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

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Official Property Record

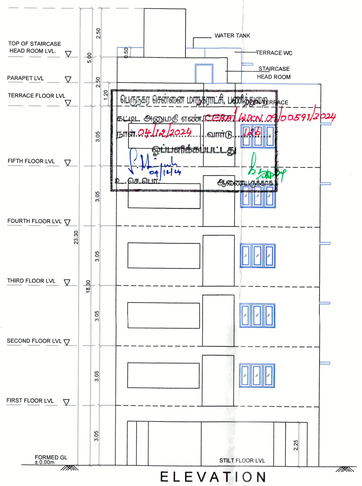
Digitally Verified Record - Powered by Verified RealEstate™



P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/NOC/INHRB/3/07710/2024
Dated...21/8/2024.

The approval issued under New Rule TNCD & BP, 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

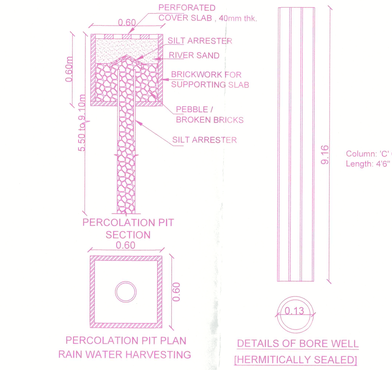
CERTIFIED THAT THE PLAN IS APPROVED IN CMDA LETTER No. 21/0591/2024 DATED 21/8/2024. SUBJECT TO CONDITIONS MENTIONED IN THE LETTER.

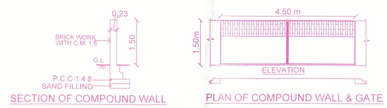


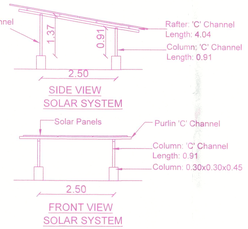
ELEVATION

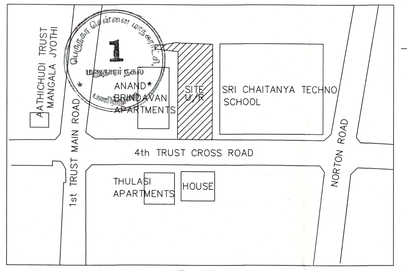


SECTION -AA









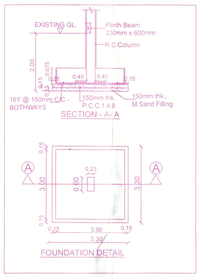
KEY PLAN
(NOT TO SCALE)
Location Plan (Taken as per Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT -18.30 m) WITH 10 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT NEW DOOR NO . 6, OLD DOOR NO. 5/2, 4th TRUST CROSS STREET, MANDAVELIPAKKAM, CHENNAI - 600 028. COMPRISED IN R.S.NO : 4311/ 2A PART AS PER DOCUMENT AND R.S.NO. 4311/ 2A/4 AS PER PATTA, BLOCK NO.97 OF MYLAPORE VILLAGE (PART - 2) MYLAPORE TALUK, GREATER CHENNAI CORPORATION, ZONE : IX, DIVISION NO - 126.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	785.00
AREA AS PER DOCUMENT	784.84
AREA CONSIDERED FOR FSI	784.84
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2027.64
FSI FACTOR	2.584
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

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


EXISTING GL
Plinth Beam 230mm x 600mm
R.C.Column
0.45
0.45
0.15
0.15
1.50
1.20
1.20
1.50
1.50
1.50



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

Verified RealEstate™

We're honored to be part of your real estate journey

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