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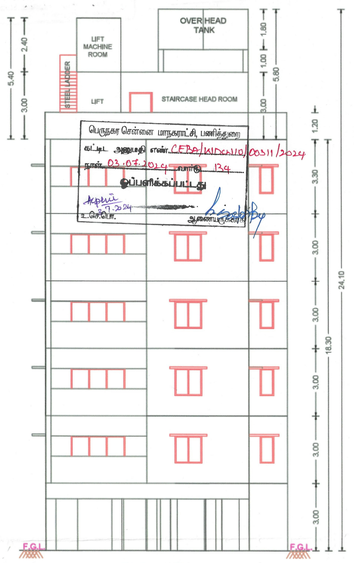
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

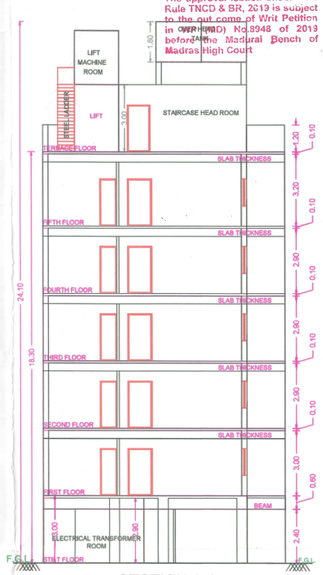


P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/DP/NHRB/e/0071/2024
Dated.11.11.2024

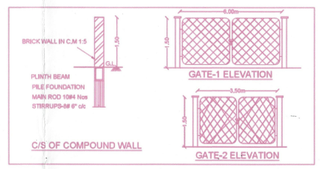
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

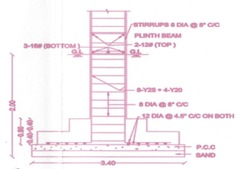


ELEVATION

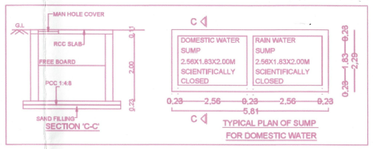


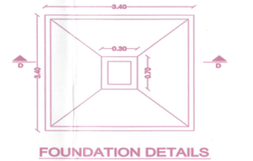
SECTION A-A

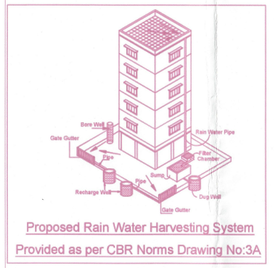




SECTION D-D



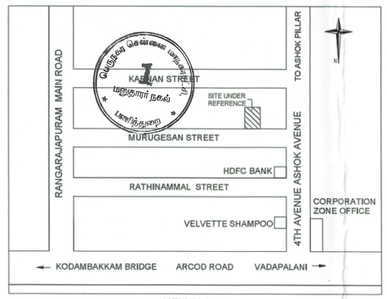




Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A



PERCULATION PIT



KEY PLAN
NOT TO SCALE

REVISION TO THE EARLIER APPROVED PLAN FOR THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT-18.30m) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT No. 11C & 11D, DOOR No. 13 & 15, MURUGESAN STREET, RANGARAJAPURAM, KODAMBAKKAM, CHENNAI - 600 024, COMPRISED IN OLD S.No. 4/2 PART, T.S.No. 4/22 & 4/23, BLOCK No. 45 OF PULIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	572.00
AREA AS PER DOCUMENT	571.34
AREA CONSIDERED FOR FSI	571.34
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1271.87
FSI FACTOR	2.226
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	-	0

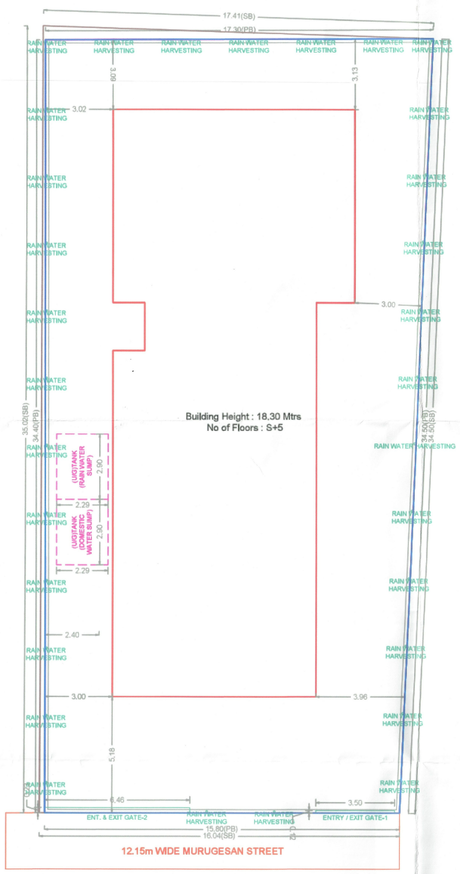
FILE No.PP/SB/C/0004/2019
CMDA PLANNING PERMIT No.B/Spl.Bldg/34/2019 dt 05.03.2019 GCC
BUILDING PERMIT No.CEBA/DCN10/00231/2019 dt 05.09.2019

FLOOR WISE FSI STATEMENT: A (KODAMBAKKAM)

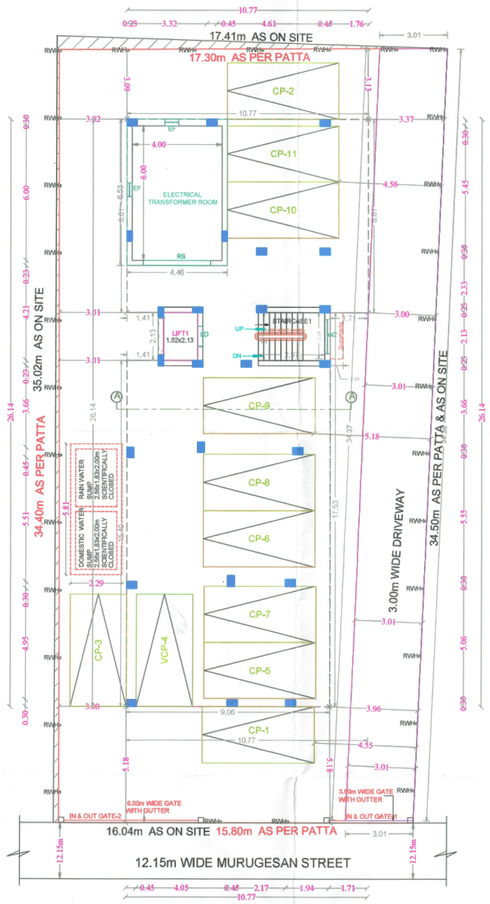
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	29.12	0.00	0.00	0	29.12
FIRST FLOOR	0.00	248.55	0.00	0.00	2	248.55
SECOND FLOOR	0.00	248.55	0.00	0.00	2	248.55
THIRD FLOOR	0.00	248.55	0.00	0.00	2	248.55
FOURTH FLOOR	0.00	248.55	0.00	0.00	2	248.55
FIFTH FLOOR	0.00	248.55	0.00	0.00	2	248.55
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1271.87	0.00	0.00	10	1271.87

BUILDING WISE FSI STATEMENT

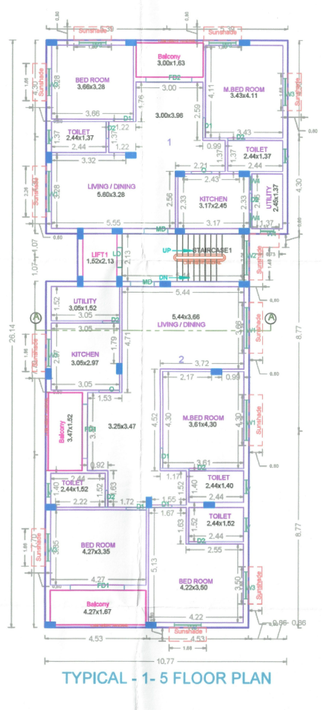
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (KODAMB...)		0.00	1271.87	0.00	0.00	10	1271.87
Total		0.00	1271.87	0.00	0.00	10	1271.87



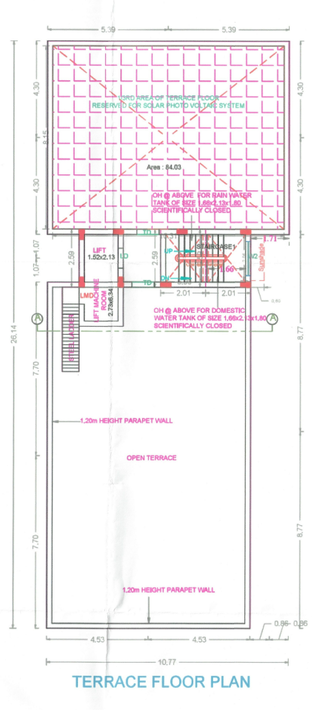
SITE PLAN



SITE PLAN / STILT FLOOR PLAN



TYPICAL - 1- 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 (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. 6688

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 Registered Chartered Engineer. T. RAJAMASURAN NARAYAN
Sign Date: 03/07/2024 10:53:46 AM

Applicants (Owner / Developer / Power of Attorney)

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

ISO_A0_(841.00_x_1189.00_MM)



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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