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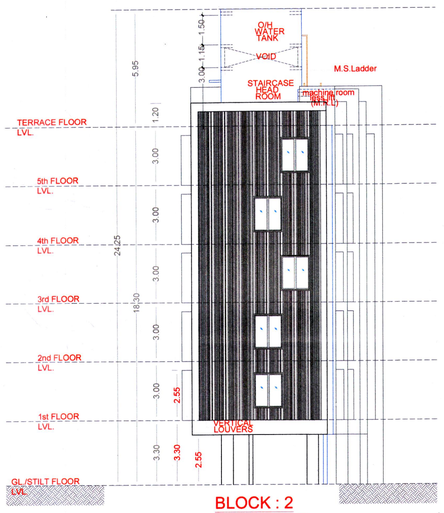
Official Property Record



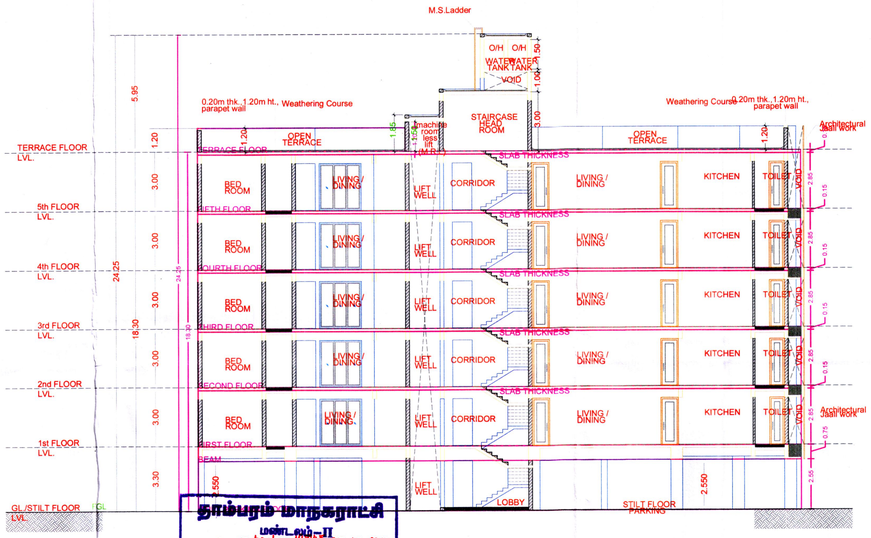
Digitally Verified Record - Powered by Verified RealEstate™

FLOOR NAME	SHEET NO. 5 / 5
FLOOR NAME	

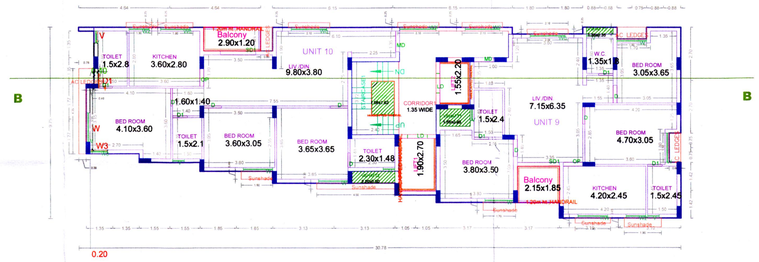
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 2 BLOCKS:BLOCK 1 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 39 DWELLING UNITS WITH INDOOR GAMES ROOM AND ASSOCIATION ROOM; BLOCK 2 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS; TOTALLY 49 DWELLING UNITS AVAILING PREMIUM FSI AT 4TH MAIN ROAD, NEW COLONY, CHROMPET, CHENNAI-600 044, COMPRISED IN T.S.NOS.6/1A, 6/2 PART, 6/4, 6/5 & 6/6 (AS PER PATTA) OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION



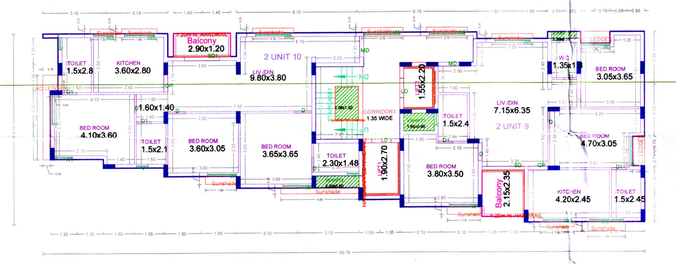
BLOCK : 2
WEST SIDE
ELEVATION



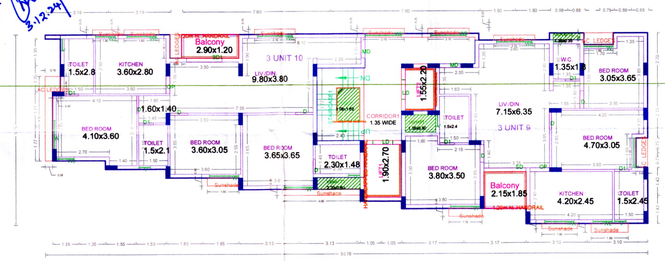
SECTION :
B - B



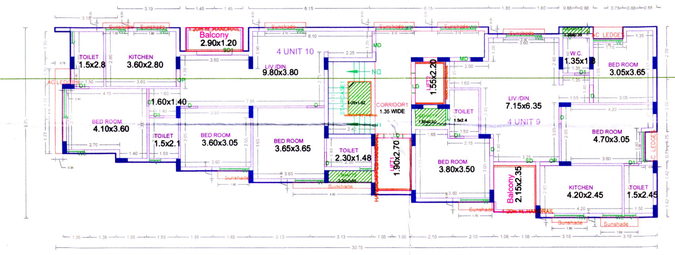
FIRST FLOOR PLAN



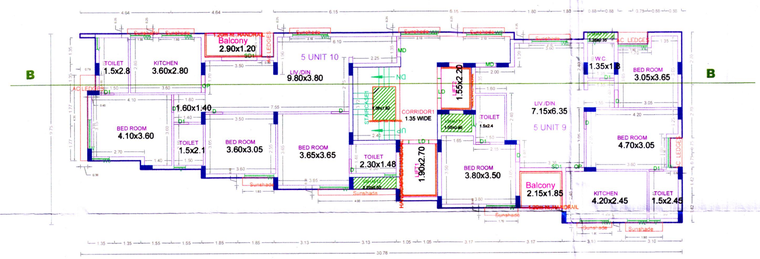
SECOND FLOOR PLAN



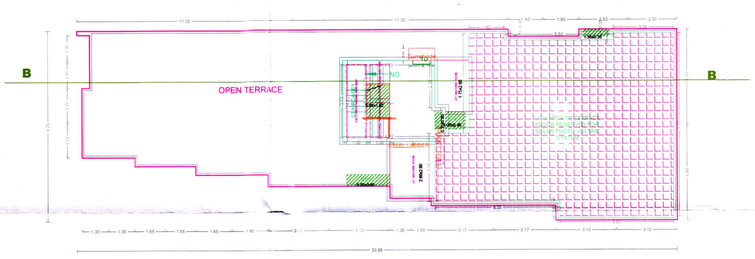
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK : 2

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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 Rev Rule TNCDR, 2019 is subject to final outcome of the WP (MD) No.8648 of 2019 and WMP (MD) Nos. 6913 & 6915 of 2019.

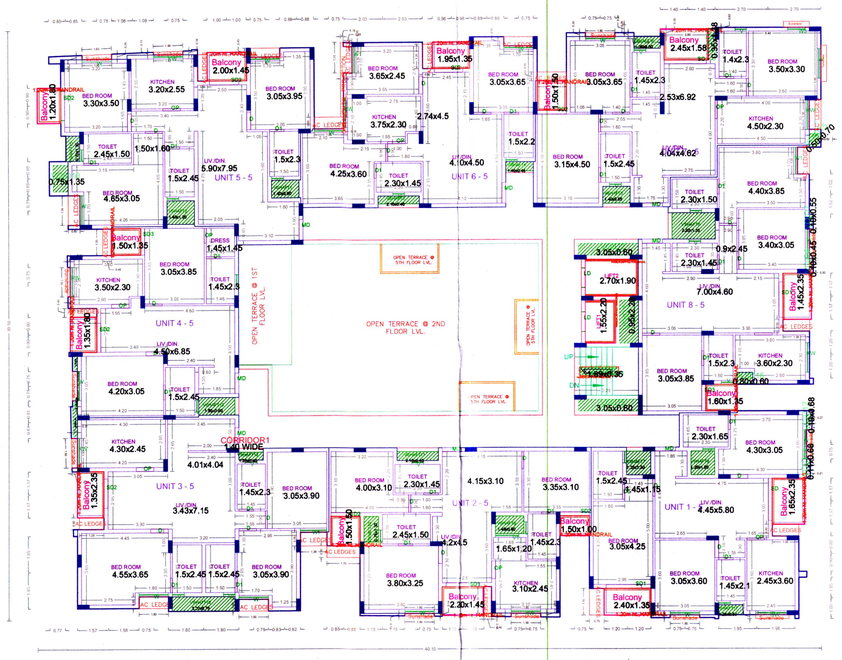
Applicants (Owner / Developer / Power of Attorney)

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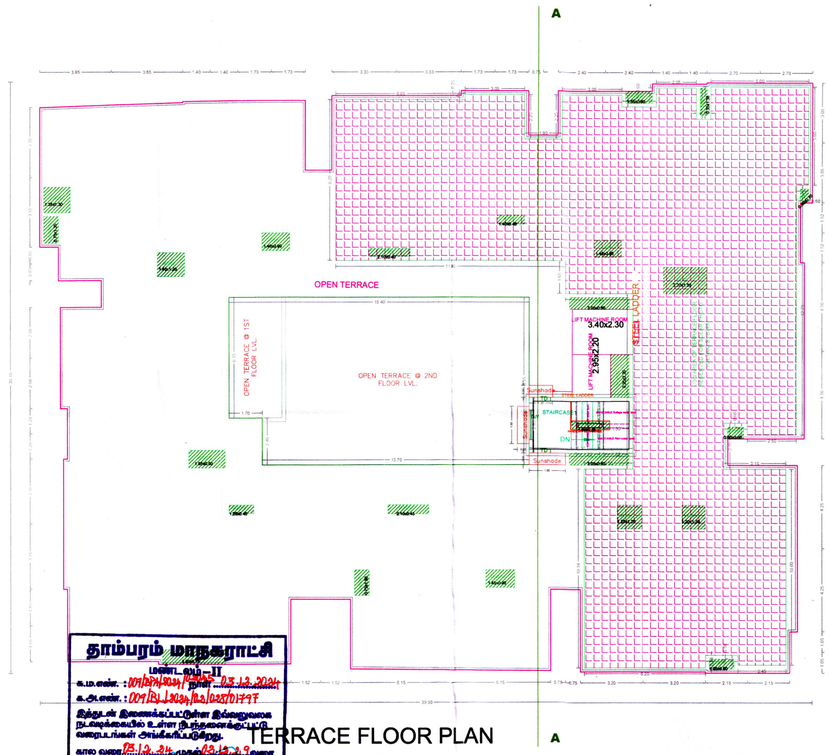
ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 4 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 2 BLOCKS;BLOCK 1 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 39 DWELLING UNITS WITH INDOOR GAMES ROOM AND ASSOCIATION ROOM; BLOCK 2 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS; TOTALLY 49 DWELLING UNITS AVAILING PREMIUM FSI AT 4TH MAIN ROAD, NEW COLONY, CHROMPET, CHENNAI-600 044, COMPRISED IN T.S.NOS.6/1A, 6/2 PART, 6/4, 6/5 & 6/6 (AS PER PATTA) OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION



FIFTH FLOOR PLAN

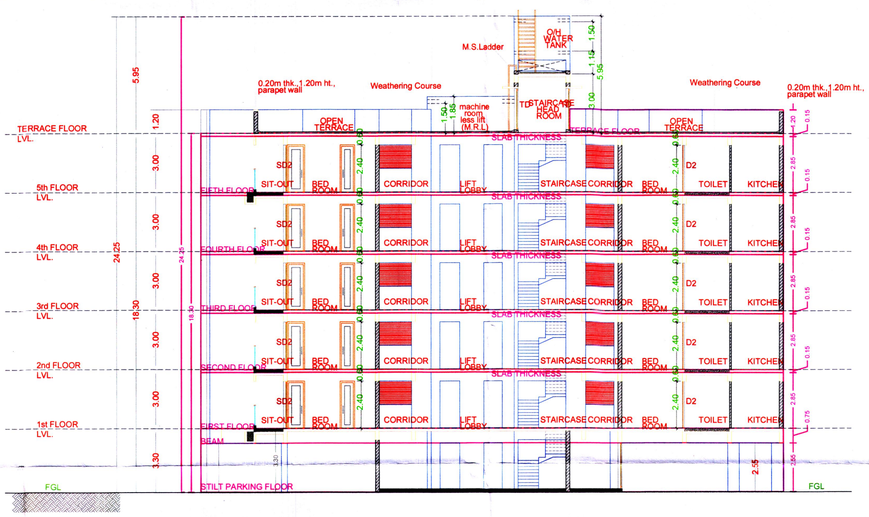


TERRACE FLOOR PLAN

தாம்பரம் மாநகராட்சி
பகுதி அ&ப - II
உ.ம.எண். : 1091/B1/2024, நாள் : 05.12.2024
உ.அ.எண். : 1091/B1/2024/ஆ1/0328/2024
இந்தத் திரைவரைப்படத்திலுள்ள இவ்வலுவலக நடவடிக்கைகளே உள்ளூர் திருவலைக்கட்டுப்பாடு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
காலவரை 05.12.24 முதல் 04.12.29 வரை
ஆணையருக்காக
தாம்பரம் மாநகராட்சி
பகுதி அ&ப - II
26/1/25



BLOCK : 1
WEST SIDE ELEVATION



SECTION A-A

BLOCK : 1

APPROVAL CONDITION	
SCALE 1:100	

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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. 28810 of 2019 & WMP (MD) Nos. 22412 & 22413 of 2019.

Applicants (Owner / Developer / Power of Attorney)

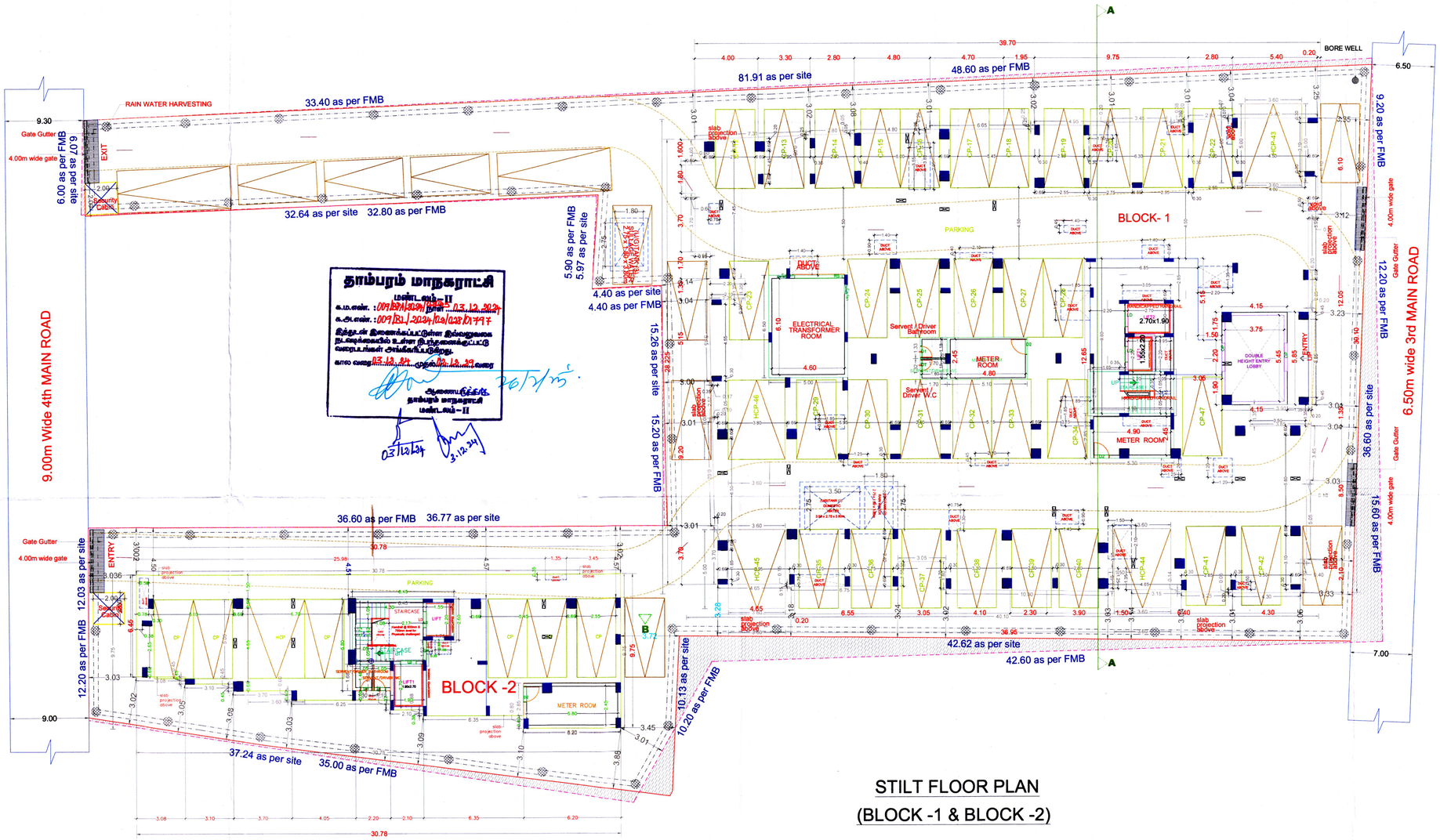
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ARCH_E_(36.00_x_48.00_Inches)

FLOOR NAME	SHEET NO. 2 / 5

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 2 BLOCKS;BLOCK 1 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 39 DWELLING UNITS WITH INDOOR GAMES ROOM AND ASSOCIATION ROOM; BLOCK 2 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS; TOTALLY 49 DWELLING UNITS AVAILING PREMIUM FSI AT 4TH MAIN ROAD, NEW COLONY, CHROMPET, CHENNAI-600 044, COMPRISED IN T.S.NOS.6/1A, 6/2 PART, 6/4, 6/5 & 6/6 (AS PER PATTA) OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION



தாம்பரம் மாநகராட்சி
மண்டலம்-II
உ.ம.எண். : 009/BP/2024/மண்-2 நாள் : 03.12.2024
உ.அ.எண். : 009/BL/2024/மண்டலம்-II/0238/0777
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கைகள் உள்ள திட்டவரைப்படம் வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
காலவரையறை 03.12.24 முதல் 02.12.29 வரை
ஆணையர்/செயல் தாம்பரம் மாநகராட்சி மண்டலம்-II
03/12/24
3.12.24

STILT FLOOR PLAN
(BLOCK -1 & BLOCK -2)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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

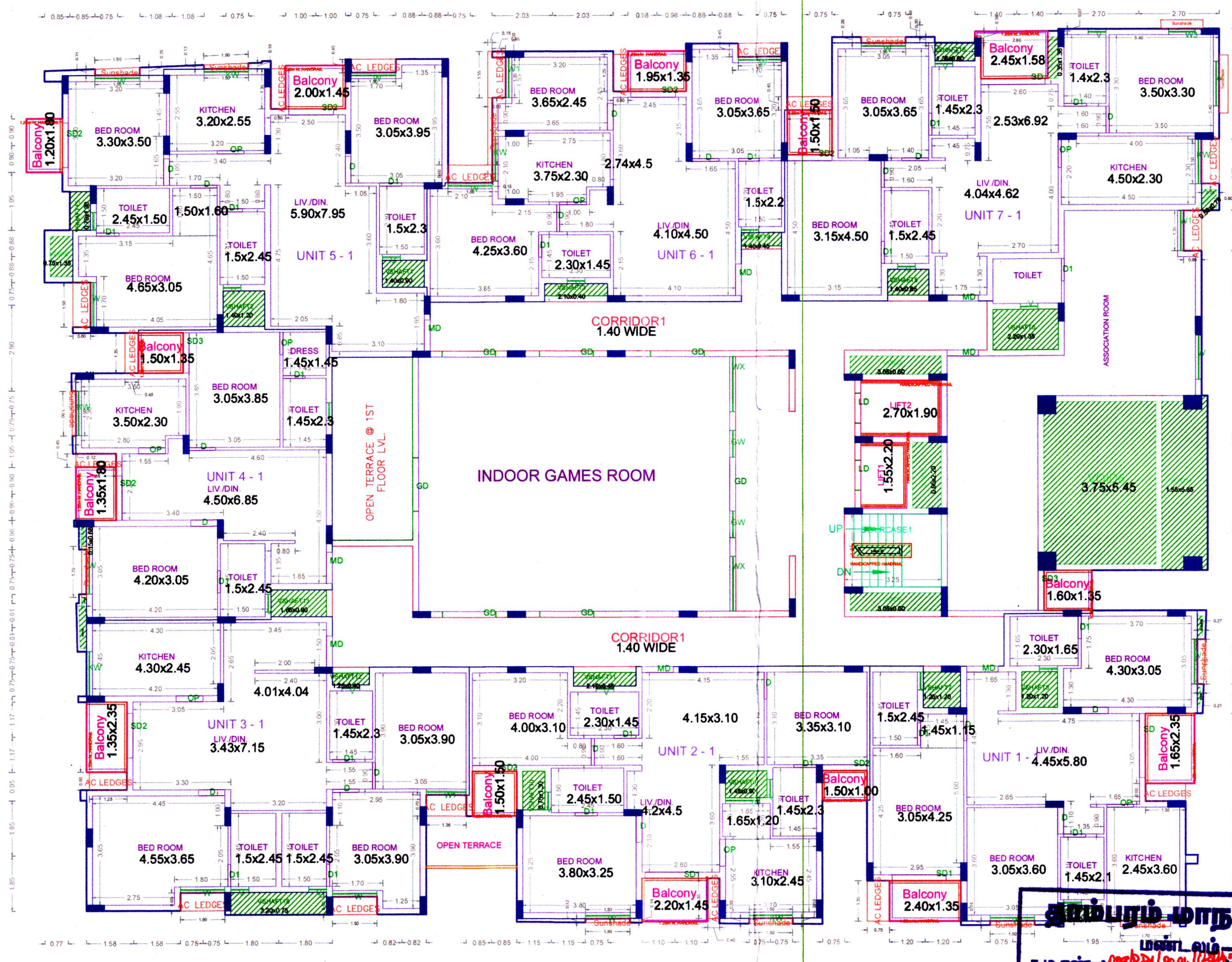
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This Planning Permission issued under Rule 36 of TNCDBR 2019 is subject to the provisions of the Act 9 of 1971 (MD) No.9645 of 2019 and WMP (MD) No. 5972 & 6013 of 2019.

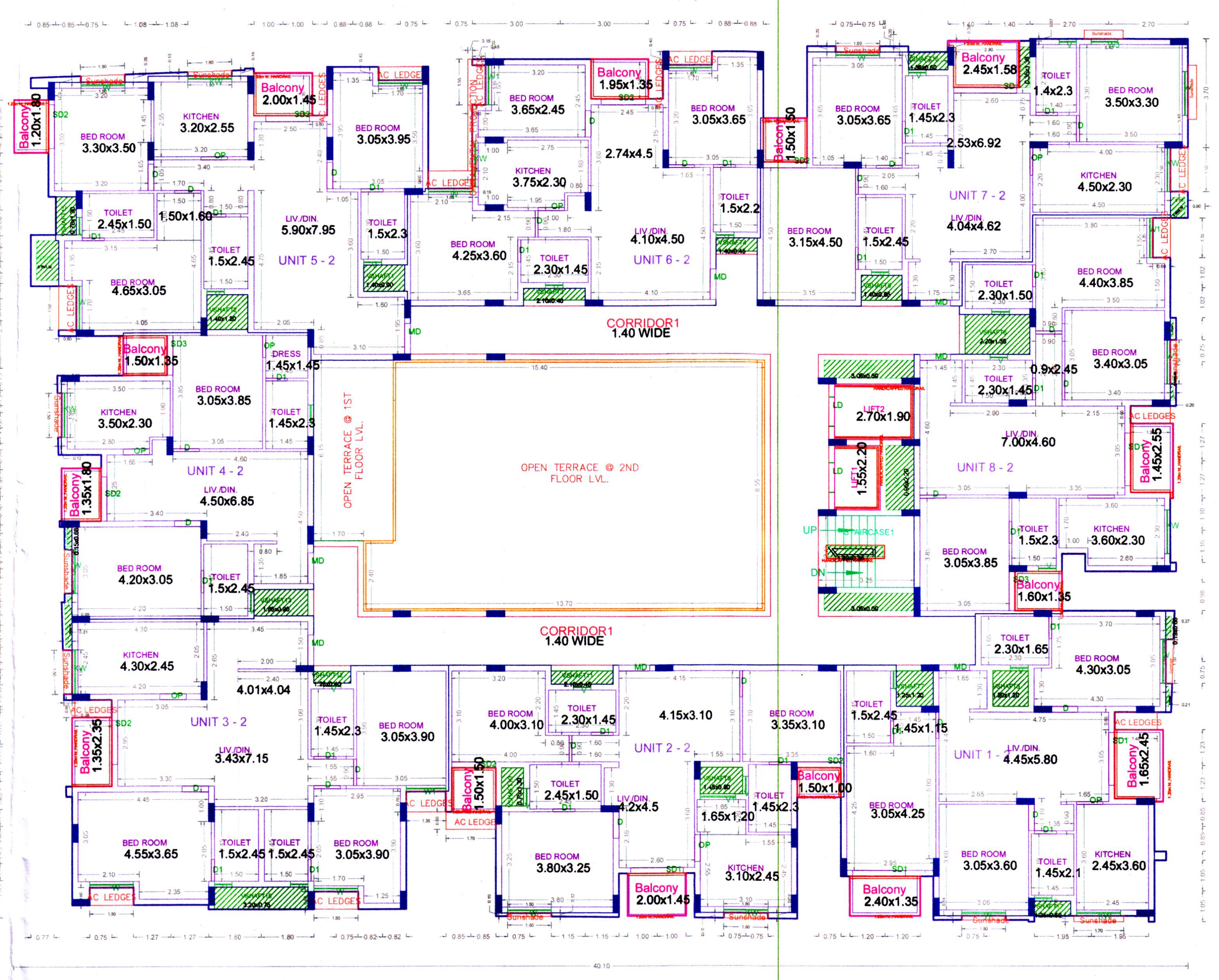
Applicants (Owner / Developer / Power of Attorney)

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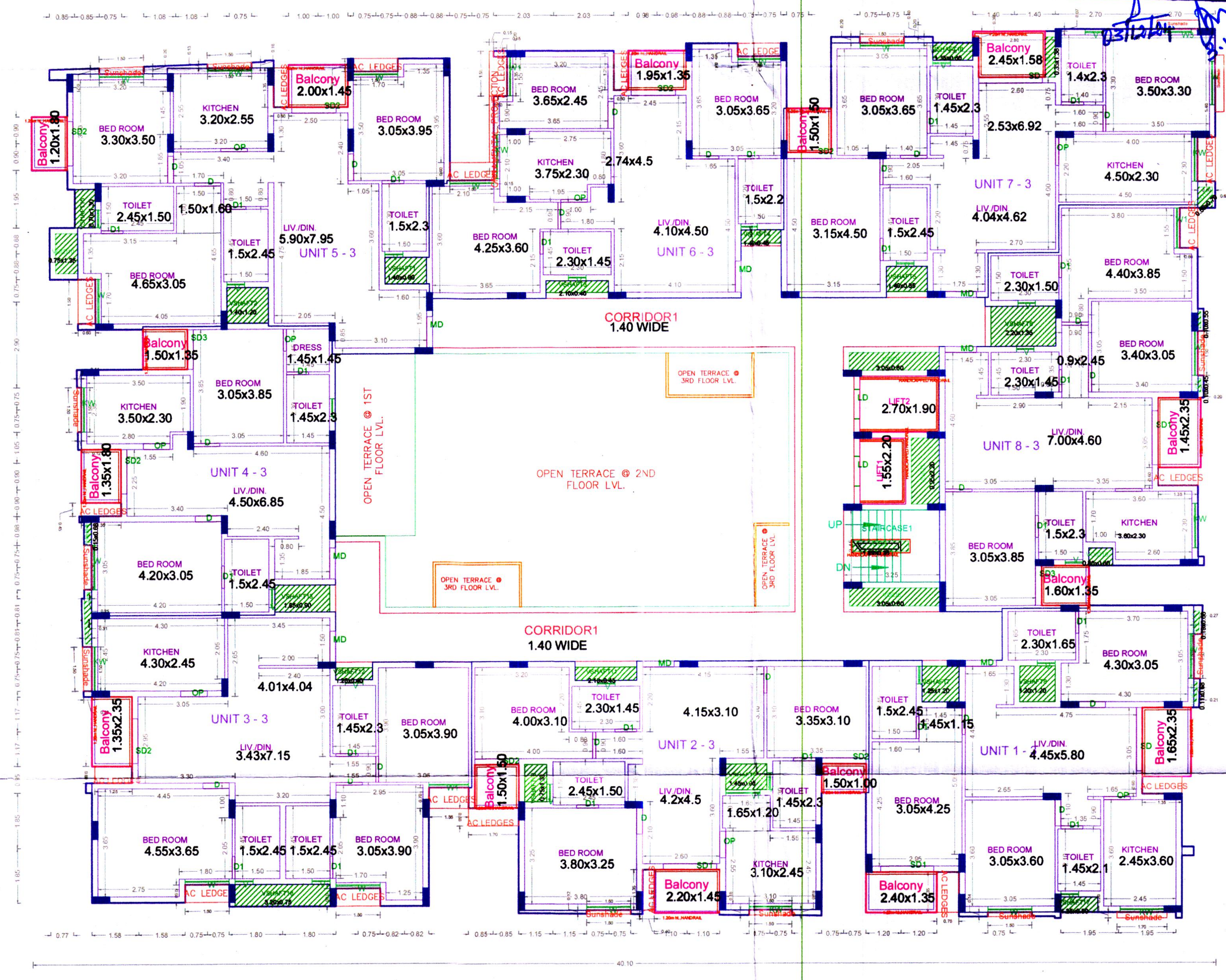


FIRST FLOOR PLAN

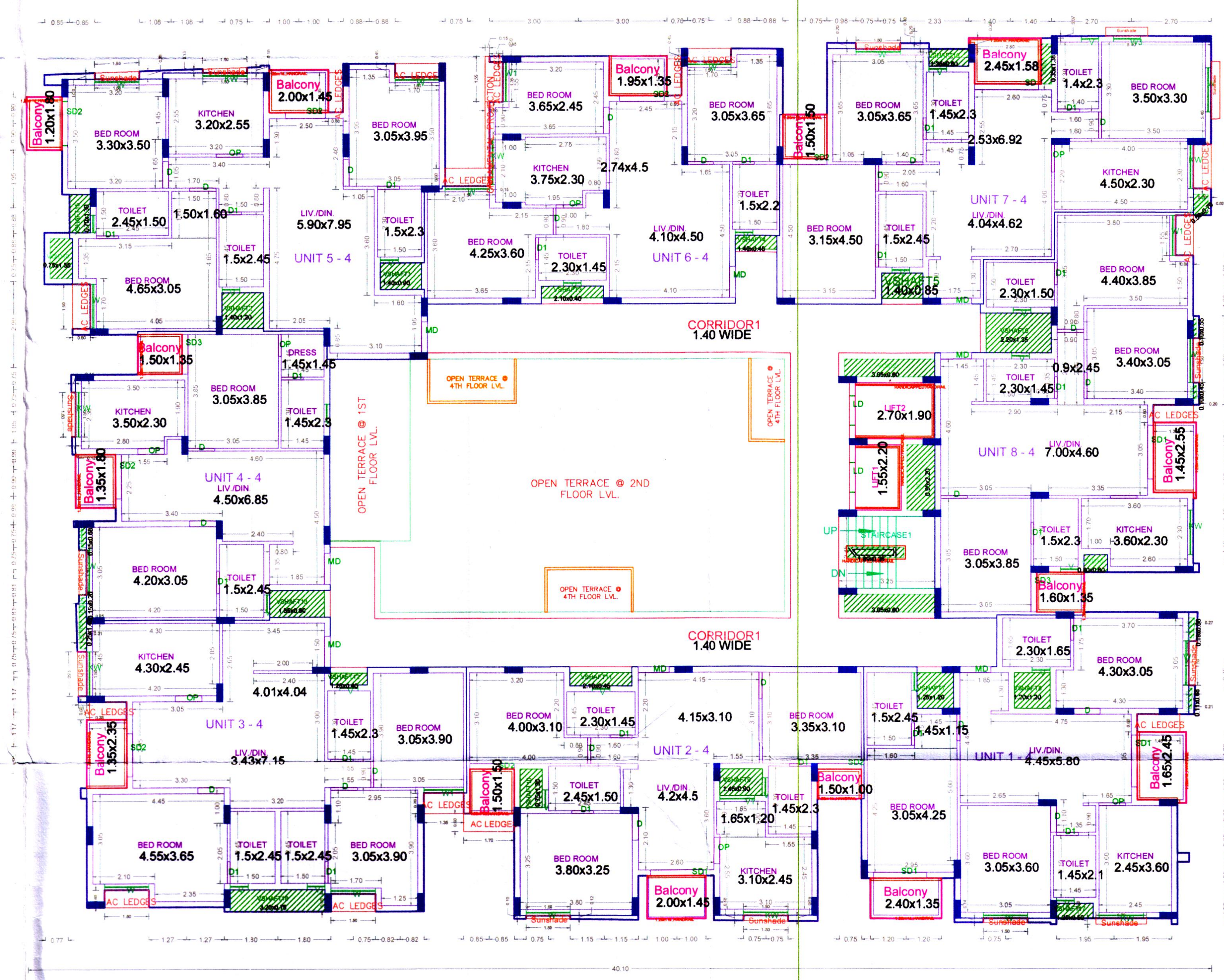


SECOND FLOOR PLAN

தாம்பரம் மாநகராட்சி
மண்டலம்—II
க.ம.எண். : 007/BPA/2024/04445 நாள் 03.12.2024
க.அ.எண். : 007/BL/2024/03/028/01797
இத்துடன் இணைக்கப்பட்டுள்ள இவ்வலுவலக நடவடிக்கையில் உள்ள நிபந்தனைக்குட்பட்டு வரைபடங்கள் அங்கீகரிக்கப்படுகிறது.
கால வரை 03.12.24 முதல் 02.12.29 வரை
ஆணையர்க்காக
தாம்பரம் மாநகராட்சி
மண்டலம்—II



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

BLOCK : 1

FLOOR NAME	SHEET NO. 3 / 5
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 2 BLOCKS;BLOCK 1 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 39 DWELLING UNITS WITH INDOOR GAMES ROOM AND ASSOCIATION ROOM; BLOCK 2 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS; TOTALLY 49 DWELLING UNITS AVAILING PREMIUM FSI AT 4TH MAIN ROAD, NEW COLONY, CHROMPET, CHENNAI-600 044, COMPRISED IN T.S.NOS.6/1A, 6/2 PART, 6/4, 6/5 & 6/6 (AS PER PATTA) OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION

APPROVAL CONDITION

SCALE 1:100

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.

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.

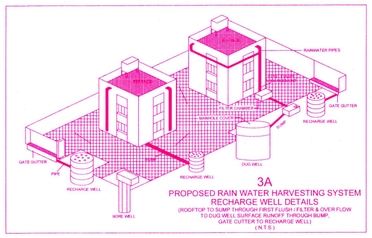
KEY NO. 6688

QR CODE

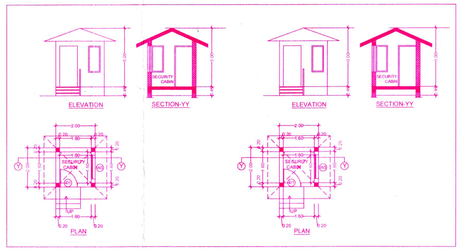
Applicants (Owner / Developer / Power of Attorney)

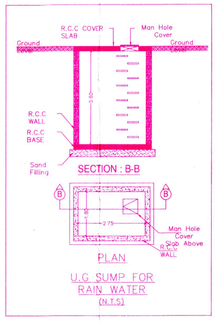
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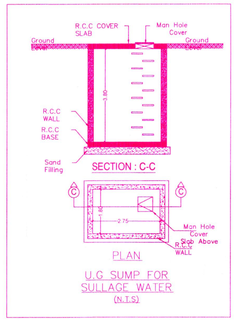


3A
PROPOSED RAIN WATER HARVESTING SYSTEM
RECHARGE WELL DETAILS
(ROOFTOP TO SUMP THROUGH FIRST FLUSH / FILTER & OVER FLOW TO DUG WELL/ SURFACE RUNOFF THROUGH BUMP, GATE CUTTER TO RECHARGE WELL)
(N.T.S)

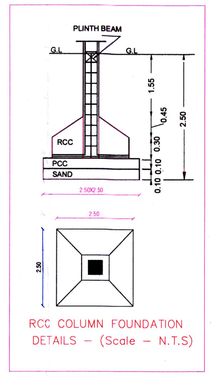




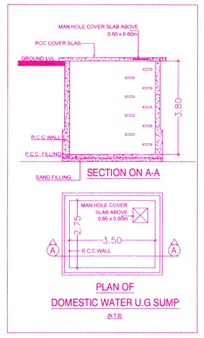
U.G SUMP FOR RAIN WATER
(N.T.S)



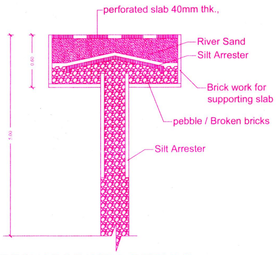
U.G SUMP FOR SULLAGE WATER
(N.T.S)



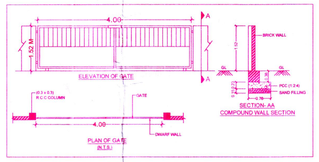
RCC COLUMN FOUNDATION DETAILS – (Scale – N.T.S)



PLAN OF
DOMESTIC WATER U.G SUMP
(N.T.S)



RECHARGE WELL DETAILS (N.T.S)



SITE PLAN	SHEET NO. 1 / 5

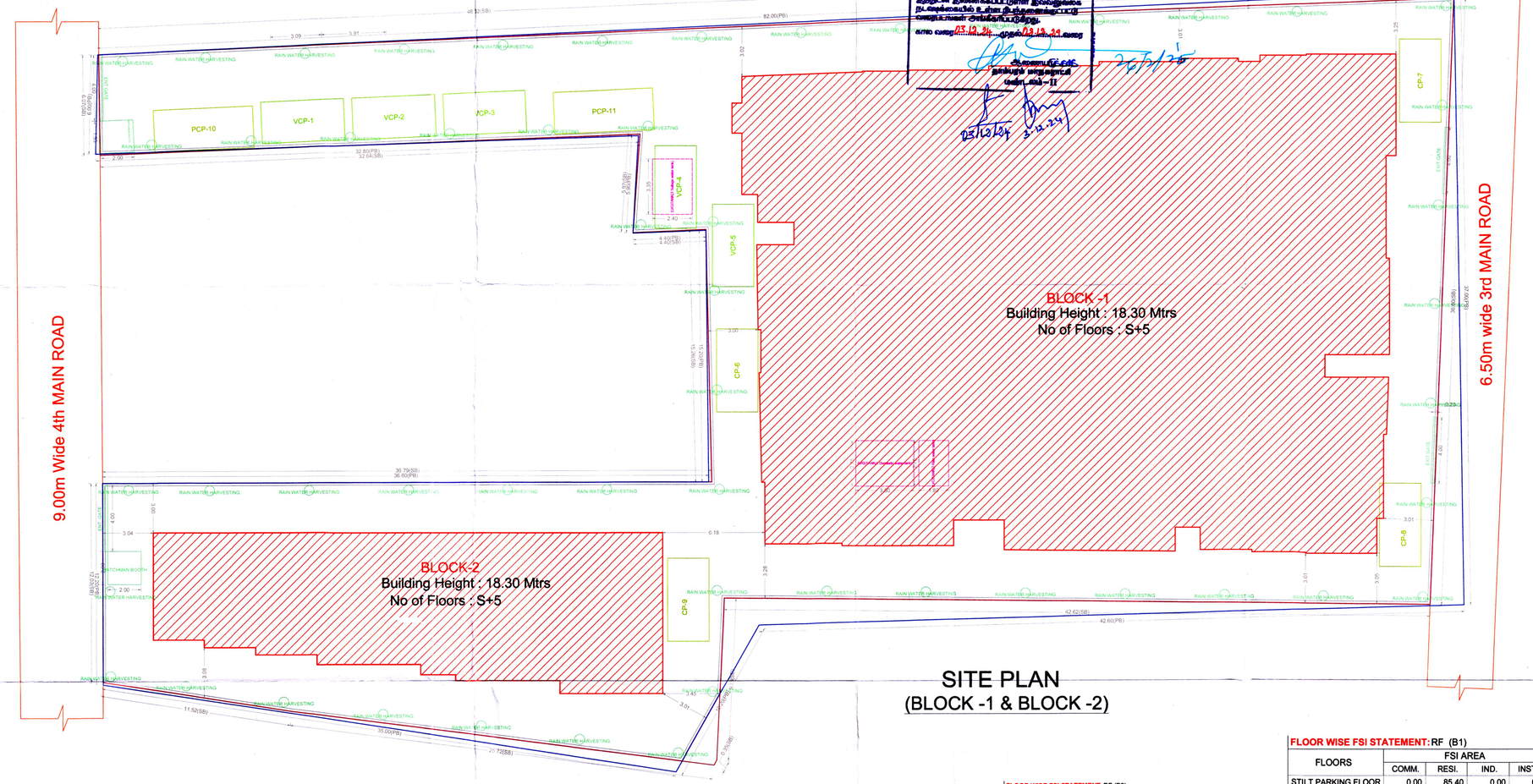
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT COMPRISING 2 BLOCKS; BLOCK 1 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 39 DWELLING UNITS WITH INDOOR GAMES ROOM AND ASSOCIATION ROOM; BLOCK 2 - STILT FLOOR + 5 FLOORS (HEIGHT - 18.30M) RESIDENTIAL BUILDING WITH 10 DWELLING UNITS; TOTALLY 49 DWELLING UNITS AVAILING PREMIUM FSI AT 4TH MAIN ROAD, NEW COLONY, CHROMPET, CHENNAI-600 044, COMPRISED IN T.S.NOS.6/1A, 6/2 PART, 6/4, 6/5 & 6/6 (AS PER PATTA) OF ZAMIN PALLAVARAM VILLAGE WITHIN THE LIMITS OF TAMBARAM MUNICIPAL CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	2272.00
AREA AS PER DOCUMENT	2336.97
AREA CONSIDERED FOR FSI	2272.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	5903.93
FSI FACTOR	2.599
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	54	54
TWO WHEELER	0	0
CYCLE	-	0



SITE PLAN
(BLOCK -1 & BLOCK -2)

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
RF -1 (B1)		0.00	4677.90	0.00	0.00	39	4677.90
RF-1 (B2)		0.00	1226.03	0.00	0.00	10	1226.03
Total		0.00	5903.93	0.00	0.00	49	5903.93

FLOOR WISE FSI STATEMENT: RF (B2)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	17.67	0.00	0.00	0	17.67
FIRST FLOOR	0.00	241.24	0.00	0.00	2	241.24
SECOND FLOOR	0.00	242.32	0.00	0.00	2	242.32
THIRD FLOOR	0.00	241.24	0.00	0.00	2	241.24
FOURTH FLOOR	0.00	242.32	0.00	0.00	2	242.32
FIFTH FLOOR	0.00	241.24	0.00	0.00	2	241.24
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1226.03	0.00	0.00	10	1226.03

FLOOR WISE FSI STATEMENT: RF (B1)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	85.40	0.00	0.00	0	85.40
FIRST FLOOR	0.00	986.15	0.00	0.00	7	986.15
SECOND FLOOR	0.00	901.48	0.00	0.00	8	901.48
THIRD FLOOR	0.00	901.69	0.00	0.00	8	901.69
FOURTH FLOOR	0.00	901.48	0.00	0.00	8	901.48
FIFTH FLOOR	0.00	901.70	0.00	0.00	8	901.70
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4677.90	0.00	0.00	39	4677.90

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P (MD) No.9946 of 2019 and WMP (MD) Nos. 6913 & 6913 of 2019.

Signature valid
Digitally Signed by Architect Tamil Selvan
Sign Date: 02.12.2024 11:42:37 AM

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

ARCH_E_(36.00_x_48.00_Inches)

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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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