Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/HRB/N/0749/2025
Dated.13/02/2026

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

99.20 AS PER F.M.B
98.12 AS PER SITE

19.60 AS PER F.M.B

19.97 AS PER SITE
22.60 AS PER F.M.B

20.42 AS PER SITE

23.40 AS PER F.M.B
22.32 AS PER SITE

70.74 AS PER SITE
83.10 AS PER F.M.B

2.59 AS PER SITE

50.66M

34.37 AS PER SITE
34.60 AS PER F.M.B

50.66M WIDE ENNORE EXPRESS ROAD

64.28M

9.78 AS PER SITE

4.50M WIDE ENTRY GATE
4.50M WIDE EXIT GATE

075 M HT DWARF WALL

BLOCK - A

BLOCK - B
STILTS + 2 FLOORS

6M DRIVEWAY

DRIVE WAY

PUMP ROOM BELOW

SUMP BELOW

Podium Line

Set Back Line

OPEN TRANSFORMER YARD

SECURITY ROOM

ELECTRICAL WORK ROOM

OPEN DECK

PHCP-1

PHCP-2

PHCP-3

PHCP-4

PHCP-5

PHCP-6

PHCP-7

PHCP-8

PHCP-9

PHCP-10

PHCP-11

PHCP-12

PHCP-13

PHCP-14

PHCP-15

PHCP-16

PHCP-17

PHCP-18

PHCP-19

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PHCP-61

PHCP-62

PHCP-63

PHCP-64

PHCP-65

PHCP-66

SITE CUM STILT FLOOR PLAN

LOCATION PLAN

SITE PLAN	SHEET NO. 1/2

THE PLANNING PERMISSION APPLICATION FOR THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL GROUP DEVELOPMENT BUILDINGS WITH 2 BLOCKS WITH BLOCK A : STILT + 9 FLOORS WITH 81 DWELLING UNITS AND BLOCK B: STILT + 2 FLOORS WITH STILT FLOOR (PARKING) + 1ST FLOOR (YOGA ROOM, INDOOR GAMES) + 2ND FLOOR PART (GYM AND OPEN SWIMMING POOL) AT S.NO.67/1A1B PT (OLD S.NO.67/1A1) T.S.NO.16/1, BLOCK NO.10 ABUTTING ENNORE EXPRESS WAY, THIRUVOTTIYUR VILLAGE, THIRUVOTTIYUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3412.00
AREA AS PER DOCUMENT	3429.67
AREA CONSIDERED FOR FSI	3412.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	8437.03
FSI FACTOR	2.473
COVERAGE AREA (PERCENTAGE %)	1242.64 (36.42%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	65	65
TWO WHEELER	50	58
CYCLE	-	0

FLOOR WISE FSI STATEMENT A (BUILDING)

FLOORS	FSI AREA COMM	RESI	IND	INST	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	130.32	0.00	0.00	0	130.32
FIRST FLOOR	0.00	885.51	0.00	0.00	9	885.51
SECOND FLOOR	0.00	885.51	0.00	0.00	9	885.51
THIRD FLOOR	0.00	885.51	0.00	0.00	9	885.51
FOURTH FLOOR	0.00	885.51	0.00	0.00	9	885.51
FIFTH FLOOR	0.00	885.51	0.00	0.00	9	885.51
SIXTH FLOOR	0.00	885.51	0.00	0.00	9	885.51
SEVENTH FLOOR	0.00	885.51	0.00	0.00	9	885.51
EIGHTH FLOOR	0.00	885.51	0.00	0.00	9	885.51
NINTH FLOOR	0.00	885.51	0.00	0.00	9	885.51
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	8099.91	0.00	0.00	81	8099.91

FLOOR WISE FSI STATEMENT B (BLOCK)

FLOORS	FSI AREA COMM	RESI	IND	INST	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	244.78	0.00	0.00	0	244.78
SECOND FLOOR	0.00	92.34	0.00	0.00	0	92.34
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	337.12	0.00	0.00	0	337.12

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM	RESI	IND	INST	DU	TOTAL FSI AREA
A (BUILDING)	1	0.00	8099.91	0.00	0.00	81	8099.91
B (BLOCK)	1	0.00	337.12	0.00	0.00	0	337.12
Total		0.00	8437.03	0.00	0.00	81	8437.03

SUMP – SECTION – AA

SUMP – PLAN

SUMP – SECTION – BB

SWIMMING POOL PLAN (AT 2ND FLOOR - TERRACE)

SECTION - AA

STP – PLAN

SECTION – "1 – 1"

SECTION "A-A"

SECTION "B-B"

ELEVATION
COMPOUND WALL DETAIL

DWARF WALL 75mm HT.

SECTION ON – AA

PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Directly 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 & WMP (MD) Nos.6810 & 6815 of 2019.

Signature valid
Digitally Signed by
ARVINDA K.S.S.SHANKAR
Sign Date: 12.02.2026 12:53:22 PM

Applicants (Owner / Developer / Power of Attorney)

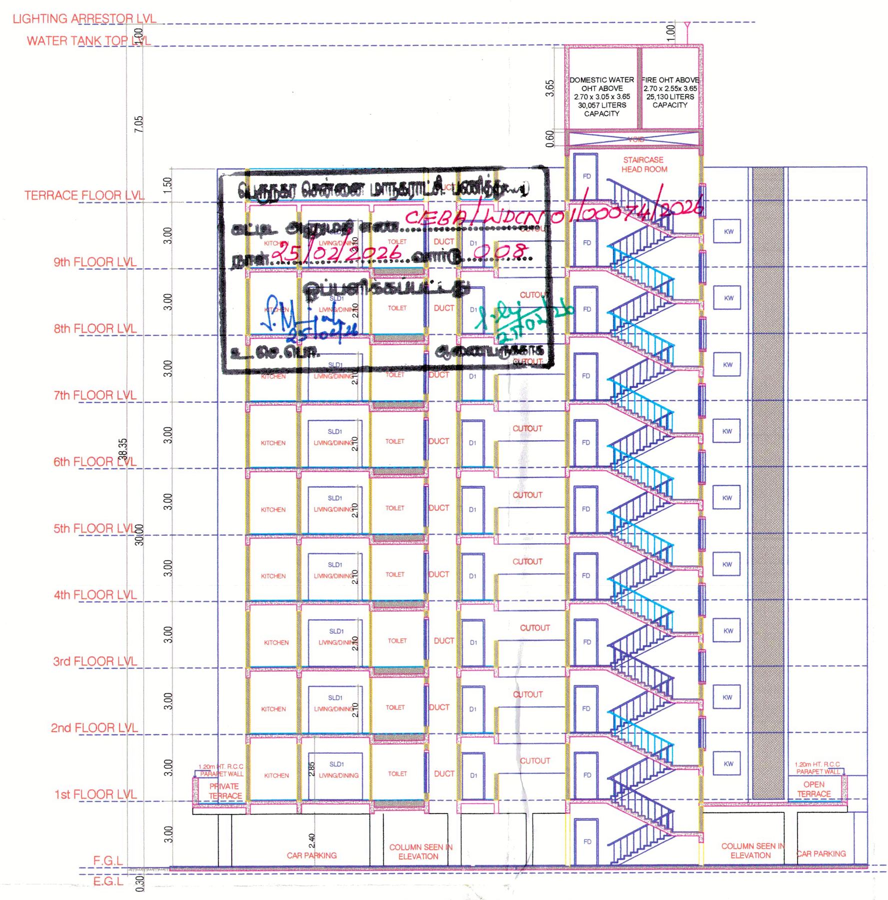
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UserDefinedMetric (841.00 x 1500.00MM)

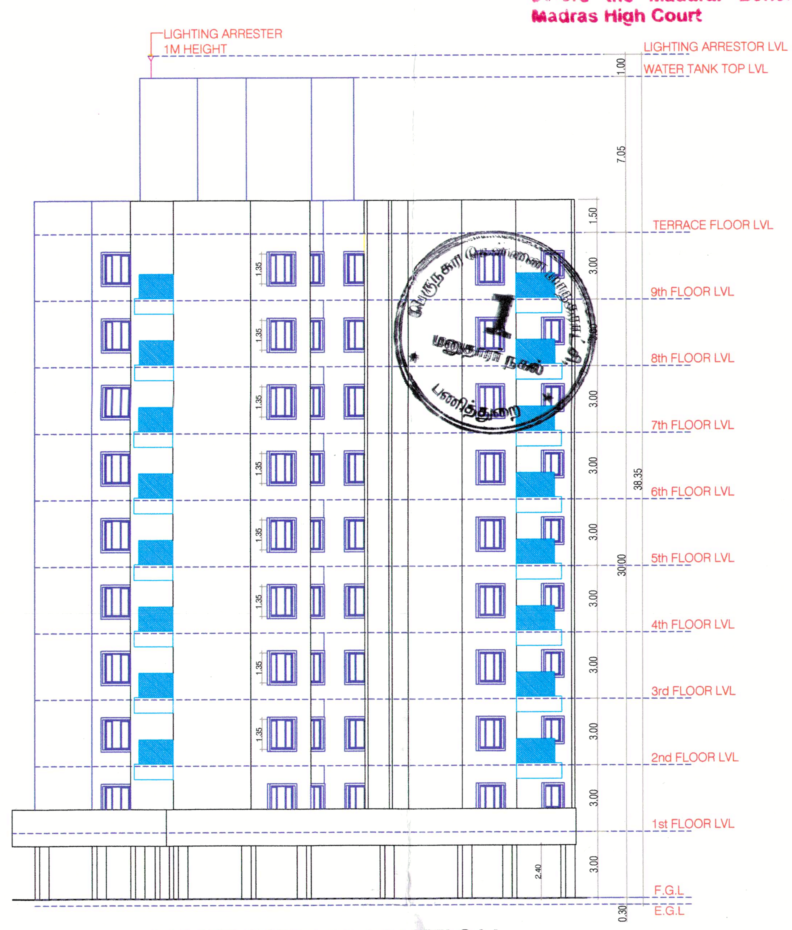
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Dated.13.02.2026

BLOCK-A

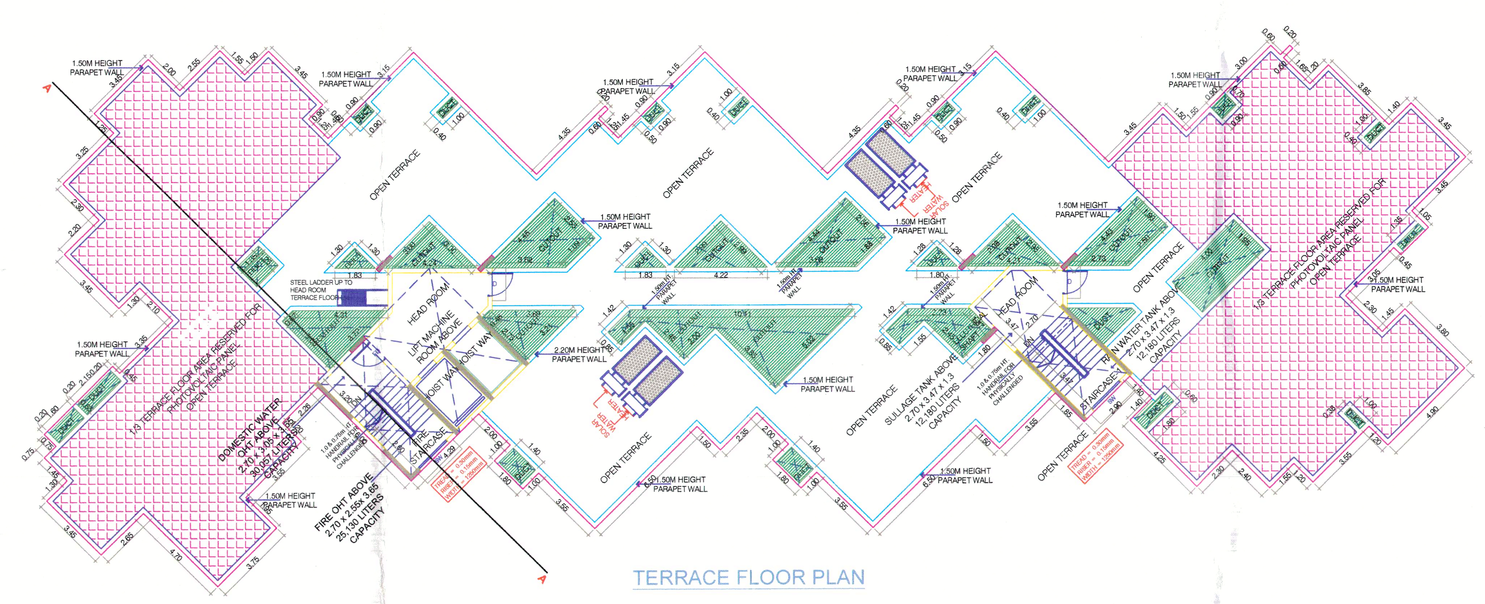
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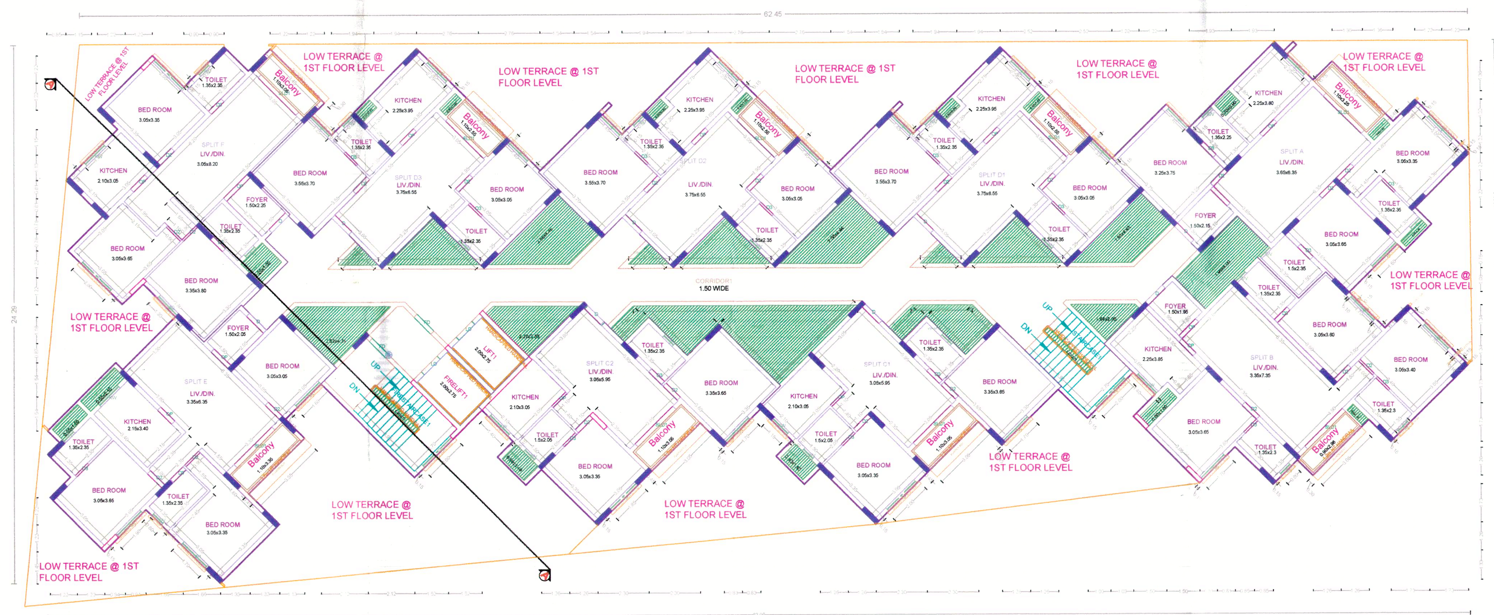
SECTION - AA



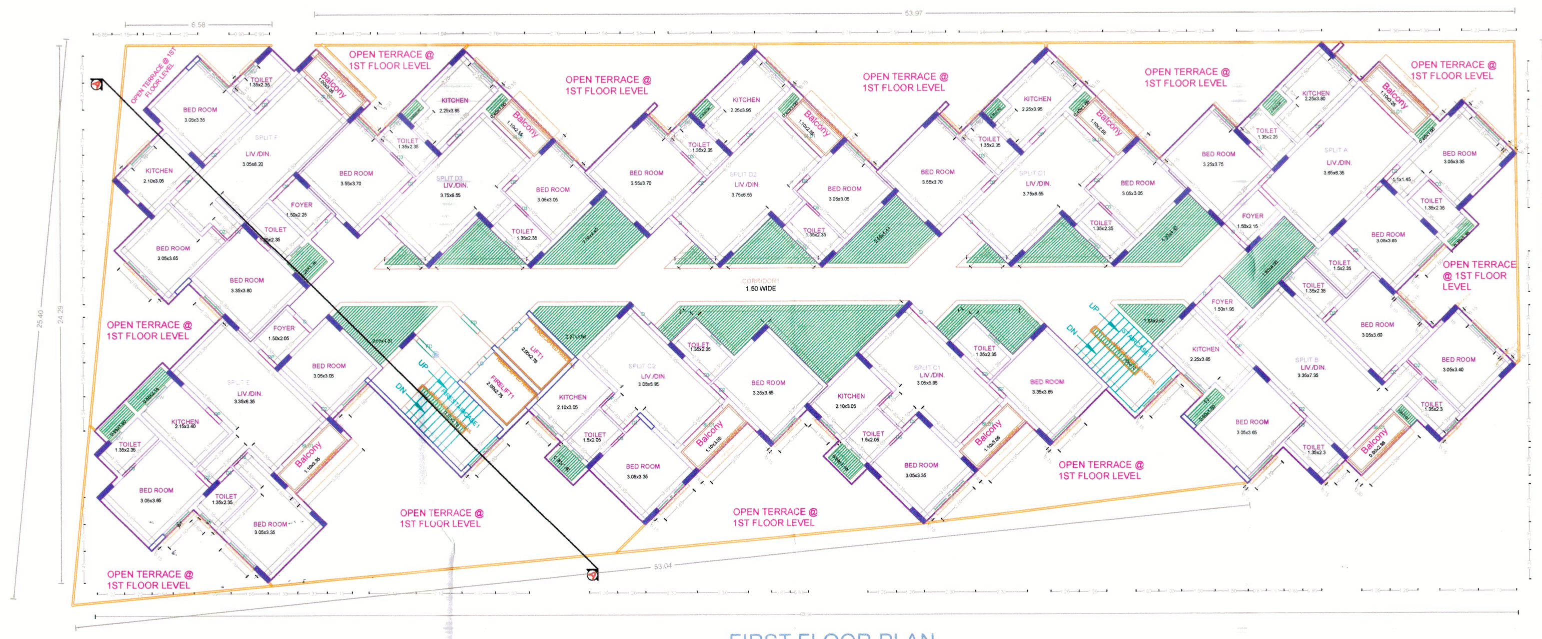
EAST SIDE ELEVATION



TERRACE FLOOR PLAN

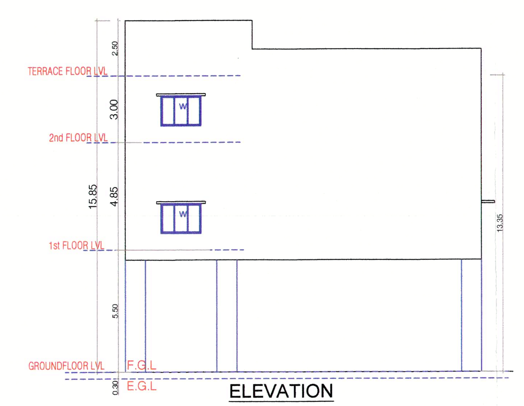


TYPICAL - 2- 9 FLOOR PLAN

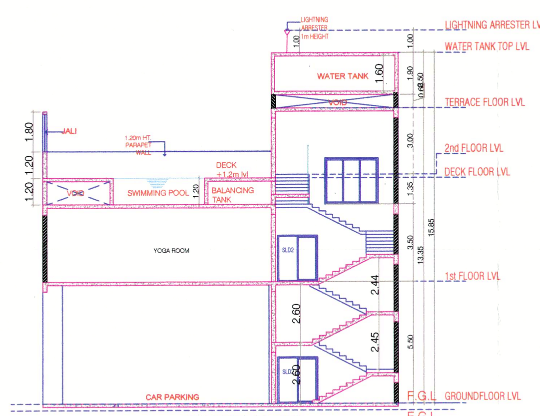


FIRST FLOOR PLAN

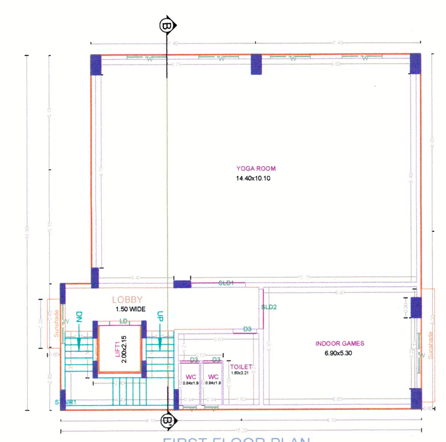
BLOCK-B



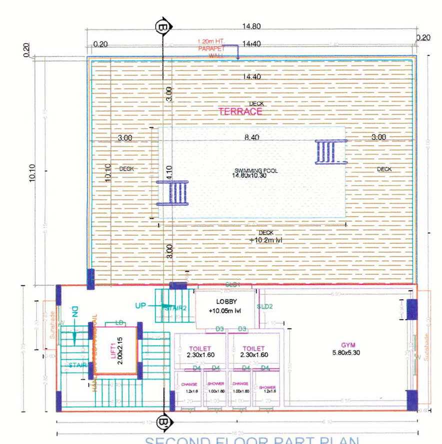
ELEVATION



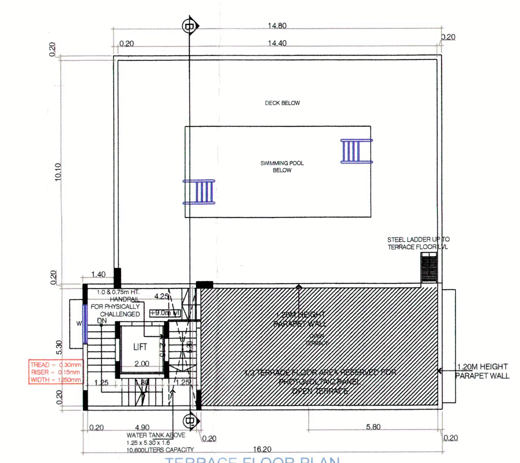
SECTION BB'



FIRST FLOOR PLAN



SECOND FLOOR PART PLAN



TERRACE FLOOR PLAN

SHEET NO. 2/2

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APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedImperial (90.00 x 60.00Inches)

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.