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Official Property Record

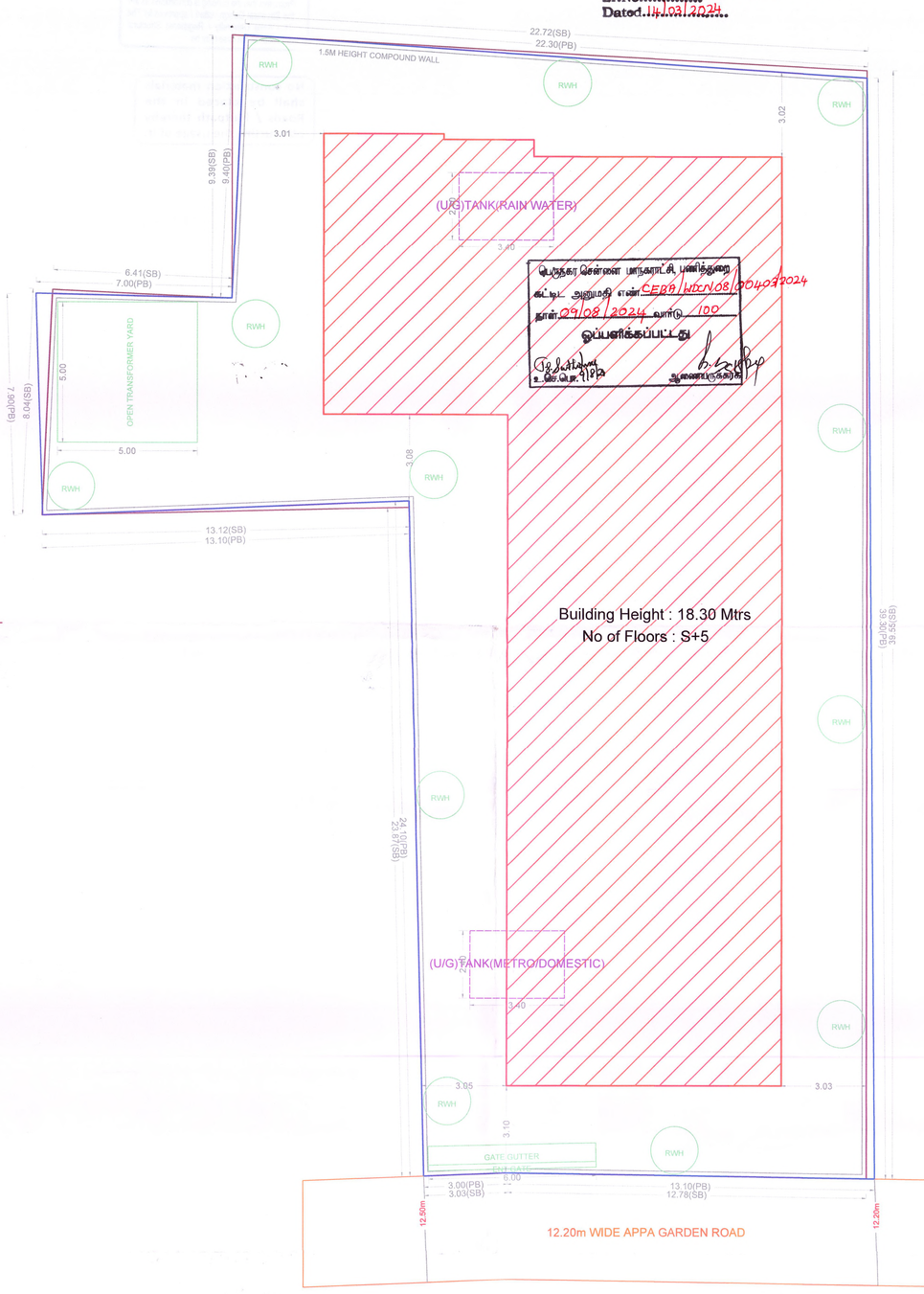
Digitally Verified Record - Powered by Verified RealEstate™



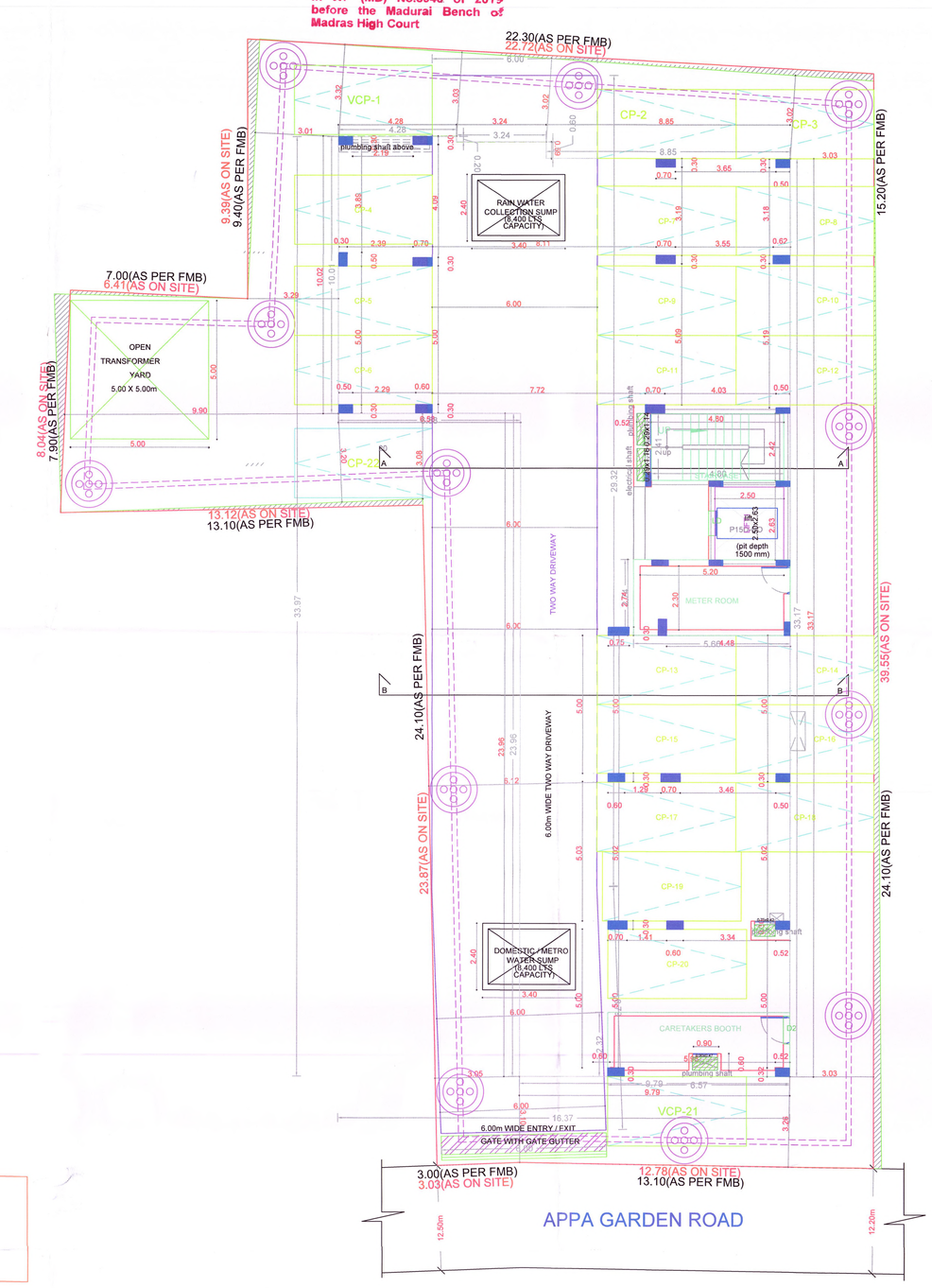
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ONE

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TWAD/N/0035/2024
Dated.11/01/2024.

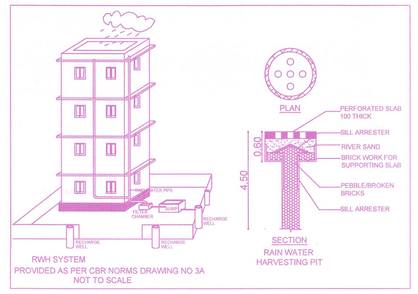
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petitions in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

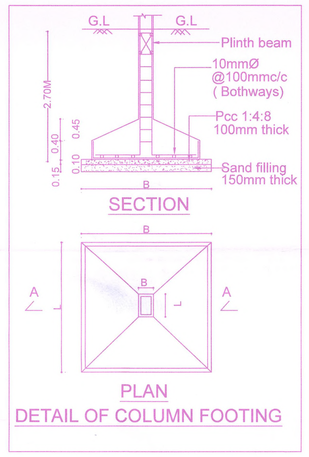


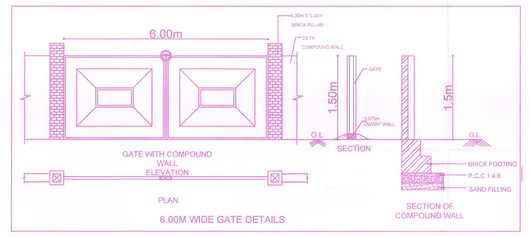
SITE PLAN

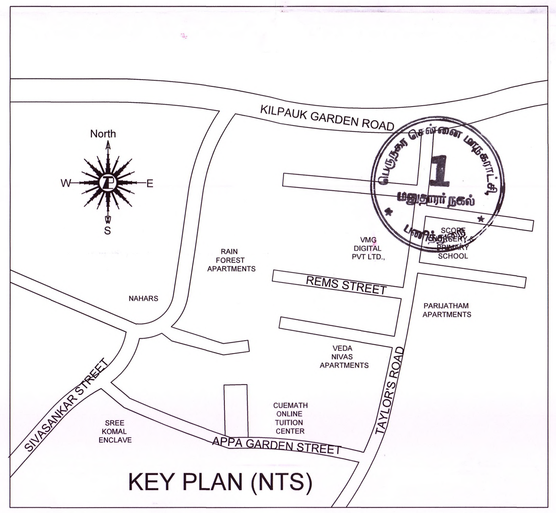


SITE CUM STILT FLOOR PLAN









Location plan (Taken as per User Inputs)

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) +5 FLOORS RESIDENTIAL BUILDING WITH 10 DWELLING UNITS (HEIGHT-18.30 M), AVAILING PREMIUM FSI AT OLD DOOR NO:8&9, NEW DOOR NO: 12, APPA GARDEN ROAD, KILPAUK , CHENNAI-600010, COMPRISED IN R.S.NO. 138, T. S. NO. 138/27 AND 138/28, BLOCK NO: 10 OF EGMORE VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	782.50
AREA AS PER DOCUMENT	782.98
AREA CONSIDERED FOR FSI	782.50
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1949.86
FSI FACTOR	2.492
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

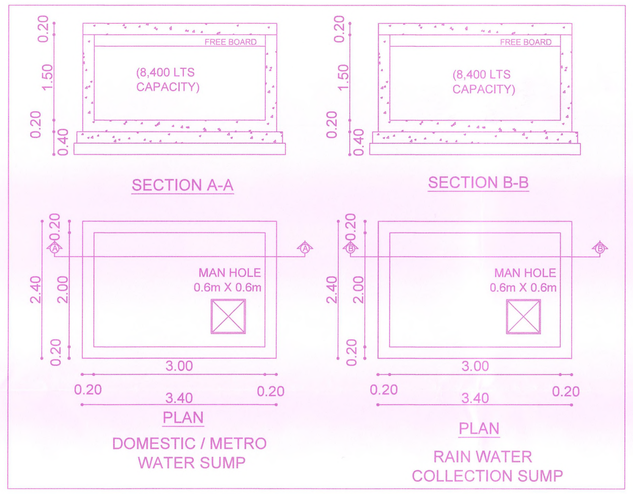
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	22	22
TWO WHEELER	0	0
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
S+5-1 (RESI...)		0.00	1949.86	0.00	0.00	10	1949.86
Total		0.00	1949.86	0.00	0.00	10	1949.86

FLOOR WISE FSI STATEMENT: S+5 (RESIDENTIAL BUIL...)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	15.54	0.00	0.00	0	15.54
FIRST FLOOR	0.00	389.25	0.00	0.00	2	389.25
SECOND FLOOR	0.00	389.25	0.00	0.00	2	389.25
THIRD FLOOR	0.00	389.25	0.00	0.00	2	389.25
FOURTH FLOOR	0.00	383.28	0.00	0.00	2	383.28
FIFTH FLOOR	0.00	383.29	0.00	0.00	2	383.29
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1949.86	0.00	0.00	10	1949.86



APPROVAL CONDITION

SCALE 1:100

N

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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.

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

Signature valid.
Digitally Signed by
Architect. [illegible]
Sign Date: 03/[illegible]/2024 5:56:27 PM

Applicants (Owner / Developer / Power of Attorney)

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

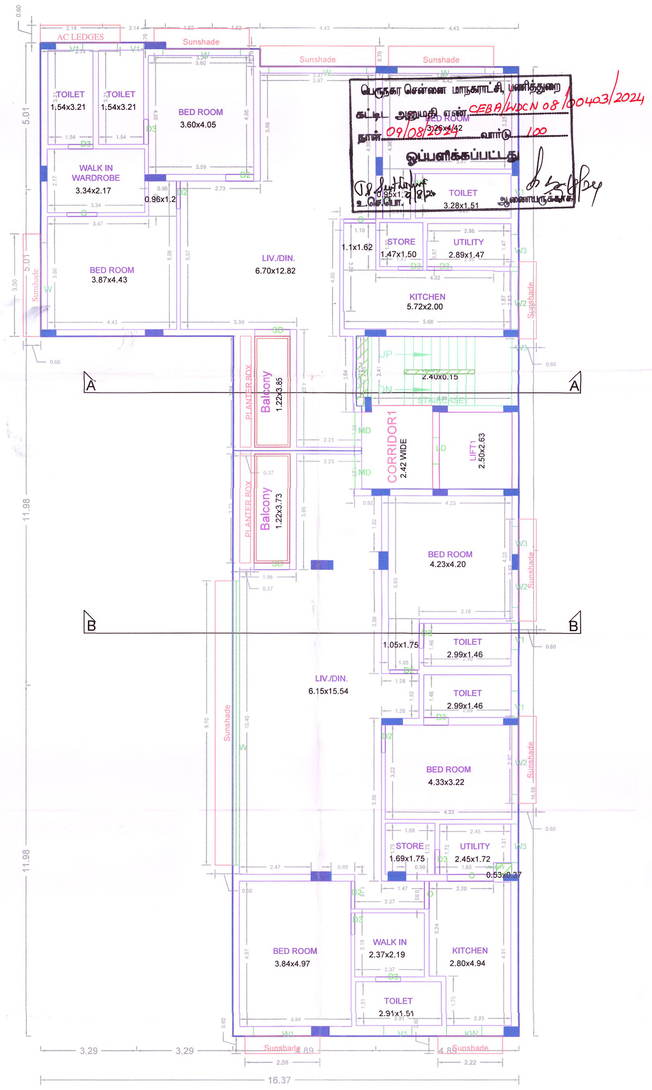
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FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

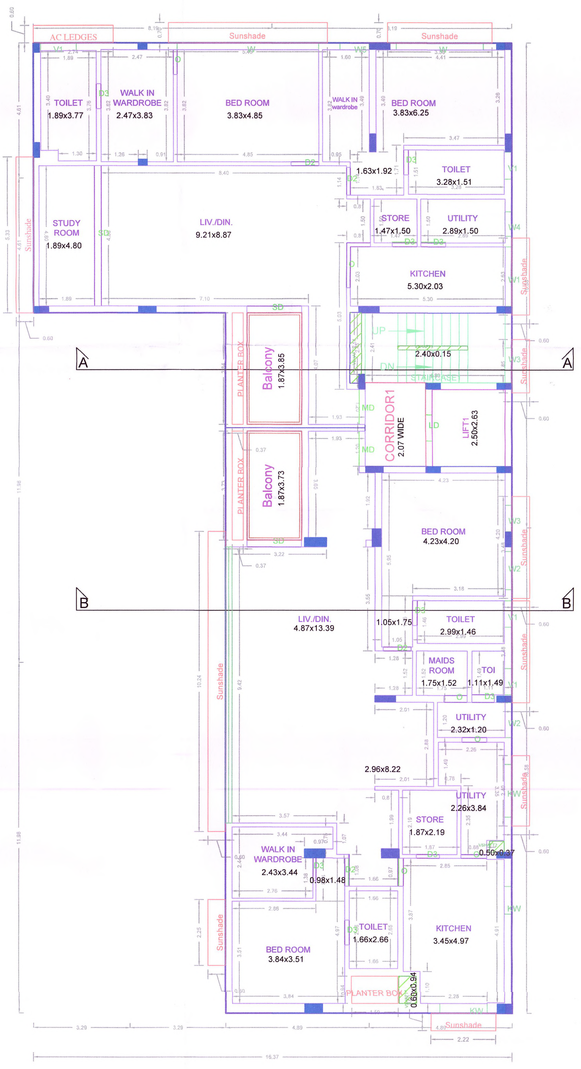
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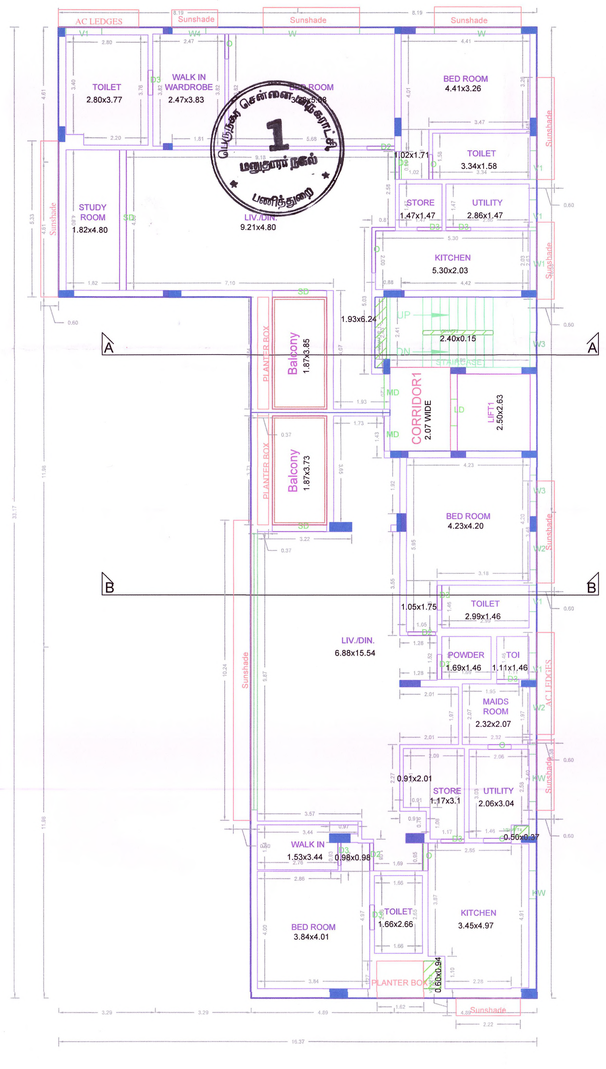
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C.M.D.A vide
Lr.No.CMDA/TP/N1RB/N1/0035/2024
Dated.19/03/2024



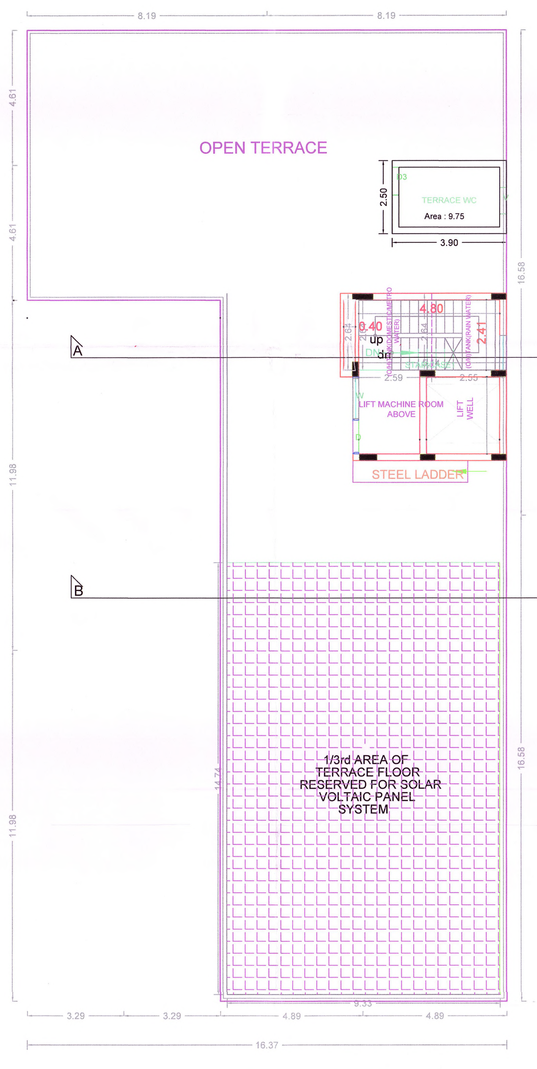
TYPICAL - 1, 2& 3 FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

N

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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High Rise Building / Non High Rise Building
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QR CODE

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Applicants (Owner / Developer / Power of Attorney)

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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

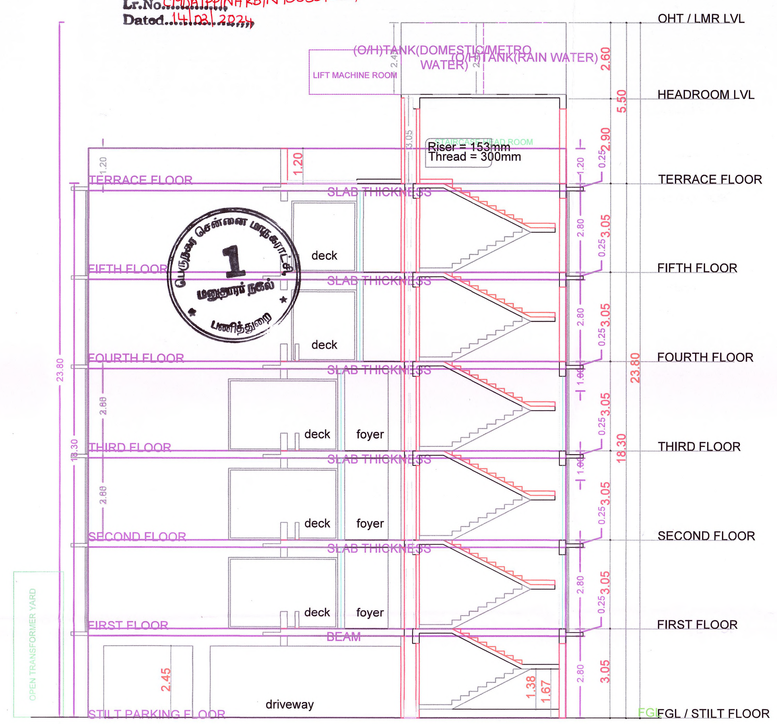
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P.P.A approved by C.M.D.A vide Lr.No.CMDA/HPNH RB/N 10035/2024 Dated..14/2/2024



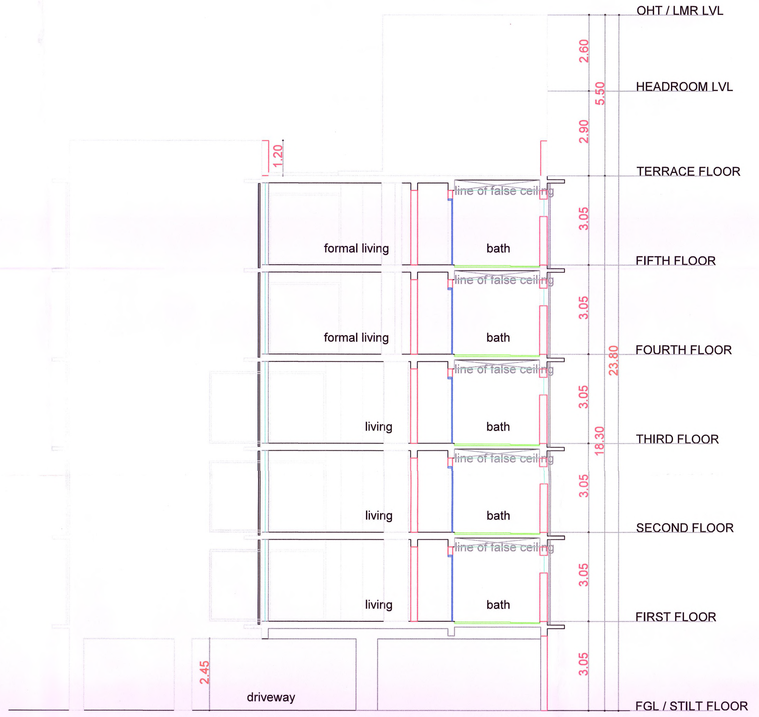
SOUTH ELEVATION



SECTION A-A



WEST ELEVATION



SECTION B-B

APPROVAL CONDITION

SCALE 1:100

N

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ISO_A0_(841.00_x_1189.00_MM)

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

RESPONSIBILITY OF THE BUILDER / PROMOTER:

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University for High Rise Buildings design has to be vetted by Registered Structure Engineer.

2. It is the 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.



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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