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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 4 FLOORS (16.0m HEIGHT) COMMERCIAL (OFFICE) BUILDING AT PLOT NO: A, OLD DOOR NO.97, NEW DOOR NO: 72, G N CHETTY ROAD, T. NAGAR, CHENNAI 600017.COMPRISED IN T.S.NO: 9382/ 2, BLOCK NO: 109 OF T. NAGAR VILLAGE, GUINDY TALUK, WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION. ZONE -09, DIVISION NO: 117 .

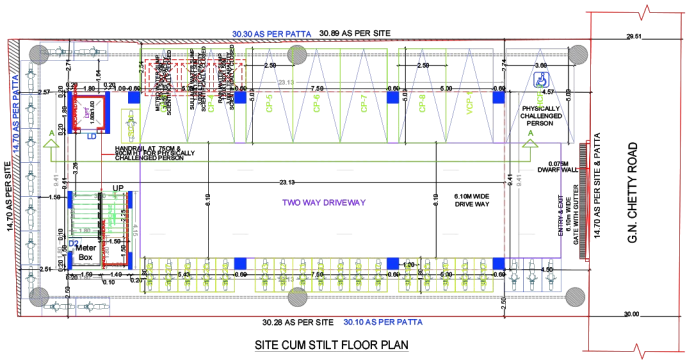
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	446.00
AREA AS PER DOCUMENT	446.00
AREA CONSIDERED FOR FSI	446.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	866.92
FSI FACTOR	1.944
COVERAGE AREA (PERCENTAGE %)	N.A

A) PARKING STATEMENT

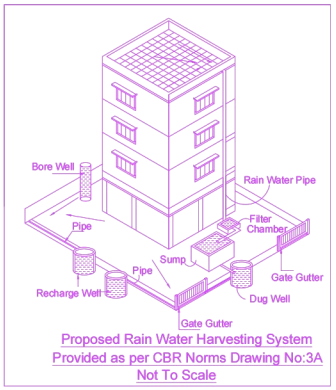
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	8	8
TWO WHEELER	29	32
CYCLE	0	0



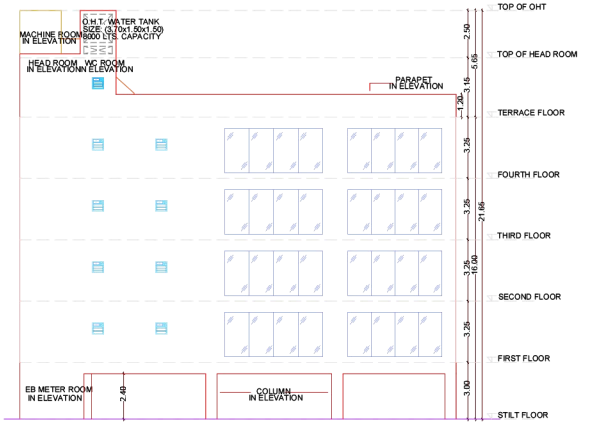
SITE PLAN



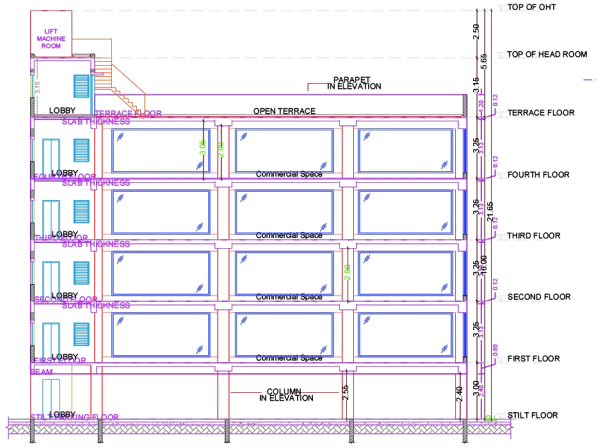
SITE CUM STILT FLOOR PLAN



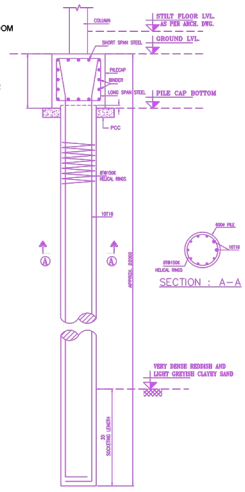
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



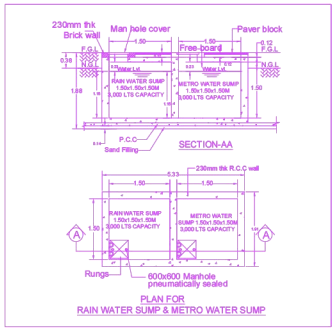
ELEVATION



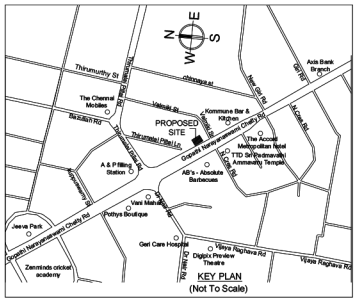
SECTION - AA



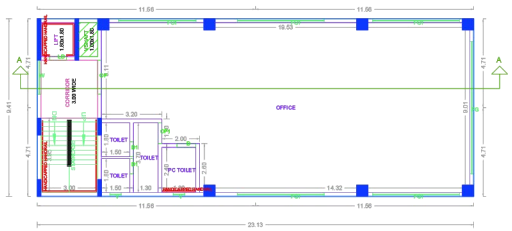
TYPICAL SECTION OF PILE & PILECAP



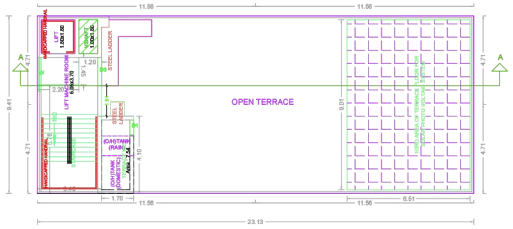
PLAN FOR
RAIN WATER SUMP & METRO WATER SUMP



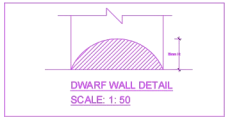
Location plan (Taken as per User Inputs)

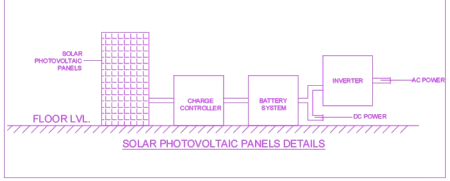


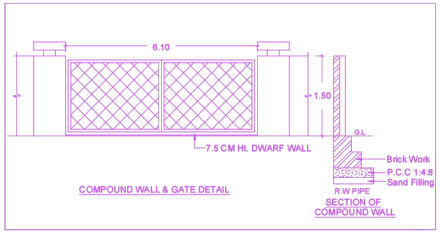
TYPICAL - 1, 2, 3& 4 FLOOR PLAN



TERRACE FLOOR PLAN







APPROVAL CONDITION

SCALE 1:100

FLOOR WISE FSI STATEMENT: G.N.CHETTY ROAD (G.N....)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	215.92	0.00	0.00	0.00	0	215.92
THIRD FLOOR	215.92	0.00	0.00	0.00	0	215.92
SECOND FLOOR	215.92	0.00	0.00	0.00	0	215.92
FIRST FLOOR	215.92	0.00	0.00	0.00	0	215.92
STILT PARKING FLOOR	3.24	0.00	0.00	0.00	0	3.24
Total	866.92	0.00	0.00	0.00	0	866.92

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
G.N.CHETTY ...)		866.92	0.00	0.00	0.00	0	866.92
Total		866.92	0.00	0.00	0.00	0	866.92

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

Signature valid

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Digitally Signed by :-
Assistant Planner Y.Kaviya
Sign Date: 03/31/2023 7:06:45 PM
Letter No. : CMDA/PP/NUSER/20114/2023
Approval No. : 0/LO/NUSER/2220/2023
Approval Date : 03/31/2023 7:51:15 PM
Permit No. : OL-0022/2023

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. 4788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNDIDSR, 2019 is subject to final outcome of the W.P (MD) No.8949 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect Prabhakaran. S.V.Sharma
Sign Date: 02/16/2023 5:58:21 PM

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)



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

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