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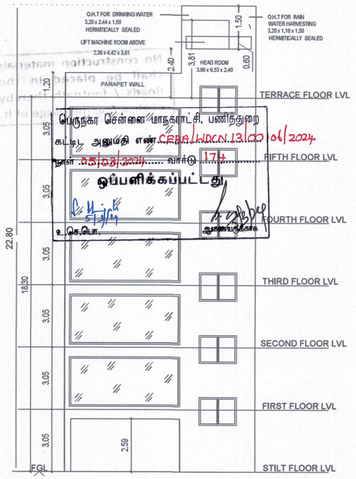
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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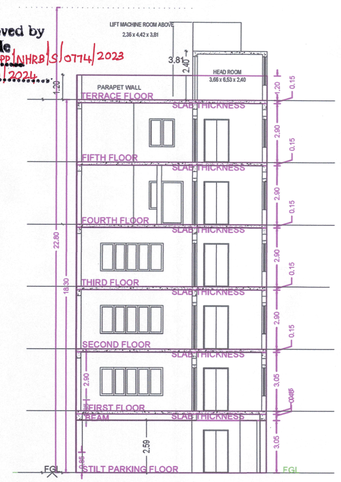
Official Property Record



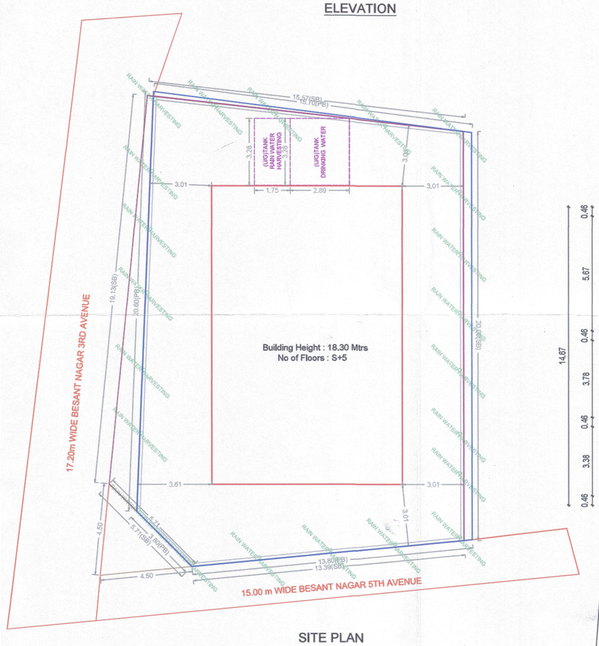
Digitally Verified Record - Powered by Verified RealEstate™



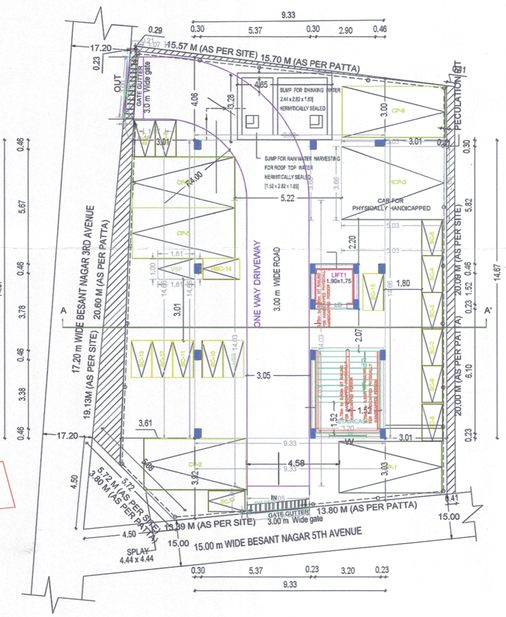
ELEVATION



SECTION-AA'



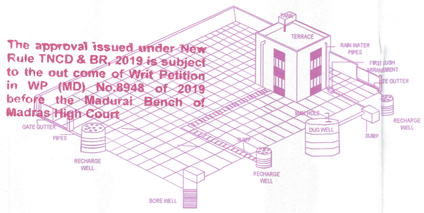
SITE PLAN



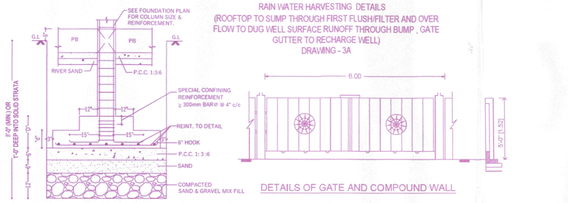
SITE cum STILT FLOOR PLAN

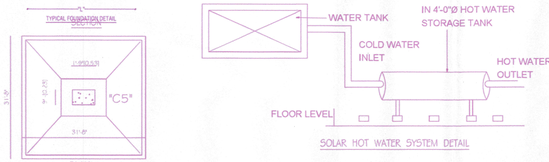
P.P.A approved by C.M.D.A vide Lr.No.CMDA/PP/INHRB1/S/0714/2023 Dated.25/01/2024.

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

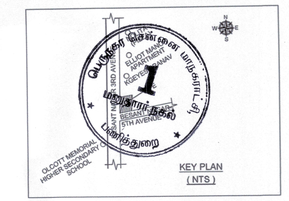


RAIN WATER HARVESTING DETAILS
(ROOFTOP TO SUMP THROUGH FIRST FLUSH/FILTER AND OVER FLOW TO DUG WELL SURFACE RUNOFF THROUGH BUMP , GATE GUTTER TO RECHARGE WELL)
DRAWING - 3A

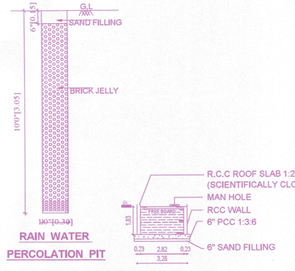




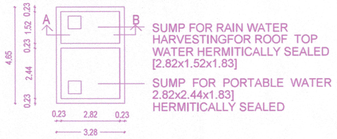
FOUNDATION DETAIL
(SCALE 1" = 4'-0")



Location plan (Taken as per User Inputs)



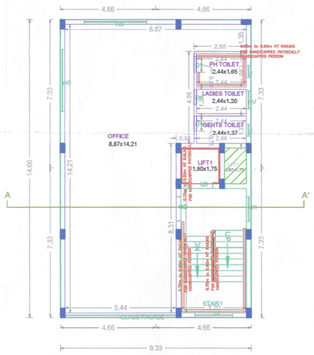
RAIN WATER PERCOLATION PIT



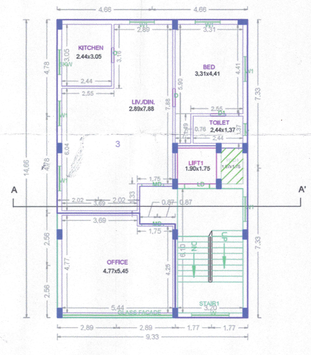
SUMP FOR RAIN WATER HARVESTINGFOR ROOF TOP WATER HERMITICALLY SEALED [2.82x1.52x1.83]

SUMP FOR PORTABLE WATER 2.82x2.44x1.83] HERMITICALLY SEALED

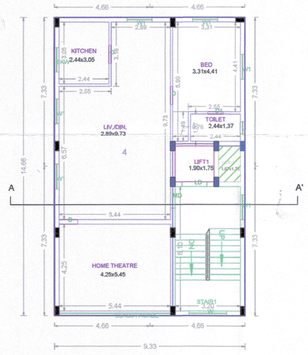
SUMP DETAIL



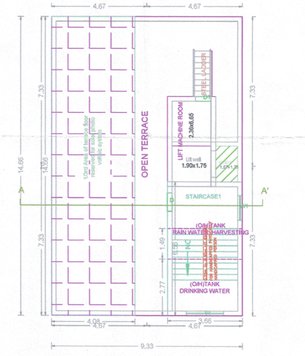
TYPICAL - 1, 2& 3 FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS COMMERCIAL CUM RESIDENTIAL BUILDING (1ST TO 3RD FLOOR+ 4TH FLOOR(PART)- OFFICE USE &4TH FLOOR(PART)+5TH FLOOR- RESIDENTIAL) (HEIGHT-18.30M) WITH 2 DWELLING UNITS AVAILING PREMIUM FSI AT PLOT NO.7A, OLD DOOR NO.1, NEW DOOR NO.7A, 3RD AVENUE & 5TH AVENUE, BESANT NAGAR, CHENNAI COMPRISED IN OLD S.NO.12 PART, T.S.NO.1/2, BLOCK NO.16 OF URUR VILLAGE WITHIN GREATER CHENNAI CORPORATION.ZONE-XIII DIVISION-174

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	332.00
AREA AS PER DOCUMENT	335.56
AREA CONSIDERED FOR FSI	332.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	674.70
FSI FACTOR	2.032
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	6	6
TWO WHEELER	14	17
CYCLE	-	0

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
		433.48	241.22	0.00	0.00	2	674.70
Total		433.48	241.22	0.00	0.00	2	674.70

FLOOR WISE FSI STATEMENT:

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	134.94	0.00	0.00	0.00	0	134.94
SECOND FLOOR	134.94	0.00	0.00	0.00	0	134.94
THIRD FLOOR	134.94	0.00	0.00	0.00	0	134.94
FOURTH FLOOR	28.66	106.28	0.00	0.00	1	134.94
FIFTH FLOOR	0.00	134.94	0.00	0.00	1	134.94
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	433.48	241.22	0.00	0.00	2	674.70

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. 986

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

Signature valid

Digitally Signed by G SHANKARI
Architect
Sign Date: 01/02/2024 10:10:22 AM

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)

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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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