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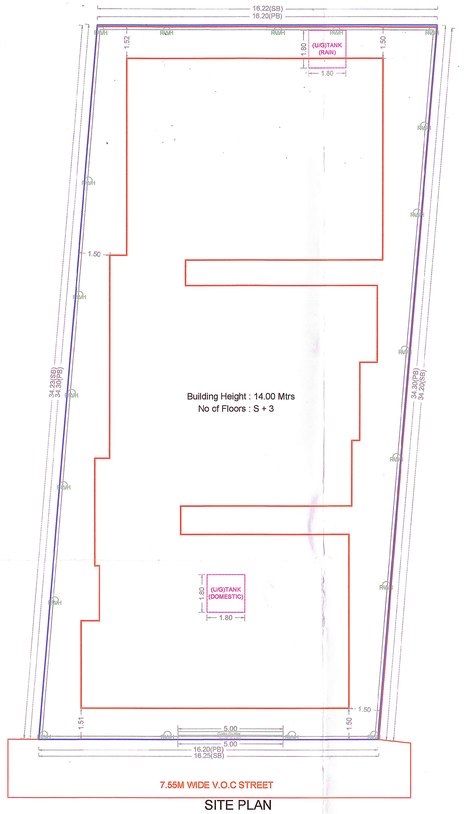
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





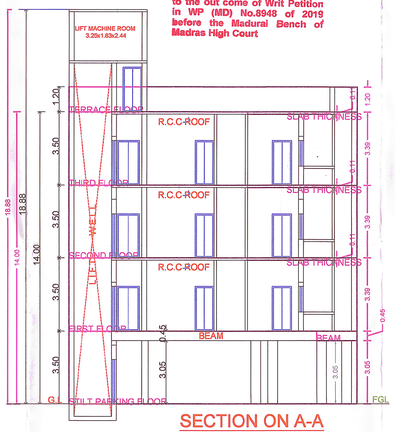
SITE PLAN

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/ppl/NHRB/S/0149/2024
Dated. 24/01/2024



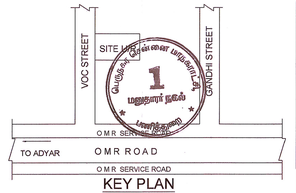
ELEVATION

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



SECTION ON A-A

N



KEY PLAN
(NOT TO SCALE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOORS (HEIGHT - 14.0M) RESIDENTIAL BUILDING WITH 9 DWELLING UNITS AT PLOT NO.6, VOC STREET, KOTTIVAKKAM, CHENNAI - 600 041 COMPRISED IN OLD. S.NOS.278/10A AND 278/10B, NEW.S.NOS.278/10A4A AND 278/10B4A OF KOTTIVAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	550.00
AREA AS PER DOCUMENT	557.41
AREA CONSIDERED FOR FSI	550.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1092.47
FSI FACTOR	1.986
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

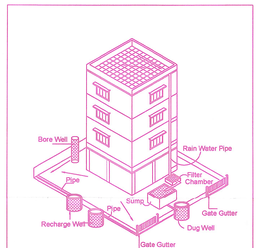
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	10	10
TWO WHEELER	0	0
CYCLE	-	0

FLOOR WISE FSI STATEMENT: NHRB (RES)

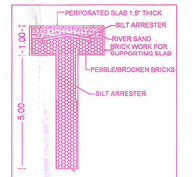
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.16	0.00	0.00	0	28.16
FIRST FLOOR	0.00	358.87	0.00	0.00	3	358.87
SECOND FLOOR	0.00	358.87	0.00	0.00	3	358.87
THIRD FLOOR	0.00	346.57	0.00	0.00	3	346.57
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1092.47	0.00	0.00	9	1092.47

BUILDING WISE FSI STATEMENT

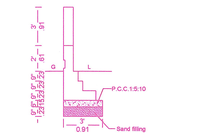
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
NHRB-1 (RES)		0.00	1092.47	0.00	0.00	9	1092.47
Total		0.00	1092.47	0.00	0.00	9	1092.47



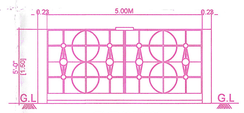
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



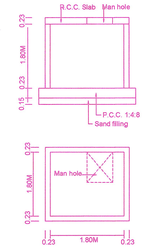
PERCULATION PIT



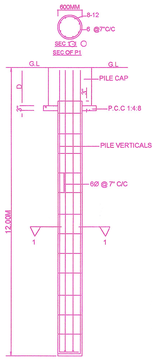
Section of
Compound wall



ELEVATION

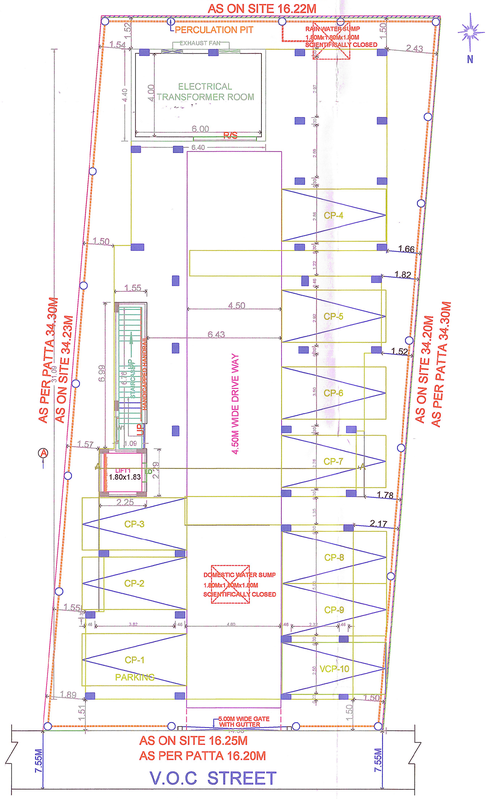


TYPICAL SUMP DETAILS
(DOMESTIC & RAIN WATER SUMP)

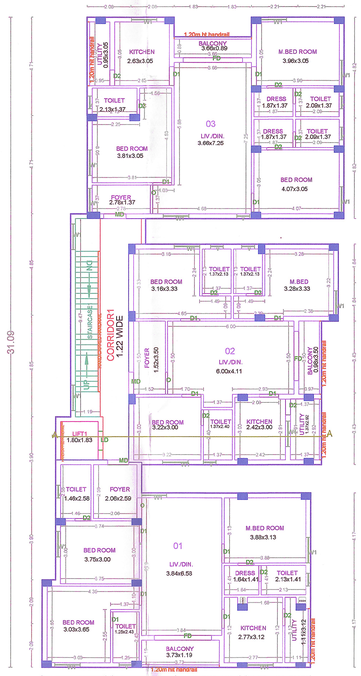


PILE FOUNDATION

AS PER PATTA 16.20M
AS ON SITE 16.22M

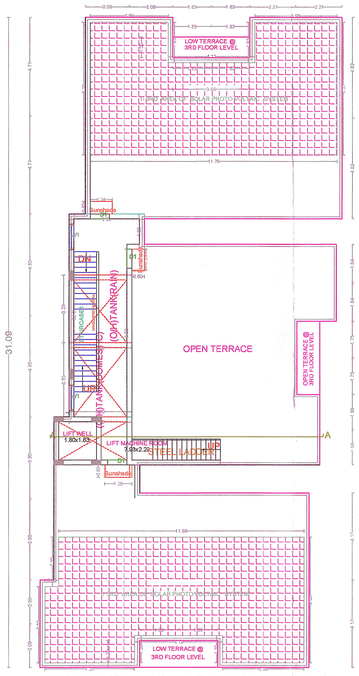


SITE CUM STILT FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST & SECOND FLOOR PLAN)

THIRD 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.

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 MMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid

Applicants (Owner / Developer / Power of Attorney)

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

ARCH_E_(36.00_x_48.00_Inches)

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 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.



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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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