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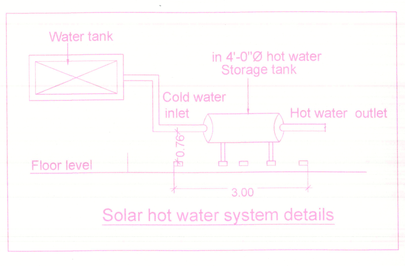
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

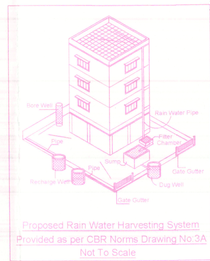


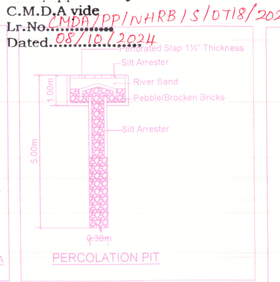
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/S/0718/2024
Dated.22/12/2024

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

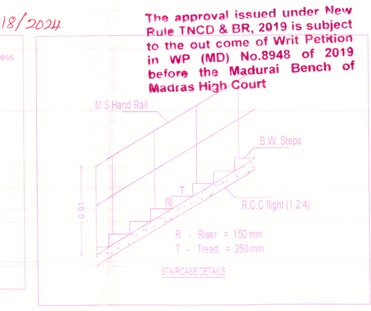


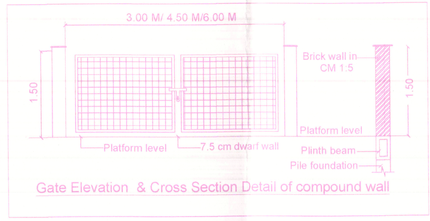
Solar hot water system details


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

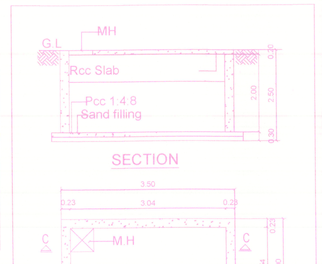


PERCOLATION PIT

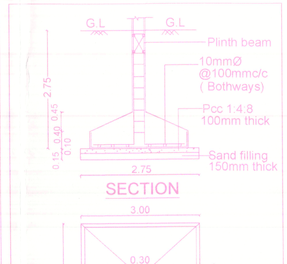




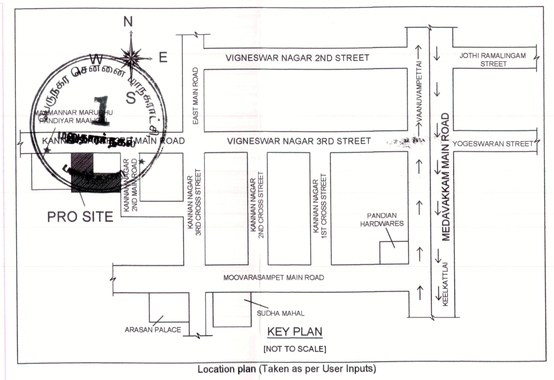
Gate Elevation & Cross Section Detail of compound wall



TYPICAL SUMP FOR RAIN WATER AND METRO WATER (Scantifically Closed)



DETAIL OF COLUMN FOOTING



Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF STILT FLOOR +5 FLOORS RESIDENTIAL BUILDING WITH 15 DWELLING UNITS (18.30M HEIGHT) AVAILING PREMIUM FSI WITH TOD BENEFITS AT PLOT NO: 4-A,4-B & 6-A, KANNAN NAGAR 3RD MAIN ROAD & KANNAN NAGAR 2ND MAIN ROAD, COMPRISED IN OLD S.NO.86/1, 86/2 & 86/3 AS PER PATTA T.S.NO: 32/4 , 32/1 & 32/3 OF THALAKANANCHERY VILLAGE , ALANDUR TALUK, CHENNAI DISTRICT WITH IN LIMIT OF GREATER CHENNAI CORPORATION, ZONE : 12, DIVISION NO: 167.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	642.00
AREA AS PER DOCUMENT	652.82
AREA CONSIDERED FOR FSI	642.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1669.15
FSI FACTOR	2.600
COVERAGE AREA (PERCENTAGE %)	NA

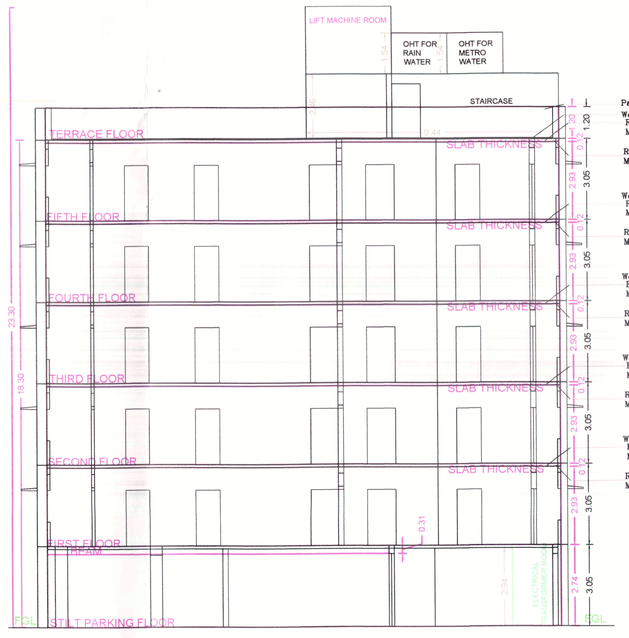
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	17	17
TWO WHEELER	0	0
CYCLE	-	0

பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கூட்டு அனுமதி எண்.CERA/UDEN/17/00033/2025
நாள்.28/01/2025 வார்டு.....167
வெளிக்கப்பட்டது
உ.கோ.பொ. ஆணையாளர்

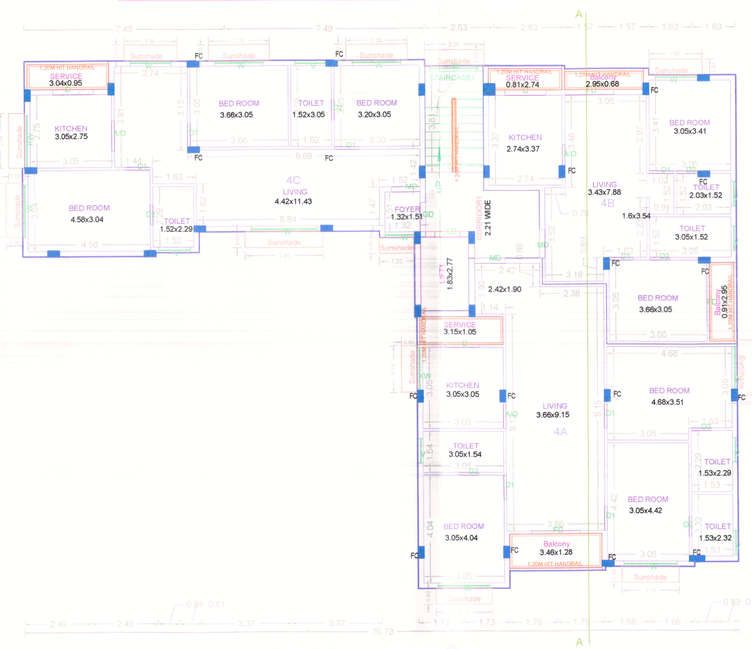


FRONT ELEVATION

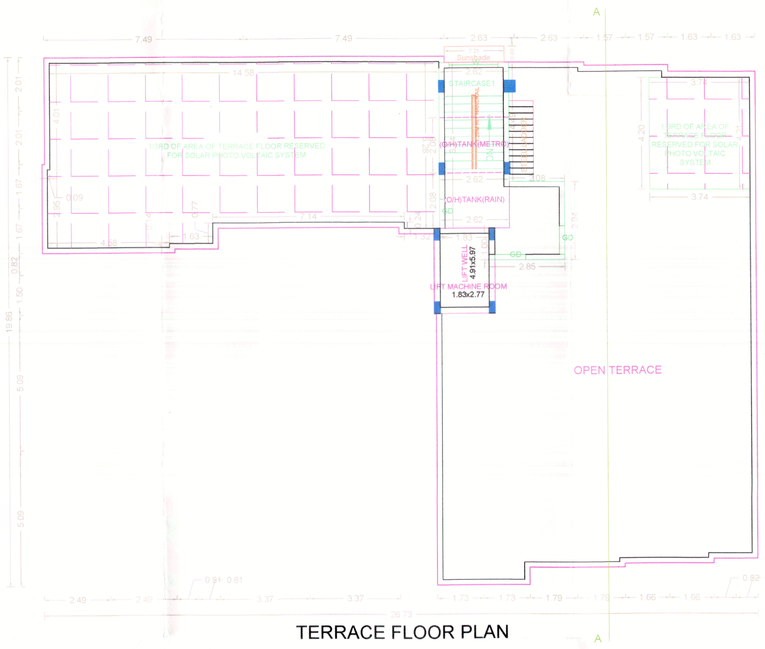


SECTION A-A

Parapet Wall
Weathering Course R.C.C. Roof Slab M20 mix
R.C.C. Roof beam M20 mix
Weathering Course R.C.C. Roof Slab M20 mix
R.C.C. Roof beam M20 mix
Weathering Course R.C.C. Roof Slab M20 mix
R.C.C. Roof beam M20 mix
Weathering Course R.C.C. Roof Slab M20 mix
R.C.C. Roof beam M20 mix
Weathering Course R.C.C. Roof Slab M20 mix
R.C.C. Roof beam M20 mix



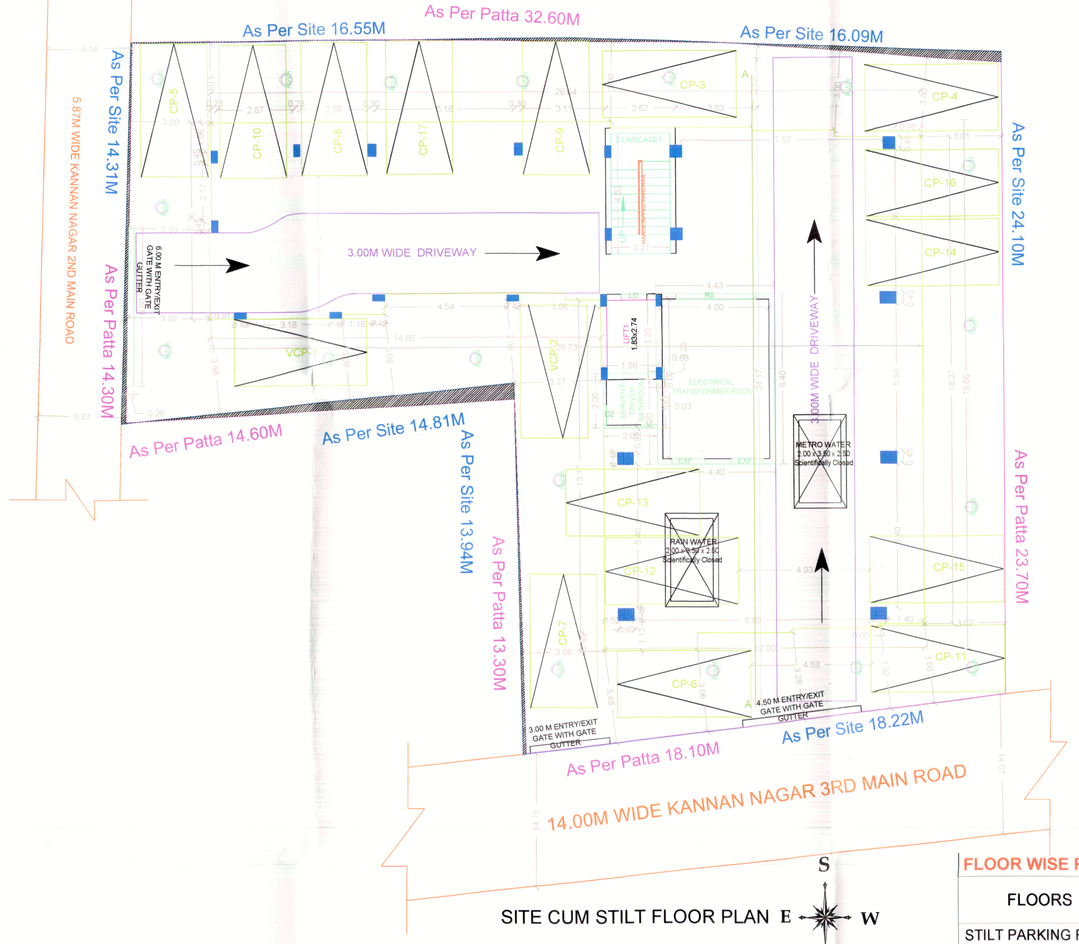
FOURTH FLOOR PLAN



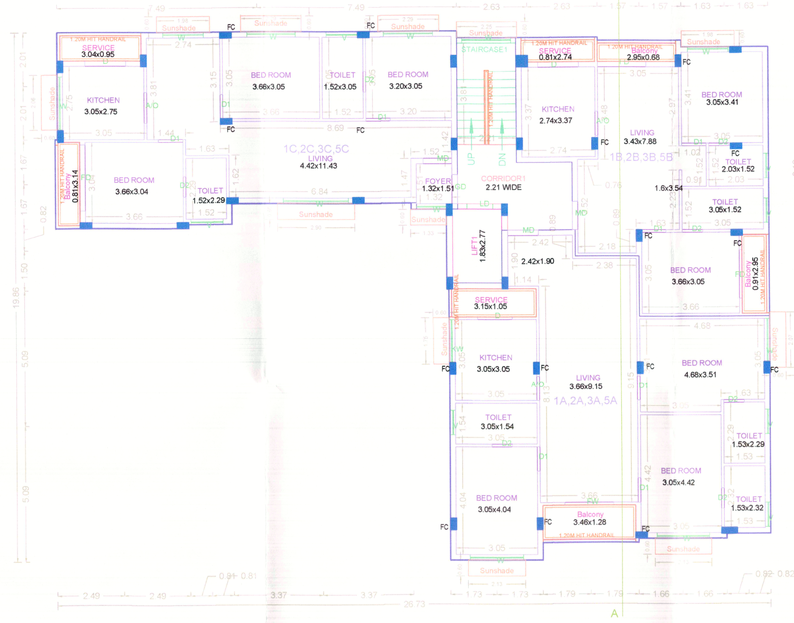
TERRACE FLOOR PLAN



SITE PLAN



SITE CUM STILT FLOOR PLAN


TYPICAL - 1,2,3 & 5 FLOOR PLAN

FLOOR WISE FSI STATEMENT: MEGHA SANGAMAM (2024)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.25	0.00	0.00	0	28.25
FIRST FLOOR	0.00	328.18	0.00	0.00	3	328.18
SECOND FLOOR	0.00	328.18	0.00	0.00	3	328.18
THIRD FLOOR	0.00	328.18	0.00	0.00	3	328.18
FOURTH FLOOR	0.00	328.18	0.00	0.00	3	328.18
FIFTH FLOOR	0.00	328.18	0.00	0.00	3	328.18
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1669.15	0.00	0.00	15	1669.15

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
MEGHA SANGA...)		0.00	1669.15	0.00	0.00	15	1669.15
Total		0.00	1669.15	0.00	0.00	15	1669.15

APPROVAL CONDITION

SCALE 1:100

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

Signature valid
Digitally Signed by Jayaraj Kannan S
Date: 30/01/2025 11:16:17 AM
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

QR CODE

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

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. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by ARUN KUMAR
Architect: S.ARUN KUMAR
Sign Date: 09/01/2025 11:16:17 AM

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)



our services doesn't just end there

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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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