Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

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

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verified.realestate

DIGITALLY VERIFIED RECORD

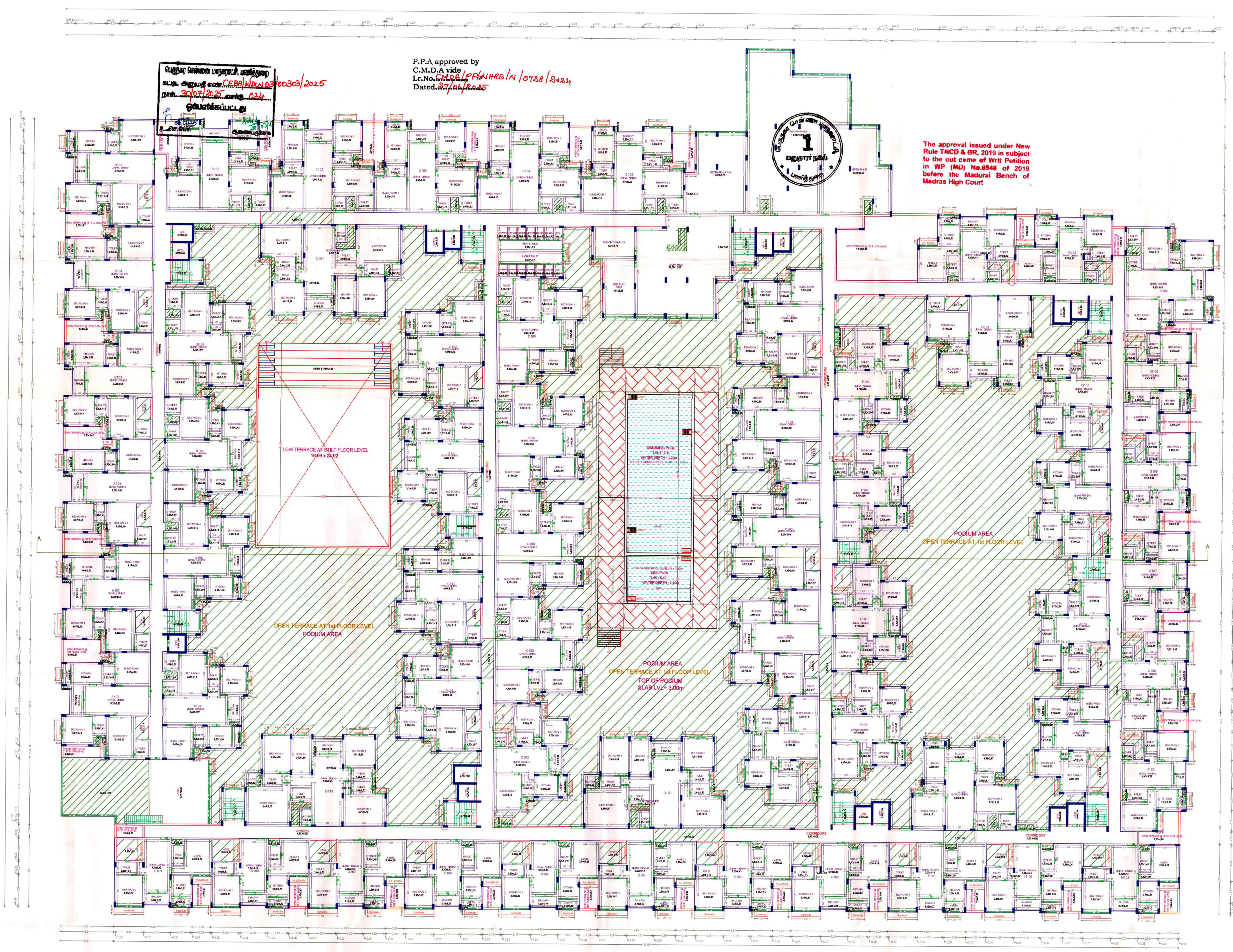
FLOOR NAME	SHEET NO. 4/7
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR PARKING / GROUND FLOOR PART INDOOR GAMES + 5 FLOORS RESIDENTIAL BUILDING, 18.30m - HEIGHT WITH 314 DWELLING UNITS AVAILING PREMIUM FSI (1st FLOOR - 61 DWELLING UNITS, SWIMMING POOL, KIDS PLAY AREA, INDOOR GAMES, VIDEO GAMES, ASSOCIATION ROOM, AND MEDITATION ROOM + 2nd FLOOR - 61 DWELLING UNITS, HOME THEATRE, GYM,KIDS PLAY AREA, YOGA, AV ROOM AND ASSOCIATION ROOM + 3rd TO 5th FLOOR - EACH FLOOR 64 DWELLING UNITS) AT PUZHAL VILLAGE COMPRISED IN S.No.31, 32, 33 AND 34 OF PUZHAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CEBA/WDCN 03/00303/2025
நாள். 30/07/2025 வார்டு 024
ஒப்பளிக்கப்பட்டது
உ.செ.பொ.
ஆணையருக்காக

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0728/2024
Dated. 27/06/2025

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.6948 of 2019 before the Madurai Bench of Madras High Court



FIRST FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

NO-(1)
ONE

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/12/NHRB/N/0728/2024
Dated..27/09/2024.

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

OSR AREA - 1890.57Sq.m
Area : 1890.57

Building Height : 18.30 Mtrs
No of Floors : S+5

12.00m WIDE
GCC APPROVED LAYOUT
ROAD

7.20m WIDE ROAD SCC APPROVED LAYOUT ROAD

ELECTRIC SUBSTATION AREA - 401.26Sq.m

SEWAGE TREATMENT PLANT

PUMP ROOM @ BELOW G.L

H.E.T. ROOM

SEWAGE TREATMENT PLANT

SITE PLAN

KEY PLAN
NOT TO SCALE

SITE PLAN	SHEET NO. : 1/7

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR PARKING +GROUND FLOOR PART INDOOR GAMES + 1ST FLOOR DWELLING UNITS + INDOOR GAMES + 2ND FLOOR DWELLING UNITS + SHARING PREMIUM FSI (1st FLOOR - 61 DWELLING UNITS, SWIMMING POOL, KIDS PLAY AREA, INDOOR GAMES, VIDEO GAMES, ASSOCIATION ROOM, AND MEDITATION ROOM + 2nd FLOOR - 61 DWELLING UNITS, HOME THEATRE, AND MEDITATION ROOM + 3rd FLOOR - 61 DWELLING AND ASSOCIATION ROOM + 3rd TO 5th FLOOR - EACH FLOOR 64 DWELLING UNITS) AT PUZHAL VILLAGE COMPRISED IN S.No.31, 33, 35 AND 36 OF PUZHAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1890.57
AREA AS PER OCCUPANCY	1777.24
AREA CONSIDERED FOR FSI	1817.24
STREET ALIGNMENT ROAD THEVARAM-LINK ROAD	40.00
CRZ AREA	1890.57
TOTAL PSI AREA (INCLUDING PUMP ROOM AREA)	4196.43
FSI FACTOR	2.309
CO-VERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
LORRY	-	6
CAR	305	315
TWO WHEELER	2	6
CYCLE	-	-

FLOOR WISE PSI STATEMENT (AREA IN SQ.M.)							
FLOORS	PSI AREA				DU	TOTAL PSI AREA
	COMM.	RESI.	IND.	INST.		
STILT PARKING FLOOR	0.00	714.84	0.00	0.00	0	714.84
FIRST FLOOR	0.00	839.09	0.00	0.00	61	839.09
SECOND FLOOR	0.00	817.30	0.00	0.00	61	817.30
THIRD FLOOR	0.00	839.09	0.00	0.00	64	839.09
FOURTH FLOOR	0.00	839.09	0.00	0.00	64	839.09
FIFTH FLOOR	0.00	839.09	0.00	0.00	64	839.09
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4729.20	0.00	0.00	314	4729.20

BUILDING WISE PSI STATEMENT						
BLK.(NO)	NO OF SAME BLK.(NO)	PSI AREA			DU	TOTAL PSI AREA
		COMM.	RESI.	IND.		
BLK1(+SB1)		0.00	4729.20	0.00	314	4729.20
Total		0.00	4729.20	0.00	314	4729.20

APPROVAL CONDITION
SCALE 1:200
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS MENTIONED IN THIS LETTER.
Signature valid
For Chief Planner, Chief Town and Country Planner
This has been signed digitally by the Authority
Date: 27/09/2024 03:03:15 PM
KEY NO. 9/08

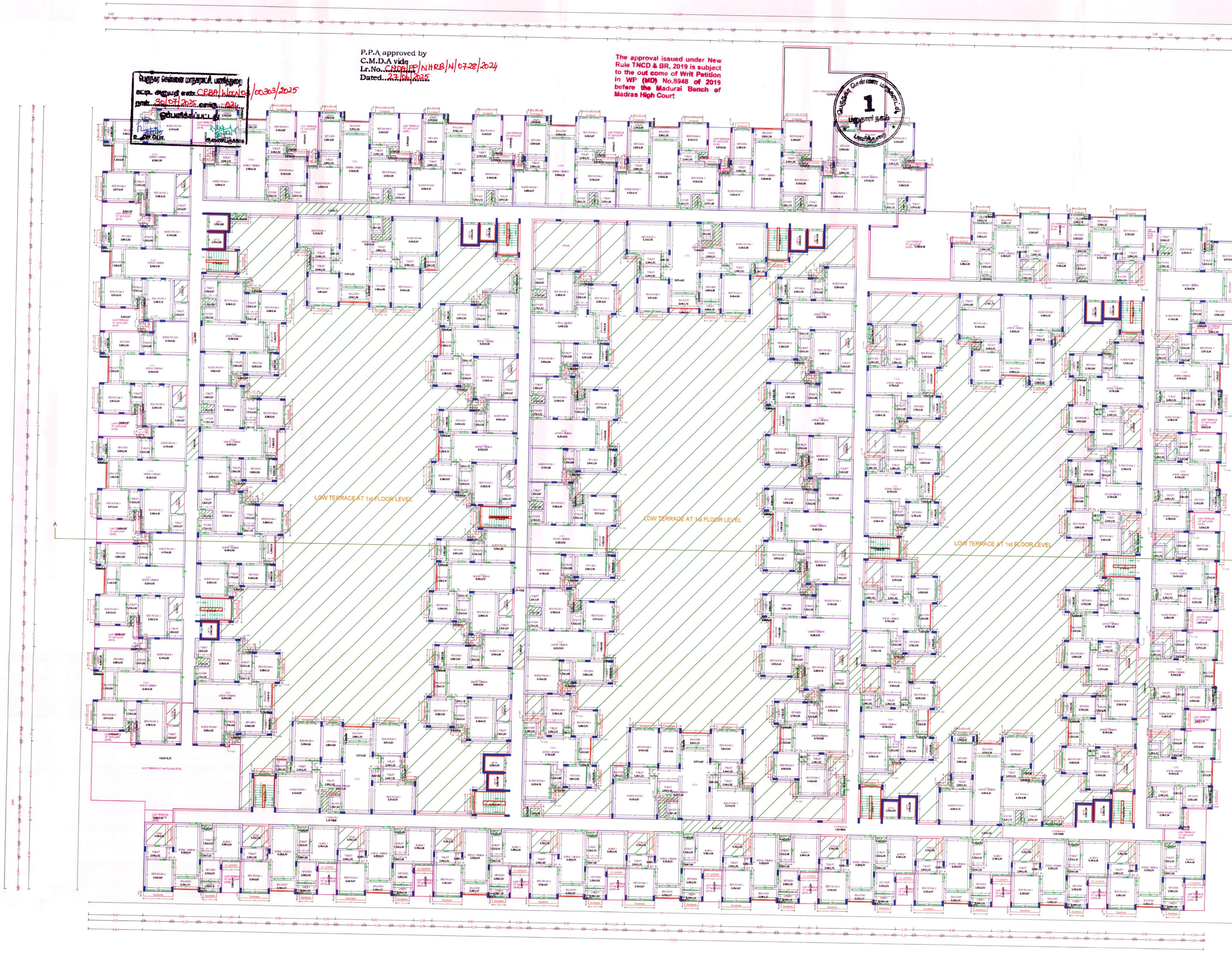
This is a system generated drawing as per the soft copy submitted by the Architect/ Licence Engineer

User:Default(Imperial (90.00 x 60.00inches))

FLOOR NAME	SHEET NO. 6 / 7
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR PARKING / GROUND FLOOR PART INDOOR GAMES + 5 FLOORS RESIDENTIAL BUILDING, 18.30m - HEIGHT WITH 314 DWELLING UNITS AVAILING PREMIUM FSI (1st FLOOR - 61 DWELLING UNITS, SWIMMING POOL, KIDS PLAY AREA, INDOOR GAMES, VIDEO GAMES, ASSOCIATION ROOM, AND MEDITATION ROOM + 2nd FLOOR - 61 DWELLING UNITS, HOME THEATRE, GYM,KIDS PLAY AREA, YOGA, AV ROOM AND ASSOCIATION ROOM + 3rd TO 5th FLOOR - EACH FLOOR 64 DWELLING UNITS) AT PUZHAL VILLAGE COMPRISED IN S.No.31, 32, 33 AND 34 OF PUZHAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.	

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0728/2024
Dated 27/06/2025

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



TYPICAL - 3, 4, 5 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. 9688

QR CODE

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

FLOOR NAME	SHEET NO. : 5/7

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR PARKING / GROUND FLOOR PART INDOOR GAMES + 5 FLOORS RESIDENTIAL BUILDING, 18.20M < HEIGHT WITH 314 DWELLING UNITS AVAILING PREMIUM FSI (1st FLOOR – 51 DWELLING UNITS, SWIMMING POOL, KIDS PLAY AREA, INDOOR GAMES, MULTIPURPOSE HALL, GYM/KIDS PLAY AREA, MEDITATION ROOM + 2nd FLOOR – 51 DWELLING UNITS, HOME THEATRE, GYM/KIDS PLAY AREA, YOGA, AV ROOM AND ASSOCIATION ROOM + 3rd TO 5th FLOOR – EACH FLOOR 44 DWELLING UNITS) AT PUDHU VILLAGE COMPRISED IN S.No.31, 32, 33 AND 34 OF PUZHAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/N1#RB/N/0728/2024
Dated... 27.06.2025

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 Madural Bench of Madras High Court

SECOND FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

KEY NO. 3650

QR CODE

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

Plotted By : Name / Architect / Power of Attorney /

Plotted On : 29/10/2025 10:27:26

Plot Scale : 0.1000 inches = 1.0000 inches

Plot Device : \\192.168.1.251\Canon iR-ADV C5535 PCL6

Drawing Name : C:\Users\Admin\Desktop\Pudhu Village\Pudhu Village.dwg

Plot Area : ISO expand A1 (841.00 x 594.00 millimeters)

Plot Offset (x,y) : -0.00, -0.00

Plot Paper Size : ISO expand A1 (841.00 x 594.00 millimeters)

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/EE/pp/NHRB/N/0728/2024
Dated...27/08/2025

The approval issued under New Rule TNCDBR, 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

OSR AREA - 1890.57Sq.m

20.40m AS PER FMB
20.97m AS ON SITE
20.56m
28.29m AS ON SITE
28.20m AS PER FMB
16.00m
11.77m
44.50m AS ON SITE
45.20m AS PER FMB
45.20m
14.02m AS ON SITE
14.20m AS PER FMB
12.00m AS PER FMB
12.0 m AS ON SITE
10.40m AS PER FMB
10.51m AS ON SITE
14.00m AS PER FMB
13.97m AS ON SITE
34.80m AS PER FMB
34.59m AS ON SITE
28.10m AS ON SITE
28.20m AS PER FMB
27.96m
19.20m AS PER FMB
17.62m AS ON SITE
17.62m
27.60m AS PER FMB
24.64m
27.60m AS ON SITE
44.00m
45.96m
35.05m
1.84m
11.05m
7.35m WIDE ROAD
10.00m
48.40m AS PER FMB
48.58m AS ON SITE
80.40m AS PER FMB
80.65m AS ON SITE
12.39m WIDE BALAJI NAGAR 3rd MAIN ROAD
12.39m
12.00m WIDE MAIN GATE & EXIT GATE
3.00m WIDE ONE WAY DRIVEWAY
7.00m WIDE ENTRANCE
10.60m AS PER FMB
10.84m AS ON SITE
7.05m AS ON SITE
7.00m AS PER FMB
21.43m AS ON SITE
21.20m AS PER FMB
ELECTRIC SUBSTATION AREA - 401.26Sq.m
18.11m AS ON SITE
18.00m AS PER FMB
7.96m AS ON SITE
7.80m AS PER FMB
20.79m AS ON SITE
20.80m AS PER FMB
71.10m AS ON SITE
71.60m AS PER FMB
22.21m AS ON SITE
21.60m AS PER FMB
20.20m AS PER FMB
20.35m AS ON SITE
6.00m WIDE INTERNAL VEHICULAR ACCESS ROAD
OPEN TERRACE AT STILT FLOOR LEVEL
16.96 x 24.92
INDOOR GAMES
16.96x22.87
SUMP @ BELOW LEVEL
RAIN WATER SUMP
SIZE OF 8.41x8.33x4.30m
LIQUID DEP 5m-1.73m
SCREW TYPICALLY CLOSED
SEWAGE TREATMENT PLANT
76.80 x 3.96
15.00 x 3.30
SITE CUM STILT FLOOR PLAN

FLOOR NAME	SHEET NO. 3/7
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR + 2 FLOORS (PART) + TERRACE FLOOR (PART) + 4 FLOORS (PART) + TERRACE FLOOR (PART) 18.30m + MIDWAY WITH 314 DWELLING UNITS HAVING PREMIUM FSI (1ST FLOOR + 61 DWELLING UNITS, SWIMMING POOL, KIDS PLAY AREA, INDOOR GAMES, VIDEO GAMES, ASSOCIATION ROOM, AND MEDITATION ROOM + 2nd FLOOR + 61 DWELLING UNITS, HOME THEATRE, SWIMMING POOL, KIDS PLAY AREA, GAMES AND ASSOCIATION ROOM + 3rd TO 5th FLOOR - EACH FLOOR 84 DWELLING UNITS) AT PUZHAL VILLAGE COMPRISED IN S.No.31, 32, 33 AND 34 OF PUZHAL VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE 1:100

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

REV NO. MSR

QR CODE

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

User Defined Imperial (90.00 x 60.00Inches)

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.3948 of 2019 before the Madurai Bench of Madras High Court

SECTION ON A-A

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/SHRB/N/0728/2024
Dated..27/08/2025

WEST SIDE ELEVATION

SEWAGE TREATMENT PLANT – 300 KLD / ACTIVATED SLUDGE PROCESS

PLAN VIEW OF STP PROCESS TANK & PUMP ROOM

SECTION ON – 'FF'

SECTION ON – 'EE'

STP TANKS VOLUME DETAILS

TAG	SPECIFICATION	TANK SIZES	VOLUME	MOC
T1	RAW SCREENING CHAMBER	1.5m1.5x2.0M	----	RCC
T2	INTIAL COLLECTION TANK	6.0x3.5x4.0M-(FB – 0.3M)	84KL	RCC
T3	RAW SCREENING CHAMBER	1.5x1.5x2.0M	----	RCC
T4	PRIMARY COLLECTION TANK	11.0x3.5x6.0M-(FB – 0.3M)	154KL	RCC
T5	SLUDGE HOLDING TANK	4.0x3.5x4.0M-(FB – 0.3M)	53KL	RCC
T6	AERATION TANK	10.0x3.5x4.0M-(FB – 0.45M)	130KL	RCC
T7	SETTLING TANK	7.0x3.5x4.0M-(FB – 0.45M)	87KL	RCC
T8	DISINFECTION TANK	7.0x3.5x4.0M-(FB – 0.3M)	87KL	RCC
T9	FINAL TREATED TANK	8.0x3.5x4.0M-(FB – 0.3M)	104KL	RCC
T10	UF FINAL TREATED TANK	6.0x3.5x4.0M-(FB – 0.3M)	78KL	RCC

STP PUMP ROOM EQUIPMENTS DETAILS

SLNO.	DESCRIPTION	QTY.	MAKE/MOC
1	RAW SEWAGE PUMP-1HP+1 SB	2 NOS.	KIRLOSKAR/SF
2	BIOMASS PUMP-1HP+1 SB	2 NOS.	KIRLOSKAR/SF
3	RECIRCULATION PUMP – 1HP+1 SB	2 NOS.	KIRLOSKAR/SF
4	AIR BLOWER – 10 HP+1 SB	2 NOS.	KIRLOSKAR/SF
5	SLUDGE PUMP – 1HP	1 No.	KIRLOSKAR/SF
6	BLOWER ROOM	1 NO.	KIRLOSKAR/SF
7	FINAL TREATED PUMP-SEWAGE – 1HP+1SB	2 NOS.	KIRLOSKAR/SF
8	TREATED WATER PUMP – 1HP+1SB	2 NOS.	KIRLOSKAR/SF
9	AERATION BLOWER ROOM – 10HP+1SB	2 NOS.	KIRLOSKAR/SF
10	BLOWER ROOM – 5HP+1SB	2 NOS.	KIRLOSKAR/SF
11	UF BACKWASH PUMP-5HP+1 SB	2 NOS.	KIRLOSKAR/SF
12	UF FEED PUMP-5HP+1 SB	2 NOS.	KIRLOSKAR/SF
13	UF CHEMICAL DOSING PUMP-1HP+1 SB	2 NOS.	KIRLOSKAR/SF
14	UF BLOWER	1 NO.	KIRLOSKAR/SF
15	UF FINAL PUMP-1HP+1 SB	2 NOS.	KIRLOSKAR/SF

SECTION ON B-B

PLAN OF SWIMMING POOL

Solar glass panel
Stand for solar panel
Terrace floor slab
Elevation
Plan
solar Photo Voltic Panel

PLAN OF FOOTING

CROSS SECTION FOOTING ON H–H

RAIN WATER RECHARGE WELL DETAIL 'B'

PLAN

RAIN WATER RECHARGE WELL CUM COLLECTION WELL DETAILS
SCALE : N.T.S

SECTION XX

TO MOTOR
WATER UP LIFT PIPE
30M
BORE WELL DETAIL
[NOT TO SCALE]

RISER – 150
TREAD – 300
RISER – 0150

WIDTH OF STAIRCASE 1.20 M
STAIR CASE DETAILS
SCALE 1:100

12.00m
WALL
GROUND LEVEL
ROCK TRENCH
SAND FILLING
ELEVATION
COMPOUND WALL DETAIL
SECTION-TT

COMPOUND WALL
COVER SLAB
DRAIN
PLAN
PERIPHERAL DRAIN
SECTION – C

RCC SLAB 1 1/2" THICK
SILT ARRESTOR
RIVER SAND
BRICK WORK FOR SUPPORTING SLAB
PEBBLE / BROKEN BRICKS
BRICK BAT FILLING
PERCULATION PIT

WATCHMAN ROOM
2.50 x 2.50 (O/G)
PLAN OF WATCHMAN ROOM
SECTION ON E-E
ELEVATION

Bore Well
Gate Gutter
Rain Water Pipe
Filter Chamber
Recharge Well
Dug Well
Gate Gutter
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A

WATER TREATMENT PLANT

SUMP @ BELOW LEVEL RAW WATER SUMP SIZE OF 8.4*16.8*4.20m LIQUID DEPTH=3.70M SCIENTIFICALLY CLOSED

SUMP @ BELOW LEVEL DOMESTIC WATER SUMP SIZE OF 8.4*15.7*4.20m LIQUID DEPTH=3.70M SCIENTIFICALLY CLOSED

PUMP ROOM @ SECTION (SEMI BELOW LEVEL) SIZE 7.30*7.35*4.20m

WTP PUMP EQUIPMENTS DETAILS

SLNO.	DESCRIPTION	QTY.	MAKE/MOC
1	RAW WATER PUMP – 10 H + SB	2 NOS.	KIRLOSKAR/SF
2	BACKWASH PUMP – 10 H + SB	2 NOS.	KIRLOSKAR/SF
3	PRESSURE SAND FILTER – 40LPM	2 NO.	KIRLOSKAR/SF
4	ACTIVATED SARBON FILTER – 40LPM	2 NO.	KIRLOSKAR/SF
5	DOSING PUMP – 1HP+1	2 NO.	MAKE
6	BLOWER ROOM – 5 HP	2 NO.	KIRLOSKAR/SF

WTP TANKS VOLUME DETAILS

SLNO.	SPECIFICATION	TANK SIZES	VOLUME	MOC
T1	RAW WATER TANK	7.4x16.8x4.0M-(FB – 0.3M)	230KL	RCC
T2	TREATED WATER TANK	7.3x15.0x4.0M-(FB – 0.3M)	200KL	RCC

TREATED TANK
RAW WATER
SECTION ON – 'DD'
TREATED TANK
SECTION ON – 'CC'
PLAN VIEW OF WTP PROCESS TANK AND PUMP ROOM

APPROVAL CONDITION

SCALE 1:100

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

REV NO. : 0000

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

Verified RealEstate
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+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.