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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

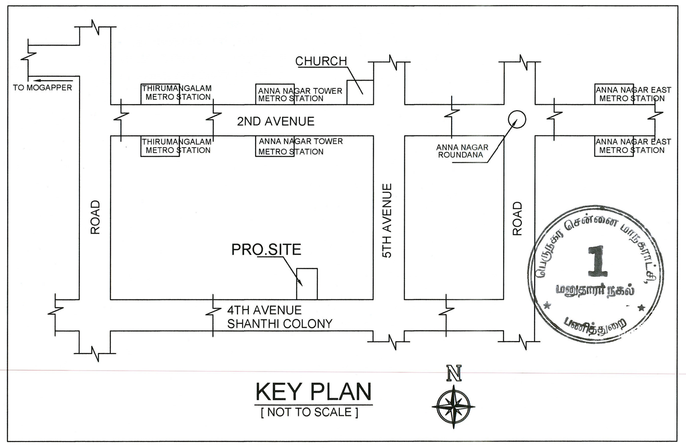
P.P.A approved by
C.M.D.A vide,
Lr.No.CMDA/DP/NHRB/N/0491/2024
Dated.....

Plan showing the Proposed construction of Stilt Floor (Parking) + 5 Floors Residential Building (18.30m Height) with 10 dwelling units availing Premium FSI with TOD Benefits at Plot no 2329, Door no. AD – 74, AD Block, Shanthi Colony 4th Avenue, Anna Nagar, Chennai – 600040 comprised in Old S.No.74 part and T.S.No. 110, Block no.1B of Naduvakkarai Village within the limits of Greater Chennai Corporation

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	559.50
AREA AS PER DOCUMENT	557.41
AREA CONSIDERED FOR FSI	557.41
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1386.48
FSI FACTOR	2.487
COVERAGE AREA (PERCENTAGE %)	NA

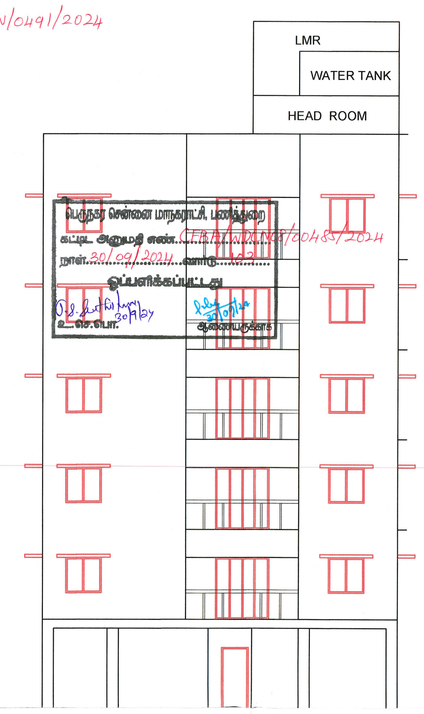
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	11
TWO WHEELER	0	12
CYCLE	-	0

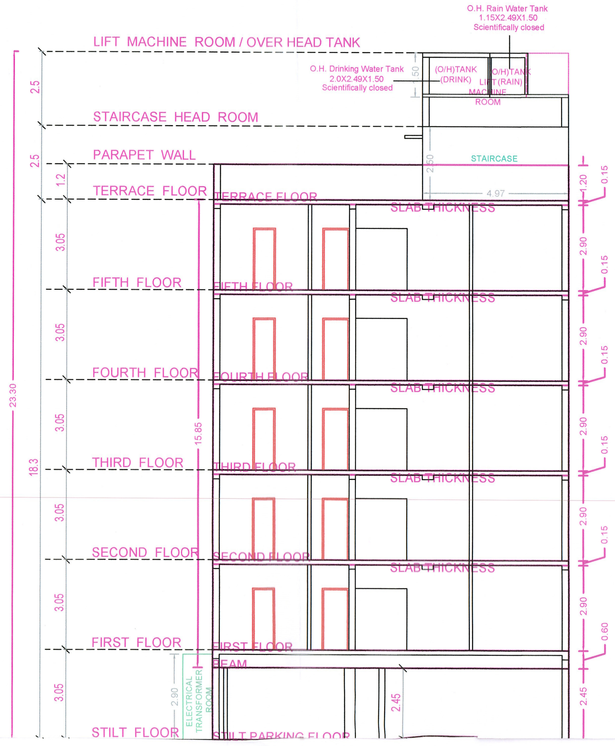


KEY PLAN
[NOT TO SCALE]

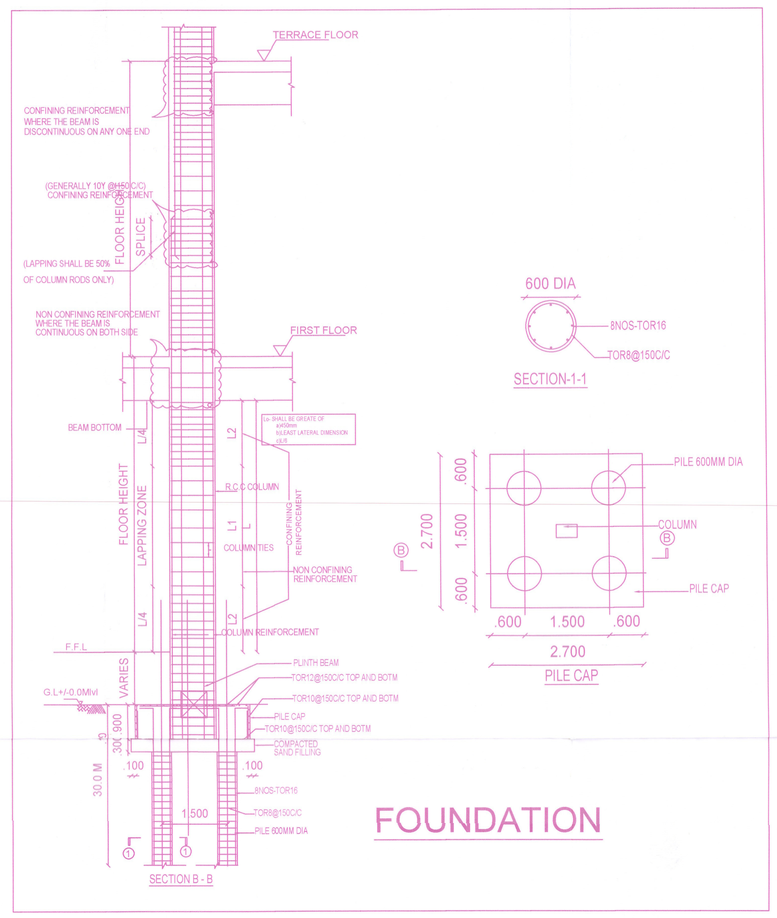
Location plan (Taken as per User Inputs)

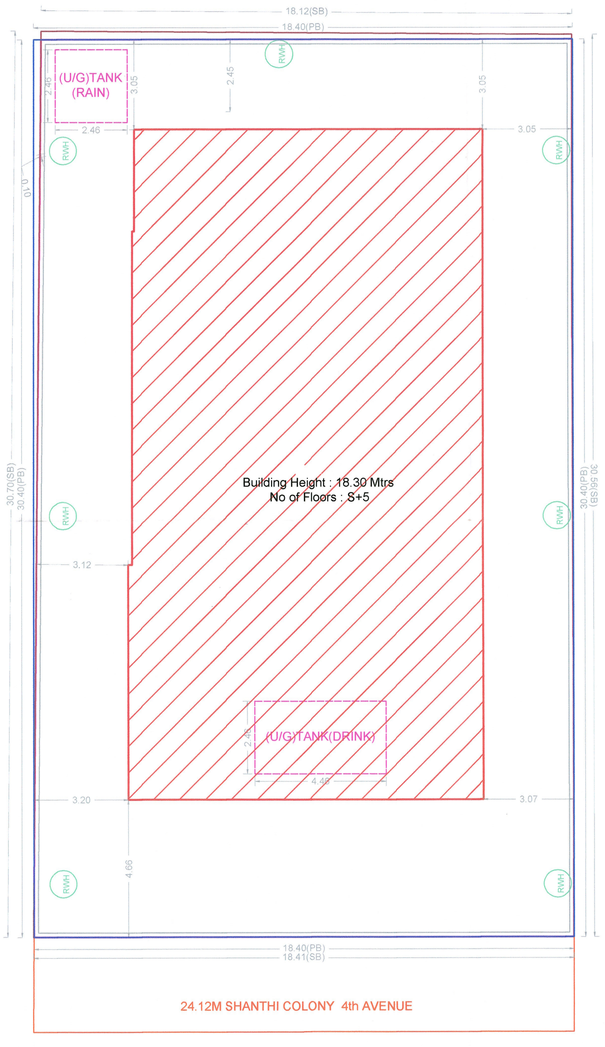


ELEVATION

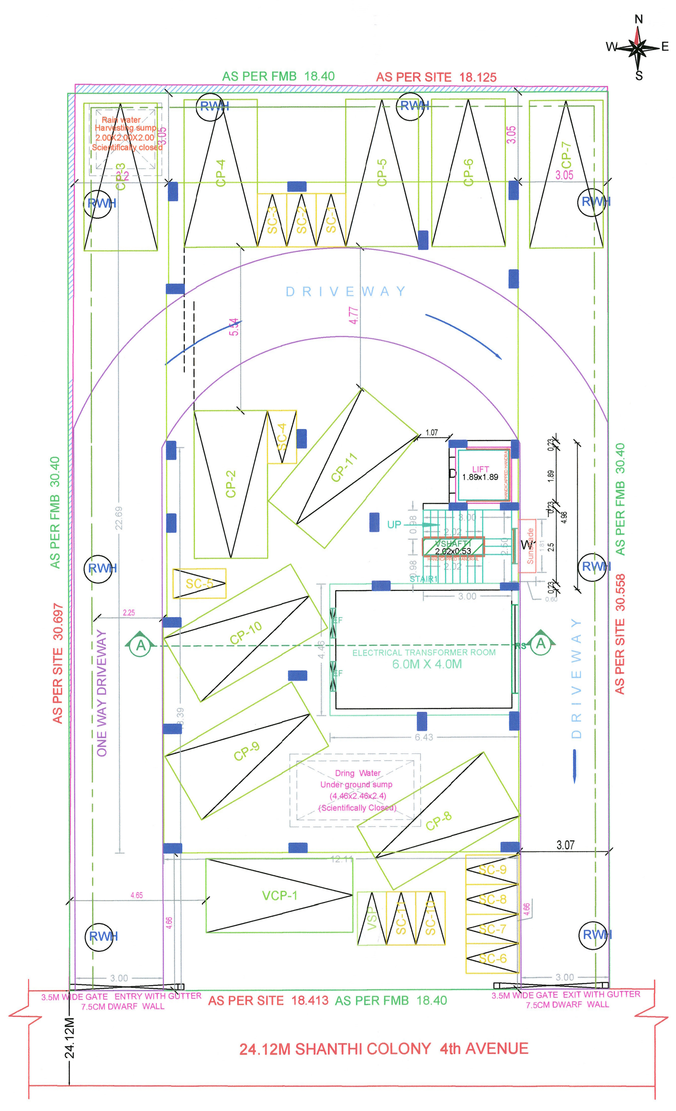


SECTION ON A - A

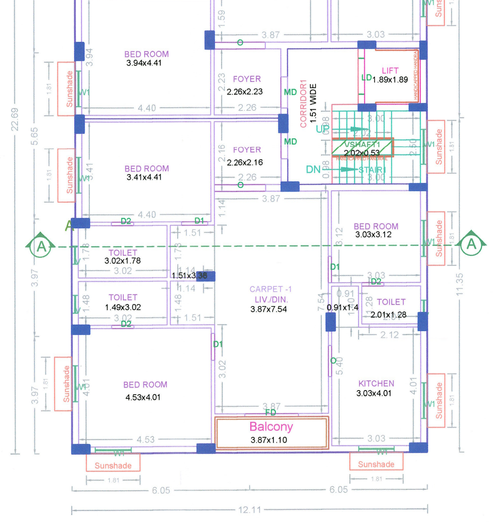




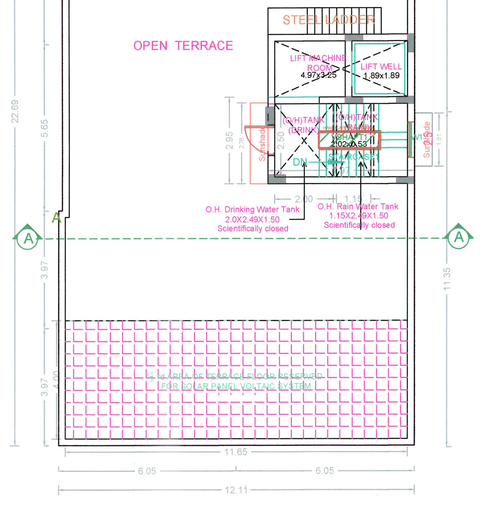
SITE PLAN



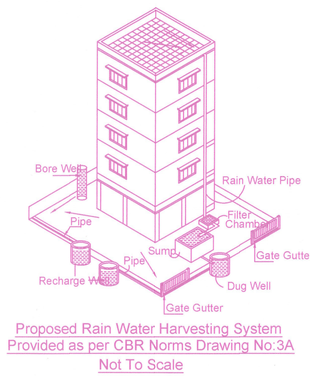
SITE CUM STILT FLOOR PLAN



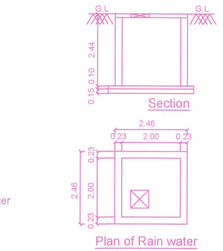
TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN

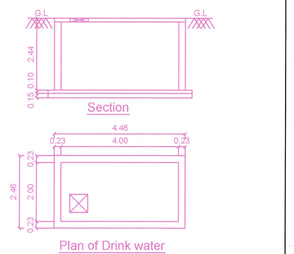


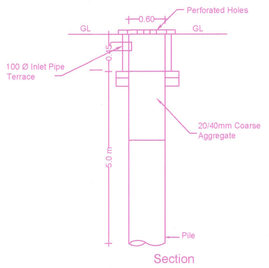
TERRACE FLOOR PLAN

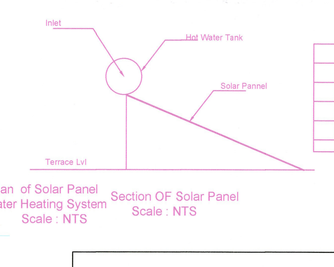


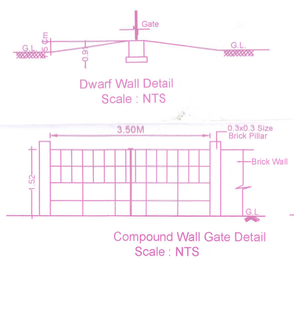
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale











BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (B)		0.00	1386.48	0.00	0.00	10	1386.48
Total		0.00	1386.48	0.00	0.00	10	1386.48

FLOOR WISE FSI STATEMENT: A (B)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.68	0.00	0.00	0	28.68
FIRST FLOOR	0.00	271.56	0.00	0.00	2	271.56
SECOND FLOOR	0.00	271.56	0.00	0.00	2	271.56
THIRD FLOOR	0.00	271.56	0.00	0.00	2	271.56
FOURTH FLOOR	0.00	271.56	0.00	0.00	2	271.56
FIFTH FLOOR	0.00	271.56	0.00	0.00	2	271.56
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1386.48	0.00	0.00	10	1386.48

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
Digitally Signed by Architect: Dhanraj Elango
Sign Date: 08/10/2024 2:33:30 PM

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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. 8688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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



our services doesn't just end there

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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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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