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Official Property Record

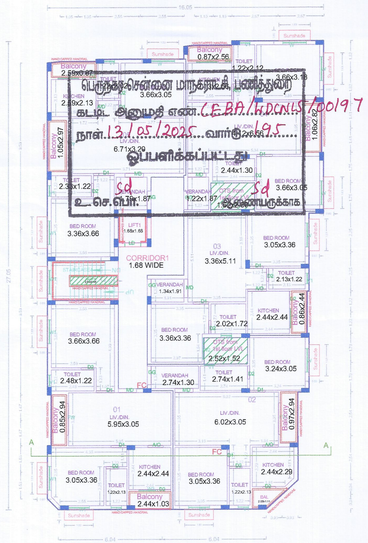


Digitally Verified Record - Powered by Verified RealEstate™

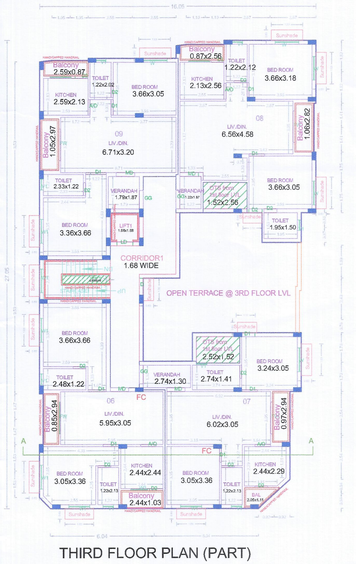
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/s1/0869/2024
Dated.30/04/2025

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

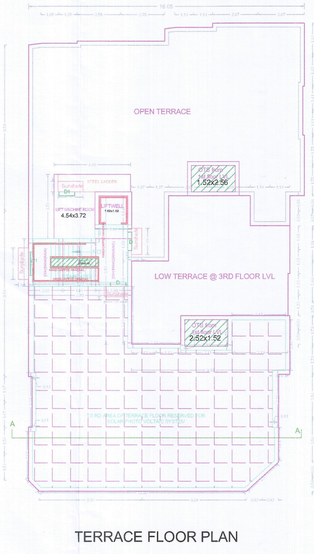
பிராசஸ்சின்னை மாநகராட்சி, மண்டலம்
கட்டட அனுமதி எண்.CEBA/ADRN1S/20197/2025
நாள்.13/05/2025...வார்டு எண்.97...
ஒப்பளிக்கப்பட்டது
உ.செ.பொ.அ.
இணையருக்காக



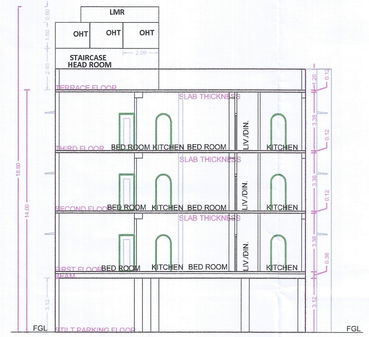
TYPICAL - 1& 2 FLOOR PLAN



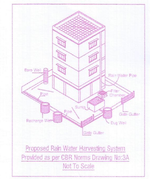
THIRD FLOOR PLAN (PART)



TERRACE FLOOR PLAN



SECTION-AA





PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 2 FLOORS + 3RD FLOOR (PART) RESIDENTIAL BUILDING WITH 14 DWELLING UNITS (HEIGHT-14.00M) AT PLOT NO. 63, 64 & 64B, DOOR NO: 3/147, 3RD CROSS STREET, DEVARAJ AVENUE, METTUKUPPAM, OKKIYAM THORAIPAKKAM, CHENNAI-600 097 COMPRISED IN OLD S.NO. : 405/13 AND NEW S.NOS. 405/116, 405/28, 405/160 AND 405/157 OF THORAIPAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	578.00
AREA AS PER DOCUMENT	578.43
AREA CONSIDERED FOR FSI	578.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1154.73
FSI FACTOR	1.998
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

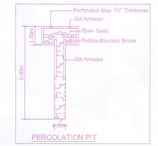
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	10	11
TWO WHEELER	11	12
CYCLE	-	0

FLOOR WISE FSI STATEMENT:

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	28.36	0.00	0.00	0	28.36
FIRST FLOOR	0.00	394.17	0.00	0.00	5	394.17
SECOND FLOOR	0.00	394.17	0.00	0.00	5	394.17
THIRD FLOOR	0.00	338.03	0.00	0.00	4	338.03
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1154.73	0.00	0.00	14	1154.73

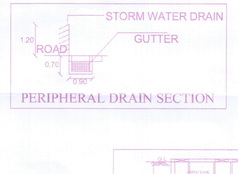
BUILDING WISE FSI STATEMENT

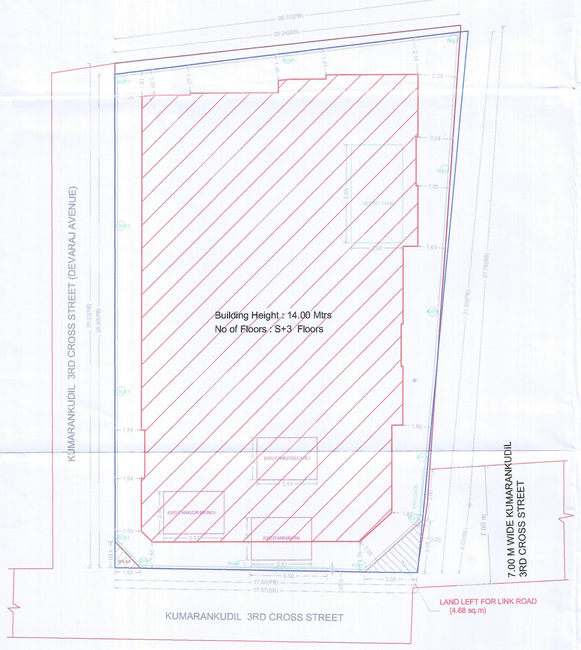
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (THORAL..)		0.00	1154.73	0.00	0.00	14	1154.73
Total		0.00	1154.73	0.00	0.00	14	1154.73



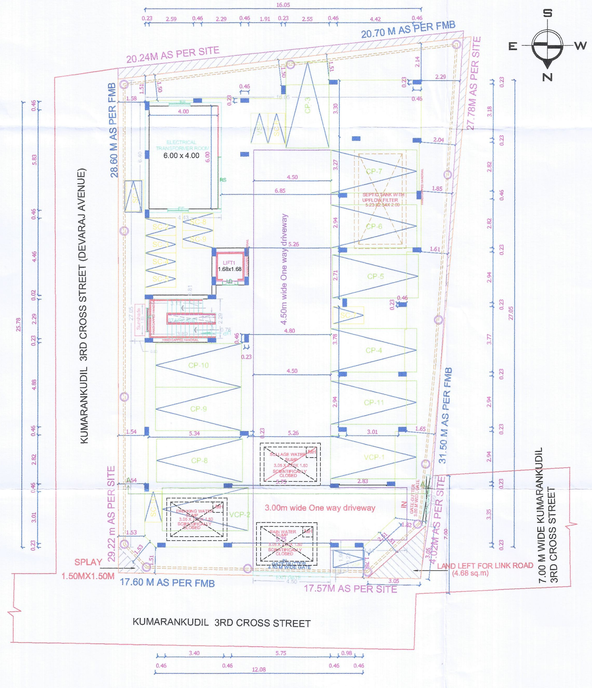


ELEVATION



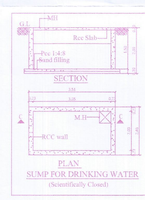


SITE PLAN

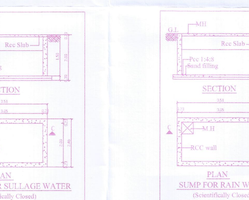


SITE/STILT PARKING FLOOR PLAN

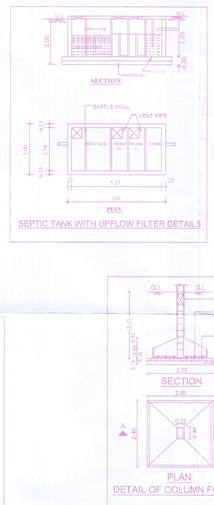




Solar hot water system details



Gate Elevation & Cross Section Detail of compound wall



SEPTIC TANK WITH UPFLOW FILTER DETAILS

DESIGN OF SEPTIC TANK WITH UPFLOW FILTER FOR 14 DWELLINGS

NO. OF FLATS OR DWELLINGS = 14
ASSUMING 5 PERSONS FOR FLATS = 2(5x5)=70
NO. OF PERSONS = 70
NO OF USERS ASSUMING 2 FIXTURES PER FLAT = 70X2=140NOS
PER HOUR DISCHARGE = 140X6=840 LPH.
SEPTIC TANK
SURFACE AREA NEEDED = 840X0.5[2/3 +(7/2.28)] SAY 80M
VOLUME OF SEDIMENTATION:
ASSUMING 0.30M DEPTH = 80X0.3M = 24M³
FOR DIGESTION = 2.5X840.0/2 = 0.75M³
FOR SLUDGE STORAGE = 0.03X2X365X75 = 1.752M³
FREE BOARD FOR SLUDGE = 73X0.3M = 2.19M³
DEPTH = VOLUME / SURFACE + VOLUME / 3 = 2.33M
SIZE OF SEPTIC TANK 5.95X3.00X2.00
UPFLOW FILTER
LIQUID DEPTH OF SEPTIC TANK = 1.70M
UPFLOW FILTER DEPTH
ALLOWING 0.30M FREE BOARD 1.4 - 0.3 = 1.10M
AREA NEEDED = 1.10 / 1.10 = 1.0M
SIZE OF UPFLOW FILTER 1.00X1.00
UPFLOW NO-1 = 0.91X1.00X1.36M
UPFLOW NO-2 = 0.91X1.00X1.36M

SECTION
PLAN
SUMP FOR DRINKING WATER (Scientifically Closed)

SECTION
PLAN
SUMP FOR SULLAGE WATER (Scientifically Closed)

SECTION
PLAN
SUMP FOR RAIN WATER (Scientifically Closed)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the outcome of the W.P. (MD) No.8948 of 2019 in the HMP (MD) dtd. 08/12 & 9/01 of 2019.

Signature valid
Digitally Signed by
Registered Occupational Code : Class/A
Sign Date: 02/10/2025 3:10:05 PM

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

Our services go beyond

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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

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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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