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Official Property Record

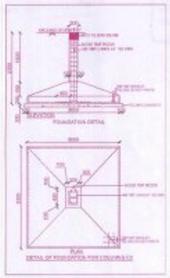


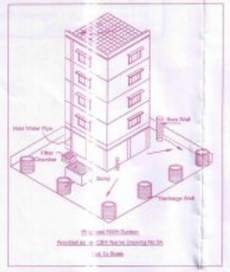
Digitally Verified Record - Powered by Verified RealEstate™

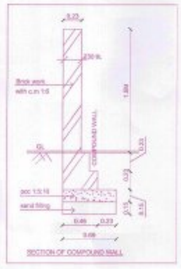
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/1s/0870/2024
Dated.27/02/2025

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

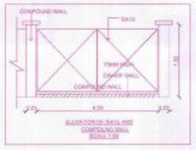
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21/03/2025
167









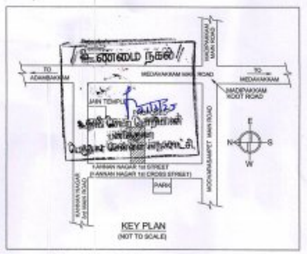




ELEVATION



SECTION A-A'



Location plan (Taken as per User Inputs)

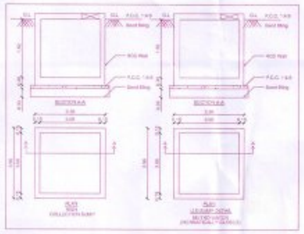
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 14 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 12 PART & PLOT NO.13, KANNAN NAGAR 1ST STREET (KANNAN NAGAR 1ST CROSS STREET), NANGANALLUR, CHENNAI - 600 061 COMPRISED IN OLD.S.NOS. 87/4 PART, 87/5 PART, 88/4 PART & 88/5 PART, T.S.NO.22/2, 23/D, 29/2 & 29/3, WARD - D, BLOCK NO.26 OF THALAIVANCHERI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	751.00
AREA AS PER DOCUMENT	780.87
AREA CONSIDERED FOR FSI	751.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1915.81
FSI FACTOR	2.551
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

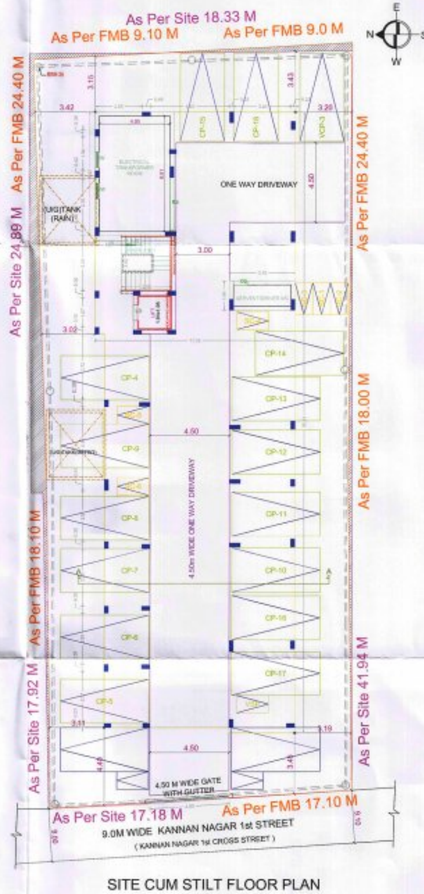
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	18	18
TWO WHEELER	9	9
CYCLE	-	0



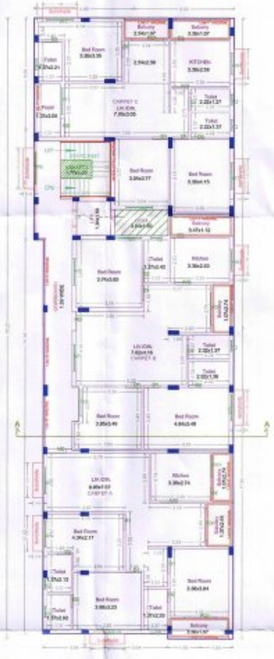




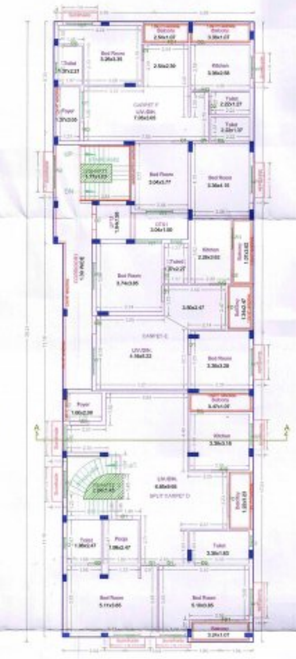
SITE PLAN



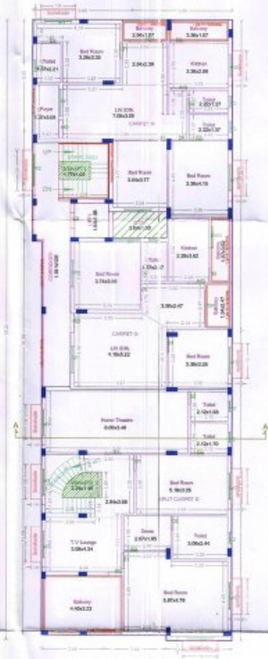
SITE CUM STILT FLOOR PLAN



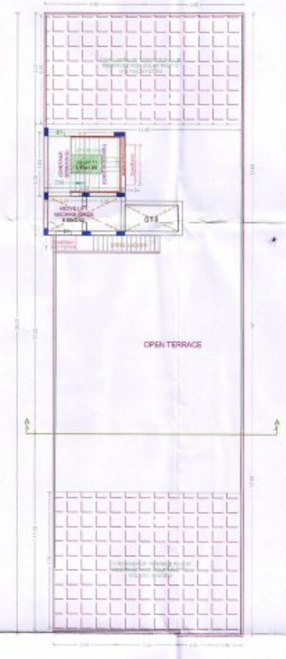
TYPICAL - 1, 2& 3 FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
A-1 (PLAN)		0.00	1915.81	0.00	0.00	14	1915.81
Total		0.00	1915.81	0.00	0.00	14	1915.81

FLOOR WISE FSI STATEMENT: A (PLAN)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	31.11	0.00	0.00	0	31.11
FIRST FLOOR	0.00	378.02	0.00	0.00	3	378.02
SECOND FLOOR	0.00	378.02	0.00	0.00	3	378.02
THIRD FLOOR	0.00	378.02	0.00	0.00	3	378.02
FOURTH FLOOR	0.00	375.32	0.00	0.00	3	375.32
FIFTH FLOOR	0.00	375.32	0.00	0.00	2	375.32
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1915.81	0.00	0.00	14	1915.81

For SHIVAS CONSTRUCTIONS

Proprietor

Applicant [Owner / Developer] Power of Attorney]

APPROVAL CONDITION

SCALE 1:100

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

Signature valid

QR CODE

Signature valid

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

ARCH_E_(36.00_x_48.00_Inches)

Scanned with OKEN Scanner

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.

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

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Our services go beyond

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.

Smarter Tools, Stronger Decisions

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

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