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3/350/2 Mettukuppam,
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Official Property Record



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P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0686/2023
Dated 28/12/2023

The appreal 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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + FIRST FLOOR + SECOND FLOOR PART + THIRD FLOOR PART RESIDENTIAL BUILDING WITH 11 DWELLING UNITS (HEIGHT - 12.00M) AT NEW DOOR NO.7, OLD DOOR NO.2, SOUTH KAVARAI STREET AND SAI BABA STREET, WEST MAMBALAM, CHENNAI 600 033 COMPRISED IN T.S.NO.68, BLOCK NO.24 OF MAMBALAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	557.00
AREA AS PER DOCUMENT	557.22
AREA CONSIDERED FOR FSI	557.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1106.92
FSI FACTOR	1.987
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	11	11
TWO WHEELER	3	4
CYCLE	0	0

Section

Plan of Rain water Collecting Sump

Plan of Drink water Collecting Sump

Proposed Rain Water Harvesting System
Not To Scale

Section

C.S of Footing F1
Size 2600 x 2600

Plan

RWH Typical Detail
(Percolation Pit)
Scale : NTS

Dwarf Wall Detail
Scale : NTS

Compound Wall Detail
Scale : NTS

Compound Wall Gate Detail
Scale : NTS

Plan of Solar Panel
Water Heating System
Scale : NTS

Section OF Solar Panel
Scale : NTS

ELEVATION

SECTION ON A - A

KEY PLAN
(NOT TO SCALE)

Location plan (Taken as per User Inputs)

SITE PLAN

SITE CUM STILT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN (PART)

THIRD FLOOR PLAN (PART)

TERRACE FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL FSI AREA
		COMM.	RESI.	IND.	INST.		
BLOCK-1 (WE...)		0.00	1106.92	0.00	0.00	11	1106.92
Total		0.00	1106.92	0.00	0.00	11	1106.92

FLOOR WISE FSI STATEMENT: BLOCK (WEST MAMBALAM)

FLOORS	FSI AREA				DU	TOTAL FSI AREA
	COMM.	RESI.	IND.	INST.		
STILT PARKING FLOOR	0.00	28.16	0.00	0.00	0	28.16
FIRST FLOOR	0.00	415.55	0.00	0.00	4	415.55
SECOND FLOOR	0.00	385.57	0.00	0.00	4	385.57
THIRD FLOOR	0.00	277.64	0.00	0.00	3	277.64
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1106.92	0.00	0.00	11	1106.92

Applicants (Owner / Developer / Power of Attorney)

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 MANIAN R
ARCHITECT
Sign Date: 12/2/2023 1:30:40 PM

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPME T 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. 1688

QR CODE

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

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

ARCH_E_(36.00_x_48.00_Inches)

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
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