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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



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. MSA/Spl/WHRB/S/0383/2023 Dated 03/08/2023

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 18 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.C-38A, NEW DOOR NO.12, OLD DOOR NO.14, NANGANALLUR 43RD STREET AND NANGANALLUR 44TH STREET, NANGANALLUR, CHENNAI 600061 COMPRISED IN S.NO.29, T.S.NO.33, BLOCK NO.19, WARD-B OF NANGANALLUR VILLAGE, ALANDUR TALUK WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	572.00
AREA AS PER DOCUMENT	578.56
AREA CONSIDERED FOR FSI	572.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1485.14
FSI FACTOR	2.596
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	12	12
TWO WHEELER	18	22
CYCLE	0	0

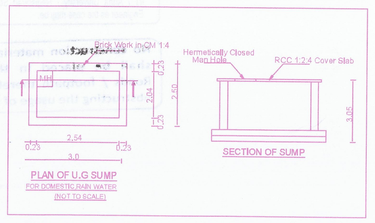
Location plan (Taken as per User Inputs)

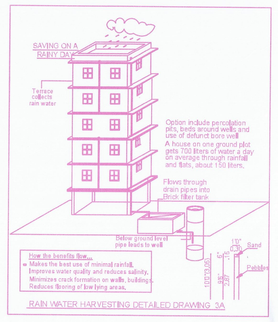
BUILDING WISE FSI STATEMENT

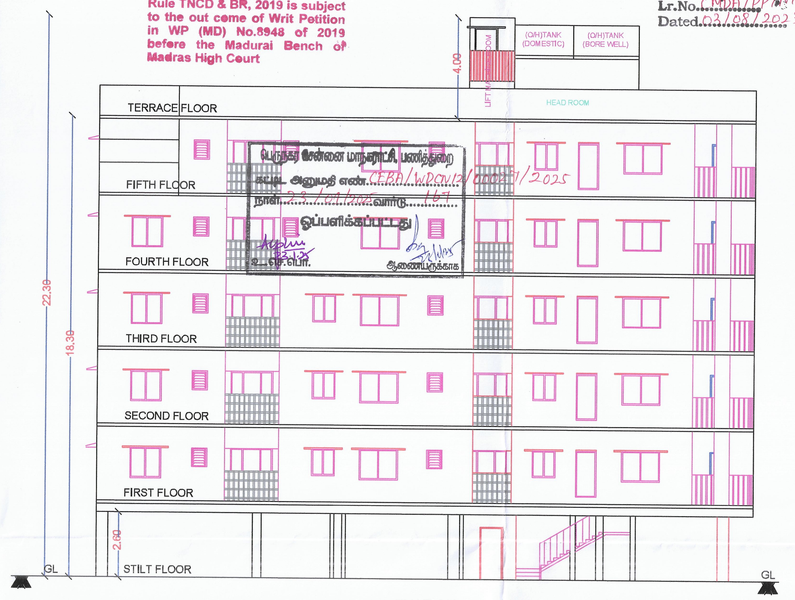
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (BLOCK)		0.00	1485.14	0.00	0.00	18	1485.14
Total		0.00	1485.14	0.00	0.00	18	1485.14

FLOOR WISE FSI STATEMENT: A (BLOCK)

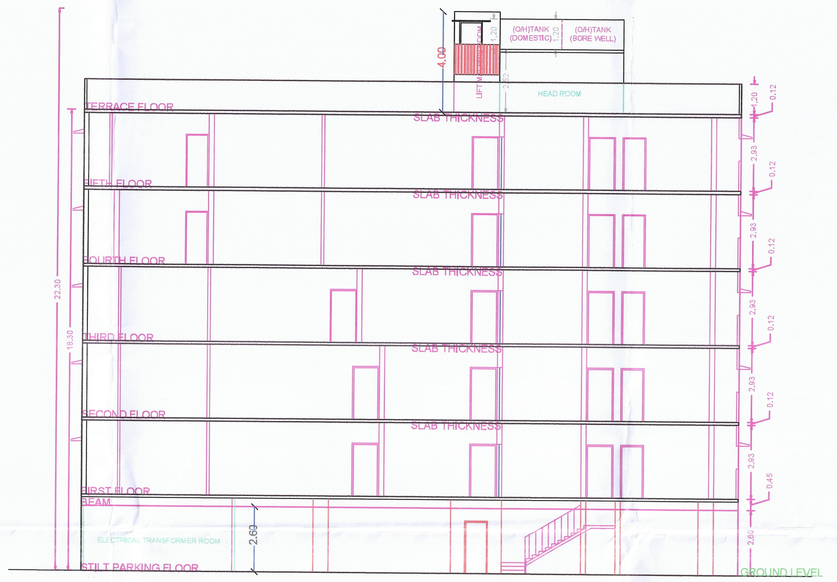
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	26.04	0.00	0.00	0	26.04
FIRST FLOOR	0.00	291.82	0.00	0.00	4	291.82
SECOND FLOOR	0.00	291.82	0.00	0.00	4	291.82
THIRD FLOOR	0.00	291.82	0.00	0.00	4	291.82
FOURTH FLOOR	0.00	291.82	0.00	0.00	3	291.82
FIFTH FLOOR	0.00	291.82	0.00	0.00	3	291.82
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1485.14	0.00	0.00	18	1485.14



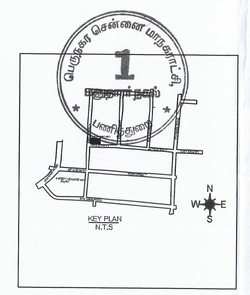


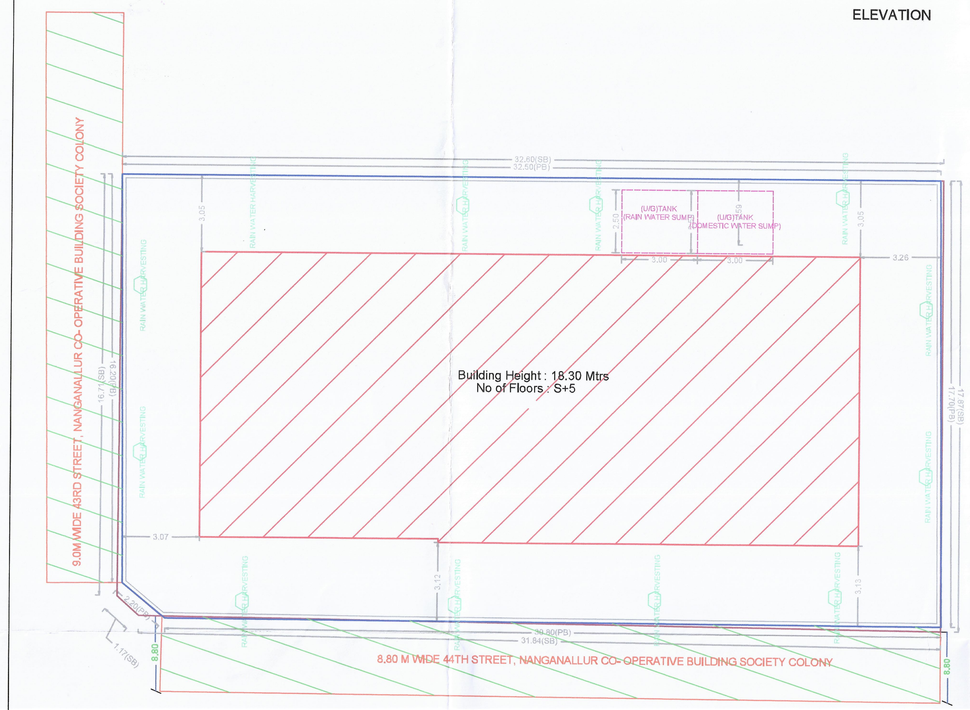


ELEVATION

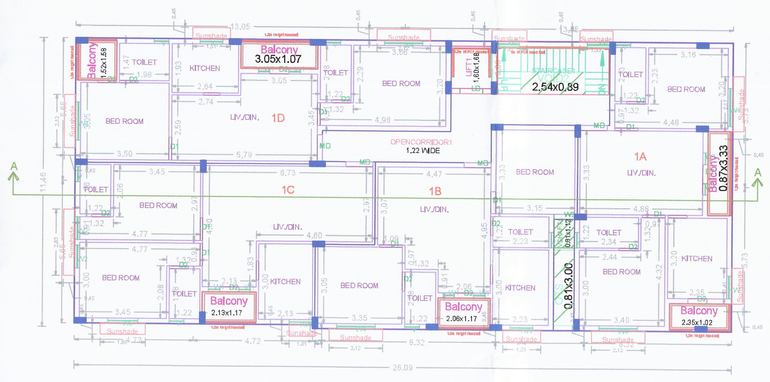


SECTION ON "A-A"

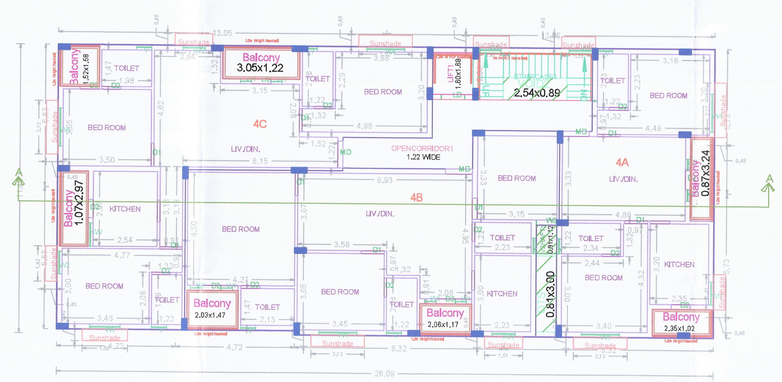




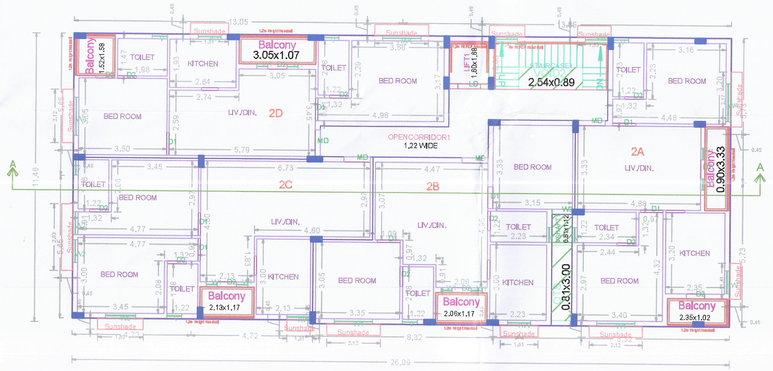
SITE PLAN



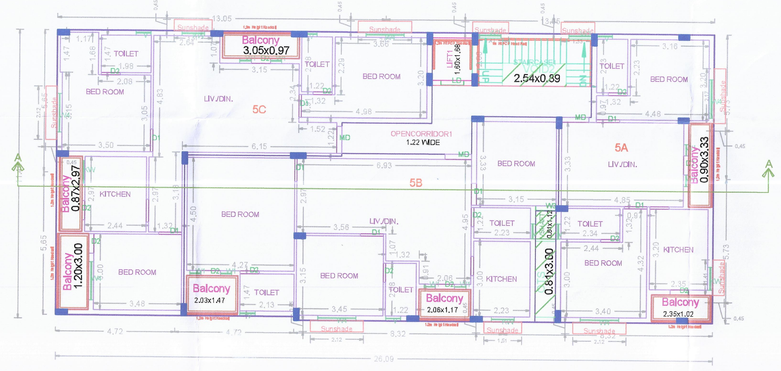
FIRST FLOOR PLAN



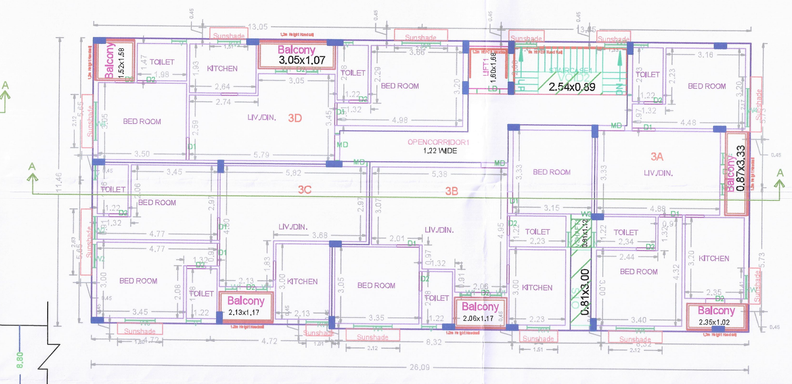
FOURTH FLOOR PLAN



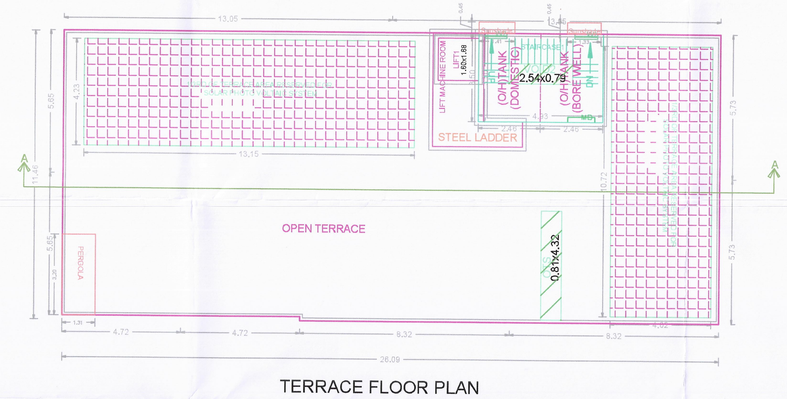
SECOND FLOOR PLAN



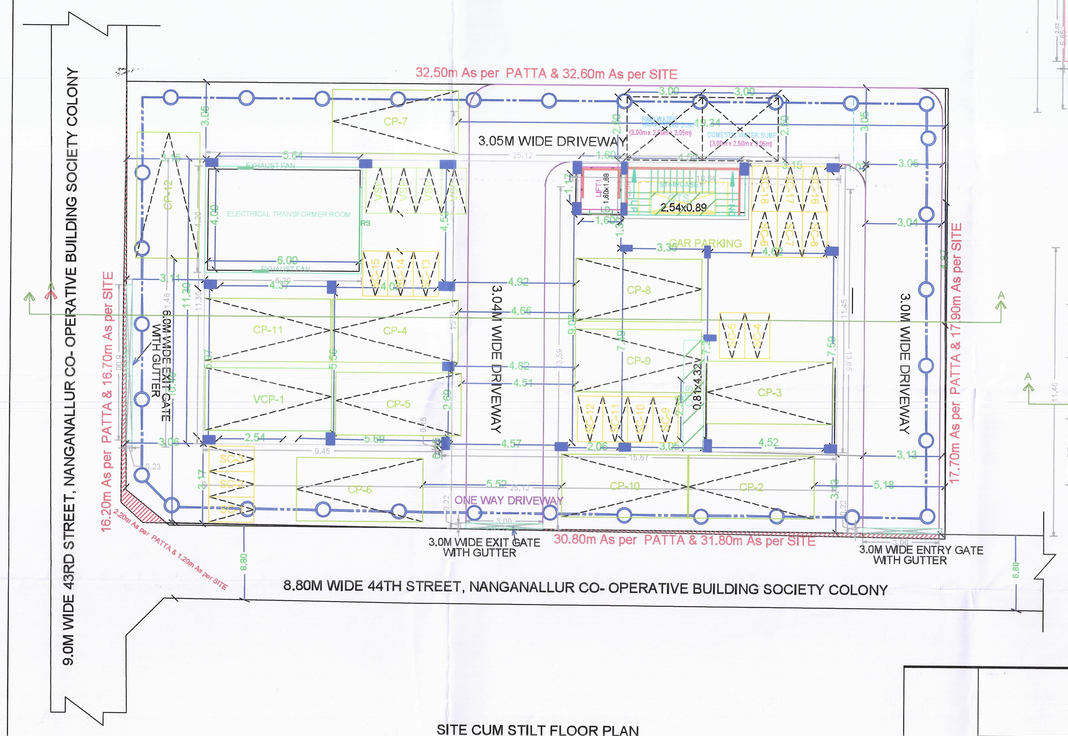
FIFTH FLOOR PLAN



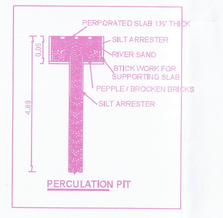
THIRD FLOOR PLAN

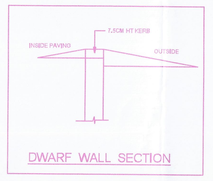


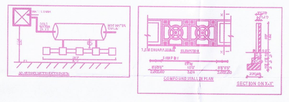
TERRACE FLOOR PLAN



SITE CUM STILT 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.

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 & WMP (MD) Nos.MP.2 & MP.3 of 2019.

Signature valid
Digitally Signed by
Registered Valuer Grade II
VELUSAMY M
Sign Date: 08/08/2023 2:39:58 PM

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)



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

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