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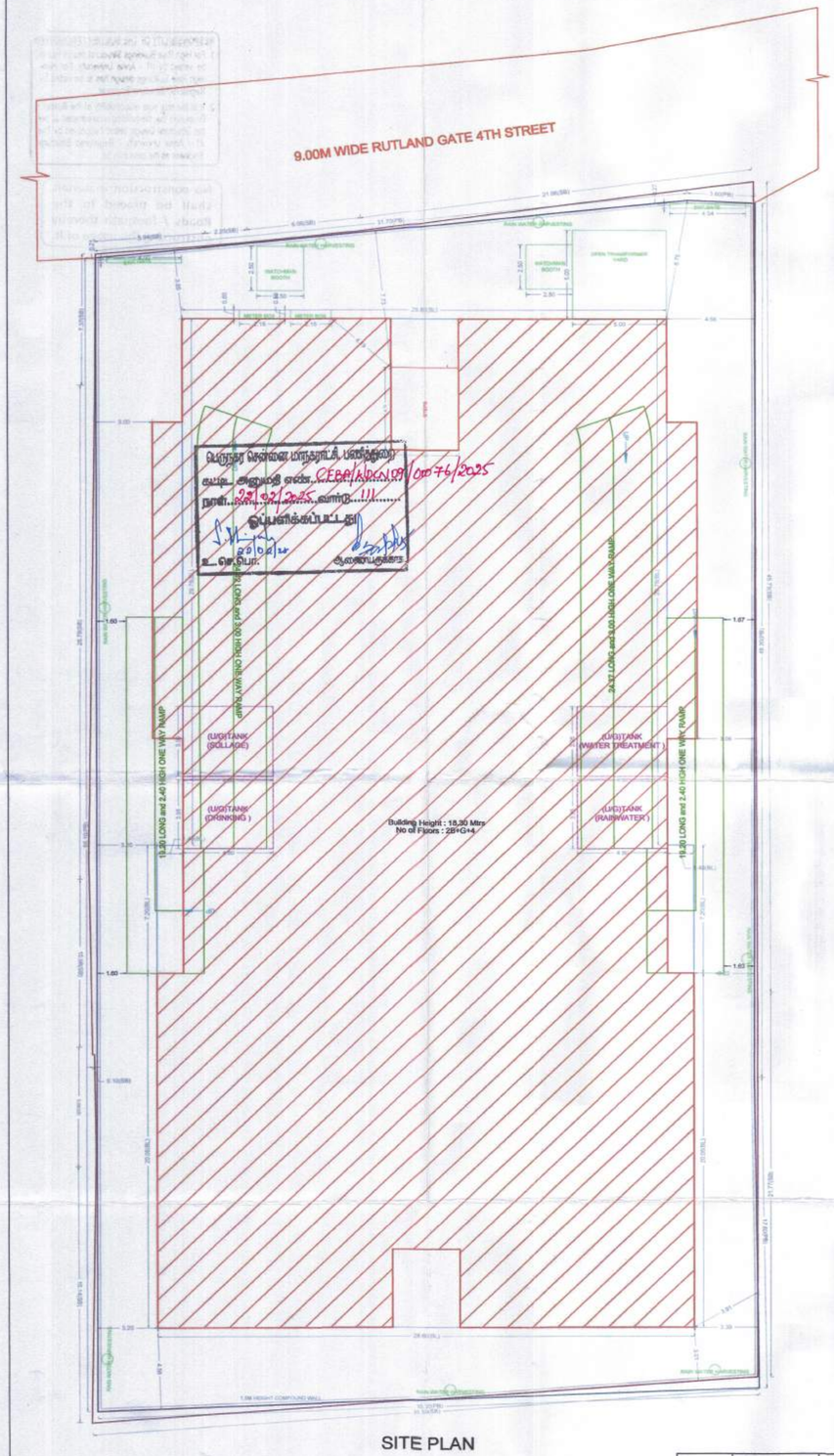
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
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Official Property Record

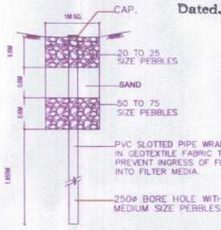


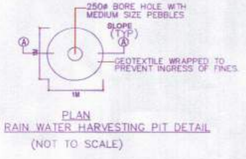
Digitally Verified Record - Powered by Verified RealEstate™



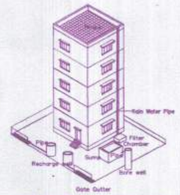
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நாள். 23/02/2025 வரை III
செயற்பொறியாளர்
உதவி செயற்பொறியாளர்

P.P.A approved by
C.M.D.A vide
Lr.No.CHDA/PP/WHRB/C/0497/2024
Dated.05/02/2025

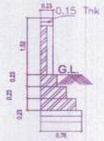




PLAN
RAIN WATER HARVESTING PIT DETAIL
(NOT TO SCALE)

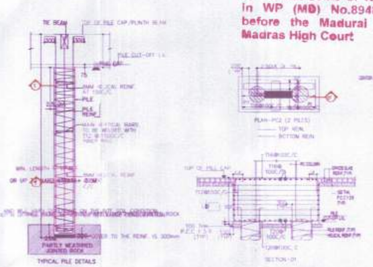


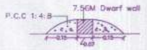
RAIN WATER HARVESTING – 3A



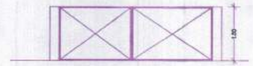
SECTION
SCALE–1:50

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 Madurai Bench of Madras High Court

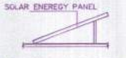




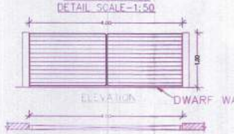
CROSS SECTION OF DWARF WALL
(NOT TO SCALE)



ELEVATION
COMPOUND WALL
DETAIL SCALE–1:50



SECTION THROUGH SOLAR ENERGY SYSTEM
GENERAL POWER
(NOT TO SCALE)



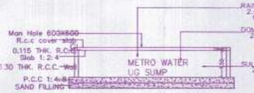
PLAN GATE DETAILS
SCALE–1:50



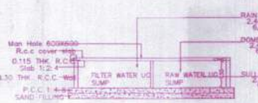
OHT.BLOCK.1.SECTION



OHT.BLOCK.2.SECTION



SECTION XX'



SECTION XX'



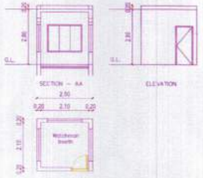
OHT.BLOCK.1.PLAN

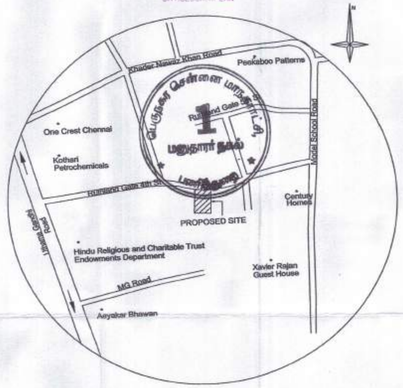


OHT.BLOCK.2.PLAN









Location plan (Taken as per User Inputs)

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (APARTMENT)		0.00	5984.15	0.00	0.00	14	5984.15
Total		0.00	5984.15	0.00	0.00	14	5984.15

FLOOR WISE FSI STATEMENT: A (APARTMENT)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT FLOOR PLAN 2	0.00	0.00	0.00	0.00	0	0.00
BASEMENT FLOOR PLAN 1	0.00	0.00	0.00	0.00	0	0.00
GROUND FLOOR	0.00	1200.45	0.00	0.00	2	1200.45
FIRST FLOOR	0.00	1209.10	0.00	0.00	4	1209.10
SECOND FLOOR	0.00	1256.09	0.00	0.00	3	1256.09
THIRD FLOOR	0.00	1256.04	0.00	0.00	3	1256.04
FOURTH FLOOR	0.00	1062.47	0.00	0.00	2	1062.47
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5984.15	0.00	0.00	14	5984.15

SITE PLAN	SHEET NO. 1/8

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS; COMBINED DOUBLE BASEMENT FLOOR FOR 2 BLOCKS; BLOCK 1 - COMBINED DOUBLE BASEMENT FLOOR + GROUND FLOOR + 3 FLOORS + 4TH FLOOR PART (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS WITH GYM, GAMES ROOM AND SWIMMING POOL IN FOURTH FLOOR PART; BLOCK 2 - COMBINED DOUBLE BASEMENT FLOOR + GROUND FLOOR +3 FLOORS + 4TH FLOOR PART (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 5 DWELLING UNITS; TOTALLY 14 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 5/11, RUTLAND GATE 4TH STREET, NUNGAMBAKKAM, CHENNAI, COMPRISED IN OLD S NO. 330 AND T.S. NO:56/2B, 58/1T2 & 58/11B, BLOCK NO. 12 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2318.50
AREA AS PER DOCUMENT	2318.50
AREA CONSIDERED FOR FSI	2318.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
CSR AREA	0.00
TOTAL FSI AREA	5984.15
FSI FACTOR	2.581
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	73	73
TWO WHEELER	0	0
CYCLE	-	0

APPROVAL CONDITION

For SIERRA MOUNTAINS LLP

Authorised Signatory

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

QR CODE

KEY NO. 8888

Applicants (Owner / Developer / Power of Attorney)

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ARCH_E_(36.00_x_48.00_Inches)

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.
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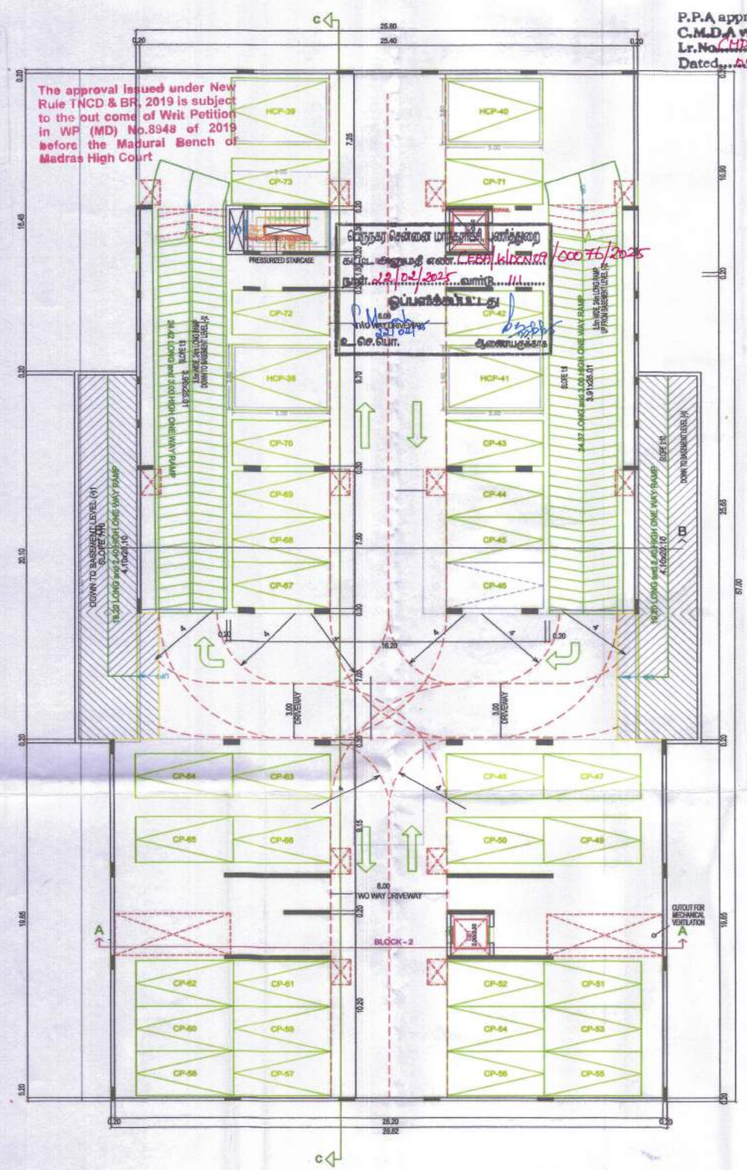
No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/ 0497/2024
Dated... 05/02/2025

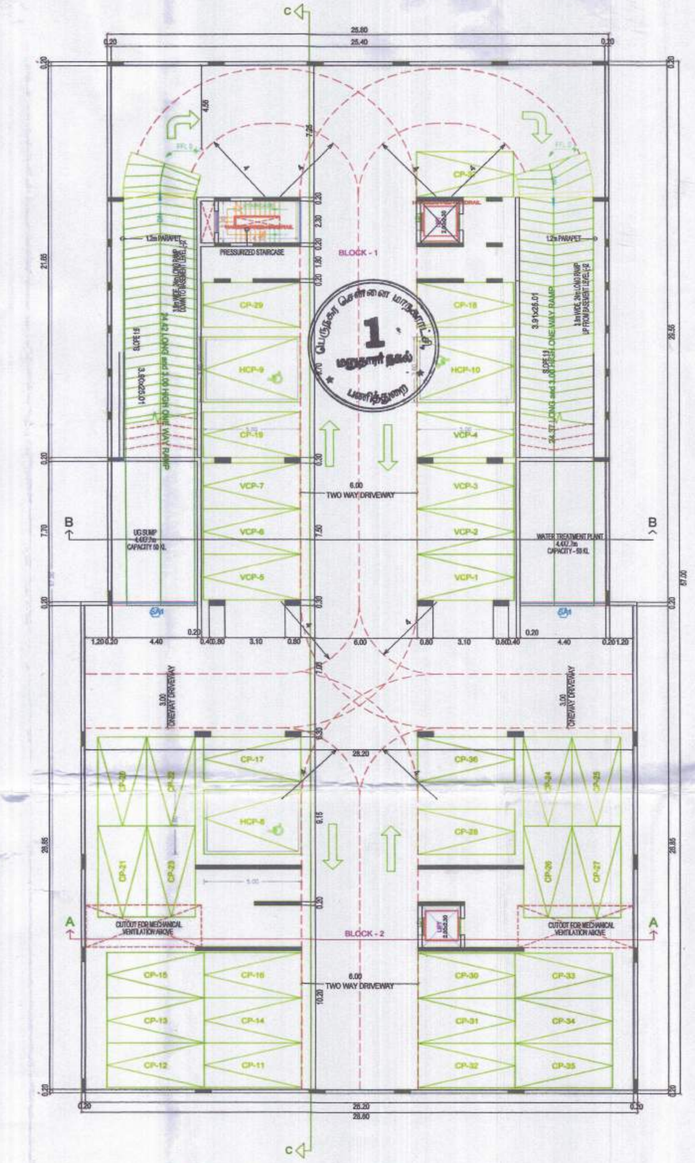
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

FLOOR NAME	SHEET NO. 2/6
FLOOR NAME	

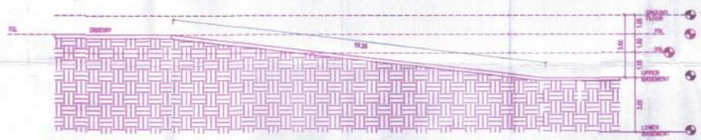
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS; COMBINED DOUBLE BASEMENT FLOOR FOR 2 BLOCKS; BLOCK 1 - COMBINED DOUBLE BASEMENT FLOOR + GROUND FLOOR + 3 FLOORS + 4TH FLOOR PART (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS WITH GYM, GAMES ROOM AND SWIMMING POOL IN FOURTH FLOOR PART; BLOCK 2 - COMBINED DOUBLE BASEMENT FLOOR + GROUND FLOOR +3 FLOORS + 4TH FLOOR PART (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 6 DWELLING UNITS; TOTALLY 14 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 5/11, RUTLAND GATE 4TH STREET, NUNGAMBAKKAM, CHENNAI, COMPRISED IN OLD S NO. 330 AND T.S. NO:59/2B, 59/117 & 59/118, BLOCK NO. 12 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



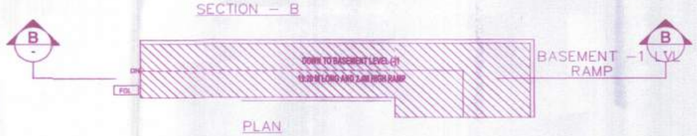
BASEMENT FLOOR PLAN - 1



BASEMENT FLOOR PLAN - 2



SECTION – B



PLAN

APPROVAL CONDITION

For SIERRA MOUNTAINS LLP

Authorised Signatory

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. 0000

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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FLOOR NAME	SHEET NO. 3/6
FLOOR NAME	

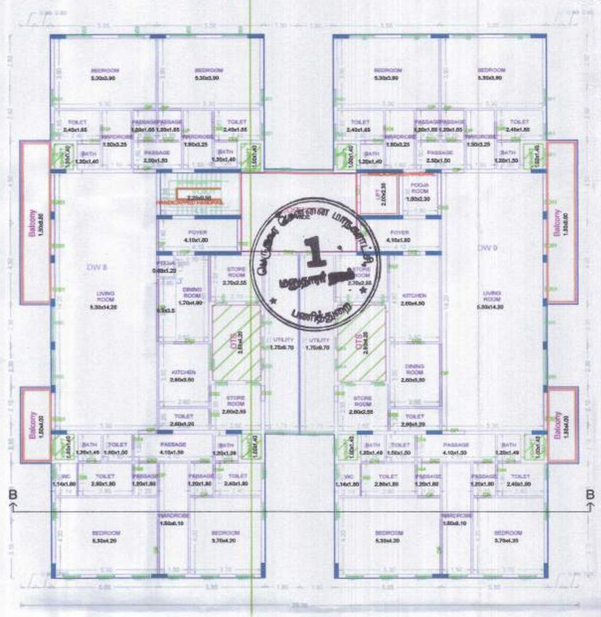
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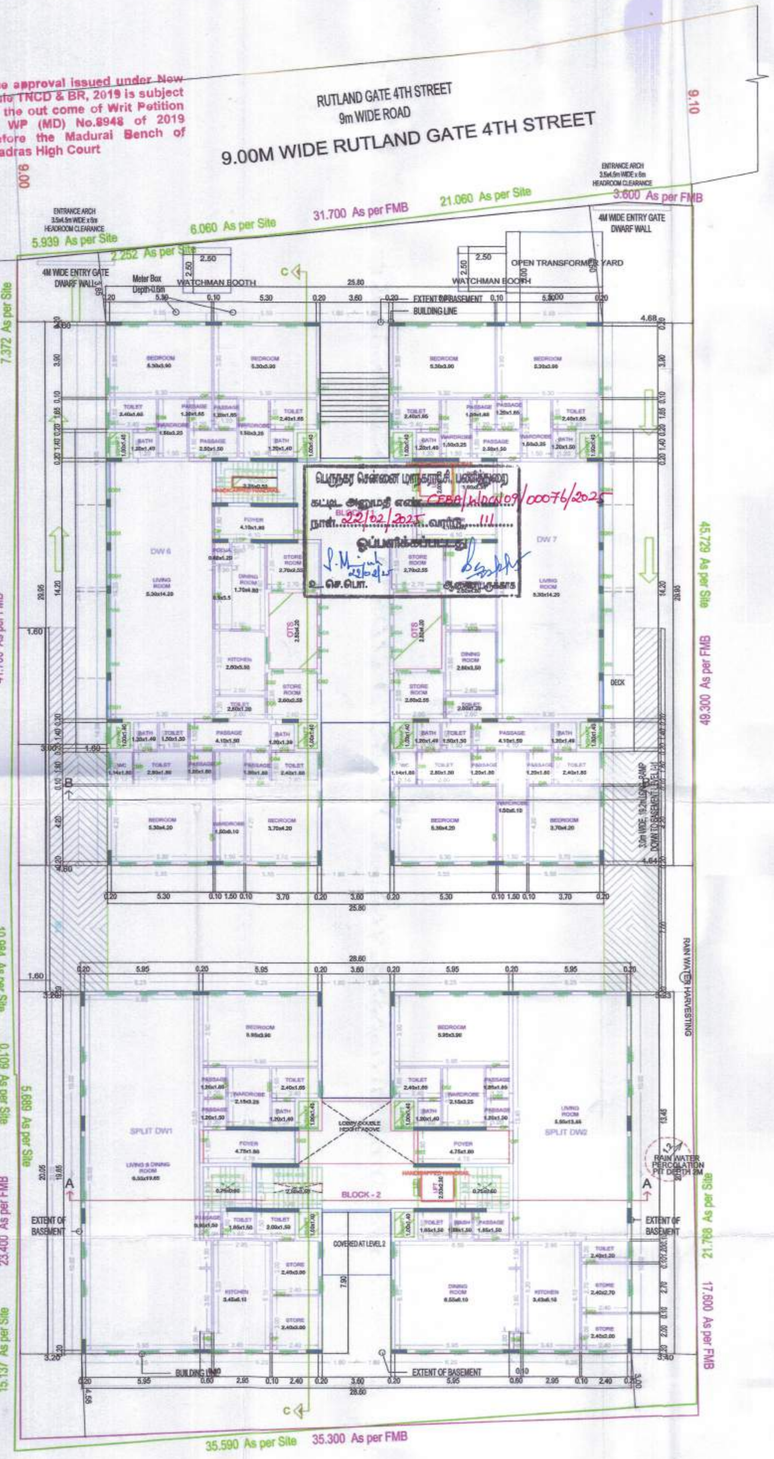
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RUTLAND GATE 4TH STREET
9m WIDE ROAD

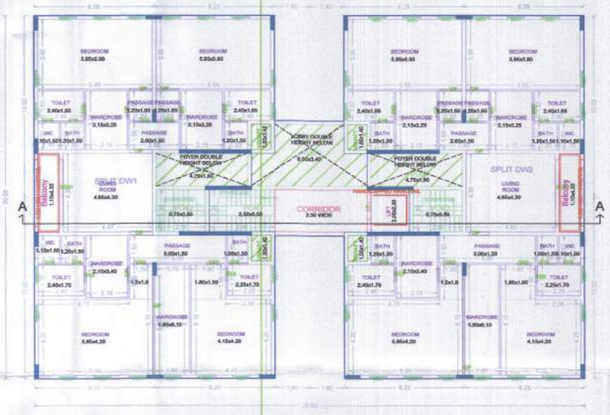
9.00M WIDE RUTLAND GATE 4TH STREET

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NARB/C/0497/2024
Dated. 05/02/2025





SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROVAL CONDITION

For SIERRA MOUNTAINS LLP

Authorised Signatory

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. 0000

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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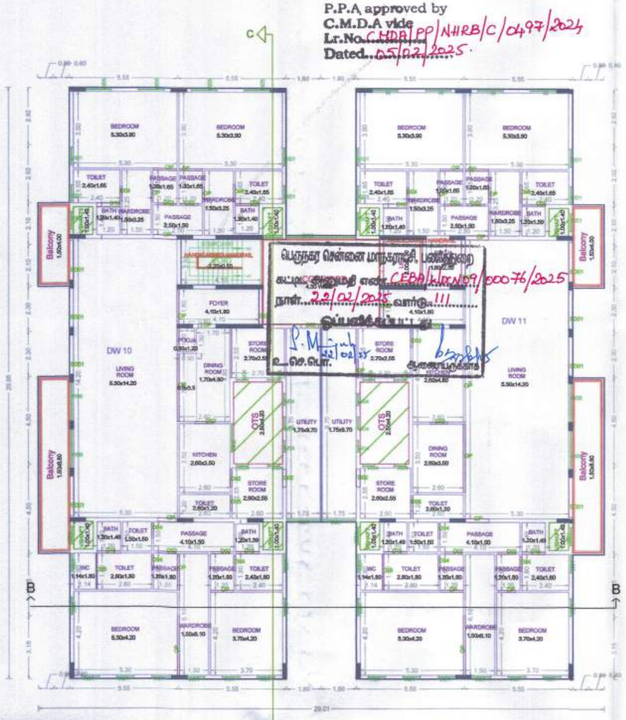
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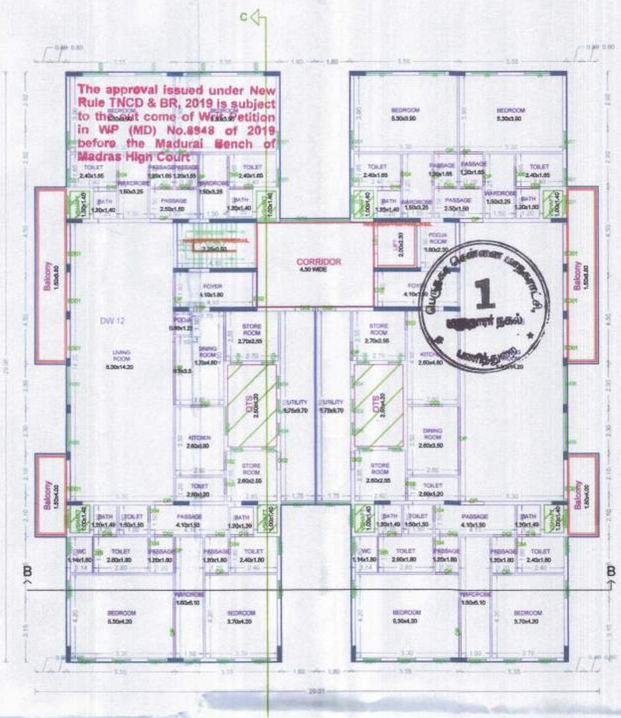
RESPONSIBILITY OF THE BUILDER / PROMOTERS

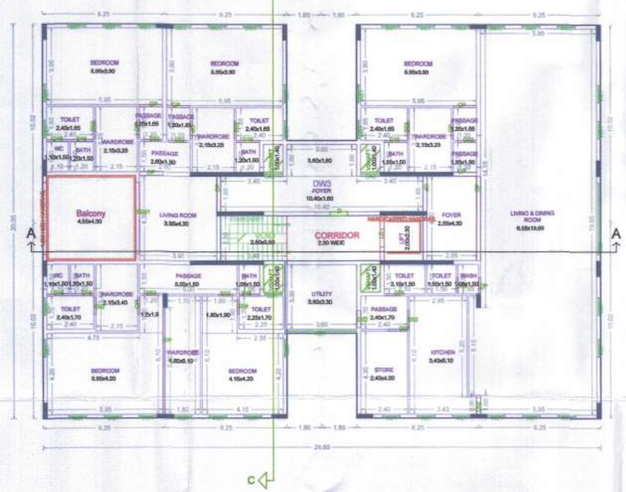
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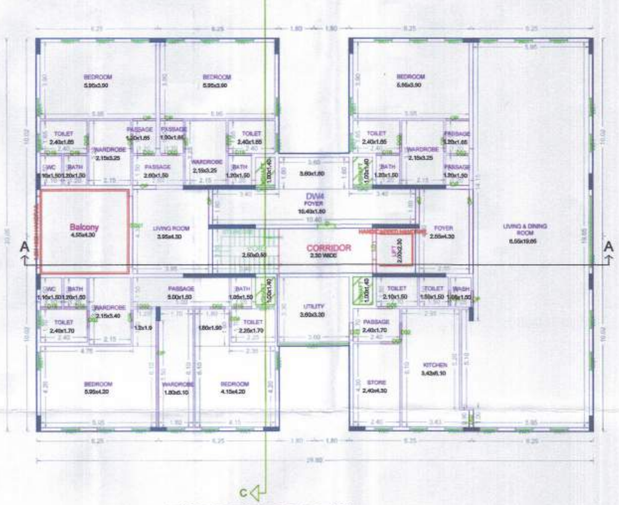
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/C/0497/2024
Dated..05/02/2025.







SECOND FLOOR PLAN



THIRD FLOOR PLAN

FLOOR NAME	SHEET NO. 4/6
FLOOR NAME	

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APPROVAL CONDITION

For SIERRA MOUNTAINS LLP

Authorised Signatory

SCALE 1:100

N

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.8948 of 2019 and WMP (MD) Nos. 8912 & 8913 of 2019.

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. 5688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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FLOOR NAME	SHEET NO. 5/6

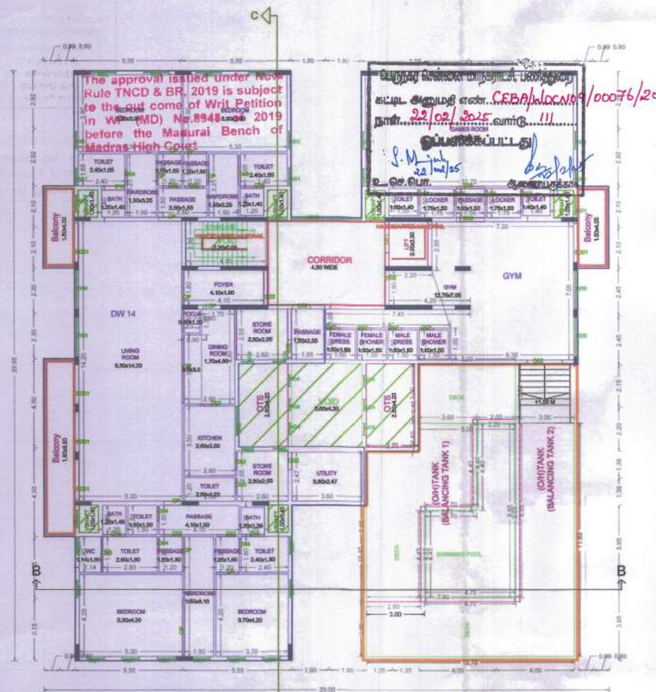
FLOOR NAME

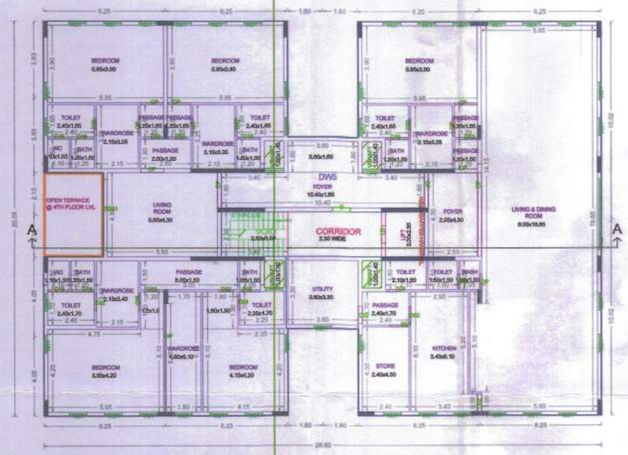
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Lr.No. CMDA/EP/NHRB/C/0497/2024
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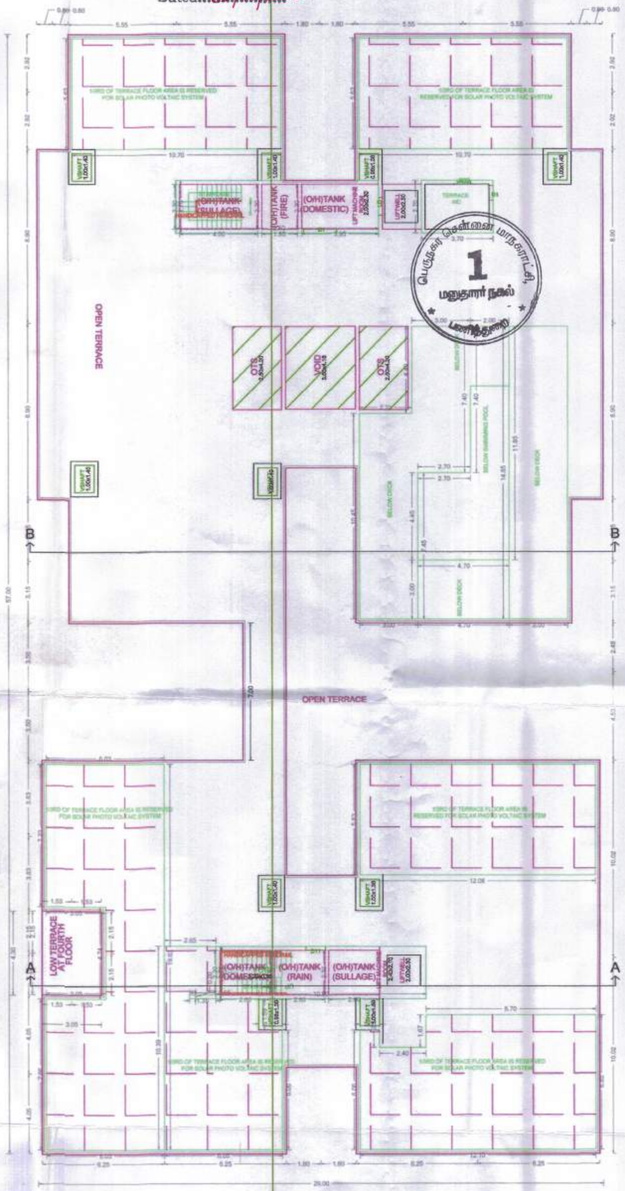
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கட்டட அனுமதி எண்...CERA/WCC/19/00076/2025
நாள்...25/02/2025 வார்டு...III

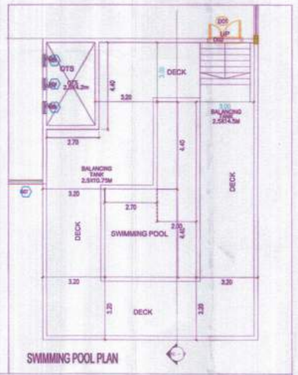




FOURTH FLOOR PART PLAN



TERRACE FLOOR PLAN



SWIMMING POOL PLAN



SECTION - 7

APPROVAL CONDITION

For SIERRA MOUNTAINS LLP

Authorised Signatory

SCALE 1:100

N

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.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after holding Permit is issued by the concerned Local Body.

KEY NO. 5888

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)

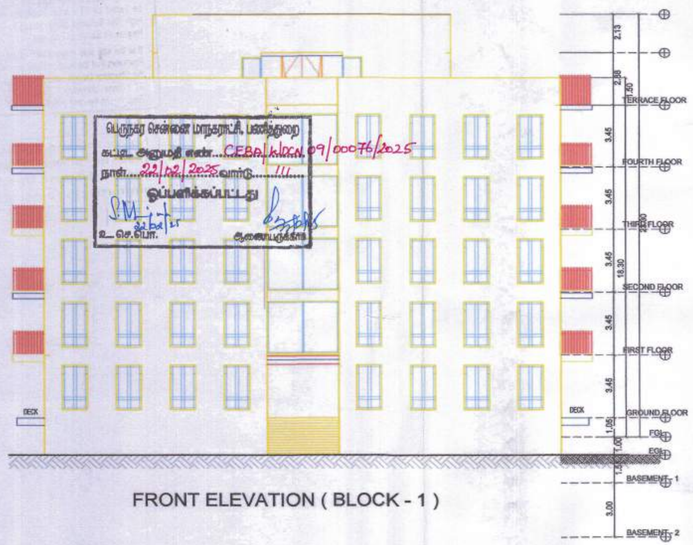
RESPONSIBILITY OF THE BUILDER / PROMOTERS

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.

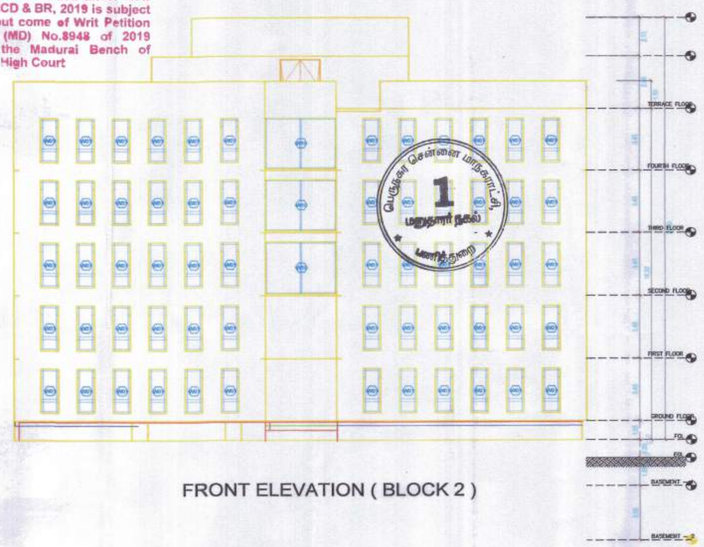
FLOOR NAME	SHEET NO. 6/8
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS, COMBINED DOUBLE BASEMENT FLOOR FOR 2 BLOCKS; BLOCK 1 - COMBINED DOUBLE BASEMENT FLOOR + GROUND FLOOR + 3 FLOORS + 4TH FLOOR PART (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS WITH GYM, GAMES ROOM AND SWIMMING POOL IN FOURTH FLOOR PART; BLOCK 2 - COMBINED DOUBLE BASEMENT FLOOR + GROUND FLOOR +3 FLOORS + 4TH FLOOR PART (HEIGHT 18.30 M) RESIDENTIAL BUILDING WITH 5 DWELLING UNITS; TOTALLY 14 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 9/11, RUTLAND GATE 4TH STREET, NUNGAMBAKKAM, CHENNAI, COMPRISED IN OLD S NO. 330 AND T.S. NO.58/28, 58/117 & 58/118, BLOCK NO. 12 OF NUNGAMBAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.



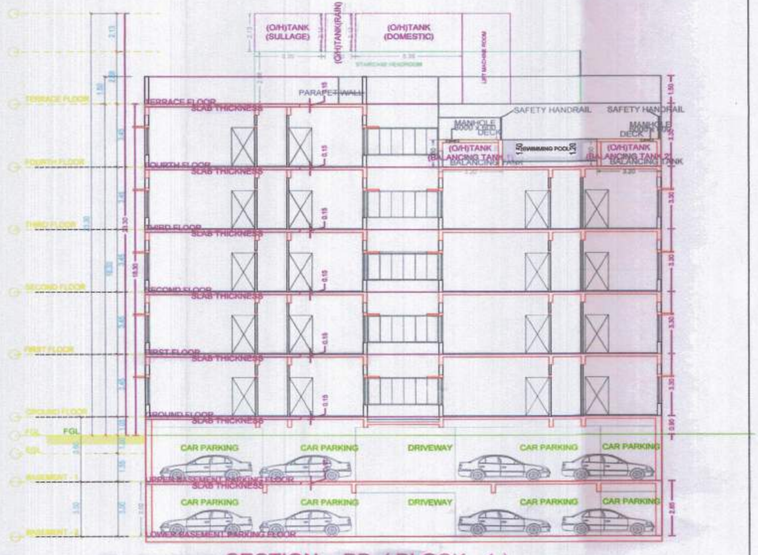
FRONT ELEVATION (BLOCK - 1)

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 Madurai Bench of Madras High Court

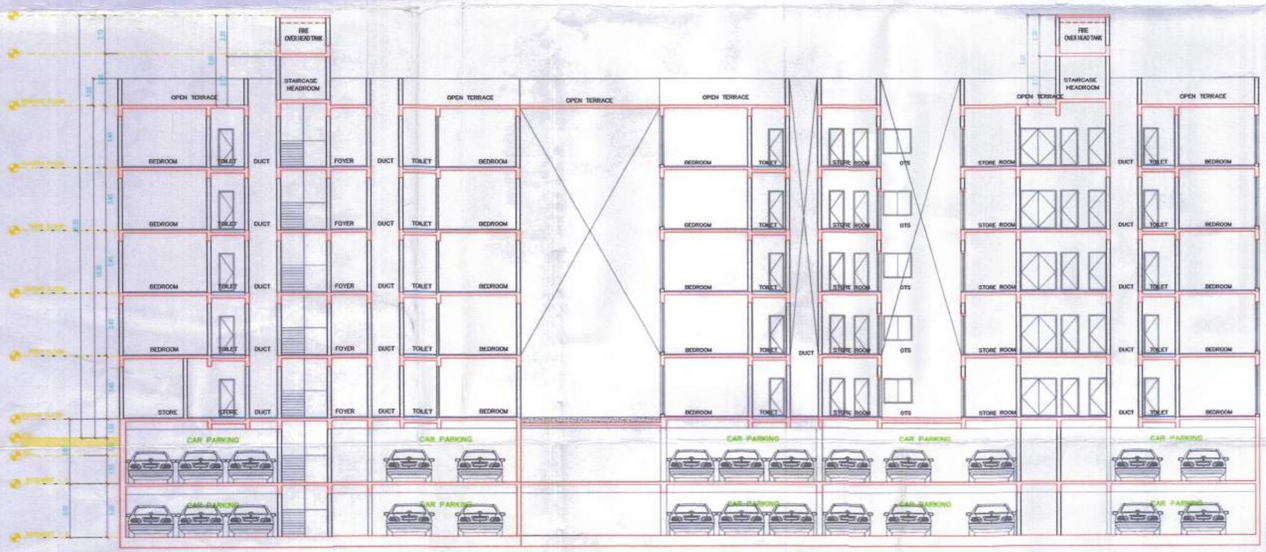


FRONT ELEVATION (BLOCK 2)

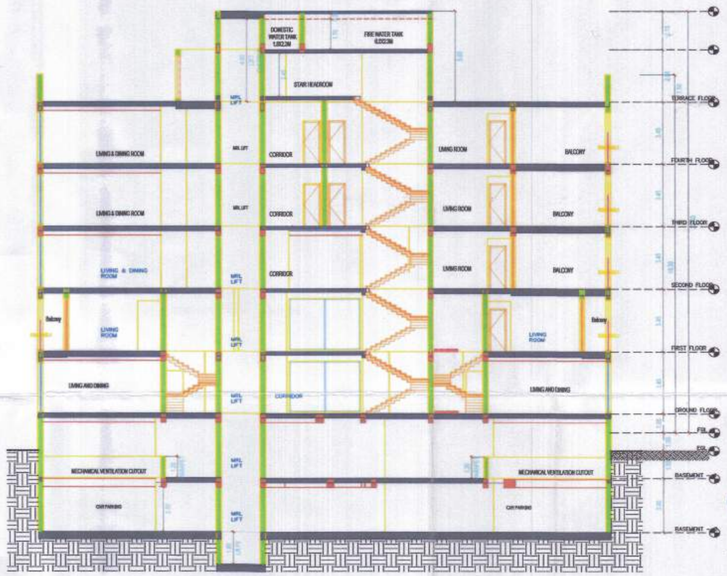
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0497/2024
Dated. 05/02/2025



SECTION - BB (BLOCK - 1)



COMBINED SECTION - CC



SECTION - AA (BLOCK - 2)

APPROVAL CONDITION

For SIERRA MOUNTAINS LLP

Authorised Signatory

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. 5698

QR CODE

This Planning Permission issued under New Rule TNCD& BR,2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

For (Deputy Planner / Chief Planner / Member Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only when building Permit is issued by the concerned Local Body.

Applicants (Owner / Developer / Power of Attorney)

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

ARCH_E_(36.00_X_48.00_Inches)

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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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