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Official Property Record



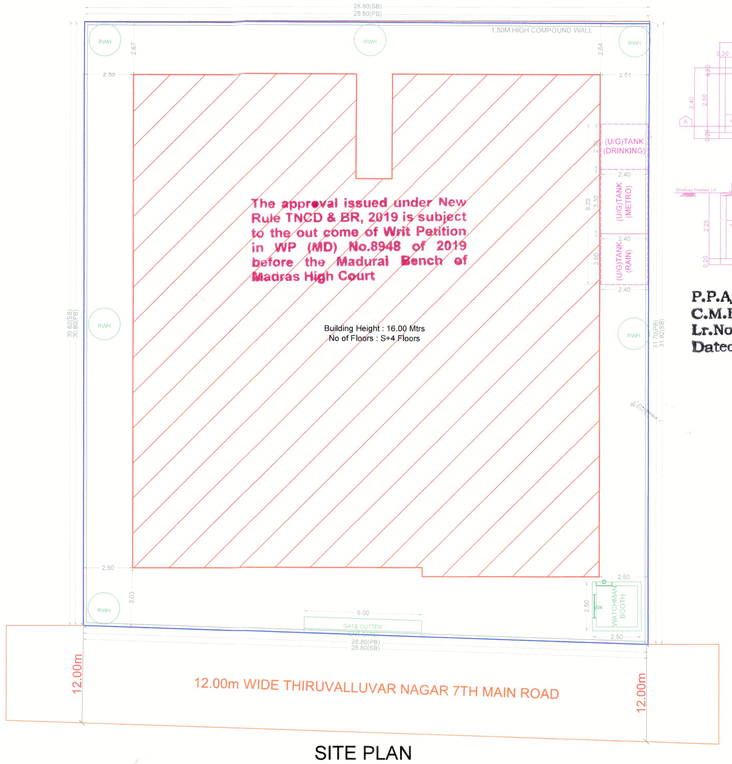
Digitally Verified Record - Powered by Verified RealEstate™

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS (HEIGHT - 16.0M) RESIDENTIAL BUILDING WITH 16 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.3 (APPROVED SUBDIVISION CMDA.P.P.D/L.O.NO.102/2020) THIRUVALLUVAR NAGAR 7TH MAIN ROAD, THIRUVANMIYUR, CHENNAI – 600 041 COMPRISED IN OLD S.NO.219/2B(PT), NEW S.NO.219/2B2, T.S.NO.24/7, BLOCK NO.38 OF THIRUVANMIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

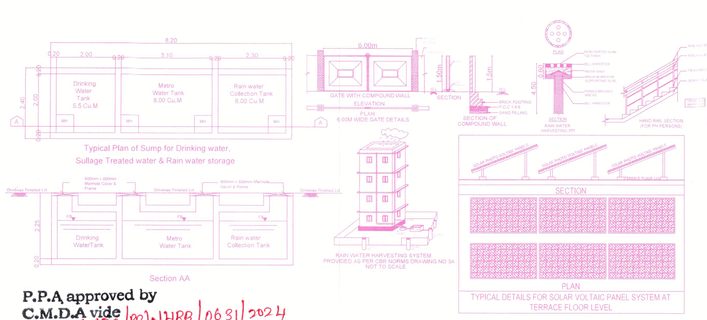
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	900.00
AREA AS PER DOCUMENT	899.94
AREA CONSIDERED FOR FSI	899.94
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2312.37
FSI FACTOR	2.569
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

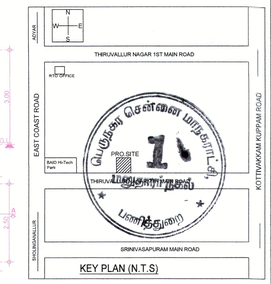
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	18	20
TWO WHEELER	0	0
CYCLE	-	0



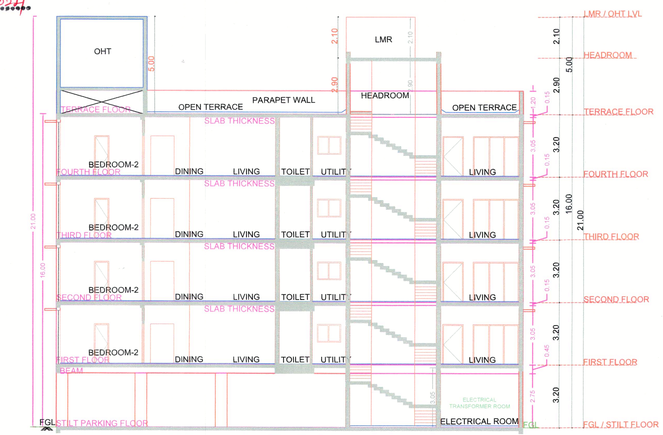
SITE PLAN



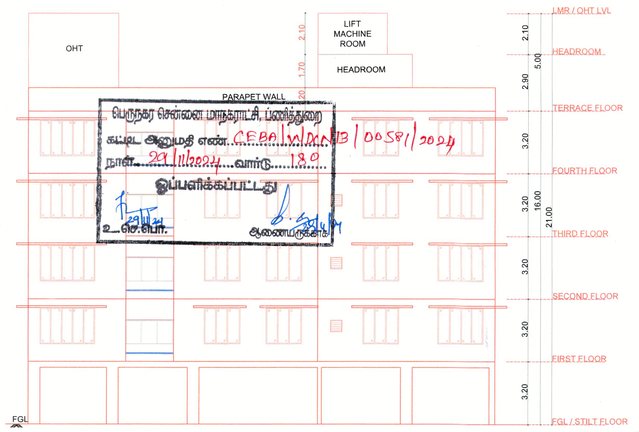
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/NOC/APP/17RB/06831/2024
Dated 20/11/2024



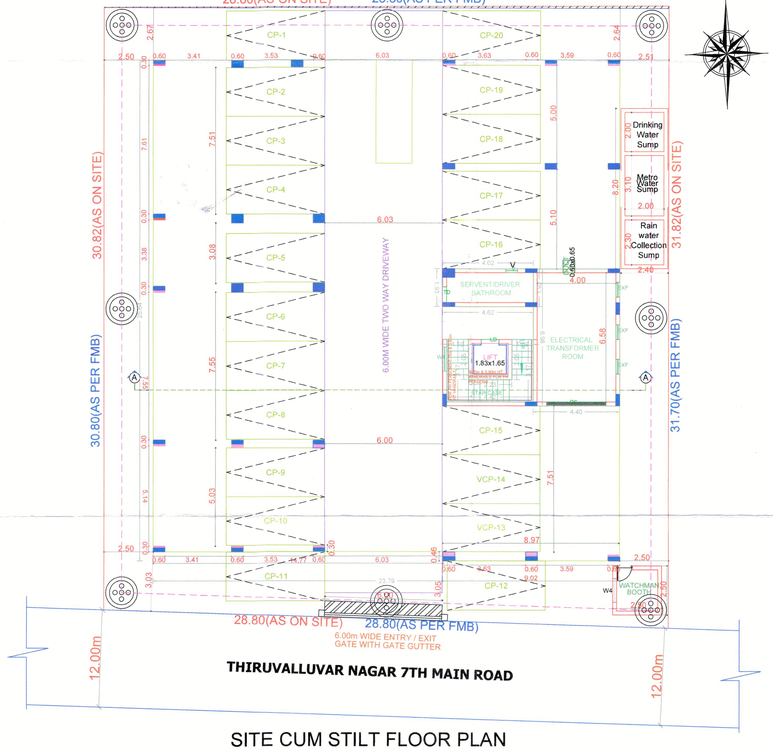
Location plan (Taken as per User Inputs)



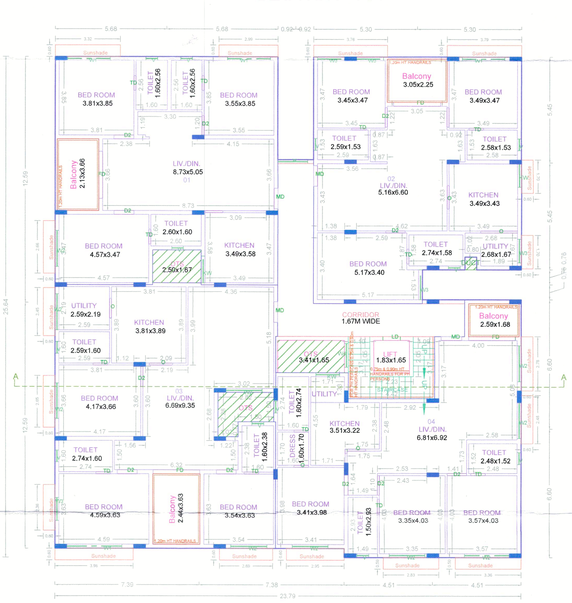
SECTION - AA



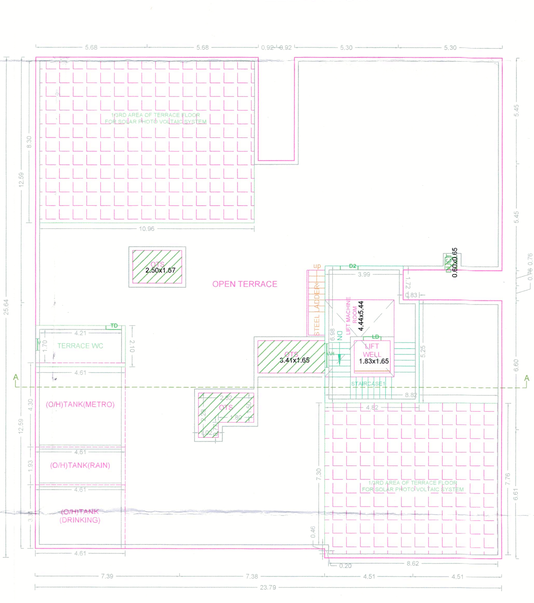
ELEVATION



SITE CUM STILT FLOOR PLAN



TYPICAL - 1, 2, 3 & 4 FLOOR PLAN



TERRACE FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (S+5_RE...)		0.00	2312.37	0.00	0.00	16	2312.37
Total		0.00	2312.37	0.00	0.00	16	2312.37

FLOOR WISE FSI STATEMENT: A (S+5_RESIDENTIAL BU...)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	30.69	0.00	0.00	0	30.69
FIRST FLOOR	0.00	570.42	0.00	0.00	4	570.42
SECOND FLOOR	0.00	570.42	0.00	0.00	4	570.42
THIRD FLOOR	0.00	570.42	0.00	0.00	4	570.42
FOURTH FLOOR	0.00	570.42	0.00	0.00	4	570.42
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2312.37	0.00	0.00	16	2312.37

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. 6688

QR CODE

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. VIJAYARAGHAVAN
Sign Date: 19/11/2024 3:04:29 PM

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

Our services go beyond

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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.

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

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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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