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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

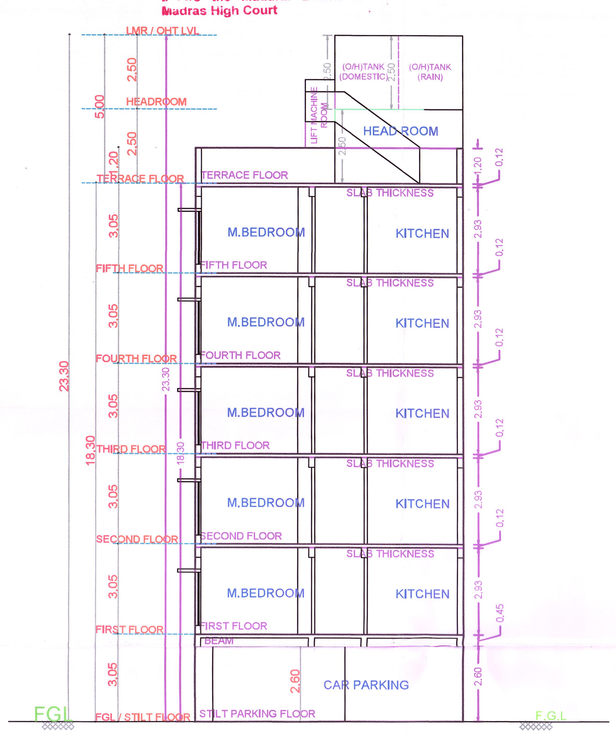


P.P.A approved by
C.M.D.A vide
Lr.No...CMDA/PP/NHRB(S)/0421/2024
Dated...01/02/2024

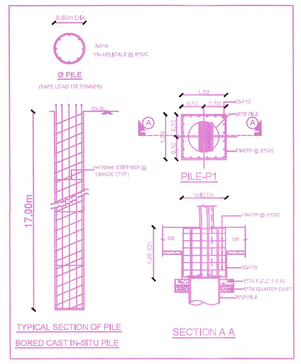
The approval issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madural Bench of Madras High Court

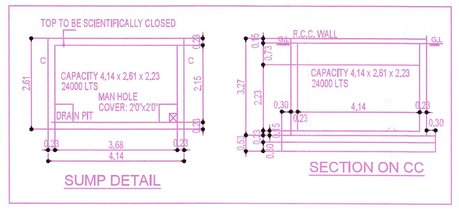


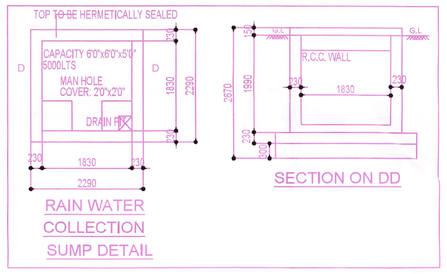
FRONT ELEVATION

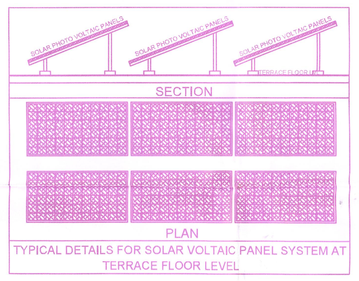


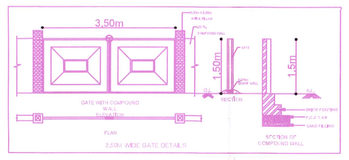
SECTION ON 'XX'

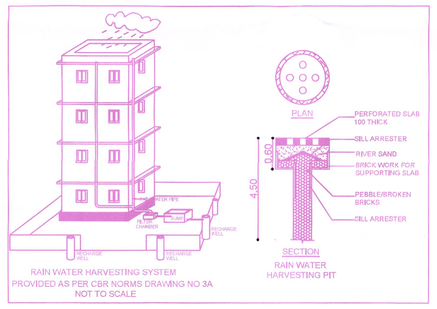


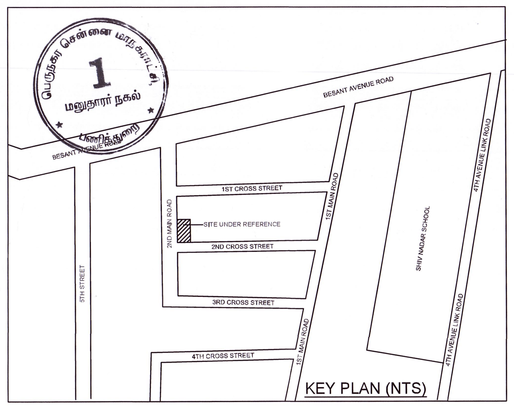












Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 05 DWELLING UNITS (WITH HEIGHT 18.30M) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 66, OLD DOOR NO. 9, NEW DOOR NO. 16, 2nd CROSS STREET & 2nd MAIN ROAD, KARPAGAM GARDEN, ADYAR, CHENNAI-600020 AND COMPRISED IN OLD S.NO. 56/1 Part & 2 Part, T.S. NO. 2/177 IN BLOCK NO. 20 OF URUR VILLAGE, VELACHERRY TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE:- XIII ; DIVISION:- 176.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	334.00
AREA AS PER DOCUMENT	333.33
AREA CONSIDERED FOR FSI	333.33
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	711.55
FSI FACTOR	2.135
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

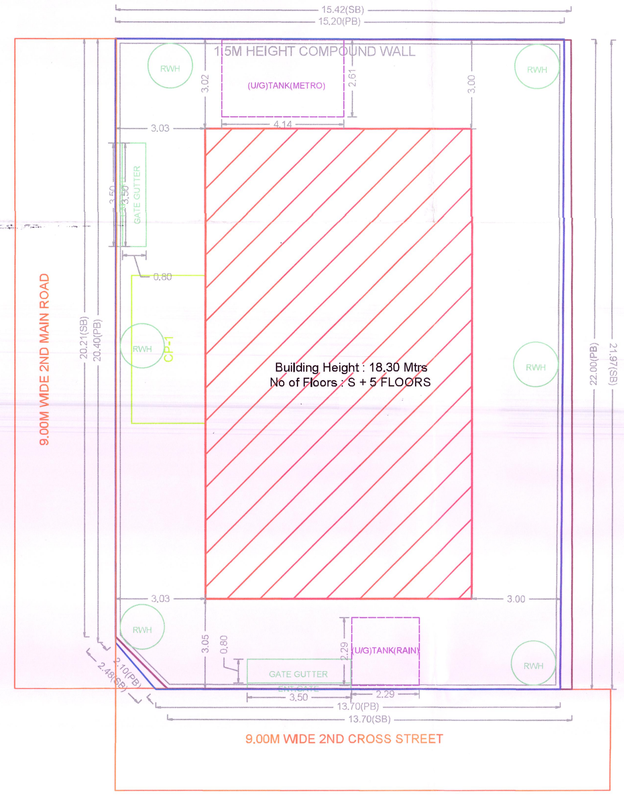
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	5	5
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: A (S+5_RESIDENTIAL)

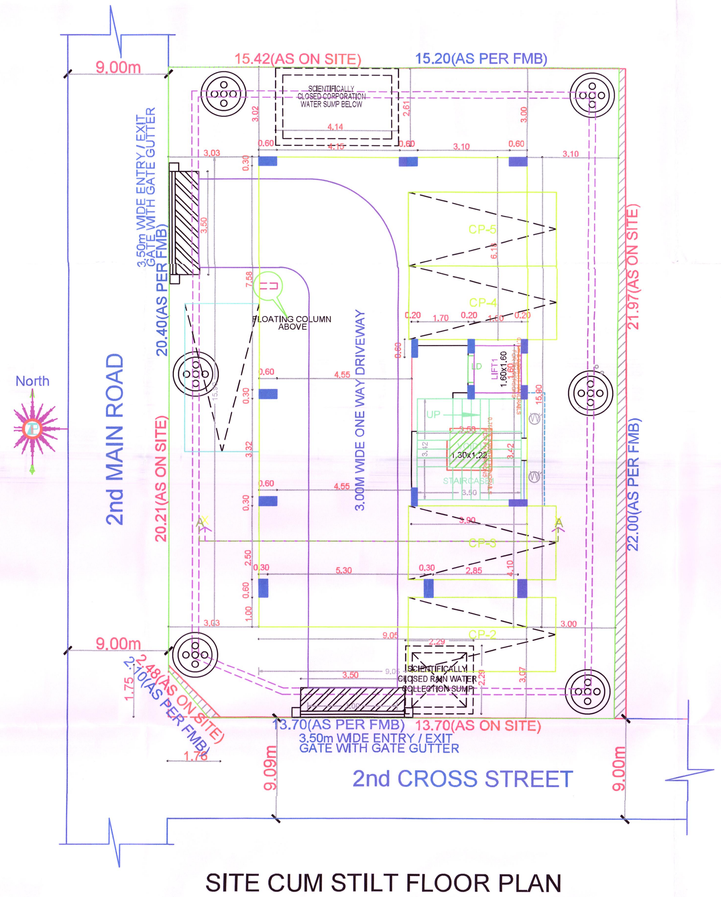
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	142.31	0.00	0.00	1	142.31
SECOND FLOOR	0.00	142.31	0.00	0.00	1	142.31
THIRD FLOOR	0.00	142.31	0.00	0.00	1	142.31
FOURTH FLOOR	0.00	142.31	0.00	0.00	1	142.31
FIFTH FLOOR	0.00	142.31	0.00	0.00	1	142.31
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	711.55	0.00	0.00	5	711.55

BUILDING WISE FSI STATEMENT

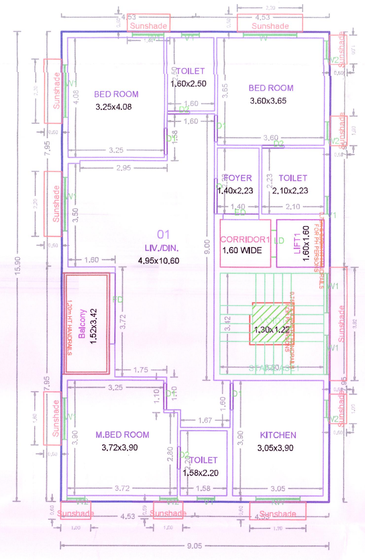
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (S+5_RE...)		0.00	711.55	0.00	0.00	5	711.55
Total		0.00	711.55	0.00	0.00	5	711.55



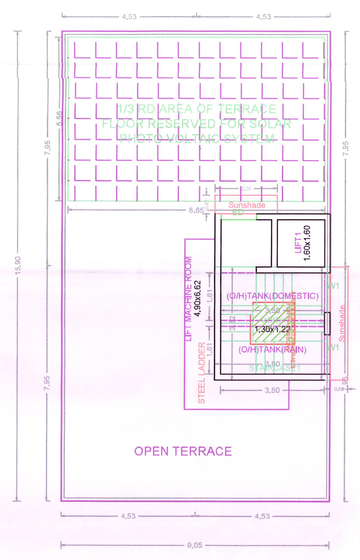
SITE PLAN



SITE CUM STILT FLOOR PLAN



TYPICAL - 1, 2, 3, 4& 5 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

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. 4688

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 : R. RAJESH KRISHNA
Sign Date: 06/02/2024 6:08:11 PM

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

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

RESPONSIBILITY OF THE BUILDER / PROMOTERS

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 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.



our services doesn't just end there

Buying & Selling Services

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

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

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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

Verified RealEstate™

We're honored to be part of your real estate journey

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