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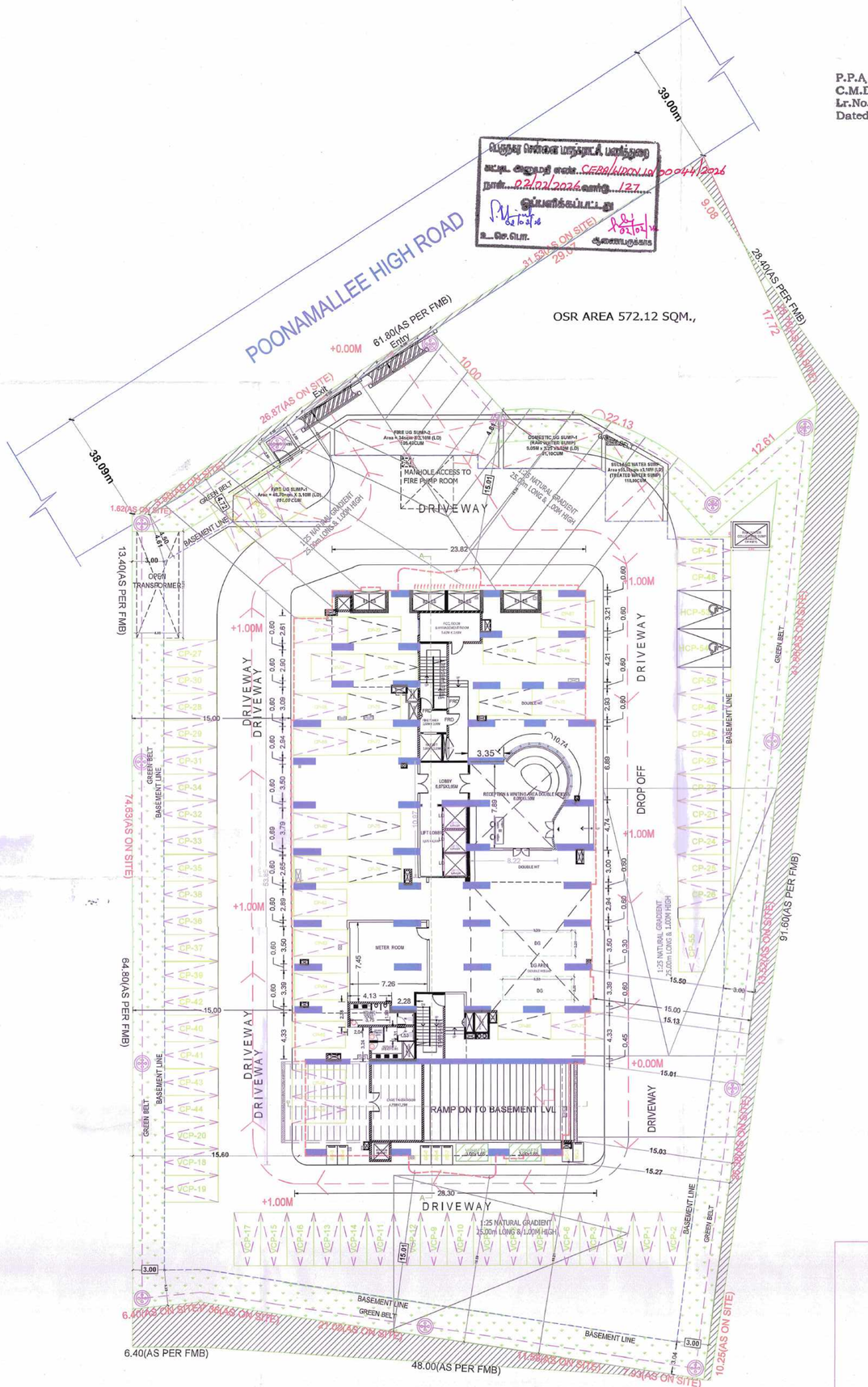
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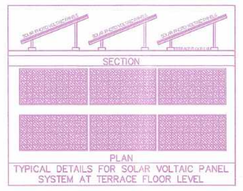
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Chennai 600 097, India

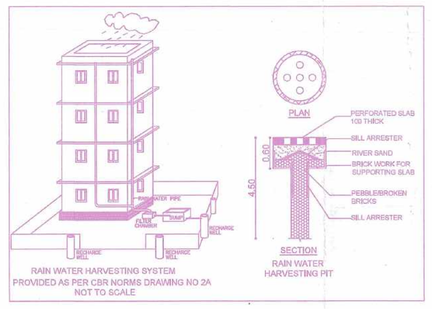
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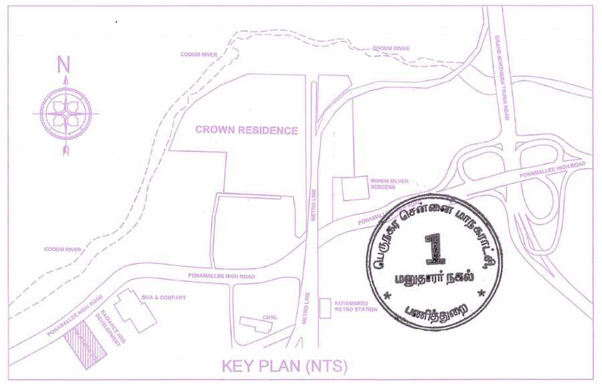
DIGITALLY VERIFIED RECORD



SITE CUM STILT (Part) /GROUND FLOOR (Part) PLAN
(Scale - 1:200)

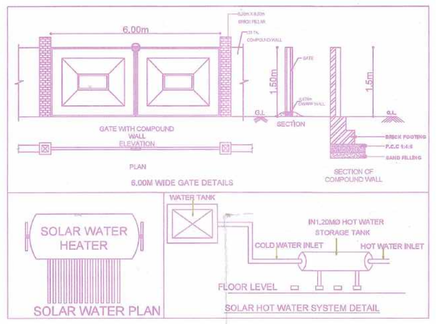


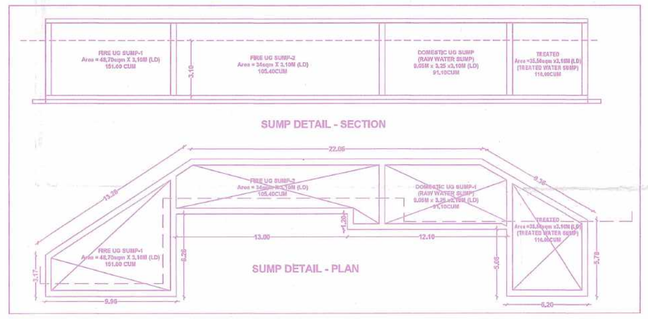


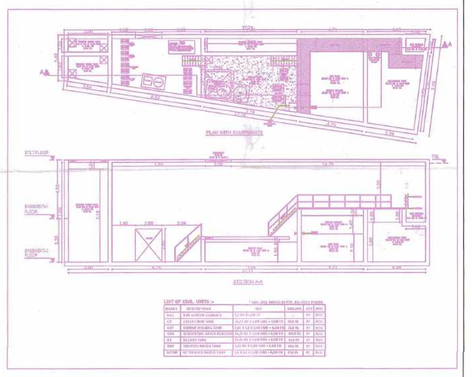


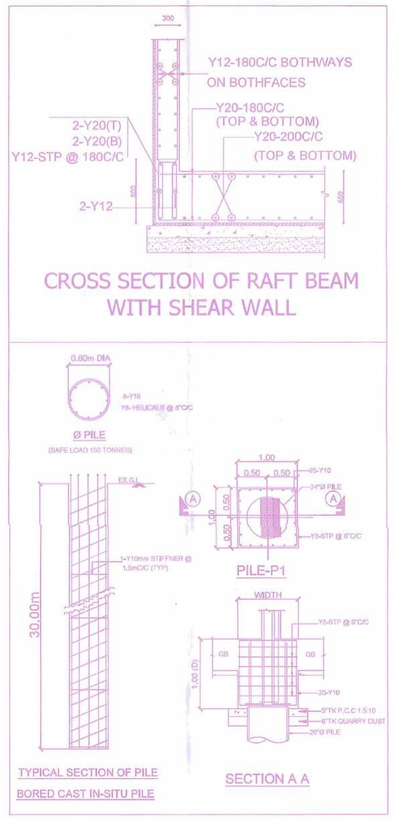
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C.M.D.A vide
Lr.No.Crmp/Plns/10415/2025
Dated..04/12/2025.

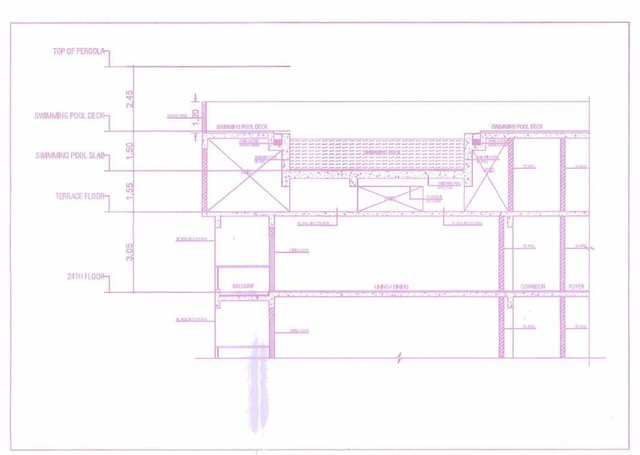
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

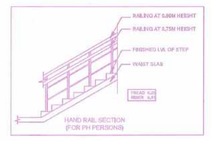


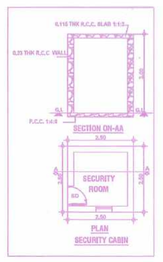


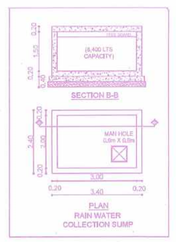


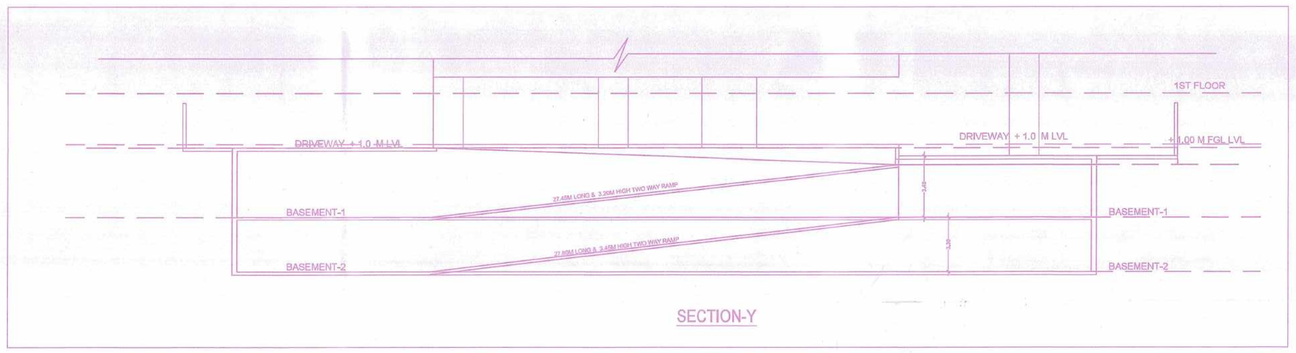












SITE PLAN	SHEET NO. 1/7

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING WITH 77.95M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART/GROUND FLOOR PART + 1ST FLOOR (GYM, AEROBICS, PRE-FUNCTION ROOM, BANQUET HALL, CHILDREN'S PLAY AREA, INDOOR GAMES & VR GAMES) 2ND FLOOR + 23RD FLOOR(6DU IN EACH FLOOR) + 24TH FLOOR (4 DU) TOTALLY 136 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR RESIDENTIAL BUILDING AVAILING PREMIUM FSI WITH TOO BENEFIT SITUATED AT POONAMALLEE HIGH ROAD, KOYAMBEDU, CHENNAI 600107, COMPRISED IN S.NO.169/1, 2, 3 & 4, AS PER PATTA T.S. NO. 4/3 & 5, BLOCK NO. 37 OF KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	5673.00
AREA AS PER DOCUMENT	5767.68
AREA CONSIDERED FOR FSI	5673.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	572.12
TOTAL FSI AREA	27642.51
FSI FACTOR	4.873
COVERAGE AREA (PERCENTAGE %)	2330.45 (21.74%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	224	275
TWO WHEELER	0	19
CYCLE	-	0

FLOOR WISE FSI STATEMENT: HRB

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT-02 FLOOR	0.00	37.53	0.00	0.00	0	37.53
BASEMENT -01 FLOOR	0.00	24.56	0.00	0.00	0	24.56
STILT PARKING FLOOR	0.00	214.31	0.00	0.00	0	214.31
FIRST FLOOR	925.64	0.00	0.00	0.00	0	925.64
SECOND FLOOR	0.00	1160.72	0.00	0.00	6	1160.72
THIRD FLOOR	0.00	1158.12	0.00	0.00	6	1158.12
FOURTH FLOOR	0.00	1160.71	0.00	0.00	6	1160.71
FIFTH FLOOR	0.00	1158.12	0.00	0.00	6	1158.12
SIXTH FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
SEVENTH FLOOR	0.00	1158.07	0.00	0.00	6	1158.07
EIGHTH FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
NINTH FLOOR	0.00	1158.07	0.00	0.00	6	1158.07
TENTH FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
ELEVENTH FLOOR	0.00	1158.07	0.00	0.00	6	1158.07
TWELFTH FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
THIRTEENTH FLOOR	0.00	1158.07	0.00	0.00	6	1158.07
FOURTEENTH FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
FIFTEENTH FLOOR	0.00	1158.07	0.00	0.00	6	1158.07
SIXTEENTH FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
SEVENTEENTH FLOOR	0.00	1158.07	0.00	0.00	6	1158.07
EIGHTEENTH FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
NINETEENTH FLOOR	0.00	1173.08	0.00	0.00	6	1173.08
TWENTIETH FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
TWENTYFIRST FLOOR	0.00	1158.07	0.00	0.00	6	1158.07
TWENTYSECOND FLOOR	0.00	1160.66	0.00	0.00	6	1160.66
TWENTYTHIRD FLOOR	0.00	1158.07	0.00	0.00	6	1158.07
TWENTYFOURTH FLOOR	0.00	919.22	0.00	0.00	4	919.22
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	925.64	26716.87	0.00	0.00	136	27642.51

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
HRB		925.64	26716.87	0.00	0.00	136	27642.51
Total		925.64	26716.87	0.00	0.00	136	27642.51

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.

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.

Signature valid
Digitally Signed by Architect
Sign Date: 11.12.2025 9:24:44 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

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8348 of 2019 before the Madurai Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No.SDD/LPD/1488 (3)/ 04/5/2025
Dated...5/5/2025

(SLAB SUNKEN BY 1.00m)
(BOTTOM OF ROOF HEIGHT 3.25m)

RAMP UP TO BASEMENT LVL -01
27.80M LONG and 3.30M HIGH TWO WAY RAMP

RAMP UP TO STILT LVL
27.45M LONG and 3.20M HIGH TWO WAY RAMP

RAMP DN TO BASEMENT LVL -02

ONE WAY DRIVEWAY

BASEMENT-02 FLOOR PLAN

BASEMENT -01 FLOOR PLAN

FLOOR NAME	SHEET NO. 2 / 7

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING WITH 77.95M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART/GROUND FLOOR PART + 1ST FLOOR (GYM, AEROBICS, PRE-FUNCTION ROOM, BANQUET HALL, CHILDREN'S PLAY AREA, INDOOR GAMES & VR GAMES) 2ND FLOOR + 23RD FLOOR(6DU IN EACH FLOOR) + 24TH FLOOR (4 DU) TOTALLY 136 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR RESIDENTIAL BUILDING AVAILING PREMIUM FSI WITH TOD BENEFIT SITUATED AT POONAMALLEE HIGH ROAD, KOYAMBEDU, CHENNAI 600107, COMPRISED IN S.NO.169/1, 2, 3 & 4, AS PER PATTA T.S. NO. 4/3 & 5, BLOCK NO. 37 OF KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

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
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QR CODE

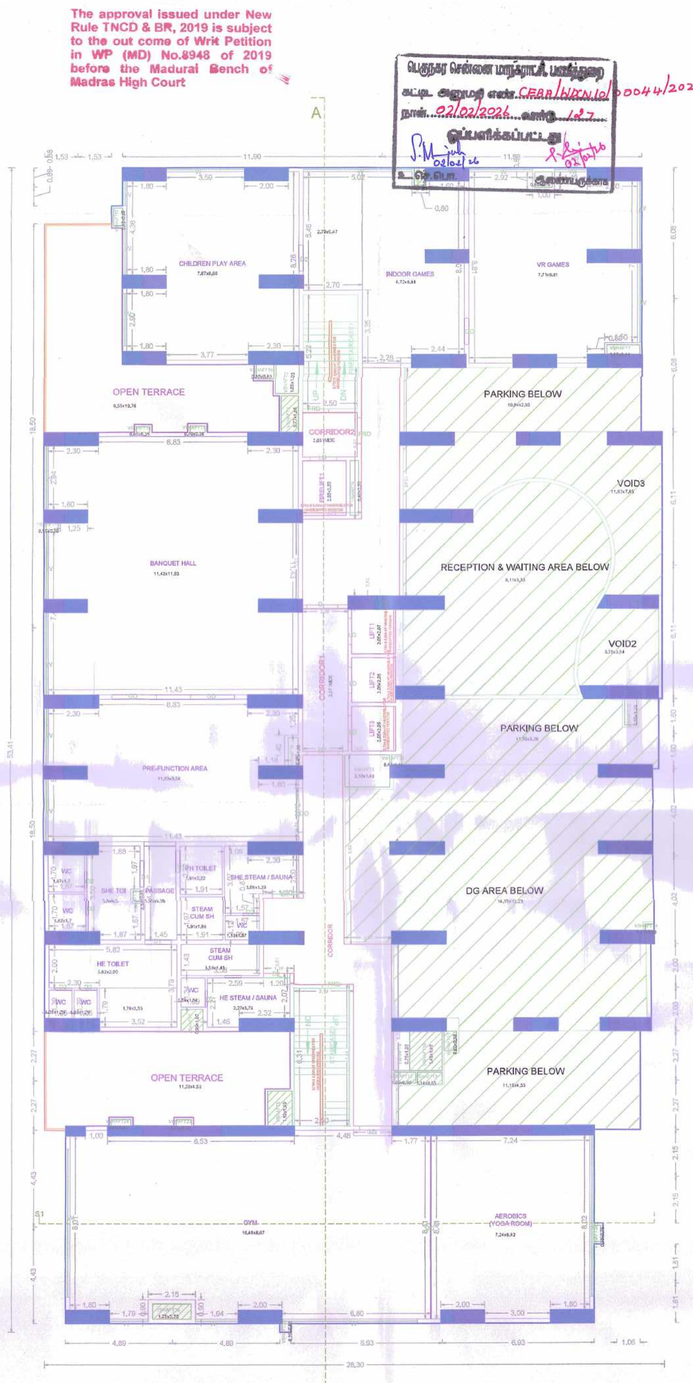
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FLOOR NAME	SHEET NO. 3 / 7
FLOOR NAME	

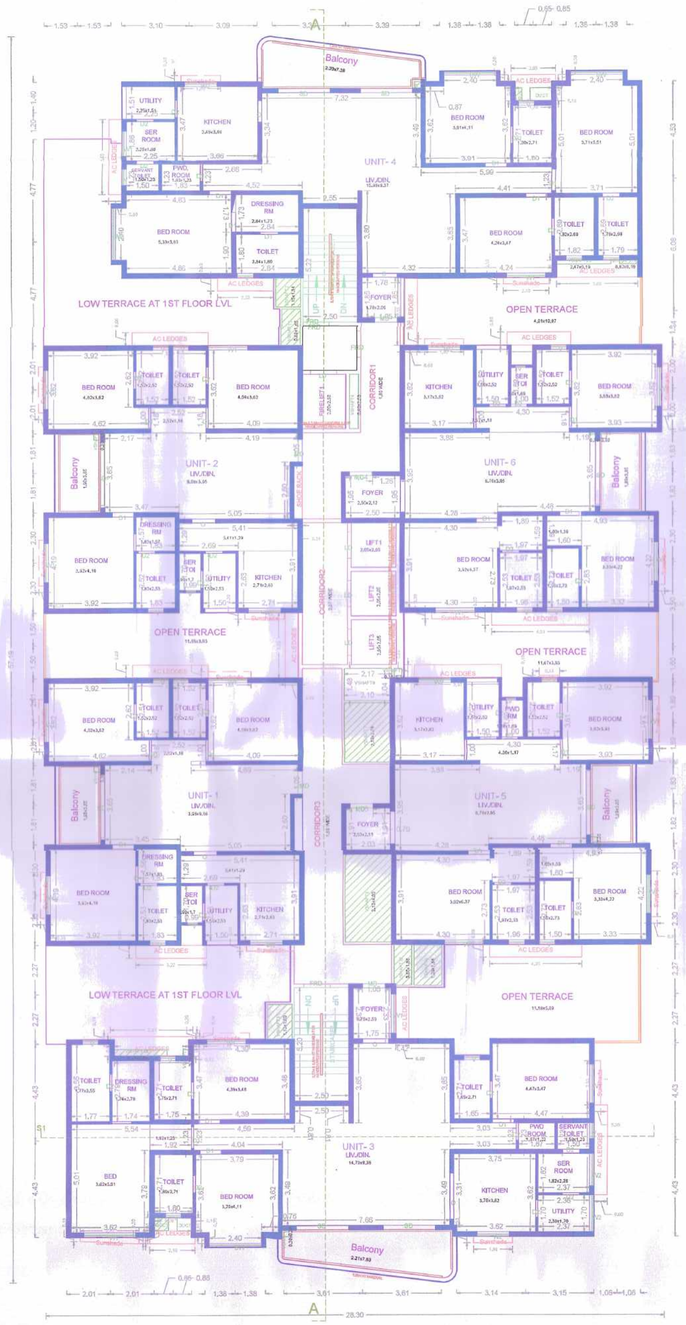
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P.P.A approved u/s
C.M.D.A vide
Lr.No.CMA/12619/2024/1/0468/2025
Dated...28/01/2025

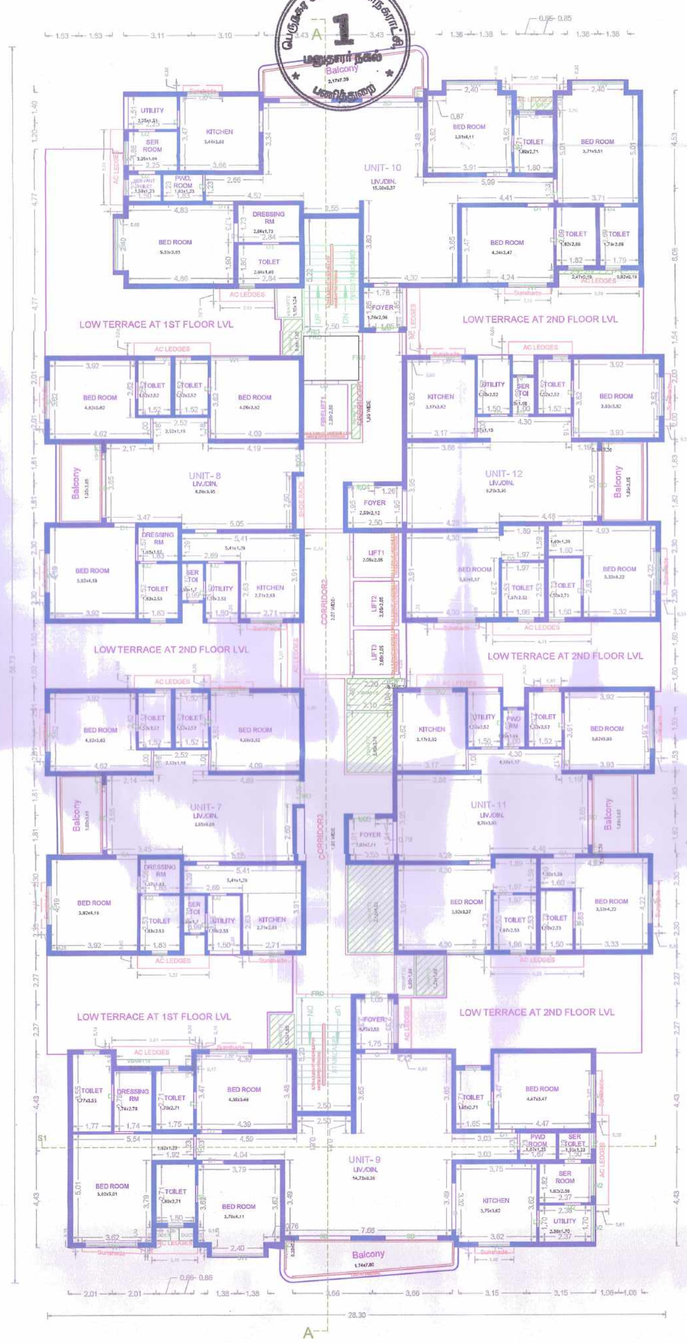
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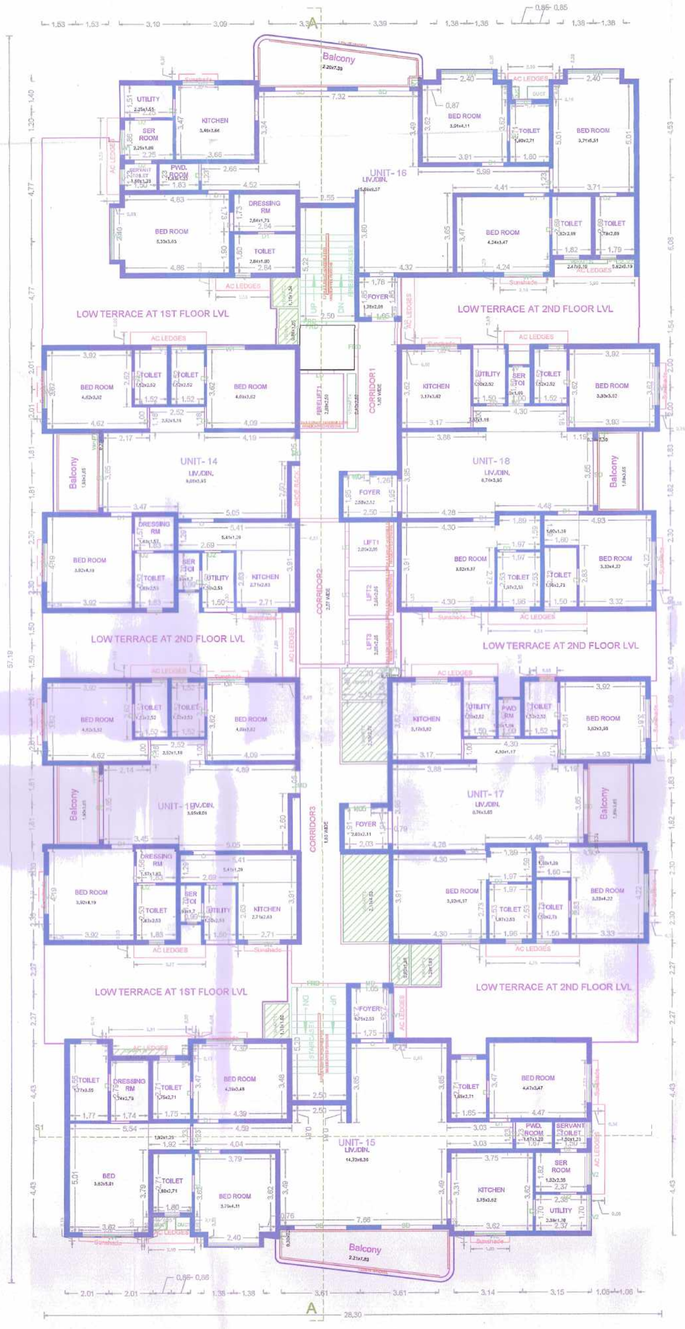
A
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL - 3& 5 FLOOR PLAN



FOURTH FLOOR PLAN

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 Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in (MD) No.8948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

FLOOR NAME	SHEET NO. 4 / 7

FLOOR NAME

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The approval lastued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8945 of 2019 before the Madurai Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No.CMA/[illegible]/15045/2025
Dated.24/04/2025...



TYPICAL - 6, 8, 10, 12, 14, 16& 18 FLOOR PLAN



TYPICAL - 7, 9, 11, 13, 15& 17 FLOOR PLAN



NINETEENTH FLOOR PLAN



TYPICAL - 20& 22 FLOOR PLAN

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
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QR CODE

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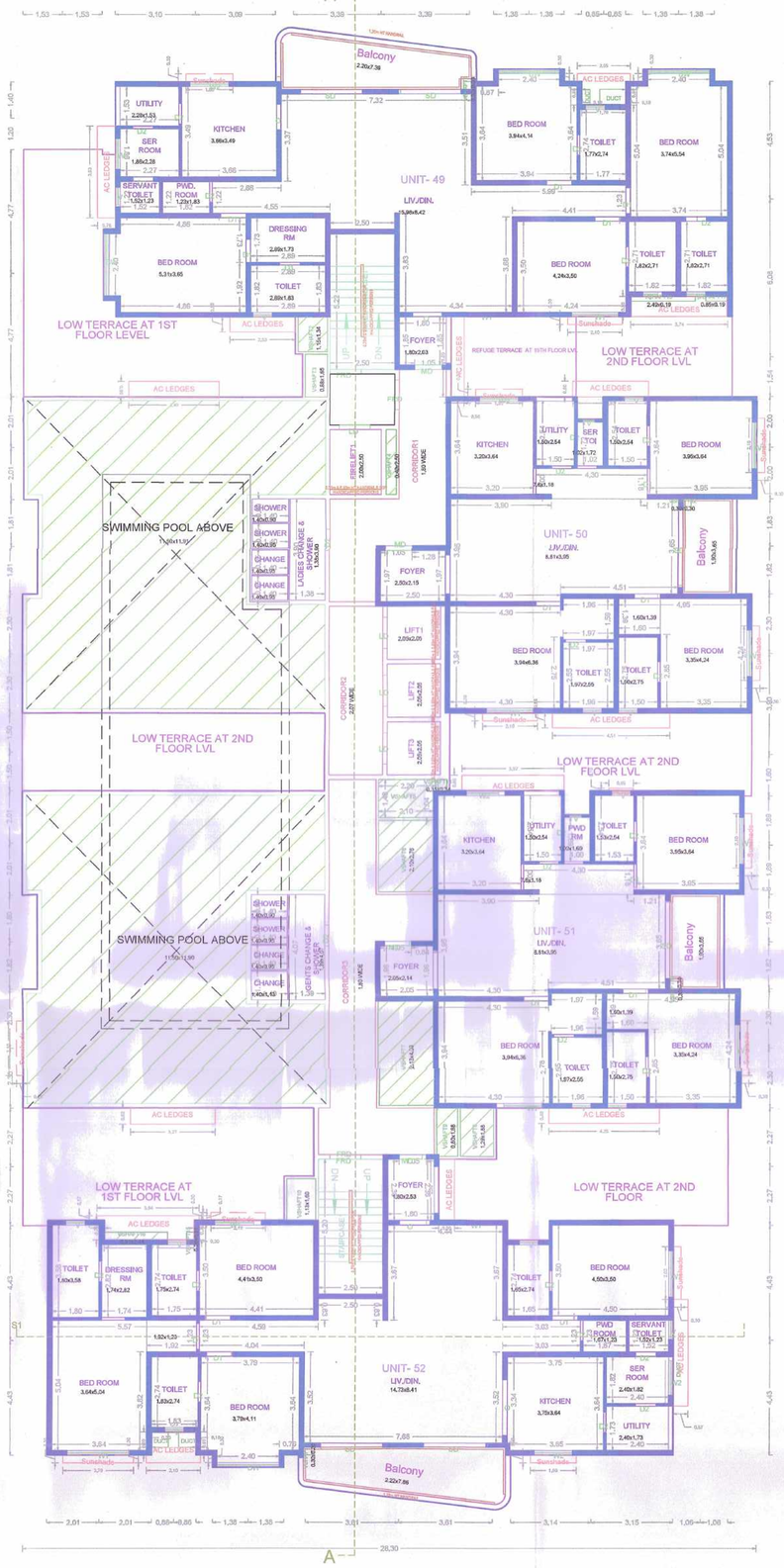
FLOOR NAME	SHEET NO. 5/7
FLOOR NAME	
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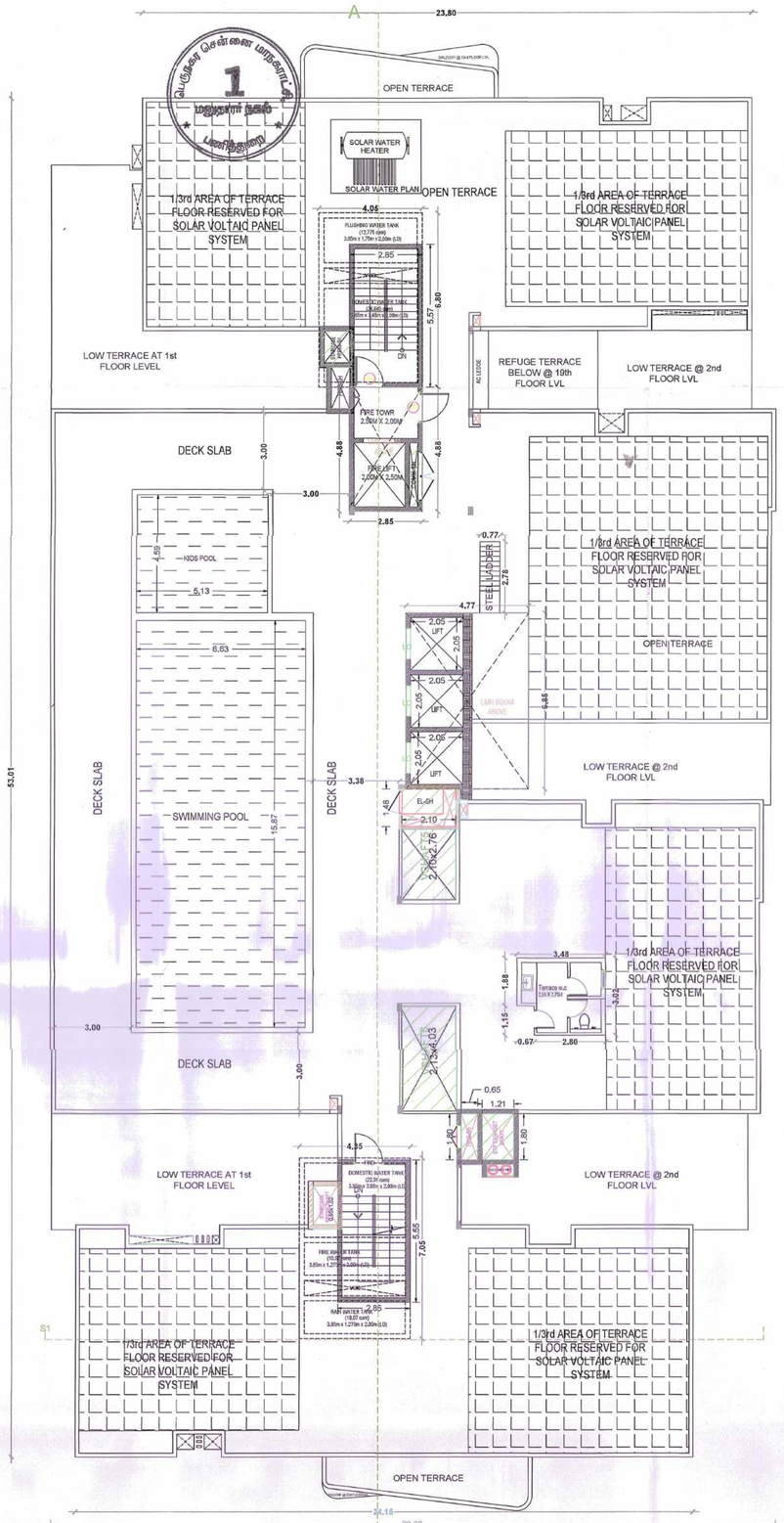
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/ERP/HRB/3/0445/2025
Dated..21/01/2025



TYPICAL - 21& 23 FLOOR PLAN



TWENTY FOURTH FLOOR PLAN



TERRCE FLOOR PLAN

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.
QR CODE

Applicants (Owner / Developer / Power of Attorney)

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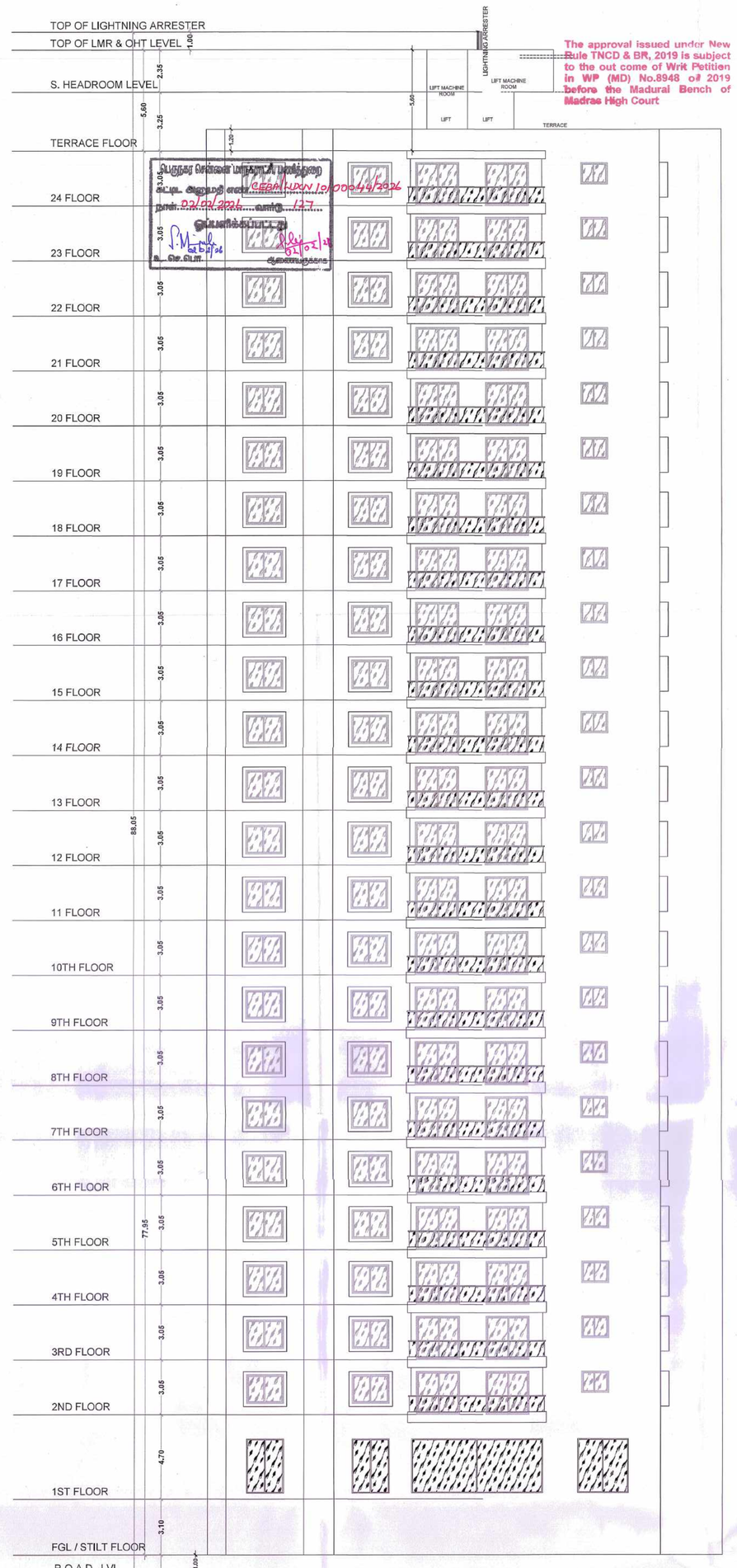
ARCH_E_(36.00_x_48.00_Inches)

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

P.P.A approved by
C.M.D.A vide
Lr.No.CMA/PP/1960/5/0458/2025
Dated...24/07/2025...



SECTION-2



NORTH SIDE ELEVATION

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. 6 / 7

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING WITH 77.95M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART/GROUND FLOOR PART + 1ST FLOOR (GYM, AEROBICS, PRE-FUNCTION ROOM, BANQUET HALL, CHILDREN'S PLAY AREA, INDOOR GAMES & VR GAMES) 2ND FLOOR + 23RD FLOOR(6DU IN EACH FLOOR) + 24TH FLOOR (4 DU) TOTALLY 136 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR RESIDENTIAL BUILDING AVAILING PREMIUM FSI WITH TOD BENEFIT SITUATED AT POONAMALLEE HIGH ROAD, KOYAMBEDU, CHENNAI 600107, COMPRISED IN S.NO.169/1, 2, 3 & 4, AS PER PATTA T.S. NO. 4/3 & 5, BLOCK NO. 37 OF KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

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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

FLOOR NAME	SHEET NO. 7 / 7

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING WITH 77.95M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART/GROUND FLOOR PART + 1ST FLOOR (GYM, AEROBICS, PRE-FUNCTION ROOM, BANQUET HALL, CHILDREN'S PLAY AREA, INDOOR GAMES & VR GAMES) 2ND FLOOR + 23RD FLOOR(6DU IN EACH FLOOR) + 24TH FLOOR (4 DU) TOTALLY 136 DWELLING UNITS WITH SWIMMING POOL AT TERRACE FLOOR RESIDENTIAL BUILDING AVAILING PREMIUM FSI WITH TOD BENEFIT SITUATED AT POONAMALLEE HIGH ROAD, KOYAMBEDU, CHENNAI 600107, COMPRISED IN S.NO.169/1, 2, 3 & 4, AS PER PATTA T.S. NO. 4/3 & 5, BLOCK NO. 37 OF KOYAMBEDU VILLAGE, AMINJIKARAI TALUK, WITH IN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No.Crma(Lpa)/HRS/3/0446/2025
Dated...24.11.2025..

TOP OF LIGHTNING ARRESTER
TOP OF LMR & CHT LEVEL +68.00
S. HEADROOM LEVEL +64.60
TERRACE FLOOR +61.35
24 FLOOR +58.20
23 FLOOR +55.05
22 FLOOR +51.90
21 FLOOR +48.75
20 FLOOR +45.60
19 FLOOR +42.45
18 FLOOR +39.30
17 FLOOR +36.15
16 FLOOR +33.00
15 FLOOR +29.85
14 FLOOR +26.70
13 FLOOR +23.55
12 FLOOR +20.40
11 FLOOR +17.25
10TH FLOOR +14.10
9TH FLOOR +10.95
8TH FLOOR +7.80
7TH FLOOR +4.65
6TH FLOOR +1.50
5TH FLOOR -1.65
4TH FLOOR -4.80
3RD FLOOR -7.95
2ND FLOOR -11.10
1ST FLOOR -15.85
FGL / STILT FLOOR -19.00
ROAD LVL -20.10
EGL -20.50
BASEMENT-1 -24.90
BASEMENT-2 -28.20

WATER TANK
HEADROOM
LIFT MACHINE ROOM
LIFT
LIGHTNING ARRESTER
TERRACE
M. BEDROOM
LIVING/DINING
PWD. RM.
SER. TOI.
BEAM AT GYM STRUCTURAL RECTIFICATION
GYM
AEROBICS
DRIVEWAY
PARKING
37.45M LONG & 3.20M HIGH TWO WAY RAMP
37.80M LONG & 3.45M HIGH TWO WAY RAMP

SECTION-1

The approval issued under New Rule TNCDR & 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

CHT
STAIRCASE
LIFT MACHINE ROOM
LIFT
LIGHTNING ARRESTER

EAST SIDE 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)
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 TNCDR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

Applicants / Owner / Developer / Power of Attorney

RESPONSIBILITY OF THE BUILDER / PROMOTER

1. For High Rise Buildings Structural design has to be vetted by Anna University / Approved Structural Engineer.

2. It is the sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Approved Structural Engineer as the case may be.

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

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.