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3/350/2 Mettukuppam,
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Official Property Record

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P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/ep/NURP/s/40558/2023
Dated...31.10.2023

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2023 before the Madurai Bench of Madras High Court

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS, AT PLOT NO: 59, OLD DOOR NO: 32 & NEW DOOR NO:74, 2ND MAIN ROAD, RAJA ANNAMALAIPURAM, CHENNAI - 600028, COMPRISED IN R.S.NO:3927/41 BLOCK NO:86 OF MYLAPORE VILLAGE WITH IN THE LIMIT OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	826.50
AREA AS PER DOCUMENT	826.53
AREA CONSIDERED FOR FSI	826.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2318.04
FSI FACTOR	2.805
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

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

SOUTH SIDE ELEVATION

SECTION- AA

KEYPLAN (N.T.S)
Location plan (Taken as per User Inputs)

Solar hot water system details

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

Gate Elevation & Cross Section Detail of compound wall

Detail bore well

PERCOLATION PIT

SECTION B-B

SECTION 'A-A'

PLAN
RAIN WATER
HARVESTING SUMP
(Scientifically closed)

SECTION 'C-C'

PLAN
METRO WATER SUMP
(Scientifically Closed)

PILE-P2

TYP. SEC. OF PILE
(BORED CAST-IN-SITU PILE)
PILE FOUNDATION DETAILS

SITE PLAN

SITE CUM STILT FLOOR PLAN

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

TERRACE FLOOR PLAN

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
Total		0.00	2318.04	0.00	0.00	20	2318.04
V-1 (BV)		0.00	2318.04	0.00	0.00	20	2318.04

FLOOR WISE FSI STATEMENT: V (BV)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.24	0.00	0.00	0	28.24
FIRST FLOOR	0.00	457.96	0.00	0.00	4	457.96
SECOND FLOOR	0.00	457.96	0.00	0.00	4	457.96
THIRD FLOOR	0.00	457.96	0.00	0.00	4	457.96
FOURTH FLOOR	0.00	457.96	0.00	0.00	4	457.96
FIFTH FLOOR	0.00	457.96	0.00	0.00	4	457.96
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2318.04	0.00	0.00	20	2318.04

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 the out come of Writ Petition (MD) No.8948 of 2019 and WMP (MD) Nos. 6512 & 6915 of 2019.

Signature valid
Digitally Signed by Deputy Planner / Chief Planner / Member-Secretary
Reason: Approved
MATHAVAN R
Sign Date: 05/03/2024 2:46:29 PM

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 KEY NO. 1788

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

ARCH_E_(36.00_x_48.00_Inches)



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

Verified RealEstate™

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

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