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File No: TNRERA/01340/2023

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN/29/Building/0110/2023, dated: 08.03.2023.
Project Namely - "ASTER FLATS"

Project Details & Address:
Registration of Stilt + 5 Floors Residential Building with 19 Dwelling units availing with Premium FSI at Ravi Main Road (Indira Colony Main Road) Medavakkam, Chennai – 600 100 comprised in Survey Nos. 154/2B3A2, 155/1C1A1, 155/1C1A2, 155/1C1B, 155/1C2 as per patta of Medavakkam Village, Within the limit of St.Thomas Mount Panchayat Union. CMDA issued Planning Permission No. PP/NHRB/273/2022/A to C issued in letter No. PP/NHRB/S(B2)/0193/2022 dated 23.09.2022. The President, Medavakkam First Grade Panchayat, Chennai – 600 100 issued Building Permission No. 111/2022, dated 20.12.2022.

Applicant:
Tmt. Anista Gomez,
2nd Floor, Raja Street, Pondy Bazaar,
Parthasarathipuram, T.Nagar,
Chennai - 600 017.
Email - realtorsek@gmail.com

2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale and construction agreement with the allottees as provided in 'Annexure A' of Rule 9

(ii) The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;

(iii) The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (*I*) of sub-section (2) of section 4 of the Act;

(iv) The registration shall be valid till **30.12.2025** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

(vii) The Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violation/ deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

P.T.O

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Project Bank Details:

Bank Name & Branch	:	**The Karur Vysya Bank Limited,** Tambaram Branch, **Chennai – 600 045.**
Account Number	:	**1190135000013871**

Dated: 08.03.2023
Place: Chennai-08.

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

ADVERTISEMENT IN ANY FORM SHOULD CONTAIN RERA REGISTRATION NUMBER AND WEBSITE ADDRESS OF THIS AUTHORITY (www.rera.tn.gov.in)

Sja.S 8/3/23

Additional Director
(Operation),
TNRERA, Chennai-8.

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
TNRERA
CHENNAI

S.R.W.D.S. - CNI

ஊராட்சி படிவம் எண் 6

பத்தி எண் :

பலவகை வரவு ரசீது

அசல்

No. 89898

பற்று சீட்டு எண் :

நாள் : 20/12/2022

..... ஊராட்சி

திரு/திரு. Anista Romeo, W/o S. Elvel Kumar,

T. Nagar, Chennai - 17. .....என்பவரிடமிருந்து

ரூ. 2,79,960/- (ரூபாய் two lakhs seventy nine thousand nine hundred and sixty only) மட்டும்)

.....

.....வகைக்காக பெற்றுக்கொள்ளப்பட்டது.

பணம் செலுத்துபவரின் கையொப்பம்

வரி வசூலிப்பவர்

ஊராட்சி தலைவர்

குறிப்பு :

1. இந்த பற்றுச்சீட்டு ஊராட்சி தலைவரின் மற்றும் வரி வசூலிப்பவரின் கையொப்பமுடன் இருந்தால்தான் செல்லுபடியாகும்.
2. பணம் செலுத்துபவரின் கையொப்பம் தவறாது பெறப்பட்ட வேண்டும் இடது கை பெருவிரல் ரேகை பெரும் இனத்தில் அசல் மற்றும் நகல் இரண்டு பிரதிகளிலும் பெற வேண்டும்.

மேடவாக்கம் முதல்நிலை ஊராட்சி மன்ற தலைவர் அவர்களின் நடவடிக்கைகள்

முன்னிலை : திருமதி. **சிவபூஷணம் ரவி**

க.ஊ.எண் : 111/2022 நாள் : 20/12/2022

மு.மு.எண் : PP/NHRB/S/193/2022

பொருள் : கட்டிட/~~மனை உட்பிரிவு~~ வரைப்பட அனுமதி - மேடவாக்கம் ஊராட்சி .....

தெரு/ரோடு, புல எண்.154/2B3D2, 155/1C1A1, 155/1C1A2, 155/1C1B, 157/1C2 மனைஎண்..... ஆகியவற்றில் கட்டிடம் / ~~மனை உட்பிரிவு~~ / சுற்றுச்சுவர் / கிணறு முதலியன கட்டுவதற்கு அனுமதி வழங்கப்பட்டது.

பார்வை : அரசு ஆணை எண். 255 நாள் 19.08.97
திரு/திருமதி..Anista Gomez W/o S.Elangovan.....அவர்களின் மனுநாள்.....07/12/2022.....

உத்திரவு :-

திரு/திருமதி...Anista Gomez W/o S.Elangovan.....என்பவருக்கு மேடவாக்கம் கிராமம் புல எண்.154/2B3D2, 155/1C1A1, 155/1C1A2, 157/1C1B & 157/1C2 மனை எண்..... மேடவாக்கம் ஊராட்சி ஆகிய பகுதிகளில் கட்டிடம் / சுற்றுசுவர் / கிணறு / கழிப்பிடம்/ குளியலறை / கடைகள் / முதல் தளம் / இரண்டாம் தளம் / பேருந்து வண்டிகள் நிறுத்துமிடம் / மனை உட்பிரிவு ஆகியவகைகள் கட்டுவதற்கு கீழ்கண்ட நிபந்தனைகளுக்குட்பட்டு அனுமதி அளிக்கப்படுகிறது.

இந்த அனுமதியானது 19/12/2022ம் தேதி வரை ஒரு ஆண்டுக்கு செல்லுபடியாகும் அனுமதி கட்டணம் ரூ.2,77,912 ரூபாய் இரண்டு லட்சத்து எழுபத்தேழாயிரத்து தொள்ளாயிரத்து பன்னிரண்டு மட்டும்

செலுத்தியமைக்கான பல வகைப்பட்ட ரசீது எண்..... 89398 .....நாள்.....20/12/2022.....மற்றும் அங்கீகரிக்கப்பட்ட வரை படங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

நிபந்தனைகள்

1. கட்டிடத்தின் வலது பக்கத்தில் 1.5 மீட்டருக்கு குறையாமலும், இடது பகுதியில் 1.5 மீட்டருக்கு குறையாமலும் இரு பக்கங்களிலும் 3.00 மீட்டருக்கு குறையாமலும் இடைவெளி விடப்பட்டிருக்க வேண்டும்.
2. தமிழ்நாடு ஊராட்சியின் 1995-ம் ஆண்டு திருத்தப்பட்ட சட்டத்தின்படி சென்னை பெருநகர் வளர்ச்சிக் குழும விதிகளில் ஏற்படுத்தப்பட்டுள்ள எல்லா கட்டுப்பாடுகளுக்கும் உட்பட்டிருத்தல் வேண்டும்.
3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்பந்தமில்லாத வேறு இடங்களிலோ ஆக்கிரமனம் செய்வது கூடாது.
4. கட்டிட வேலைகள் நடக்கும் பொழுதோ அல்லது வேறு எந்த நேரங்களிலோ ஊராட்சியிலிருந்து ஆய்வு செய்யவரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரை படங்களை காண்பிக்க வசதியான வேலை நடக்குமிடங்களில் மேற்படி வரை படங்களை வைத்திருத்தல் வேண்டும்.

5. இந்த உத்திரவில் அனுமதிக்கப்பட்ட கால வரையரைக்குள் கட்டிடம் கட்டி முடிக்காவிட்டால் அனுமதியை மீண்டும் புதியதாக மனு கொடுத்து அனுமதி பெற வேண்டும்.

6. அனுமதித்த வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதெனும் செய்து கட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தலைவர் / நிர்வாக அதிகாரிக்கு விண்ணப்பம் செய்து உத்திரவு பெற் பிறகு தான் மாறுதல் கட்டிடம் கட்ட வேண்டும்.

7. கட்டிடம் கட்ட உத்திரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவே அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாயிருந்தால் மேற்படி உத்திரவை ரத்து செய்ய தலைவருக்கு உரிமை உண்டு.

8. புதியதாக கட்டப்படும் கட்டிட இடங்கள் எந்த நேரத்திலும் சுத்தமான பொது சுகாதாரக்கேடு விளைவிக்காத வகையில் வைத்து இருத்தல் வேண்டும்.

9. மனுதாரர் கட்டிடத்தை கட்டி முடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்ற பின்பே குடி புக வேண்டும்.

10. கட்டிடத்திலிருந்து வரும் கழிவு நீரை மனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறபடுத்தும் வகையில் வடிகால்களும், கழிவு நீர்த் தொட்டிகளும் அமைத்துக் கொள்ள வேண்டும்.

11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர்கள் வேலை செய்ய வேண்டிய இடங்களுக்காகவோ கட்டப்படயிருந்தால் அவைகளுக்கு மாவட்ட அலுவலரிடமிருந்து தொழிலகங்களின் ஆய்வாளரிடமிருந்து மற்றும் உறுப்பினர், செயலாளர், சென்னை பெருநகர் வளர்ச்சி குழுமம் ஆகியோரிடமிருந்து அனுமதி பெற்றிருந்தல் வேண்டும்.

12. அங்கீகரிக்கப்பட்ட வரைப்படங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு இவ்வூராட்சியிலிருந்து சான்றிதழ் பெற்றுக் கொள்ள வேண்டும்.

13. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேறிய பின்னரோ 15 தினங்களுக்குள் தலைவர் அவர்களுக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.

தலைவர் / நிர்வாக அதிகாரி
மேடவாக்கம் முதல்நிலை ஊராட்சி,
சென்னை - 600 100.

பெறுநர்

திரு/திருமதி Anista Gomez W/o S. Elred kumar

2nd floor Raja street

Parthasarathi Puram

Pondy Bazar, T. Nagar,

Chennai - 17.

BY REGISTERED POST WITH ACK DUE

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Website: www.cmdachennai.gov.in

St. Thomas Mount Panchayat Union Chitlapakkam 28 SEP 2022

Letter No. PP/NHRB/S(B2)/0193/2022 Dated:23.09.2022

To

The Commissioner,
St.Thomas Mount Panchayat Union
@Chitlapakkam.

Rc no 5413/22
26/10/22

Sir,

Sub: CMDA – APU – (B Channel – South Division) – Planning Permission for the proposed construction of Stilt + 5 Floors Residential building with 19 dwelling units availing with premium FSI at Ravi Main Road (Indira Colony Main Road) Medavakkam, Chennai-100 comprised in S.No. 154/2B3A2, 155/1C1A1, 155/1C1A2, 155/1C1B &155/1C2, as per patta of Medavakkam Village within the limit of St.Thomas Mount Panchayat Union applied by Tmt.Anista Gomez in - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. The PPA received in SBC No. CMDA/PP/NHRB/S/0193/2022 dated 25.03.2022.
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
5. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
6. CMDA office order No.7/2019 dated 12.3.2019.
7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
8. NOC for Vadakkupattu Eri issued by CE/WRD for the site under reference mentioned with 15conditions in Lr. No.DB/T5(3)/F-1686 Inundation –Medavakkkam Village dated 07.03.2022.
9. Lr.received from Commissioner / St.Thomas Mount P.U. in their Lr. No.NA.KA.No.0428/2022 /A4 dated 18.02.2022.
10. This office DC advice sent to the applicant in this office letter even No. dated 03.09.2022
11. The applicant's letter dated 15.09.2022

*****

The Planning Permission Application is for the proposed construction of Stilt + 5 Floors Residential building with 19 dwelling units avail with premium FSI at Ravi Main Road (Indira Colony Main Road) Medavakkam, Chennai-100 comprised in S.No. 154/2B3A2, 155/1C1A1, 155/1C1A2, 155/1C1B &155/1C2, as per patta of Medavakkam Village within the limit of St.Thomas Mount Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 10th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No.	Description	Total Amount	
1.	Development charge for Land and building	Rs. 39,000/-	fees through online Banking in Receipt No.B0022111 dated 09.09.2022
2.	Scrutiny fee	Rs. 7,000/-	
3.	Regularisation charges	Rs. 30,000/-	
4.	I & A charges	Rs. 9,55,000/-	
5.	SD for building	Rs. 6,57,000/-	
6.	SD for Display	Rs. 10,000/-	
7.	SD for Septic tank	Rs 19,000/-	
8.	Premium FSI charges	Rs. 41,92,000/-	
9.	Flag Day (Receipt No.013662)	Rs. 500/-	

3. Two sets of approved Plans are numbered as **PP/ NHRB /273 /2022/A to C dated 23.09.2022** in **Planning Permit No. 15050 are** sent herewith. The **Planning Permit** is valid for the period **from 23.09.2022 to 22.09.2030**

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other

statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the 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 Real Estate Regulatory Authority.

9. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building Viz, namely (i) Commencement of construction, (ii) Plinth

level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA'

10. This Planning Permission is not final. The applicant has to approach the Commissioner, St.Thomas Mount Panchayat Union for issue of Building Permit under the Local Body Act.

11. Applicant to be complied all the conditions mentioned in the reference 8th & 9th cited at the time of construction.

12. Applicant shall not commence construction without building approval from the Local Body concerned.

13. The 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.6912 & 6913 of 2019

Yours faithfully,

26/9/22

For Senior Planner
(APU)

26/9/2022

Encl: 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. Tmt.Anista Gomez, W/o. S.Elred Kumar,
   2nd Floor, Raja Street,
   Parthasarathi Puram
   Pondy Bazar,
   T.Nagar,
   Chennai-600017.
2. **The Member**
   Appropriate Authority
   108, Uthamar Gandhi Salai
   Nungambakkam, Chennai – 600 034.
3. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road
   Nungambakkam, Chennai - 600 034.
4. **The Senior Planner**
   Enforcement Cell CMDA,
   Chennai – 600 008.
5. **RERA**
   Door No.1A, 1st floor
   Gandhi Irwin Bridge Road
   Egmore, Chennai-600008

Chennai Metropolitan Development Authority

Premium FSI

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 15050 Date of Permit 09.2022

PP/NHRB/273/2022/AToC

File No PP/NHRB/S/193/2022

Name of Applicant with Address Tmt. Anista Gomez
2nd Floor, Raja Street W/o. S.Elred Kumar
Parthasarathipuram.
Pondy Bazar, T Nagar. Ch.17.

Date of Application 25.3.2022.

Nature of Development : ~~Layout/Sub-division of~~ Land/Building construction/
~~Charge in use of Land/Building~~

Site Address Planning permission for the Proposed Construction of Stilt floor + 5 Floors Residential Building with 19 dus availing with premium FSI at Ravi main Rd (Indira Colony main Rd) Medavakkam, Ch. 100 comprised in S.nos 154/155/1C/A1, 155/1C/A2, 155/1C/B 2B3A2, 155/1C2 as per patta of Medavakkam village.

Division No.

Development Charge paid Rs. 39000/- Challan No B0022111 Date 9.9.2022

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 09.2030 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, ~~request for renewing the planning permit should be submitted to~~ Chennai Metropolitan Development ~~Authority before the expiry date. If it is not renewed before the said date~~ fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. ~~If the construction 'already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.~~

26/9/22

For MEMBER SECRETARY

C.A
23/9/2022

PREMIUM FSI

உள்ளாட்சி மன்றப் பிழை

SHEET No. 1/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF **STILT FLOOR + 5 FLOORS - RESIDENTIAL BUILDING WITH 19 DWELLING UNITS** AT RAVI MAIN ROAD (INDIRA COLONY MAIN ROAD), MEDAVAKKAM, CHENNAI - 100 COMPRISED IN SURVEY No. **154/2B3A2, 155**/1C1A1, **155**/1C1A2, **155**/1C1B &**155**/1C2 (AS PER PATTA) OF **MEDAVAKKAM VILLAGE** WITHIN THE LIMITS OF **ST.THOMAS MOUNT PANCHAYAT UNION**, TAMBARAM TALUK,KANCHIPURAM DISTRICT.

SPECIFICATIONS :

- Foundation with RCC Footing in M25.
- Walls with CM 1:5 for 20 thick wall & in CM 1:4 for 10 thick wall.
- Plastering with CM 1:3 for Ceiling & CM 1:5 for walls.
- Joinery in well seasoned wood.
- RCC M25 for Columns, Beams, Slabs, Sunshade & Lintels.
- Two coats of cement paint over one coat of primer for all plastered surface, two coats of enamel paint for joineries.
- Flooring with Ceramic Tiles.

AREA STATEMENT :

SITE EXTENT AS PER DOCUMENT : 982.81 Sq.m.

EXTENT AS PER PATTA : 982.00 Sq.m.

Floor	FSI Area
Stilt Floor	30.58
First Floor	472.29
Second Floor	495.96
Third Floor	563.11
Fourth Floor	491.38
Fifth Floor	491.38
Total	2544.70

ACHIEVED PREMIUM FSI : 2544.70 / 982.00 = 2.591

COLOR INDEX :

ROAD | SITE | PROPOSAL

PARKING DETAILS :

	REQUIRED	PROVIDED
CAR	19 Nos.	19 Nos.
TWO WHEELER	8 Nos.	8 Nos.

SCALE : 1 IN 100 (1" = 8'-0")

NOTE : ALL DIMENSIONS ARE IN METRES ('M')

APPLICANT SIGNATURE :

AG & M. Arasu

STRUCTURAL ENGINEER:

ERA.ELANGO.S.E.,A.M.I.E.,
(STRUCTURAL ENGINEER-GRADE-I (SE)
Regd. No: SE/GR-I/3715/93/010,
3, 3rd Floor, Thandavan Street,
Purasaiwalkam, Chennai-7. Ph: 044-4201 2698
E-mail: jayavinothecdesign@gmail.com

LICENSED SURVEYOR

R.CHANDRASEKARAN, B.E.(Civil) F.I.V.
Structural Engineer, Approved Valuer No.F-71274,
RE(GR.I / 19/2005 & RE(GR.II)/18/30019
F1, Lotus Flats,12, Kuppusamy Street,
Palavanthangal, Chennai-600114.
9444990018, Email: grcsekaran58@gmail.com

Planning Permission No.
PP/NWRB/273/2022/AIC
APPROVED
Subject to conditions mentioned in this office
Letter No. TP/NWRB/1/0173/2022 dated 19/12/22
For Senior Planner
Non High Rise Buildings
Chennai Metropolitan Development Authority
Chennai-600 008
This approval is valid only after building permission

ஒப்புதல் அளிக்கப்படுகிறது
PP/NWRB/273/2022/AIC
தலைவர் / நியமன அலுவலர்

This Planning Permission issued under New Rule 57(C)(8), 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.8912 & 8913 of 2019.

This Planning Permission as per the delegated powers given by Member Secretary, CMDA in Office Order No. 7/2019 dated 12.03.2019

SEPTIC TANK (8.50 x 2.20 x 2.05)

SUMP FOR RAIN WATER HARVESTING (5.00 x 3.00 x 2.40)

SUMP FOR SULLAGE WATER (5.00 x 3.00 x 2.40)

SUMP FOR DOMESTIC WATER (5.00 x 3.00 x 2.40)

ELECTRICAL TRANSFORMER ROOM 6.00

1.50M WIDE STORM WATER DRAIN (AS PER PWD NOC)

1.50M WIDE STORM WATER DRAIN (AS PER PWD NOC)

3.00M WIDE DRIVEWAY

3.00M WIDE DRIVEWAY

4.50M WIDE ENTRY/EXIT GATE

4.50M WIDE ENTRY/EXIT GATE

DWARF WALL AT 75MM HT.

DWARF WALL AT 75MM HT.

PERCOLATION PIT (AS PER TNCDBAR)

SPLAY 3.00 x 3.00

J.K.AVENUE

9.00M

22.20M AS PER FMB

23.92M AS PER SITE

1.60M AS PER SITE

45.26M AS PER SITE

47.56M AS PER SITE

39.00M AS PER FMB

28.15M AS PER SITE
25.60M AS PER FMB

10.00M

RAVI MAIN ROAD

SITE CUM STILT FLOOR PLAN

16.63

1.20M HEIGHT HANDRAIL

TOILET 2.08 x 1.63 | BALCONY 2.30 x 1.97 | UTILITY 2.30 x 1.09 | BALCONY 3.35 x 1.33 | STUDY 1.82 x 1.40

BEDROOM - 1 3.65 x 3.35 | KITCHEN 3.25 x 3.70 | BEDROOM - 2 3.25 x 3.70 | TOILET 1.83 x 1.30

UNIT - C

LIVING ROOM 3.80 x 7.56

DINING 4.35 x 3.30 | TOILET 2.40 x 1.50 | BEDROOM - 1 3.25 x 3.70

BALCONY 3.45 x 1.30

BEDROOM - 3 3.50 x 3.30 | TOILET 2.00 x 1.70 | BEDROOM - 2 3.05 x 3.35

TOILET 1.60 x 2.30 | BEDROOM - 4 3.15 x 4.15

UNIT - B

LIVING CUM DINNING 6.68 x 3.35

O.T.S 4.10 x 1.85

1.5M WIDE CORRIDOR

DINING 3.60 x 1.55 | KITCHEN 4.63 x 2.50 | UTILITY

LIFT 2.14 x 1.70 | LIFT 2.14 x 1.70

TOILET 1.70 x 1.90 | BEDROOM 03 3.50 x 3.30

OTS 2.40 x 1.31

OTS 1.80 x 3.16 | BEDROOM 01 3.35 x 3.35

LAWN AREA 7.45 x 5.05 | FOYER | TOILET 2.40 x 1.50

UNIT - A

LIVING CUM DINNING 7.15 x 3.35

STUDY 4.60 x 3.10 | BALCONY 3.35 x 1.30

DOUBLE HEIGHT AT 2nd FLOOR LVL

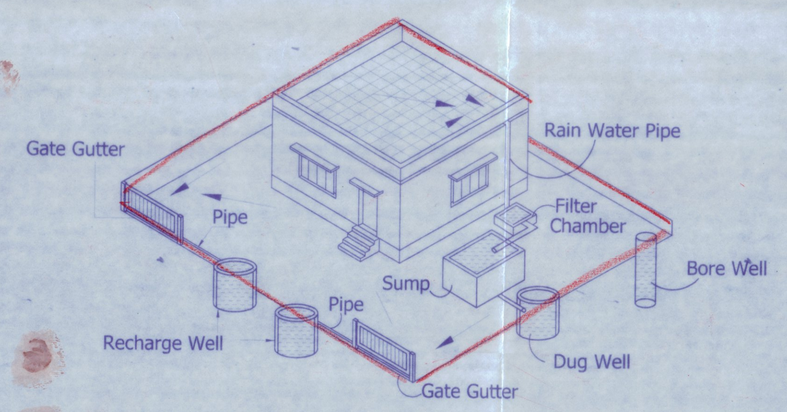
DUCT 2.73 x 2.02 | BEDROOM - 2 3.35 x 3.65 | TOILET 2.35 x 1.50 | KITCHEN 4.60 x 3.10

UTILITY 4.60 x 3.10

9.95 | 0.72 | 3.35 | 0.20 | 2.25 | 0.20 | 2.39 | 0.20

19.26

FIRST FLOOR PLAN



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

NORTH

VADAKKUPATTU MAIN ROAD

VIST BILLABONG HIGH INTERNATIONAL SCHOOL

ROOPAM APARTMENTS

R.S. ELEGANCE APARTMENTS

10.00M WIDE ROAD

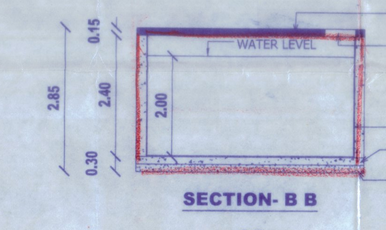
SITE UNDER REFERENCE

RAVI MAIN ROAD

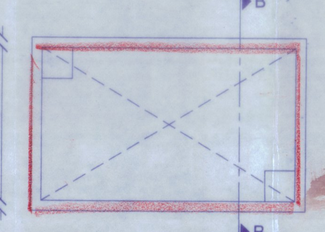
VADAKKUPATTU LAKE

KEY PLAN

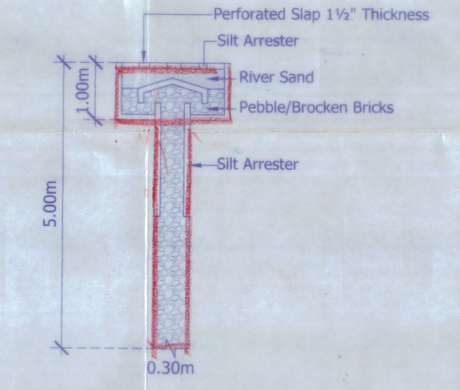
(NOT TO SCALE)



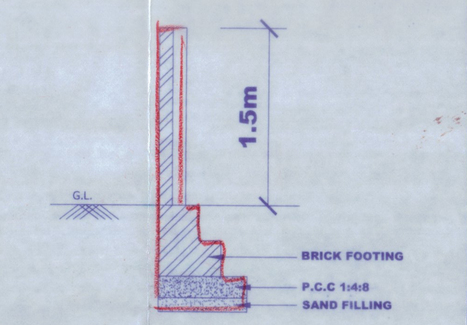
SECTION- B B



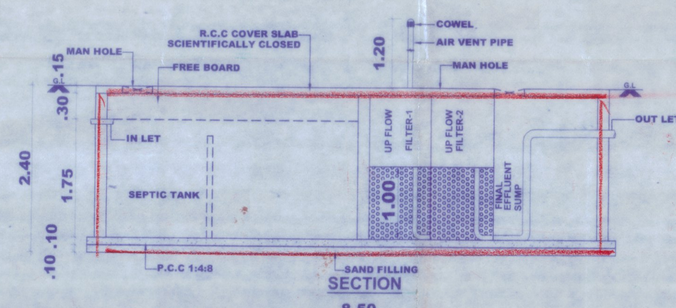
TYPICAL PLAN OF UG SUMP
(Not to Scale)
(For DOMESTIC Water, Rain Water & Sullage Water)



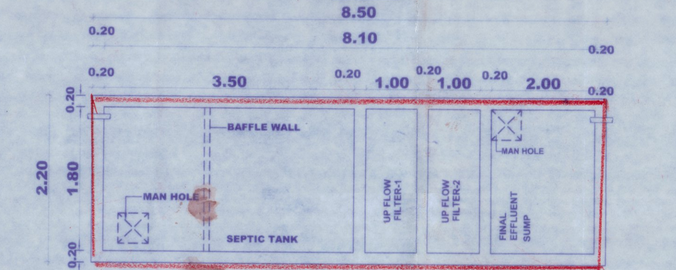
PERCOLATION PIT



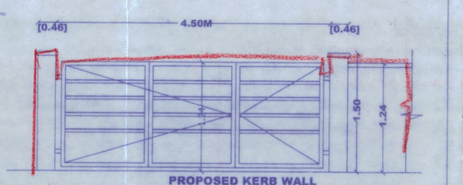
SECTION OF COMPOUND WALL



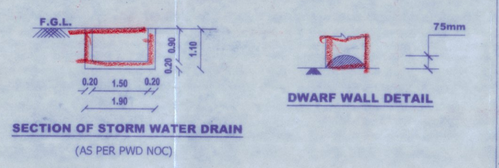
SECTION



PLAN OF SEPTIC TANK WITH UP FLOW FILTER



ENTRY / EXIT GATE



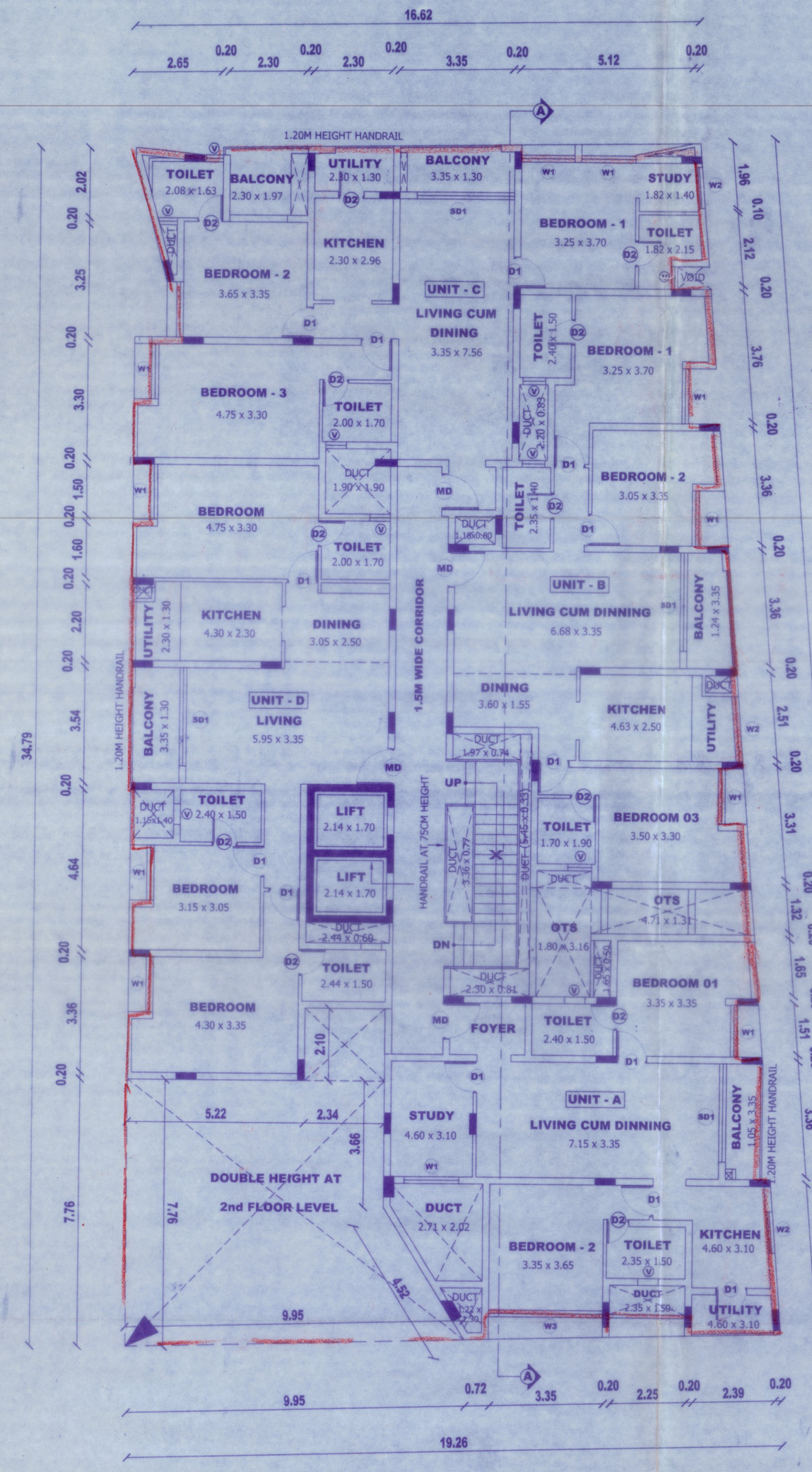
SECTION OF STORM WATER DRAIN
(AS PER PWD NOC)

DWARF WALL DETAIL

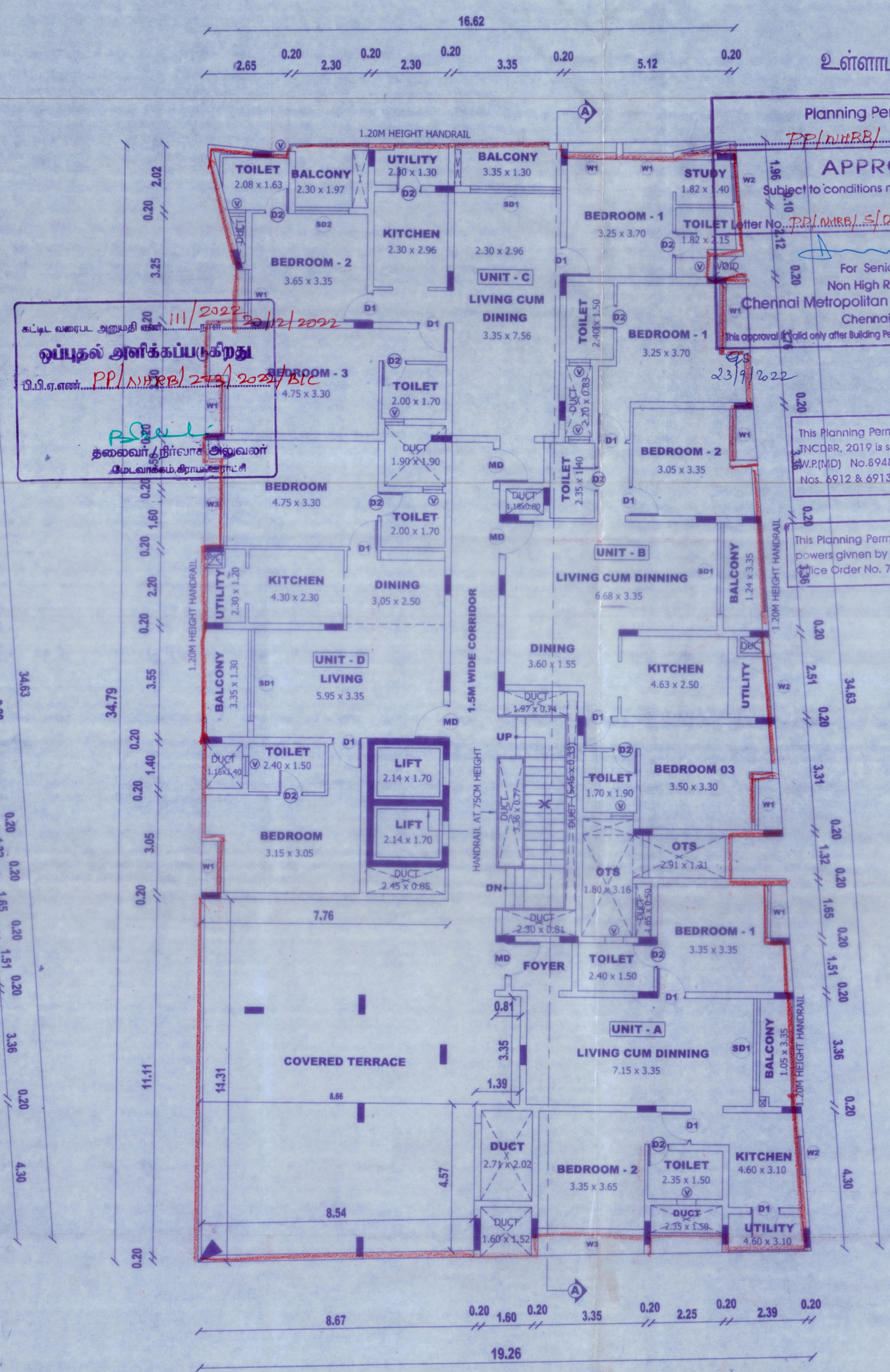
PREMIUM FSI

உள்ளாட்சி மன்றப் படி

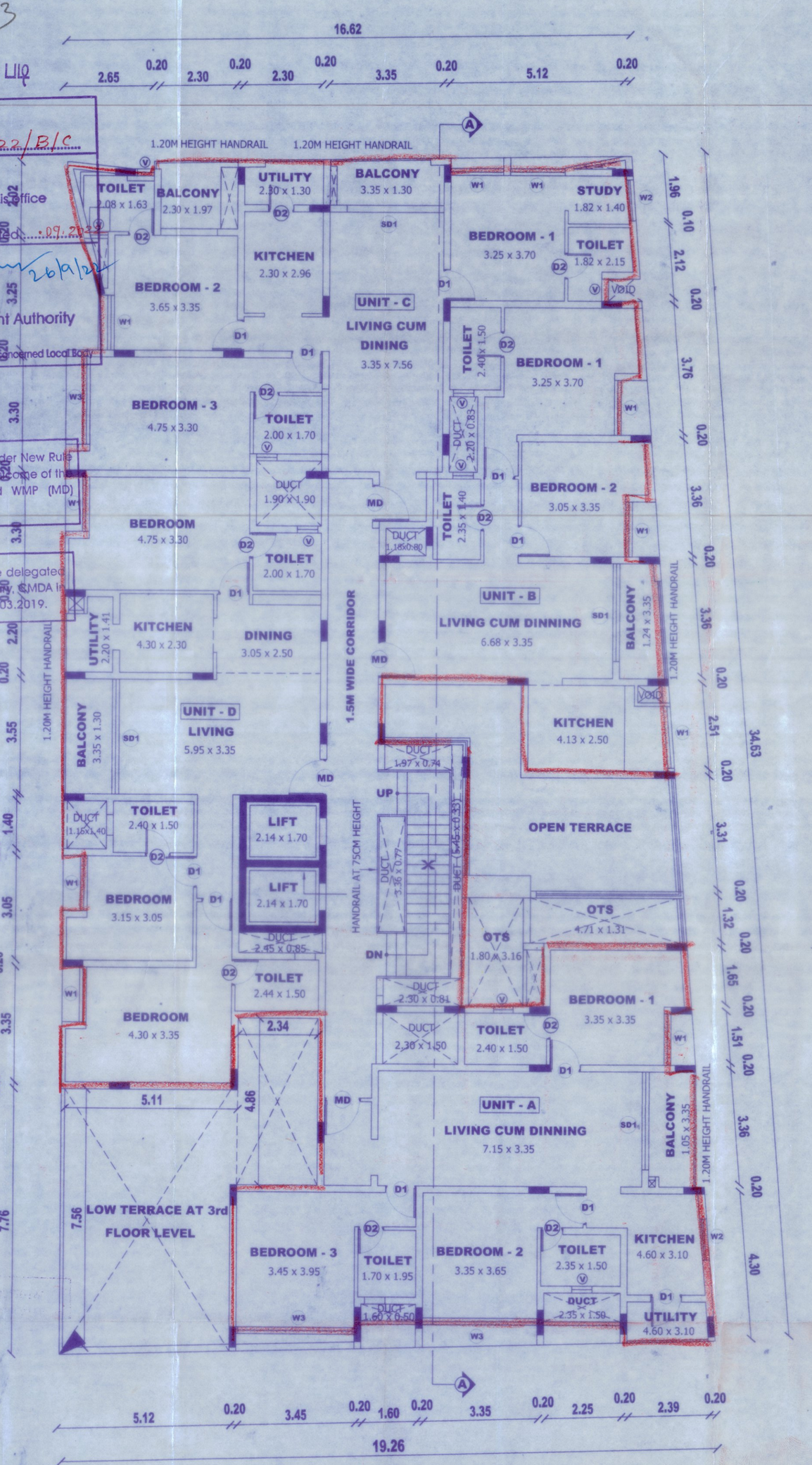
2/3



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TYPICAL FLOOR PLAN

(4th & 5th Floor)

Planning Permission No.
PP/NHRB/ 233/ 2022/ B/C
APPROVED
Subject to conditions mentioned in this office
Letter No. PP/NHRB/S/D179/2022 Dated: 23.9.22
For Senior Planner
Non High Rise Buildings
Chennai Metropolitan Development Authority
Chennai-600 008.
This approval is valid only after Building Permit is issued by the concerned Local Body.

This Planning Permission issued under New Rules TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

This Planning Permission as per the delegated powers given by Member Secretary, CMDA In Office Order No. 7/2019 dated 12.03.2019.

23/9/2022

கட்டிட வரைபட அனுமதி எண்: 111/2022 நாள் 23/12/2022
ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.எண். PP/NHRB/ 233/ 2022/ B/C
தலைவர், திட்டமிடல் அலுவலர்
பெருநகர்ப் சென்னை

SHEET No. 2/3

PLAN SHOWING THE PROPOSED CONSTRUCTION OF **STILT FLOOR + 5 FLOORS - RESIDENTIAL BUILDING WITH 19 DWELLING UNITS** AT RAVI MAIN ROAD (INDIRA COLONY MAIN ROAD), MEDAVAKKAM, CHENNAI - 100 COMPRISED IN SURVEY No. **154/2B3A2, 155/1C1A1, 155/1C1A2, 155/1C1B &155/1C2** (AS PER PATTA) OF **MEDAVAKKAM VILLAGE** WITHIN THE LIMITS OF **ST.THOMAS MOUNT PANCHAYAT UNION**, TAMBARAM TALUK,KANCHIPURAM DISTRICT.

SPECIFICATIONS :

- Foundation with RCC Footing in M25.
- Walls with CM 1:5 for 20 thick wall & in CM 1:4 for 10 thick wall.
- Plastering with CM 1:3 for Ceiling & CM 1:5 for walls.
- Joinery in well seasoned wood.
- RCC M25 for Columns, Beams, Slabs, Sunshade & Lintels.
- Two coats of cement paint over one coat of primer for all plastered surface, two coats of enamel paint for joineries.
- Flooring with Ceramic Tiles.

COLOR INDEX :

ROAD | SITE | PROPOSAL

PARKING DETAILS :

No. OF CAR PARKING PROVIDED : 19 Nos.

SCALE : 1 IN 100 (1" = 8'-0")

NOTE : ALL DIMENSIONS ARE IN METRES ('M')

APPLICANT SIGNATURE :

Agt & M.Anish

STRUCTURAL ENGINEER:

ERA.ELANGO M.E., (Ph.D)
STRUCTURAL ENGINEER (GE)
Regd. No: SE/GR-I/1/03/010,
3, 3rd Floor, Thandavan Street,
Purasawalkam, Chennai-7. Ph: 044-4201 2955
Email: jayouvitecdesign@gmail.com

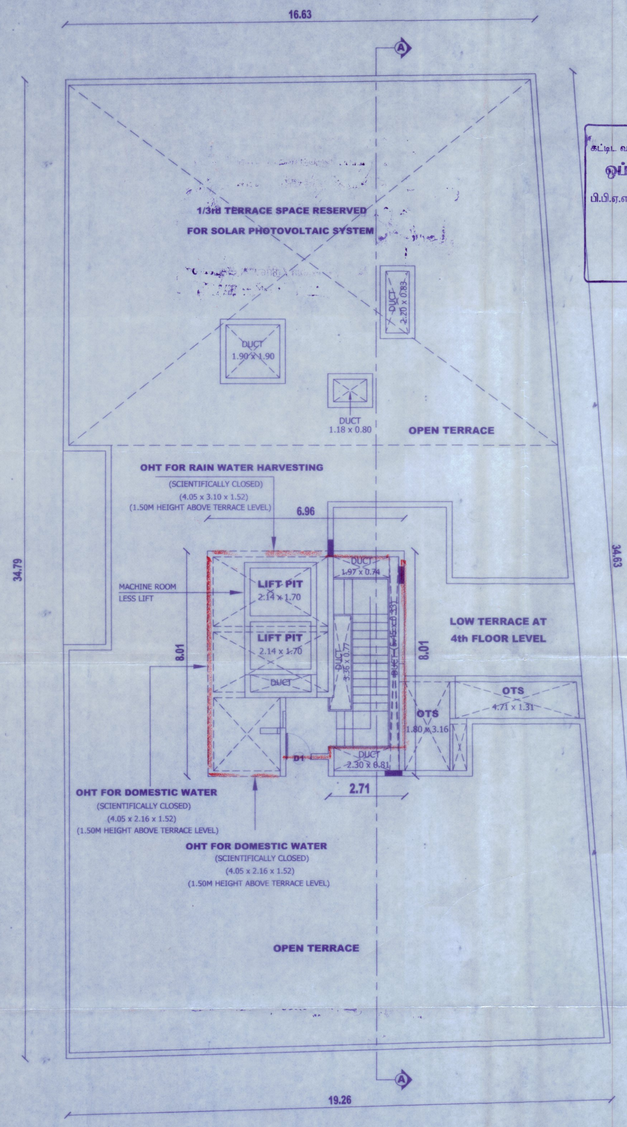
LICENSED SURVEYOR

R. Chandrasekaran

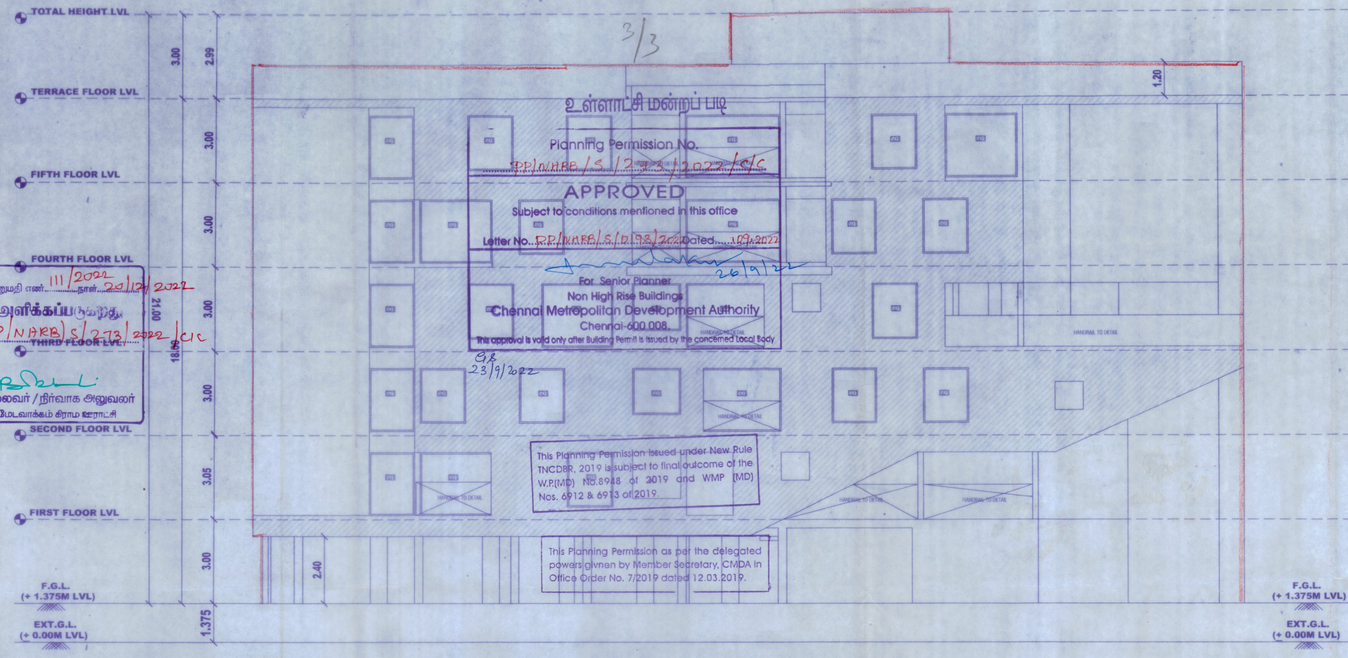
R.CHANDRASEKARAN. B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No:F-24274,
REIGR-I /19/02/005 & SEIGR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Pallavantham[M, Chennai-600114.
9444982018, Email: grcsekaran58@gmail.com

PREMIUM FSI

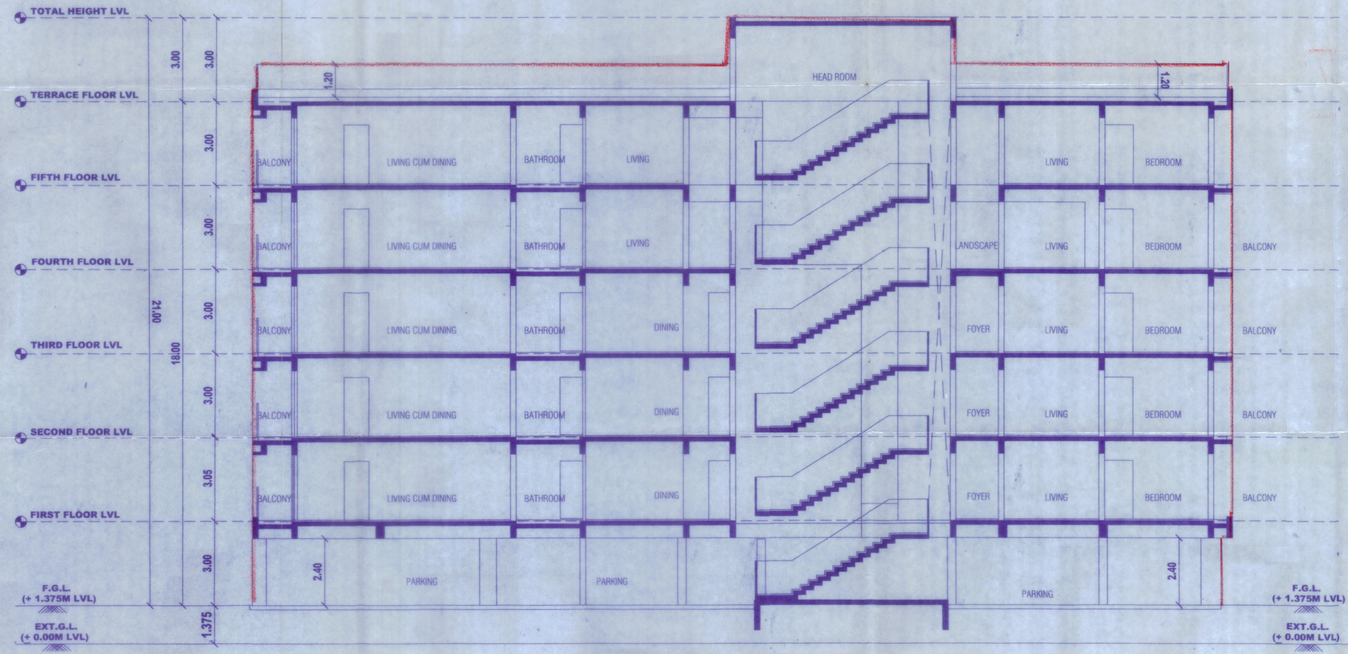
உள்ளாட்சி மன்றப் பயன் **SHEET No. 3/3**



TYPICAL FLOOR PLAN



WEST SIDE ELEVATION



SECTION ALONG A - A

PLAN SHOWING THE PROPOSED CONSTRUCTION OF **STILT FLOOR + 5 FLOORS - RESIDENTIAL BUILDING WITH 19 DWELLING UNITS** AT RAVI MAIN ROAD (INDIRA COLONY MAIN ROAD), MEDAVAKKAM, CHENNAI - 100 COMPRISED IN SURVEY No. **154**/2B3A**2**, **155**/1C1A**1**, **155**/1C1A**2**, **155**/1C**1B** &**155**/1C2 (AS PER PATTA) OF **MEDAVAKKAM VILLAGE** WITHIN THE LIMITS OF **ST.THOMAS MOUNT PANCHAYAT UNION**, TAMBARAM TALUK,KANCHIPURAM DISTRICT.

SPECIFICATIONS :

- Foundation with RCC Footing in M25.
- Walls with CM 1:5 for 20 thick wall & in CM 1:4 for 10 thick wall.
- Plastering with CM 1:3 for Ceiling & CM 1:5 for walls.
- Joinery in well seasoned wood.
- RCC M25 for Columns, Beams, Slabs, Sunshade & Lintels.
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- Flooring with Ceramic Tiles.

COLOR INDEX :

ROAD [ ] SITE [ ] PROPOSAL [ ]

PARKING DETAILS :

No. OF CAR PARKING PROVIDED : 19 Nos.

SCALE : 1 IN 100 (1" = 8'-0")

NOTE : ALL DIMENSIONS ARE IN METRES ('M')

APPLICANT SIGNATURE :

A&T M. Amas

STRUCTURAL ENGINEER:

ERA.ELANGOVAN, A.M.I.E.,
STRUCTURAL ENGINEER-GRADE-II (SE)
Regd. No: SE/GR-II/19/03/010.
3, 3rd Floor, Thandavan Street,
Purasaiwalkam, Chennai-7. Ph: 044-4201 2955

ARCHITECT SIGNATURE :

R. Chandrasekaran

R.CHANDRASEKARAN. B.E.(Civil),F.I.V
Structural Engineer, Approved Valuer No.F-24274,
RE/GR-I /19/02/005 & SE/GR-II/19/03/019
F1, Lotus Flats,12, Kuppusamy Street,
Pelavanthangal, Chennai-600114.
9444992018, Email: grcsekaran58@gmail.com



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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate