

approved by
A. J. Jeyaraj
C.M.E.
L.No. 89/12/2025
Date: 12/12/2025

The approval issued under New
Rule TNCD & BR, 2019 is subject
to the outcome of Writ Petition
in WP (MD) No.8948 of 2019
in the Hon'ble Bench of
Madras High Court.

7.20m WIDE ROAD

OSR
Area : 409.07

ROAD WIDENING PORTION GIFTED TO CMDA
Area : 88.68 Sq.m.

9.00m WIDE BHARTHI NAGAR MAIN ROAD

4.20m WIDE ROAD

BLOCK - 2
Building Height : 18.30 Mtrs
No of Floors : S+4 Floors+5th Floor (Part)

BLOCK - 1
Building Height : 18.30 Mtrs
No of Floors : S+4 Floors+5th Floor (Part)

SEWAGE TREATMENT PLANT
BELOW - 120'KLD

SITE PLAN (Scale - 1:150)

SITE PLAN SHEET NO. 1/6

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS
BLOCK 01 - STILT FLOOR + 4 FLOORS + 5TH FLOOR
PART (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH
40 DWELLING UNITS. BLOCK 02 - STILT FLOOR + 4
FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M)
RESIDENTIAL BUILDING WITH 100 DWELLING UNITS.
TOTAL 140 DWELLING UNITS WITH SWIMMING POOL,
INDOOR GAMES ROOM, GYM, AYURVEDIC YOGA ROOM
AVAILING PREMIUM FSI WITH T.O.D. BENEFIT AT
BHARATHI NAGAR MAIN ROAD, SEMMENCHERI,
CHENNAI COMPREHENSIVE IN OLD NOS.742, 743 & 77,
T.S.NOS.15, 16, 17 & 18, BLOCK NO.9, WARD - G OF
SEMMENCHERI VILLAGE WITHIN THE LIMITS OF
GREATER CHENNAI CORPORATION.

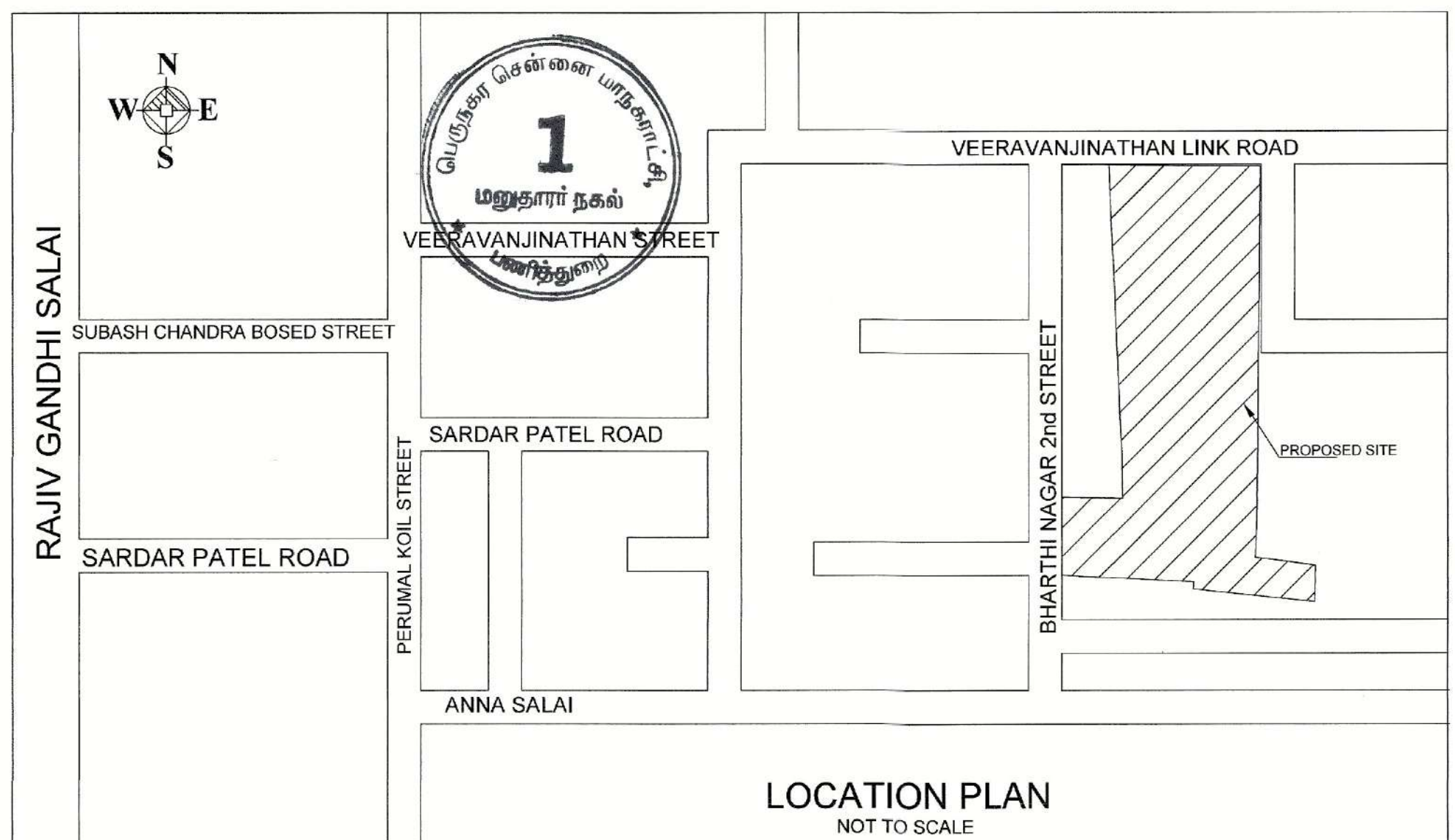
Sl. No.	DESCRIPTION	UNIT	AMOUNT
A)	AREA STATEMENT	SQ.M.	
1	AREA AS PER PATIA	7062.90	
2	AREA AS PER DOCUMENT	7102.13	
3	AREA CONSIDERED FOR FSI	6956.20	
4	STREET ALIGNMENT/ROAD WIDENING LINK ROAD	106.70	
5	OSR AREA	409.07	
6	TOTAL FSI AREA	15224.94	
7	FSI FACTOR	2.189	
8	COVERAGE AREA (PERCENTAGE %)	NA	

Sl. No.	DESCRIPTION	UNIT	AMOUNT
A)	PARKING STATEMENT		
1	VEHICLE	REQUIRED	PROVIDED
2	LORRY	-	0
3	CAR	141	163
4	TWO WHEELER	28	106
5	CYCLE	-	0

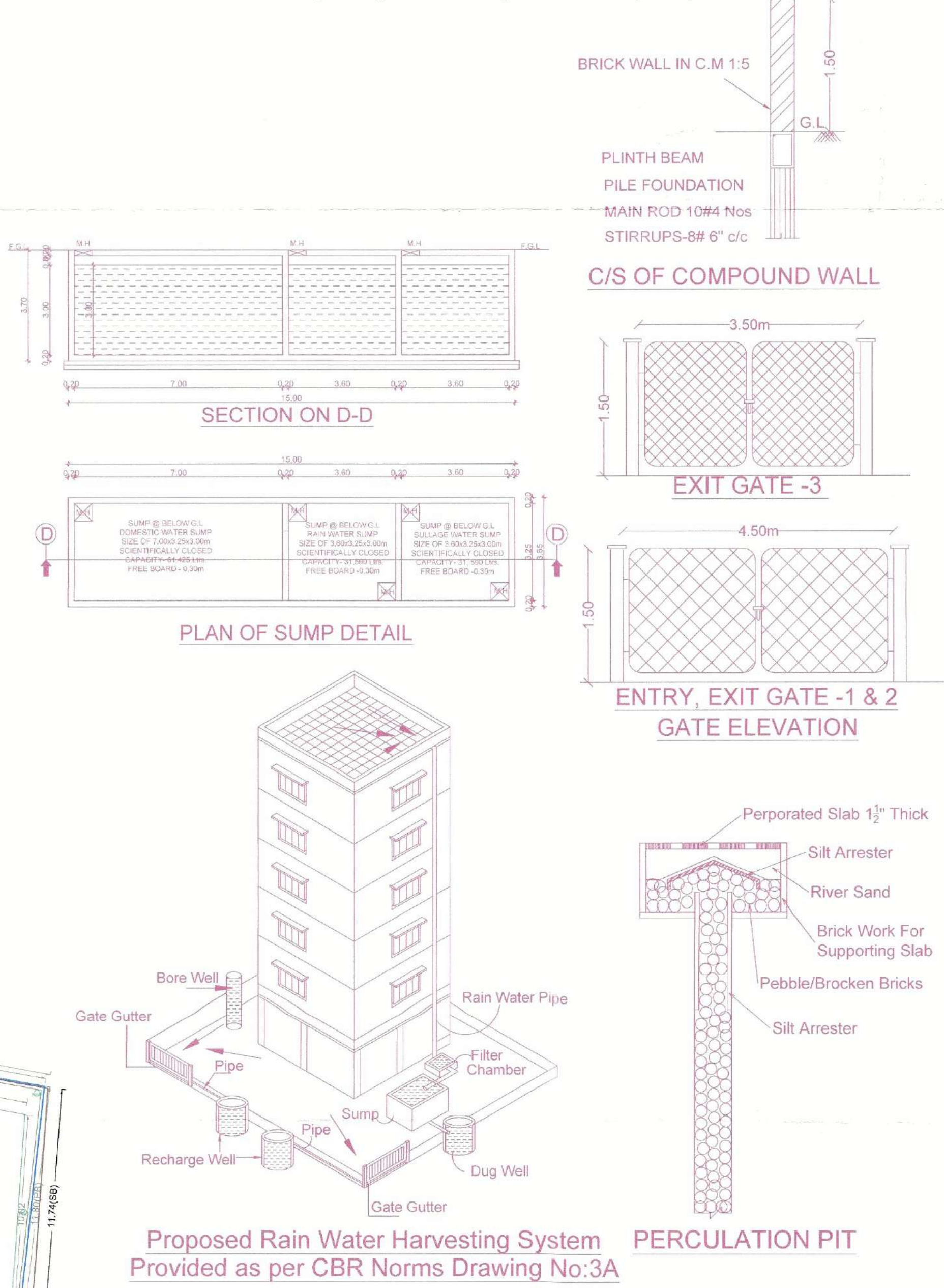
FLOORS	COMM.	RESI.	IND.	INST.	DU	TOTAL
STILT PARKING FLOOR	0.00	35.72	0.00	0.00	0	35.72
FIRST FLOOR	0.00	909.05	0.00	0.00	8	909.05
SECOND FLOOR	0.00	909.05	0.00	0.00	8	909.05
THIRD FLOOR	0.00	909.05	0.00	0.00	8	909.05
FOURTH FLOOR	0.00	909.05	0.00	0.00	8	909.05
FIFTH FLOOR	0.00	867.80	0.00	0.00	8	867.80
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4539.72	0.00	0.00	40	4539.72

FLOORS	COMM.	RESI.	IND.	INST.	DU	TOTAL
STILT PARKING FLOOR	0.00	115.23	0.00	0.00	0	115.23
FIRST FLOOR	0.00	2129.56	0.00	0.00	20	2129.56
SECOND FLOOR	0.00	2129.56	0.00	0.00	20	2129.56
THIRD FLOOR	0.00	2129.56	0.00	0.00	20	2129.56
FOURTH FLOOR	0.00	2129.56	0.00	0.00	20	2129.56
FIFTH FLOOR	0.00	2051.75	0.00	0.00	20	2051.75
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	10985.22	0.00	0.00	100	10985.22

BUILDING	NO OF SAME BUILDING	FSI AREA	DU	TOTAL
A-1 (BLOCK 1)	0.00	4539.72	40	4539.72
B-1 (BLOCK 2)	0.00	10985.22	100	10985.22
Total	0.00	15524.94	140	15524.94

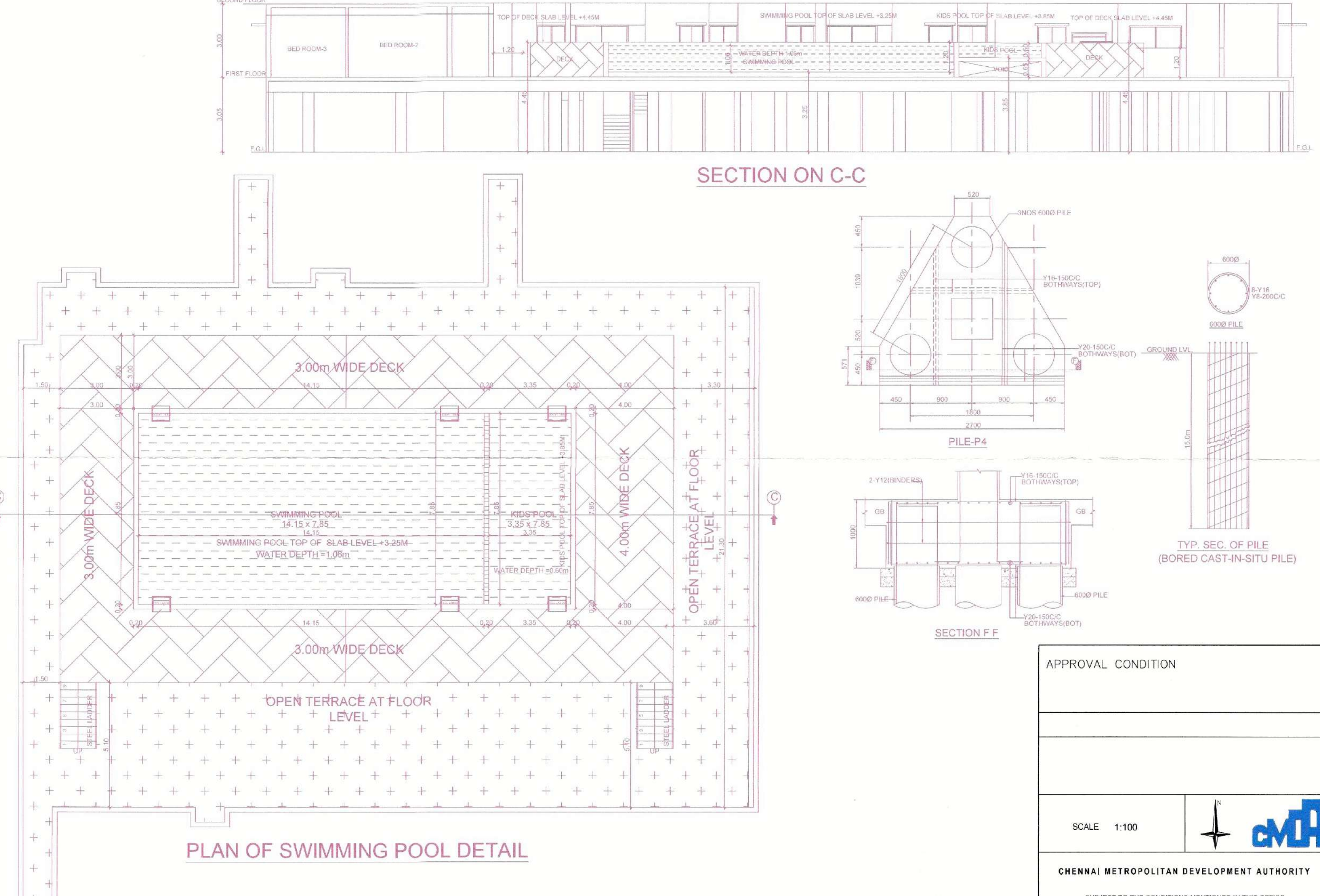
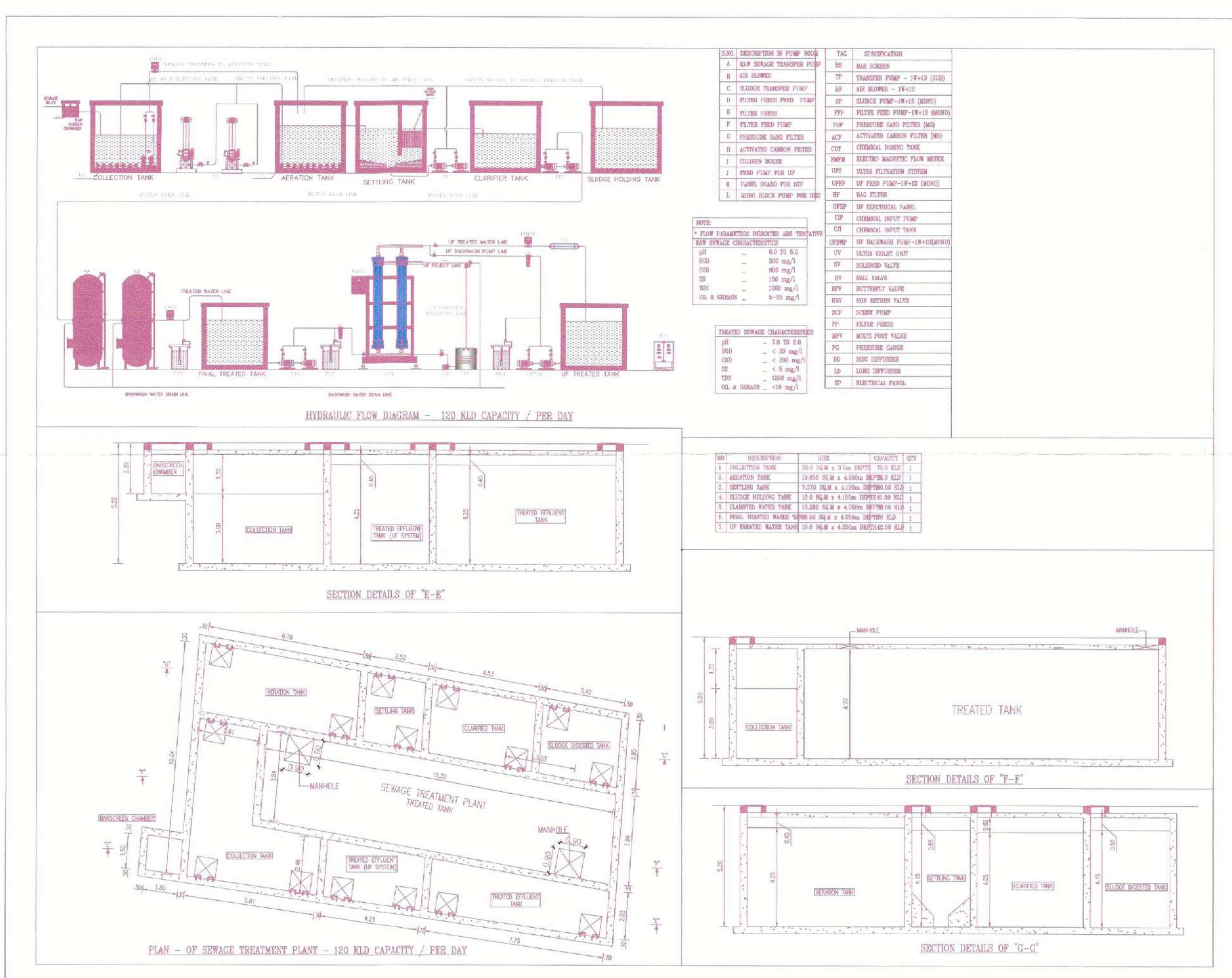


Location plan (Taken as per User Inputs)



Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A

PERCUATION PIT



APPROVAL CONDITION

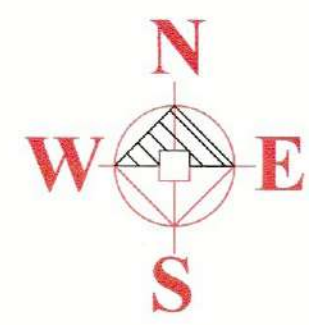
SCALE 1:100

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

Signature valid

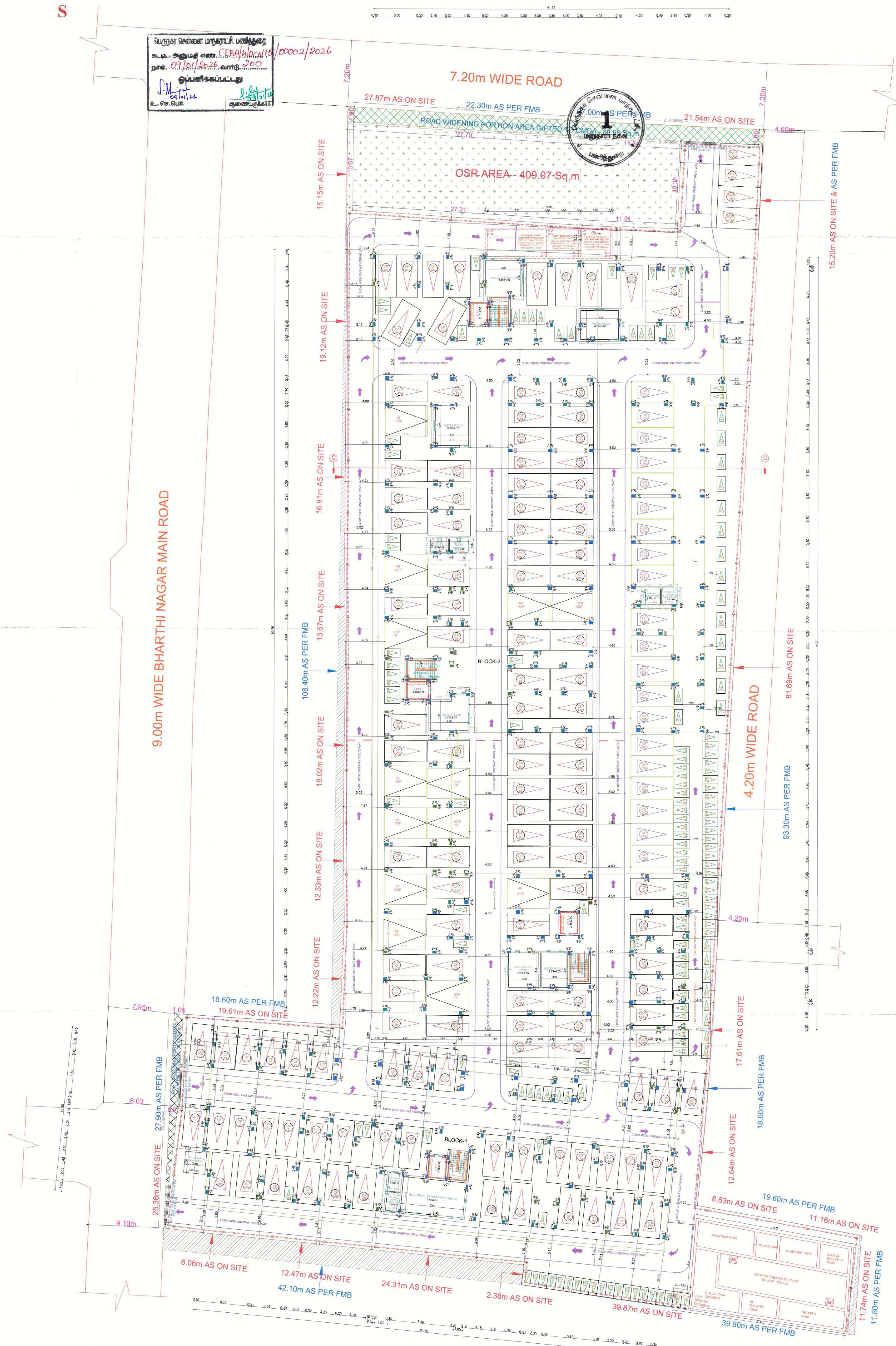
Signature valid

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



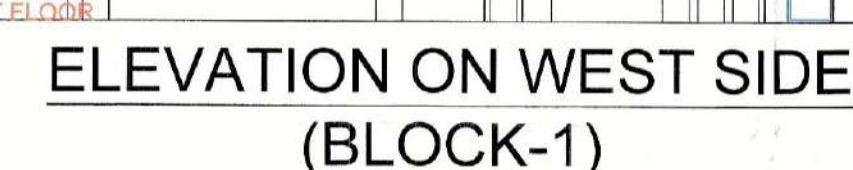
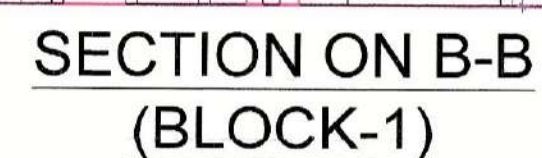
வெகுநேரம் சென்னை மாதிரியே பணத்திற்கு
கடும் ஆறுமதி எண். **CEBA/local/12**
நாள். **09/01/2026** வார்டு. **200**
ஒப்பளிக்கப்பட்டது
J.M. John **09/01/22**
உ. செ. பொ.
ஆணையருக்காக

5/00002/2026



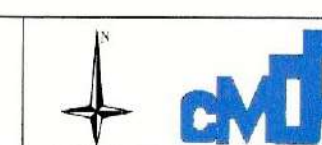
APPROVAL CONDITION	
SCALE 1:100	
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY SUBJECT TO THE CONCENDING W/MENT BY THIS OFFICE	
For (Project Manager) / (Chief Engineer) (Urban Development) Head of Building Dept. High Rise Building This report is for early preliminary stage. It is subject to be reviewed later.	
	OR

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

BLOCK - 1

APPROVAL CONDITION

SCALE 1:100



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

*For (Deputy) Planner / Chief Planner / Manager (Scheduling)
High Rise Building / Non-High Rise Building*

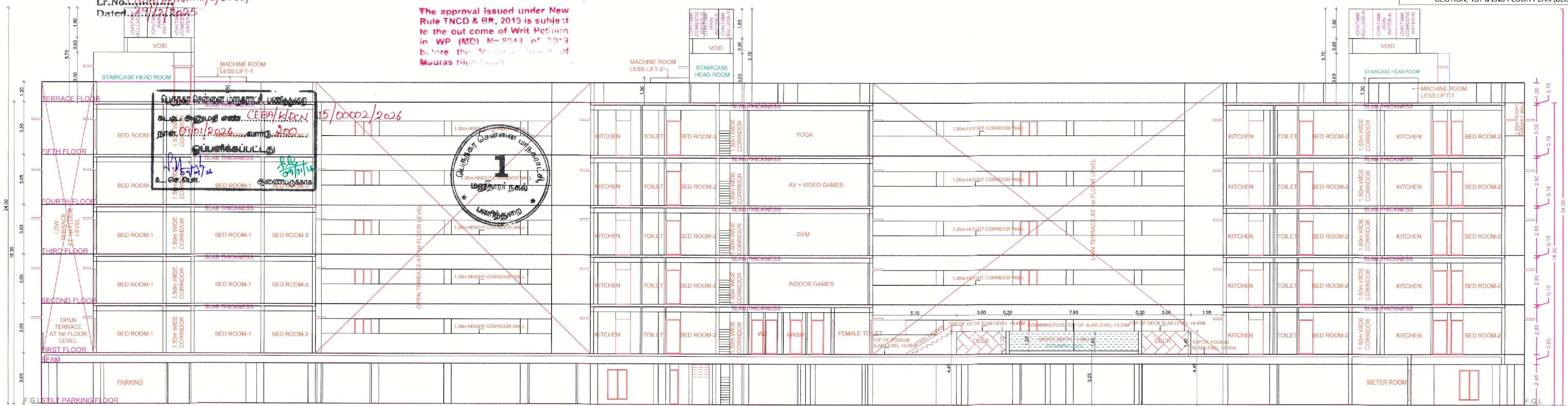
QF

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

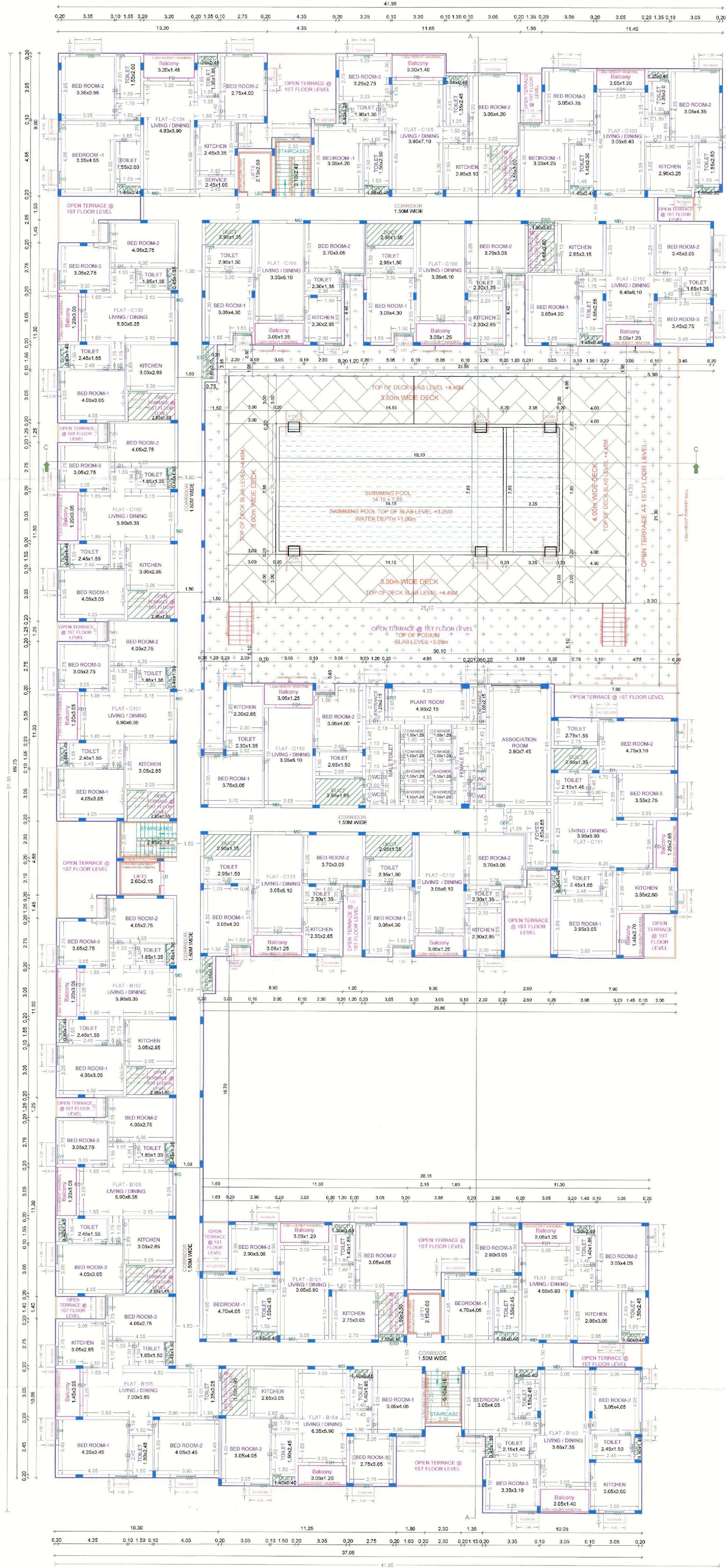
FLOOR NAME SHEET NO. 4/6
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS. BLOCK 01 - STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS. BLOCK 02 - STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 100 DWELLING UNITS. TOTALLY 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM, AVALING PREMIUM F&B WITH T.O.D. BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHERI, CHENNAI COMPRISED IN OLD S.NO. 742, 743 & 777, S.NOS. 15, 16, 17 & 18, BLOCK NO. 9, WARD - G OF SEMMENCHERI VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No. 118/2022/NR&S/0565/2025
Dated: 23/12/2025

The approval issued under New
Rule TNC&R, 2019 is subject
to the out come of Writ Petition
in WP (MD) No. 8043 of 2019
before the Hon'ble Justice of
Madras High Court.

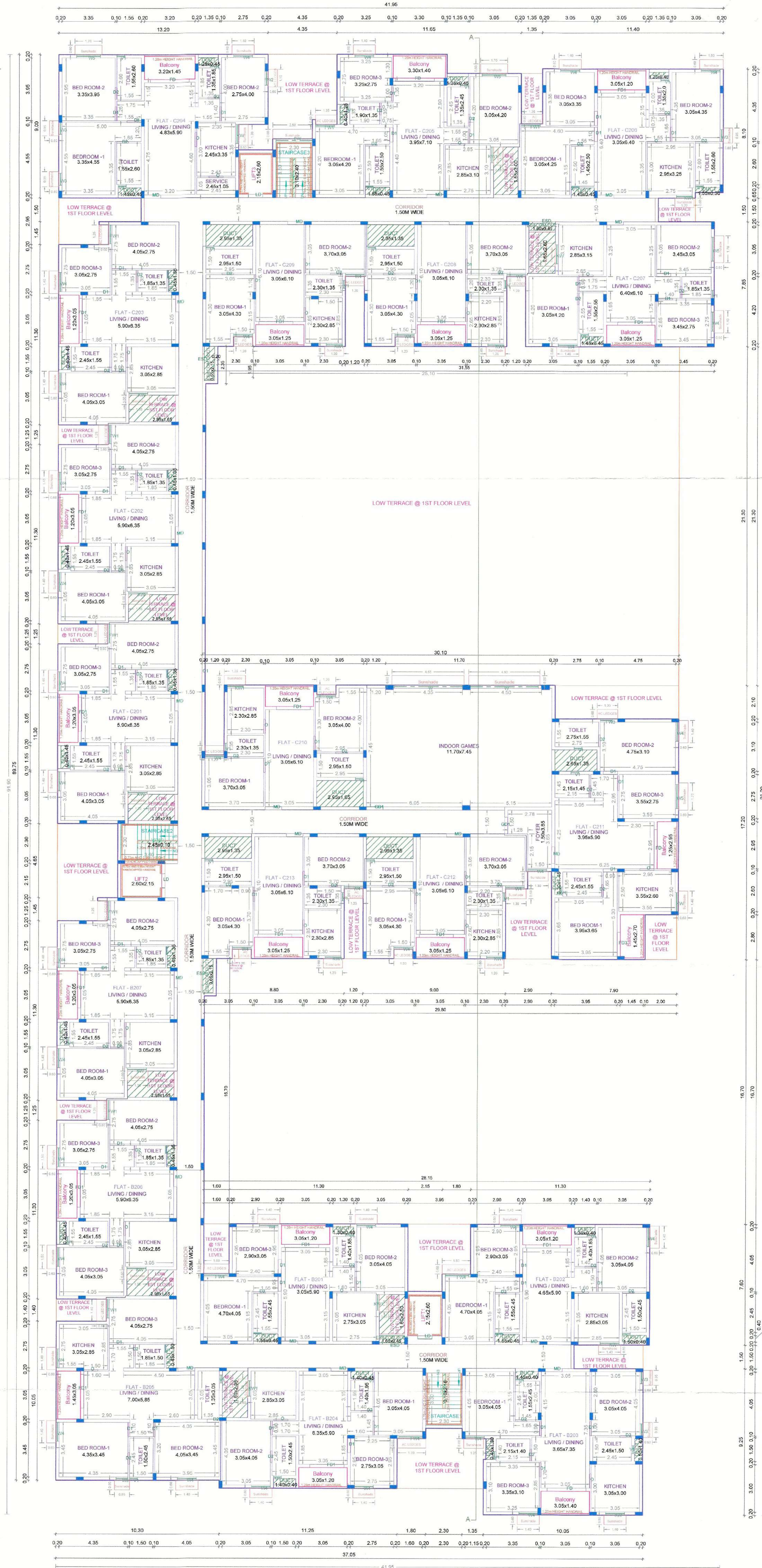


SECTION ON A - A (BLOCK - 2)



FIRST FLOOR PLAN

BLOCK - 2



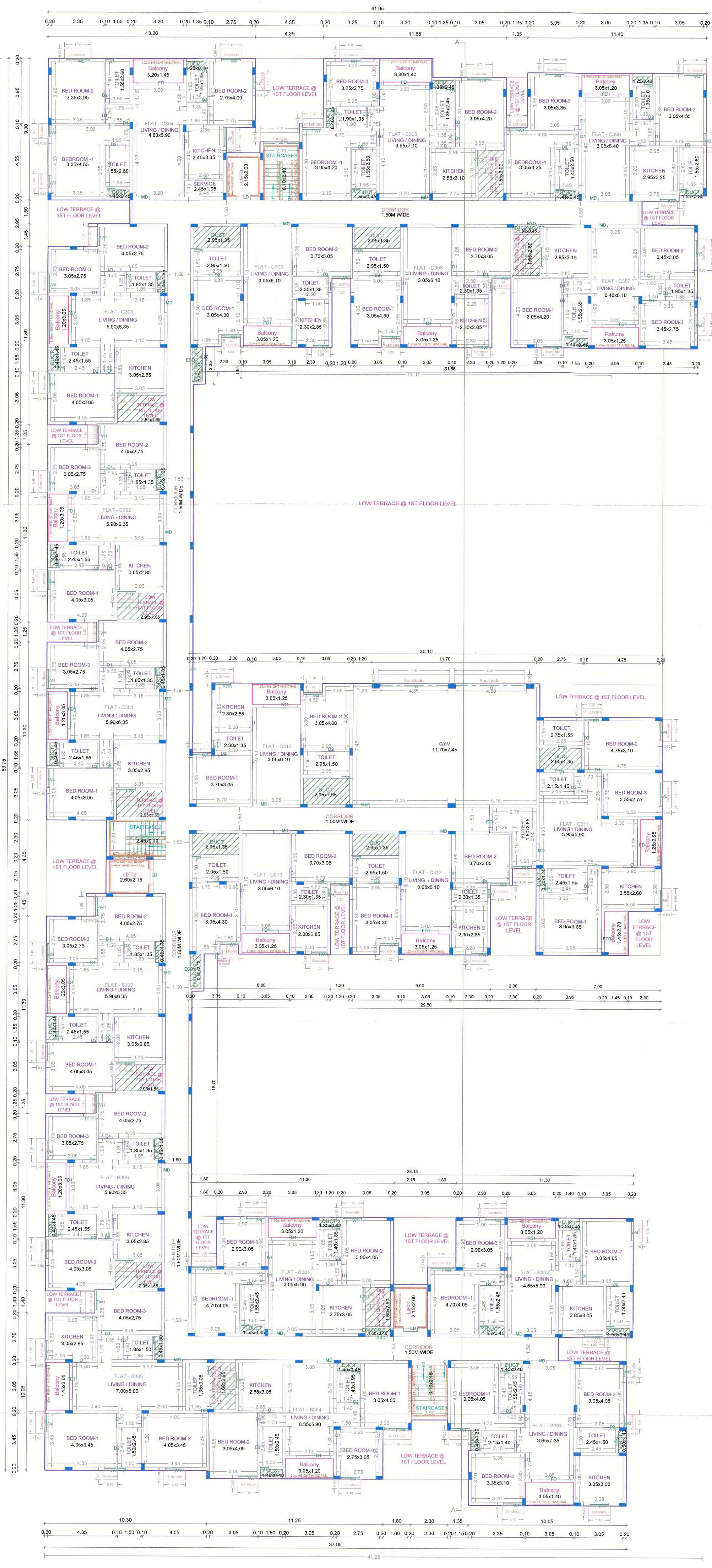
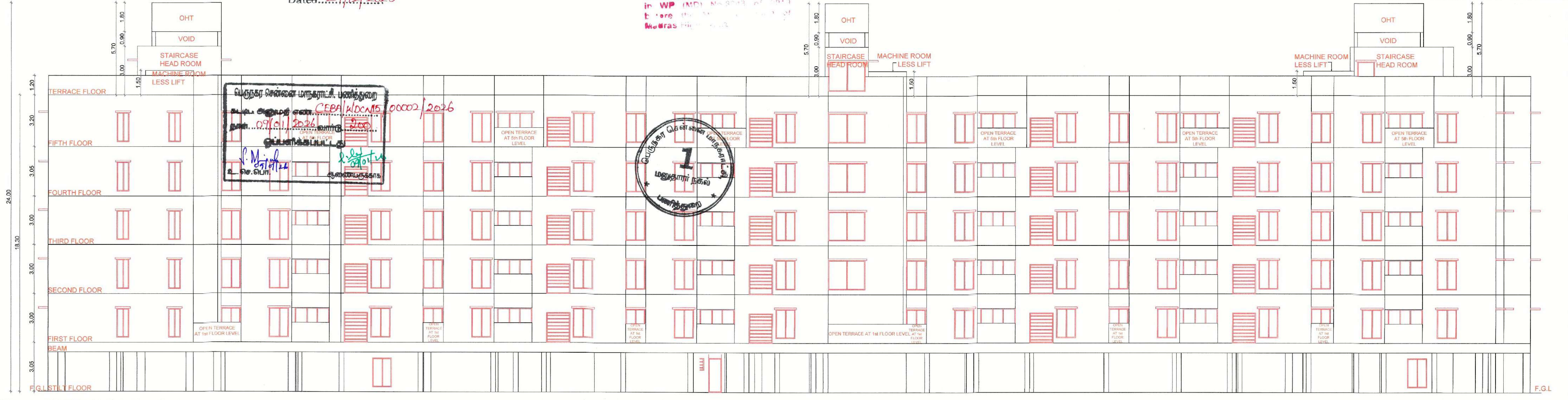
SECOND FLOOR PLAN

APPROVAL CONDITION
SCALE: 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS SPECIFIED IN THIS OFFICE

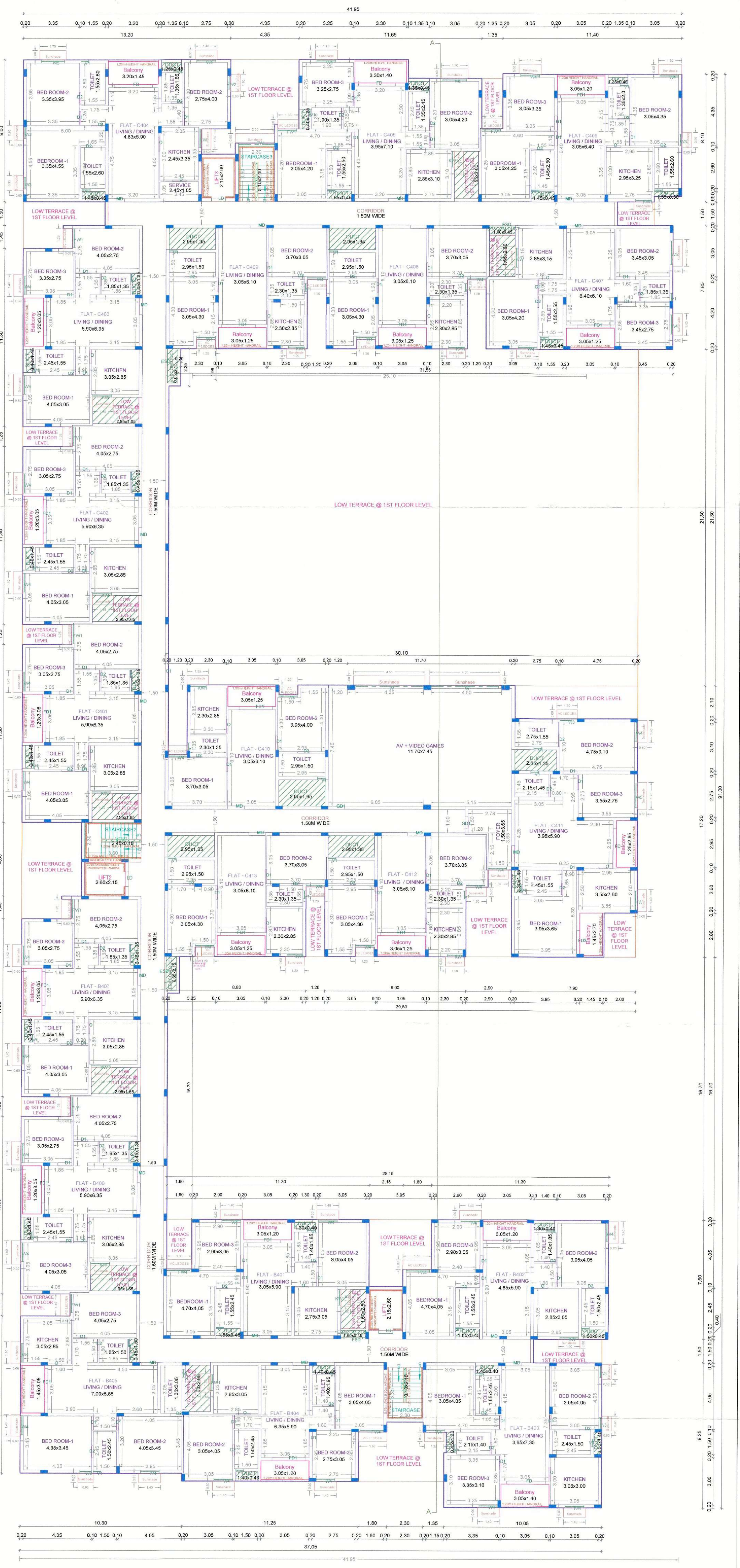
FLOOR NAME SHEET NO. 5/6
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS. BLOCK 01 - STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 40 DWELLING UNITS. BLOCK 02 - STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 100 DWELLING UNITS. TOTAL 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM, AVALING PREMIUM PS WITH T.O.D. BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHERU, CHENNAI COMPREHENSIVE OLD INDENTAGE 740 & 77 T.S.NOS.15, 16, 17 & 18. BLOCK NO. 2, WARD - 3 OF SEMMENCHERU VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
ELEVATION, 3RD & 4TH FLOOR PLAN (BLOCK - 2)

P.P.A approved by
C.M.D.A vide
Lr.No. 1117/HRB/S/0565/2025
Dated: 11/12/2025

The approval issued under New
Rule TNC&EP, 2015 is subject
to the out come of Writ Petition
in WP (M) No. 10000 of 2015
at Madras



BLOCK - 2

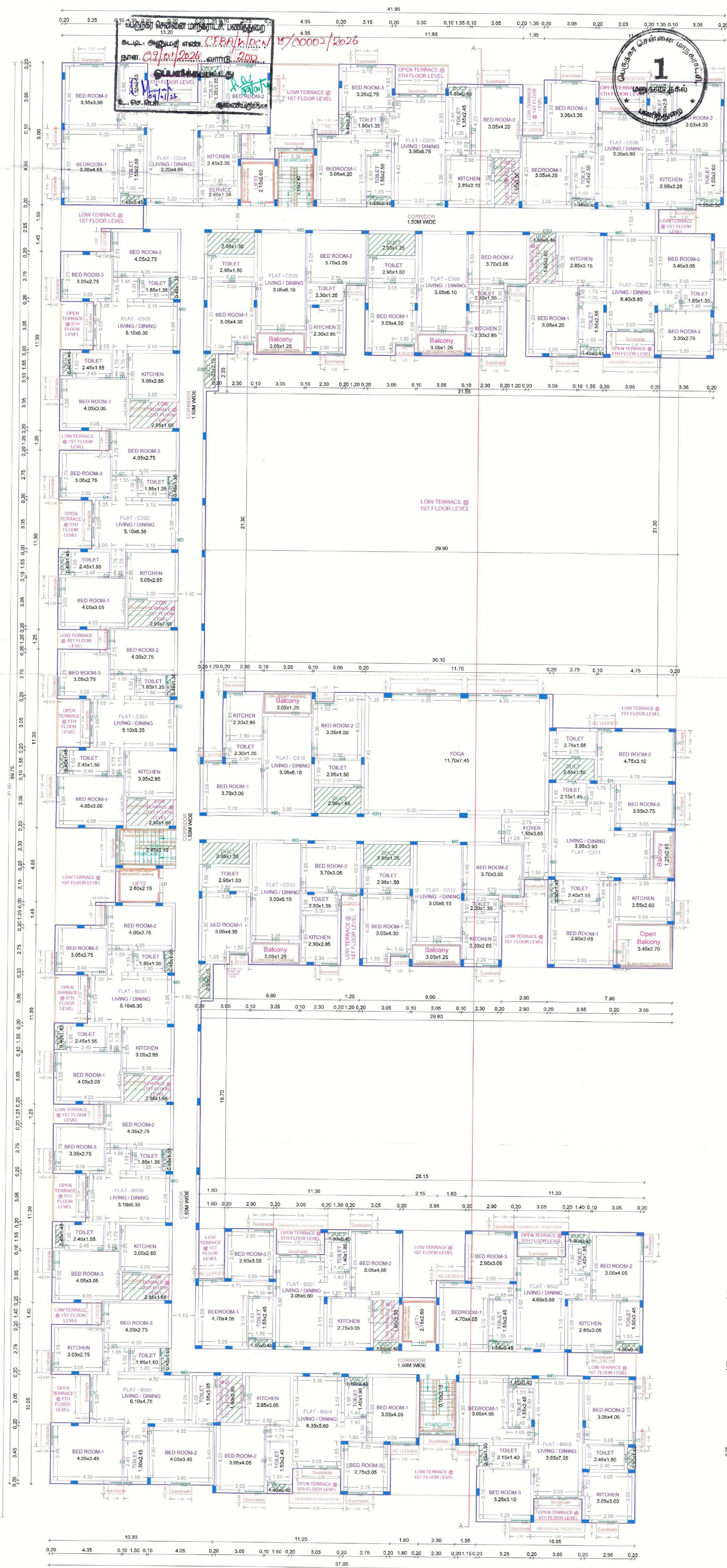


APPROVAL CONDITION
SCALE: 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
SUBJECT TO THE CONDITIONS APPROVED BY THE OFFICE
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME: SHEET NO. 676
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 2 BLOCKS. BLOCK 01 - STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M). RESIDENTIAL BUILDING WITH 40 DWELLING UNITS. BLOCK 02 - STILT FLOOR + 4 FLOORS + 5TH FLOOR PART (HEIGHT - 18.30M). RESIDENTIAL BUILDING WITH 100 DWELLING UNITS. TOTALLY 140 DWELLING UNITS WITH SWIMMING POOL, INDOOR GAMES ROOM, GYM, AV ROOM, YOGA ROOM, AVALING PREMIUM FSI WITH T.O.D. BENEFIT AT BHARATHI NAGAR MAIN ROAD, SEMMENCHER, CHENNAI COMPRISED IN OLD S.NOS 742, 743 & 771, S.NOS 15, 16, 17 & 18, BLOCK NO. 3, WARD - 3 OF SEMMENCHER VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
(5TH FLOOR (PART) & TERRACE FLOOR PLAN (BLOCK - 2))

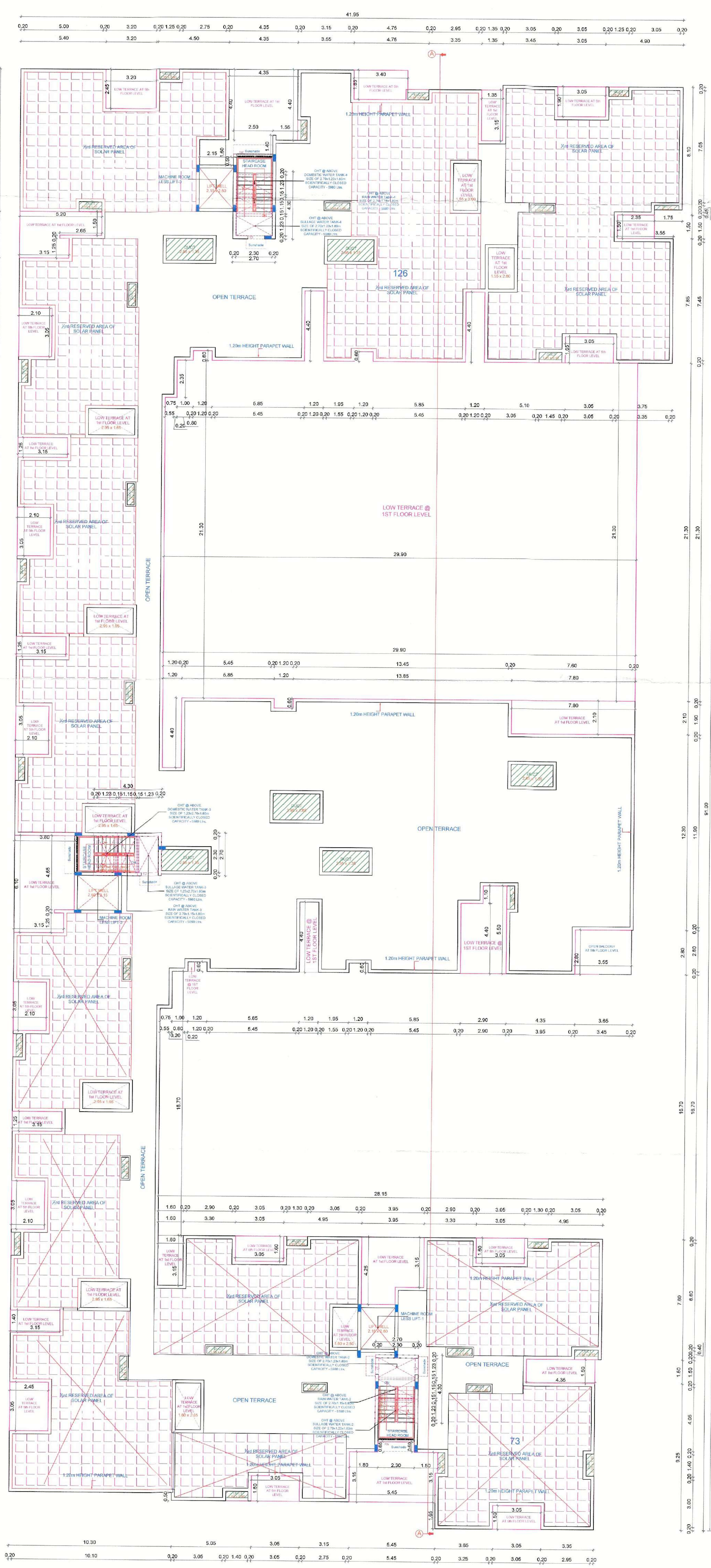
P.P.A approved by
C.M.D.A vide
Lr.No. 5000/PP/NHRE/3/05/5/2025
Dated: 29/12/2025

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



FIFTH FLOOR (PART) PLAN

BLOCK - 2



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE: 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS SPECIFIED IN THE OFFICE

FOR THE PREPARED BY: [Signature]

FOR THE CHECKED BY: [Signature]

FOR THE APPROVED BY: [Signature]

DATE: 29/12/2025