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Official Property Record

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P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/EE/NHRB/C/0920/2024
Dated... 08/01/2025

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 Madural Bench of Madras High Court

CEE/Wkd/L/00003/2025
12/02/2025 135

7-Y16 Vertical @ 100C/C-3m / top - Helical reinforcement 75-@ 200C/C- 4.5 m / bottom Helical reinforcement

550Ø

550 Ø PILE (SAFE LOAD 70 TONNES)

7-Y16 STIFFNER @ 1.5m C/C (TYP)

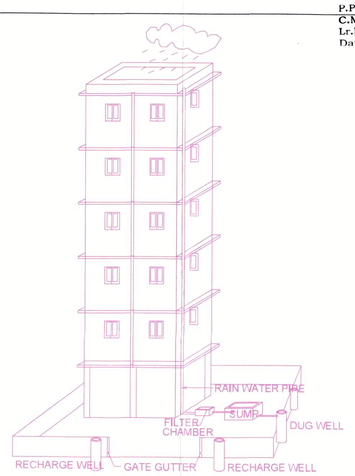
G.L

7.50m

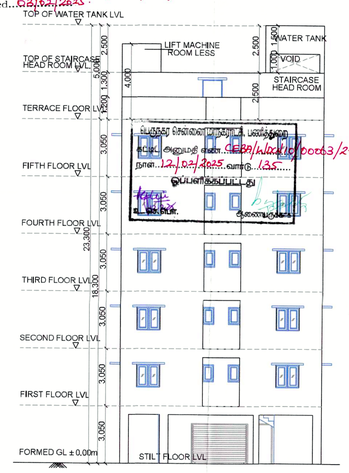
4.65m

TYPICAL SECTION OF PILE (BORED CAST IN-SITU PILE)

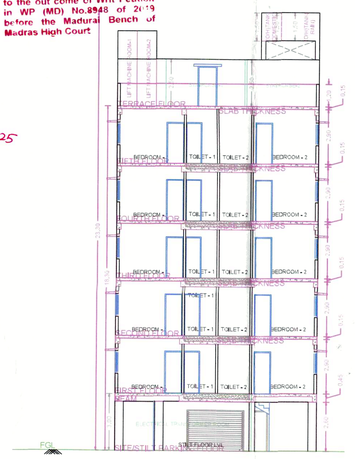
PILE DEPTH : 7.50m
PILE DIAMETER : 550 mm
FOUNDATION DETAIL



PROPOSED RWH SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO -3A
NOT TO SCALE



FRONT ELEVATION



SECTION-AA

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
NHRB-1 (ASH...)		0,00	1770,95	0,00	0,00	20	1770,95
Total		0,00	1770,95	0,00	0,00	20	1770,95

FLOOR WISE FSI STATEMENT: NHRB (ASHOK NAGAR)

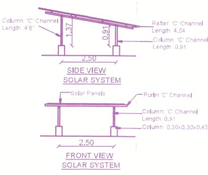
FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
SITE/STILT PARKING FLOOR	0,00	31,70	0,00	0,00	0	31,70
FIRST FLOOR	0,00	347,85	0,00	0,00	4	347,85
SECOND FLOOR	0,00	347,85	0,00	0,00	4	347,85
THIRD FLOOR	0,00	347,85	0,00	0,00	4	347,85
FOURTH FLOOR	0,00	347,85	0,00	0,00	4	347,85
FIFTH FLOOR	0,00	347,85	0,00	0,00	4	347,85
Terrace	0,00	0,00	0,00	0,00	0	0,00
Total	0,00	1770,95	0,00	0,00	20	1770,95

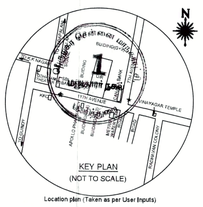
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT-18.30 m) RESIDENTIAL BUILDINGWITH 20 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.A-64,NEW DOOR NO . 21/ 1 TO 16,OLD DOOR NO. 20/ 1 TO 16,ASHOK VIHAR APARTMENTS, 11TH AVENUE, ASHOK NAGAR,CHENNAI - 600 083. COMPRISED IN OLD S.NO 223 PART,7,S.NO. 5, BLOCK NO: 72 OF KODAMBAKKAM VILLAGE, (PART - II) MAMBALAM TALUK, GREATER CHENNAI CORPORATION, ZONE : X, DIVISION NO - 135.

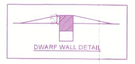
	SQ.M.
A) AREA STATEMENT	
AREA AS PER PATTA	709,00
AREA AS PER DOCUMENT	708,84
AREA CONSIDERED FOR FSI	708,84
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0,00
OSR AREA	0,00
TOTAL FSI AREA	1770,95
FSI FACTOR	2,498
COVERAGE AREA (PERCENTAGE %)	NA

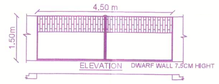
A) PARKING STATEMENT

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

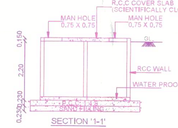


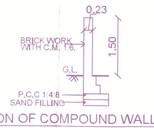




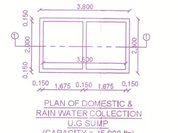


PLAN OF COMPOUND WALL & GATE





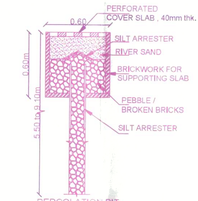
SECTION OF COMPOUND WALL



PLAN OF DOMESTIC & RAIN WATER COLLECTION U.G SUMP
(CAPACITY = 15,000 lts)

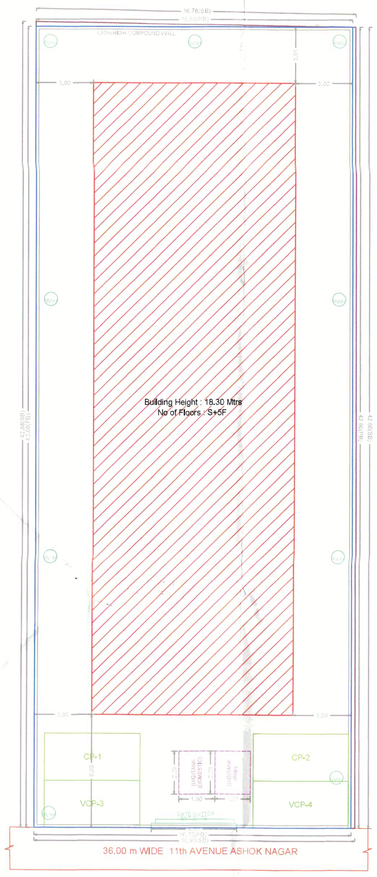


DETAILS OF BORE WELL [HERMITICALLY SEALED]

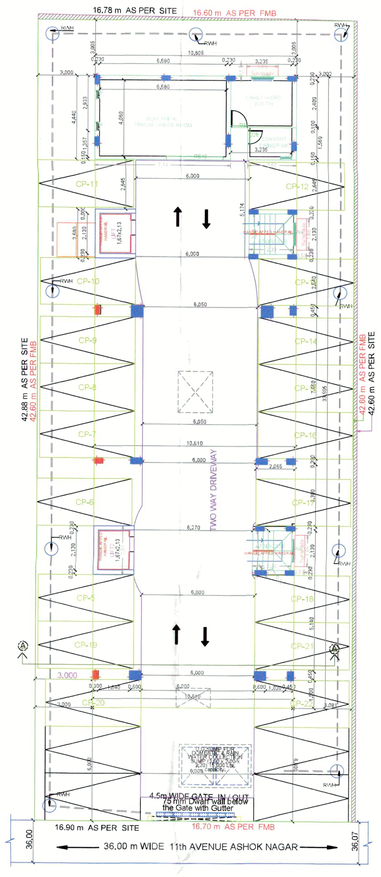


PERCOLATION PIT SECTION

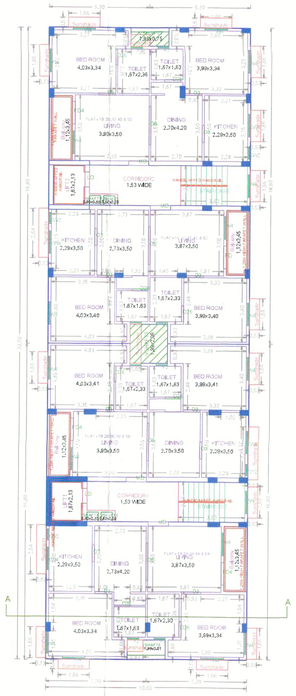
PERCOLATION PIT PLAN
RWH



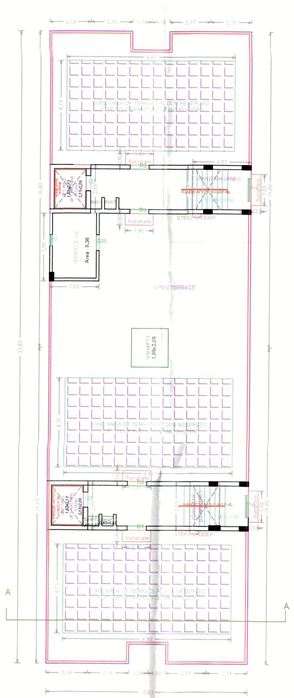
SITE PLAN



SITE CUM STILT FLOOR PLAN



TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For Chief 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.

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 VMP (MD) Nos. 6912 & 6913 of 2019,

Signature valid

Digitally Signed by
Designation: Executive Engineer Grade 1
DILIPRAJ
Sign Date: 12/06/2024 9:35:48 PM

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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



our services doesn't just end there

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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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