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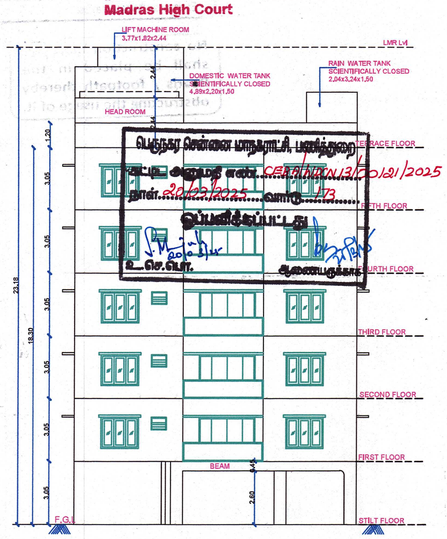
Official Property Record



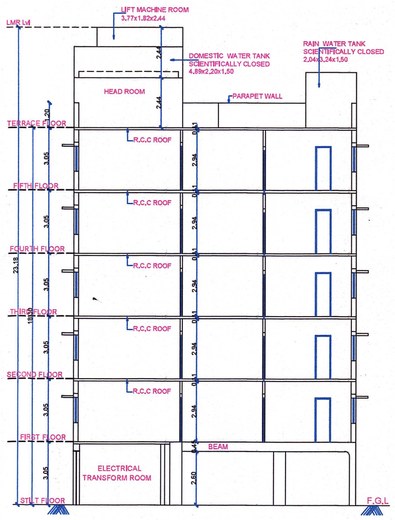
Digitally Verified Record - Powered by Verified RealEstate™

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

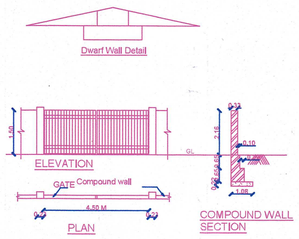
P.P.A approved by
C.M.D.A vide
Lr.No...CMDA/PPA/NHRB/3/0854/2024
Dated.....14/02/2025...

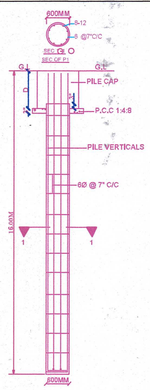


ELEVATION

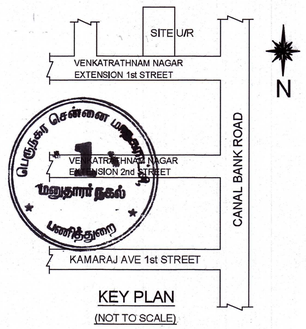


SECTION ON A-A





PILE FOUNDATION



KEY PLAN
(NOT TO SCALE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT -18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO: 4 & 5, OLD DOOR NO: 8 & 9, NEW DOOR NO: 6 & 8, VENKATRATHNAM NAGAR EXTENSION 1ST STREET, ADYAR, CHENNAI - 600020. COMPRISED IN OLD S.NO: 26/3 (PART) (DOCUMENT) AND T.S.NO:-22/6 & 22/7, BLOCK NO:8 OF PALLIPATTU VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
DIVISION NO:- 175. ZONE :- 13.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	507.50
AREA AS PER DOCUMENT	502.78
AREA CONSIDERED FOR FSI	502.78
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1306.91
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

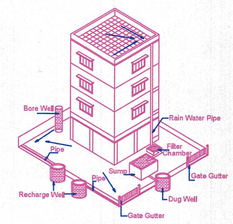
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: NHRB (RES)

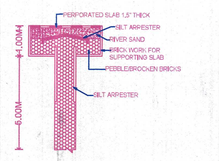
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	255.62	0.00	0.00	2	255.62
SECOND FLOOR	0.00	255.62	0.00	0.00	2	255.62
THIRD FLOOR	0.00	255.62	0.00	0.00	2	255.62
FOURTH FLOOR	0.00	255.62	0.00	0.00	2	255.62
FIFTH FLOOR	0.00	255.62	0.00	0.00	2	255.62
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1306.91	0.00	0.00	10	1306.91

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RES)		0.00	1306.91	0.00	0.00	10	1306.91
Total		0.00	1306.91	0.00	0.00	10	1306.91



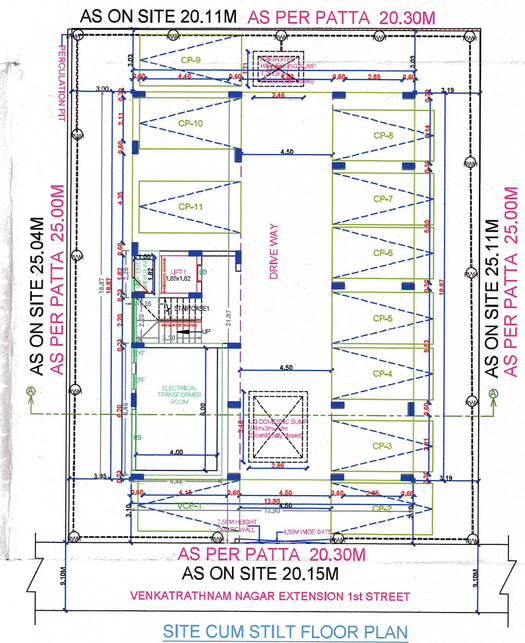
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



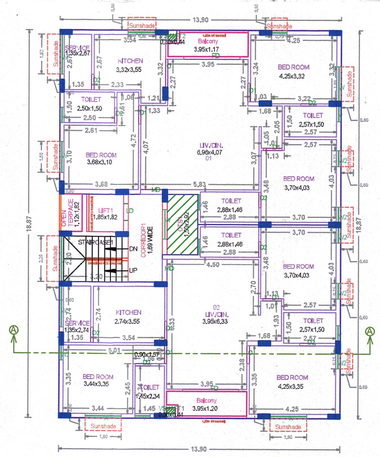


9.10M WIDE VENKATRATHNAM NAGAR EXTENSION 1st STREET

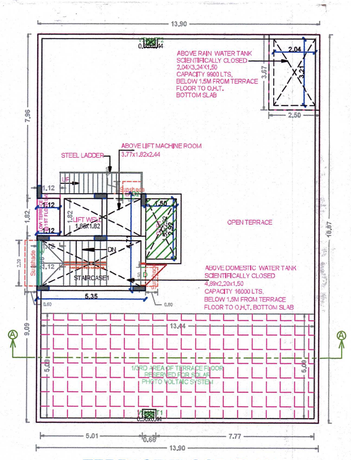
SITE PLAN



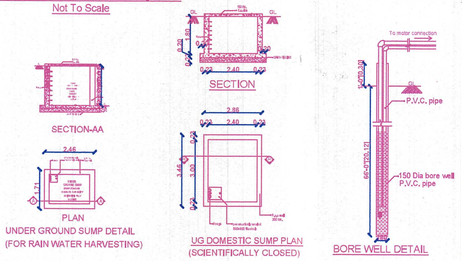
SITE CUM STILT FLOOR PLAN



TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN



APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This 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.

Signature valid

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. 5688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

Signature valid
Digitally Signed by Architect
Sign Date: 02/04/2025 4:23:27 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)

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 mate shall be placed in the Roads / footpath thereby obstructing the usage of It.

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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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