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3/350/2 Mettukuppam,
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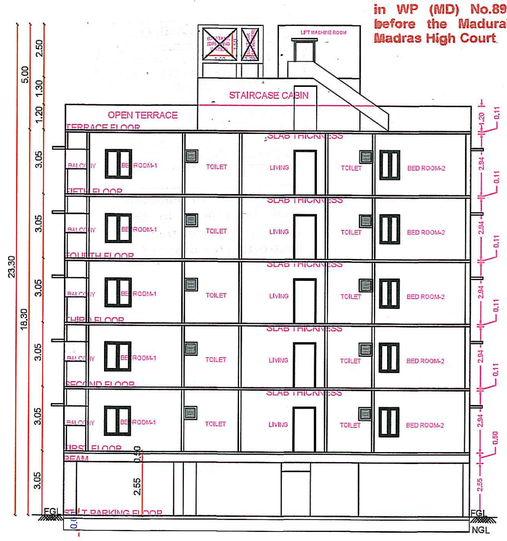
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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



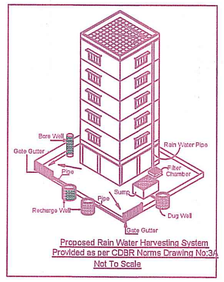
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



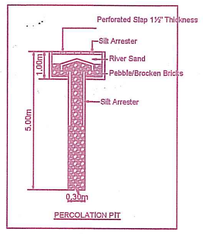
SECTION-AA



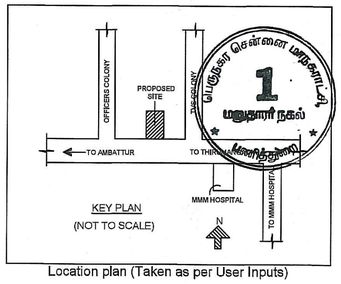
FRONT ELEVATION



Proposed Rain Water Harvesting System
Provided as per CDBR Norms Drawing No:3
Not To Scale



PERCOLATION PIT



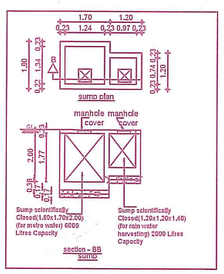
Location plan (Taken as per User Inputs)

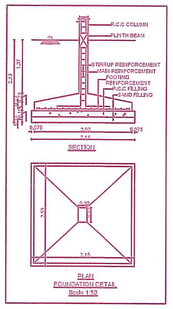
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS RESIDENTIAL BUILDING (HEIGHT 18.30M) WITH 10 DWELLING UNITS AVAILING PREMIUM FSI AT BLOCK NO:79,DWARAKA FLATS, AMBATTUR ESTATE -THIRUMANGALAM ROAD,ANNA NAGAR WESTERN EXTENSION, CHENNAI 600 101, COMPRISED IN OLD S.NO:289 PART OF PADI VILLAGE, S.NOS:297/3B, 297/1A PART, 1B PART, 2A PART, 2B PART, 290 PART, T.S.NO:87/9, 87/10, 87/11, 87/12, BLOCK NO:9, WARD-H OF MOGAPPAIR VILLAGE, AMBATTUR TALUK, THIRUVALLUR DISTRICT WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

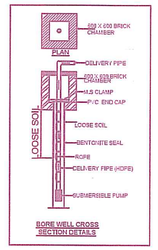
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	677.00
AREA AS PER DOCUMENT	676.18
AREA CONSIDERED FOR FSI	677.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1436.25
FSI FACTOR	2.121
COVERAGE AREA (PERCENTAGE %)	NA

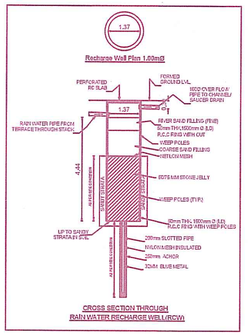
A) PARKING STATEMENT

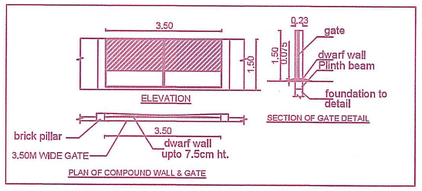
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	11	11
TWO WHEELER	0	0
CYCLE	-	0

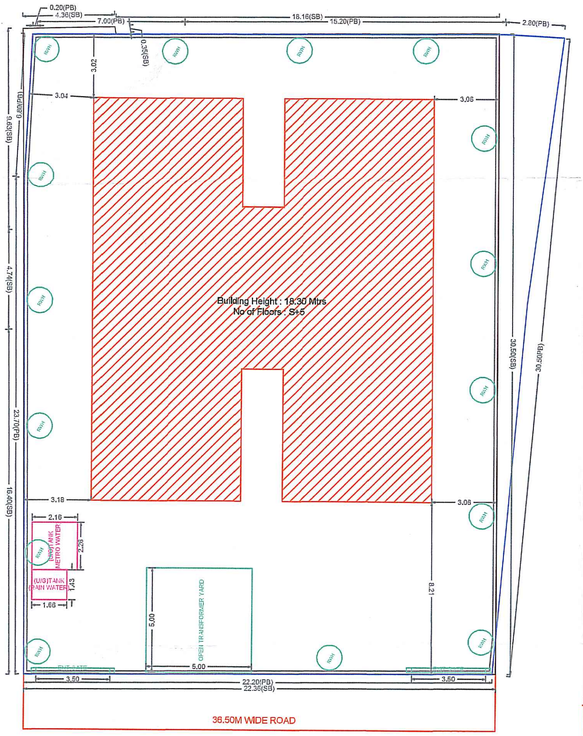




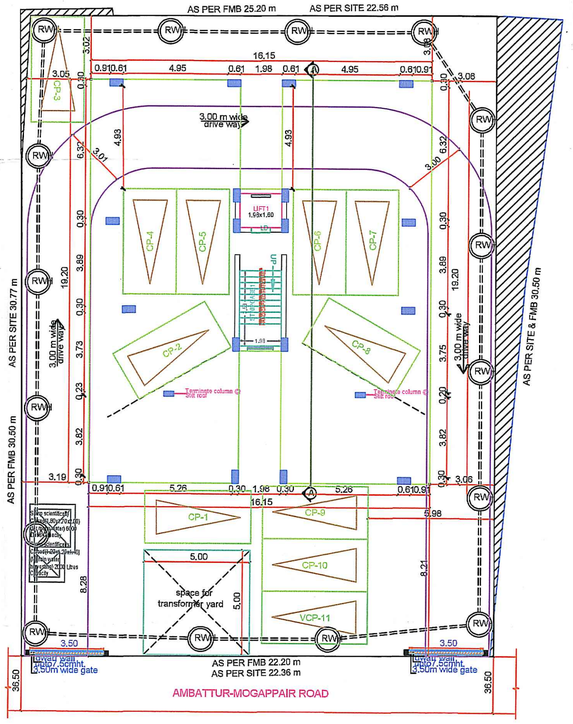






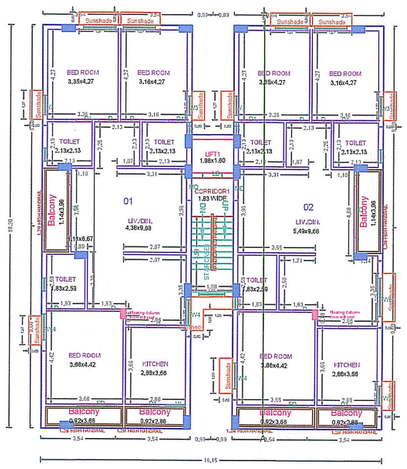


SITE PLAN

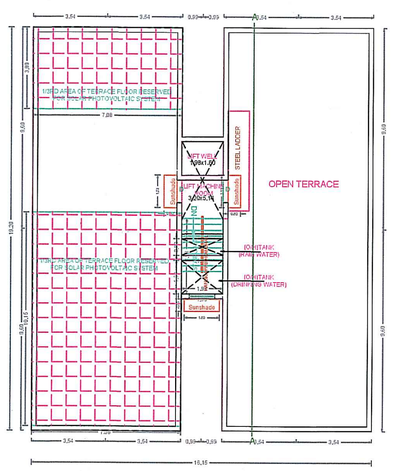


SITE CUM STILT FLOOR PLAN

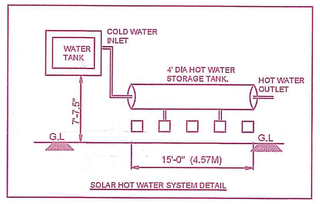
P.P.A approved by C.M.D.A vide Lr.No. CMDA/PP/NHRB/N/0135/2024 **Dated** 03/09/2024

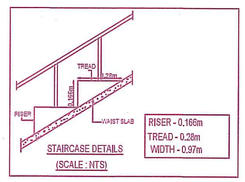


TYPICAL - 1- 5 FLOOR PLAN



TERRACE FLOOR PLAN





FLOOR WISE FSI STATEMENT: NHRB (RESI)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	287.25	0.00	0.00	2	287.25
SECOND FLOOR	0.00	287.25	0.00	0.00	2	287.25
THIRD FLOOR	0.00	287.25	0.00	0.00	2	287.25
FOURTH FLOOR	0.00	287.25	0.00	0.00	2	287.25
FIFTH FLOOR	0.00	287.25	0.00	0.00	2	287.25
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1436.25	0.00	0.00	10	1436.25

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
NHRB -1 (RESI)		0.00	1436.25	0.00	0.00	10	1436.25
Total		0.00	1436.25	0.00	0.00	10	1436.25

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. 9688

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

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)



our services doesn't just end there

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Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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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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We're honored to be part of your real estate journey

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