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P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/16/IN HRB/3/0458/2024
Dated.11.11.2024

The approval issued under New Rule TNCDBR, 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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILTFLOOR + 4 FLOORS & 5TH FLOOR PART (HEIGHT- 18.30M) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO. 95, 96, 101 & 102, AS PER SUB-DIVISION PLOT-A, KAMAKOTI NAGAR 5TH STREET, NAGAMMAL AVENUE MAIN ROAD, CHENNAI, COMPRISED IN OLD S.NOS.633 PART (AS PER DOCUMENT) S.NOS.633/1A1F, 633/1A1E (AS PER PATTA) OF PALLIKARANAI VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.ZONE: 14, DIVISION: 189

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	950.00
AREA AS PER DOCUMENT	961.54
AREA AS PER SUB DIVISION (PLOT-A)	590.00
AREA CONSIDERED FOR FSI	590.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1528.04
FSI FACTOR	2.590
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	15	17
TWO WHEELER	2	2
CYCLE	-	0

RAIN WATER TANK SCIENTIFICALLY CLOSED 2.13 X 2.38 X 1.50
DOMESTIC WATER TANK SCIENTIFICALLY CLOSED 2.13 X 2.38 X 1.50
LIFT MACHINE ROOM 4.24 X 2.45 X 2.65

ELEVATION

PARAPET WALL
TERRACE FLOOR
FIFTH FLOOR
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
STILT PARKING FLOOR
R.C.C ROOF SLAB THICKNESS
BEAM
STAIRCASE
LIFT MACHINE ROOM
(OH)TANK (DOMESTIC)
(OH)TANK(RAIN)
FGL

SECTION A-A

GENERAL SPECIFICATION

1. R.C.C. Column Footing And Plinth in Foundation.
2. Columns And Piles Are Connected By Plinth Beams.
3. Mosaic Flooring / Spartax Flooring.
4. Brick Work In Basement And Super Structure
5. Walls Are Plastered By Cement Plaster in cm 1:5
6. Joinery Work In Teak And Country Wood.
7. Lintel Over Opening.
8. Roof Covered By R.C.C. Slab.
9. All R.C.C. Work In Cement Concrete M25 GRADE.
10. Weathering Course Laid With Proper Slope Over R.C. Slab.

DWARF WALL DETAILS
ELEVATION OF C.WALL & GATE
PLAN OF COMPOUND WALL

TYPICAL SUMP DETAILS (DOMESTIC SUMP& RAIN WATER)

PLAN OF FOUNDATION
Footing Detail

PERCULATION PIT

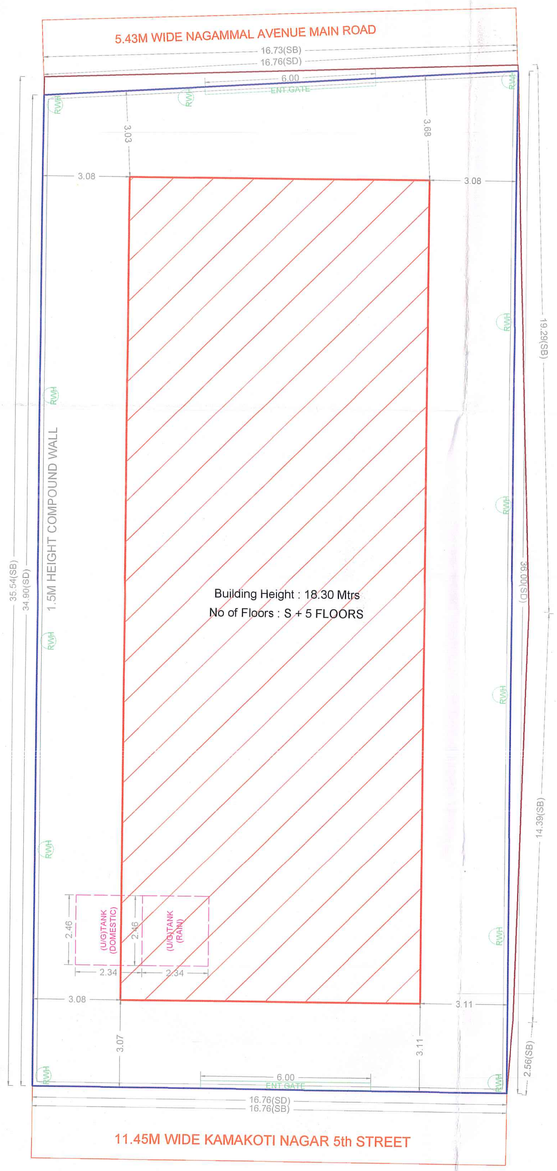
Proposed RWH System
Provided as per CBR Norms Drawing No:3A
Not To Scale

SOLAR HOT WATER SYSTEM DETAIL

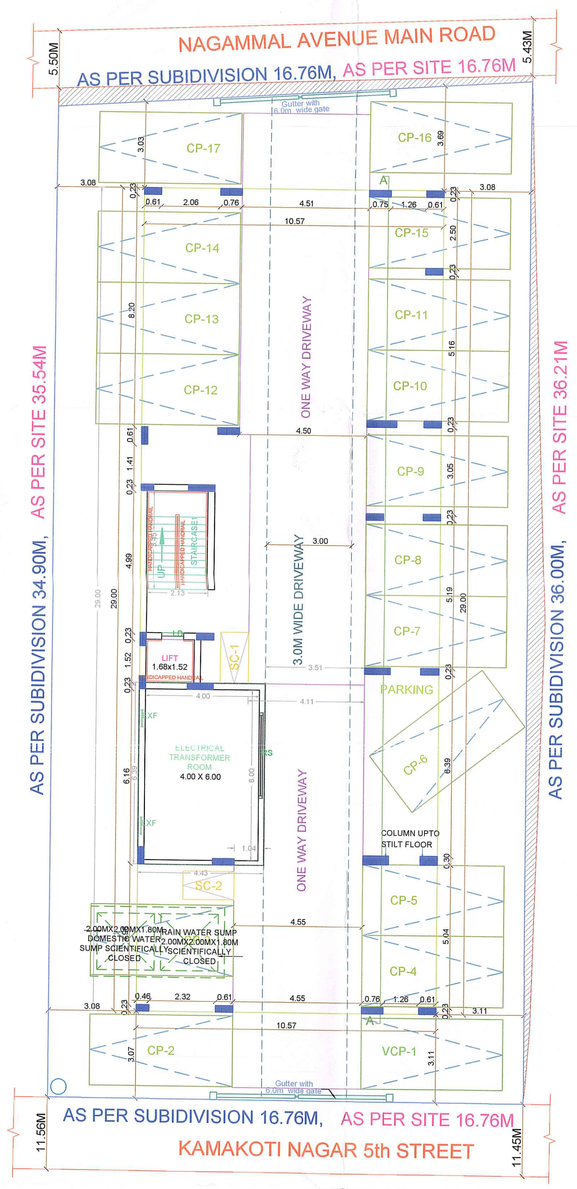
SCALE 1:300
STAIR CASE DETAILS

KEY PLAN (NTS)

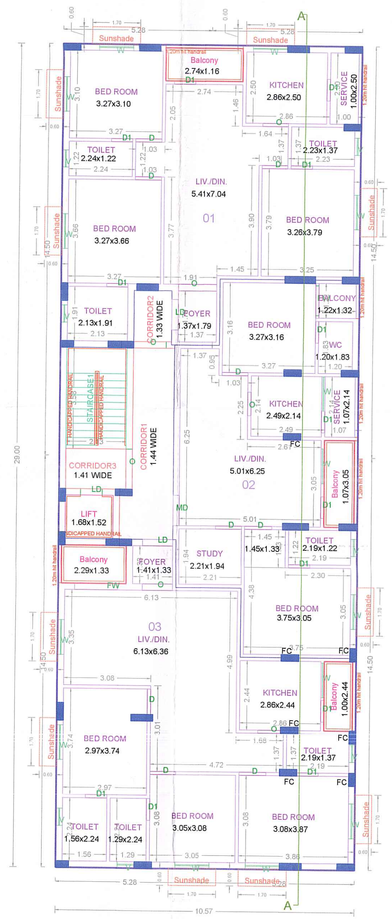




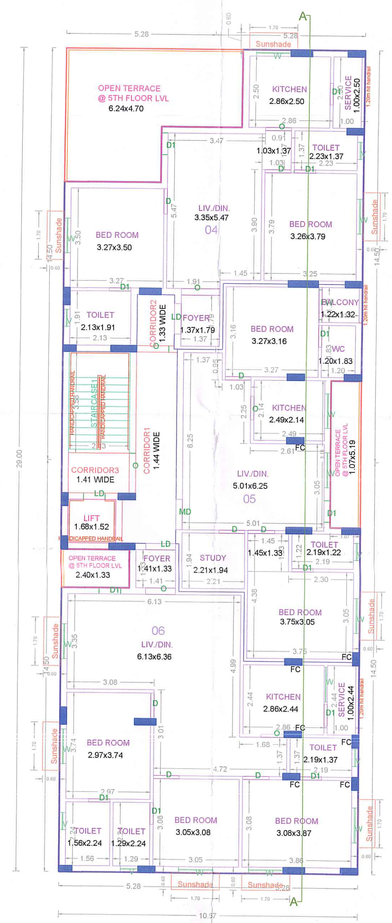
SITE PLAN



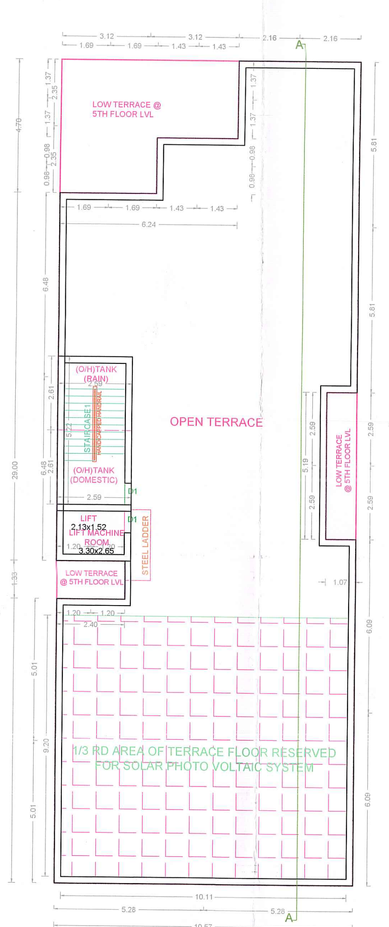
SITE CUM STILT FLOOR PLAN



TYPICAL - 1- 4 FLOOR PLAN



FIFTH FLOOR (PART) PLAN



TERRACE FLOOR PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
NHRB-1 (RES)		0.00	1528.04	0.00	0.00	15	1528.04
Total		0.00	1528.04	0.00	0.00	15	1528.04

FLOOR WISE FSI STATEMENT: NHRB (RES)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.29	0.00	0.00	0	28.29
FIRST FLOOR	0.00	306.44	0.00	0.00	3	306.44
SECOND FLOOR	0.00	306.44	0.00	0.00	3	306.44
THIRD FLOOR	0.00	306.44	0.00	0.00	3	306.44
FOURTH FLOOR	0.00	306.44	0.00	0.00	3	306.44
FIFTH FLOOR	0.00	273.99	0.00	0.00	3	273.99
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1528.04	0.00	0.00	15	1528.04

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 [illegible]
Reason: [illegible]
Date: [illegible]

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid.
Digitally Signed by [illegible]
Reason: [illegible]
Date: [illegible]

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

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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