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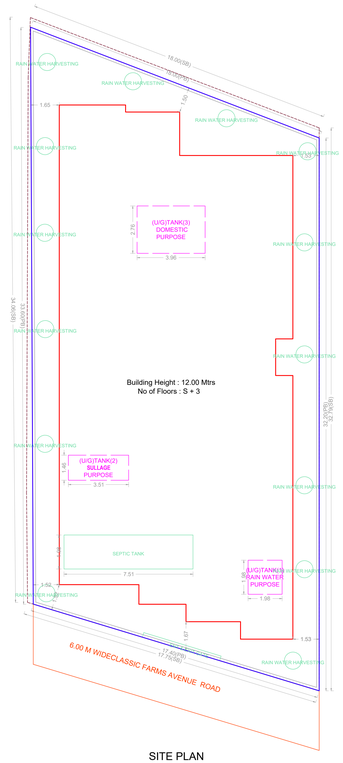


PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOORS RESIDENTIAL BUILDING WITH 11 DWELLING UNITS (12.0M HEIGHT) AT PLOT NO.10A, "CLASSIC RETREAT" SHOLINGANALLUR, CHENNAI -600 119. COMPRISED IN OLD S.NO: 602/2K & 602/2L, AS PER PATTA S.NO: 602/2B19A, 602/2B19B AND 602/2B19C, OF SHOLINGANALLUR VILLAGE, WITH IN GREATER CHENNAI CORPORATION.

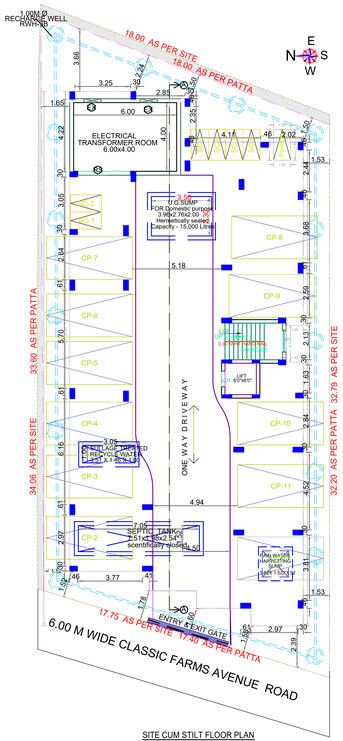
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	600.00
AREA AS PER DOCUMENT	610.93
AREA CONSIDERED FOR FSI	600.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1159.33
FSI FACTOR	1.932
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

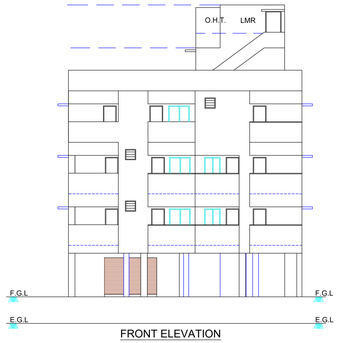
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	11	11
TWO WHEELER	2	7
CYCLE	0	0



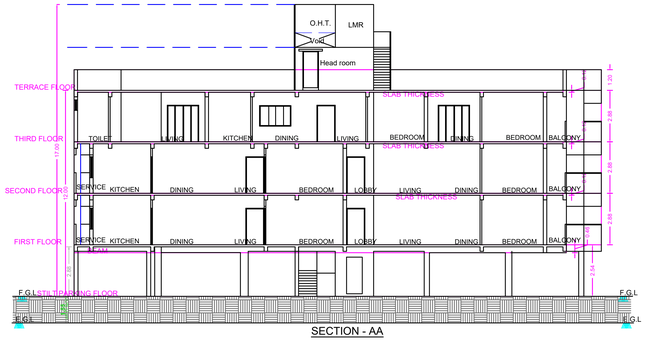
SITE PLAN



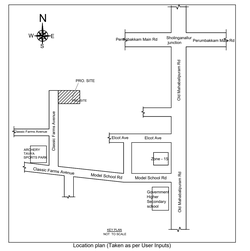
SITE CUM STILT FLOOR PLAN

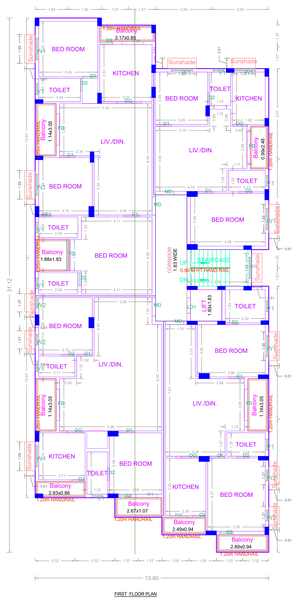


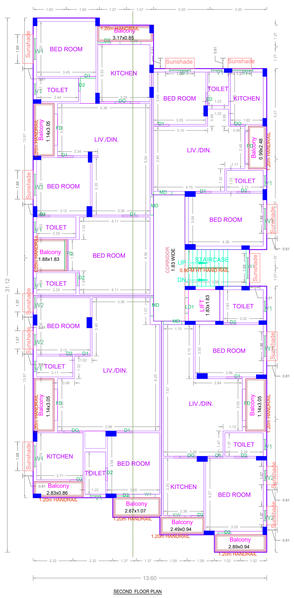
FRONT ELEVATION

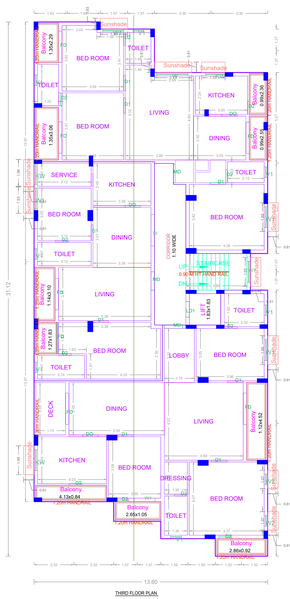


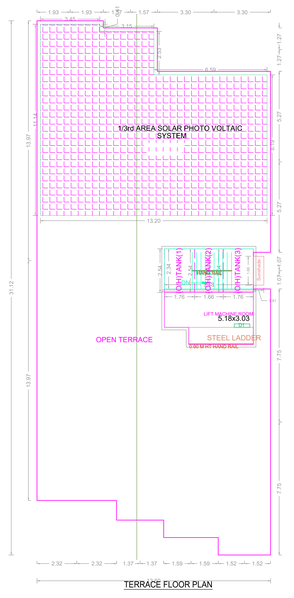
SECTION - AA

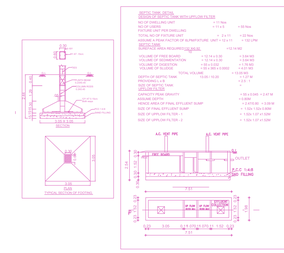


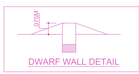


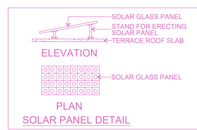


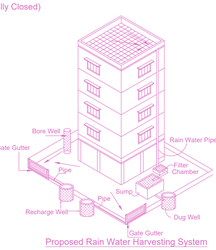


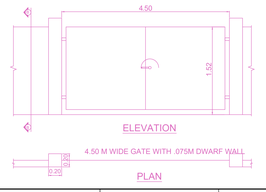


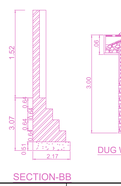


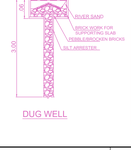


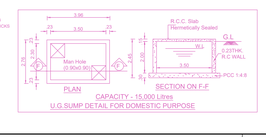


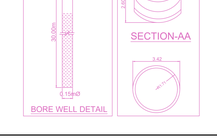












FLOOR WISE FSI STATEMENT: SA (BUILDING)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
THIRD FLOOR	0.00	376.84	0.00	0.00	3	376.84
SECOND FLOOR	0.00	376.84	0.00	0.00	4	376.84
FIRST FLOOR	0.00	376.84	0.00	0.00	4	376.84
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
Total	0.00	1159.33	0.00	0.00	11	1159.33

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
SA-1 (BUILDING)		0.00	1159.33	0.00	0.00	11	1159.33
Total		0.00	1159.33	0.00	0.00	11	1159.33

APPROVAL CONDITION

SCALE 1:100
Signature Not Verified

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Digitally Signed by SATHISH KUMAR M.S
Assistant Planner / Chief Planner / Member-Secretary
Sign Date: 03/13/2023 12:08:07 PM
Letter No.: CMDA/ARP/NHP/OSR/602/2023
Approval No. : OL-PP/NHP/0067/2023
Approval Date : 03/04/2023 01:01:36 PM
Permit No. : OL-00210

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.8946 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature Not Verified
Digitally Signed by
Designation: Engineering Grade I
Sign Date: 02/15/2023 1:49:26 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 NO. 6688

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

UserDefinedMetric (841.00 x 1500.00MM)

User:Tamadmetric (841.00 x 1500.00MM)

FLOOR WISE FSI STATEMENT: SA (BUILDING)

FLOORS	DU	FSI AREA				TOTAL FSI AREA
		COMM.	RESI.	IND.	SPEC.	
Tarage	0	0.00	0.00	0.00	0.00	0.00
THIRD FLOOR	3	0.00	376.84	0.00	0.00	376.84
SECOND FLOOR	4	0.00	376.84	0.00	0.00	376.84
FIRST FLOOR	4	0.00	376.84	0.00	0.00	376.84
STILT PARKING FLOOR	0	0.00	28.81	0.00	0.00	28.81
Total	11	0.00	1159.33	0.00	0.00	1159.33

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	SPEC.		
SA-1 (BUILDING)		0.00	1159.33	0.00	0.00	11	1159.33
Total		0.00	1159.33	0.00	0.00	11	1159.33

Applicants (Owner / Developer / Power of Attorney)

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

KEY NO. 6668

CODE OR

Signature Valid
Digitally Signed by
Designation : Executive
Engineer
Sign Date:27/06/2023 14:20 PM

Signature Valid
Digitally Signed by
Designation : Executive
Engineer
Sign Date:27/06/2023 14:36 PM

Signature Valid

This Planning Permission issued under Tamil Nadu TNCDBR, 2019 is subject to final outcome of the W.P. No. 6912 & 6913 of 2019

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Digitally Signed by SWARNALATHA.S
Assistant Planner, SWARNALATHA.S
Location: CMDA
Date: 2023.06.27 12:36:03 +05:30
Approval No. : 0001/2023
Approval Date : 27/06/2023 14:01:36 PM
Permit No. : DL-6/2023/0001

For Deputy Planner / Chief Planner (Technical)
This office building / Flats / Flat / Flat office building
is approved in the proposed / revised / part / full / extension
This Approval is valid only when building / flats / flat / flat office building is issued by the concerned Local Body

APPROVAL CONDITION

SCALE 1:100

BORE WELL DETAIL

SECTION-AA

SECTION-BB

DUG WELL

ELEVATION

PLAN

4.50 M WIDE GATE WITH 0.75M DWARF WALL

SOLAR PANEL DETAIL

PLAN

ELEVATION

SOLAR GLASS PANEL
SOLAR PANEL STAND FOR ERECTING
TERRACE ROOF SLAB
SOLAR GLASS PANEL

DWARF WALL DETAIL

Proposed Rain Water Harvesting System

Gate Valve
Bore Well
Rain Water Pipe
Recharge Well
Dug Well
Pipe
Sump
Pipe
Filter Media
Chamber
Outlet Pipe
Date Outlet

SECTION B-B'

PLAN

RAIN WATER HARVESTING SUMP

COLLECTION SUMP FOR SULLAGE WATER

(Soakpit/Septic Closed)

SECTION

PLAN

TERRACE FLOOR PLAN

SECOND FLOOR PLAN

FIRST FLOOR PLAN

SITE PLAN

6.00 M WIDE CLASSIC FARMS AVENUE ROAD

Building Height : 12.00 Mtrs
No of Floors : S + 3

SITE CUM STILT FLOOR PLAN

6.00 M WIDE CLASSIC FARMS AVENUE ROAD

17.75 AS PER SITE 17.90 AS PER PATTA

32.20 AS PER PATTA 32.79 AS PER SITE

34.09 AS PER SITE

33.80 AS PER PATTA

19.00 AS PER SITE 19.00 AS PER PATTA

ONE WAY DRIVEWAY

ENTRY 6.20MT GATE

EXIT 6.20MT GATE

ELECTRICAL TRANSFORMER ROOM 6.00X4.00

RECHARGE WELL

OPEN TERRACE

SOLAR AREA SOLAR PHOTO VOLTAIC SYSTEM

SECTION - AA

FRONT ELEVATION

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of writ Petition in WP (MD) No.8348 of 2019 before the Madurai Bench of Madras High Court

P.P.A approved by
Lr.No.
Dated:

C.N.T.A vide

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOORS RESIDENTIAL BUILDING WITH 11 DWELLING UNITS (12.0M HEIGHT) AT PLOT NO.104, "CLASSIC RETREAT" SHOLINGANALLUR, CHENNAI 600 119, COMPRISED IN OLD S.No. 602/2K & 602/2L, AS PER PATTA S.No. 602/2819A, 602/2819 AND 602/2819C OF SHOLINGANALLUR VILLAGE, WITH IN GREATER CHENNAI CORPORATION.

A) AREA STATEMENT — SQ.M

AREA AS PER PATTA	600.00
AREA AS PER COC/CMENT	610.00
AREA CONSIDERED FOR FSI	600.00
STREET ALIGNED/T/ROAD WIDENING/ALNK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1159.33
FSI FACTOR	1.932
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
TWO WHEELER	2	7
CAR	11	11
CYCLE	0	0

Location plan (Taken as per User Inputs)

RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

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



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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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OMR Thoraipakkam,
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