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Official Property Record



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P.P.A approved by
C.M.D.A vide,
Lr.No. CMDA/NOC/NHPS-K/10273/2024
Dated: 27/08/2024.

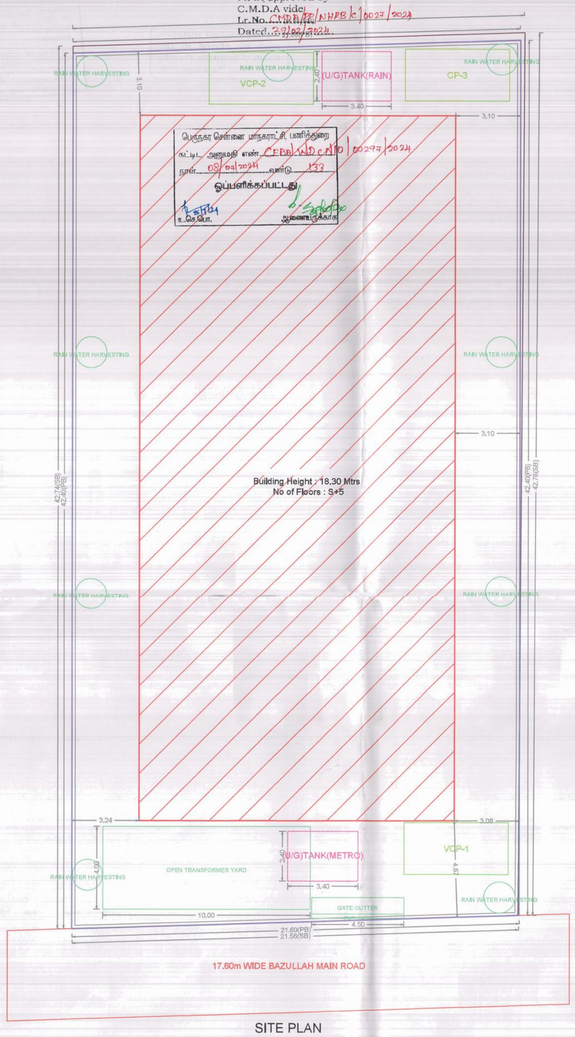
The approval issued under New Rule TNCDB, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 15 DWELLING UNITS (WITH HEIGHT 18.30M) AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO. 65, OLD DOOR NO:-86 & 46/1 NEW NO: 89 & 89/1, BAZULLAH ROAD, THEYAGARAYA NAGAR, CHENNAI-600017 AND COMPRISED IN T.S. NO. 7991/11 IN BLOCK NO. 106 OF THEYAGARAYA NAGAR VILLAGE, GUINDY TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
ZONE:- X ; DIVISION:- 136.

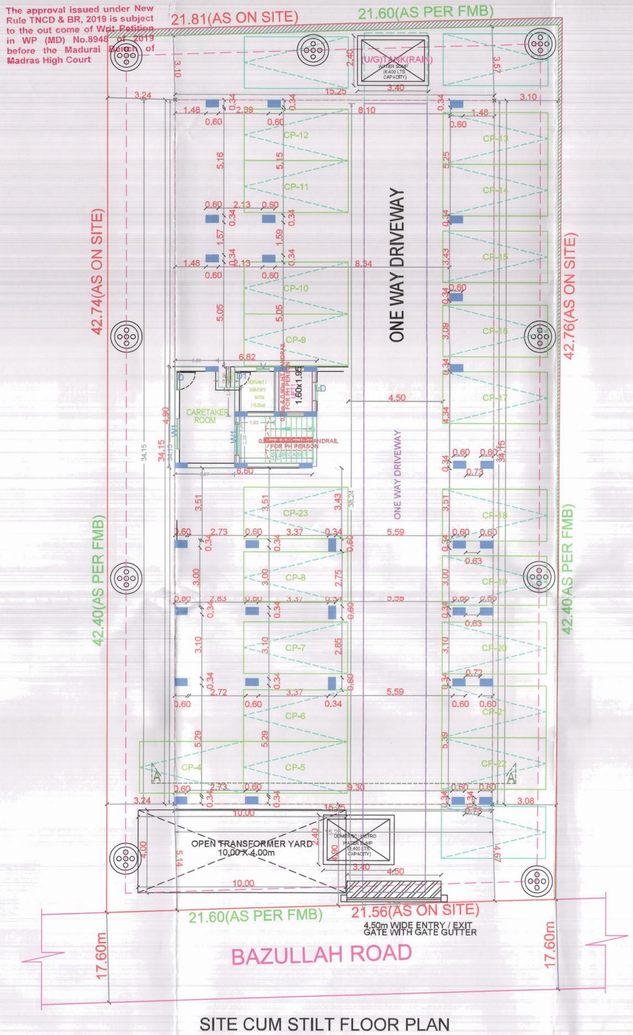
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	916.00
AREA AS PER DOCUMENT	915.09
AREA CONSIDERED FOR FSI	915.09
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2174.27
FSI FACTOR	2.376
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

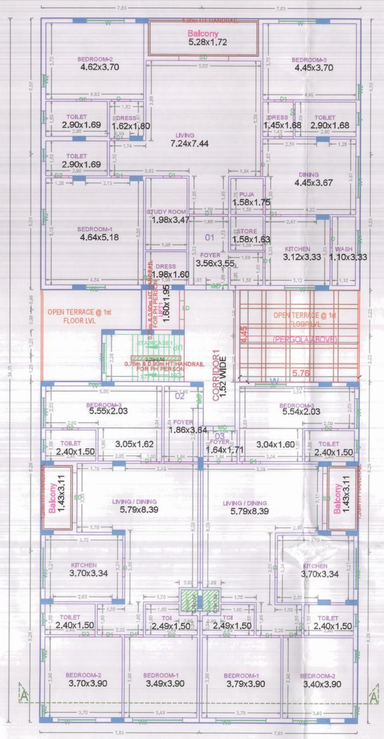
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	18	23
TWO WHEELER	0	0
CYCLE	-	0



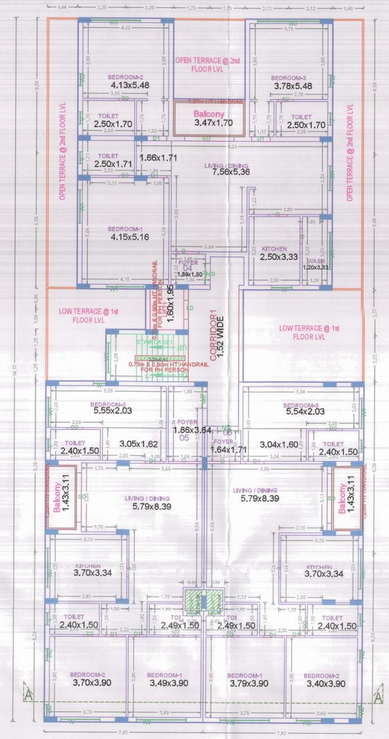
SITE PLAN



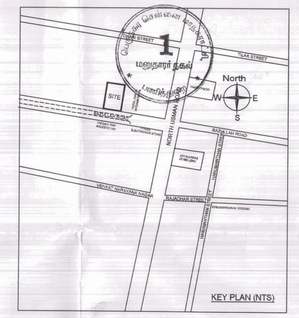
SITE CUM STILT FLOOR PLAN



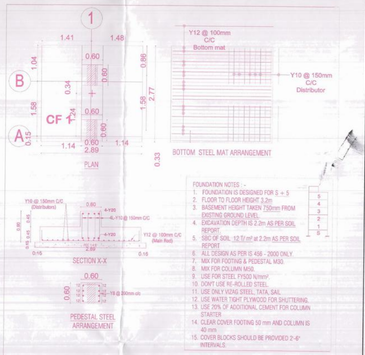
FIRST FLOOR PART PLAN

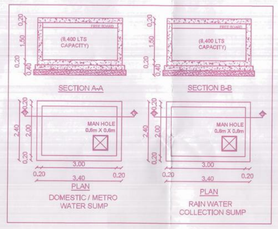


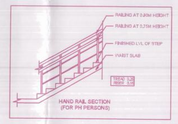
TYPICAL - 2nd FLOOR PART- 5th FLOOR PART PLAN

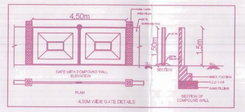


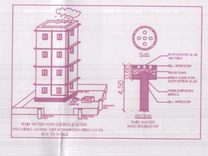
Location plan (Taken as per User Inputs)

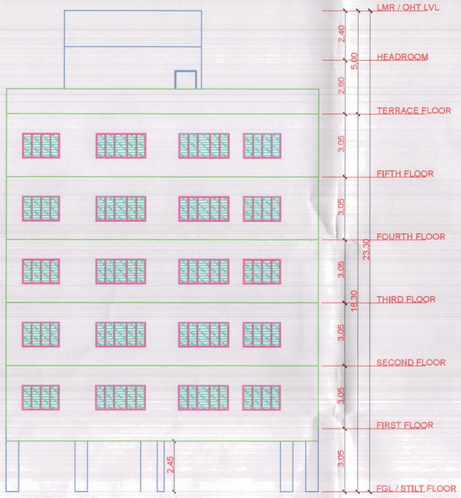




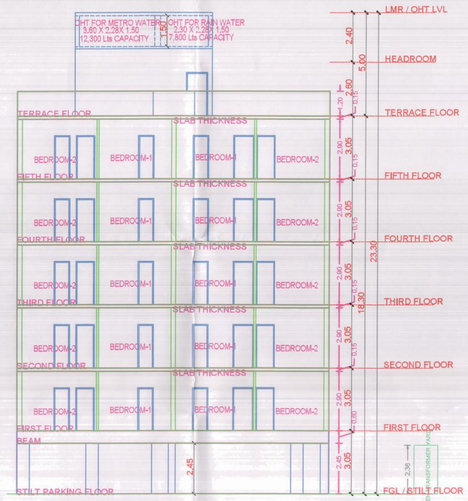




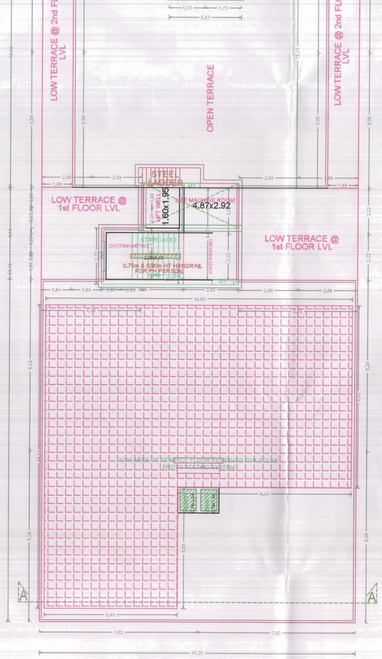




ELEVATION



SECTION A-A



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: S+5 (RESIDENTIAL BUIL...)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	476.79	0.00	0.00	3	476.79
SECOND FLOOR	0.00	424.37	0.00	0.00	3	424.37
THIRD FLOOR	0.00	424.37	0.00	0.00	3	424.37
FOURTH FLOOR	0.00	424.37	0.00	0.00	3	424.37
FIFTH FLOOR	0.00	424.37	0.00	0.00	3	424.37
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	2174.27	0.00	0.00	15	2174.27

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
S+5-1 (RESI...)		0.00	2174.27	0.00	0.00	15	2174.27
Total		0.00	2174.27	0.00	0.00	15	2174.27

APPROVAL CONDITION

SCALE 1:100

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

Signature valid
Digitally Signed by Chief Planner
Sign Date: 02/09/2024 9:59:30 PM

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. 4788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDB, 2019 is subject to final outcome of the WP, (MD) No.8948 of 2019 and MAP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect
Architect: CHENNAI
Sign Date: 02/09/2024 9:59:30 PM

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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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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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

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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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