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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PLANNER/N/2278/2023
Dated.12/12/2023....

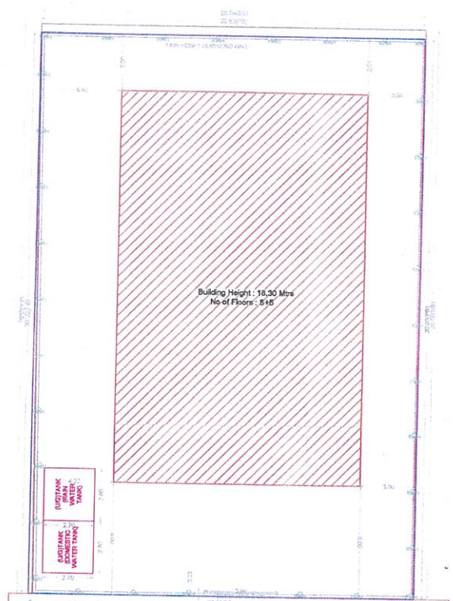
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8848 of 2019 before the Madurai Bench of Madras High Court

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR PARKING + 5 FLOORS RESIDENTIAL BUILDING WITH 10 DWELLING UNITS (HEIGHT-18.30M), TNHB FLAT NOS. 7 TO 12, BLOCK NO.68, LAKSHMI APARTMENTS, AMBATTUR INDUSTRIAL ESTATE ROAD, ANNA NAGAR WEST EXTN SCHEME, CHENNAI- 600101, COMPRISED IN OLD S.NO: 284 PART, 288/2 PART,(AS PER DOCUMENT) 253/14 PART, 284 PART, 285 PART, 288 PART, T.S. NO: 2/5, 2/8 (AS PER PATTA) WARD-1, BLOCK NO: 58 OF PADI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

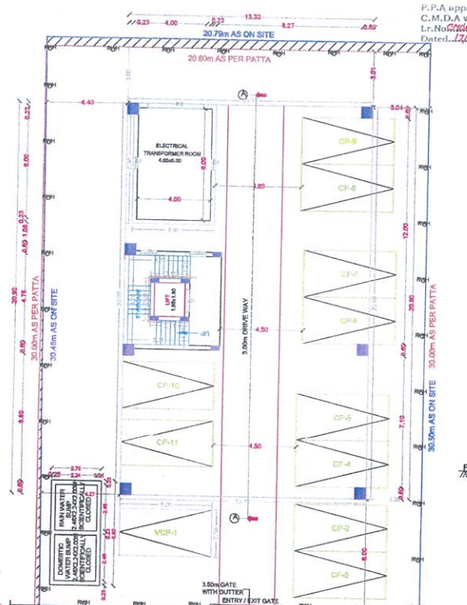
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	626.00
AREA AS PER DOCUMENT	580.26
AREA CONSIDERED FOR FSI	580.26
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1402.46
FSI FACTOR	2.417
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

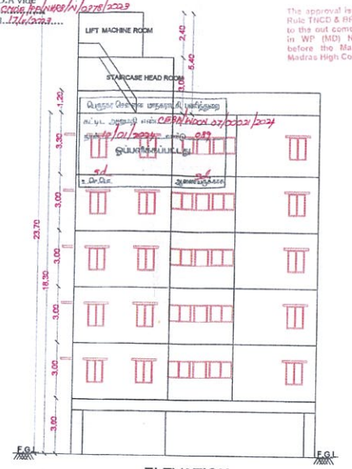
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	0	0



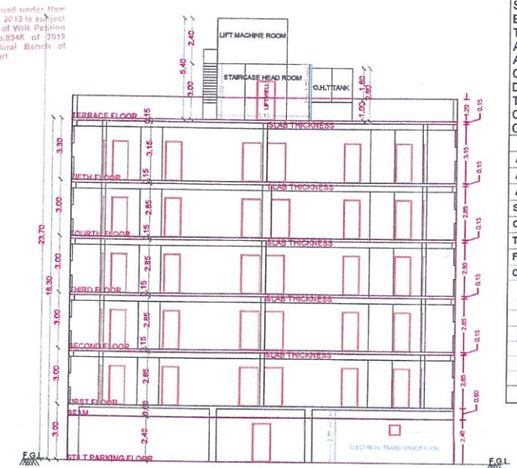
SITE PLAN



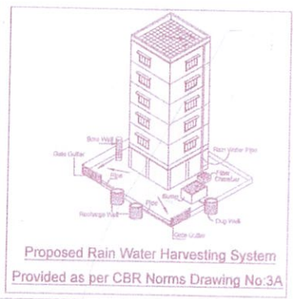
SITE CUM STILT FLOOR PLAN



ELEVATION



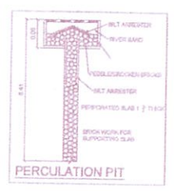
SECTION ON 'A-A'



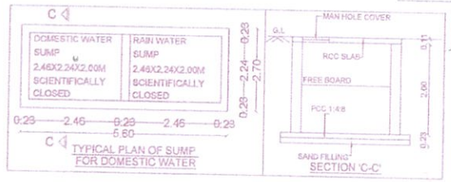
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A



GATE ELEVATION
C/S OF COMPOUND WALL

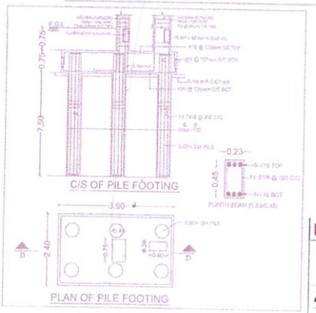


PERCULATION PIT

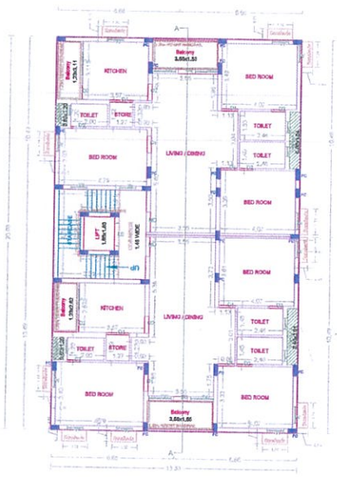


TYPICAL PLAN OF SUMP FOR DOMESTIC WATER

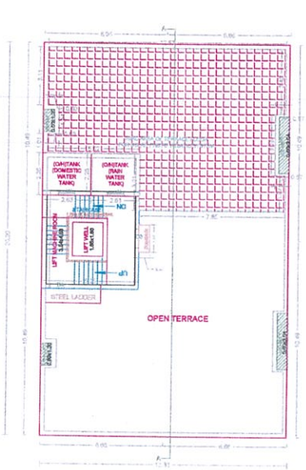
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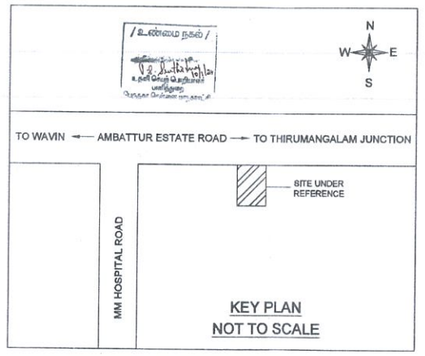
C/S OF PILE FOOTING
PLAN OF PILE FOOTING



TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN



Location plan (Taken as per User Inputs)

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (QUALIT...)		0.00	1402.46	0.00	0.00	10	1402.46
Total		0.00	1402.46	0.00	0.00	10	1402.46

FLOOR WISE FSI STATEMENT: A (QUALITY SHELTER)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	274.73	0.00	0.00	2	274.73
SECOND FLOOR	0.00	274.73	0.00	0.00	2	274.73
THIRD FLOOR	0.00	274.73	0.00	0.00	2	274.73
FOURTH FLOOR	0.00	274.73	0.00	0.00	2	274.73
FIFTH FLOOR	0.00	274.73	0.00	0.00	2	274.73
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1402.46	0.00	0.00	10	1402.46

For QUALITY SHELTERS

APPROVAL CONDITION

Proprietor

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 Writ W.P. (MD) No.8848 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by M ATHI
BAHAVATHY
Date: 15/12/2023 7:37:47 PM

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.

QR CODE

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

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

214

P.P.A approved by C.M.D.A vide Lr.No. ... Dated: ...

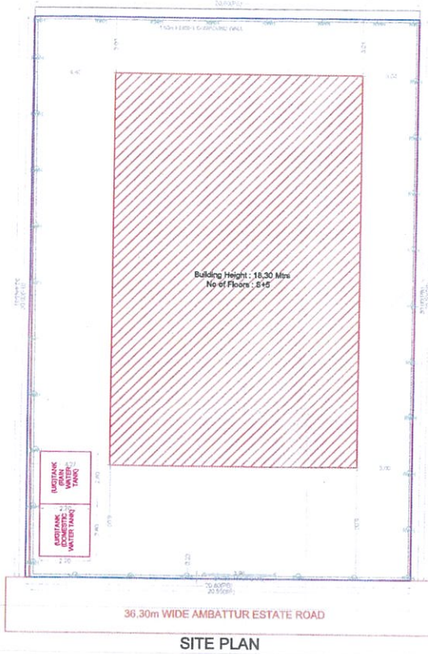
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR PARKING + 5 FLOORS RESIDENTIAL BUILDING WITH 10 DWELLING UNITS (HEIGHT-18.30M), TNHB FLAT NOS. 7 TO 12, BLOCK NO.68, LAKSHMI APARTMENTS, AMBATTUR INDUSTRIAL ESTATE ROAD, ANNA NAGAR WEST EXTN SCHEME, CHENNAI- 600101, COMPRISED IN OLD S.NO: 284 PART, 288/2 PART,(AS PER DOCUMENT) 253/14 PART, 284 PART, 285 PART, 288 PART, T.S. NO: 2/5, 2/8 (AS PER PATTA) WARD-1, BLOCK NO: 58 OF PADI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

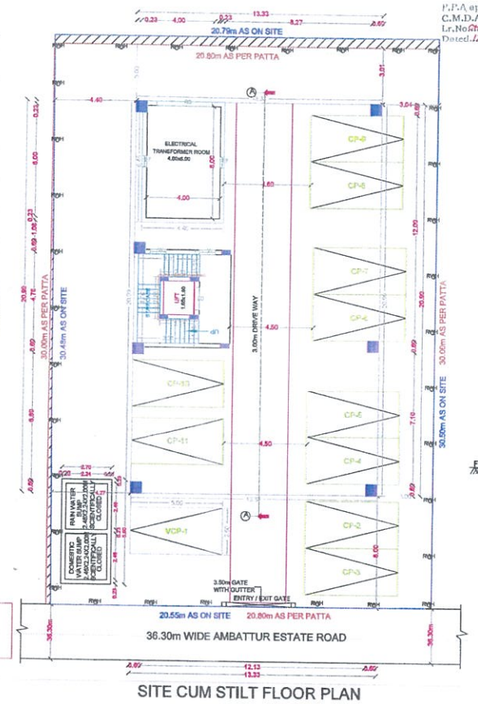
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AREA AS PER DOCUMENT	580.26
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OSR AREA	0.00
TOTAL FSI AREA	1402.46
FSI FACTOR	2.417
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

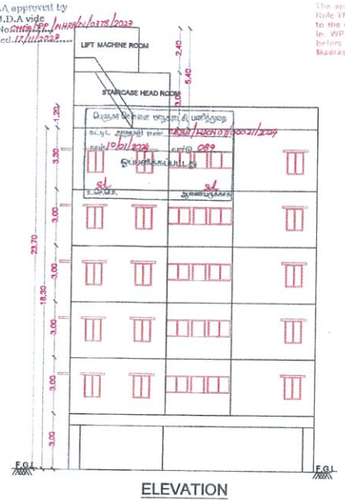
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	0	0



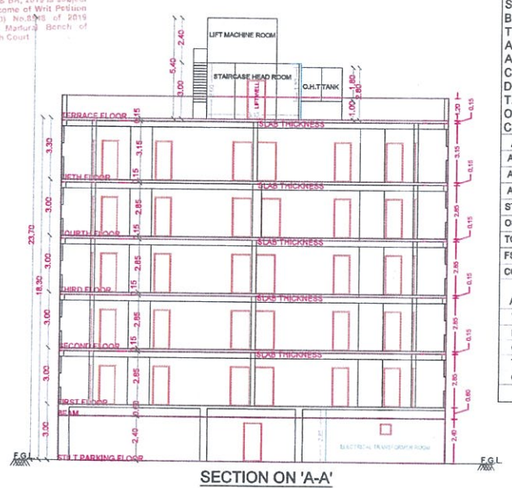
SITE PLAN



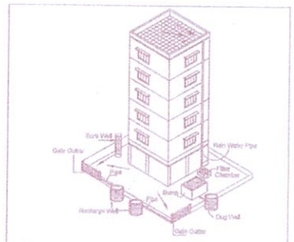
SITE CUM STILT FLOOR PLAN



ELEVATION



SECTION ON 'A-A'

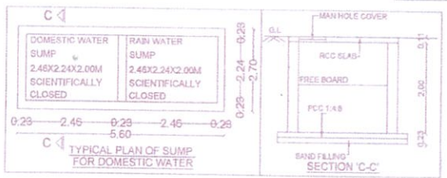


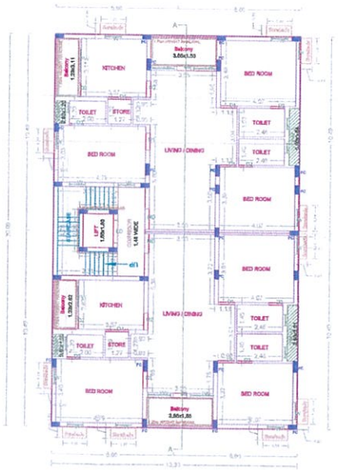
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Provided as per CBR Norms Drawing No:3A



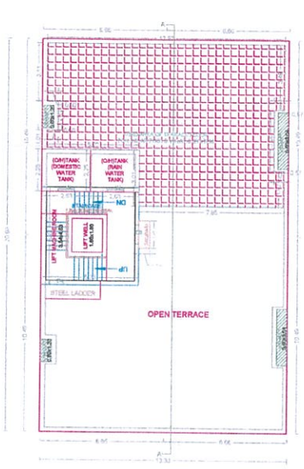


PERCULATION PIT

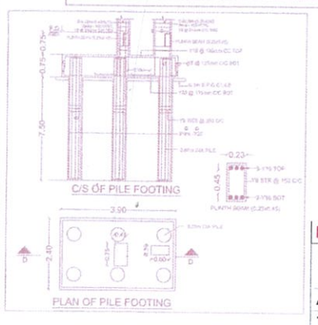


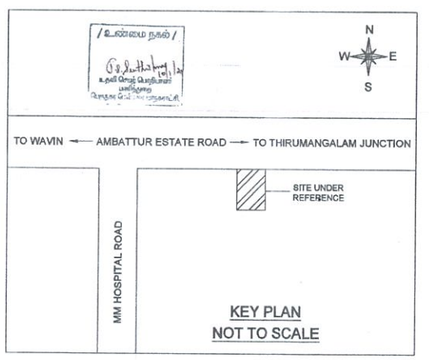


TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN





Location plan (Taken as per User Inputs)

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (QUALIT...)		0.00	1402.46	0.00	0.00	10	1402.46
Total		0.00	1402.46	0.00	0.00	10	1402.46

FLOOR WISE FSI STATEMENT: A (QUALITY SHELTER)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	274.73	0.00	0.00	2	274.73
SECOND FLOOR	0.00	274.73	0.00	0.00	2	274.73
THIRD FLOOR	0.00	274.73	0.00	0.00	2	274.73
FOURTH FLOOR	0.00	274.73	0.00	0.00	2	274.73
FIFTH FLOOR	0.00	274.73	0.00	0.00	2	274.73
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1402.46	0.00	0.00	10	1402.46

For QUALITY SHELTERS

Proprietor

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.8648 of 2019 and WMP (MD) Nos. 6812 & 6813 of 2019.

Signature valid
Digitally Signed by M ATHI
BAHAVATHIS
Date: 11/7/2023 7:37:47 PM

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.

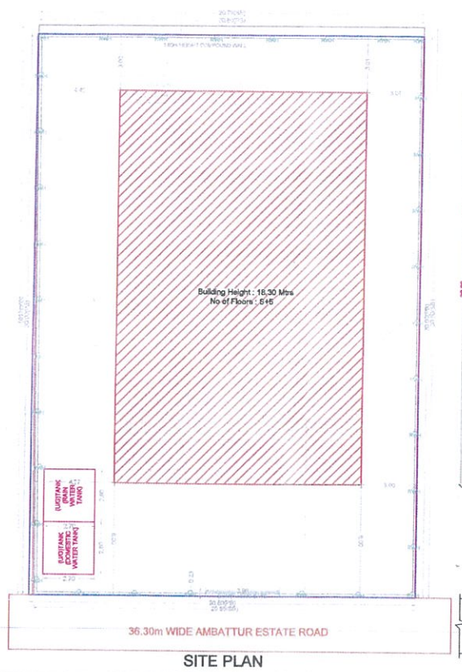
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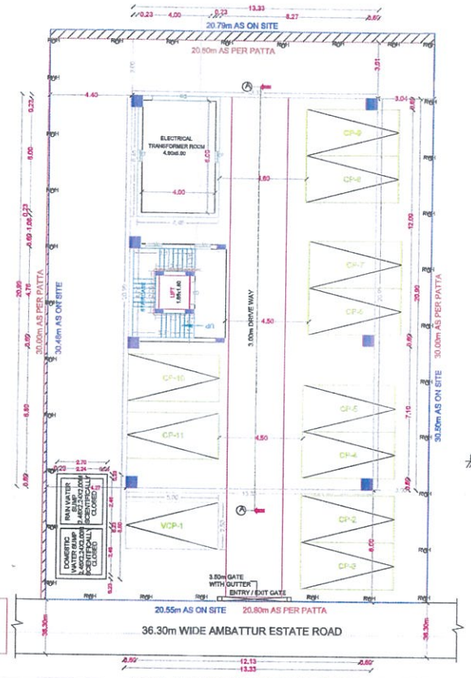
Applicants (Owner / Developer / Power of Attorney)

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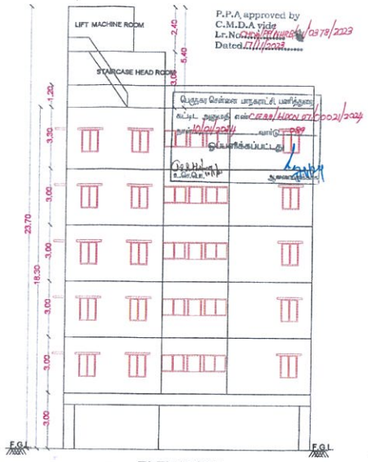
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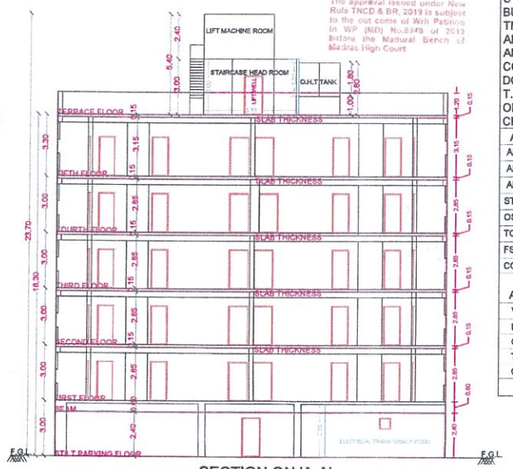
SITE PLAN



SITE CUM STILT FLOOR PLAN



ELEVATION



SECTION ON 'A-A'

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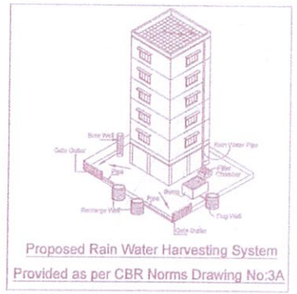
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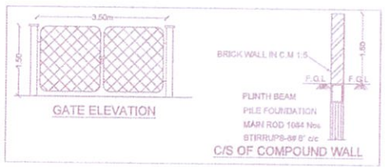
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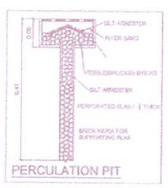
A) PARKING STATEMENT

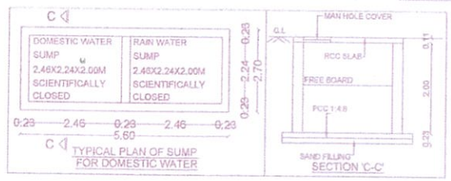
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	0	0

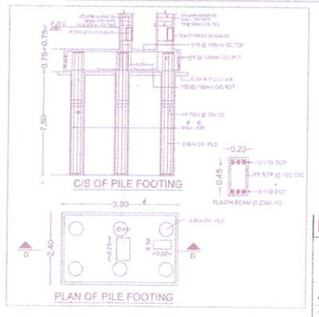


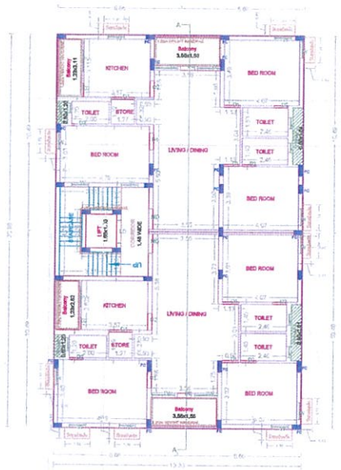
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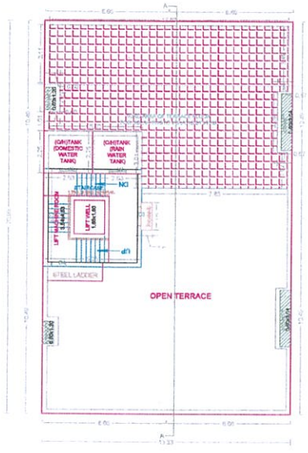




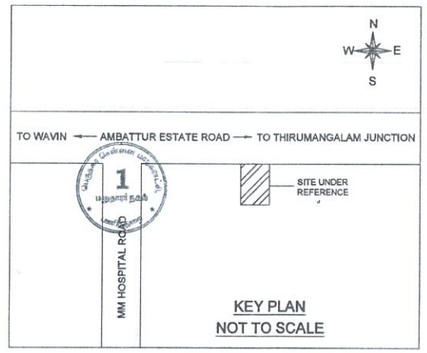




TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN



Location plan (Taken as per User Inputs)

For QUALITY SHELTERS

Proprietor

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APPROVAL CONDITION

SCALE 1:100

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Signature valid
Digitally Signed by M ATHI
BAHAVATHY
Date: 11/17/2023 7:37:47 PM

Signature valid

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High Rise Building / Non High Rise Building
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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

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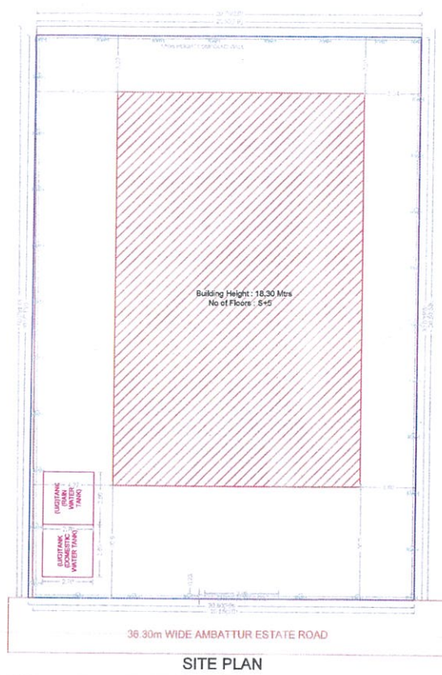
216

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR PARKING + 5 FLOORS RESIDENTIAL BUILDING WITH 10 DWELLING UNITS (HEIGHT-18.30M), TNHB FLAT NOS. 7 TO 12, BLOCK NO.68, LAKSHMI APARTMENTS, AMBATTUR INDUSTRIAL ESTATE ROAD, ANNA NAGAR WEST EXTN SCHEME, CHENNAI- 600101, COMPRISED IN OLD S.NO: 284 PART, 288/2 PART,(AS PER DOCUMENT) 253/14 PART, 284 PART, 285 PART, 288 PART, T.S. NO: 2/5, 2/8 (AS PER PATTA) WARD-1, BLOCK NO: 58 OF PADI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

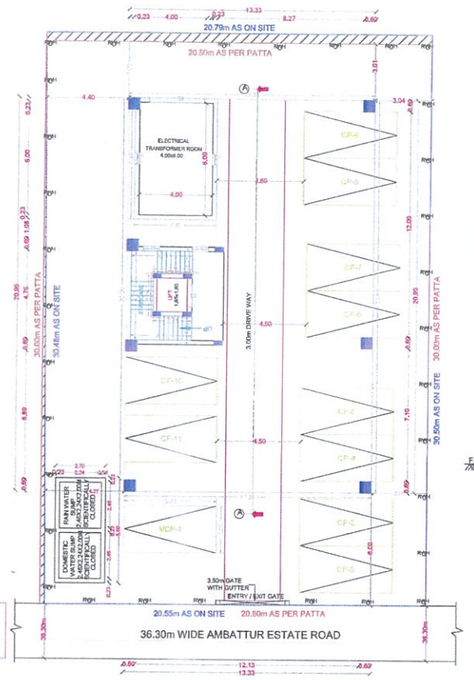
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	626.00
AREA AS PER DOCUMENT	580.26
AREA CONSIDERED FOR FSI	580.26
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1402.46
FSI FACTOR	2.417
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

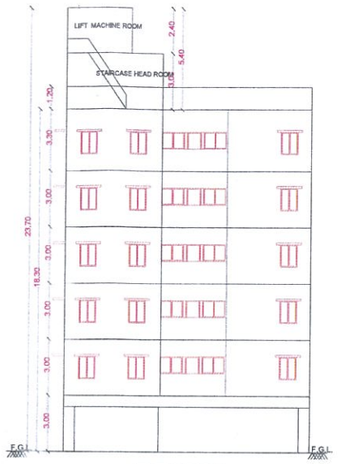
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	0	0



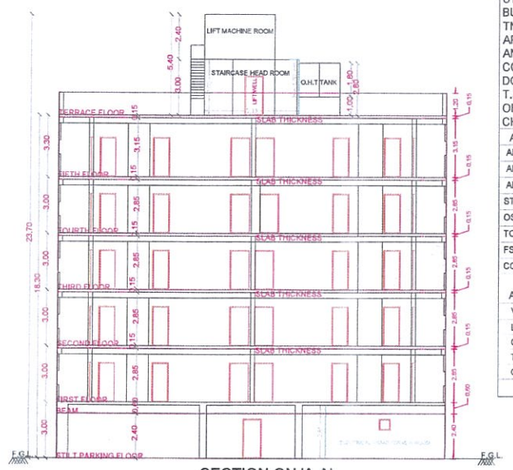
SITE PLAN



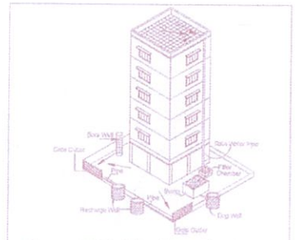
SITE CUM STILT FLOOR PLAN

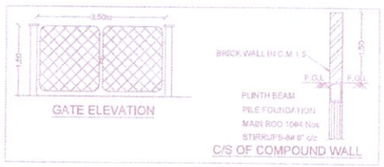


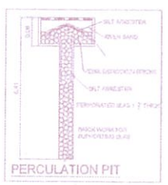
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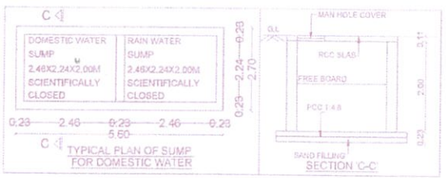


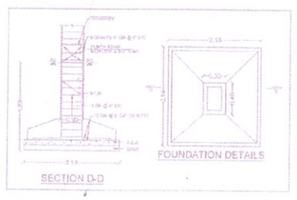
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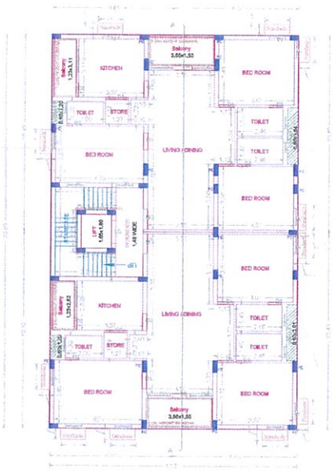




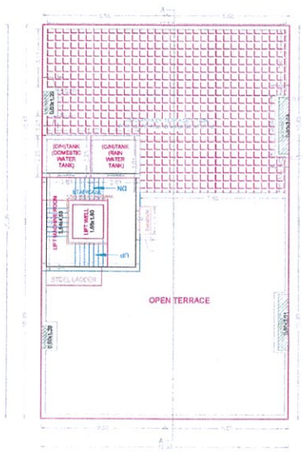




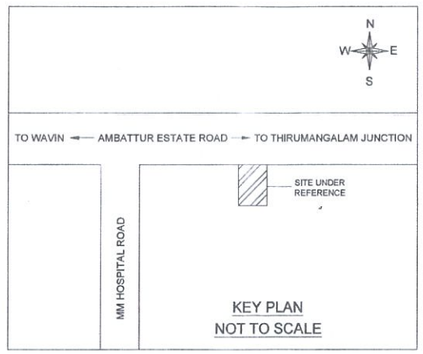




TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN



Location plan (Taken as per User Inputs)

For QUALITY SHELTERS

Proprietor

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A-1 (QUALIT...)		0.00	1402.46	0.00	0.00	10	1402.46
Total		0.00	1402.46	0.00	0.00	10	1402.46

FLOOR WISE FSI STATEMENT: A (QUALITY SHELTER)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.81	0.00	0.00	0	28.81
FIRST FLOOR	0.00	274.73	0.00	0.00	2	274.73
SECOND FLOOR	0.00	274.73	0.00	0.00	2	274.73
THIRD FLOOR	0.00	274.73	0.00	0.00	2	274.73
FOURTH FLOOR	0.00	274.73	0.00	0.00	2	274.73
FIFTH FLOOR	0.00	274.73	0.00	0.00	2	274.73
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1402.46	0.00	0.00	10	1402.46

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.8646 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

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.

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/HIG/HW PP/N/0328/2023
Dated 17/11/2023

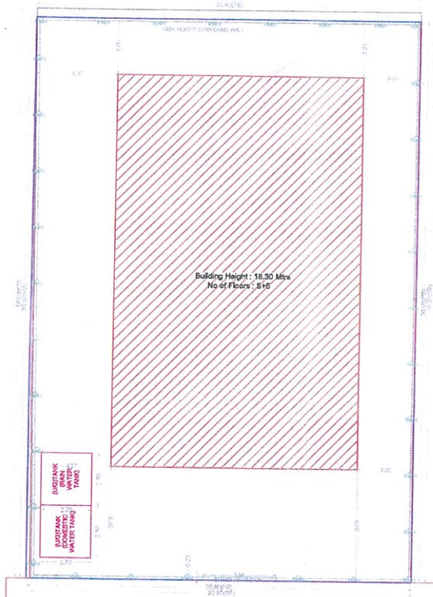
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8841 of 2019 before the Madurai Bench of Madras High Court

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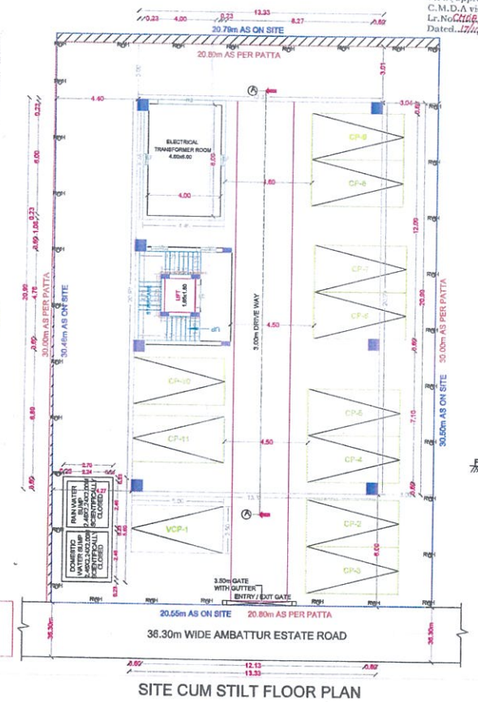
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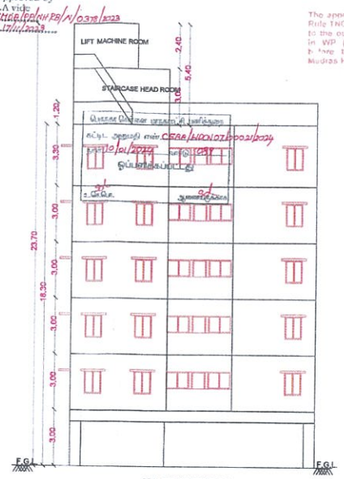
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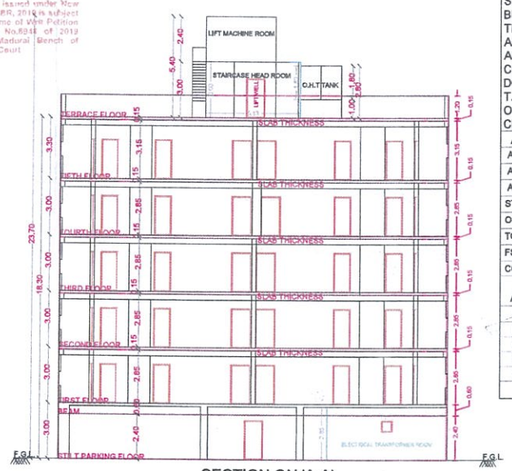
SITE PLAN



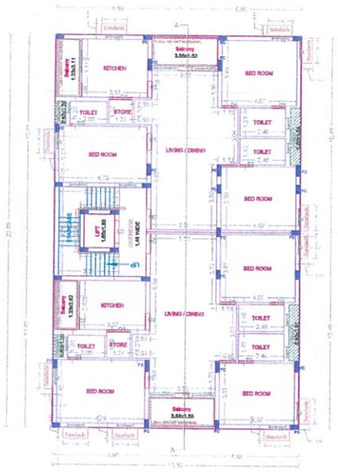
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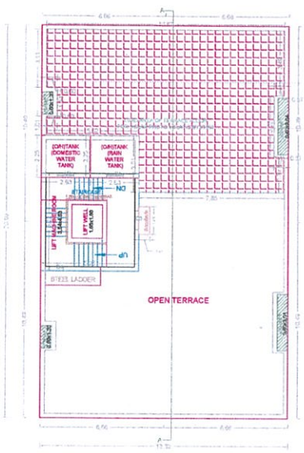
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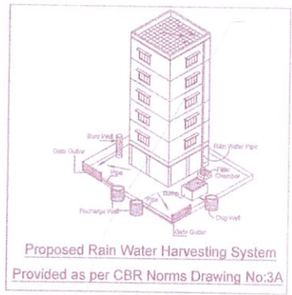
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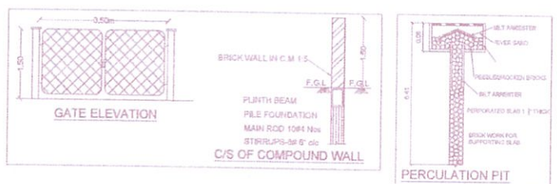


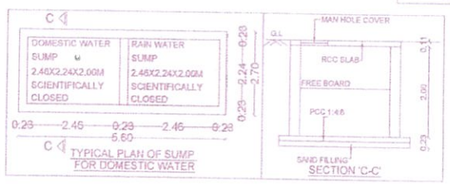
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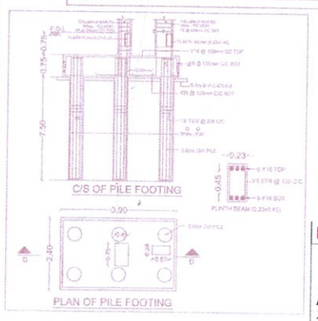


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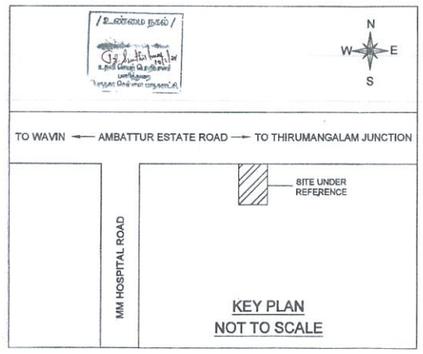


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Location plan (Taken as per User Inputs)

For QUALITY SHELTERS

APPROVAL CONDITION

Proprietor

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.8841 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by M ATHI
RAMAVATHU
Date: 11/17/2023 7:37:47 PM

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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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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real estate journey

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