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SHEET - 01/12 NO - (1)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE USE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM)+ STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192 NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

AREA STATEMENT

As Per DOCUMENTS	- 22598.00 Sq.m
As Per PAATA	- 22572.00 Sq.m
Least Extent	- 21956.35 Sq.m

BLOCK - A (Commercial _RETAIL)

FLOORS	FSI AREA (IN SQ.M)
BASEMENT FLOOR PLAN	59.7
GROUND FLOOR PLAN	4846.06
FIRST FLOOR PLAN	5868.10
SECOND FLOOR PLAN	4846.26
THIRD FLOOR PLAN	4846.26
FOURTH FLOOR PLAN	4846.26
FIFTH FLOOR PLAN	4846.26
SIXTH FLOOR PLAN	4846.26
SEVENTH FLOOR PLAN	4846.26
EIGHTH FLOOR PLAN (OFFICE)	4584.36
NINTH FLOOR PLAN (OFFICE)	709.35
TOTAL AREA BLOCK - A	45244.60

BLOCK - B (Commercial _DORMITORY)

BASEMENT FLOOR PLAN	329.76
STILT FLOOR PLAN	176.82
FIRST FLOOR PLAN	844.50
SECOND FLOOR PLAN	842.10
THIRD FLOOR PLAN	842.10
FOURTH FLOOR PLAN	842.10
FIFTH FLOOR PLAN	842.10
SIXTH FLOOR PLAN	842.10
SEVENTH FLOOR PLAN	842.10
EIGHT FLOOR PLAN	842.10
TOTAL AREA BLOCK - B	7245.76
MLCP (9 LEVELS)	3430.53 (Parking area)
TOTAL FSI AREA BLOCK - A & B	52490.38

TOTAL F.S.I = 52490.38 / 21956.35 = 2.391

PLOT COVERAGE = 6714.77 / 21956.35 = 30.58 %

BASEMENT FLOOR :-		
BASEMENT CAR PARKING	:-	127 Nos
BASEMENT TWO WHEELER PARKING	:-	267 Nos
STILT FLOOR :-		
CAR PARKING	:-	366 Nos
MLCP CAR PARKING	:-	192 Nos
TWO WHEELER PARKING	:-	606 Nos
TOTAL Car Parking PROVIDED	:-	685 Nos
TOTAL Two Wheeler Parking PROVIDED	:-	873 Nos

SPECIFICATION

1. R.C.C COLUMN FOOTING IN FOUNDATION.
2. COLUMNS ARE CONNECTED BY BEAMS.
3. VITRIFIED TILES FLOORING / SPARTAX FLOORING.
4. R.C.C WALL IN BASEMENT AND CEMENT BLOCK IN SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTRED BY CEMENT PLASTER.
6. JOINERY WORK IN COUNTRY WOOD AND UPVC.
7. LINTEL OVER OPENINGS.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE RATIO 1:1:2 (M25 Grade)
10. WEATHERING COURSE LAIDWITH PROPER

JOINERY DETAILS

RS	ROLLING SHUTTER	4.88 x 2.90
RS1	ROLLING SHUTTER	3.05 x 2.44
ED	ENTRANCE DOOR	1.83 x 2.44
D	DOOR	1.20 x 2.44
D1	DOOR	1.00 x 2.44
D2	DOOR	0.76 x 2.13
V	VENTILATOR	1.00 x 1.00

NOTE:
— MULTI TYPE FIRE FIGHTER
— FIRE EXTINGUISHER

COLOUR INDEX :-
PROPOSED
BOUNDARY
ROAD

ALL DIMENSIONS ARE IN METERS

SCALE :- 1 : 200

For M/S PROPERTY LINE BUILDERS PVT LTD
Director

LESSEE SIGNATURE :-

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, M.H.Layout, Mullai Street,
Ullagaram, Chennai - 600 119.
Regd.no.:AU/FT/2024-7218/24
Regd. No. 0200910202205
Regd. No.:0200910202205/E-1/2024/071055

STRUCTURAL SIGNATURE :-

H. SATHIAMOORTHY
CMDA Regd No.:CA/2010/09218
DTCP Regd No.:SL/ARA/ALD-4/2019/12066
B.E., M.C.E., M.I.E.(I)
Regd. No.: CA/2015/4115
Plot No.40, Kamaraj Nagar,
Pattiyar Road, Avadi, Chennai-600 065.
Ph.:9176800007
Email:shreeakshidesigns@gmail.com

ARCHITECTS SIGNATURE:-

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

P.P.A approved by C.M.D.A vide Lr.No. dated: 07/01/2025

OSR area 2228.50 SQ.M Gifted vide Doc no 1245/2025 dt.21.02.25

7.20 M WIDE ACCESS ROAD NOT TO BE CONVERTED TO ANY OTHER USE AND NO OBJECTION IS GIVEN BY THE APPLICANT FOR THE PUBLIC TO USE OSR AREA 615.65 SQ.M

SITE CUM STILT/GROUND FLOOR PLAN
(BLOCK-A & B)
SCALE :- 1 : 250

GROUND FLOOR PLAN BLOCK-A

KEY PLAN (Not To Scale)

PROPOSED SITE

RAIN WATER CONSERVATION TRENCH DETAILS

PLAN OF PILE CAP

DWARF WALL DETAILS

SECTION G-G

ELEVATION
6.00 M WIDE GATE WITH 0.075M DWARF WALL

PLAN

SECTION D-D
SULLAGE TREATED RECYCLE WATER DETAILS
1-NOS.

DETAIL FOR RAIN WATER HARVESTING SUMP
1-NOS.

DETAIL OF RAIN WATER HARVESTING RWH-2C (NTS)

RAINWATER HARVESTING IN MULTI-STOREYED BUILDING

TRANSFORMER YARD PLAN

SECTIONAL ELEVATION OF TRANSFORMER YARD

PLAN VIEW OF GWTP & BWTP PROCESS TANKS AND PUMP ROOM

SECTION VIEW - 'CC'

SECTION VIEW - 'DD'

SECTION VIEW - 'AA'

SECTION VIEW - 'BB'

SHEET NO : 02 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE USE BUILDING , BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM) + STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192 NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

For KVPS PROPERTY DEVELOPERS PVT. LTD

Director

LESSEE SIGNATURE :-

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VOP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE1003820119
Reg. No. CGLDIST/SE/G-I/2024/07/005

STRUCTURAL SIGNATURE :-

H. SATHANJUNROOHI
CMDA Regd No: RA/Gr. I/19/05/218
DTCP Regd. No:CGLRG/N/RA/G-I/2019/19/046
G.C.C. No: RA1913/2015
Regn. No: CA/2015/67818
Plot No.48, Kamaraj Nagar,
Periya Mathur, Chennai-600 066.
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Email:shreekapiladesigns@gmail.com

ARCHITECTS SIGNATURE:-

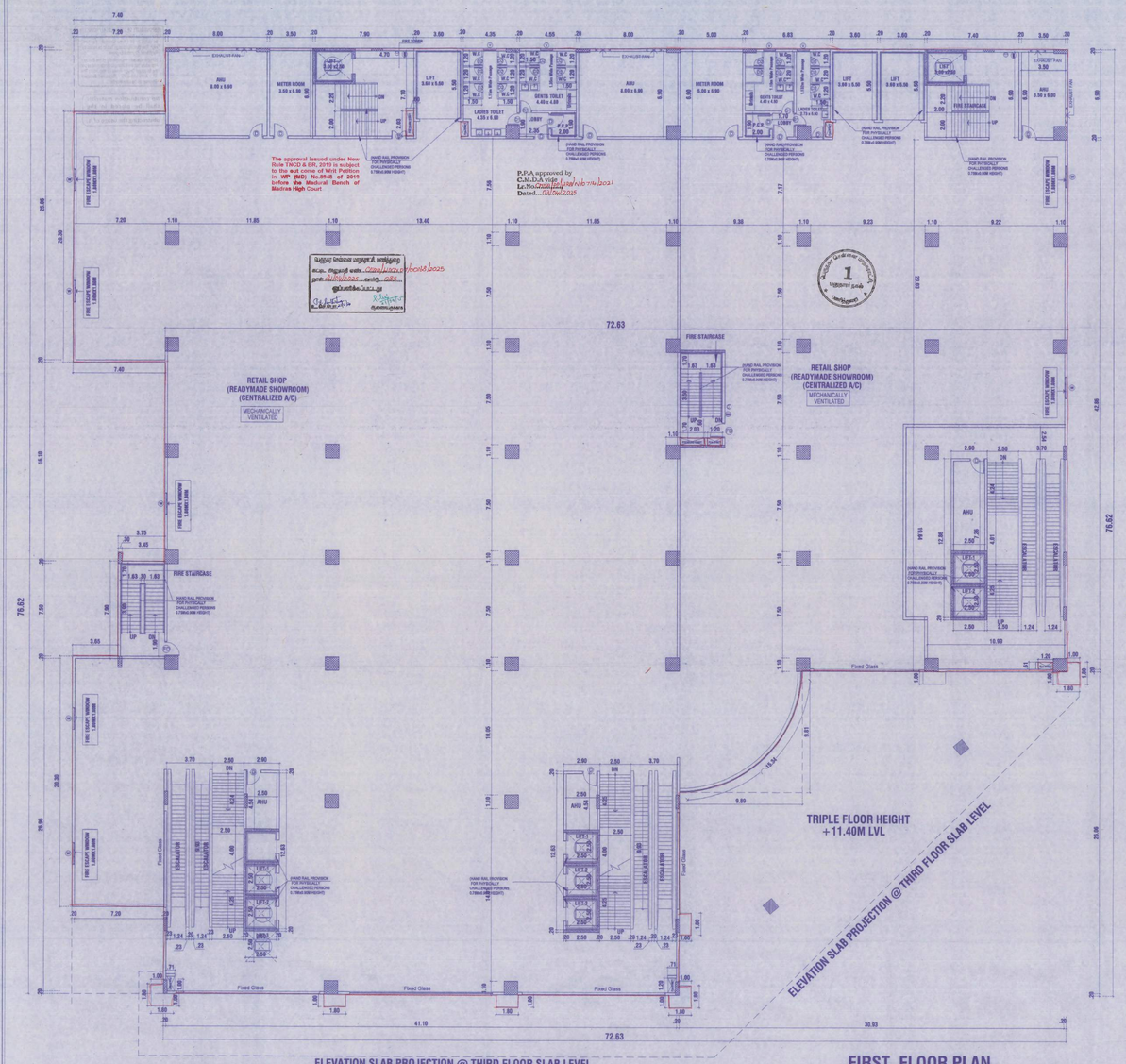
BASMENT FLOOR PLAN

BLOCK-A

P.P.A approved by
C.M.D.A vide
Lr.No.CMA/Spl/Apl/0178/2021
Dated...02/12/2025

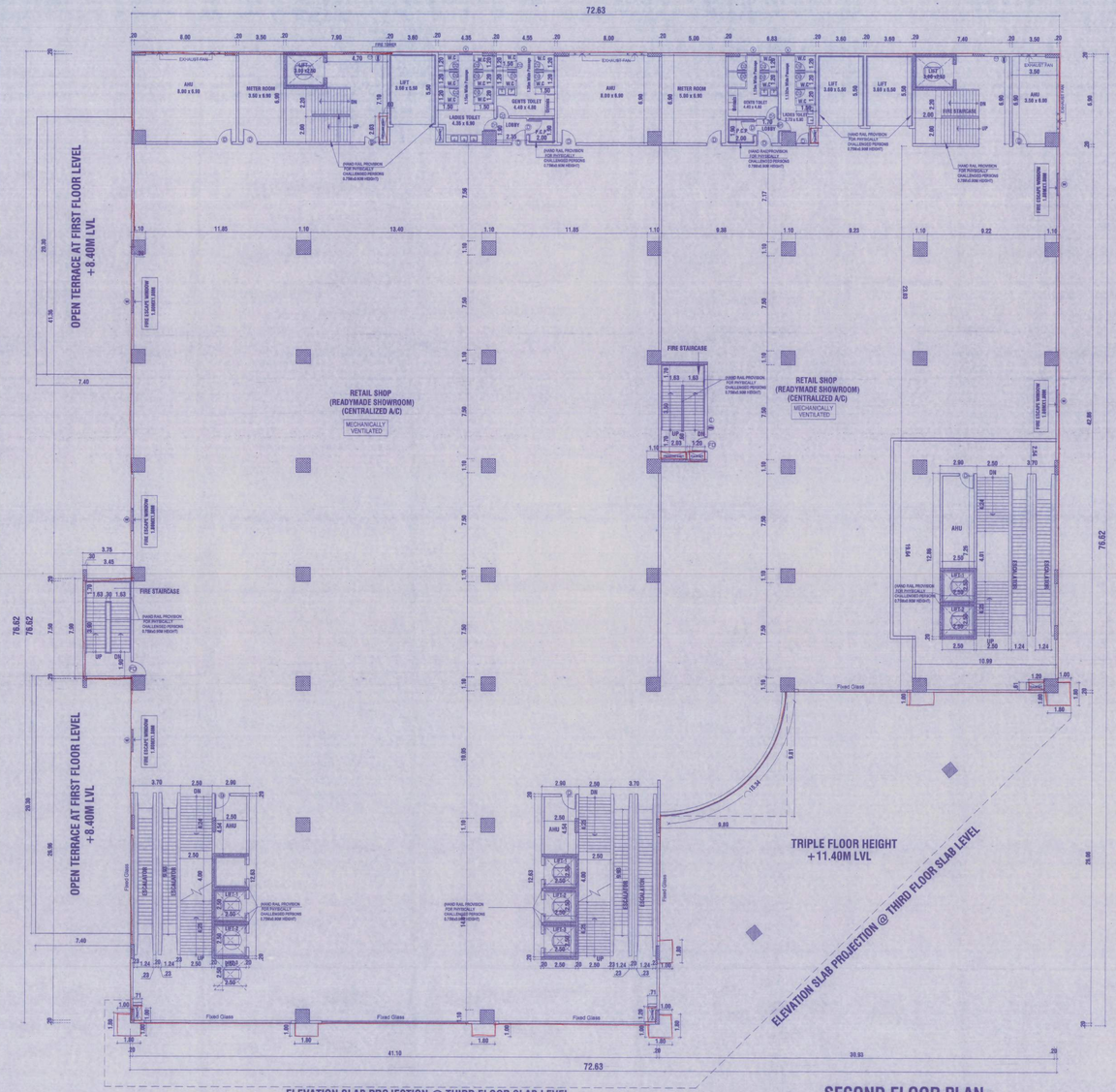
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

80.03
35.95
11.85
32.23
14.56
76.62
54.10
26.26
31.13
48.90
48.60
50.36
49.86
4.50M DRIVEWAY
6.36 M DRIVEWAY
3.00M DRIVEWAY
1.50M WIDE TWO WHEELER DRIVEWAY
1.99M WIDE TWO WHEELER DRIVEWAY
1.83M WIDE TWO WHEELER DRIVEWAY
MECHANICALLY VENTILATED
LIFT 3.00 x2.50
LIFT 3.60 x 5.50
LIFT PIT 3.00 x2.50
LIFT-1 2.50
LIFT-2 2.50
LIFT-3 2.50
RAMP UP TO GROUND FLOOR WITH 1:8 SLOPE
RAMP DOWN FROM GROUND FLOOR WITH 1:8 SLOPE
FA SOURCE THROUGH RAMP
PUMP ROOM
RS
(HAND RAIL PROVISION FOR PHYSICALLY CHALLENGED PERSONS 0.75Mx0.90M HEIGHT)



FIRST FLOOR PLAN

BLOCK-A



SECOND FLOOR PLAN

BLOCK-A

SHEET NO : 03 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE SUE BUILDING, BLOCK - B : BASEMENT FLOOR (STP, SUMP & PUMP ROOM) + STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192 NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:6.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C.C SLAB.

JOINERY DETAIL

D	DOOR	1.20 x 2.44
D1	DOOR	1.00 x 2.44
D2	DOOR	0.70 x 2.44
FD	DOOR	1.20 x 2.90
V	VENTILATOR	1.00 x 1.00

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

Director

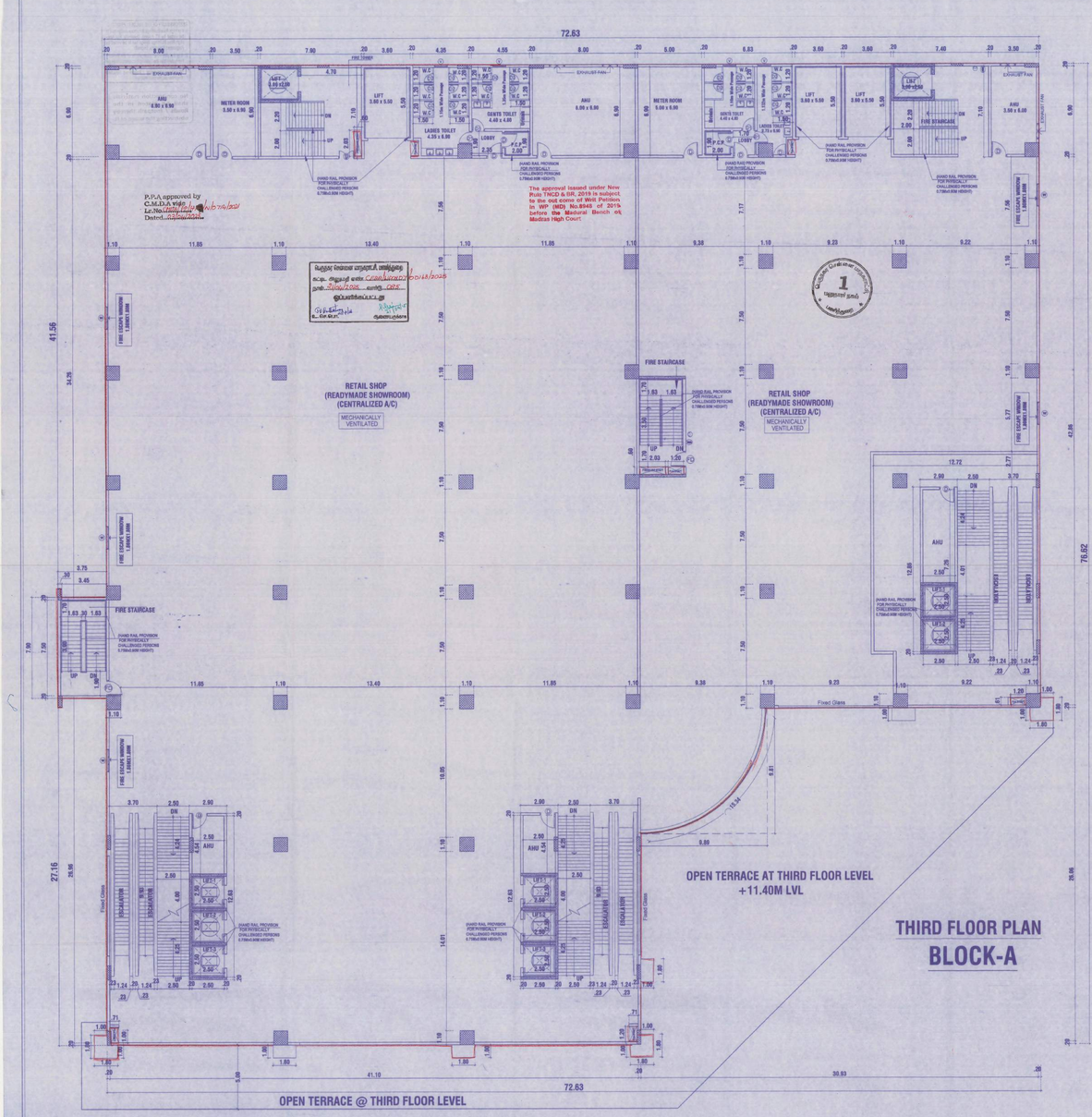
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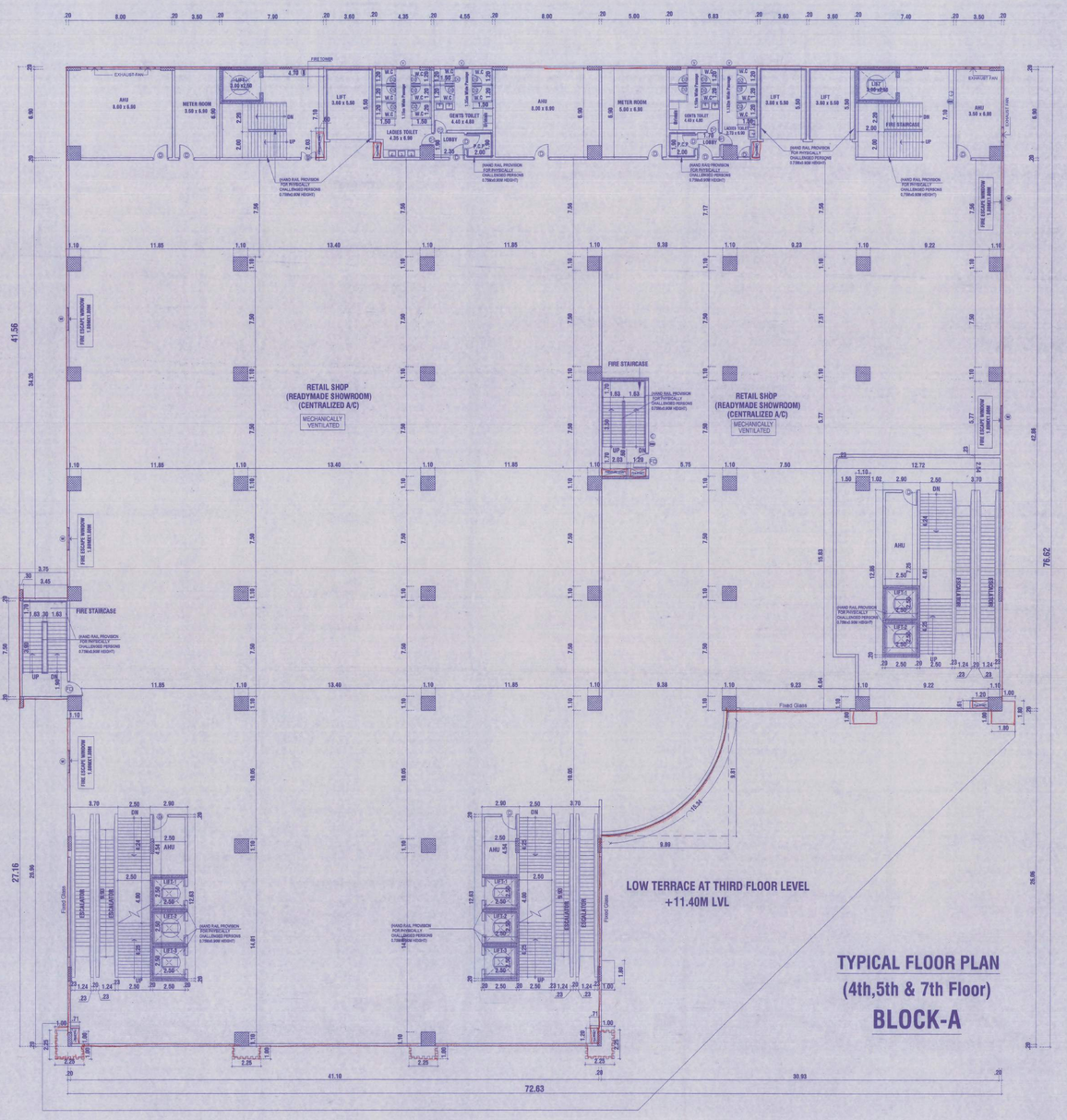
Dr. J. SURESH, M.E., ME., Ph.D.
Structural Engineer & Valuer
Plot No.515, Old No.213, 3rd Street,
Anna Nagar West Extn.,
Chennai - 600 101.
Res. No. (O) 2624 1159
Cell No. 9382004159
Reg. No. (L)/2010/12/1012/ (S)/04/01/105

STRUCTURAL SIGNATURE :-

R.ESTHAK AHMED
B.E., M.S.(Const.Mgt.), M.I.E., F.I.V.
STP Regd. No.C/LA/Admin/A-3/3201/2000
C.O.C. No. EA/101/2018
Cell No. 9444 04 1966
Plot No.69, Farooq Nagar,
Periya Kolapakkam,
Ambattur, Chennai - 53
Esthakmedia@yahoo.com

ARCHITECTS SIGNATURE:-





SHEET NO : 04 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE USE BUILDING, BLOCK- B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM)+ STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (@ LEVEL WITH CAR PARKING 192NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD.-E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION .
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
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5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB

JOINERY DETAIL

D	DOOR	1.20 x 2.44
D1	DOOR	1.00 x 2.44
D2	DOOR	0.70 x 2.44
FD	DOOR	1.20 x 2.90
V	VENTILATOR	1.00 x 1.00

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

For KRS PERUMAL BUILDERS PVT. LTD.

Director

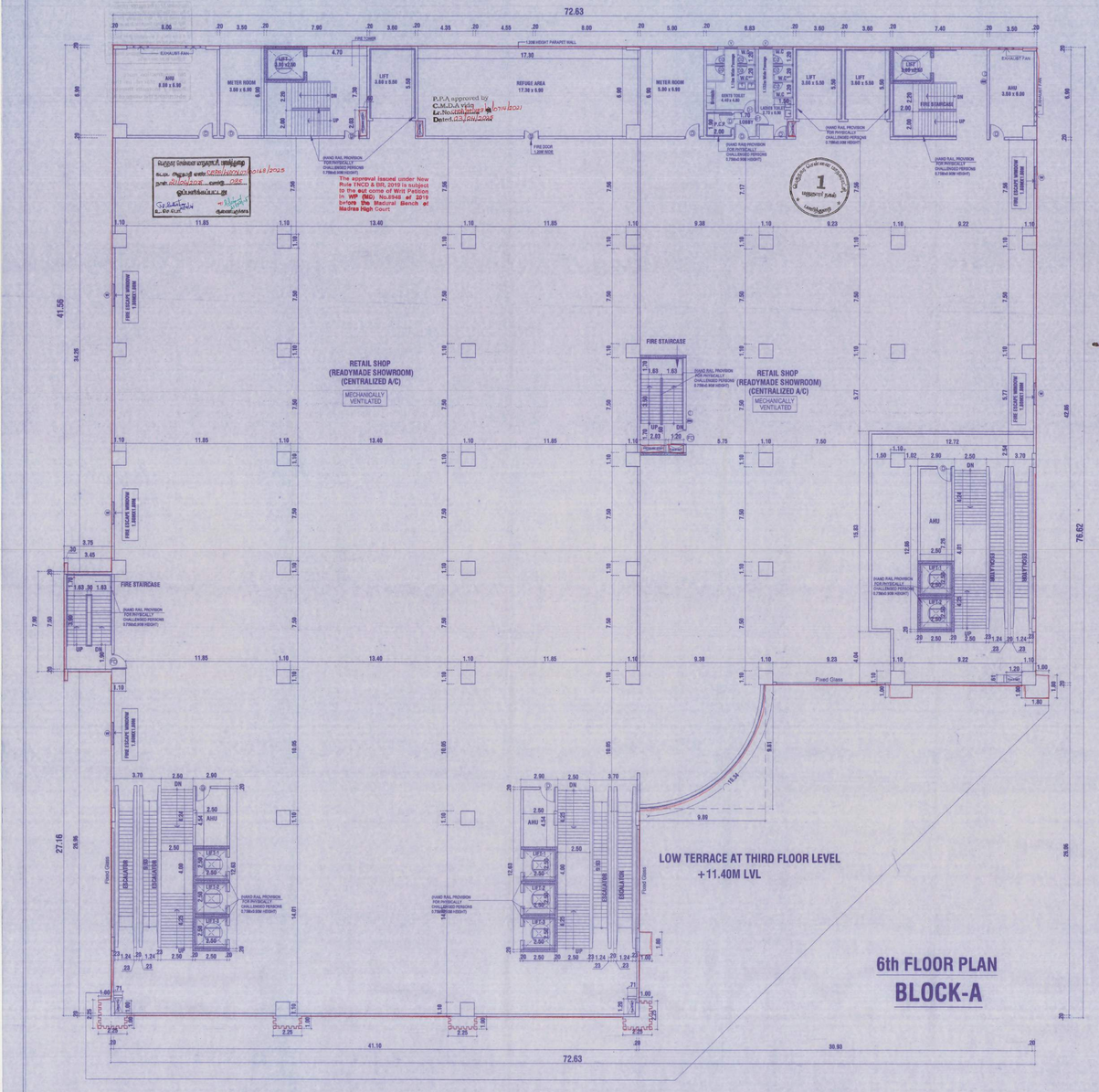
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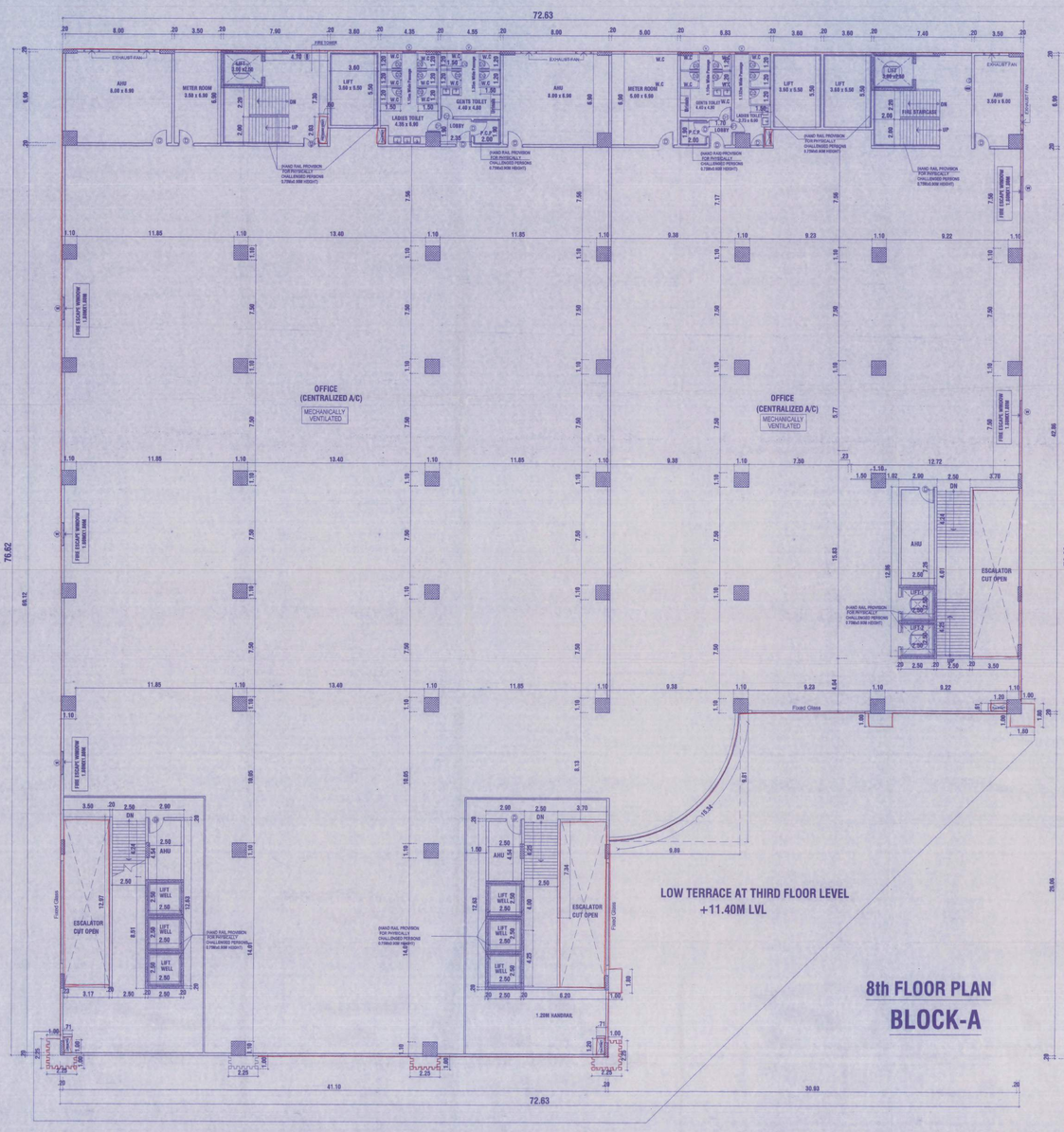
Dr. J. SURESH, M.E., MS., Ph.D.
Structural Consultant
Flat No. 103, VGP Lavina, Hill Park Phase,
Sriram, Chennai - 600 119.
Reg. No. 12/12/2011/12/2011
Reg. No. 12/12/2011/12/2011

STRUCTURAL SIGNATURE :-

M. SATHISH KUMAR
CMDA Regd No: RA/TC/ 2119/2018
DTCP Regd No: 1/2018/TP/CHN/1/2018
L.C.E. No. RA/TC/2119/2018
Regn. No. CA/2018/9718
Flat No. 2, Ground Floor,
Periya Mathur, Chennai-600 068.
Ph: 9171825007
Email:sathishmurlidaran@gmail.com

ARCHITECTS SIGNATURE:-





SHEET NO : 05 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE SUE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM) + STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

JOINERY DETAIL

D	DOOR	1.20 x 2.44
D1	DOOR	1.00 x 2.44
D2	DOOR	0.70 x 2.44
FD	DOOR	1.20 x 2.90
V	VENTILATOR	1.00 x 1.00

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

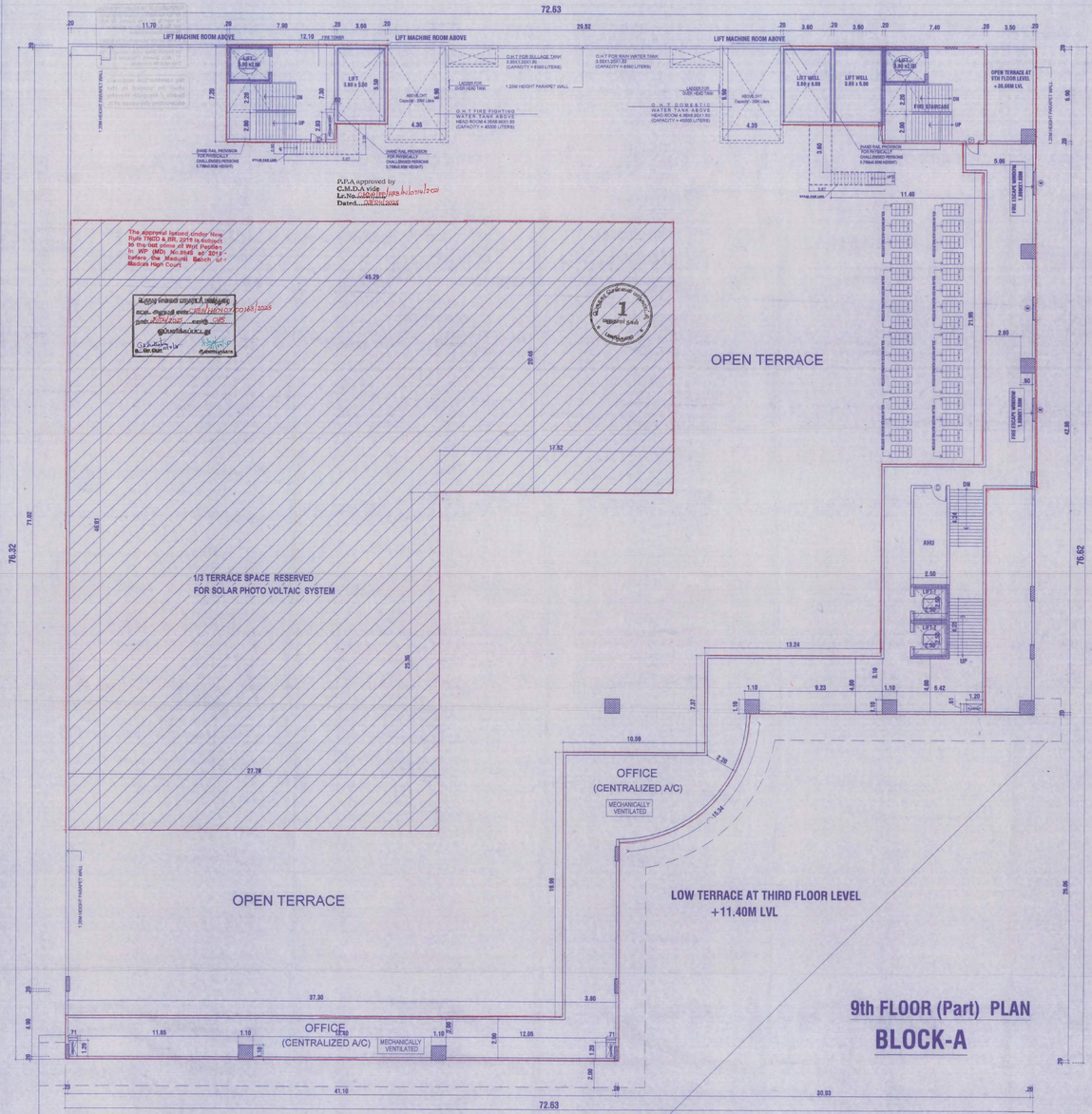
LESSEE SIGNATURE :-

Dr. J. SURESH, M.E., M.E., Ph.D.
Regd. No. 5555
Plot No.555, KSF Layout, Phase Street,
Urrapakkam, Chennai - 600 118.
Reg. No. ICC-1/2511/11/2014
Reg. No. ES/1/2023/0019
Phone No. 9500000000

STRUCTURAL SIGNATURE :-

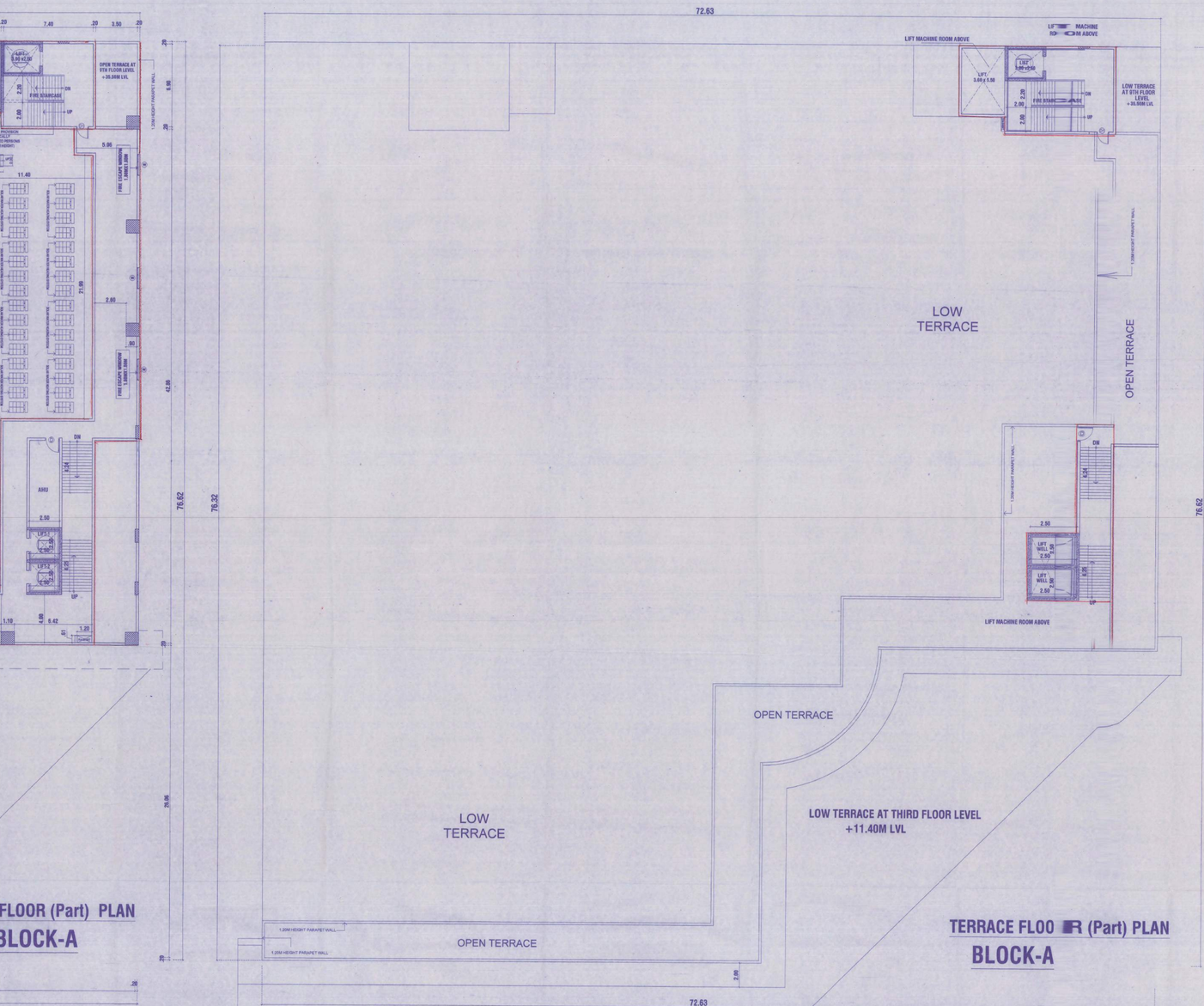
M. BATHRUDEEN
CMDA Regd. No. 16-03, 17/06/2015
DTCP Regd. No.7/B/NIRMAD-2/2015/0483
Plot No. 1, Ground Floor,
Door No. 14, 1st Street,
Pet No 48, Kamaraj Nagar,
Perungudi, Chennai - 600 096.
Ph: 9710000000
Email:mbathrudeenplanning@gmail.com

ARCHITECTS SIGNATURE:-



P.P.A approved by
C.M.D.A vide
Le.No.
Dated.

The approval lasted under New Rule 71(2) & (3), 2019 is subject to the final orders of Writ Petition (MD) No.8945 of 2019 before the Madurai Bench of Madras High Court



SHEET NO : 06 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE SUE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM)+ STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192 NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS
3. MOSAIC FLOORING / BHARTUA FLOORING
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

JOINERY DETAIL

D	DOOR	1.20 x 2.44
D1	DOOR	1.00 x 2.44
D2	DOOR	0.70 x 2.44
FD	DOOR	1.20 x 2.90
V	VENTILATOR	1.00 x 1.00

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

For M/S PRAVEEN PROPERTY DEVELOPERS PVT. LTD

Director

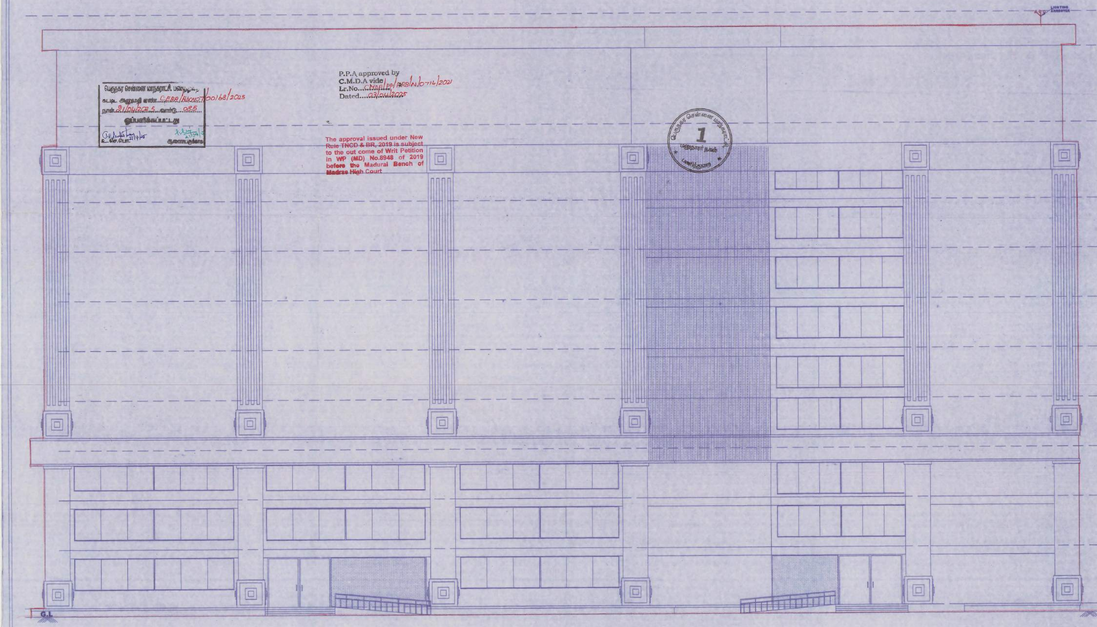
LESSEE SIGNATURE :-

Dr. J. SURESH, M.E., M.E., Ph.D.,
Structural Engineer
Plot No.355, VGP Uthra, Muha Street,
Mhanoli, Chennai - 600 116.
Reg. No.:S1/12/2014/12/0014
Reg. No.:S1/12/2014/12/0015
Reg. No.:S1/12/2014/12/0016 and 0017/20

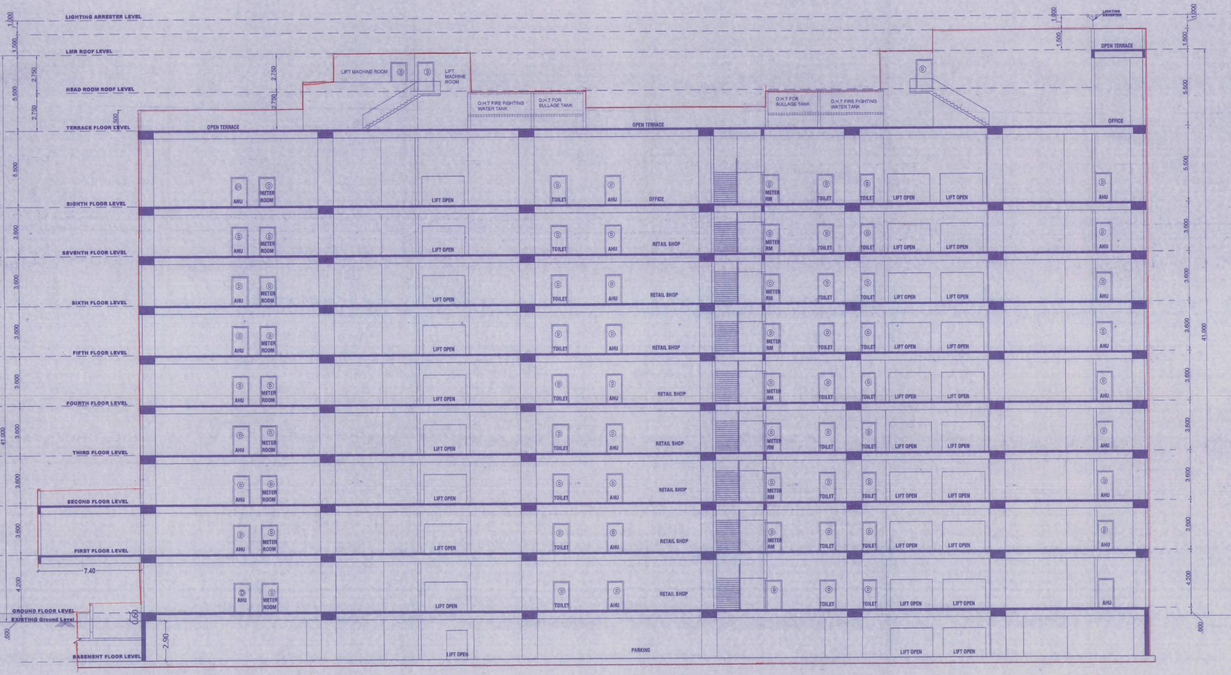
STRUCTURAL SIGNATURE :-

H. RATHAKRISHNAN
CMDA Regd No. No.A/C. 21/10/2018
STCP Regd No. No.A/C. 21/2018/12/0005
Flat No. S1, Sai Ram Apartments,
Block, No. 12, 2nd Floor,
Periya Muthur, Chennai-600 064.
Ph. 9176100007
Email:krmuthukrishnan@gmail.com

ARCHITECTS SIGNATURE:-



SOUTH SIDE ELEVATION
BLOCK-A



SECTION ON -AA
BLOCK-A

SHEET NO : 07 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE USE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM)+ STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192 NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN/ FOOTING OR PILES IN FOUNDATION .
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS
3. MOSAIC FLOORING / SHAHBAD FLOORING.
4. BRICK WORK IN BASEMENT AND BUFFER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH FINISHER SLOPE OVER R.C SLAB.

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

NOTE :

MULTI TYPE FIRE FIGHTER

FIRE EXTINGUISHER

For SRI SAI DEVELOPERS PVT.LTD

Director

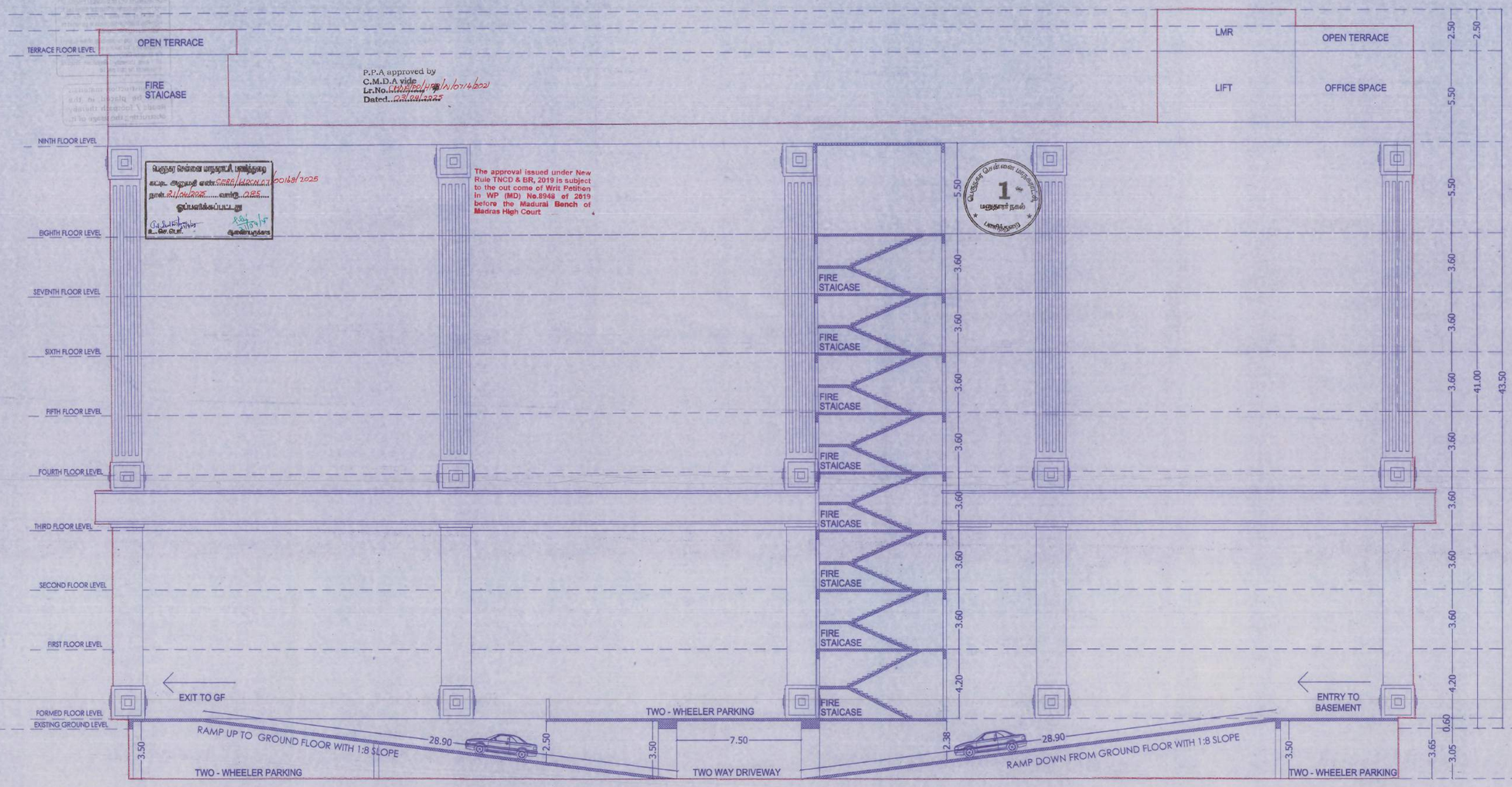
LESSEE SIGNATURE :-

Dr.J. SURESH, M.E., MIE, PhD.
Structural Engineer
Flat No. S1, Sri Sai Nivas, Padi Road,
Ishwarya Colony, Chennai - 600 050.
Reg. No. 50/1/2024/12/2014
Reg. No. MIE/2010/0319
Reg. No. CG-2203/10/1(iii)/ 3504/ 09/WS

STRUCTURAL SIGNATURE :-

H. RATHAKRISHNAN
CMDA Regd No: RA/SC 2/3048/19
STCP Regd No: RA/STCP/2/3048/19/WS/3360
E.C. No. EA/2/2020/0
Regn. No: CA/2015/0/916
Flat No. S1, Sri Sai Nivas,
Padur Redhills, Chennai 600 052.
Ph:9176999922
Email:rathakrishnanarchitects@gmail.com

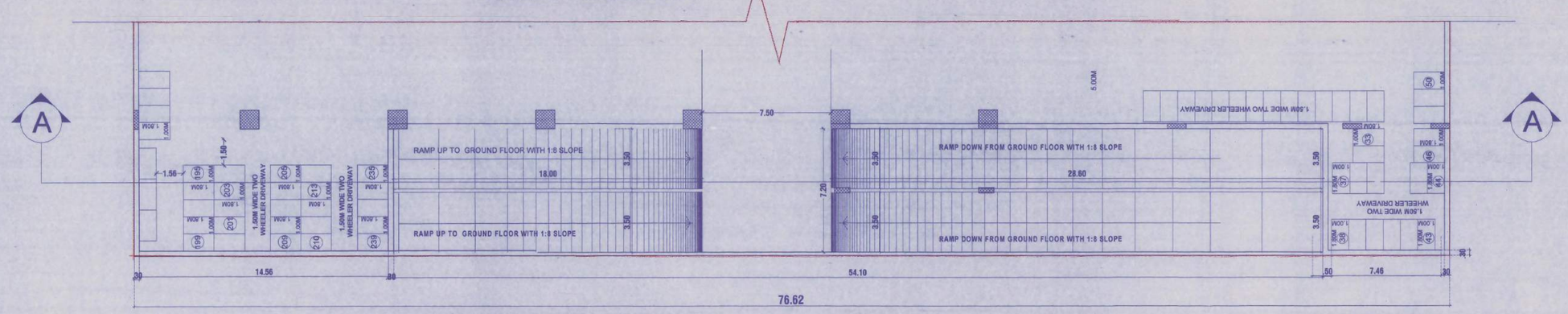
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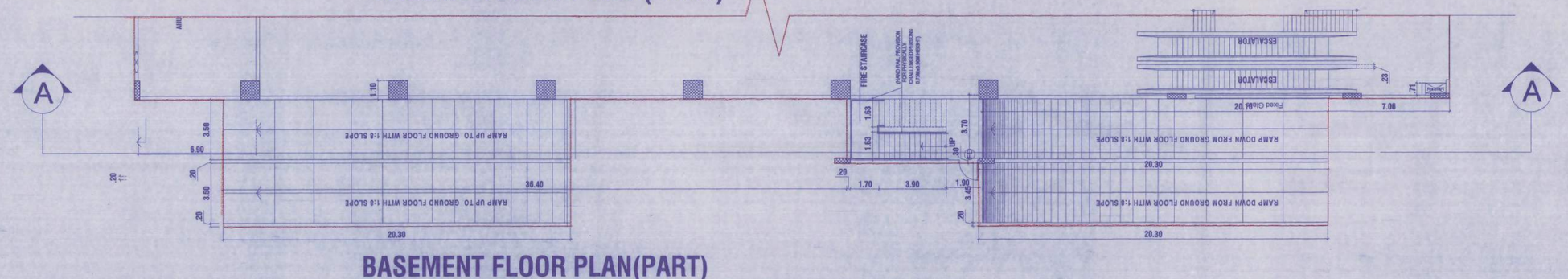
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PPA/Plan/Rs/1071/2025
Dated 03/04/2025

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

RAMP SECTION



GROUND FLOOR PLAN (PART)



BASEMENT FLOOR PLAN(PART)

SHEET NO : 08 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE USE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM)+ STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192 NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

NOTE :

— MULTI TYPE FIRE FIGHTER

— FIRE EXTINGUISHER

For KVR8 PROPERTY DEVELOPERS PVT. LTD.

Director

LESSEE SIGNATURE :-

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VOP Layout, Mullai Street,
Ullandi, Chennai - 600 119.
Reg. No. SE/1/2024/12/0014
Reg. No. KSE10038/2019
Reg. No. COLDIST/SE/GI-1/2024/07/005

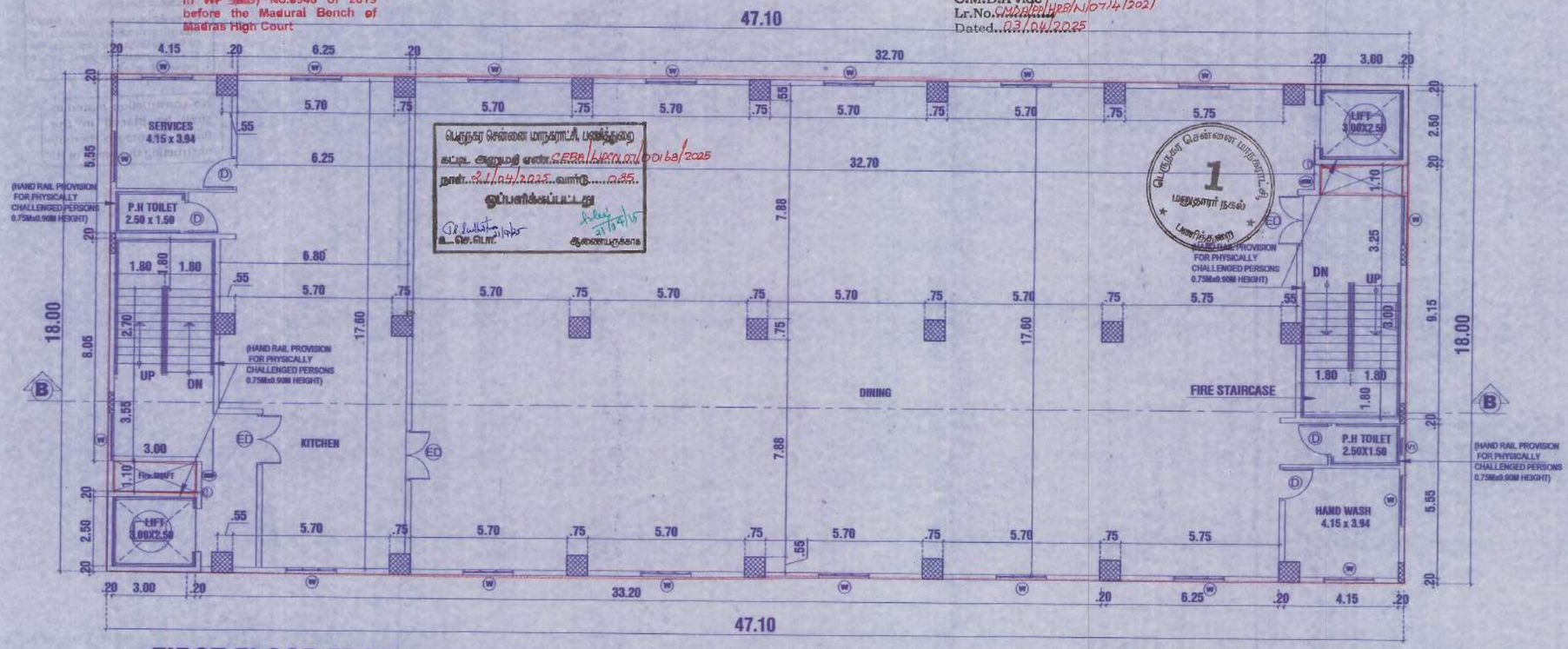
STRUCTURAL SIGNATURE :-

H. SATHAKUMAR MOORTHI
CMDA Regd No: RA/Cr. 1/19/08/218
DTCP Regd. No:COL/ROW/RA/Gr-2/2019/120960
G.C.C. No: RA101382019
Regn. No: CA/2015/07515
Plot No.40, Kamaraj Nagar,
Periya Mathur, Chennai-600 068.
Ph:9176070007
Email:shreekapilatdesigns@gmail.com

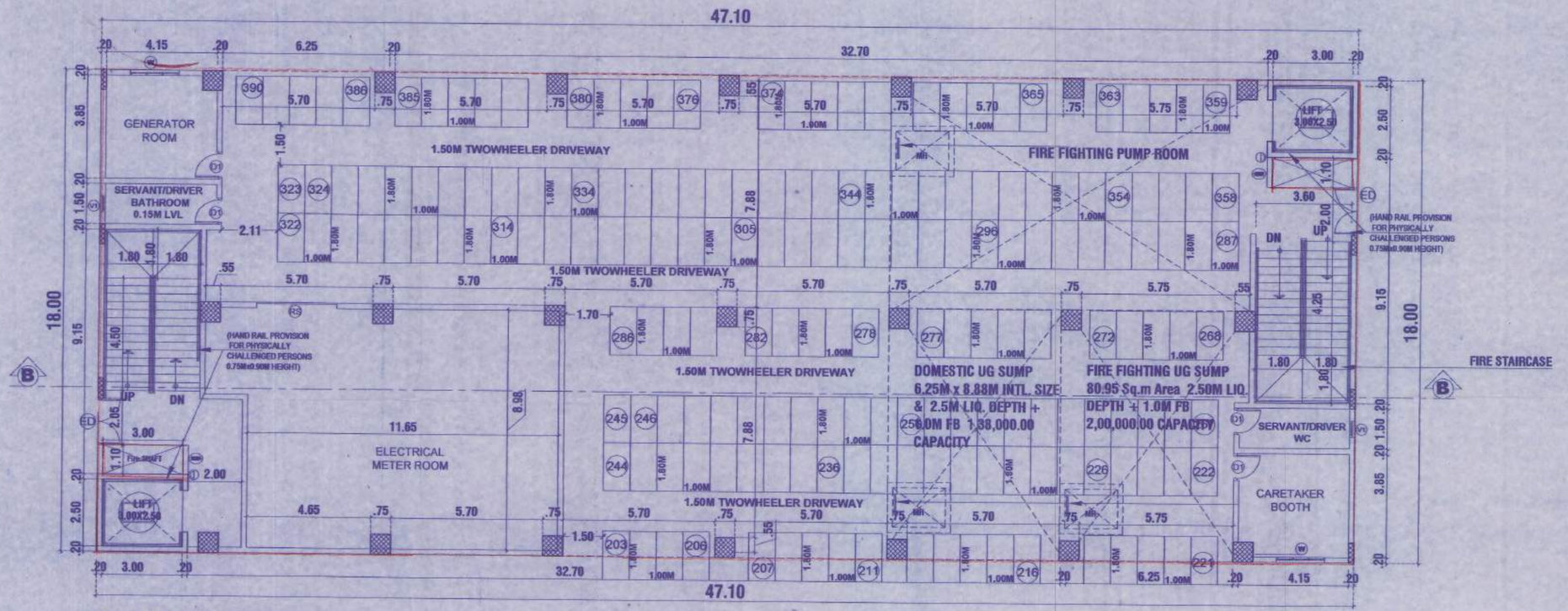
ARCHITECTS SIGNATURE:-

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

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP1/HRB/N1/0714/2021
Dated..03/04/2025



FIRST FLOOR PLAN
BLOCK-B



STILT FLOOR PLAN
BLOCK-B

SHEET - 09 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE SUE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM)+ STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

JOINERY DETAIL

ED	DOOR	1.83 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.83 x 1.37
V1	VENTILATOR	1.00 x 1.00
V2	VENTILATOR	1.00 x 0.60

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

NOTE:

MULTI TYPE FIRE FIGHTER

FIRE EXTINGUISHER

For KVPS PROPERTY DEVELOPERS PVT. LTD.

Director

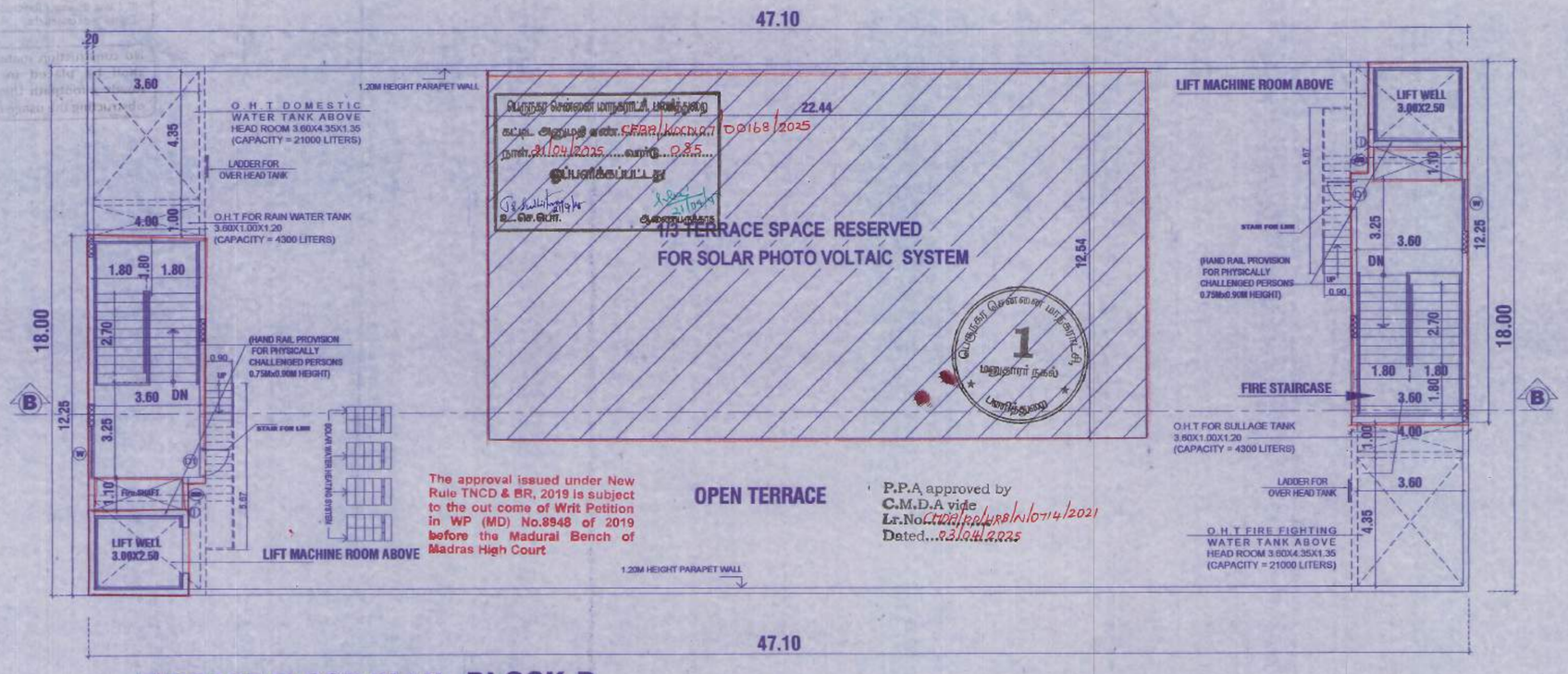
LESSEE SIGNATURE :-

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Regn. No. RSE100362019

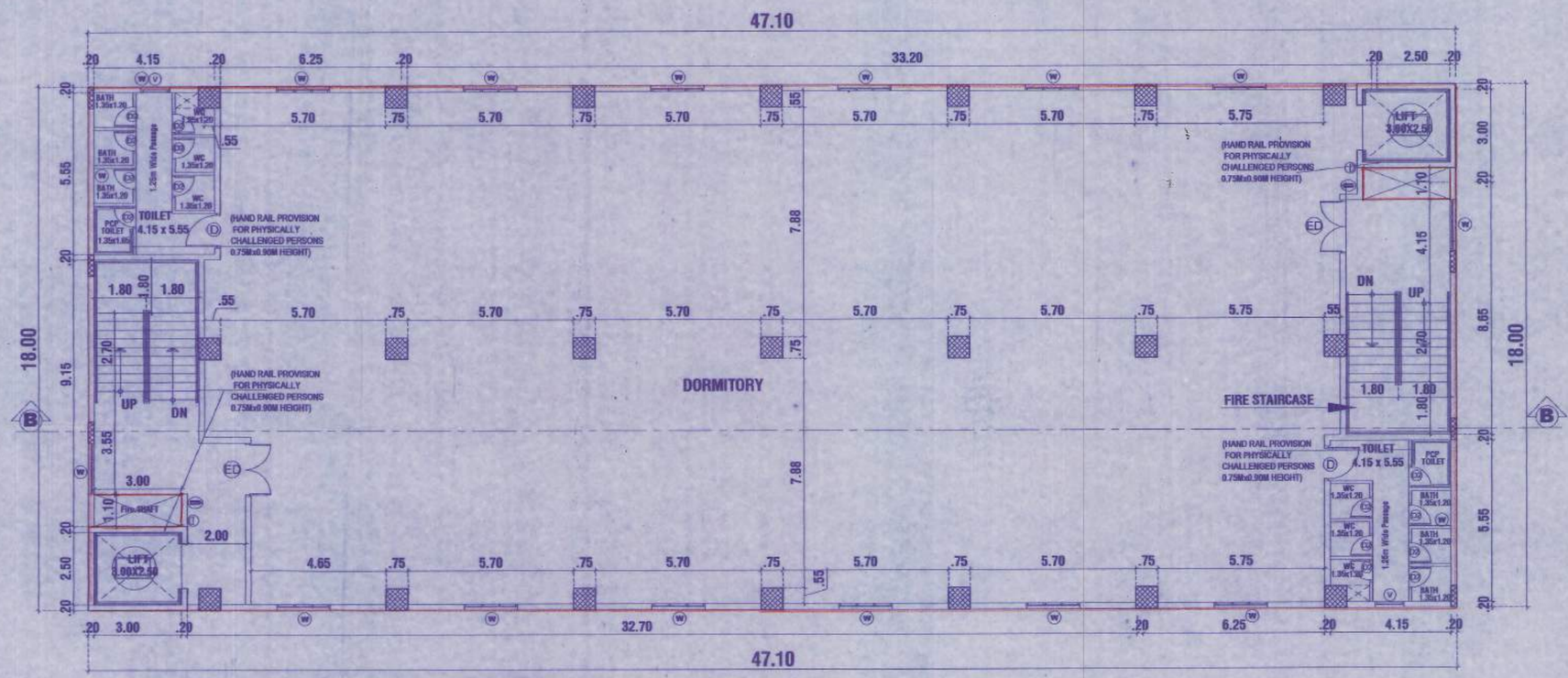
STRUCTURAL SIGNATURE :-

H. SATHAKUN KOOHI
CMDA Regd No: RA/Gr.1/18/05/218
DTCP Regd. No:CGLRGN/RA/Gr-3/2019/12/060
G.C.C. No: RA101382019
Regn. No: CA/2016/07818
Plot No.48, Kamaraj Nagar,
Periya Mathur, Chennai-600 068.
Ph:9171609007
Email:shreesaiindocons@gmail.com

ARCHITECTS SIGNATURE :-



TERRACE FLOOR PLAN BLOCK-B



TYPICAL FLOOR PLAN BLOCK-B
(2nd To 8th Floor)

SHEET - 10 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE SUE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM)+ STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

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5. WALLS ARE PLASTERED BY CEMENT PLASTER.
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7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

J O I N E R Y D E T A I L

ED	DOOR	1.83 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.83 x 1.37
V1	VENTILATOR	1.00 x 1.00
V2	VENTILATOR	1.00 x 0.60

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

NOTE:

— MULTI TYPE FIRE FIGHTER

— FIRE EXTINGUISHER

For KVPS PROPERTY DEVELOPERS PVT. LTD.

Director

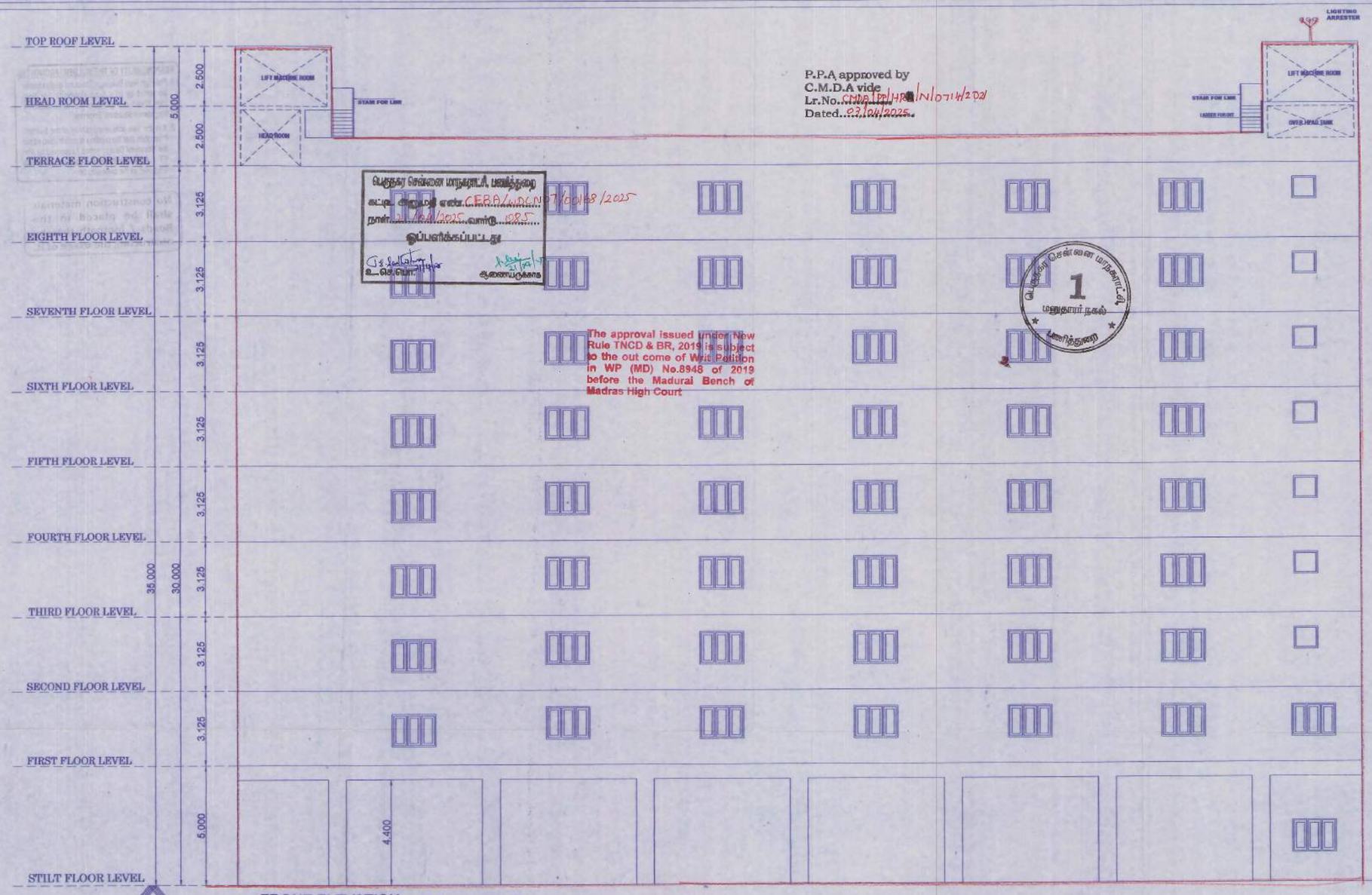
LESSEE SIGNATURE :-

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE100302019
Reg. No. COLDIST/SE/Gr-1/2024/07/005

STRUCTURAL SIGNATURE :-

H. SATHAK MOHI
CMDA Regd No: RA/Gr. I/19/05/218
DTCP Regd. No:CGLRGN/RA/Gr-I/2019/12/060
G.C.C. No: RA101382019
Regn. No: CA/2015/87918
Plot No.48, Kamaraj Nagar,
Periya Mathur, Chennai-600 068.
Ph:9171909007
Email:shreekapiladesigns@gmail.com

ARCHITECTS SIGNATURE:-



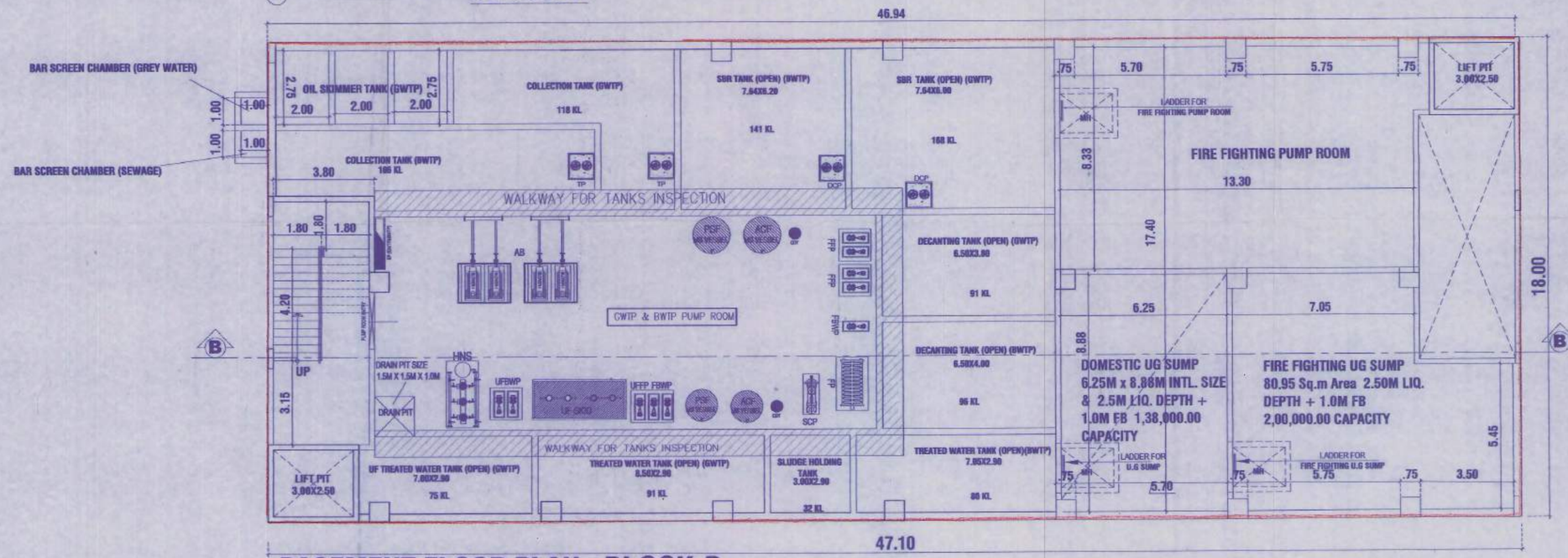
FRONT ELEVATION **BLOCK-B**

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HR/N1/0714/2024
Dated 23/01/2025.

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட விழுமம் எண். CERA/WDC/NT/00458/2025
நாள் 21/01/2025 வார்டு 085
ஒப்புவிக்கப்பட்டது
உதவி பொறியாளர் / ஆணையருக்காக

The approval issued under Now 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

1 மதுரை நகல்



BASEMENT FLOOR PLAN BLOCK-B

SHEET - 11 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE SUE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM)+ STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

JOINERY DETAIL

D1	DOOR	2.44 x 2.13
D2	DOOR	1.83 x 2.13
D3	DOOR	1.22 x 2.13
D4	DOOR	0.91 x 2.13
W1	WINDOW	2.44 x 1.37
W2	WINDOW	1.83 x 1.37
V1	VENTILATOR	2.44 x 0.60
V2	VENTILATOR	1.22 x 0.60

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED

BOUNDARY

ROAD

NOTE:

— MULTI TYPE FIRE FIGHTER

— FIRE EXTINGUISHER

For KVPS PROPERTY DEVELOPERS PVT. LTD

Director

LESSEE SIGNATURE :-

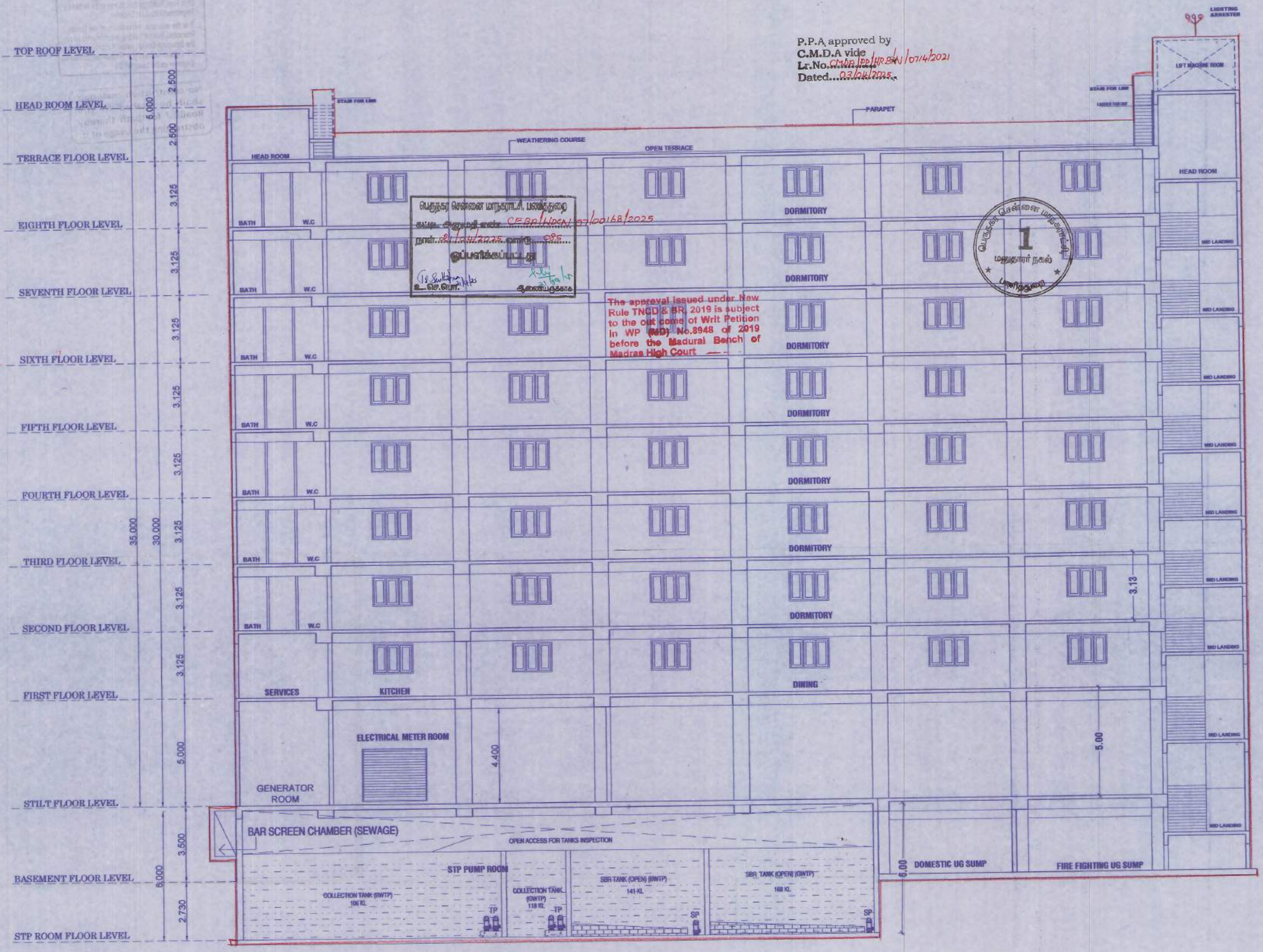
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Nullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-1/2024/07/005

STRUCTURAL SIGNATURE :-

H. SATHAKUM KOOHE
CMDA Regd No: RA/Gr. I/19/35/218
DTCP Regd. No:CGLRGN/RA/Gr-I/2019/12/080
G.C.C. No: RA101382019
Regn. No: CA/2015/67818
Plot No.48, Kamaraj Nagar,
Peniyd Mathur, Chennai-600 068.
Ph:9171609007
Email:shreekapiladesigns@gmail.com

ARCHITECTS SIGNATURE:-

P.P.A approved by
C.M.D.A vide
Lr.No. CMA/LPD/THPBN/1074/2021
Dated... 07.04.2021



SECTION ON -BB
BLOCK-B

CMDA Single Window Cell
CFBP/WDCN/07/00168/2025
Date: 21/04/2025

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

SHEET - 12 / 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF HIGH RISE COMMERCIAL BUILDINGS WITH 2 BLOCKS IN WHICH BLOCK- A: WITH EXTENDED BASEMENT FLOOR (MEANT FOR PARKING) + GROUND FLOOR + 1ST FLOOR TO 7TH FLOOR (FOR RETAIL SHOP USE) + 8TH FLOOR & 9TH FLOOR PART ARE FOR OFFICE SUE BUILDING, BLOCK - B: BASEMENT FLOOR (STP, SUMP & PUMP ROOM) +STILT FLOOR (MEANT FOR PARKING) + 1ST FLOOR (DINING HALL) + 2ND FLOOR TO 8TH FLOOR FOR DORMITORY USE AND MLCP (9 LEVEL WITH CAR PARKING 192NOS) ABUTTING C.T.H.ROAD (FORMERLY M.T.H. ROAD) PADI, CHENNAI - 600 050, COMPRISED IN OLD S.NO:3/1,4/1&2 OF KAKAPALLAM VILLAGE, T.S.NOS:44/2, 44/3,45/1 & 46/2, BLOCK NO:81, WARD - E OF AMBATTUR TOWN, AMBATTUR TALUK, THIRUVALLUR DISTRICT, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION, ZONE - VII, DIVISION - 84.

SPECIFICATIONS

1. R.C.C COLUMN FOOTING OR PILES IN FOUNDATION.
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5. WALLS ARE PLASTERED BY CEMENT PLASTER.
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7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE M-25
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

JOINERY DETAIL

D1	DOOR	2.44 x 2.13
D2	DOOR	1.83 x 2.13
D3	DOOR	1.22 x 2.13
D4	DOOR	0.91 x 2.13
W1	WINDOW	2.44 x 1.37
W2	WINDOW	1.83 x 1.37
V1	VENTILATOR	2.44 x 0.60
V2	VENTILATOR	1.22 x 0.60

SCALE - 1 : 100

ALL DIMENSION ARE IN METRE

COLOR INDEX :-

PROPOSED
BOUNDARY
ROAD

NOTE:

— MULTI TYPE FIRE FIGHTER
— FIRE EXTINGUISHER

For KVPS PROPERTY DEVELOPERS PVT. LTD

Director

LESSEE SIGNATURE :-

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Reg. No. SE/I/2024/2/0014
Reg. No. RSE100382019
Reg. No. COLDIST/SE/Gr-I/2024/07/005

STRUCTURAL SIGNATURE :-

H. SATHAKUMAR OOHI
CMDA Regd No: RA/Gr. I/19/05/218
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ARCHITECTS SIGNATURE:-

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.