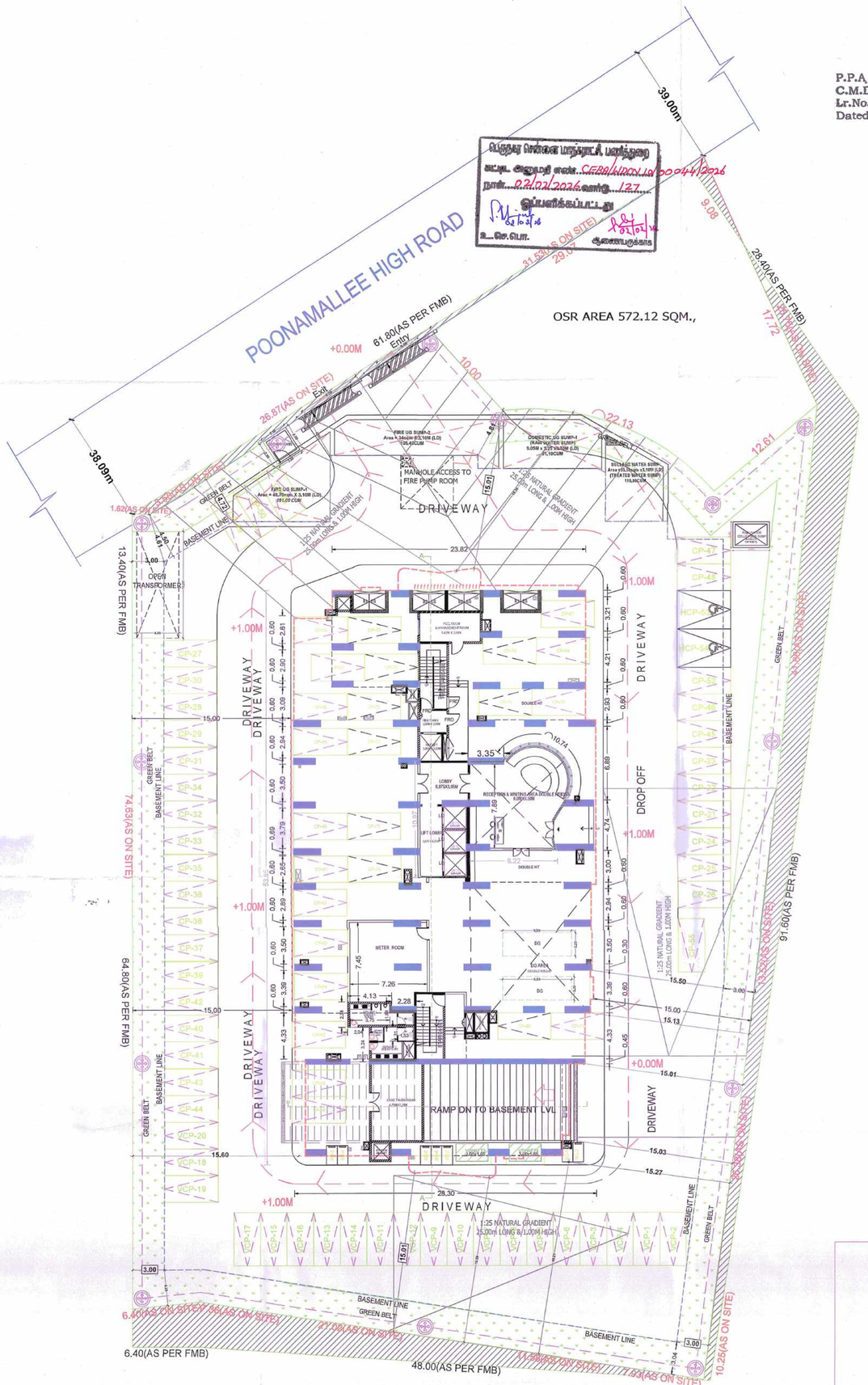
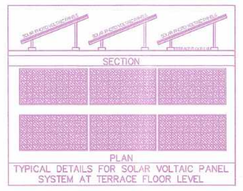
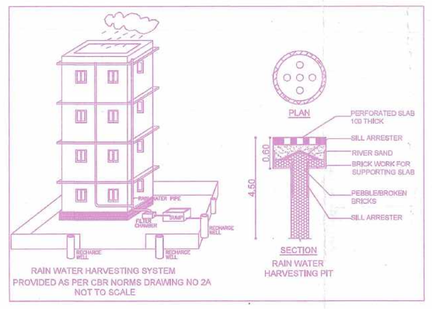
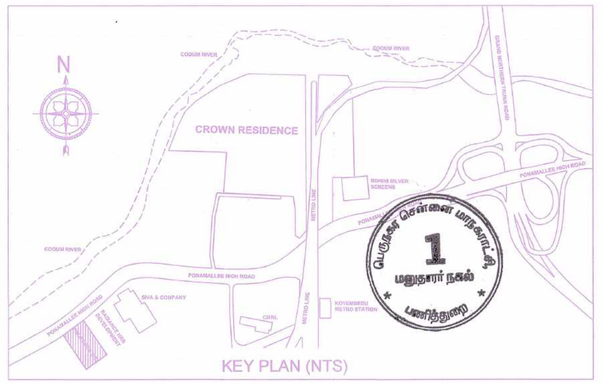


SITE CUM STILT (Part) /GROUND FLOOR (Part) PLAN
(Scale - 1:200)

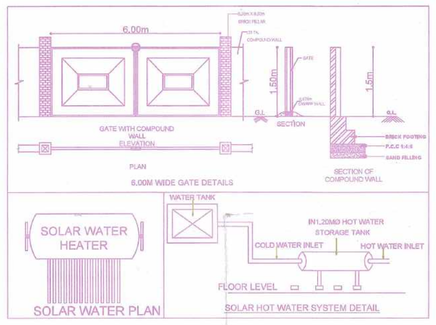


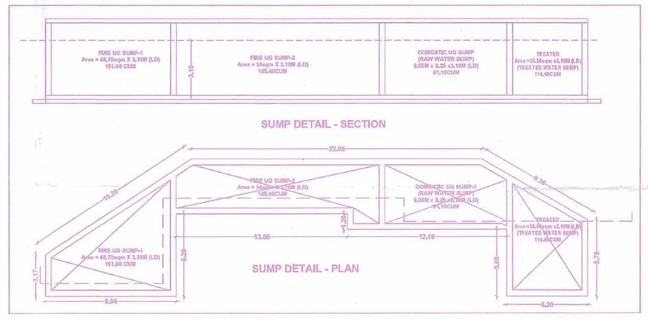


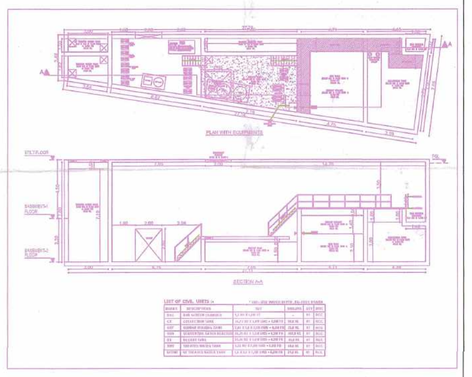


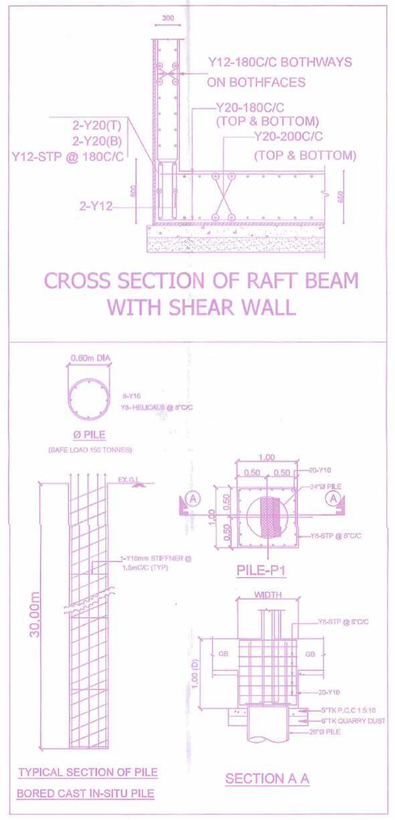
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/Plng/Layouts/10415/2025
Dated..04/11/2025.

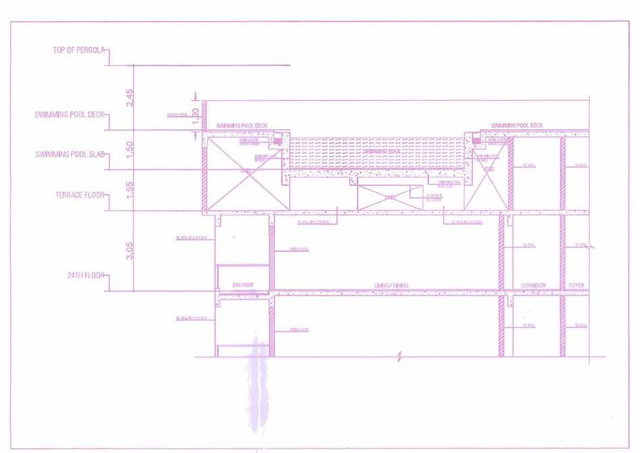
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

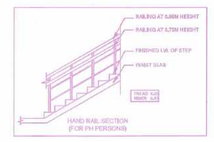


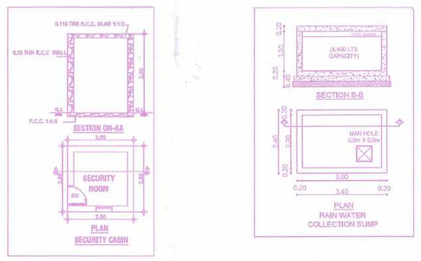


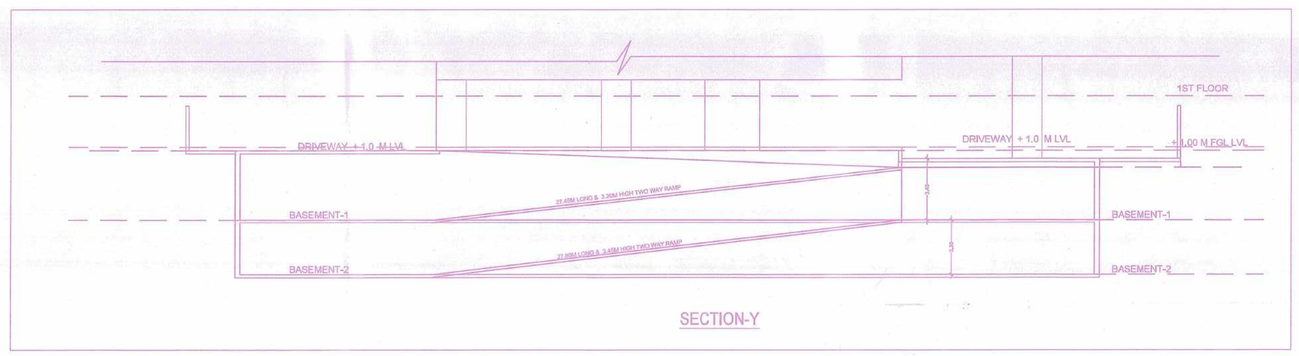












SITE PLAN	SHEET NO. 1/7

SITE PLAN

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

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

A) PARKING STATEMENT

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

FLOOR WISE FSI STATEMENT: HRB

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

BUILDING WISE FSI STATEMENT

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

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO.

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect
Sign Date: 11.04.2025 9:24:44 AM

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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

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

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

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

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

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

RAMP DN TO BASEMENT LVL -02

ONE WAY DRIVEWAY

BASEMENT-02 FLOOR PLAN

BASEMENT -01 FLOOR PLAN

FLOOR NAME	SHEET NO. 2 / 7

FLOOR NAME

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

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

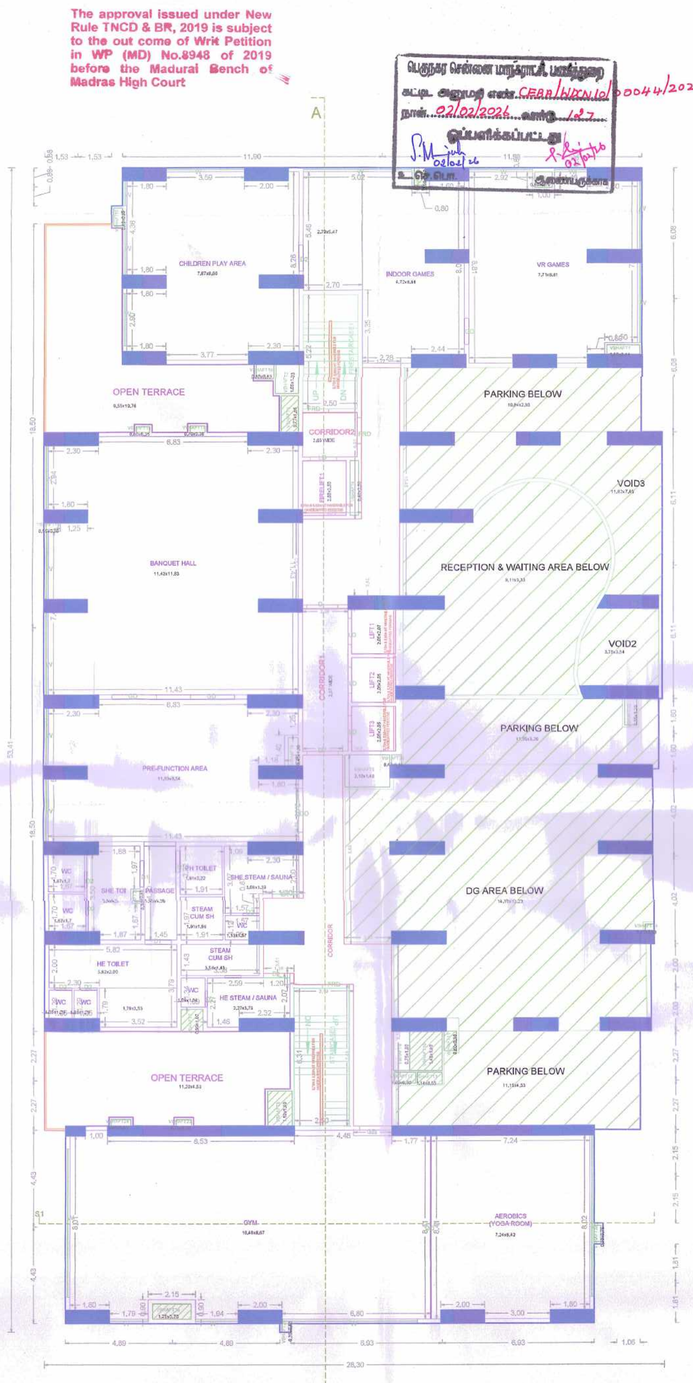
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8348 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

FLOOR NAME	SHEET NO. 3 / 7
FLOOR NAME	

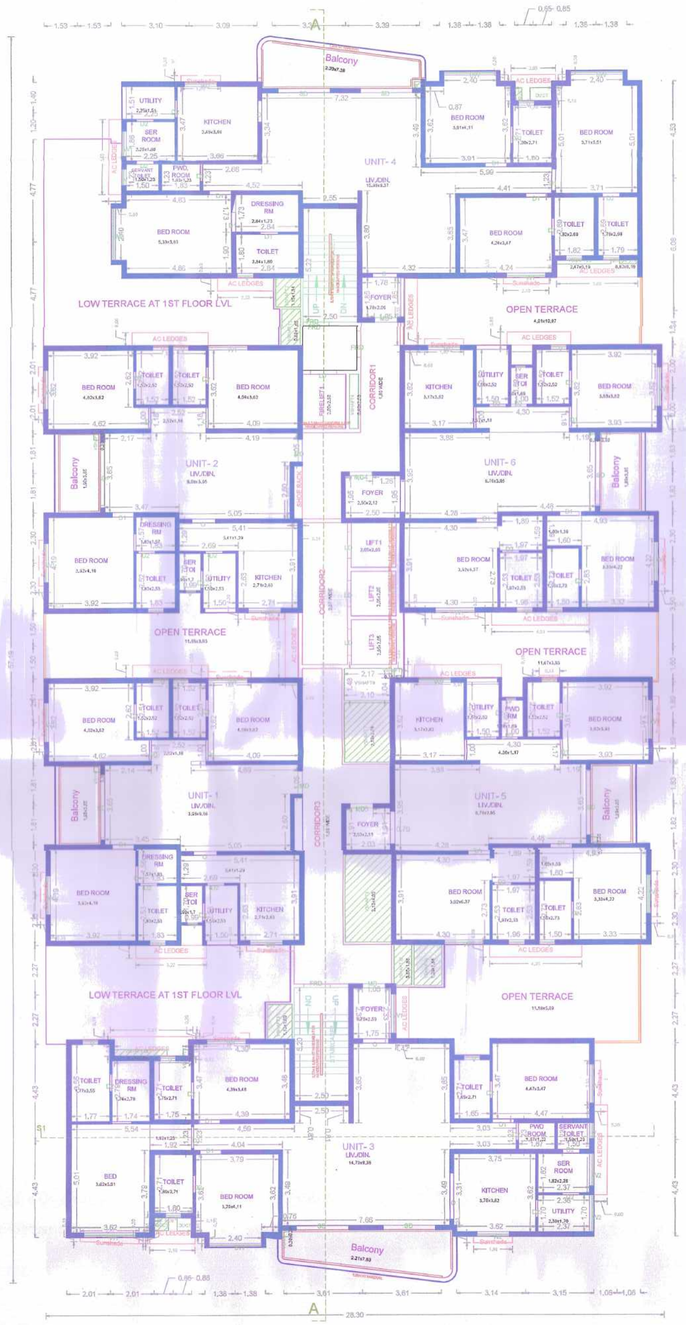
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING WITH 77.95M HEIGHT CONSISTING OF EXTENDED DOUBLE BASEMENT FLOOR + STILT FLOOR PART/GROUND FLOOR PART + 1ST FLOOR (GYM, AEROBICS, PRE-FUNCTION ROOM, BANQUET HALL, CHILDREN'S PLAY AREA, INDOOR GAMES & VR GAMES) 2ND FLOOR + 23RD FLOOR(6DU IN EACH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

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

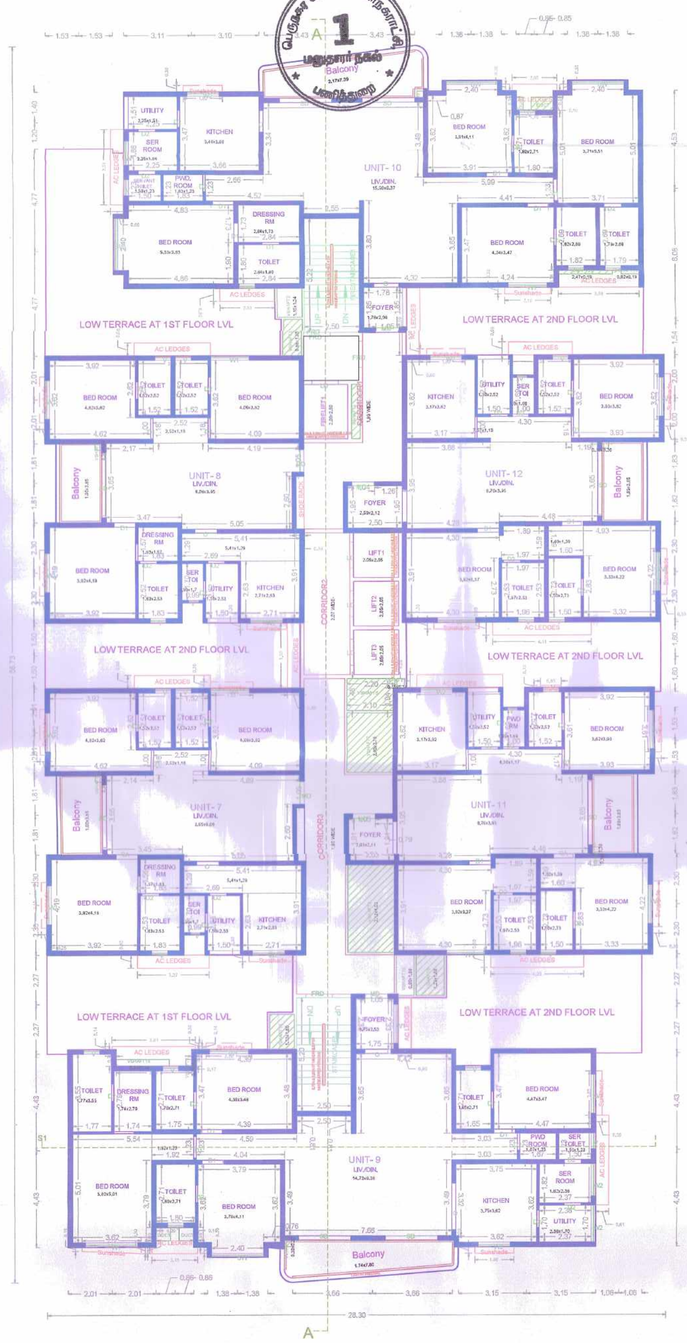
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



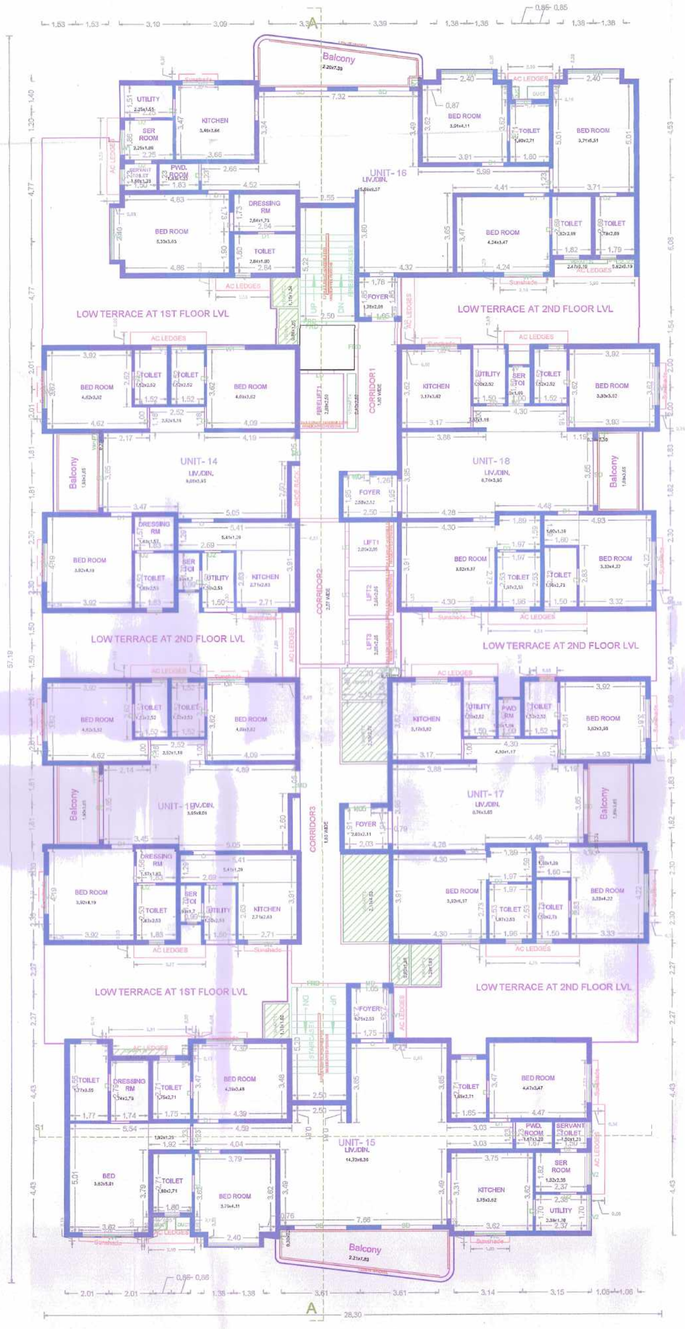
A
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL - 3& 5 FLOOR PLAN



FOURTH FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

Applicants / Owner / Developer / Power of Attorney)

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

FLOOR NAME	SHEET NO. 4 / 7

FLOOR NAME

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

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

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



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



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



NINETEENTH FLOOR PLAN



TYPICAL - 20& 22 FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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.8945 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

FLOOR NAME	SHEET NO. 5/7
FLOOR NAME	

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

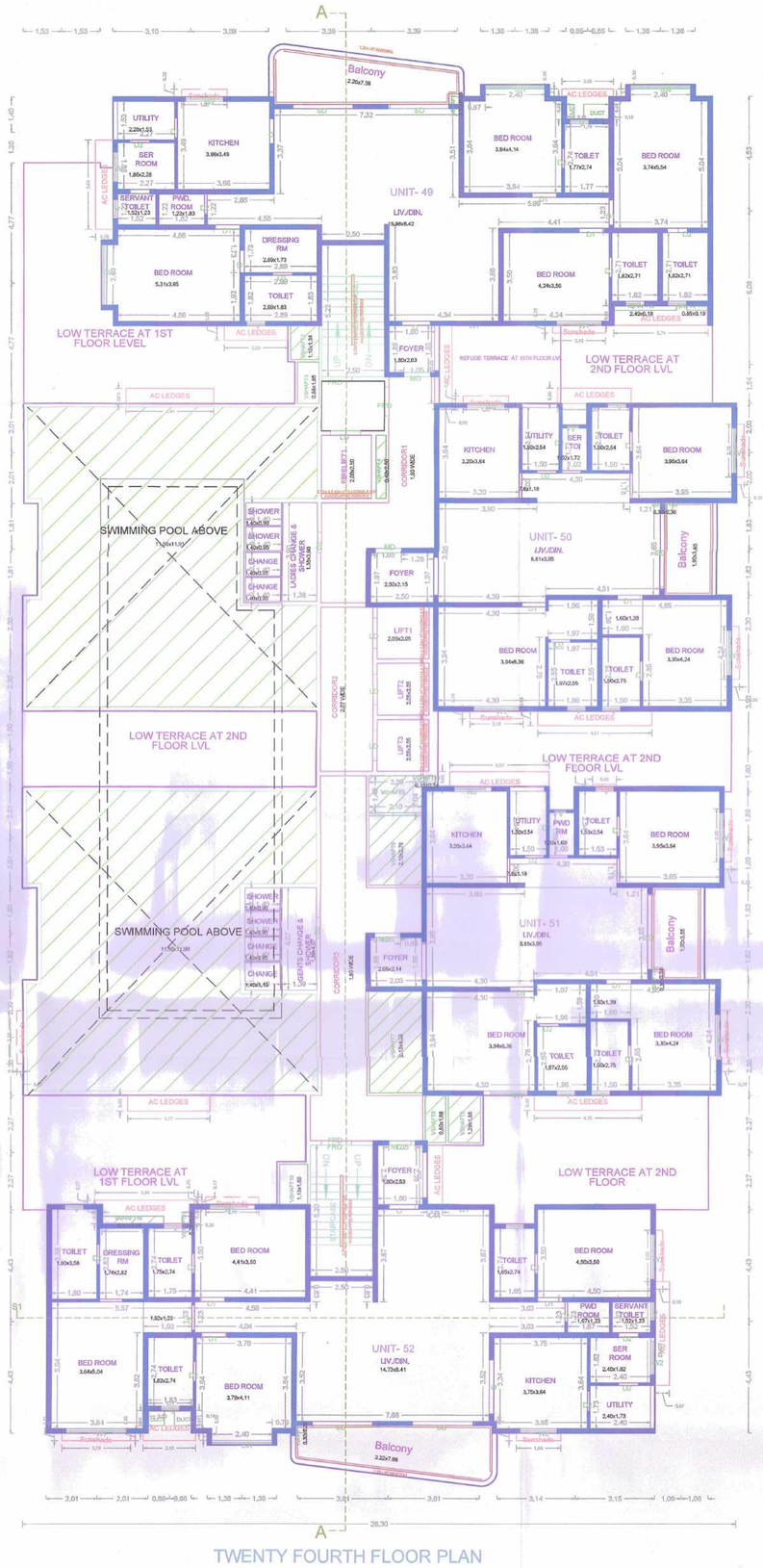
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

Chennai Corporation Building Unit
Sub. Planning Permission for the proposed construction of
Proposed Residential Building with 2 Basement Floor + Stilt Floor + Ground Floor + 1st Floor (Gym, Aerobics, Pre-Function Room, Banquet Hall, Children's Play Area, Indoor Games & VR Games) + 2nd Floor + 23rd Floor (6DU in each floor) + 24th Floor (4DU) Totally 136 Dwelling Units with Swimming Pool at Terrace Floor
at S.No. 169/1, 2, 3 & 4, 4/3 & 5, Block No. 37 of Koyambedu Village, Aminjikarai Taluk, Within the limits of Greater Chennai Corporation.
Plot Use: Residential
Plot No. 169/1, 2, 3 & 4, 4/3 & 5, Block No. 37 of Koyambedu Village, Aminjikarai Taluk, Within the limits of Greater Chennai Corporation.
Received vide PPA No. CMDA/ERS/ERS/0044/2024
Dated: 23/01/2024 Remarks: 1207
Yours faithfully,
for Member-Secretary

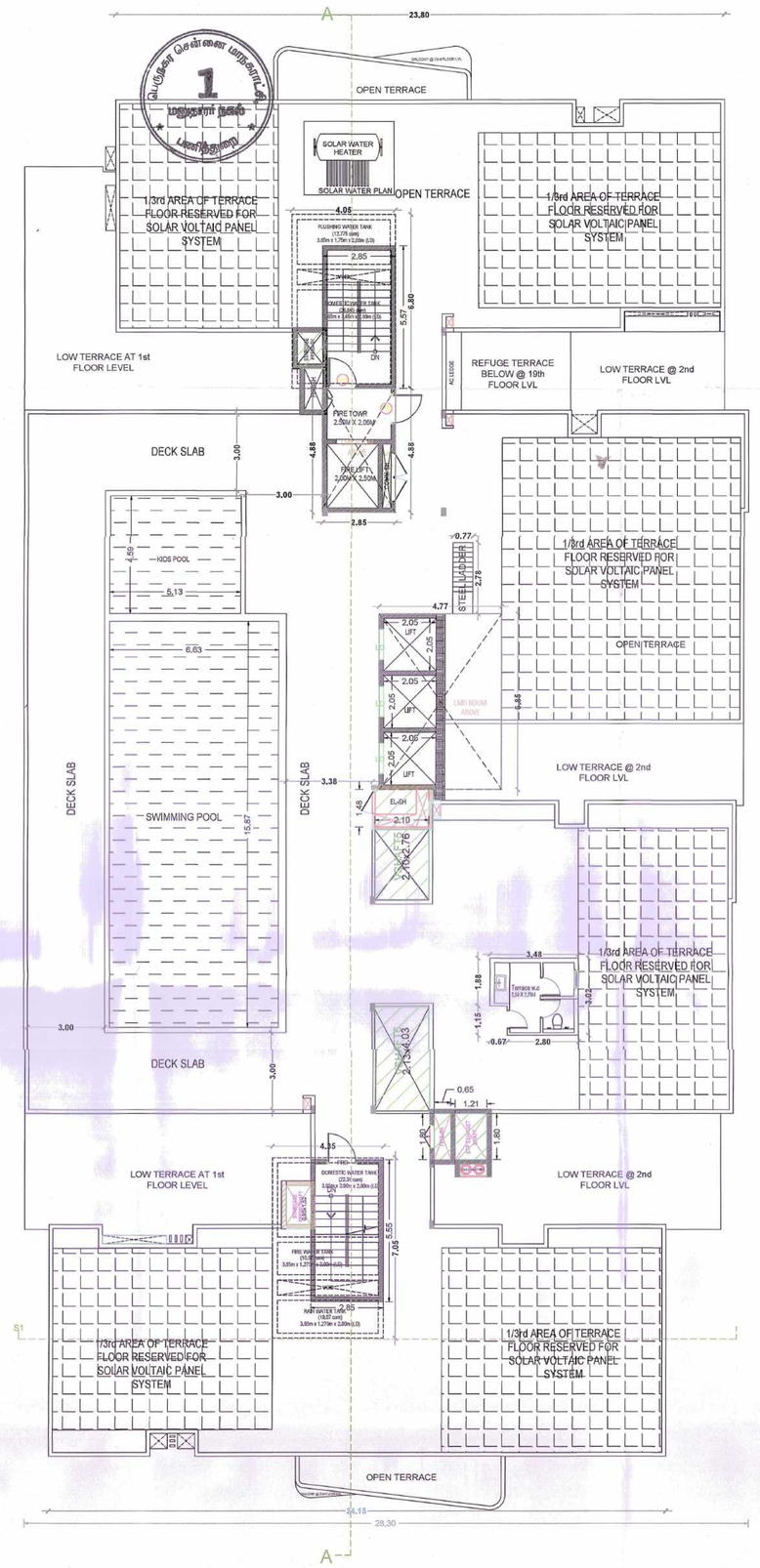
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/ERS/ERS/0445/2025
Dated: 31/01/2025



A
TYPICAL - 21& 23 FLOOR PLAN



A
TWENTY FOURTH FLOOR PLAN



A
TERRCE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO.

QR CODE

This Planning Permission issued under Rule 14(3) of TNCDBR 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

Applicants (Owner / Developer / Power of Attorney)

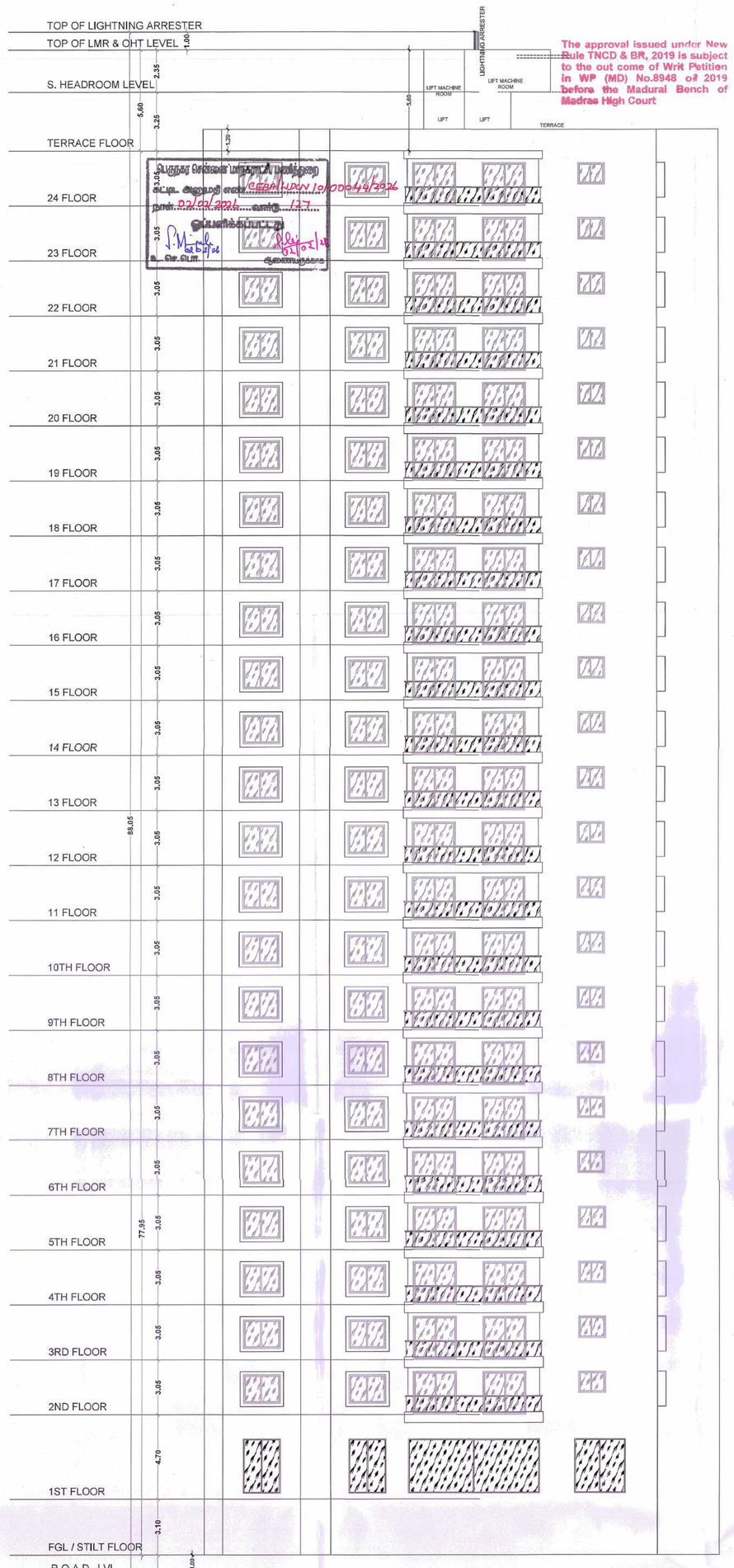
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

ARCH_E_(36.00_x_48.00_Inches)

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



SECTION-2



NORTH SIDE ELEVATION

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

FLOOR NAME	SHEET NO. 6 / 7

FLOOR NAME

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

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.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

FLOOR NAME	SHEET NO. 7 / 7

FLOOR NAME

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

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

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

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

SECTION-1

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

CHT
STAIRCASE
LIFT MACHINE ROOM
LIFT
LIGHTNING ARRESTER

EAST SIDE ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

QR CODE

This Planning Permission issued under New Rule TNCDR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

Applicants / Owner / Developer / Power of Attorney

RESPONSIBILITY OF THE BUILDER / PROMOTER

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the sine sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

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