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Official Property Record



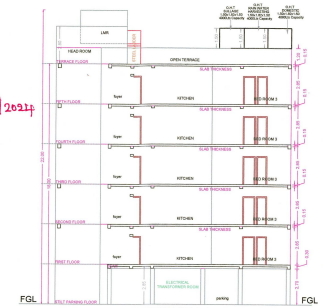
Digitally Verified Record - Powered by Verified RealEstate™

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0514/2022
Dated 31/05/2023

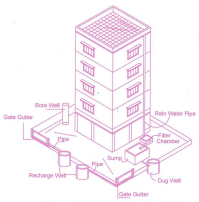
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



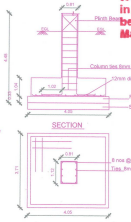
FRONT ELEVATION

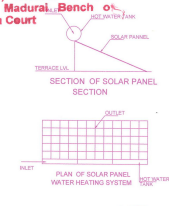


SECTION ON A-A



Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing
Not To Scale

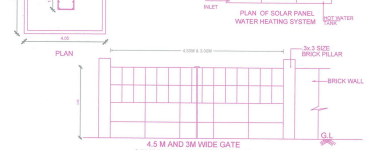




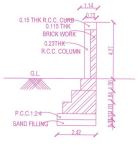
SECTION OF SOLAR PANEL
SECTION



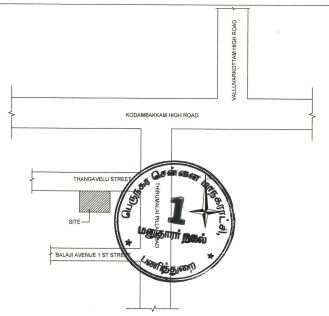
DWARF WALL DETAIL



4.5 M AND 3M WIDE GATE
COMPOUND WALL GATE DETAIL



COMPOUND WALL DETAIL
SECTION



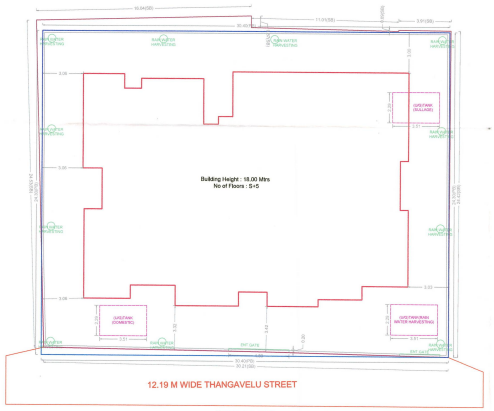
KEY PLAN (N.T.S)

PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI (HEIGHT 18.00M) AT PLOT NO. 25 & 26, OLD DOOR NO.2, NEW DOOR NO.4/5, THANGAVELU STREET, T. NAGAR, CHENNAI COMPRISED IN OLD S.NO.4739PART, T.S.NO.8175, 8176, BLOCK NO.107 OF T. NAGAR VILLAGE WITHIN GREATER CHENNAI CORPORATION LIMIT

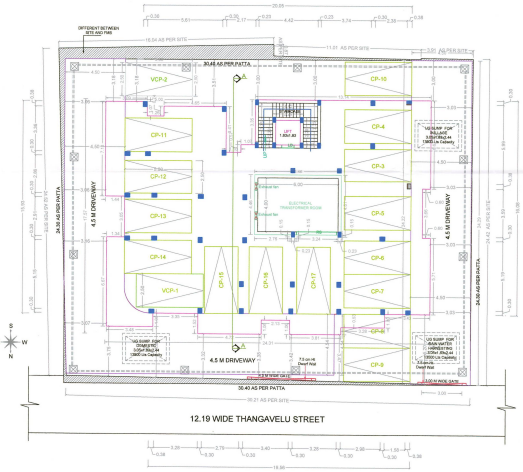
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	742.00
AREA AS PER DOCUMENT	744.33
AREA CONSIDERED FOR FSI	742.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1920.28
FSI FACTOR	2.586
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

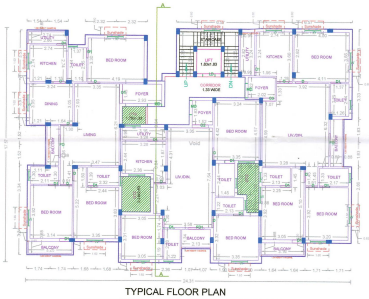
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	17	17
TWO WHEELER	0	0
CYCLE	0	0

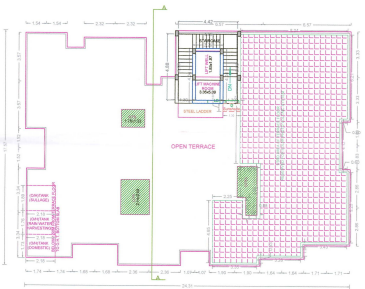


SITE PLAN



SITE CUM STILT FLOOR PLAN


TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR)



TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT: A (A)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	SPEC.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	0.00	378.28	0.00	0.00	3	378.28
FOURTH FLOOR	0.00	378.28	0.00	0.00	3	378.28
THIRD FLOOR	0.00	378.28	0.00	0.00	3	378.28
SECOND FLOOR	0.00	378.28	0.00	0.00	3	378.28
FIRST FLOOR	0.00	378.28	0.00	0.00	3	378.28
STILT PARKING FLOOR	0.00	28.88	0.00	0.00	0	28.88
Total	0.00	1920.28	0.00	0.00	15	1920.28

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	SPEC.		FSI AREA
A-1 (A)		0.00	1920.28	0.00	0.00	15	1920.28
Total		0.00	1920.28	0.00	0.00	15	1920.28

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Assistant Planner :
Sign Date: 06/06/2023 5:21 PM
Approval No. :
Permit No. : DL-02/

KEY NO. 1698

Signature valid
Digitally signed by
Date: 06/06/2023 5:08:15 PM

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

Applicants (Owner / Developer / Power of Attorney)

User Defined Metric (841.00 x 1600.00MM)

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

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