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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS (HEIGHT - 12.00M ) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AT OLD DOOR NOS.8,9,4,5,6,NEW D.NOS.21,23,11,13,15, SENGALANEER PILLAIYAR KOIL STREET, MYLAPORE, CHENNAI - 600004, COMPRISED IN R.S.NO.3247, BLOCK NO.64 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

| A) AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 573.00 |
| AREA AS PER DOCUMENT | 572.84 |
| AREA CONSIDERED FOR FSI | 572.84 |
| STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD | 0.00 |
| OSR AREA | 0.00 |
| TOTAL FSI AREA | 1140.95 |
| FSI FACTOR | 1.992 |
| COVERAGE AREA (PERCENTAGE %) | NA |

A) PARKING STATEMENT

| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | 0 | 0 |
| CAR | 10 | 10 |
| TWO WHEELER | 10 | 15 |
| CYCLE | 0 | 0 |

DETAILS OF DOMESTIC SUMP (DOMESTIC, RAIN & SULLAGE WATER SUMP)

(NOT TO SCALE)

Typical Detail of Column Foundation

Plan of Compound Wall

Elevation

Section

Column

Solar Hot Water System Detail

PERCOLATION PIT

SECTION OF COMPOUND WALL

Dwarf Wall Detail

PROPOSED KERB WALL OF 75 MM

P.P.A approved by C.M.D.A vide Lr.No. MTP/PP/NHRB/S/0570/2023 Dated 07/11/2023

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

WESTERN SIDE ELEVATION

SECTION A - B

SITE PLAN

SITE CUM STILT FLOOR PLAN

TYPICAL - 1- 3 FLOOR PLAN

TERRACE FLOOR PLAN

KEY PLAN (NOT TO SCALE)

Location plan (Taken as per User Inputs)

BORE WELL (NOT TO SCALE)

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

**FLOOR WISE FSI STATEMENT:** NHRB (RES)

| FLOORS | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | INST. | | FSI AREA |
| STILT PARKING FLOOR | 0.00 | 28.79 | 0.00 | 0.00 | 0 | 28.79 |
| FIRST FLOOR | 0.00 | 370.72 | 0.00 | 0.00 | 5 | 370.72 |
| SECOND FLOOR | 0.00 | 370.72 | 0.00 | 0.00 | 5 | 370.72 |
| THIRD FLOOR | 0.00 | 370.72 | 0.00 | 0.00 | 5 | 370.72 |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 0.00 | 1140.95 | 0.00 | 0.00 | 15 | 1140.95 |

BUILDING WISE FSI STATEMENT

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | INST. | | FSI AREA |
| NHRB-1 (RES) | | 0.00 | 1140.95 | 0.00 | 0.00 | 15 | 1140.95 |
| Total | | 0.00 | 1140.95 | 0.00 | 0.00 | 15 | 1140.95 |

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8946 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid. Digitally Signed by Registered Engineer Grade I: Vinodh Kumar Sign Date: 11/03/2023 11:01:56 AM

Applicants ( Owner / Developer / Power of Attorney )

**APPROVAL CONDITION**

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

**APPROVED**

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid. Digitally Signed by Member Secretary Name: CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY Approval No.: CLT/000019/2023 Approval Date: 11/03/2023 11:01:56 AM Remarks: ---CMDA

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.

QR CODE

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)



## 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

Verified RealEstate™

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

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