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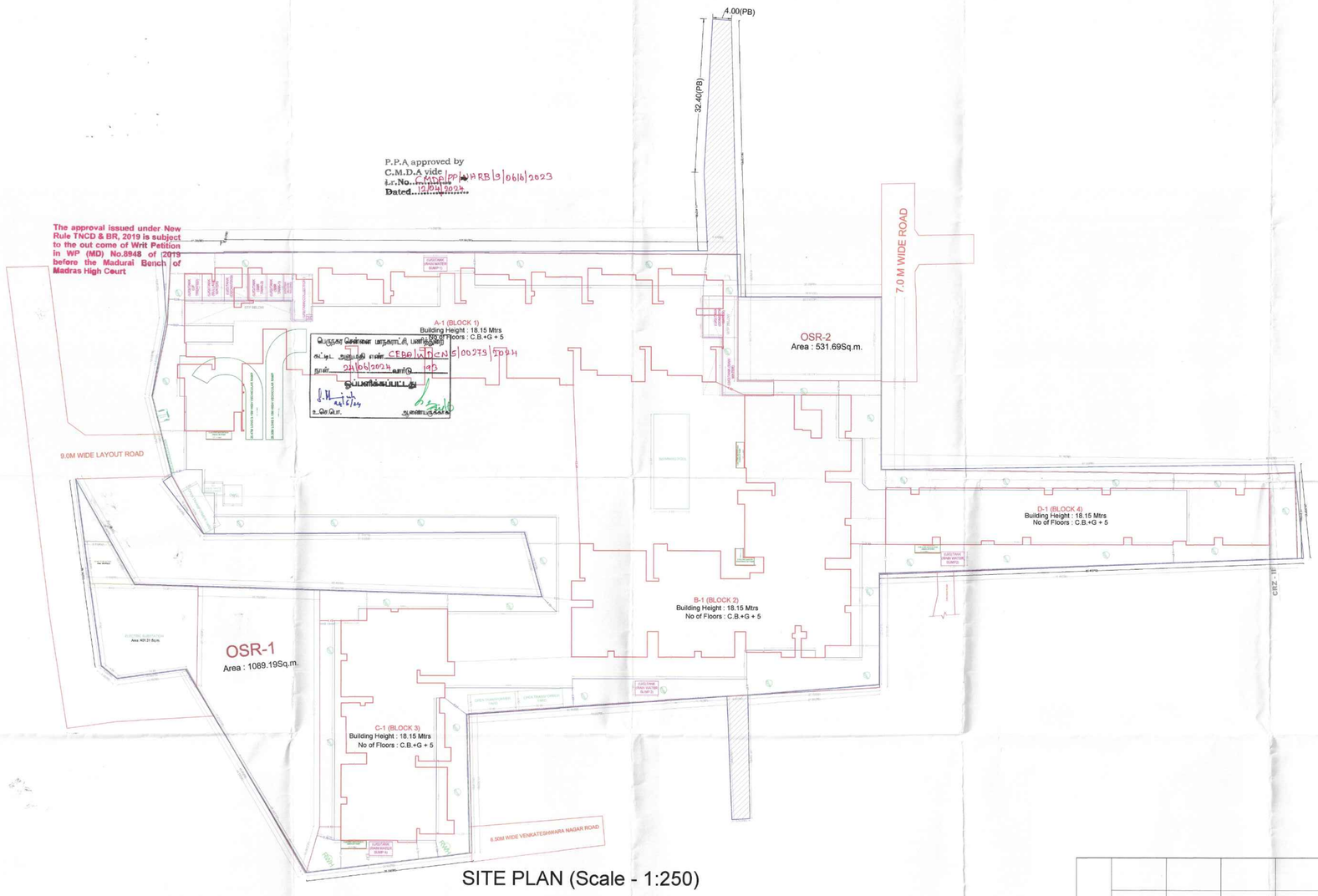
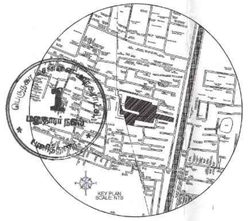
1/12

NO-G ONE



SITE PLAN (Scale - 1:250)



SHEET NO. 1/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND CONSISTED BASEMENT, BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS, TOTALLY 209 DWELLING UNITS AWARDING PREMIUM FSI IN S.NOS.82/1, 83/1, 83/5, 83/7, 83/8, 83/10, 83/11A, 11/1A, 11/1B, 11/1C1A, 11/1C1B, 11/1C2, 11/1C3, 11/1C4, 11/1D1, 11/1D1A, 11/1D1B, 12/1D1A AND 12/1D OF NEELANKARAI VILLAGE AND S.NO.22/2A OF SEKUMAN VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	16266.00
AREA AS PER DOCUMENT	16708.43
AREA CONSIDERED FOR FSI	16266.00
LINK ROAD	66.87
CSR AREA	1620.88
TOTAL FSI AREA	34041.19
FSI FACTOR	
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	303	306
TWO WHEELER	0	0
CYCLE	0	0

DESCRIPTION		EXTENT (in Sq.m)
Area as per Document	:	16708.43
Area as per Patta	:	16266.00
Least Extent between Patta and Document	:	16266.00
Land in S.No.10/1 encroached by others	:	385.00
Least Site Extent considered for FSI after deducting encroached area	**:**	**15881.00**
Site falls in CRZ area As per the Institute of Remote Sensing	:	80.69
Site falls outside CRZ area As per the Institute of Remote Sensing	:	15800.31
FSI Permissible		
FSI for the land falls within CRZ area 80.69 Sq.m. x 1.50	:	121.04
FSI for the land falls outside CRZ area 15800.31 Sq.m. x 2.00	:	31600.62
Total normally permissible FSI area	**:**	**31721.66**
Premium FSI for the the land falls outside the CRZ area 15800.31 Sq.m. x 0.60	:	9480.19
Total FSI permissible including Premium	**:**	**41201.85**
FSI area Proposed	**:**	**34041.19**
FSI area proposed under Premium FSI 34041.19Sq.m. - 31721.66Sq.m.	:	2319.53

FLOOR WISE FSI STATEMENT: BLOCK 1

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
COMBINED BASEMENT PARKING FLOOR	0.00	165.46	0.00	0.00	0	165.46
GROUND PARKING FLOOR	0.00	2188.51	0.00	0.00	15	2188.51
FIRST FLOOR	0.00	2210.10	0.00	0.00	16	2210.10
SECOND FLOOR	0.00	2227.34	0.00	0.00	16	2227.34
THIRD FLOOR	0.00	2227.34	0.00	0.00	16	2227.34
FOURTH FLOOR	0.00	2227.34	0.00	0.00	16	2227.34
FIFTH FLOOR	0.00	2227.34	0.00	0.00	16	2227.34
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	13473.43	0.00	0.00	95	13473.43

FLOOR WISE FSI STATEMENT: BLOCK 2

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	0.00	1710.28	0.00	0.00	9	1710.28
FIRST FLOOR	0.00	1616.56	0.00	0.00	9	1616.56
SECOND FLOOR	0.00	1631.23	0.00	0.00	9	1631.23
THIRD FLOOR	0.00	1631.23	0.00	0.00	9	1631.23
FOURTH FLOOR	0.00	1631.23	0.00	0.00	9	1631.23
FIFTH FLOOR	0.00	1481.62	0.00	0.00	9	1481.62
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	9702.15	0.00	0.00	54	9702.15

FLOOR WISE FSI STATEMENT: BLOCK 3

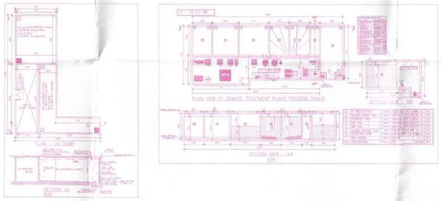
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	0.00	906.80	0.00	0.00	6	906.80
FIRST FLOOR	0.00	862.83	0.00	0.00	6	862.83
SECOND FLOOR	0.00	882.70	0.00	0.00	6	882.70
THIRD FLOOR	0.00	882.70	0.00	0.00	6	882.70
FOURTH FLOOR	0.00	882.70	0.00	0.00	6	882.70
FIFTH FLOOR	0.00	882.70	0.00	0.00	6	882.70
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5300.43	0.00	0.00	36	5300.43

FLOOR WISE FSI STATEMENT: BLOCK 4

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
GROUND FLOOR	0.00	924.94	0.00	0.00	4	924.94
FIRST FLOOR	0.00	928.05	0.00	0.00	4	928.05
SECOND FLOOR	0.00	928.05	0.00	0.00	4	928.05
THIRD FLOOR	0.00	928.05	0.00	0.00	4	928.05
FOURTH FLOOR	0.00	928.05	0.00	0.00	4	928.05
FIFTH FLOOR	0.00	928.05	0.00	0.00	4	928.05
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5565.19	0.00	0.00	24	5565.19

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK 1		0.00	13473.43	0.00	0.00	95	13473.43
BLOCK 2		0.00	9702.15	0.00	0.00	54	9702.15
BLOCK 3		0.00	5300.43	0.00	0.00	36	5300.43
BLOCK 4		0.00	5565.19	0.00	0.00	24	5565.19
Total		0.00	34041.20	0.00	0.00	209	34041.20



APPROVAL CONDITION

SCALE 1:250

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

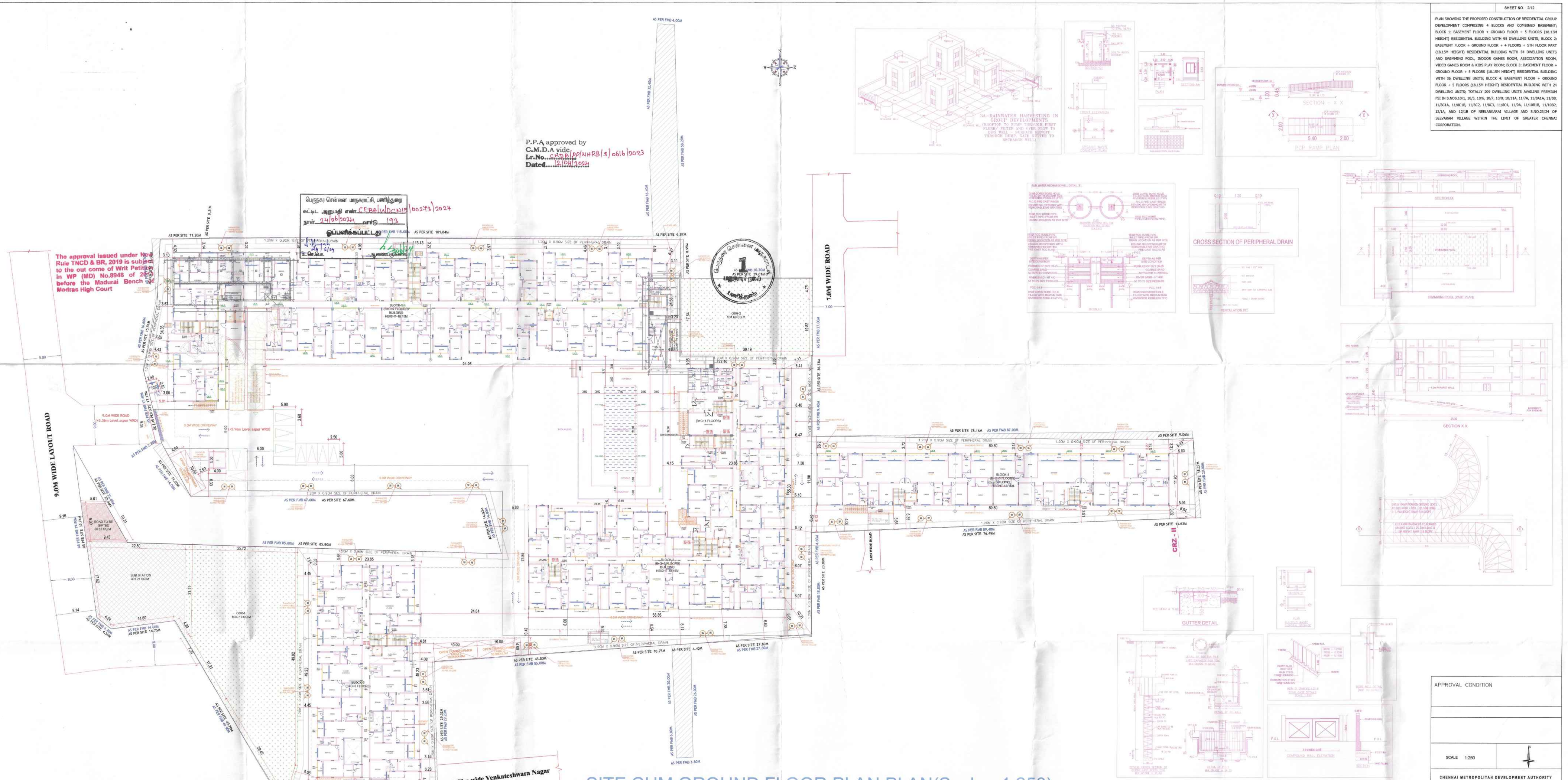
Applicants (Owner / Developer / Power of Attorney)

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

UserDefinedMetric (841.00 x 1800.00MM)

SHEET NO: 2/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS; BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + STH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF NEELANKARAI VILLAGE AND S.NO.23/24 OF SEEVARAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.



APPROVAL CONDITION

SCALE 1:250

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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 TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Applicants (Owner / Developer / Power of Attorney)

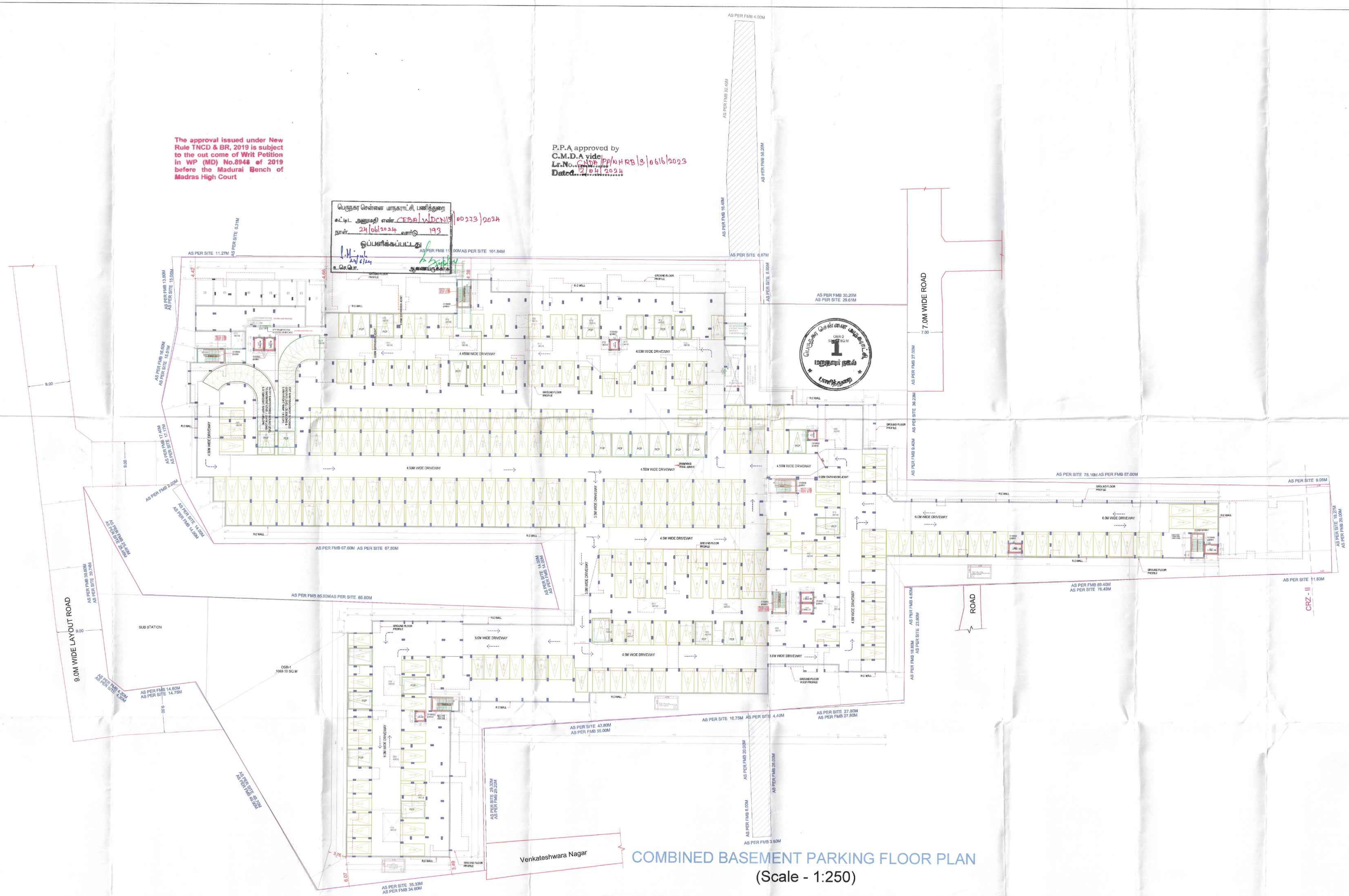
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

UserDefinedMetric (841.00 x 1500.00MM)

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. C/LPA/P/NHRB/3/0616/2023
Dated 2/08/2024

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண். CEBA/WDCN/19/00273/2024
நாள். 24/08/2024 வார்டு 193
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணைக்காக



COMBINED BASEMENT PARKING FLOOR PLAN
(Scale - 1:250)

SHEET NO. 3/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + STH FLOOR (PART (18.18M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/9C1A, 11/9C1B, 11/9C2, 11/9C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF NEELANKARAI VILLAGE AND S.NO.23/24 OF SEEVARAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE 1:250

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
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

The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of Writ WP (MD) No.8948 of 2019 and WMP (MD) Nos. 6842 & 6843 of 2019.

Applicants (Owner / Developer / Power of Attorney)

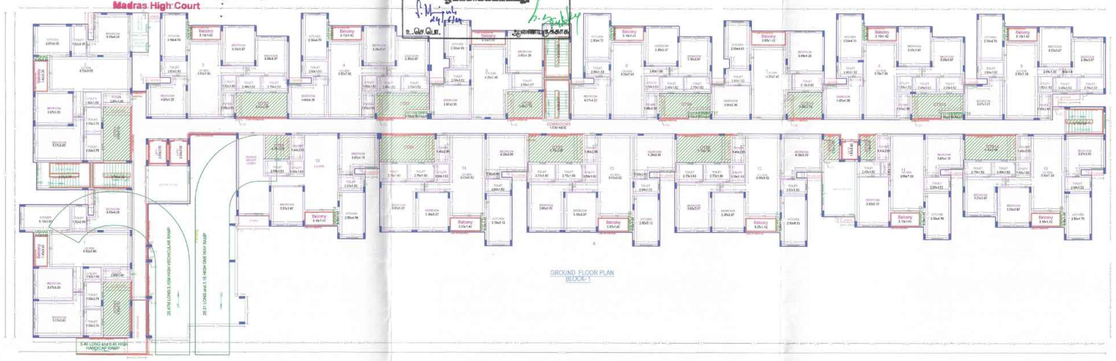
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

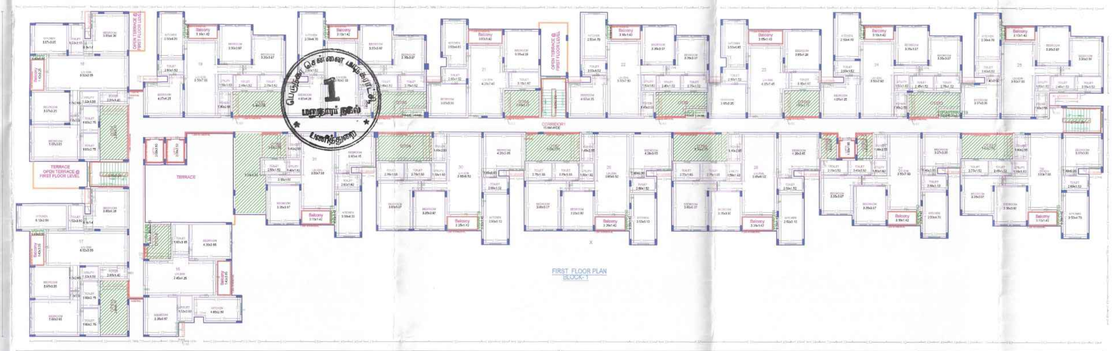
UserDefinedMetric (841.00 x 1500.00MM)

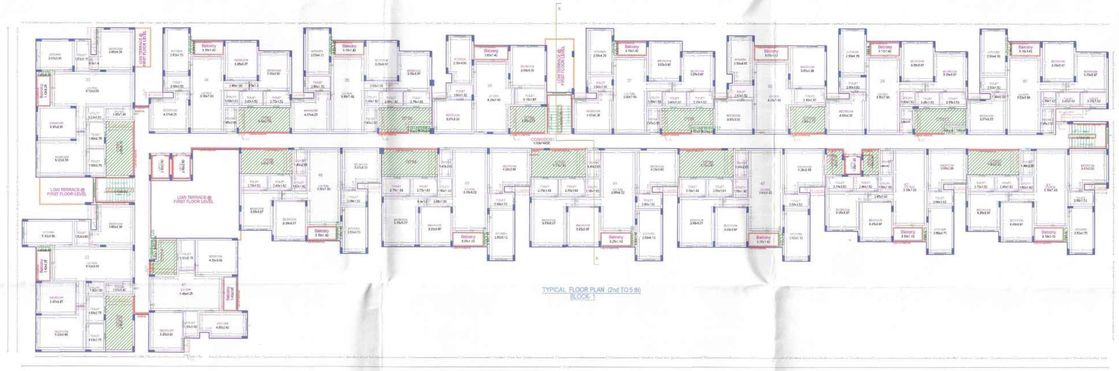
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

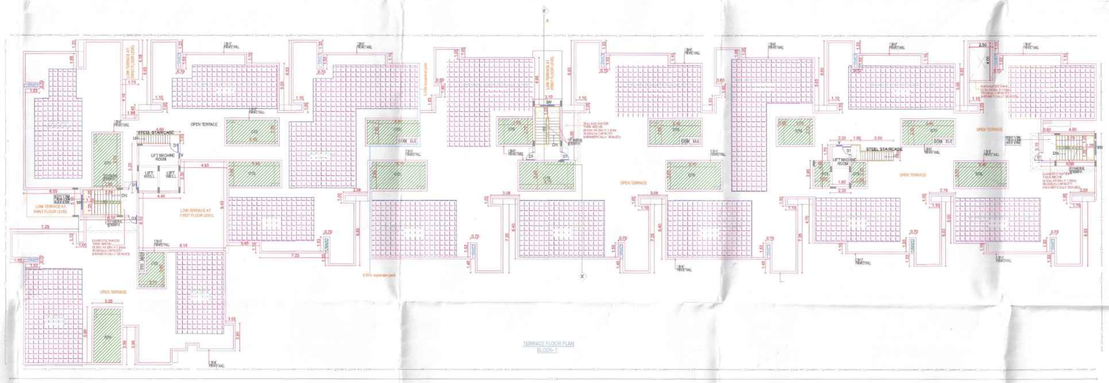
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டட அனுமதி எண்: CMDA/NOC/NS/000373/2024
நாள்: 24/06/2024 வளாகம் 193
ஒப்பளிக்கப்பட்டது
உ.பொ.பொ.

P.P.A approved by
C.M.D.A vide
Lr.No. 11512/PP/RB/S/0616/2023
Dated 12/04/2024









SHEET NO. 4/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS; BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 94 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 253 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.19/1, 19/5, 19/6, 19/7, 19/8, 22/1A, 11/7A, 11/8A/1, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF MEELAMAIAM VILLAGE AND S.NO.22/1A OF SEDAVAKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE 1:150

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE.

Applicant's (Owner / Developer / Power of Attorney)

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

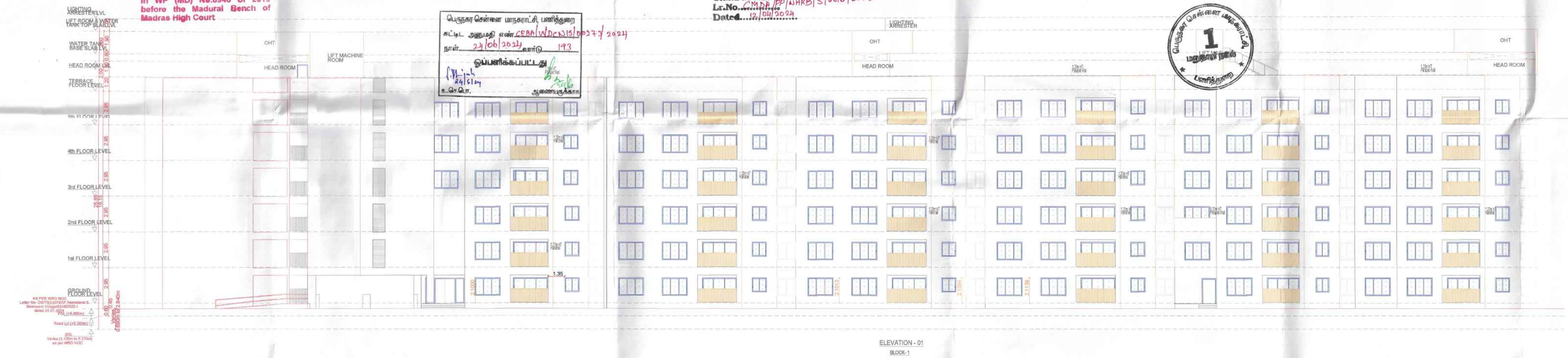
User DefinedMetric (841.00 x 1800.00MM)

SHEET NO. 5/12
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF NEELANKARAI VILLAGE AND S.NO.23/24 OF SEEVARAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

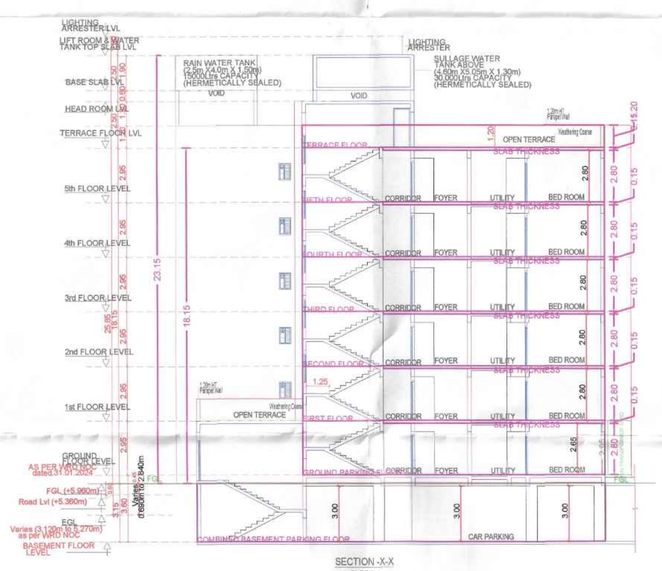
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

P.P.A approved by
C.M.D.A vide
Lr.No. MSB/ PP/WHRB/S/0616/2023
Dated 12/01/2024

பெருநகர சென்னை மாநகராட்சி பணிமனை
கட்டிட அனுமதி எண் CEBA/WD-N315/00277/2024
நாள் 24/06/2024 வரைபடு 193
செயல்படுத்தப்பட்டது
உ.செ.பொ.



ELEVATION - 01
BLOCK-1



SECTION -X-X
BLOCK-1

APPROVAL CONDITION	
SCALE 1:150	N

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

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)

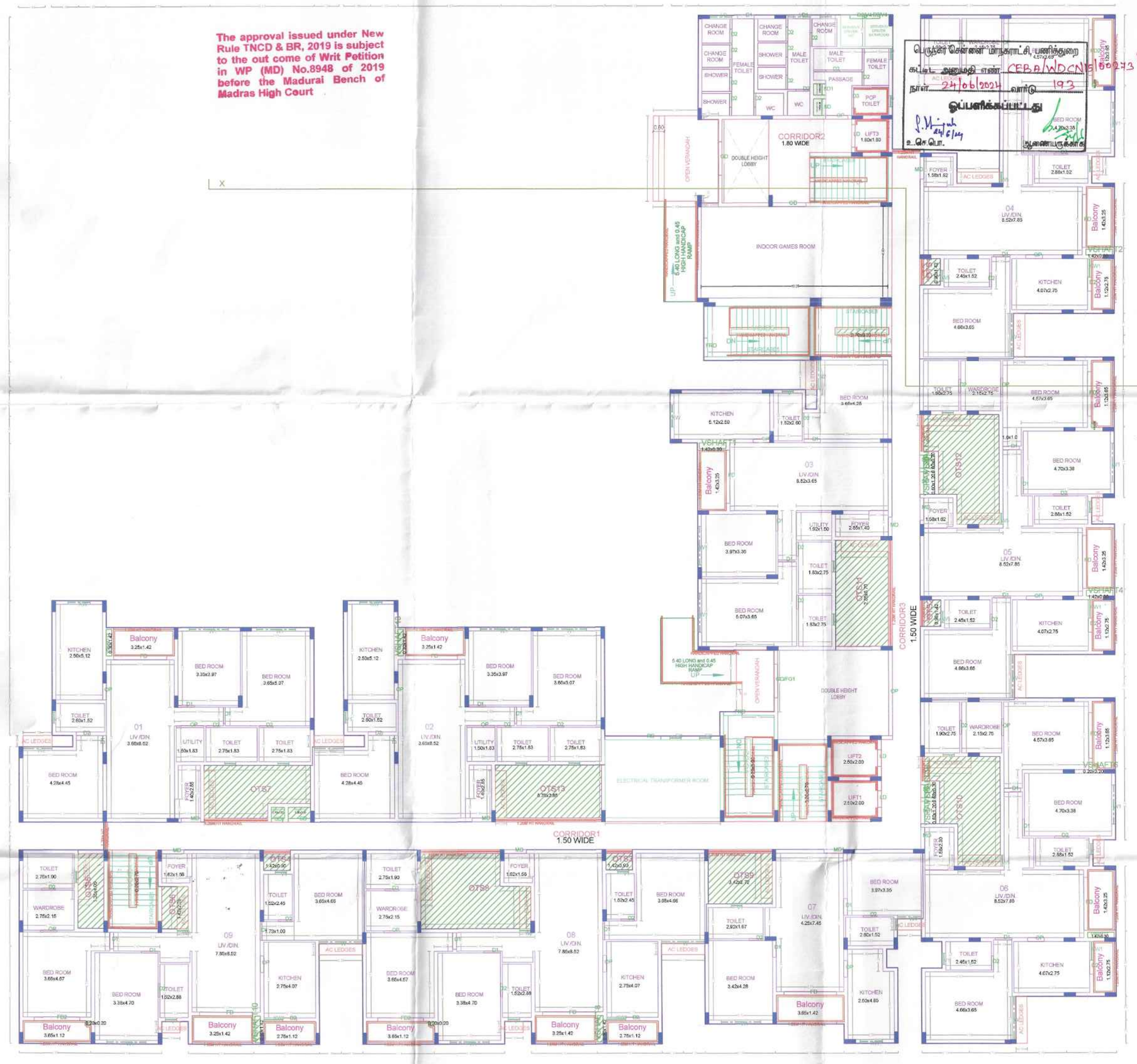
ISO_A0_(841.00_x_1189.00_MM)

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

SHEET NO. 6/12

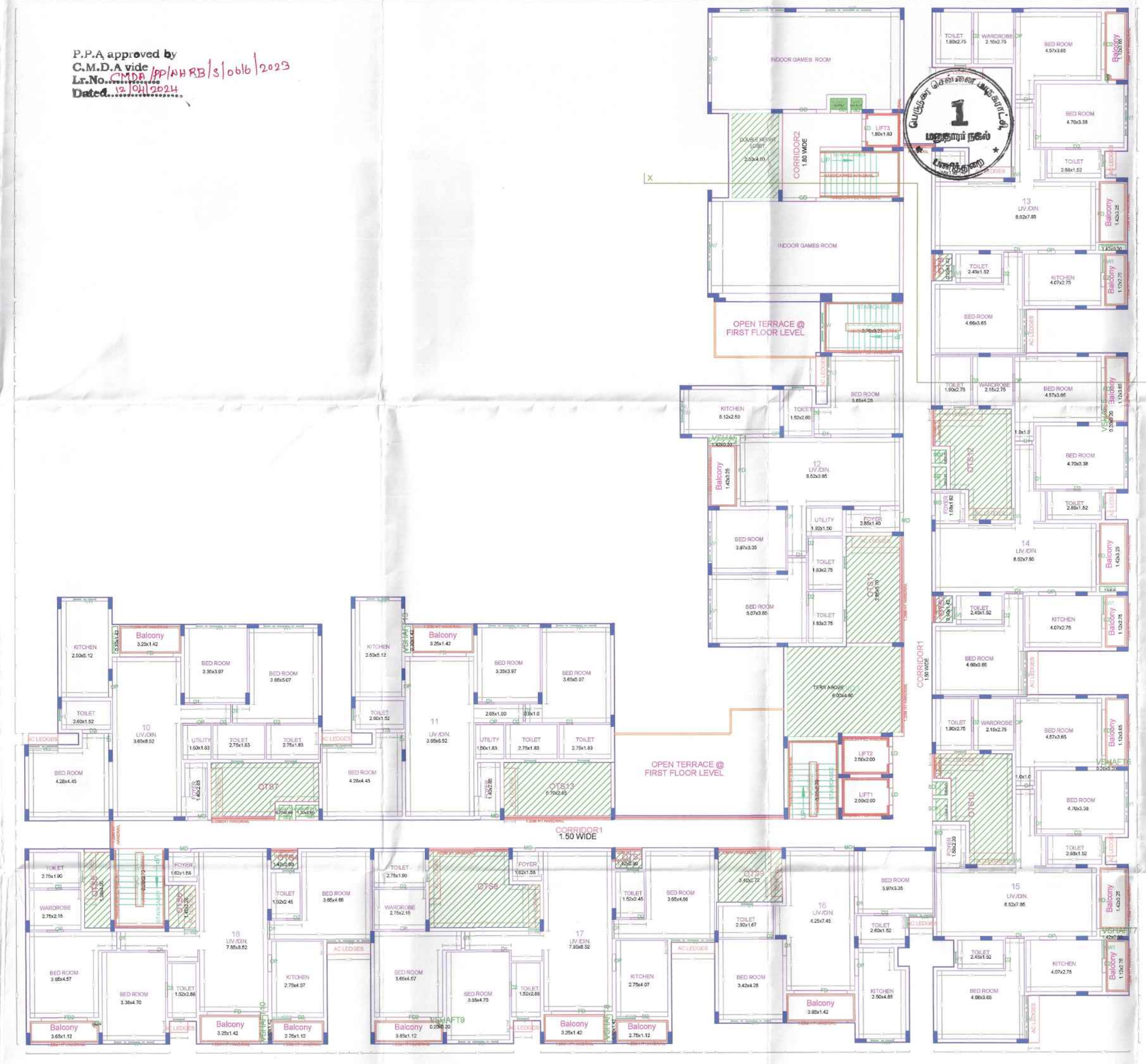
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING: 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 35 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF NEELANKARAI VILLAGE AND S.NO.23/24 OF SEEVARAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

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



GROUND FLOOR PLAN
BLOCK- 2

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0616/2023
Dated 12/01/2024



FIRST FLOOR PLAN
BLOCK- 2

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
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 approval order New Rule TNCDBR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and WMP (MD) Nos. 6012 & 6013 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

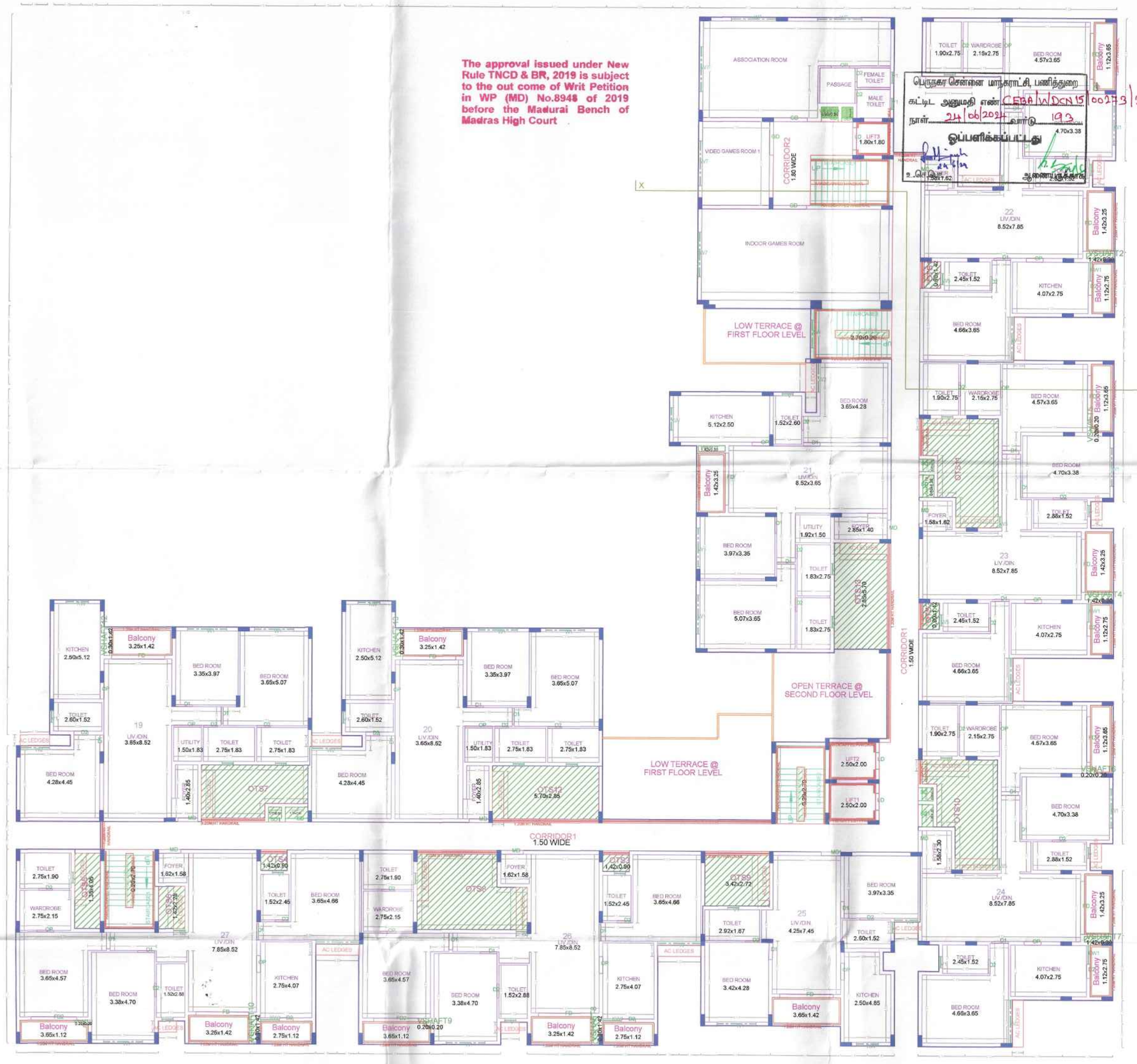
UserDefinedMetric (841.00 x 1500.00MM)

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

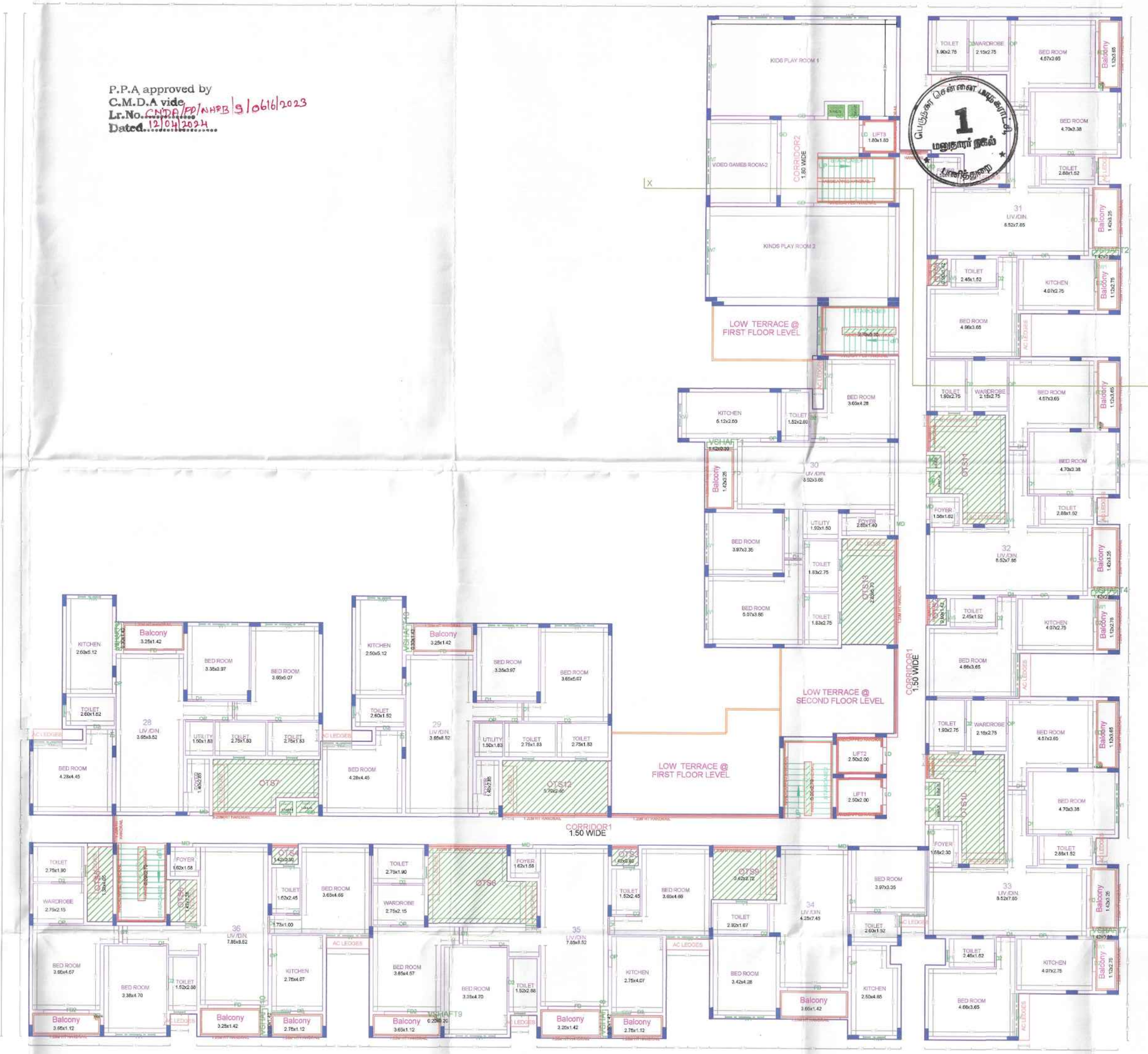
பெருநகர சென்னை மாநகராட்சி பணிக்குறை
கட்டிட அனுமதி எண் CESB/W/DCN/5003/3/2024
நாள் 24/06/2024 குறிப்பு 193
பெறப்பட்டது

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/FP/NHPB/9/0616/2023
Dated 12/04/2024

SHEET NO. 7/12
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + STH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF NERLAKKARAI VILLAGE AND S.NO.22/24 OF SEEVARAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.



SECOND FLOOR PLAN
BLOCK- 2



THIRD FLOOR PLAN
BLOCK- 2

APPROVAL CONDITION
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY APPROVED 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

The Planning Permission issued under New Rule TNCDB & BR 2019 is subject to Madras High Court Writ Petition WP (MD) No.8948 of 2019 and MMP (MD) Nos. 5812 & 5813 of 2019

Applicants (Owner / Developer / Power of Attorney)

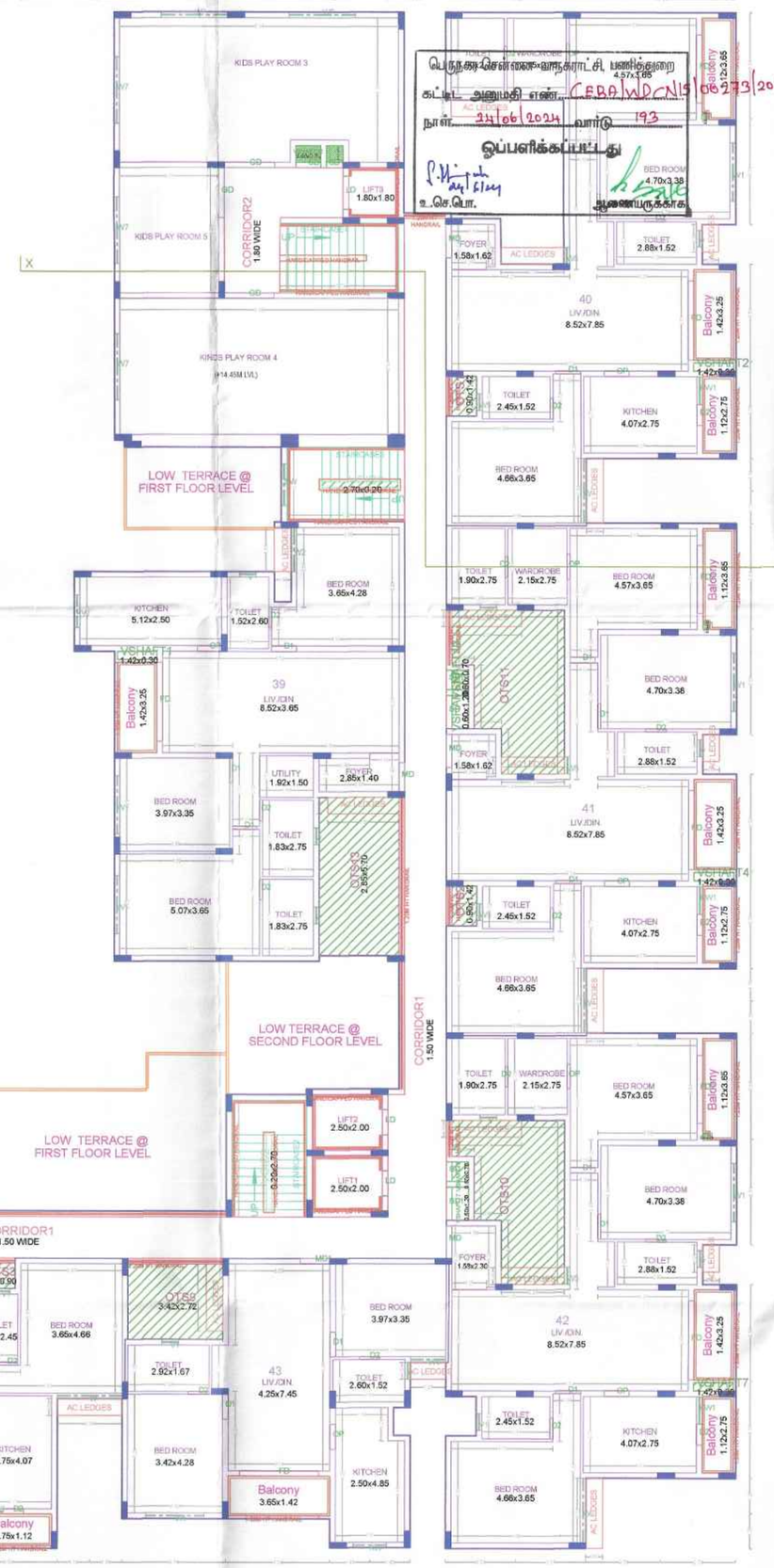
UserDefinedMetric (841.00 x 1500.00MM)

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

SHEET NO. 8/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/9A(A, 11/9B, 11/9C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/18 OF NEELANKARAI VILLAGE AND S.NO.23/24 OF SEDURAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

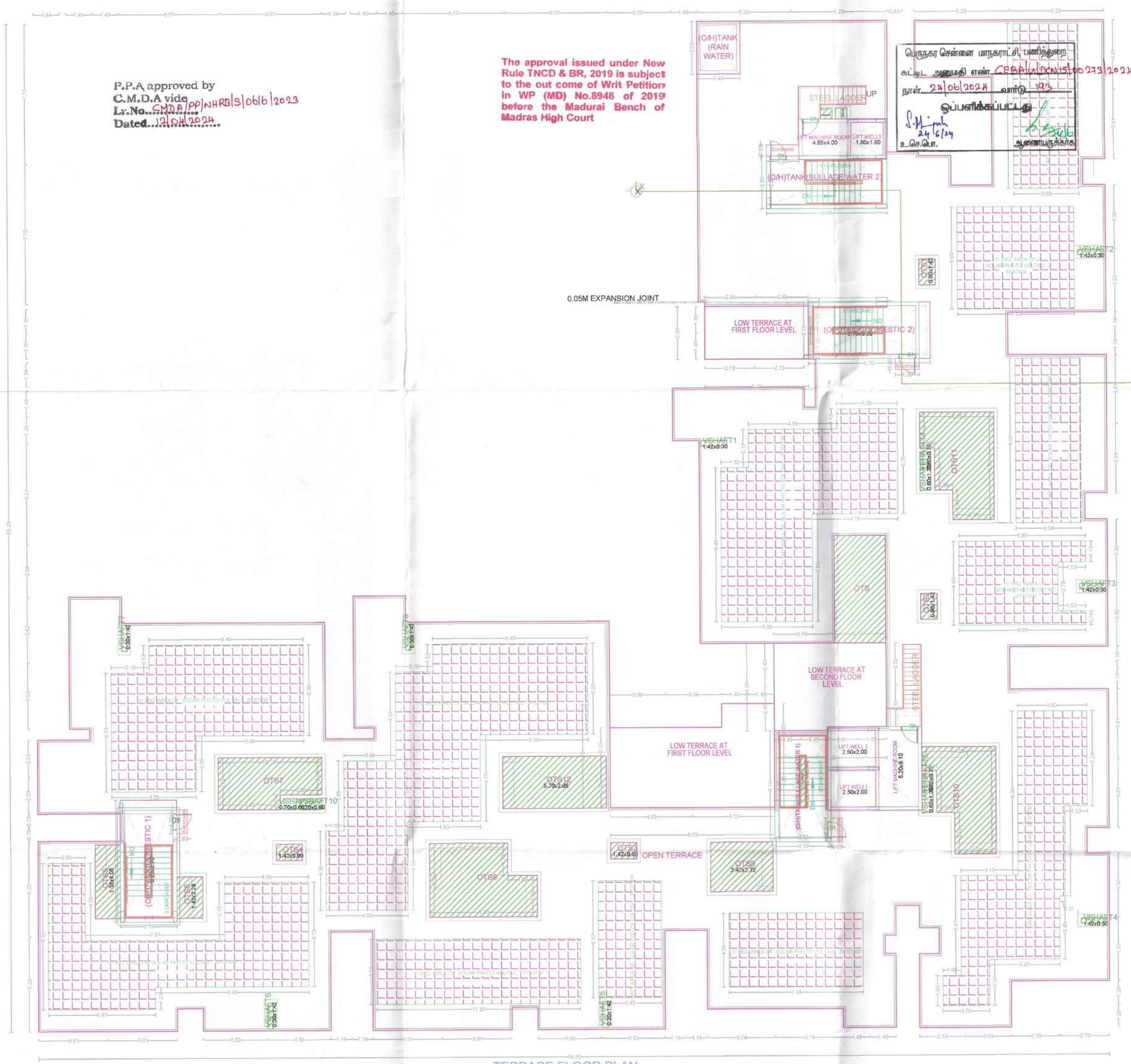
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court



P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/DP/NHRD/S/0616/2023
Dated...12/JUN/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

மதுரை கிளை மாநகராட்சி பணிகளுக்கு
கட்டிட அனுமதி எண் CMDA/DP/NHRD/0223/2024
நாள் 23/06/2024 வார்டு 123
ஒப்புகைப்படுத்தப்பட்டது
24/6/24
உ.நி.அ.



TERRACE FLOOR PLAN
BLOCK-2

SECTION -X-X
BLOCK-2

ELEVATION - 01
BLOCK-2

SHEET NO. 9/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF NEELANKARAI VILLAGE AND S.NO.23/24 OF SEMMAN VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
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.

OR CODE

Title Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 and WMP (MD) Nos. 8910 & 8912 of 2019.

Applicants (Owner / Developer / Power of Attorney)

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

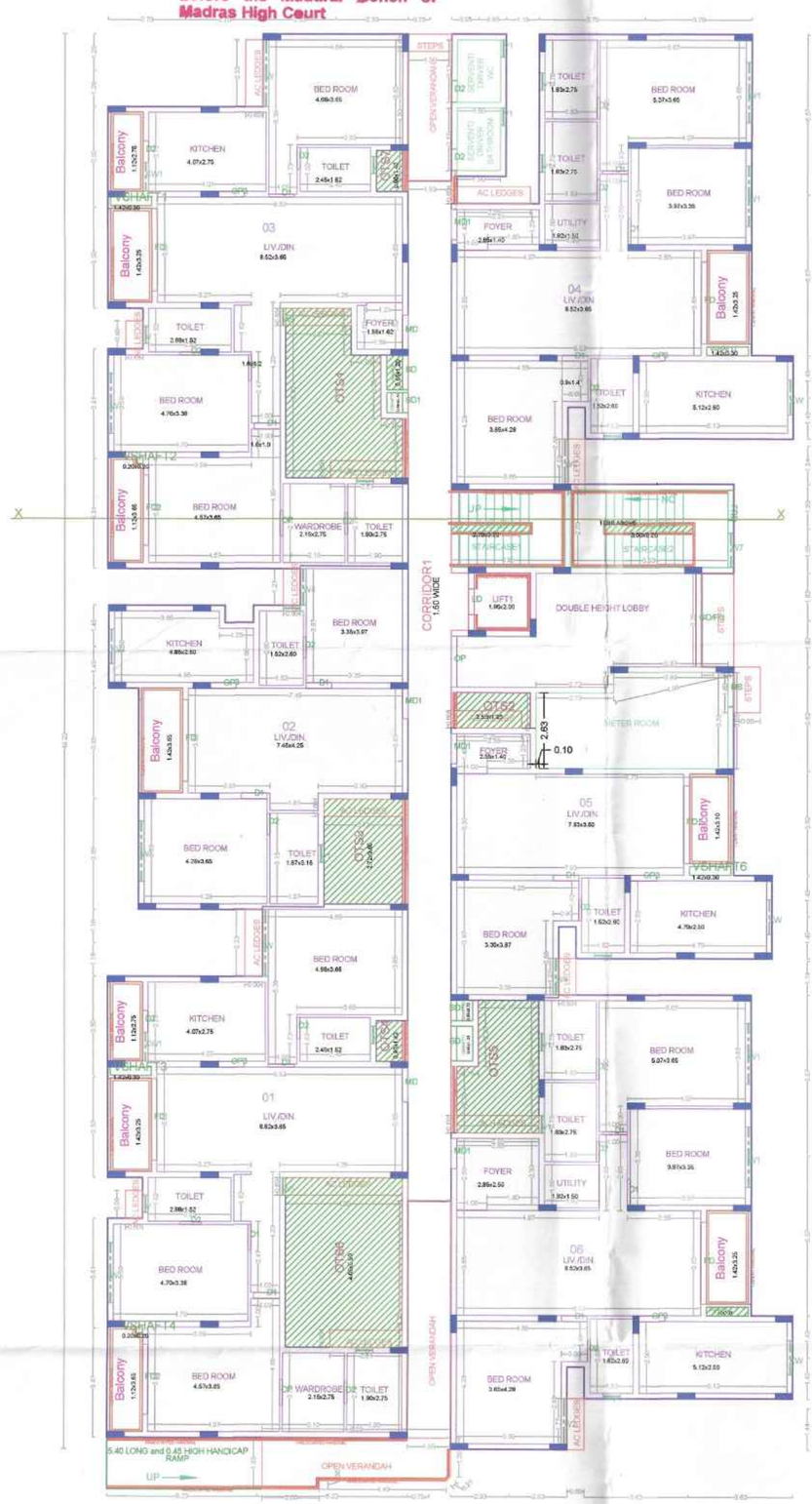
UserDefinedMetric (841.00 x 1500.00MM)

SHEET NO. 10/12

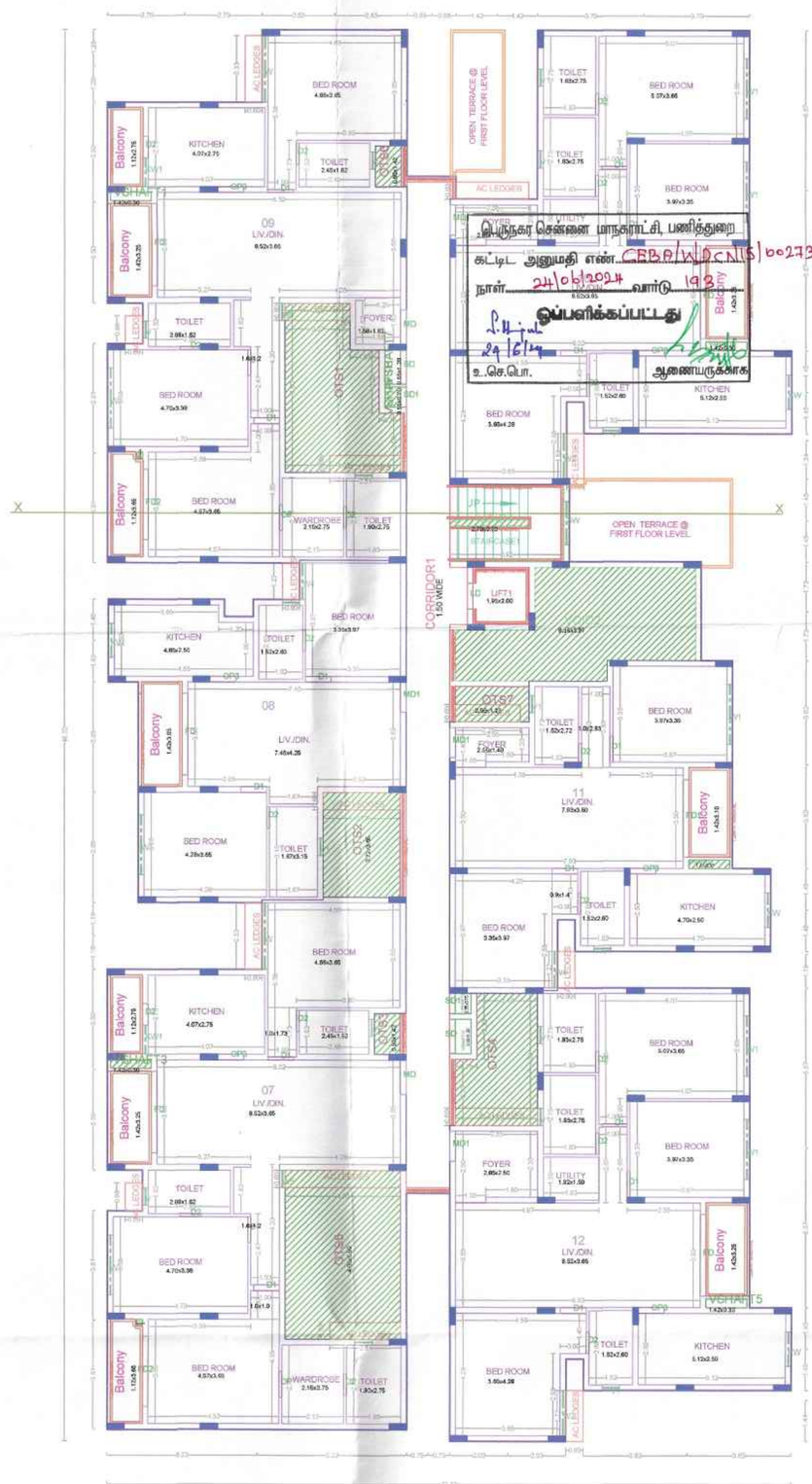
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 55 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF NEELANKARAI VILLAGE AND S.NO.22/24 OF SEEVARAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

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

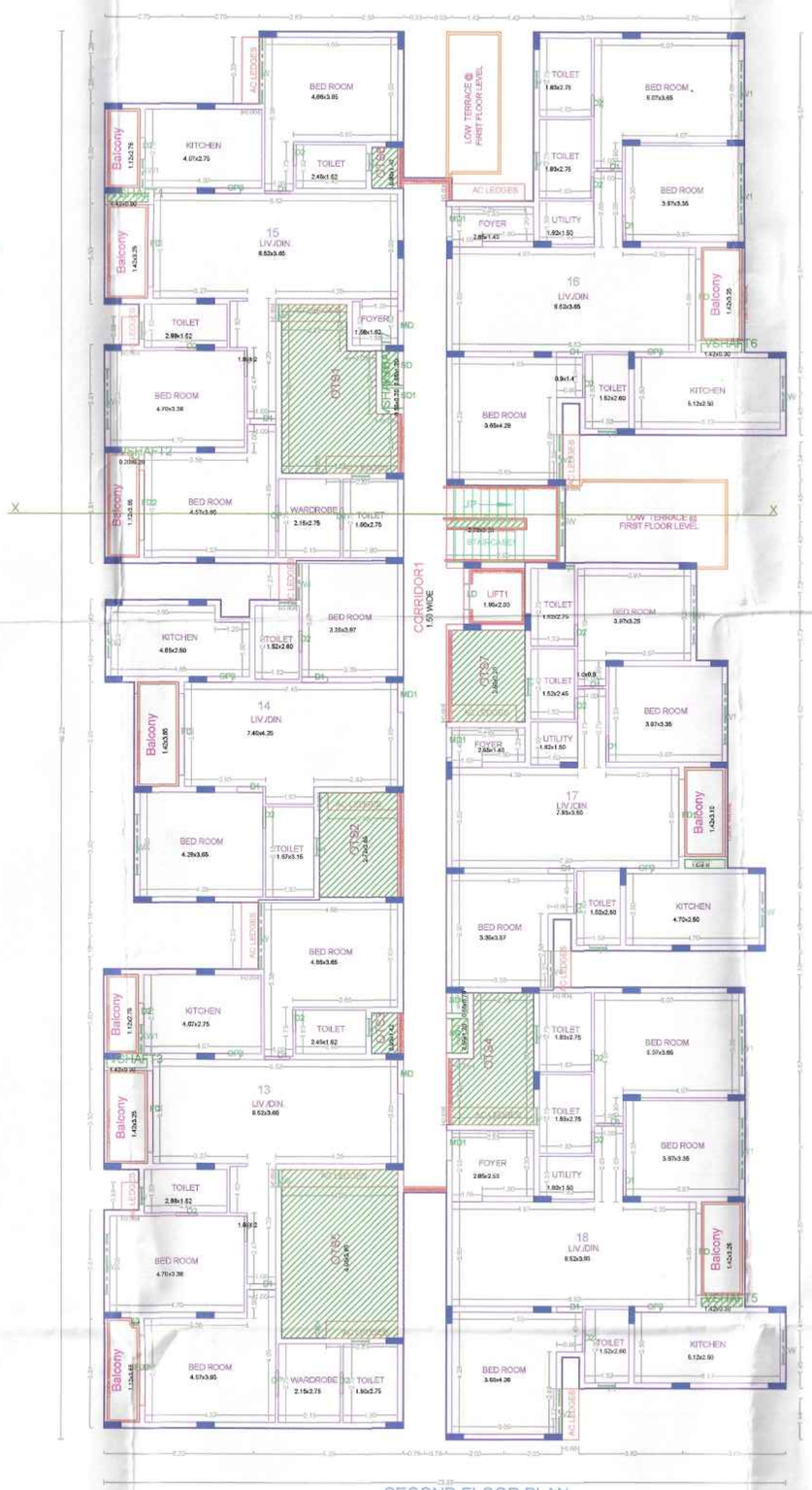
P.P.A approved by
C.M.D.A vide
Lr.No. ...
Dated ...



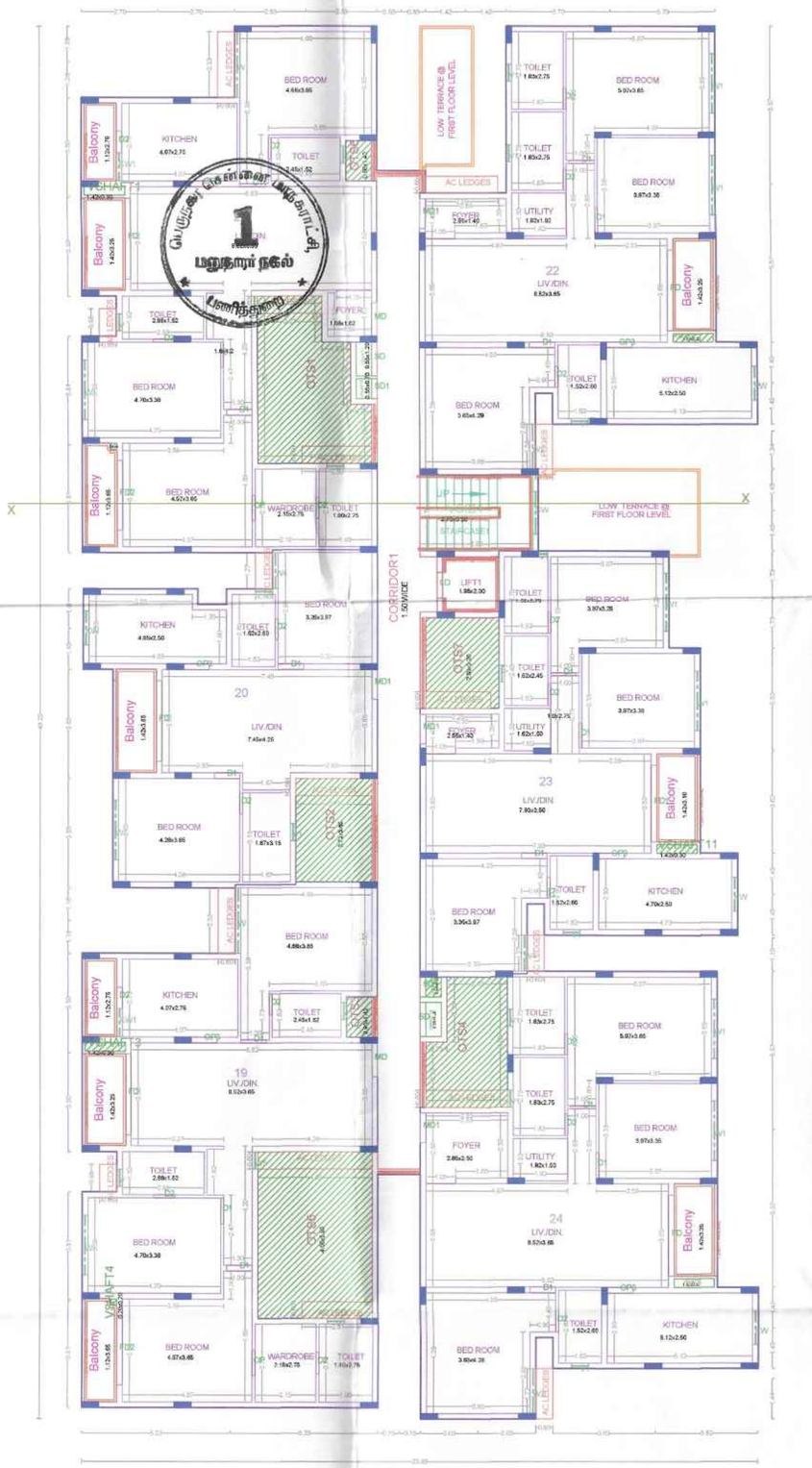
GROUND FLOOR PLAN
BLOCK-3



FIRST FLOOR PLAN
BLOCK-3



SECOND FLOOR PLAN
BLOCK-3



TYPICAL FLOOR PLAN (3rd to 5th)
BLOCK-3

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For Director/ Planner / Chief Planner / Member-Secretary
High Rise Building / Housing/ 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 Rule 9(3) of TNCDBR, 2019 is valid for five years from the date of issue (File No.C/ SEC/ No.2806/ of 2019 and /ARP /NEC) Vide: 10/12 & 06/12 of 2023.

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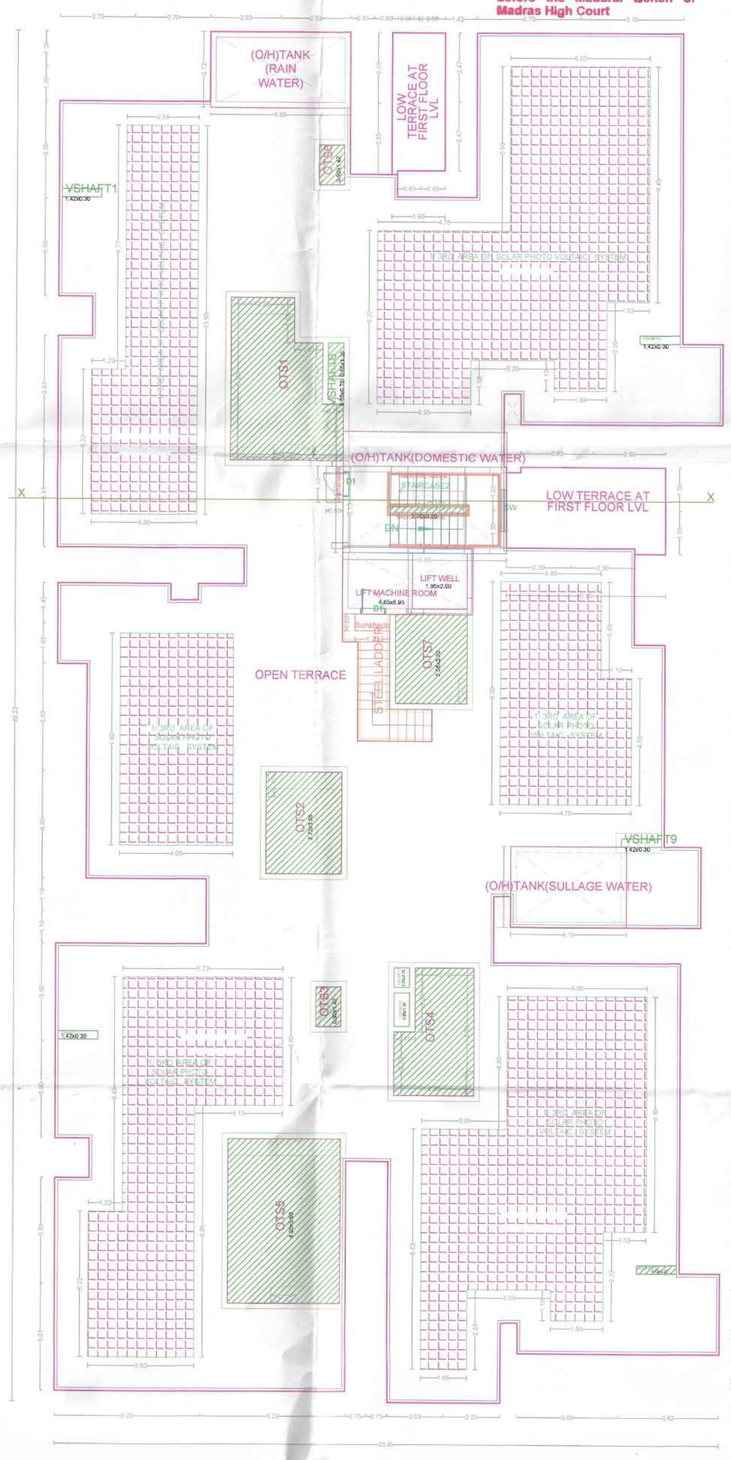
UserDefinedMetric (841.00 x 1500.00MM)

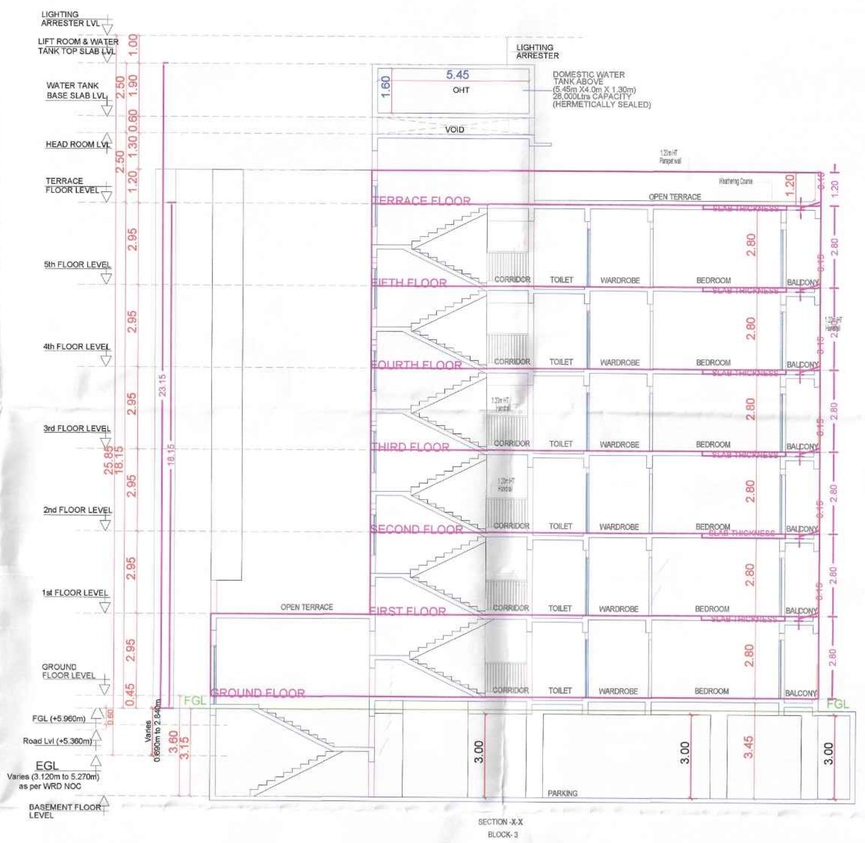
SHEET NO. 11/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 95 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM; BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NOS.10/1, 10/5, 10/6, 10/7, 10/8, 10/11A, 11/7A, 11/8A1A, 11/8B, 11/8C1A, 11/8C1B, 11/8C2, 11/8C3, 11/8C4, 11/9A, 11/10B1B, 11/10B2, 12/1A, AND 12/1B OF NEELANKARAI VILLAGE AND S.NO.23/24 OF SEEVARAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

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



TERRACE FLOOR PLAN
BLOCK-3



P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NORB/3/0616/2023
Dated 12.04.2024

Chennai Corporation Limits
1
Layout Plan
Corporation

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

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)

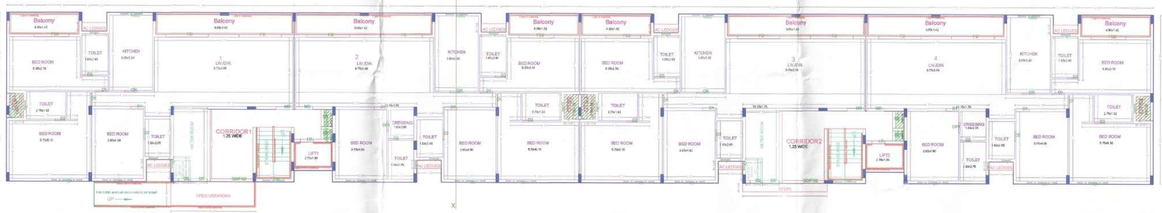
ISO_A0_(841.00_x_1189.00_MM)

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

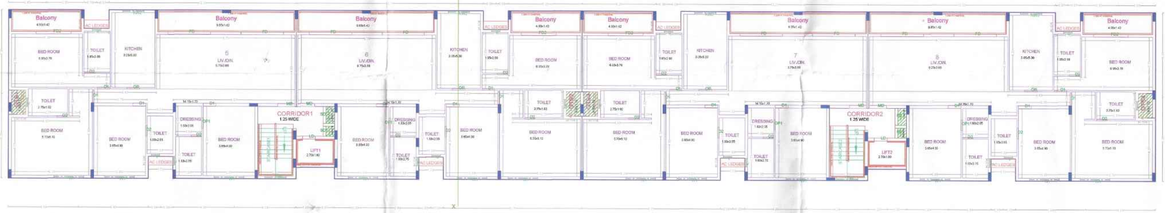
SHEET NO : 12/12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 4 BLOCKS AND COMBINED BASEMENT; BLOCK 1: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 96 DWELLING UNITS, BLOCK 2: BASEMENT FLOOR + GROUND FLOOR + 4 FLOORS + 5TH FLOOR (PART (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AND SWIMMING POOL, INDOOR GAMES ROOM, ASSOCIATION ROOM, VIDEO GAMES ROOM & KIDS PLAY ROOM, BLOCK 3: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS; BLOCK 4: BASEMENT FLOOR + GROUND FLOOR + 5 FLOORS (18.15M HEIGHT) RESIDENTIAL BUILDING WITH 24 DWELLING UNITS; TOTALLY 209 DWELLING UNITS AVAILING PREMIUM FSI IN S.NO.15/1, 15/2, 15/6, 15/7, 15/8, 15/11A, 15/11C, 15/11D, 11/1A, 11/1B, 11/1C1, 11/1C2, 11/1C3, 11/1C4, 11/1D, 11/1E, 11/1G1, 11/1G2, 12/1A, AND 12/1B OF MERUMAKRAI VILLAGE AND S.NO.23/2A OF SEDAVAKAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

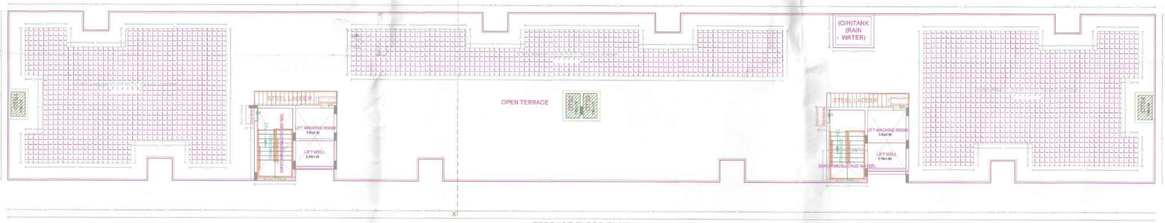
P.P.A approved by
C.M.D.A vide
Lr.No. C/PPA/PP/NHRB/S/0616/2023
Dated 13/03/2024



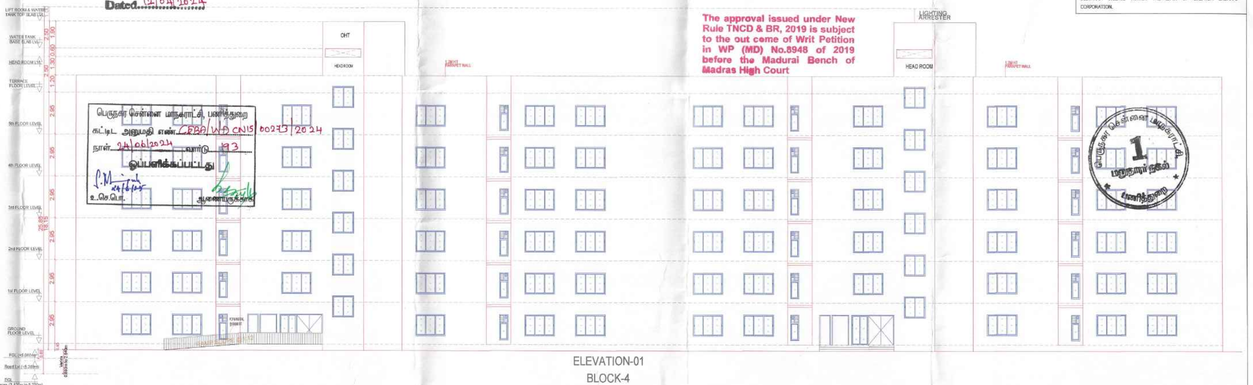
GROUND FLOOR PLAN
BLOCK-4



TYPICAL FLOOR PLAN 1st TO 5th
BLOCK-4

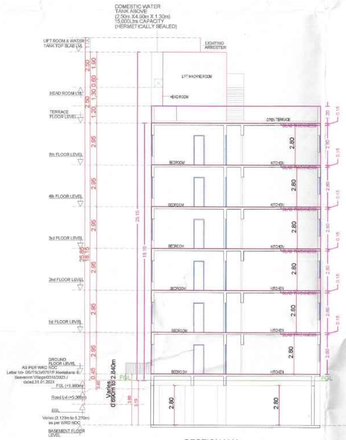


TERRACE FLOOR PLAN
BLOCK-4



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

ELEVATION-01
BLOCK-4



SECTION X-X

APPROVAL CONDITION

SCALE 1:100

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

Applicants (Owner / Developer / Power of Attorney)

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

User Defined Metric (841.00 x 1800.00MM)

our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

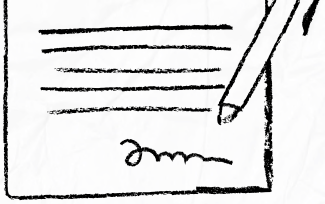
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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real estate journey

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