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3/350/2 Mettukuppam,
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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

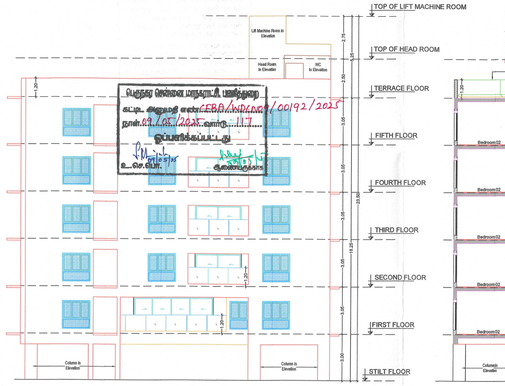


PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.25M HEIGHT) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.3 & 4, NEW DOOR NO.27, OLD DOOR NO.14, CHINNAYA STREET, T.NAGAR, CHENNAI 600017, COMPRISED IN OLD PAIMASH NO.621 & 622 (DOCUMENT), AND T.S.NO.8347/3, BLOCK NO.109 OF T.NAGAR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

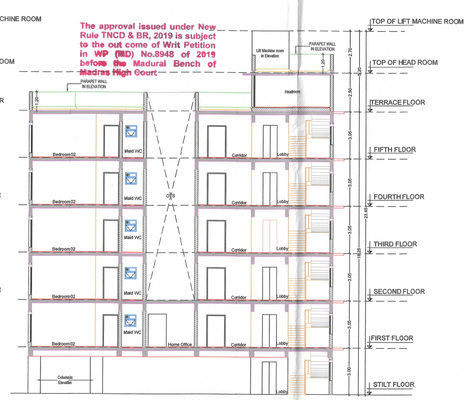
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	889.00
AREA AS PER DOCUMENT	890.74
AREA CONSIDERED FOR FSI	889.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2308.69
FSI FACTOR	2.597
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

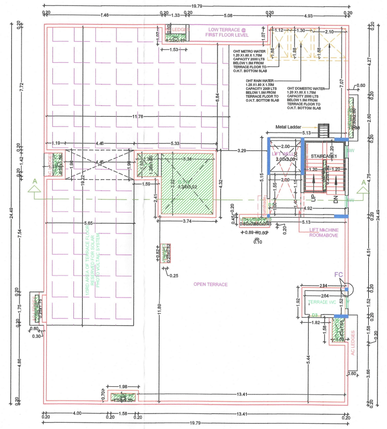
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	26	26
TWO WHEELER	0	0
CYCLE	-	0



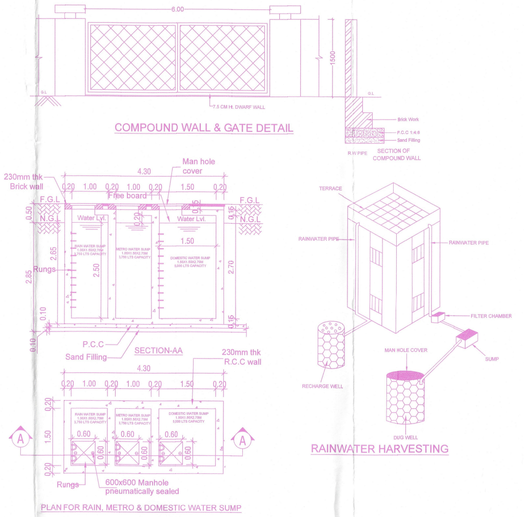
ELEVATION



SECTION AA

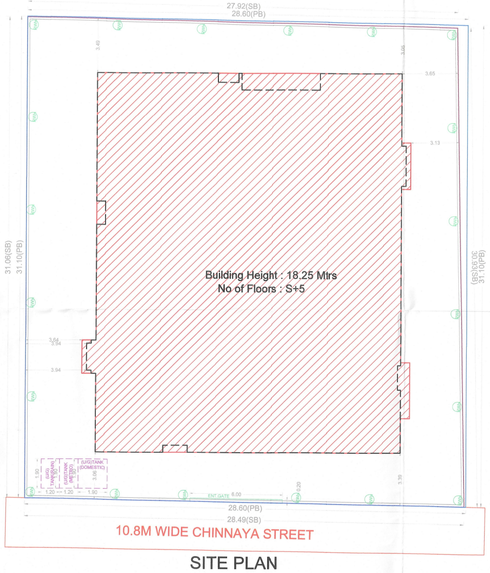


TERRACE FLOOR PLAN

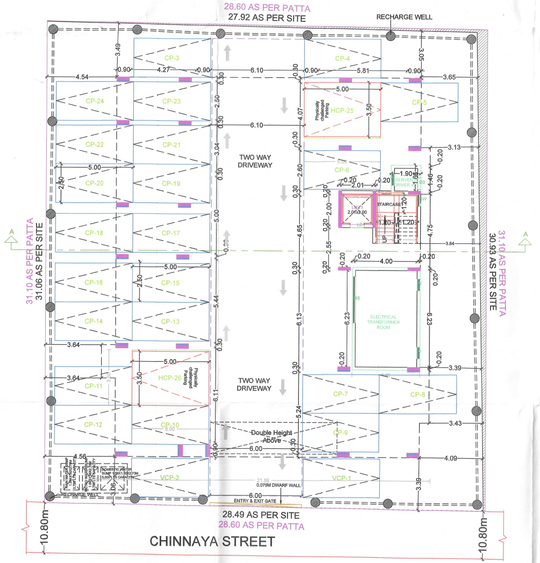




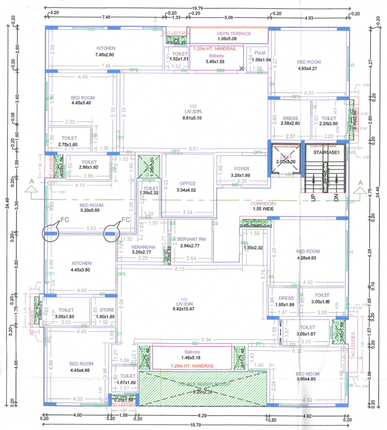
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/DP/NHRB/c./01444/2025
Dated 08.05.2025



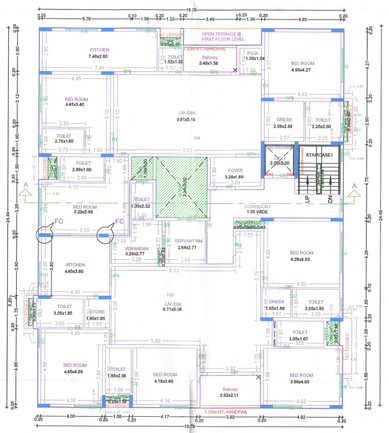
SITE PLAN



SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



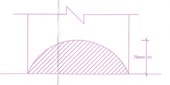
TYPICAL - 2, 3, 4& 5 FLOOR PLAN

FLOOR WISE FSI STATEMENT: NHRB (NHRB)

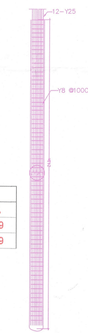
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	29.18	0.00	0.00	0	29.18
FIRST FLOOR	0.00	449.87	0.00	0.00	2	449.87
SECOND FLOOR	0.00	457.41	0.00	0.00	2	457.41
THIRD FLOOR	0.00	457.41	0.00	0.00	2	457.41
FOURTH FLOOR	0.00	457.41	0.00	0.00	2	457.41
FIFTH FLOOR	0.00	457.41	0.00	0.00	2	457.41
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2308.69	0.00	0.00	10	2308.69

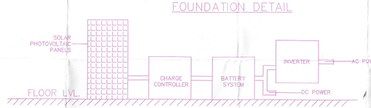
BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (NHRB)		0.00	2308.69	0.00	0.00	10	2308.69
Total		0.00	2308.69	0.00	0.00	10	2308.69









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 Madural Bench of Madras High Court

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

This Planning Permission issued under Rule 36 of TNCDBR 2019 read with Section 113 of the TCP Act, 1971 (Act 35 of 1971)

Signature valid

Digitally Signed by
Sign Date: 23/05/2025 4:02:07 PM

KEY NO. 5688

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)

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.



our services doesn't just end there

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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