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Official Property Record

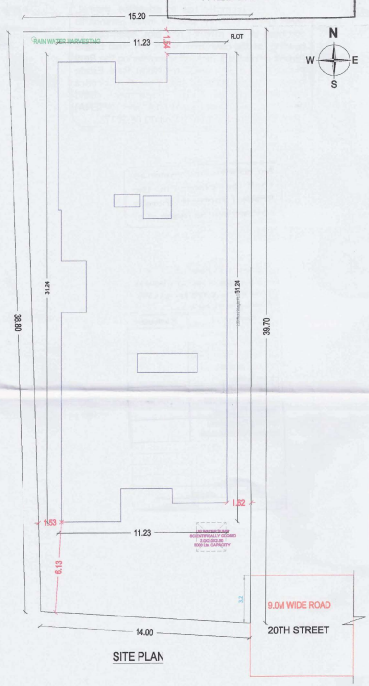
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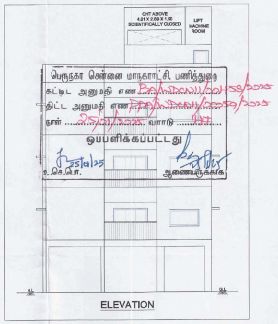
PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE RESIDENTIAL BUILDING AT PLOT NO: 30 PART & 35, 20TH STREET, KRISHNA NAGAR,MADURAVOYAL,CHENNAI-600095, COMPRISED IN S.NO:292/ 16 & 5 , 292/ 1A1A1A1A OF MADURAVOYAL VILLAGE, GREATER CHENNAI CORPORATION, DIVISION - 147 , ZONE - 11

REF :- APPROVED LAND REGULARIZATION PERMIT NO. 1665 / 2024 DATE 10/12/2024, RL / WDCN'1 / 01666 / 2024

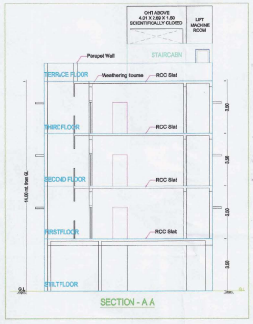
Completion Certificate is mandatory for availing service connections from TNEB and CMWSSB.



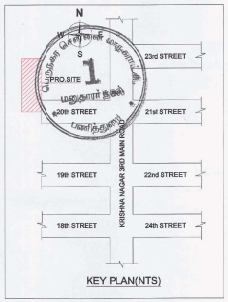
SITE PLAN



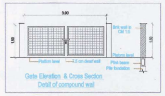
ELEVATION

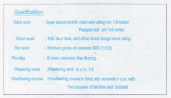


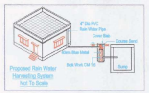
SECTION - A A



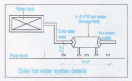
KEY PLAN(NTS)


Gate Elevation & Cross Section
Detail of compound wall


Specification:

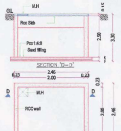

Proposed Rain Water Harvesting System not To Scale

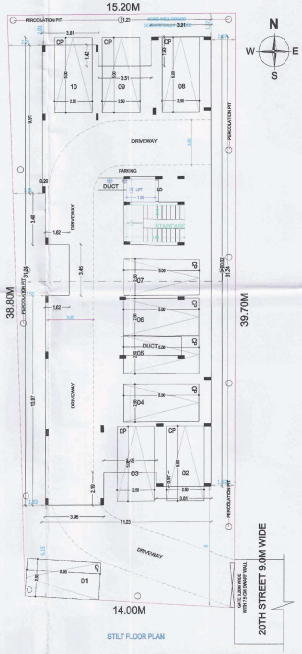



Solar hot water system details

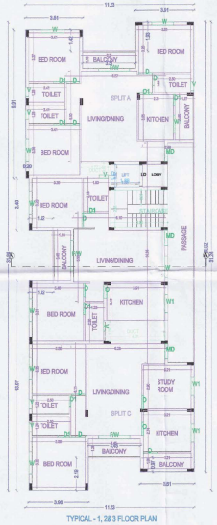



Detail bore well

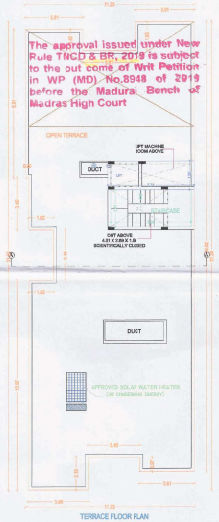




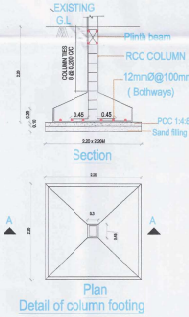
STILT FLOOR PLAN



TYPICAL - 1, 2&3 FLOOR PLAN (PROPOSED)



TERRACE FLOOR PLAN (PROPOSED)



AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2016

PROJECT DETAIL

File No:	COC/089625		
Case Type:	New	Name of Road:	20th STREET KRISHNA NAGAR
Type of Proposal:	Primary Residential	Plot No.:	30pt & 35
Category :	Ordinary Bldg	Door No.:	_
Zone:	Zone-11	Division :	Div - 147
Survey No.: 292/16 & 5, 292 / 1A1A1A1A		Survey Village:	MADURAVOYAL
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		623.00
PLOT AREA AS PER DOCUMENT		573.00
PLOT AREA AS PER STE		573.00
PLOT AREA AS PER DRAWING		572.25
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	572.25
BALANCE AREA OF PLOT	(B)	572.25
NET AREA OF PLOT	(C)	572.25
NET BALANCE AREA OF PLOT	(D)	572.25
MAX PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		310.89
Total Proposed Coverage Area	(54.33%)	310.89
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	1144.49
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	1144.49
Residential FSI		932.66
Proposed Floor (FSI) Area		932.66
TOTAL PROPOSED FSI AREA		932.66
CONSUMED FSI		1.63
TOTAL PROP. BUILT UP AREA		1285.39

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

M. JEYAKUMAR
Registered Engineer-GR-III
GCC No: RE3040120119
SRI VENKATESHWARA PLANNERS
New No. 13, Old No. 8, Vivekananda Street,
Gandhi Nagar, Ambattur,
Chennai-600 053, Cell: 9444126651

SIGNATURE OF OWNER

SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.

* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre P/C Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

BUILDING DETAILS

Building Name	Use	SubUse	Structure
A (B)	Primary Residential	Residential Bldg	Bldg Upto 15.25mt. Ht.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	CAR (nos) by rule	REQD.
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	9	1.00	10
Total	Required	-	-	-	10
Total	Proposed	-	-	-	10

PARKING CALCULATION Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	TWo WHEELER by rule	REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	0

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	Area	PROPOSED No.	Area
-	Car	10	125.00	10	125.00
-	TwoWheeler	0	0.00	0	0.00
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	125.00	-	370.75

FLOORWISE FSI STATEMENT FOR: A (B)

FLOORS	FSI AREA Existing	COMM.	RESI.	IND	SPEC.	BALCONY	ARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.87	11.03	-	0.00	0.00	23.90	0
THIRD FLOOR	0.00	0.00	310.89	0.00	0.00	0.00	0.00	310.89	0.00	-	2.86	-	0.00	0.00	313.74	3
SECOND FLOOR	0.00	0.00	310.89	0.00	0.00	0.00	0.00	310.89	0.00	-	2.86	-	0.00	0.00	313.74	3
FIRST FLOOR	0.00	0.00	310.89	0.00	0.00	0.00	0.00	310.89	0.00	-	2.86	-	0.00	0.00	313.74	3
STILT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.15	2.86	-	0.00	308.25	320.26	0
Total	0.00	0.00	932.66	0.00	0.00	0.00	0.00	932.66	0.00	22.02	22.46	-	0.00	308.25	1285.39	9

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	24
D1	0.75	2.10	03
D	0.90	2.10	24
D	0.90	2.10	09
MD	1.00	2.10	09

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	21
W1	1.20	1.20	12
W	1.50	1.20	24
F/W	2.10	2.10	09

TOTAL FSI STATEMENT

BUILDING	FSI AREA Existing	COMM.	RESI.	IND.	SPEC.	TOTAL FSIAREA	TOTAL BUILTUP
A-1 (B)	0.00	0.00	932.66	0.00	0.00	932.66	1285.39
Total	0.00	0.00	932.66	0.00	0.00	932.66	1285.39





SECURITY DEPOSIT is a refundable non-interest earning an. which shall be refunded on claim after completion of development as per approved plan as certified by the Greater Chennai Corporation. If there is any deviation(s) from the approved plan or violation of the Development Regulations / Building Rules or change of use of any part or whole of the Building / Site, the **SECURITY DEPOSIT** will be **FORFEITED**. This will not Prevent the Greater Chennai Corporation from proceeding against the Onwer / Builder / any other persons to take enforcement action as per provisions by Lockings, Sealing and Demolishing the premises.

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

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

Applicant / Developer / Promoter to **Erect A Display Board of a Minimum Size of 60 Cm X 120 Cm with the Following Particular's:**

Description	Particulars
Name of the Applicant / Developer / promoter	
Site Address With Survey Number, Block Number, Village Name	
Name of The Registered Architect / Registered Engineer On Record	
Planning Permission / Building Permit Number	
Date of Expiry of Permit	
Number of Floors	
Front Set Back	
Side Set Back -1	
Side Set Back 2	
Rear Set Back	



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.



empowering your real estate decisions with smart tools

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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