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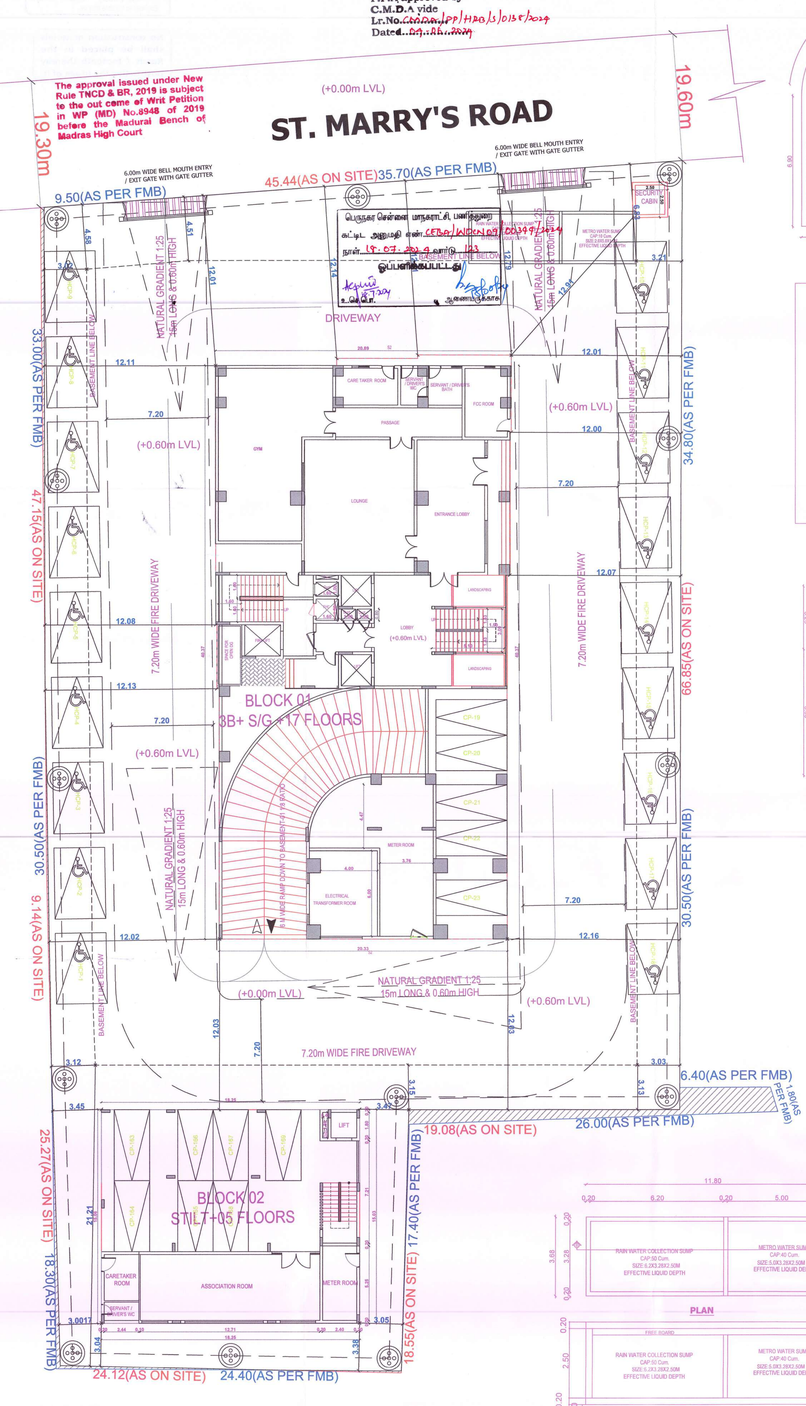


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C.M.D.A vide
Lr.No.CMDA/DP/HPA/1/0157/2024
Dated:09.08.2024

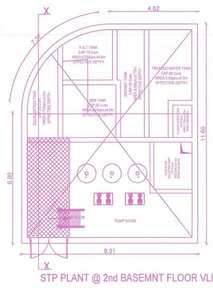
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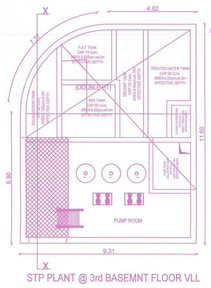
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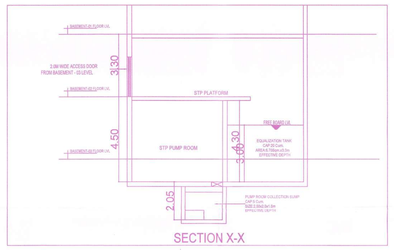
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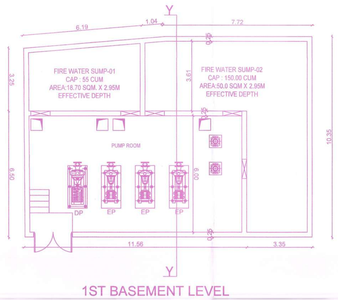


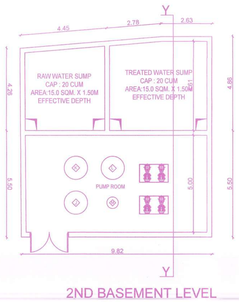
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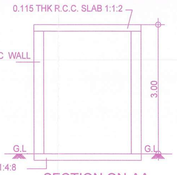


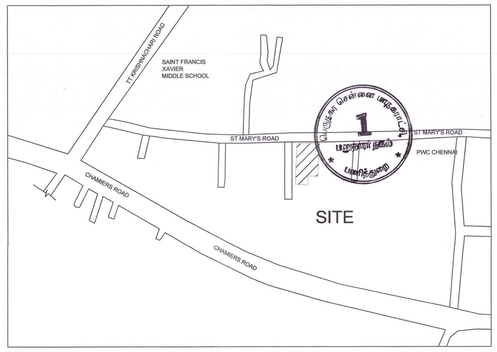




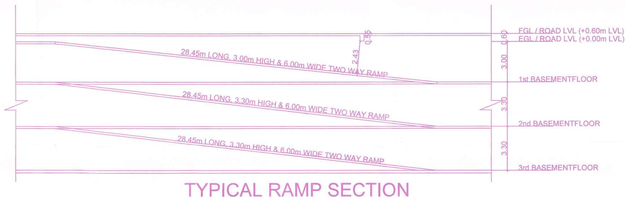


SUMP & PUMP ROOM DETAILS

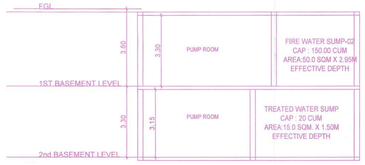




Location plan (Taken as per User Inputs)

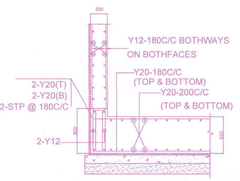


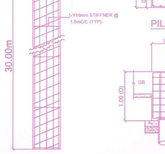
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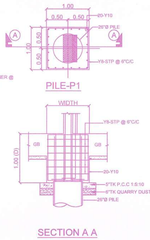


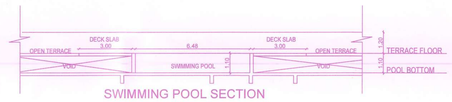
SECTION Y-Y

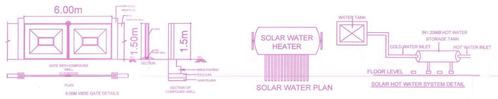


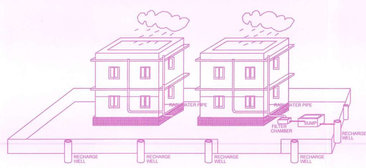


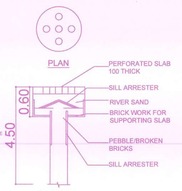


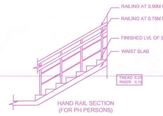












SITE PLAN	SHEET NO. 1 / 6

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSISTS OF BLOCK 01: WITH EXTENDED TRIPLE BASEMENT FLOOR (MEANT FOR PARKING) + STILT FLOOR PART (MEANT FOR PARKING)/GROUND FLOOR PART (FOR GYM) + 1ST FLOOR TO 17TH FLOOR WITH 34 DWELLING UNITS & SWIMMING POOL AT TERRACE FLOOR AND BLOCK NO.2: STILT FLOOR (MEANT FOR PARKING & ASSOCIATION ROOM) + 1ST FLOOR TO 5TH FLOOR WITH 5 DWELLING UNITS. TOTALLY 39 DWELLINGS UNITS, AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 187/121 & 191/122, ST MARY'S ROAD, ALWARPET, CHENNAI-600 018 AND COMPRISED R.S.NOS. 3925/5, 3925/22, 3926/1 & 3926/4, BLOCK NO.86 OF MYLAPORE VILLAGE, MYLAPORE TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	3389.50
AREA AS PER DOCUMENT	3397.62
AREA CONSIDERED FOR FSI	3389.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	15781.26
FSI FACTOR	4.656
COVERAGE AREA (PERCENTAGE %)	1094.10(32.28%)

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	166	169
TWO WHEELER	0	0
CYCLE	0	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (3B+S+1...)		0.00	14334.55	0.00	0.00	34	14334.55
B-1 (S+5_RE...)		0.00	1446.71	0.00	0.00	5	1446.71
Total		0.00	15781.26	0.00	0.00	39	15781.26

FLOOR WISE FSI STATEMENT: A (3B+S+17 FLOORS RES...)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT-03 PARKING FLOOR	0.00	45.88	0.00	0.00	0	45.88
BASEMENT-02 PARKING FLOOR	0.00	54.03	0.00	0.00	0	54.03
BASEMENT-01 PARKING FLOOR	0.00	75.14	0.00	0.00	0	75.14
STILT PARKING FLOOR	0.00	474.40	0.00	0.00	0	474.40
FIRST FLOOR	0.00	812.46	0.00	0.00	2	812.46
SECOND FLOOR	0.00	796.62	0.00	0.00	2	796.62
THIRD FLOOR	0.00	812.46	0.00	0.00	2	812.46
FOURTH FLOOR	0.00	796.62	0.00	0.00	2	796.62
FIFTH FLOOR	0.00	812.46	0.00	0.00	2	812.46
SIXTH FLOOR	0.00	796.62	0.00	0.00	2	796.62
SEVENTH FLOOR	0.00	812.46	0.00	0.00	2	812.46
EIGHTH FLOOR	0.00	796.62	0.00	0.00	2	796.62
NINTH FLOOR	0.00	812.46	0.00	0.00	2	812.46
TENTH FLOOR	0.00	796.62	0.00	0.00	2	796.62
ELEVENTH FLOOR	0.00	812.46	0.00	0.00	2	812.46
TWELFTH FLOOR	0.00	796.62	0.00	0.00	2	796.62
THIRTEENTH FLOOR	0.00	812.46	0.00	0.00	2	812.46
FOURTEENTH FLOOR	0.00	796.62	0.00	0.00	2	796.62
FIFTEENTH FLOOR	0.00	812.46	0.00	0.00	2	812.46
SIXTEENTH FLOOR	0.00	796.62	0.00	0.00	2	796.62
SEVENTEENTH FLOOR	0.00	812.46	0.00	0.00	2	812.46
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	14334.55	0.00	0.00	34	14334.55

FLOOR WISE FSI STATEMENT: B (S+5_RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	80.61	0.00	0.00	0	80.61
FIRST FLOOR	0.00	273.22	0.00	0.00	1	273.22
SECOND FLOOR	0.00	273.22	0.00	0.00	1	273.22
THIRD FLOOR	0.00	273.22	0.00	0.00	1	273.22
FOURTH FLOOR	0.00	273.22	0.00	0.00	1	273.22
FIFTH FLOOR	0.00	273.22	0.00	0.00	1	273.22
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1446.71	0.00	0.00	5	1446.71

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid.
Digitally Signed by [illegible]
Reason: Approved
Sign Date: 09-08-2024 [illegible]

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. 8688

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 [illegible]
Architect: [illegible]
Sign Date: 06-08-2024 4:36:27 PM

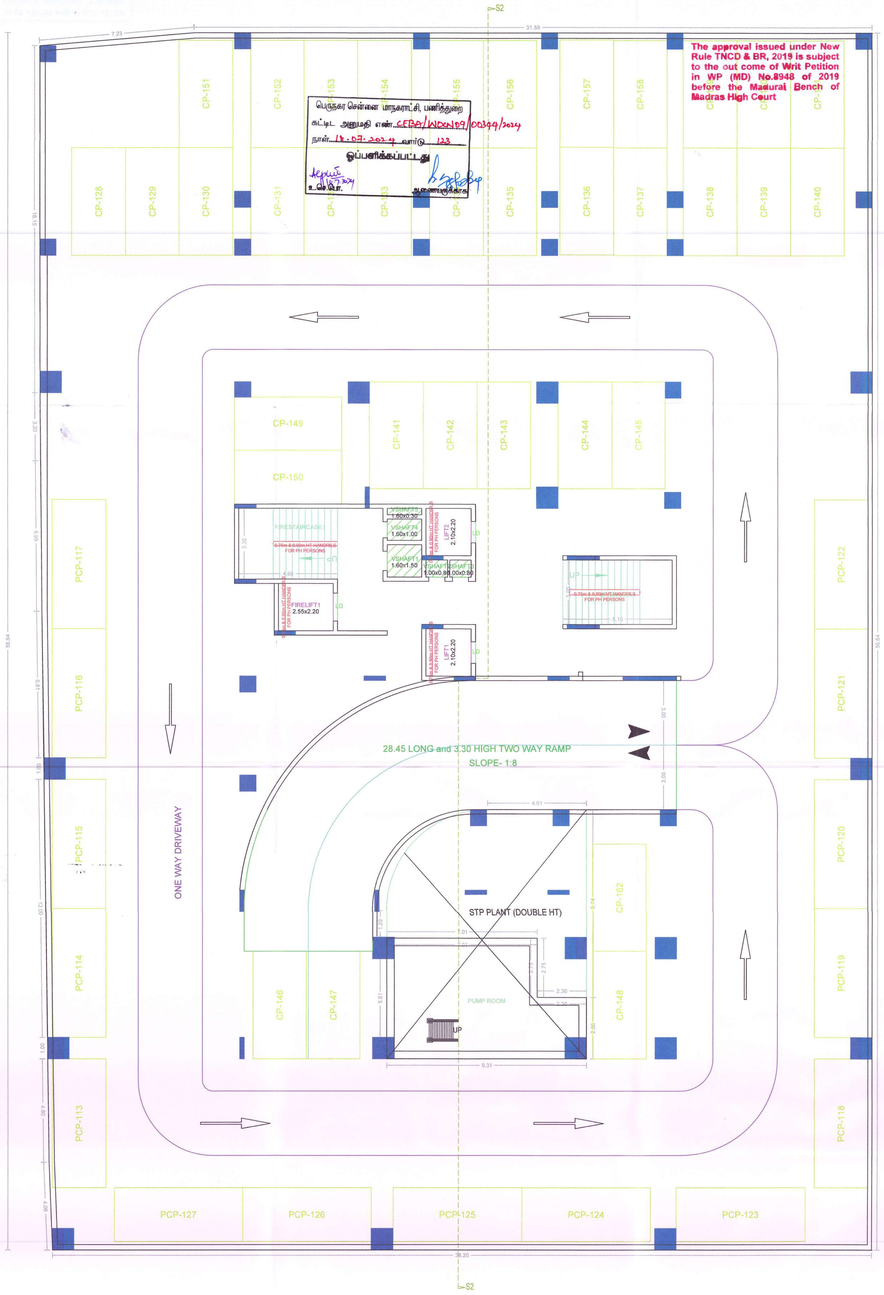
Applicants (Owner / Developer / Power of Attorney)

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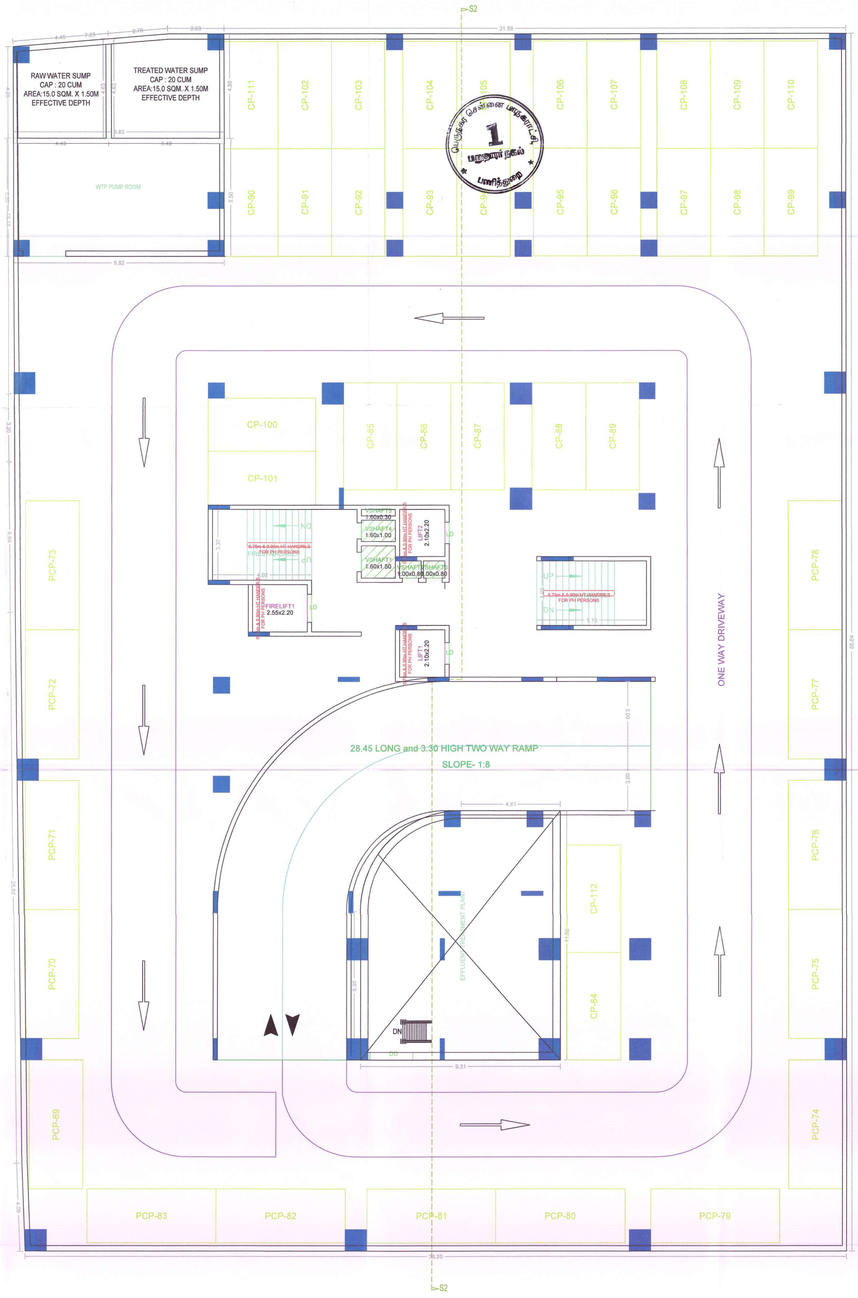
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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/ID/HPB/S/0138/2024
Dated..12.01.2024.

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



BASEMENT-03 FLOOR PLAN



BASEMENT-02 FLOOR PLAN

BLOCK-01

FLOOR NAME	SHEET NO. 2 / 6
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSISTS OF BLOCK 01: WITH EXTENDED TRIPLE BASEMENT FLOOR (MEANT FOR PARKING) + STILT FLOOR PART (MEANT FOR PARKING)/GROUND FLOOR PART (FOR GYM) + 1ST FLOOR TO 17TH FLOOR WITH 34 DWELLING UNITS & SWIMMING POOL AT TERRACE FLOOR AND BLOCK NO.2: STILT FLOOR (MEANT FOR PARKING & ASSOCIATION ROOM) + 1ST FLOOR TO 5TH FLOOR WITH 5 DWELLING UNITS. TOTALLY 39 DWELLINGS UNITS, AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 187/121 & 191/122, ST MARY'S ROAD, ALWARPET, CHENNAI-600 018 AND COMPRISED R.S.NOS. 3925/5, 3925/22, 3926/1 & 3926/4, BLOCK NO.86 OF MYLAPORE VILLAGE, MYLAPORE TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. 8688

QR CODE

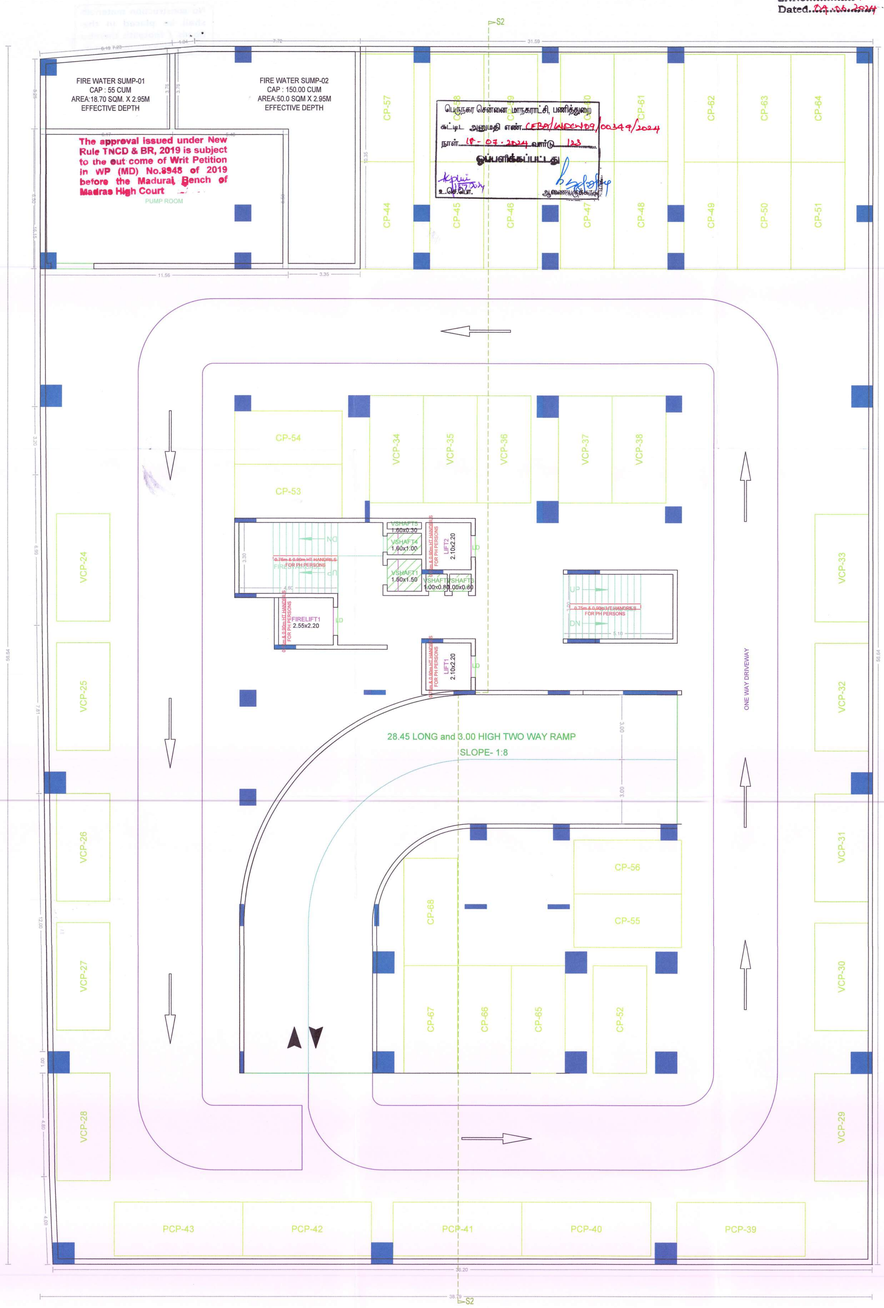
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Applicants (Owner / Developer / Power of Attorney)

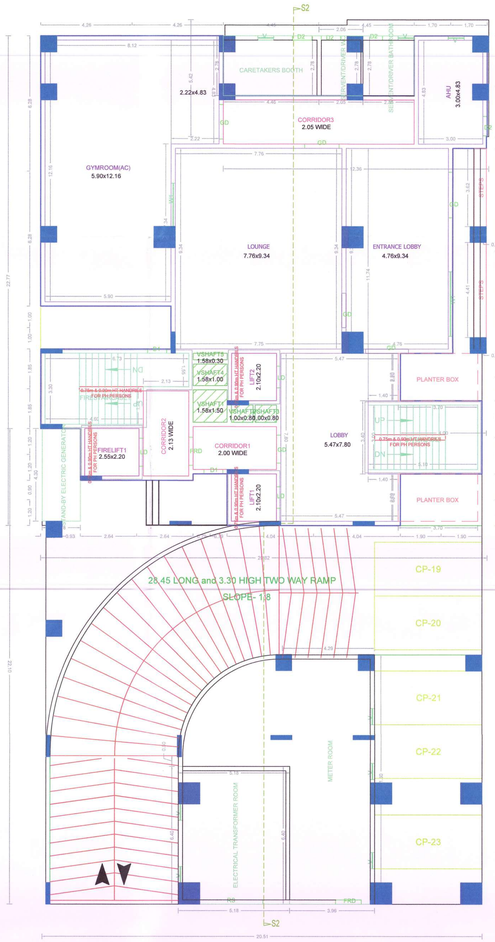
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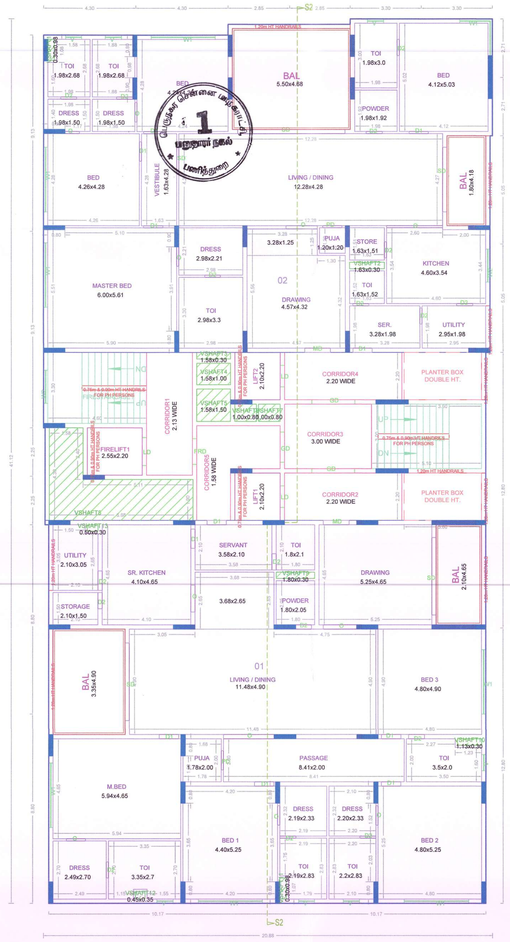
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C.M.D.A vide
Lr.No.CMDA/PP/HRB/3/0138/2024
Dated..24.01.2024



BASEMENT-01 FLOOR PLAN



STILT PART /GROUND FLOOR PLAN



TYPICAL - 1, 3, 5, 7, 9, 11, 13& 15 FLOOR PLAN

BLOCK-01

FLOOR NAME	SHEET NO. 3 / 6
FLOOR NAME	

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APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. 8688

QR CODE

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Applicants (Owner / Developer / Power of Attorney)

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FLOOR NAME	SHEET NO. 5 / 6

FLOOR NAME

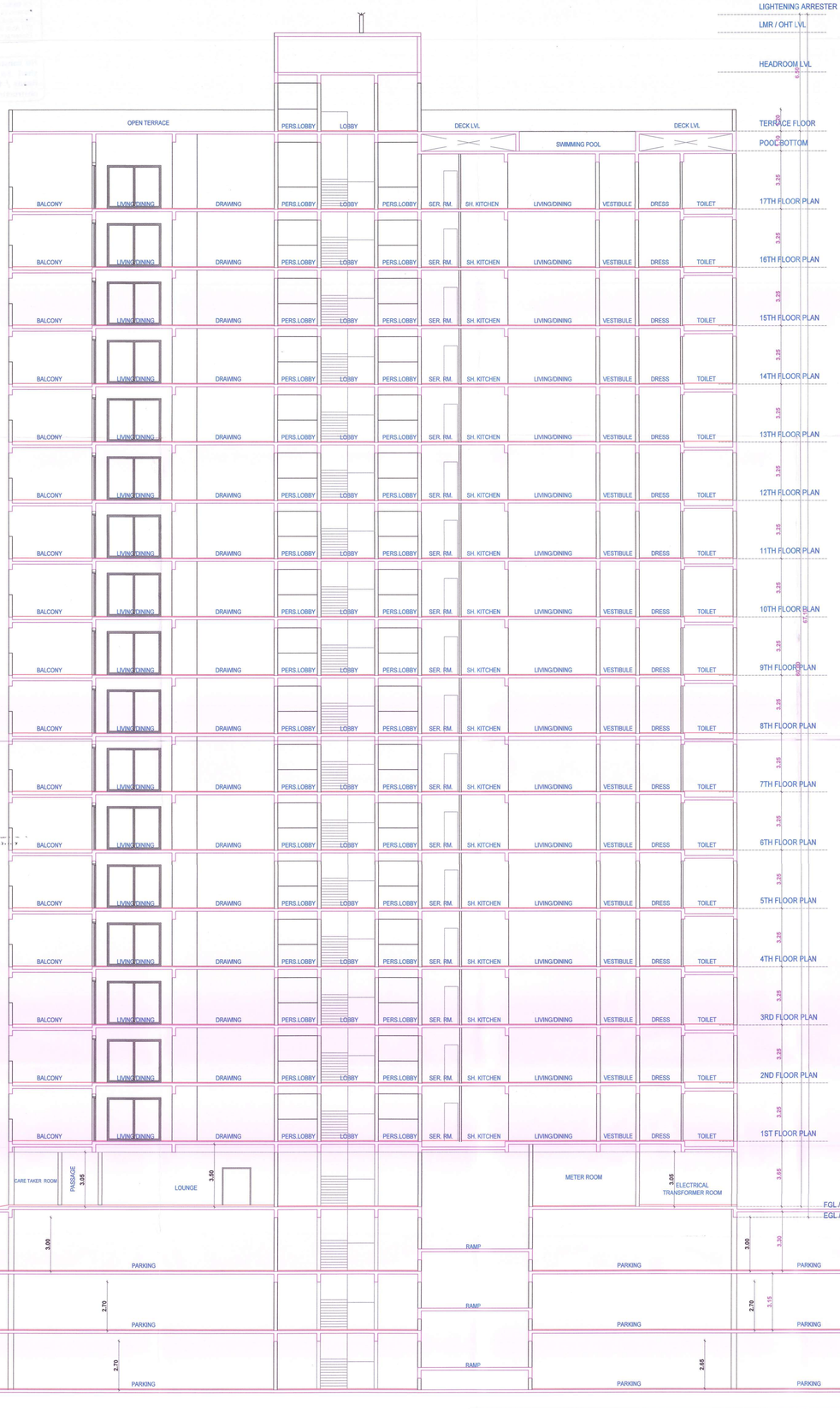
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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/ELE/HRB/3/0138/2024
Dated..29...JAN..2024

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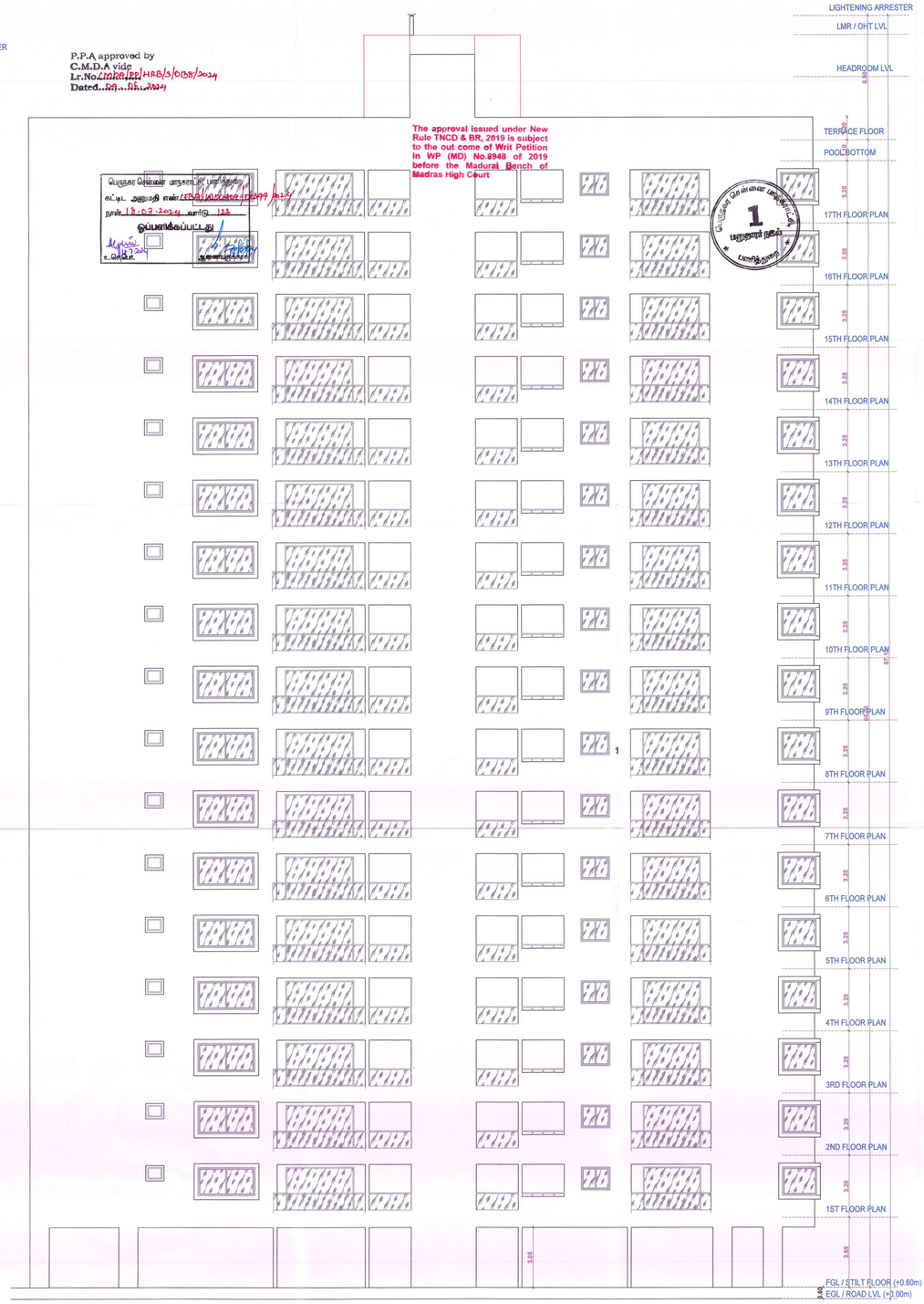
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1



SECTION

BLOCK-01



ELEVATION

APPROVAL CONDITION
SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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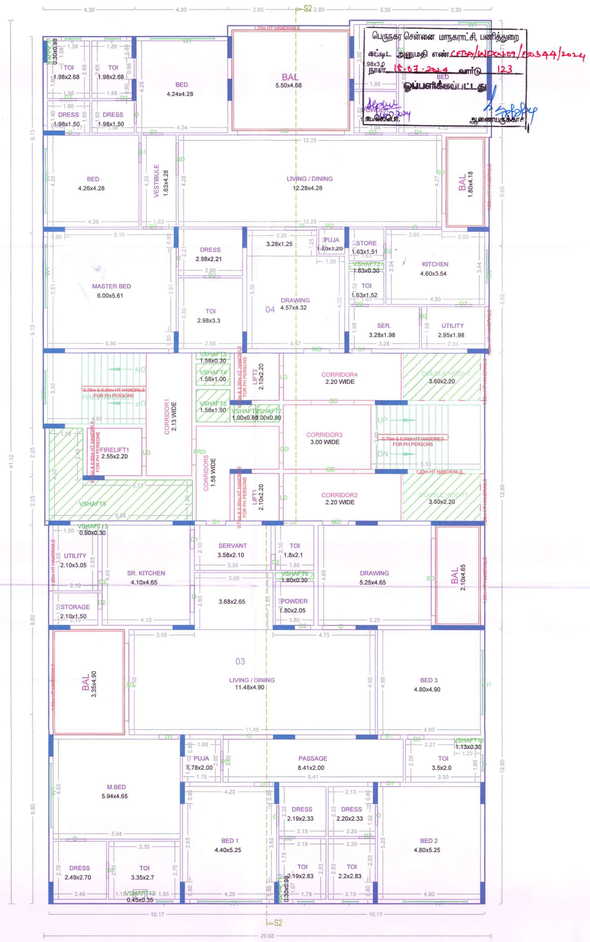
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ARCH_E (36.00 x 48.00 Inches)

FLOOR NAME	SHEET NO. 4 / 6
FLOOR NAME	

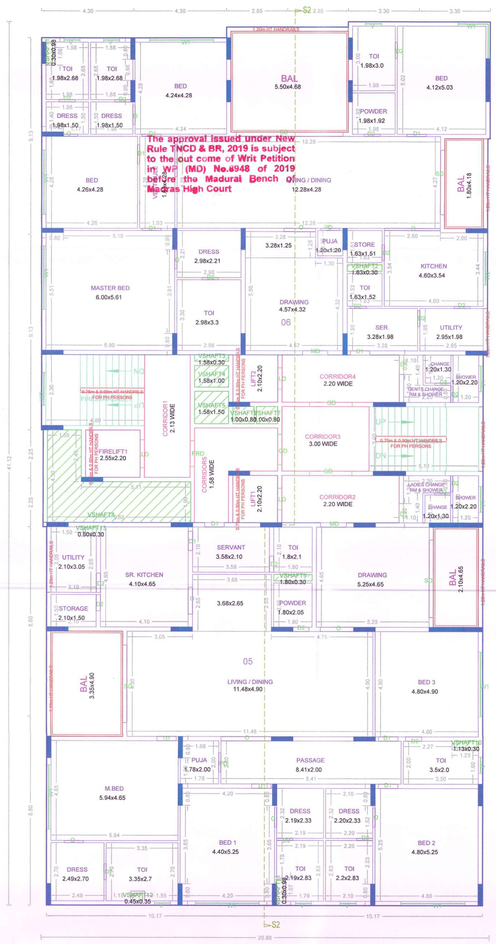
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSISTS OF BLOCK 01: WITH EXTENDED TRIPLE BASEMENT FLOOR (MEANT FOR PARKING) + STILT FLOOR PART (MEANT FOR PARKING)/GROUND FLOOR PART (FOR GYM) + 1ST FLOOR TO 17TH FLOOR WITH 34 DWELLING UNITS & SWIMMING POOL AT TERRACE FLOOR AND BLOCK NO.2: STILT FLOOR (MEANT FOR PARKING & ASSOCIATION ROOM) + 1ST FLOOR TO 5TH FLOOR WITH 5 DWELLING UNITS. TOTALLY 39 DWELLINGS UNITS, AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 187/121 & 191/122, ST MARY'S ROAD, ALWARPET, CHENNAI-600 018 AND COMPRISED R.S.NOS. 3925/5, 3925/22, 3926/1 & 3926/4, BLOCK NO.86 OF MYLAPORE VILLAGE, MYLAPORE TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/FP/HRB/s/0138/2024
Dated...04.11.2024

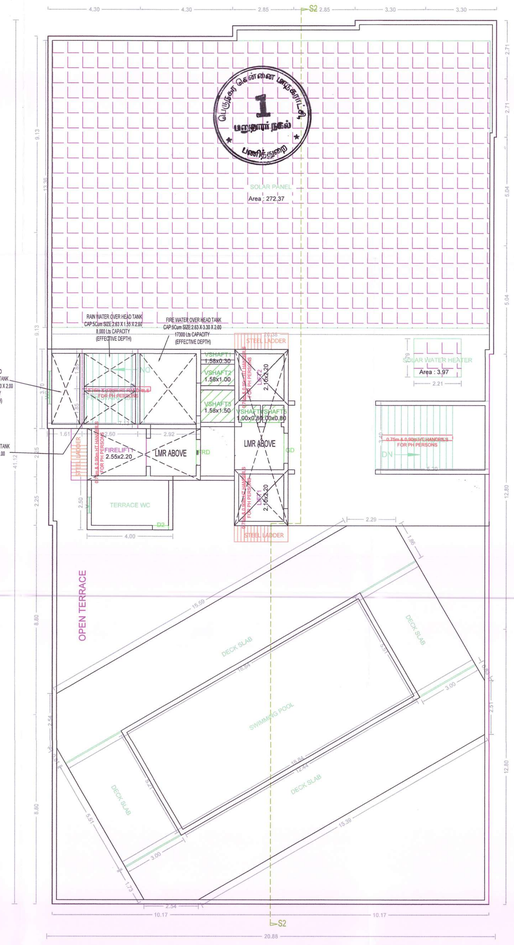


TYPICAL - 2, 4, 6, 8, 10, 12, 14& 16 FLOOR PLAN

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in W.P. (MD) No.6948 of 2019 before the Madurai Bench of Madras High Court



SEVENTEENTH FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK-01

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 finalcutcome 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 building Permit is issued by the concerned Local Body.

KEY NO. 8688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

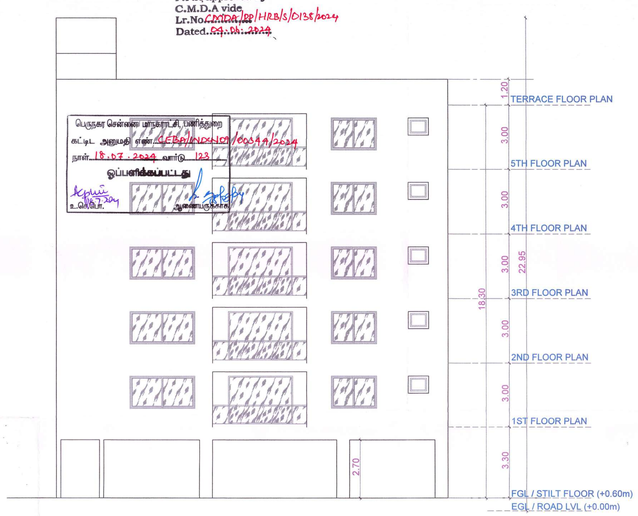
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This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

FLOOR NAME	SHEET NO. 6 / 6
FLOOR NAME	

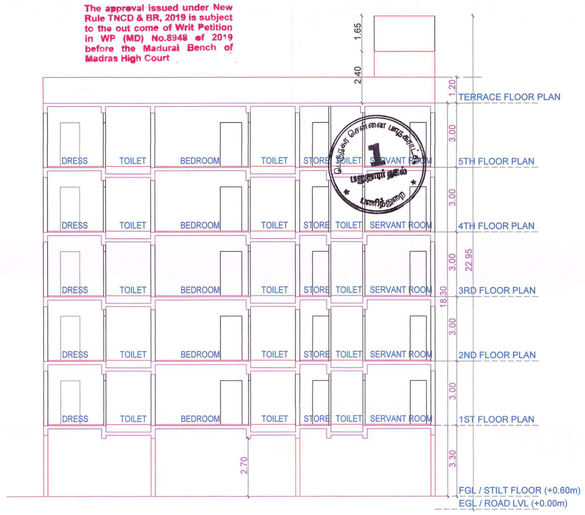
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE GROUP DEVELOPMENT RESIDENTIAL BUILDING CONSISTS OF BLOCK 01: WITH EXTENDED TRIPLE BASEMENT FLOOR (MEANT FOR PARKING) + STILT FLOOR PART (MEANT FOR PARKING)/GROUND FLOOR PART (FOR GYM) + 1ST FLOOR TO 17TH FLOOR WITH 34 DWELLING UNITS & SWIMMING POOL AT TERRACE FLOOR AND BLOCK NO.2: STILT FLOOR (MEANT FOR PARKING & ASSOCIATION ROOM) + 1ST FLOOR TO 5TH FLOOR WITH 5 DWELLING UNITS. TOTALLY 39 DWELLINGS UNITS, AVAILING PREMIUM FSI WITH TOD BENEFIT AT DOOR NO. 187/121 & 191/122, ST MARY'S ROAD, ALWARPET, CHENNAI-600 018 AND COMPRISED R.S.NOS. 3925/5, 3925/22, 3926/1 & 3926/4, BLOCK NO.86 OF MYLAPORE VILLAGE, MYLAPORE TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/HRB/3/0138/2024
Dated.01.08.2024

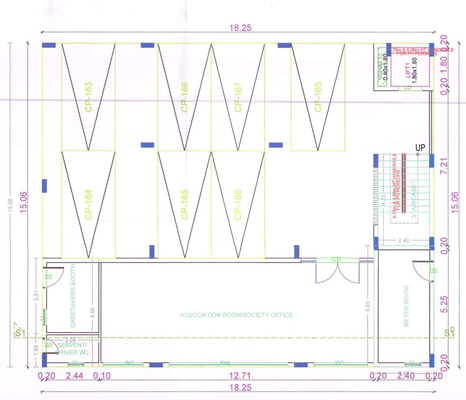


FRONT ELEVATION

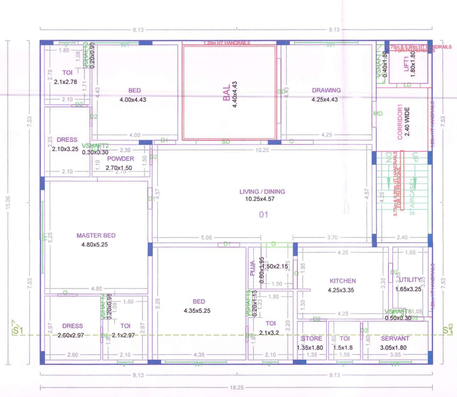
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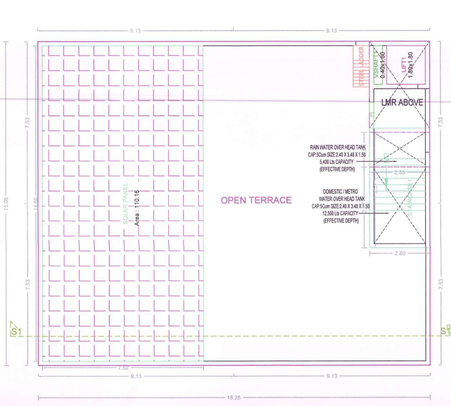
SECTION S1



STILT FLOOR PLAN



TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK-02

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. 8688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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

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

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.



empowering your real estate decisions with smart tools

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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