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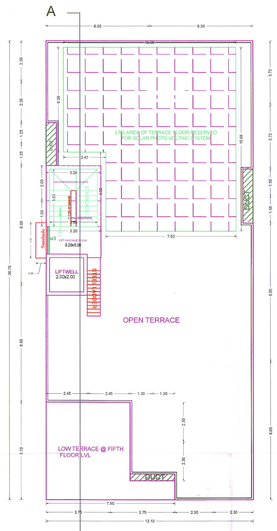
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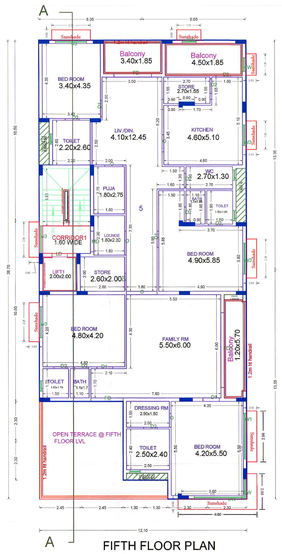
Official Property Record



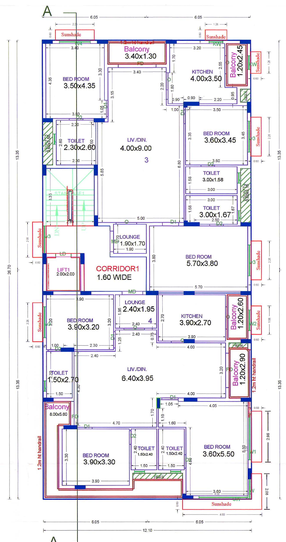
Digitally Verified Record - Powered by Verified RealEstate™



TERRACE FLOOR PLAN



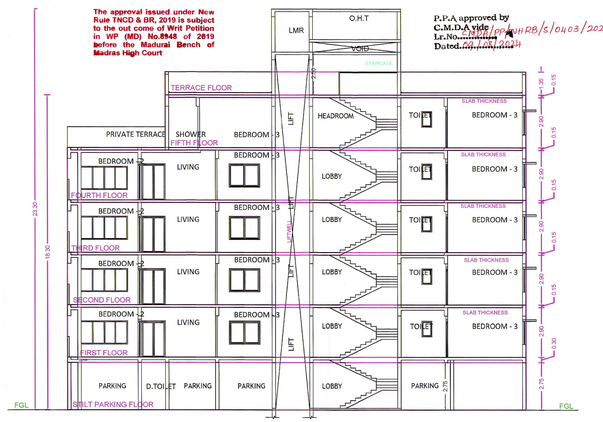
FIFTH FLOOR PLAN



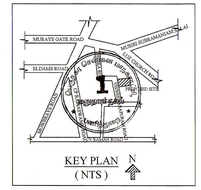
TYPICAL - 2, 3, 4 FLOOR PLAN

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

P.P.A approved by C.M.D.A vide Lr.No. CMDA/NOC/APPL/RB/2/01403/2024 Dated 01.08.2024



SECTION - AA



SITE PLAN	SHEET NO. 1

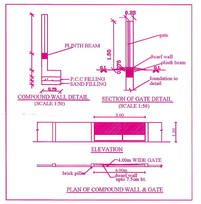
SITE PLAN

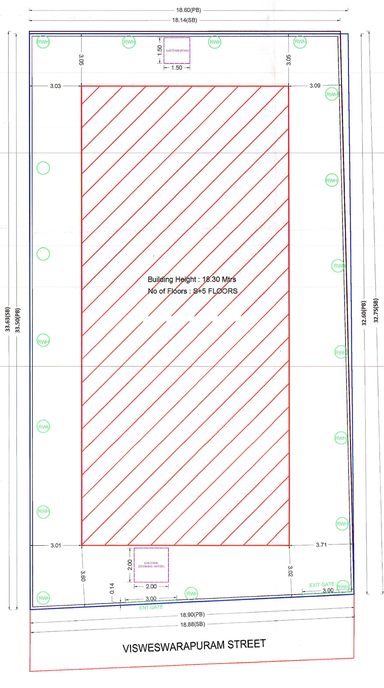
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS+ 5TH FLOOR (PT) (HEIGHT – 18.30M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFIT AT PLOT NO.11, OLD DOOR NO.15, NEW DOOR NO.5, VISWESWARAPURAM STREET, MYLAPORE, CHENNAI-600004 COMPRISED IN R.S.NO.1648/26 & 1648/12, BLOCK NO.34 OF MYLAPORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. DIVISION 123, ZONE -9.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	625.50
AREA AS PER DOCUMENT	626.71
AREA CONSIDERED FOR FSI	625.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1587.27
FSI FACTOR	2.538
COVERAGE AREA (PERCENTAGE %)	NA

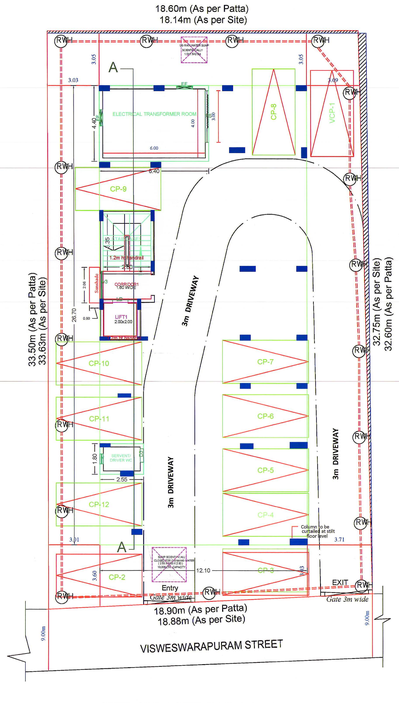
A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	12	12
TWO WHEELER	0	0
CYCLE	-	0

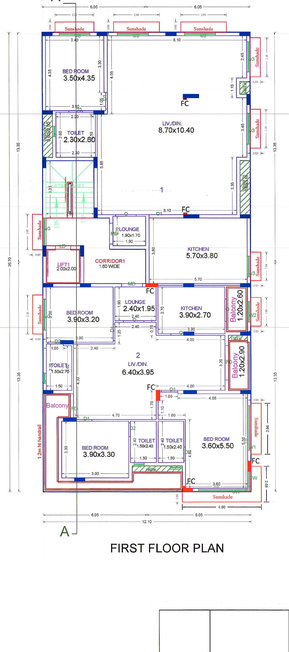




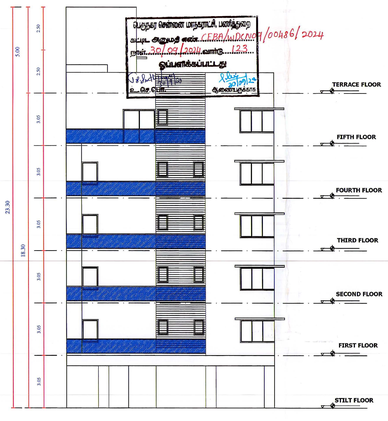
SITE PLAN



SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



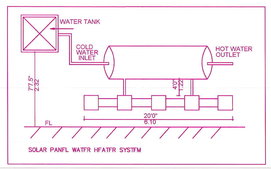
ELEVATION

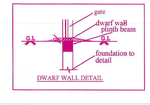
FLOOR WISE FSI STATEMENT: NHRB - RESIDENTIAL

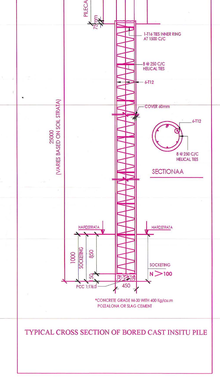
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.15	0.00	0.00	0	28.15
FIRST FLOOR	0.00	317.88	0.00	0.00	2	317.88
SECOND FLOOR	0.00	317.88	0.00	0.00	2	317.88
THIRD FLOOR	0.00	317.88	0.00	0.00	2	317.88
FOURTH FLOOR	0.00	317.88	0.00	0.00	2	317.88
FIFTH FLOOR	0.00	287.60	0.00	0.00	1	287.60
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1587.27	0.00	0.00	9	1587.27

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
Total		0.00	1587.27	0.00	0.00	9	1587.27
VISWESWARAP...)		0.00	1587.27	0.00	0.00	9	1587.27






1.5d
RECAP DEPTH
1.5d
1.5d
1.5d

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 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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