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3/350/2 Mettukuppam,
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Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

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P.P.A approved by
C.M.D.A vide,
Lr.No.CMDA/PP/NHRB/S/0291/2024
Dated..27/06/2024

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

SITE PLAN	SHEET NO. 1/2

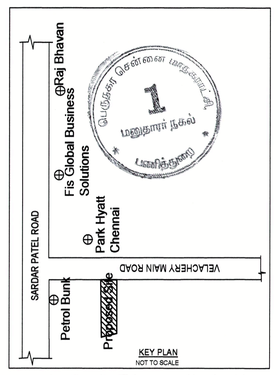
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (TW PARKING) + STILT FLOOR (PART) (PIT PUZZLE PARKING) / GROUND FLOOR (PART) + 4 FLOORS COMMERCIAL BUILDING (OFFICE – 18.30M HEIGHT) AT DOOR NO.109/1 & 109/2, OLD DOOR NO.98/1 & 98/2, VELACHERY MAIN ROAD, GUINDY, CHENNAI 600032, COMPRISED IN T.S.NO.6/1 & 6/2, BLOCK NO.9 OF ADAYAR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION ZONE:13, DIVISION:172

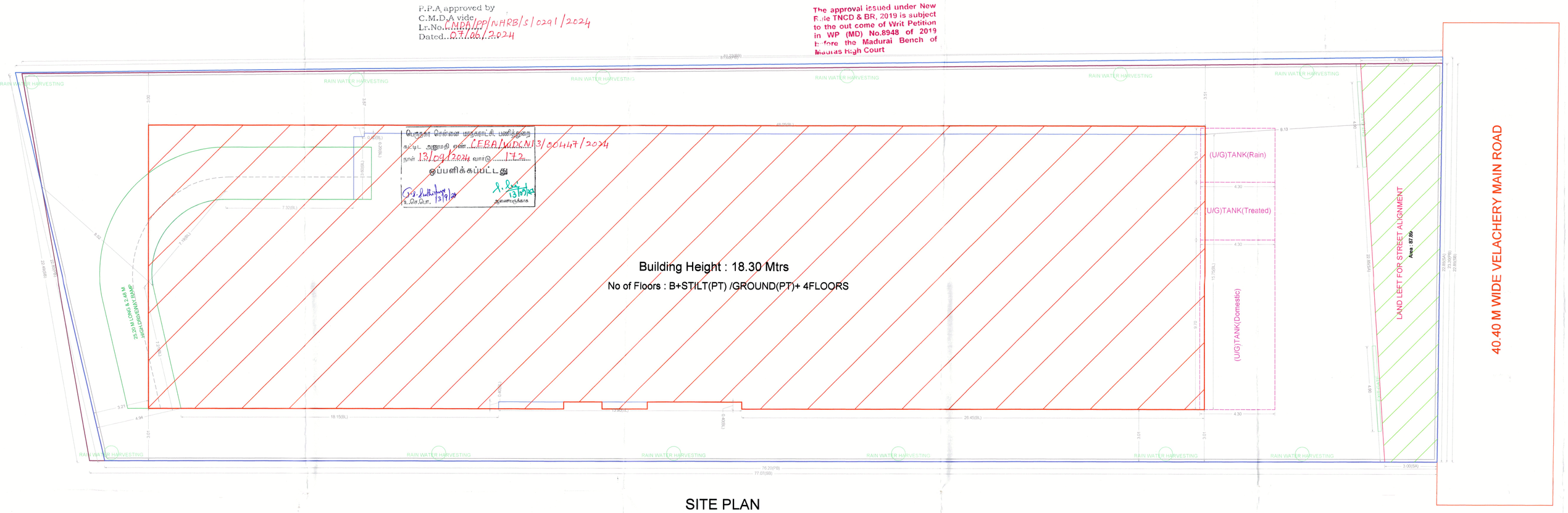
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1816.50
AREA AS PER DOCUMENT	1816.50
AREA CONSIDERED FOR FSI	1816.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	87.89
OSR AREA	0.00
TOTAL FSI AREA	4316.08
FSI FACTOR	2.376
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

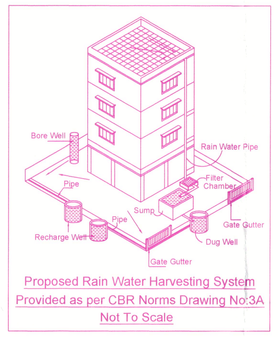
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	36	38
TWO WHEELER	132	139
CYCLE	-	0



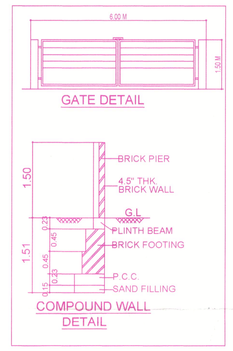
Location plan (Taken as per User Inputs)



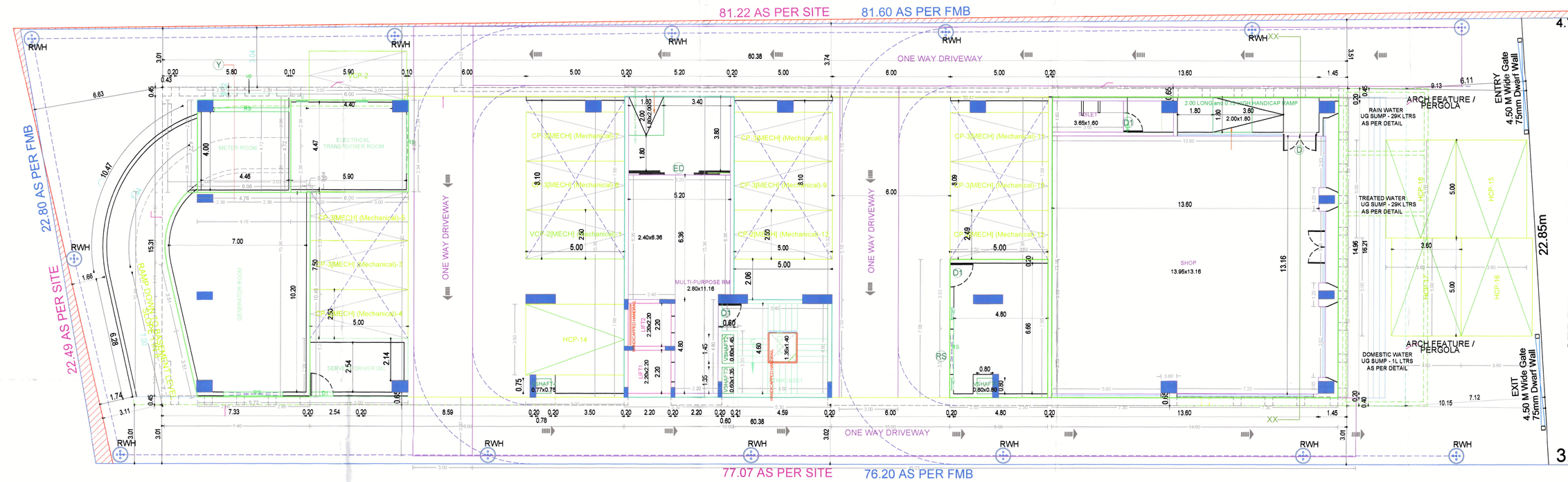
SITE PLAN



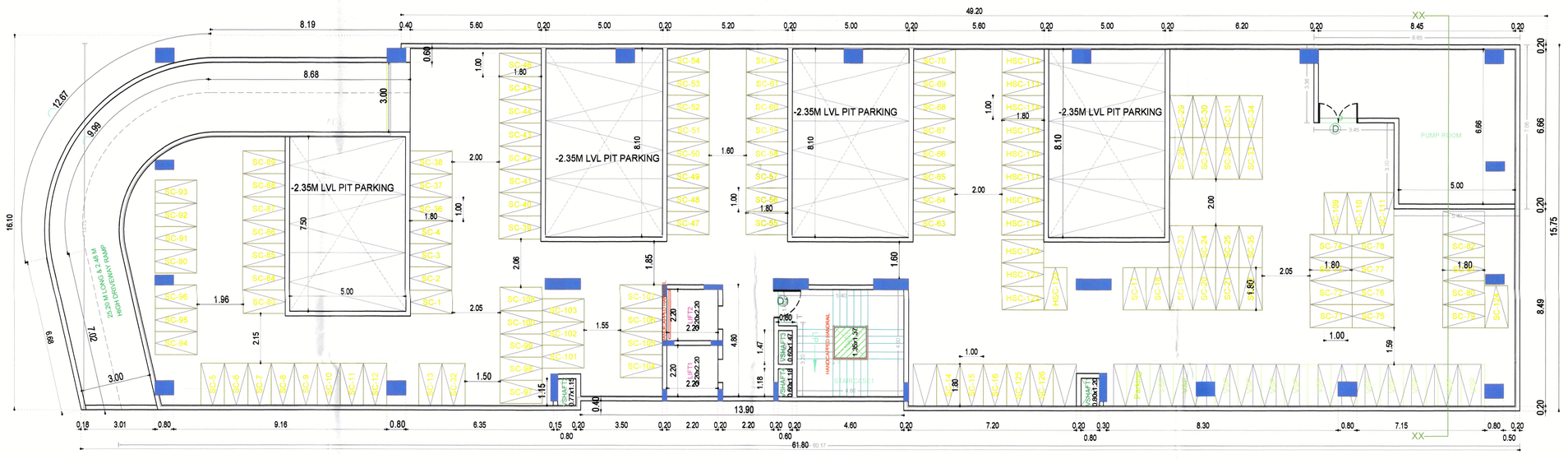
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



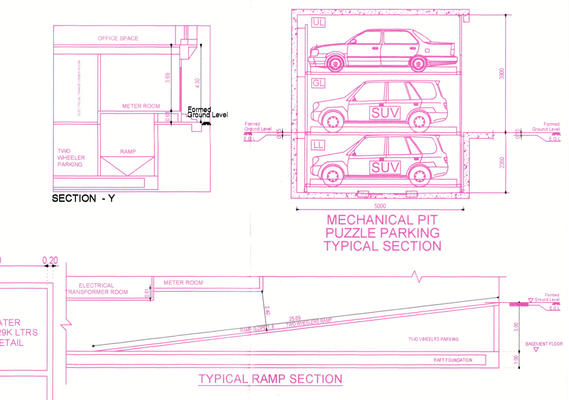
COMPOUND WALL DETAIL



SITE CUM STILT PART / GROUND PART FLOOR PLAN



BASEMENT FLOOR PLAN



FLOOR WISE FSI STATEMENT: COMM (NHRB)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	49.72	0.00	0.00	0.00	0	49.72
STILT PARKING FLOOR	487.16	0.00	0.00	0.00	0	487.16
FIRST FLOOR	945.22	0.00	0.00	0.00	0	945.22
SECOND FLOOR	945.22	0.00	0.00	0.00	0	945.22
THIRD FLOOR	945.22	0.00	0.00	0.00	0	945.22
FOURTH FLOOR	943.54	0.00	0.00	0.00	0	943.54
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	4316.08	0.00	0.00	0.00	0	4316.08

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
COMM-1 (NHRB)		4316.08	0.00	0.00	0.00	0	4316.08
Total		4316.08	0.00	0.00	0.00	0	4316.08

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
Digitally Signed by
Architect: R. VENKATESH KRISHNA
Sign Date: 08/08/2024 12:16:27 PM

Signature valid
Digitally Signed by
Approved By: Secretary
Approved Date: 08/08/2024 12:16:27 PM
Remarks: -

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. 4588

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

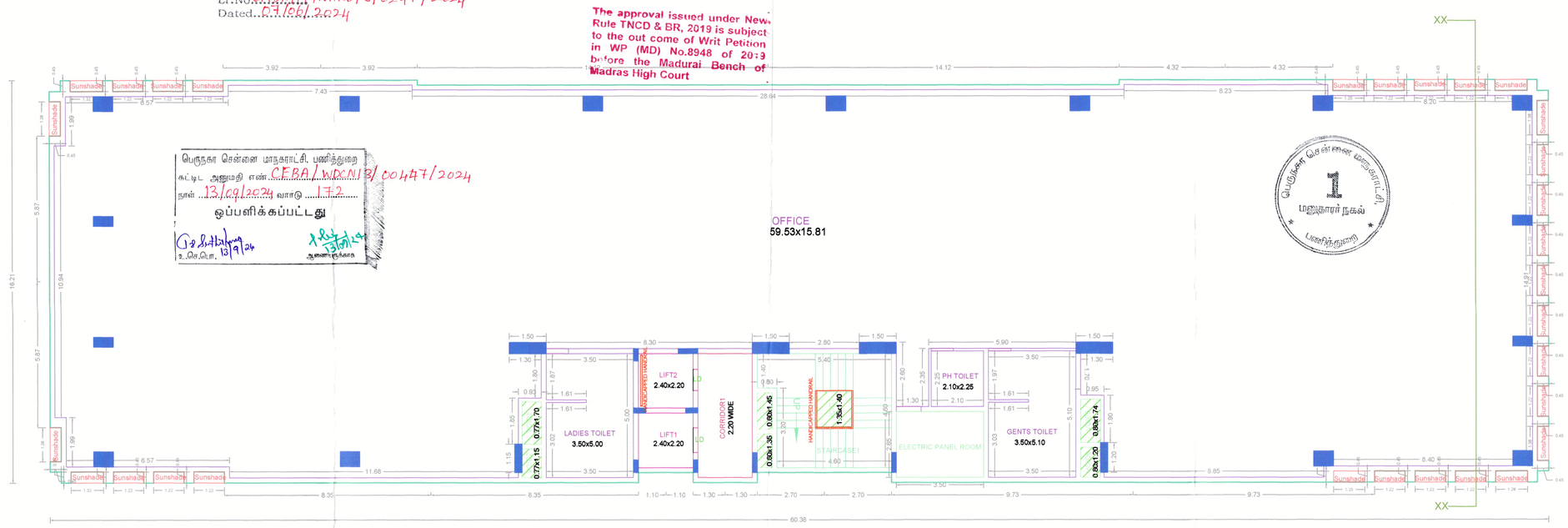
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

P.P.A approved by
C.M.D.A, Chennai-600 008.
Lr.No.CMDA/TDD/NHRB1/5/02291/2024
Dated...24/05/2024

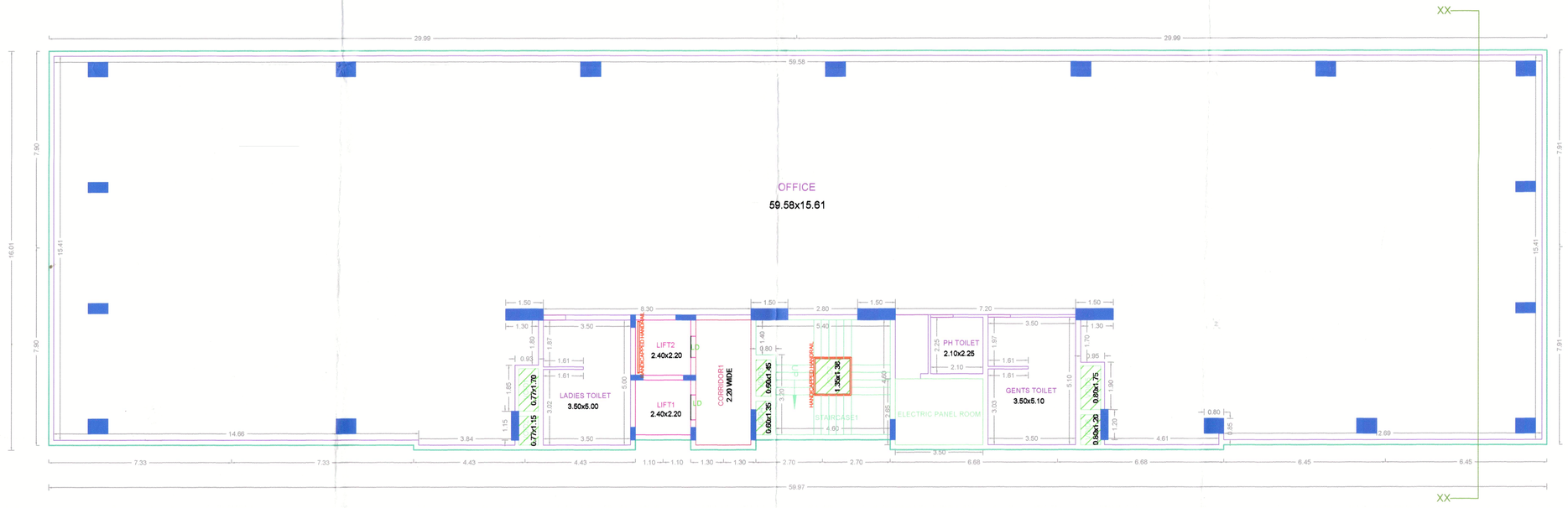
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FLOOR NAME	SHEET NO. 2/2
FLOOR NAME	

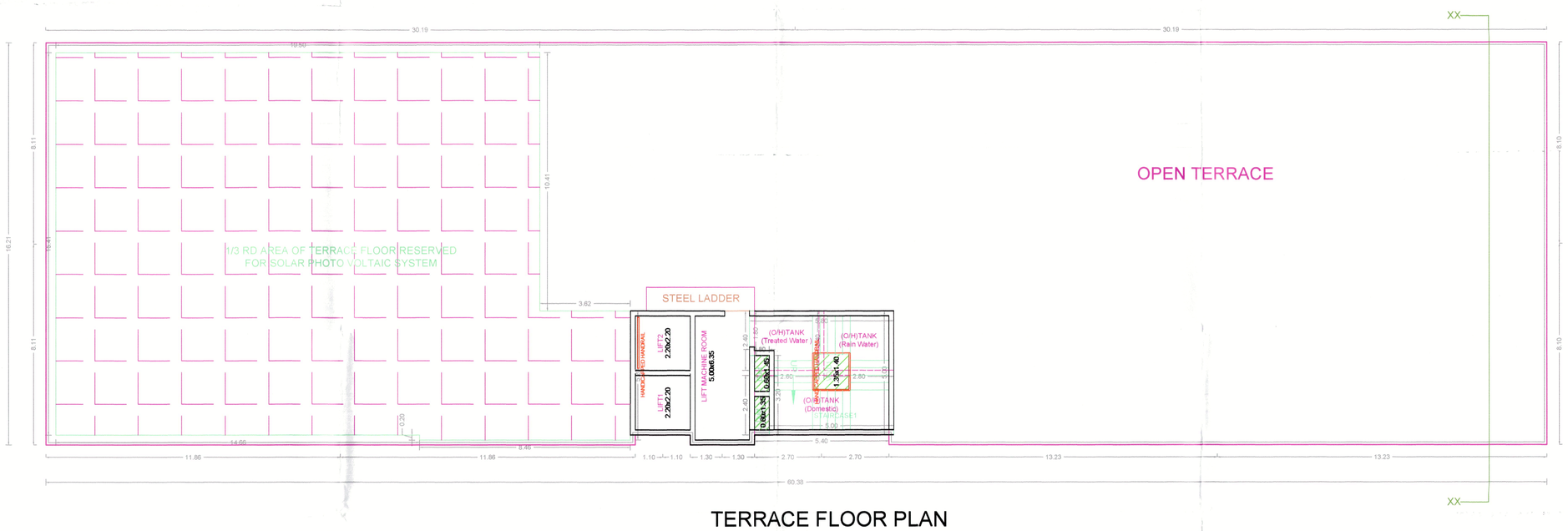
PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR (TW PARKING) + STILT FLOOR (PART) (PIT PUZZLE PARKING) / GROUND FLOOR (PART) + 4 FLOORS COMMERCIAL BUILDING (OFFICE – 18.30M HEIGHT) AT DOOR NO.109/1 & 109/2, OLD DOOR NO.98/1 & 98/2, VELACHERY MAIN ROAD, GUINDY, CHENNAI 600032, COMPRISED IN T.S.NO.6/1 & 6/2, BLOCK NO.9 OF ADAYAR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION ZONE:13, DIVISION:172



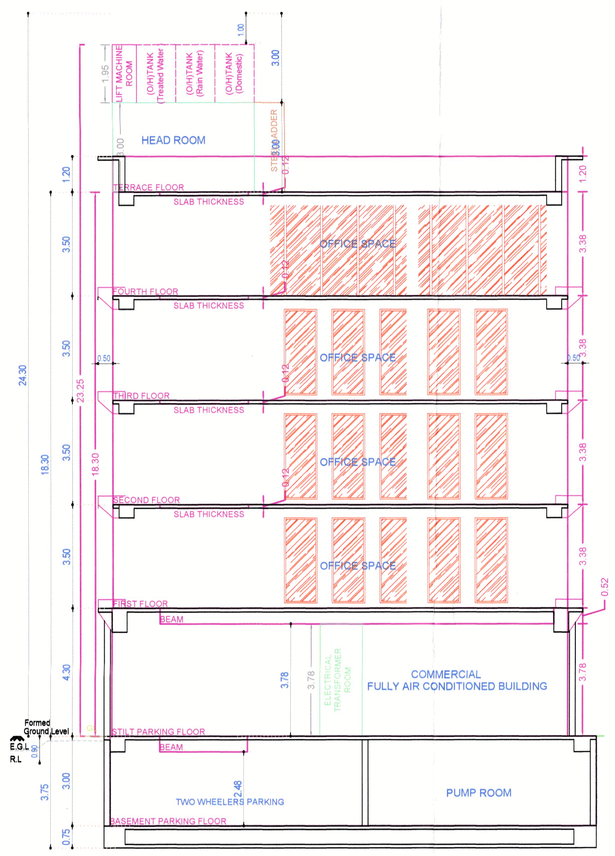
TYPICAL - 1-3 FLOOR PLAN



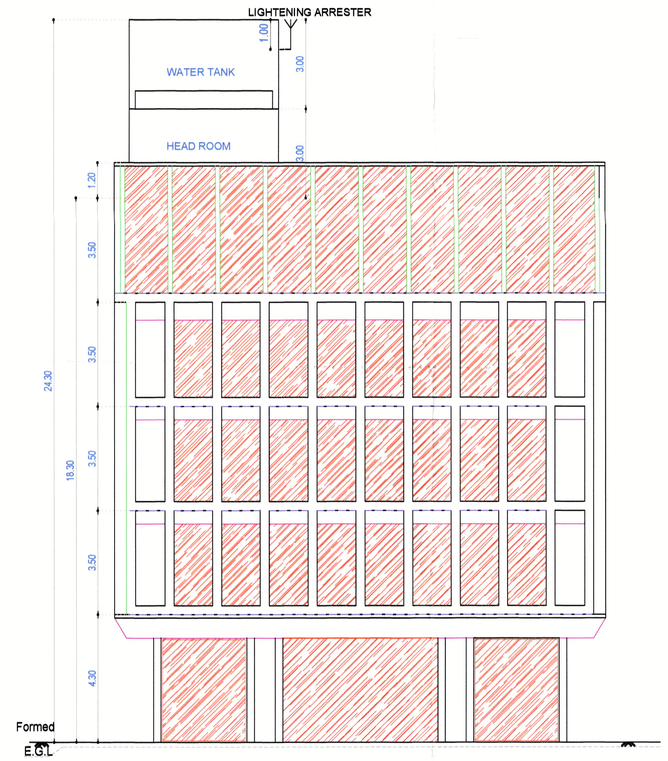
FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



SECTION - XX



FRONT ELEVATION

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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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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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

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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

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