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Official Property Record

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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PBD/W RB/C/03644/2024
Dated...18/07/2024

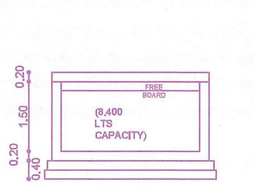
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30m) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT NEW DOOR NO. 8, OLD DOOR NO. 34, PLOT NO. 25, NEELAKANDA MEHTA STREET, T.NAGAR, CHENNAI – 600 017, COMPRISED IN OLD S.NO. 128/2 PART, 127/8 PART, 127/7 PART, T.S. NO.6618, BLOCK NO. 142 OF T.NAGAR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

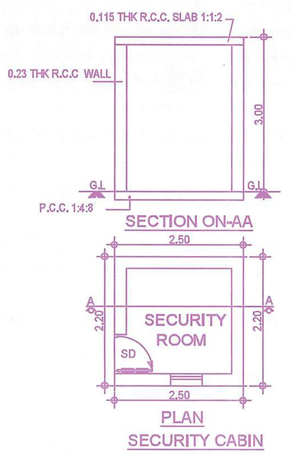
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	892,00
AREA AS PER DOCUMENT	591,86
AREA CONSIDERED FOR FSI	591,86
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0,00
TOTAL FSI AREA	2318,63
FSI FACTOR	2,096
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

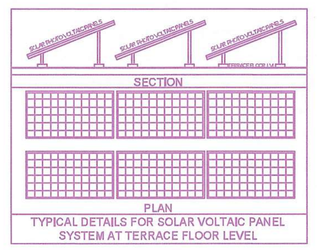
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	22	22
TWO WHEELER	0	0
CYCLE	-	0



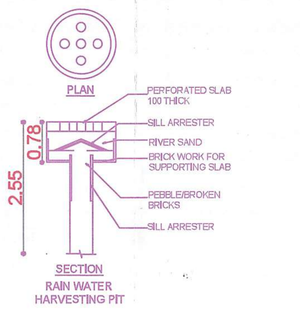
TYPICAL SUMP DETAILS FOR RAIN WATER & DOMESTIC / METRO WATER SUMP



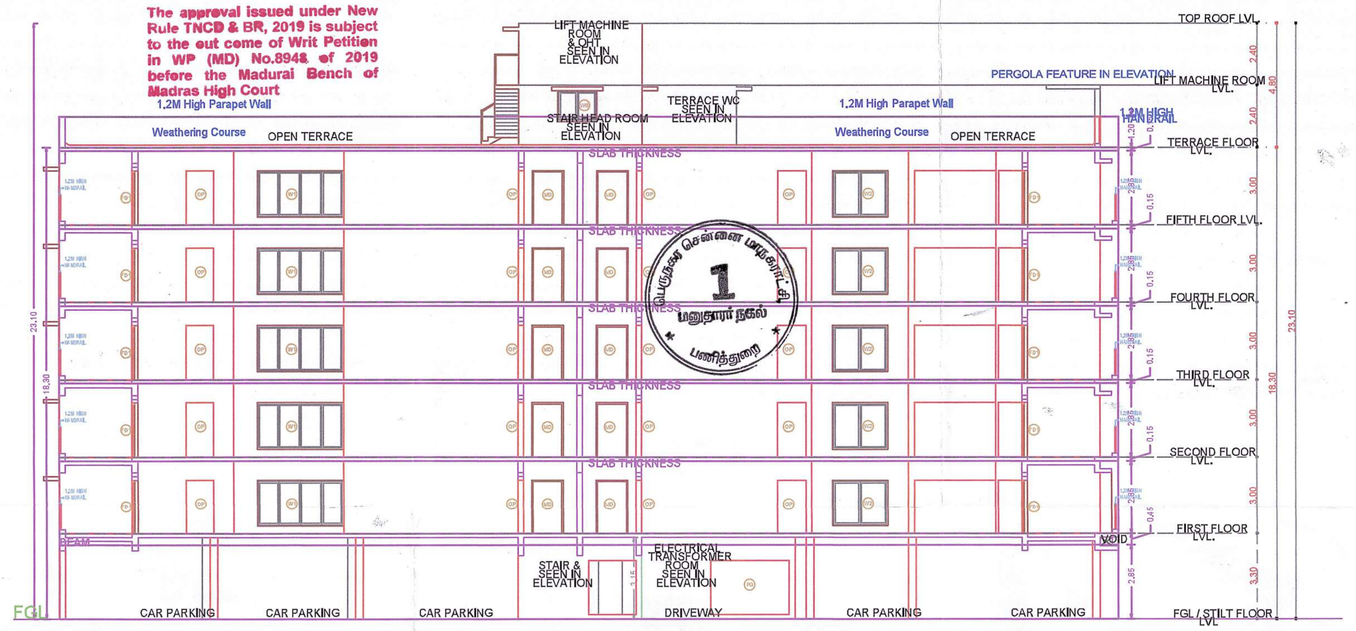
SECURITY CABIN



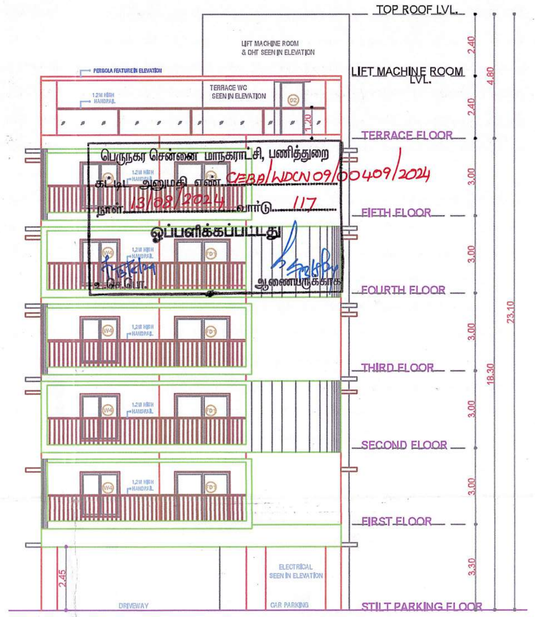
TYPICAL DETAILS FOR SOLAR VOLTAIC PANEL SYSTEM AT TERRACE FLOOR LEVEL



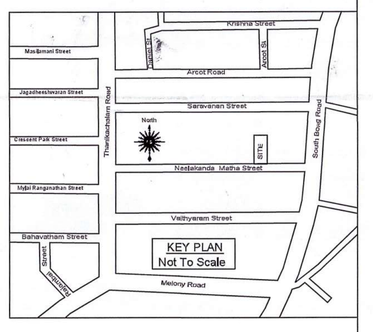
RAIN WATER HARVESTING PIT



SECTION - AA

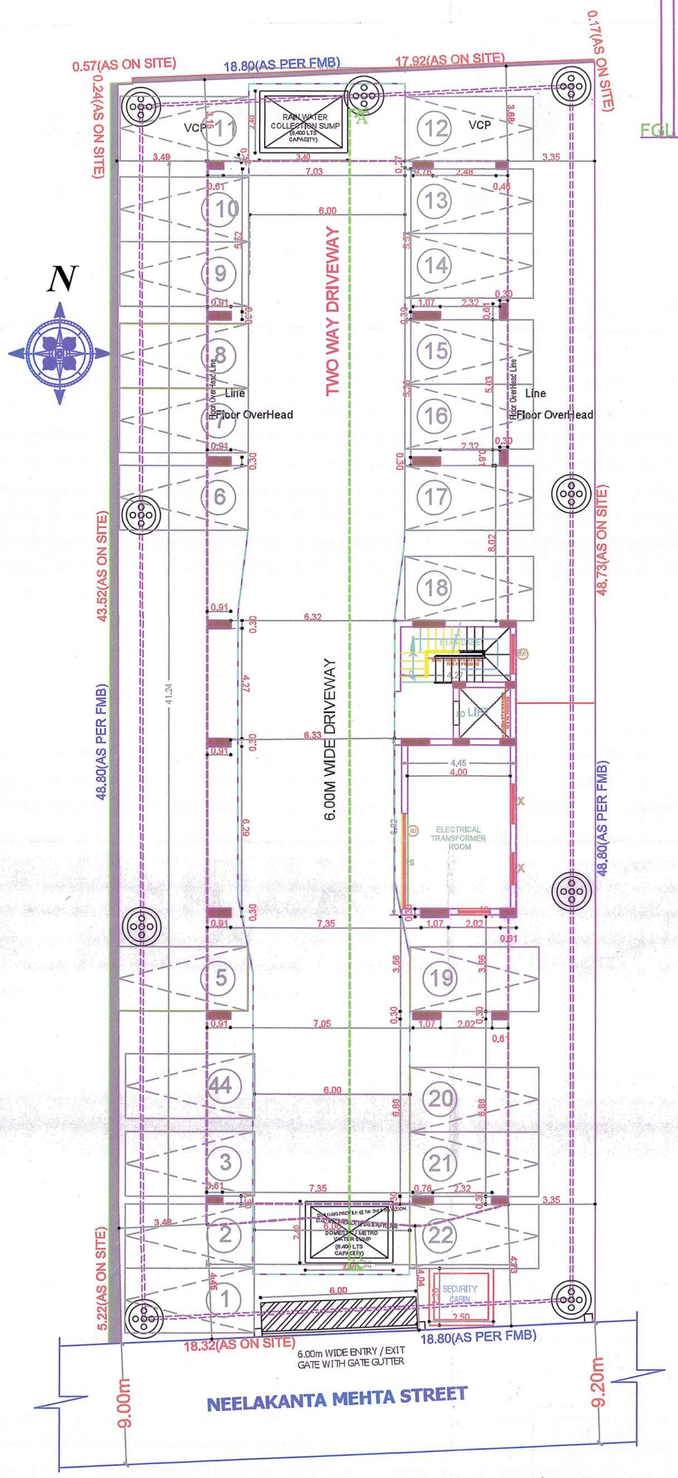


ELEVATION





SITE PLAN

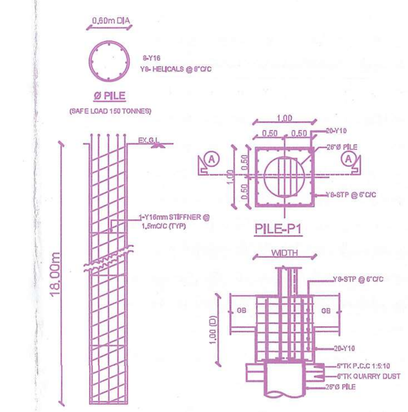


SITE CUM STILT FLOOR PLAN

TYPICAL - 1, 3 & 5 FLOOR PLAN

TYPICAL - 2 & 4 FLOOR PLAN

TERRACE FLOOR PLAN


0.60m DIA
5-Y16 Y8-HELIXALS @ 9"CC
Ø PILE
(SAFE LOAD 150 TONNES)
EV-01
18.00m
H16mm STIRRER @ LINKING (T/P)
PILE-P1
WIDTH
3"x 3"TP @ 9"CC
25x10
PTFE PLGD 1.5/10
PTC GUNNY DUST
3"x 3" PILE
LENGTH
0.60
0.60
0.60

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 size 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

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NRI & Investment Services

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

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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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