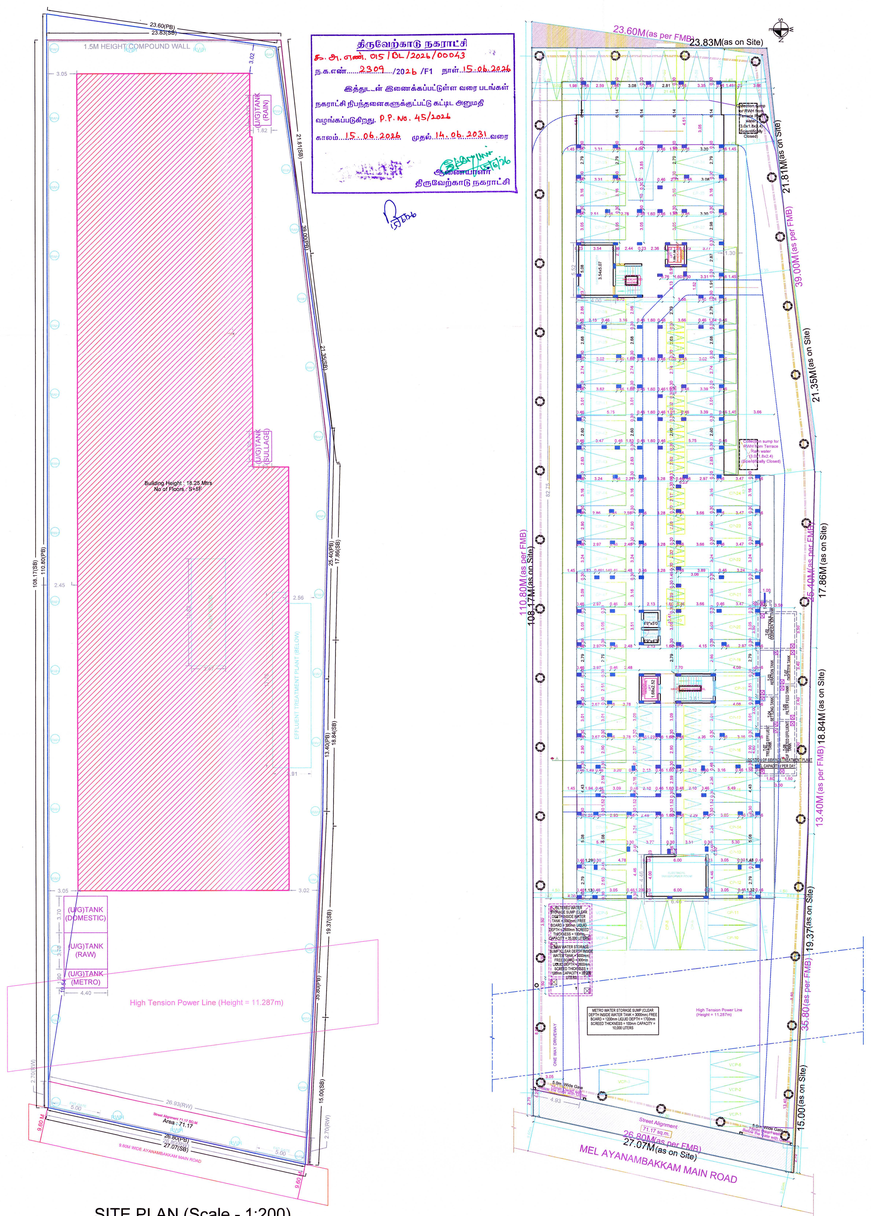


Elevation



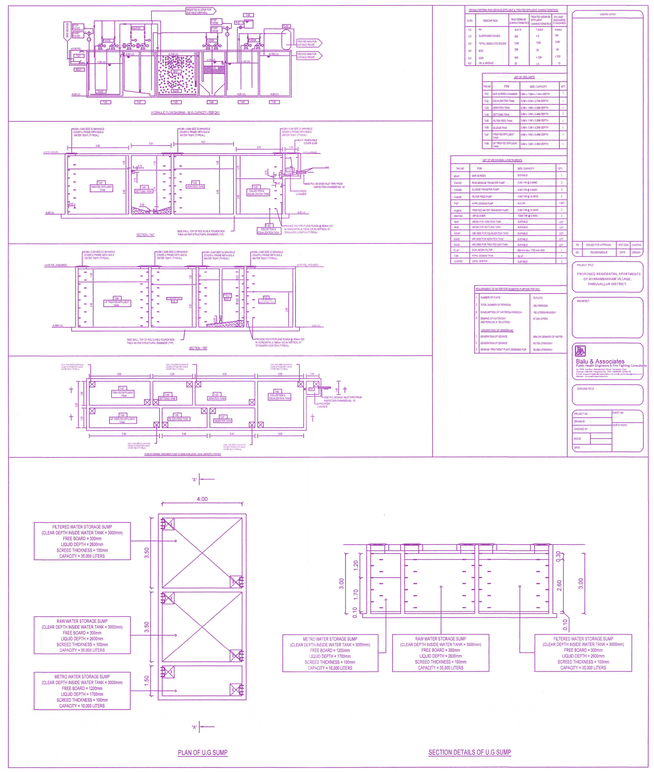
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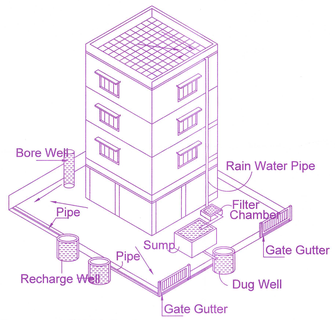




SITE PLAN (Scale - 1:200)

SITE CUM STILT FLOOR PLAN





Proposed RWH System

Provided as per CBR Norms Drawing No:3A

Not To Scale

FLOOR WISE FSI STATEMENT: NHRB (RESS)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.78	0.00	0.00	0	28.78
FIRST FLOOR	0.00	1432.34	0.00	0.00	16	1432.34
SECOND FLOOR	0.00	1432.34	0.00	0.00	16	1432.34
THIRD FLOOR	0.00	1432.34	0.00	0.00	16	1432.34
FOURTH FLOOR	0.00	1432.34	0.00	0.00	16	1432.34
FIFTH FLOOR	0.00	1432.34	0.00	0.00	14	1432.34
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	7190.48	0.00	0.00	78	7190.48

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RESS)		0.00	7190.48	0.00	0.00	78	7190.48
Total		0.00	7190.48	0.00	0.00	78	7190.48

APPROVAL CONDITION

SCALE 1:100

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.

Signature valid
Digitally Signed by
Architect: SARAVANAN
Sign Date: 08/08/2024 10:51:08 AM

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

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

QR CODE

Applicants (Owner / Developer / Power of Attorney)

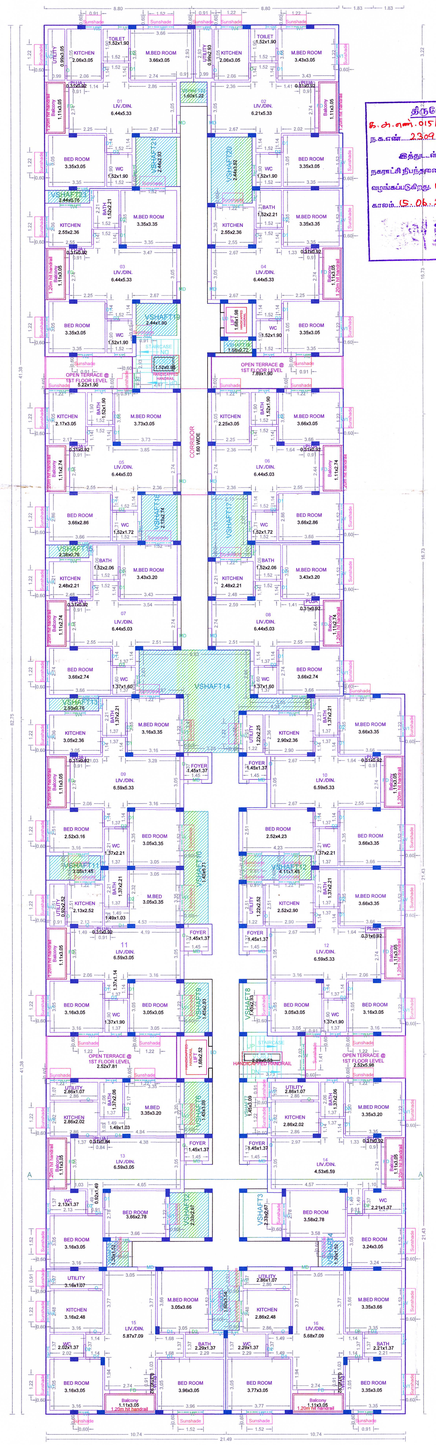
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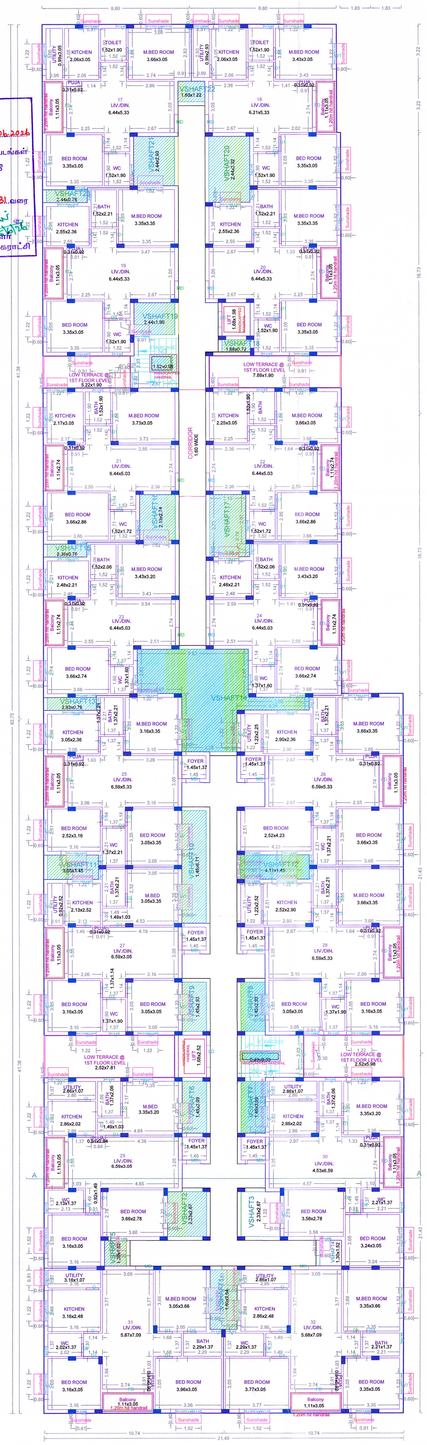
FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30M) RESIDENTIAL BUILDING WITH 78DWELLING UNITS (AFFORDABLE HOUSING) WITH GYM, INDOOR GAME AND ASSOCIATION ROOM IN 5TH FLOOR LEVEL AT MEL AYANAMBAKKAM MAIN ROAD, AYANAMBAKKAM, CHENNAI COMPRISED IN OLD S.NO.397/1, NEW S.NO.397/1B OFAYANAMBAKKAM VILLAGE WITHIN THE LIMITS OF THIRUVERKADU MUNICIPALITY

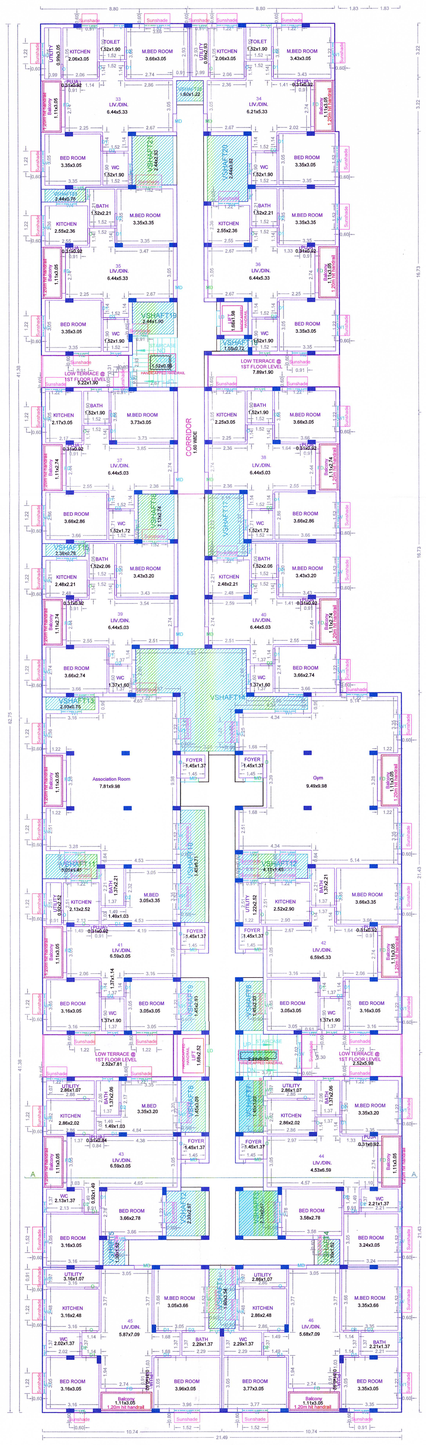
திருவேற்காடு நகராட்சி
ந. க. எண். 015/ தொ/2024/00043
நகரமைப்பு ஆணைக்கப்பட்டுள்ள வரை படங்கள்/
நகரமைப்பிற்குளானதற்குப்பட்டு கட்டிட அனுமதி
வழங்கப்படுகிறது P.P.NO.45/2024
காலம் 15.05.2024 முதல் 14.05.2031 வரை
திருவேற்காடு நகராட்சி



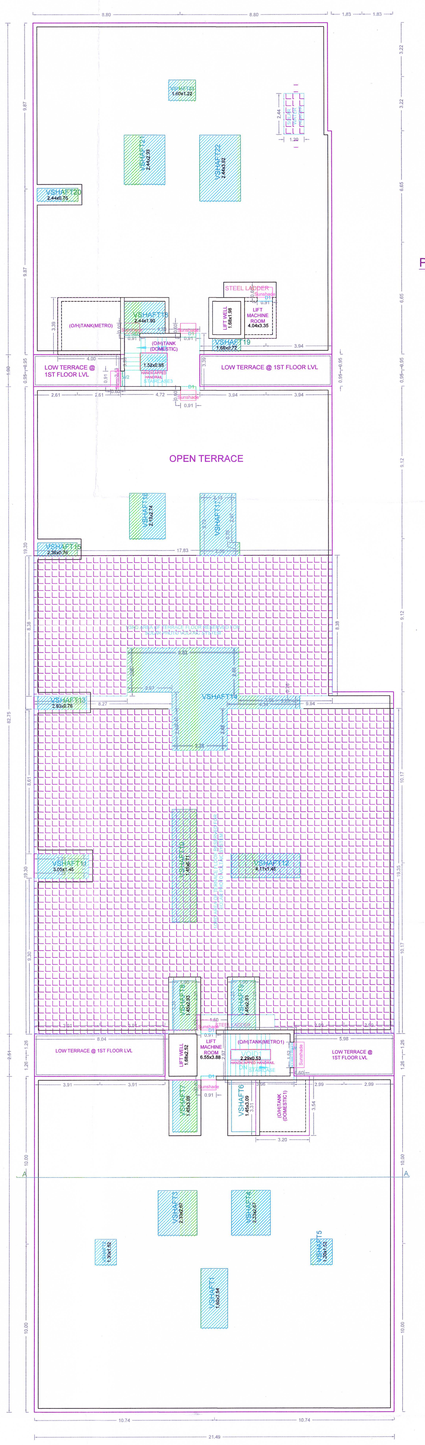
FIRST FLOOR PLAN



TYPICAL - 2- 4 FLOOR PLAN



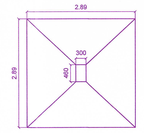
FIFTH FLOOR PLAN



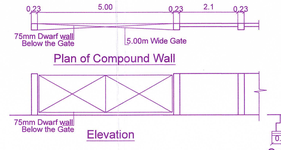
TERRACE FLOOR PLAN



Dwarf Wall Detail



Plan of Column Foundation

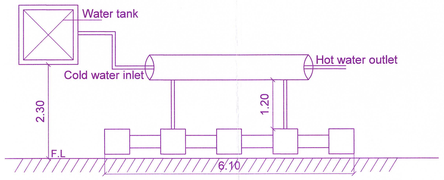


Plan of Compound Wall

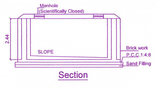
Elevation



Section



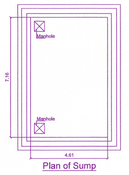
Solar Hot Water System Detail



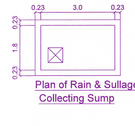
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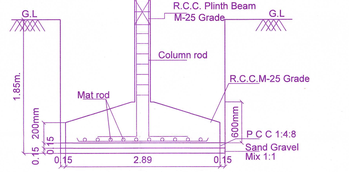
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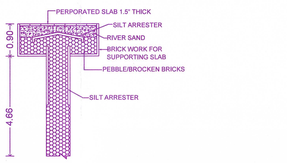
Plan of Sump



Plan of Rain & Sullage water Collecting Sump



Typical Detail of Column Foundation



Percolation Pit

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

QR CODE

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

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (60.00 x 40.00Inches)

BY REGISTERED POST WITH ACK.DUE

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building,
No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No. CMDA/PP/NHRB/C/0046/2024 , dated .19.08.2026

To
M/s Celebrity Dwellings Pvt Ltd
GPA for Mrs Nalina Ramachandran
& M/s PS Construction Pvt Ltd,
Plot No.13A, 1st Main Road,
Olympic Colony, Padi, Chennai-600 050.
Email: celebritydwellings@gmail.com
Contact No: 95000 04460.

Sir,

Sub: CMDA – Area Plans Unit - NHRB (Central) - Planning Permission for the proposed construction of Stilt Floor + 5 Floors (Height 18.30m) Residential Building with 78 dwelling units(Affordable Housing) with Gym, Indoor Game and Association room in 5th Floor level at Mel Ayanambakkam Main Road, Ayanambakkam, Chennai comprised in Old S.No.397/1, New S.No.397/1B of Ayanambakkam Village within the limits of Thiruverkadu Municipality –Area Statement mentioned in the approved plan – Clarification issued - Reg.

Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/C/0046/2024, dated20.01.2024
2. Planning Permission issued by the CMDA in Planning Permission No. OL-PP/NHRB/0497/2025, Permit No. OL-02445 in letter No. CMDA/PP/NHRB/C/0046/2024 dated .17.12.2025
3. Final draft and permit sent to The Commissioner, Thiruverkadu Municipality, Thiruverkadu, Chennai, via online on 17.12.2025
4. Your letter dated 24.07.2026.

******

Planning Permission for the proposed construction of Stilt Floor + 5 Floors (Height 18.30m) Residential Building with 78 dwelling units (Affordable Housing) with Gym, Indoor Game and Association room in 5th Floor level at Mel Ayanambakkam Main Road, Ayanambakkam, Chennai comprised in Old S.No.397/1, New S.No.397/1B of Ayanambakkam Village within the limits of Thiruverkadu Municipality was issued in the reference 1st cited.

In the reference 4th cited you have informed that TNRERA sought clarification for the difference in the Area statement and the floor-wise FSI area statement in the final approved drawing.

Your representation was examined with the earlier approved drawing , and it is informed that in the approved drawing, the total FSI area mentioned in the Area statement below the title

is correct, which includes the pump room with an area of 37.52 sq. m (i.e., Floor wise FSI area- 7190.48 sq .m + Pump Room area- 37.52 sq. m = 7228.00 sq. m).

Hence, the total FSI area of 7228.00 sq.m mentioned in the Area statement below the title including the pump room area of 37.52 sq.m holds good.

Yours faithfully

20/08/2026

For Member Secretary

20/08/2026

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

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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.