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Official Property Record

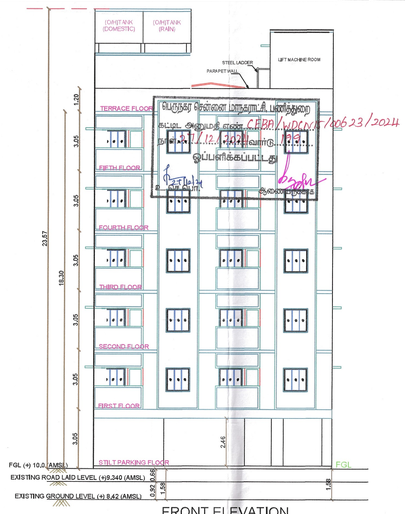
Digitally Verified Record - Powered by Verified RealEstate™



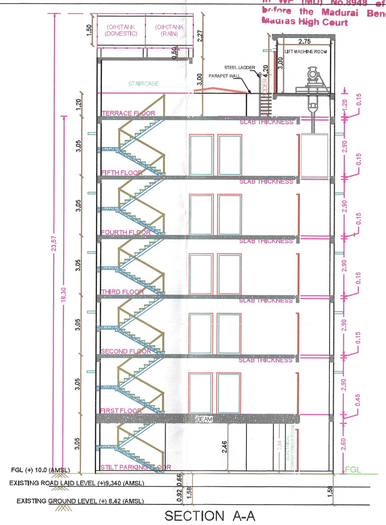
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/TDP/NHRB/s/01159/2024
Dated. 14.11.2024

CFBO/UPDCK/20623/2024
14.11.2024

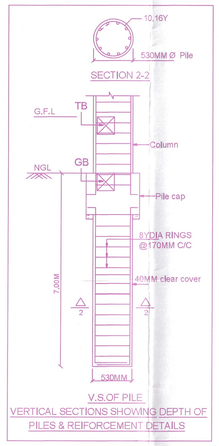
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



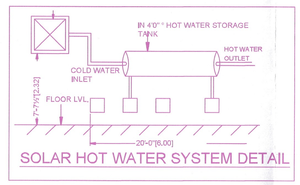
FRONT ELEVATION



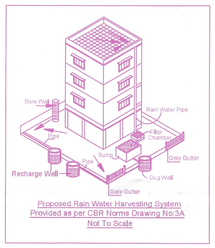
SECTION A-A



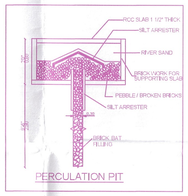
VERTICAL SECTIONS SHOWING DEPTH OF PILES & REIFORCEMENT DETAILS



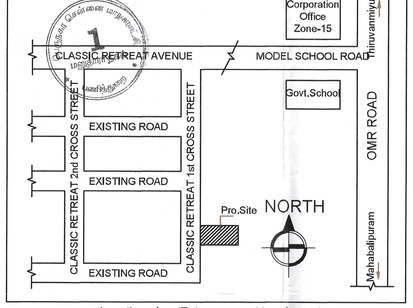
SOLAR HOT WATER SYSTEM DETAIL



Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A Not To Scale



PERCULATION PIT



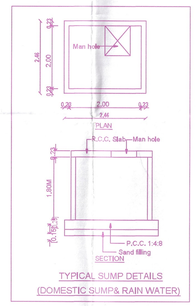
Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 20 DWELLINGS AVAILING PREMIUM FSI AT PLOT NO.23, 1ST CROSS STREET, CLASSIC RETREAT, SHOLLINGANALLUR, CHENNAI 600119 COMPRISED IN S.NO.585/1A8 OF SHOLLINGANALLUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

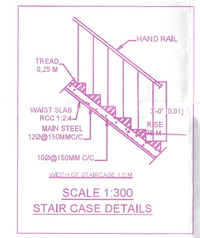
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	600.00
AREA AS PER DOCUMENT	609.16
AREA CONSIDERED FOR FSI	600.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1550.83
FSI FACTOR	2.585
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

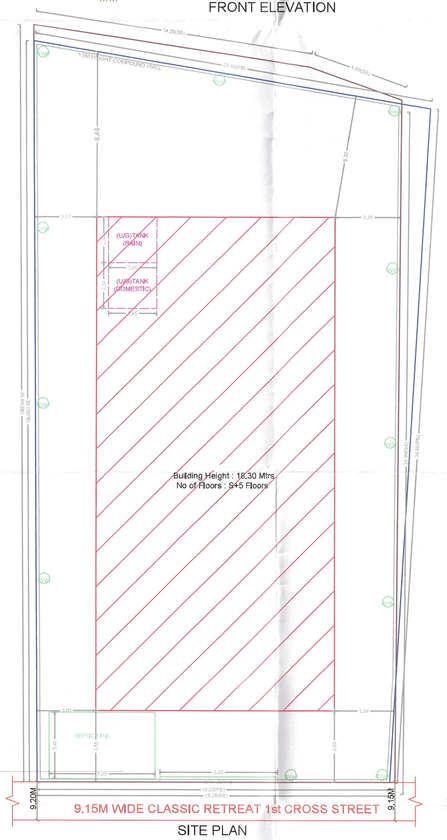
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	13
TWO WHEELER	22	22
CYCLE	-	0



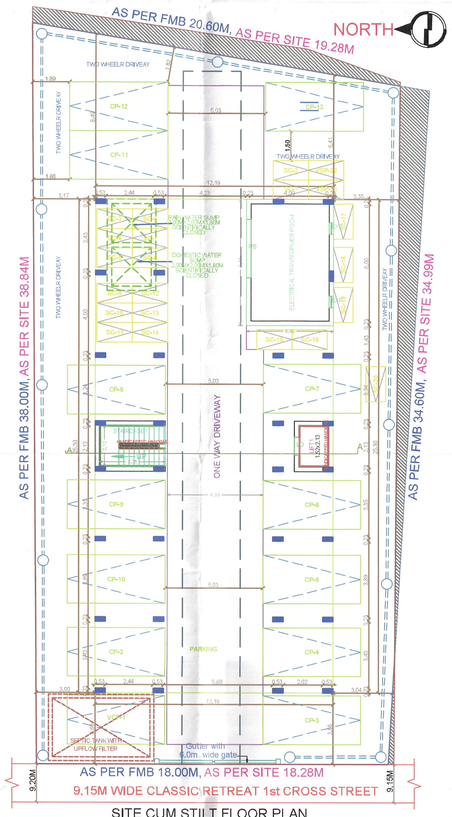
TYPICAL SUMP DETAILS (DOMESTIC SUMP& RAIN WATER)



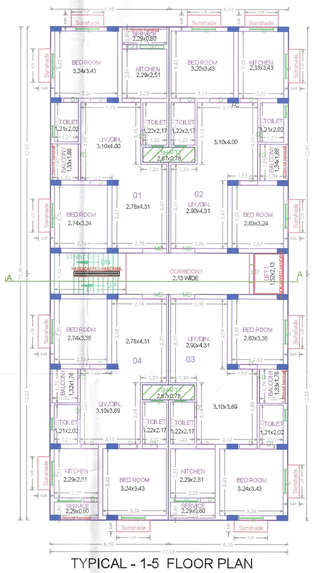
SCALE 1:300
STAIR CASE DETAILS



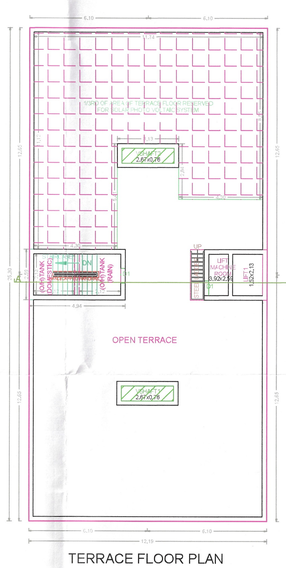
SITE PLAN



SITE CUM STILT FLOOR PLAN



TYPICAL - 1-5 FLOOR PLAN



TERRACE FLOOR PLAN

DESIGN OF SEPTIC TANK WITH UPFLOW FILTER CALCULATION

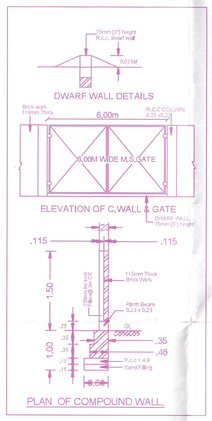
TOTAL NO. OF FLATS OR DWELLINGS = 20
ASSUMING 5 PERSONS PER FLATS = 20X4=80
NO. OF PERSONS = 80
NO OF USERS ASSUMING 2 FIXTURES PER FLAT = 80X2=160 UNITS.
PER HOUR DISCHARGE = 160X6=960 LPH.

SEPTIC TANK:
SURFACE AREA NEEDED = 9600/3,90/10 =86.32 SAY 9.00M

VOLUME OF SEDIMENTATION:
ASSUMING 2.50M DEPTH 2.50.3M = 2.70M³
FOR DIGESTION 1000/0.032 = 3.20M³
FOR SLUDGE STORAGE 0.002X365X115 = 0.39M³
FREE BOARD FOR SLUDGE 2X0.3M = 1.50M³
DEPTH = VOLUME / VOLUME = 7 / 9 = 2.40M

SIDE OF SEPTIC TANN: 5.00X2.00X3.00
UPFLOW FILTER
LIQUID DEPTH OF SEPTIC TANK = 3.00M
UPFLOW FILTER DEPTH
ALLOWING 0.20M FREE BOARD 1.4 – 0.3 = 1.10M
AREA NEEDED = 1.10 / 1.1 = 1.0M
SIDE OF UPFLOW FILTER 1.5X1.0
UPFLOW NO.=1 = 0.81X1.5X1.38M
UPFLOW NO.=2 = 0.81X1.5X1.38M

SEPTIC TANK DETAILS



PLAN OF COMPOUND WALL

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
NHRB-1 (RES)		0.00	1550.83	0.00	0.00	20	1550.83
Total		0.00	1550.83	0.00	0.00	20	1550.83

FLOOR WISE FSI STATEMENT: NHRB (RES)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.78	0.00	0.00	0	28.78
FIRST FLOOR	0.00	304.41	0.00	0.00	4	304.41
SECOND FLOOR	0.00	304.41	0.00	0.00	4	304.41
THIRD FLOOR	0.00	304.41	0.00	0.00	4	304.41
FOURTH FLOOR	0.00	304.41	0.00	0.00	4	304.41
FIFTH FLOOR	0.00	304.41	0.00	0.00	4	304.41
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1550.83	0.00	0.00	20	1550.83

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. 0788

QR CODE

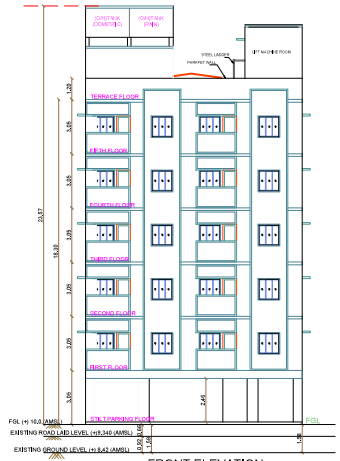
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6612 & 6613 of 2019.

Signature valid

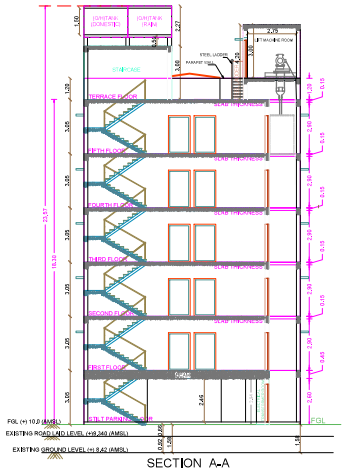
Applicants (Owner / Developer / Power of Attorney)

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

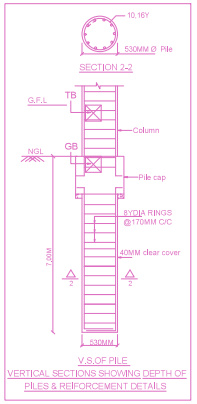
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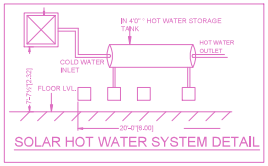
FRONT ELEVATION



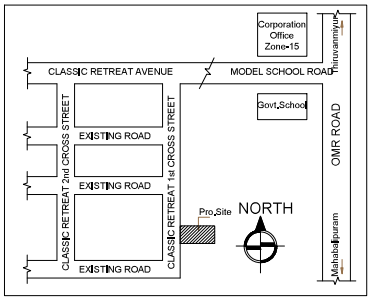
SECTION A-A



VERTICAL SECTIONS SHOWING DEPTH OF PILES & REIFORCEMENT DETAILS



SOLAR HOT WATER SYSTEM DETAIL



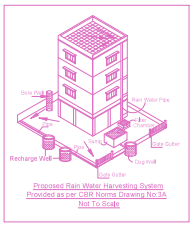
Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION STILT FLOOR + 5 FLOORS (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 20 DWELLINGS AVAILING PREMIUM FSI AT PLOT NO.23, 1ST CROSS STREET, CLASSIC RETREAT, SHOLLINGANALLUR, CHENNAI 600119 COMPRISED IN S.NO.585/1A8 OF SHOLLINGANALLUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION.

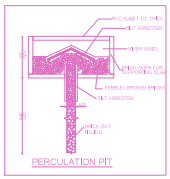
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	600.00
AREA AS PER DOCUMENT	609.16
AREA CONSIDERED FOR FSI	600.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1550.83
FSI FACTOR	2.585
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

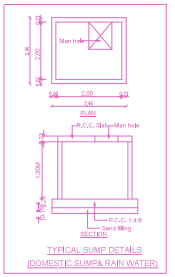
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	13
TWO WHEELER	22	22
CYCLE	-	0



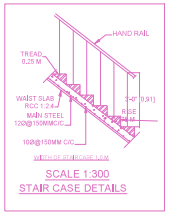
Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A Not To Scale



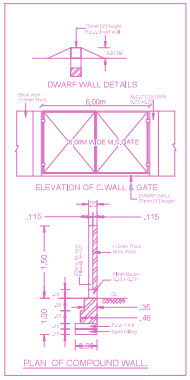
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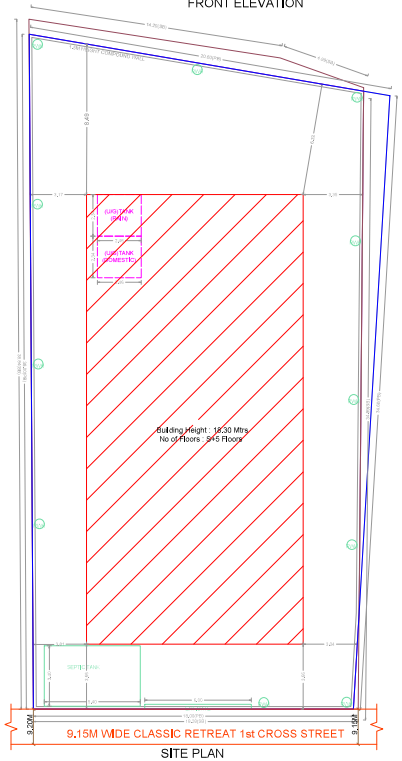
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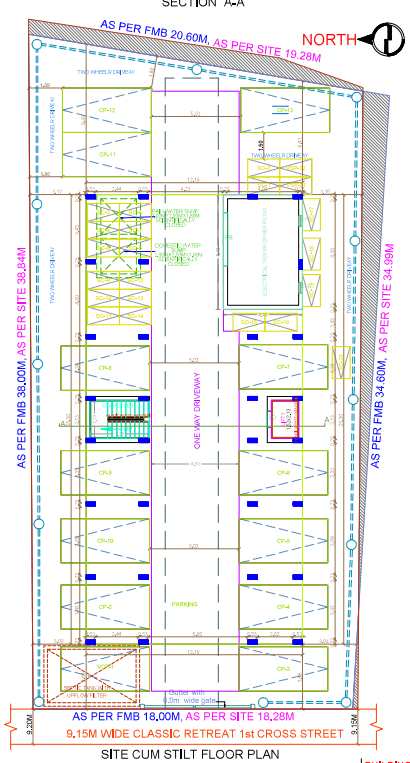
SCALE 1:300
STAIR CASE DETAILS



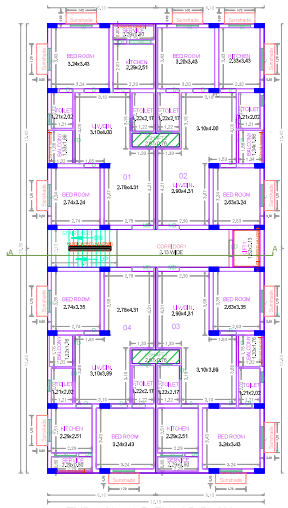
PLAN OF COMPOUND WALL



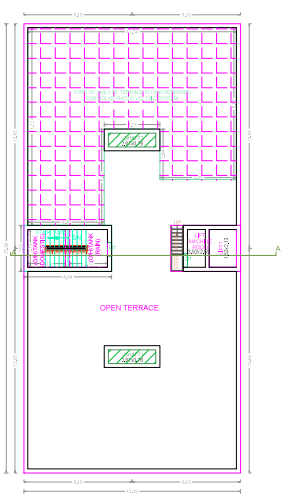
SITE PLAN



SITE CUM STILT FLOOR PLAN



TYPICAL - 1-5 FLOOR PLAN



TERRACE FLOOR PLAN



SEPTIC TANK DETAILS

APPROVAL CONDITION

SCALE 1:100

BUILDING WISE FSI STATEMENT

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THIRD FLOOR	0.00	304.41	0.00	0.00	4	304.41
FOURTH FLOOR	0.00	304.41	0.00	0.00	4	304.41
FIFTH FLOOR	0.00	304.41	0.00	0.00	4	304.41
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1550.83	0.00	0.00	20	1550.83

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule 11(C)(2)(ii) of TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8648 of 2019 and W.M.P. (MD) Nos. 6913 & 6915 of 2019.

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. 0788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

ISO_A0_(841.00_X_1189.00_MM)



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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

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