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3/350/2 Mettukuppam,
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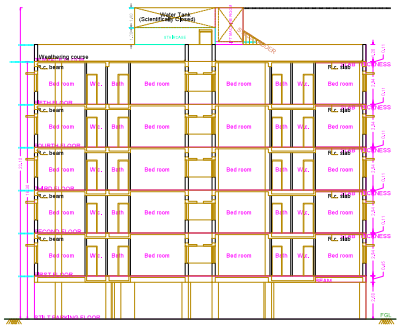
**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™





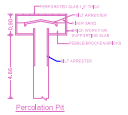

Elevation



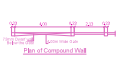

Section - "A - A"



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



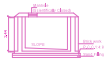
Percolation Pit



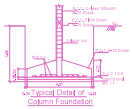
Plan of Compound Wall



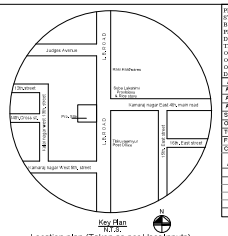
Section



Section



Typical Detail of Column Foundation




Location plan (Taken as per User Inputs)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30m) RESIDENTIAL BUILDING WITH 20 DWELLING UNITS AVAILING 4 PREMIUM FSI AT Nº 8, OLD D. No: 119/F, NEW D. No: 11/35F, M.I.G. COLONY, L.B. ROAD, THIRUVANMIYUR CHENNAI - 600 041. COMPRISED IN OLD S. No : 30/1 PART, T. S. No : 171/6, BLOCK No : 10, OF THIRUVANMIYUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
DIVISION No : 180, ZONE : 13.

A) AREA STATEMENT

| | SQ.M. |
|---|---|
| AREA AS PER PATTA | 1859.00 |
| AREA AS PER DOCUMENT | 1871.00 |
| AREA CONSIDERED FOR FSI | 1871.00 |
| STREET ALIGNMENT/ROAD WIDENING/LINK ROAD | 185.72 |
| OSR AREA | NIL |
| TOTAL FSI AREA | 2471.29 |
| FSI FACTOR | 1.32 |
| COVERAGE AREA (PERCENTAGE %) | 34.49 |

A) PARKING STATEMENT

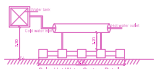
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - | - |
| CAR | 20 | 20 |
| TWO WHEELER | 0 | 0 |
| CYCLE | - | - |



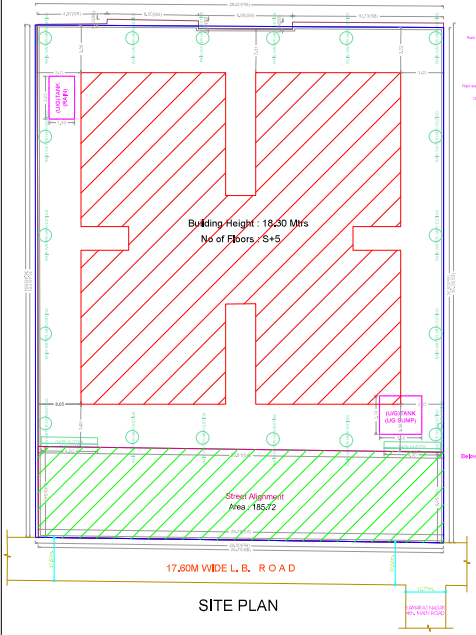
Plan of Column Foundation



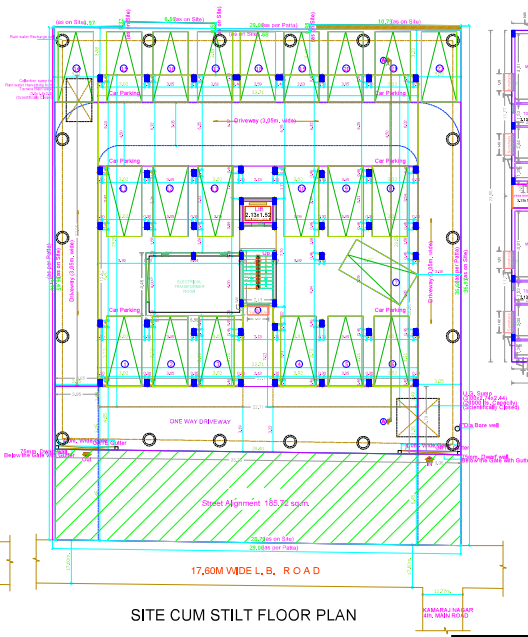
Dwarf Wall Detail



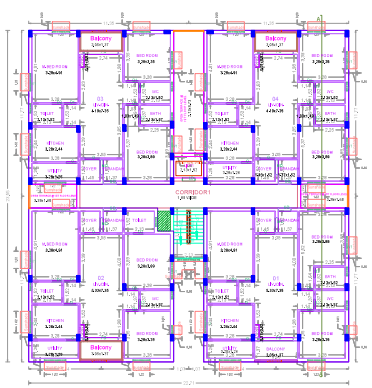
Solar Hot Water System Detail



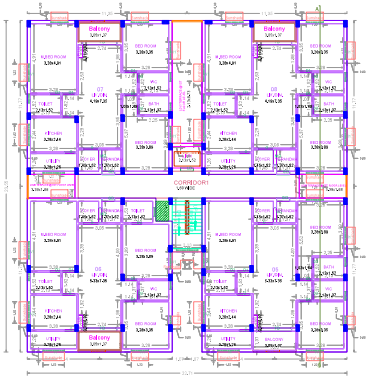

SITE PLAN



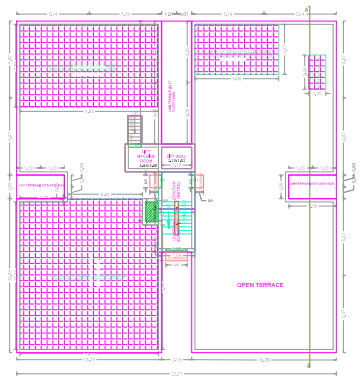

SITE CUM STILT FLOOR PLAN




FIRST FLOOR PLAN




TYPICAL - 2- 5 FLOOR PLAN




TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT :NHRB (REG)

| FLOORS | FSI AREA | | | | DU | TOTAL FSI AREA |
|---|---|---|---|---|---|---|
| | COMN. | RESI. | IND. | INSTL. | | |
| STILT PARKING FLOOR | 0.00 | 85.14 | 0.00 | 0.00 | 0 | 85.14 |
| FIRST FLOOR | 0.00 | 496.21 | 0.00 | 0.00 | 4 | 496.21 |
| SECOND FLOOR | 0.00 | 496.21 | 0.00 | 0.00 | 4 | 496.21 |
| THIRD FLOOR | 0.00 | 496.21 | 0.00 | 0.00 | 4 | 496.21 |
| FOURTH FLOOR | 0.00 | 496.21 | 0.00 | 0.00 | 4 | 496.21 |
| FIFTH FLOOR | 0.00 | 496.21 | 0.00 | 0.00 | 4 | 496.21 |
| Terrace | 0.00 | 5.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 0.00 | 2471.29 | 0.00 | 0.00 | 20 | 2471.29 |

BUILDING WISE FSI STATEMENT

| BUILDING | NO OF SAME BUILDING | FSI AREA | | | | DU | TOTAL FSI AREA |
|---|---|---|---|---|---|---|---|
| | | COMN. | RESI. | IND. | INSTL. | | |
| (NHRB+ RES) | | 0.00 | 2471.29 | 0.00 | 0.00 | 20 | 2471.29 |
| Total | | 0.00 | 2471.29 | 0.00 | 0.00 | 20 | 2471.29 |

User Defined Metric (841.00 x 1500.00MM)

APPROVAL CONDITION

Bill Shed Number

PREV_PERMIT_NO
PREV_APP_DATE
PREV_APP_NO
PREV_PERM_NO

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

PLAN_PERM_NO
PERMIT_NO

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Owner-1 | Owner-2 | Owner-3 | Owner-4 | Owner-5 | Owner-6 | Owner-7 | Owner-8 | Owner-9 | Owner-10 | Owner-11 |
| Owner-12 | Owner-13 | Owner-14 | Owner-15 | Owner-16 | Owner-17 | Owner-18 | Owner-19 | Owner-20 | | |

Name
Signature

STRC_ENG_SIGN

Name
Signature

Signature valid
Digitally signed by ARCH_SIGN
Date: 2022.08.27 4:56:27 PM

ARCH_SIGN

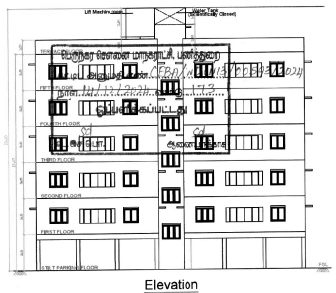
KEY NO. 7369

QR CODE

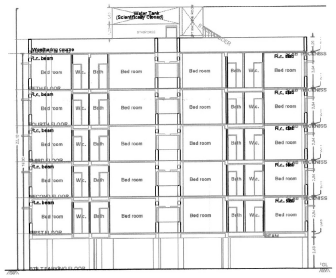
This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/TP/NHRB/S/05876/2023
Dated.11/11/2024

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

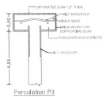


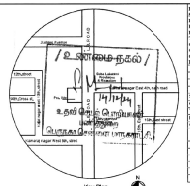

Elevation

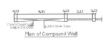



Section - "A - A"



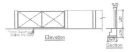








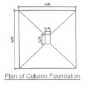






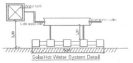








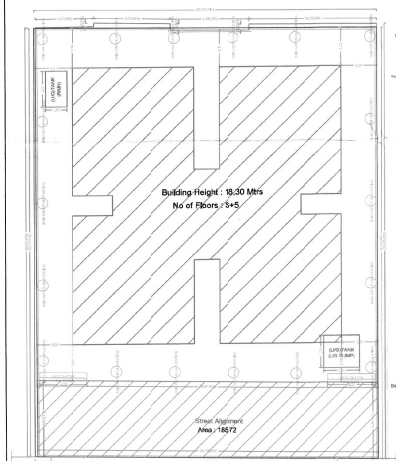



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5FLOORS (HEIGHT 18.30m) RESIDENTIAL BUILDING WITH 18 DWELLING UNITS AVAILING PERMIT IN THE ATM-S OLD D. No. 1/389, NEW D.No.1/389/1, OLD S. No. 1/1A, NEW S. No. 1/1A, THIRUVANMIYUR (VIRUGAL) - 600 041. COMPRISED IN OLD S. No. 1011 PART, T. S. No. 17/16, BLOCK No. 16, OF THIRUVANMIYUR VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.
DETBOOK No. : No. 35083 - 13.

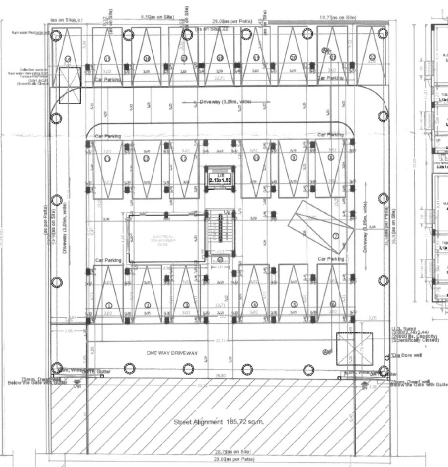
| A. AREA STATEMENT | SQ.M. |
|---|---|
| AREA AS PER PATTA | 1857.41 |
| AREA AS PER DOCUMENT | 1857.41 |
| AREA CONSIDERED FOR FSI | 1857.41 |
| STREET ALIGNMENT/ROAD WIDENING/MASK ROAD | 185.72 |
| CSR AREA | 0.00 |
| TOTAL FSI AREA | 2471.79 |
| FSI FACTOR | 1.330 |
| COVERAGE AREA (PERCENTAGE %) | 59 |

B) PARKING STATEMENT

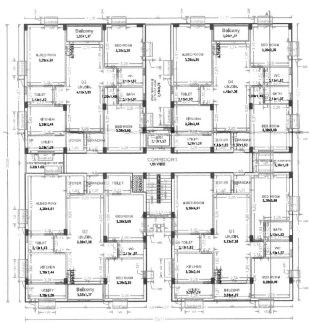
| VEHICLE | REQUIRED | PROVIDED |
|---|---|---|
| LORRY | - | - |
| CAR | 12 | 12 |
| TWO WHEELER | 0 | 0 |
| CYCLE | - | - |



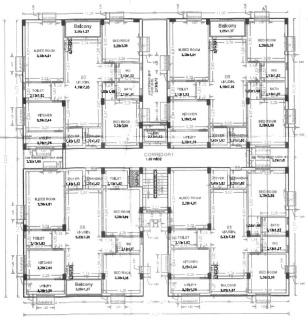

SITE PLAN



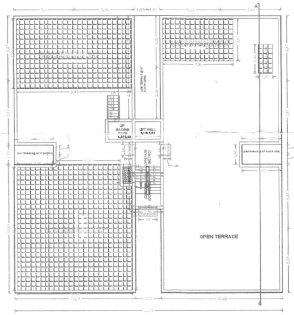

SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL - 2- 5 FLOOR PLAN




TERRACE FLOOR PLAN

FLOOR WISE FSI STATEMENT (NEW) (SQ.M.)

| FLOORS | FSI AREA | | | | U | TOTAL FSI AREA |
|---|---|---|---|---|---|---|
| | COMM. | RESI. | PUG. | INST. | | |
| STILT/PARKING FLOOR | 0.00 | 53.74 | 0.00 | 0.00 | 0 | 53.74 |
| FIRST FLOOR | 0.00 | 488.21 | 0.00 | 0.00 | 4 | 488.21 |
| SECOND FLOOR | 0.00 | 488.21 | 0.00 | 0.00 | 4 | 488.21 |
| THIRD FLOOR | 0.00 | 488.21 | 0.00 | 0.00 | 4 | 488.21 |
| FOURTH FLOOR | 0.00 | 488.21 | 0.00 | 0.00 | 4 | 488.21 |
| FIFTH FLOOR | 0.00 | 406.21 | 0.00 | 0.00 | 4 | 406.21 |
| Terrace | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 0.00 | 2471.79 | 0.00 | 0.00 | 20 | 2471.79 |

BUILDING WISE FSI STATEMENT

| BUILDING NO | NO OF RMU'S IN BUILDING | FSI AREA | | | | U | TOTAL FSI AREA |
|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | PUG. | INST. | | |
| BUILDING | RMU's (NOS) | 0.00 | 2471.79 | 0.00 | 0.00 | 20 | 2471.79 |
| | Total | 0.00 | 2471.79 | 0.00 | 0.00 | 20 | 2471.79 |

User Defined Metric (841.00 x 1500.00MM)

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Owners1 | Owners3 | Owners5 | Owners7 | Owners9 | Owners11 | Owners13 | Owners15 | Owners17 | Owners19 | |
| Owners2 | Owners4 | Owners6 | Owners8 | Owners10 | Owners12 | Owners14 | Owners16 | Owners18 | Owners20 | |

Name
Signature
STRC_ENG_SIGN

Name
Signature

APPROVAL CONDITION

DR Grid Number
PREV_PLN_NO
PREV_APPV_DATE
PREV_APPV_NO
PREV_ZONE_NO

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS AND REMARKS IN THE APPRO

Signature
PLAN_PERMIT_NO
PERMIT_NO

HEIGHT 1500

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

பெருநகர சென்னை மாநகராட்சி

**Greater Chennai Corporation**

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

# Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

| கட்டட அனுமதி எண்/ Building Plan No | | திட்ட அனுமதி எண்/Plan Submission No | |
|---|---|---|---|
| CEBA/WDCN13/00593/2024 | | CMDA/PP/NHRB/S/0876/2023 - 14/11/2024 | |
| மண்டலம் / Zone | கோட்டம் / Ward | அனுமதி நாள் / Approval Date | மனுபெறப்பட்ட நாள்/ Application Date |
| N13 | N173 | 14/12/2024 | 20/11/2024 |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address | | Kruthivas . P. GPA-ETHIRAJ HOUSE, NEW No.26, PLOT No.205, F BLOCK, 1ST STREET, ANNA NGAR EAST, CHENNAI - 600102 | |
| மேம்பாட்டு தன்மை / Service Type | | Building Permit for CMDA Approved Plan | |
| மனை அமைவிடம் / Plot address | | Door No:M8,OLD NO.150F, NEW NO.113/8F,Block No:10,Survey No:T.S.No 171/6, M.I.G. COLONY, L B Road,Thiruvanmiyur(N173),Thiruvanmiyur(N173),Thiruvanmiyur, Chennai, 600041 | |
| Building License Fees | | | 603600 |
| Road cut charges - CMWSSB SEWERAGE | | | 84200 |
| Road cut charges - CMWSSB, WATER | | | 84200 |
| Road cut charges - TNEB | | | 84200 |
| Scrutiny Fees | | | 3100 |
| Street Alignment Charges | | | 460800 |
| Workers Welfare Board | | | 773100 |
| மொத்தக் கட்டணம்/ Total (In Rs.) | | | 2093200 |

Amount (in words): Rupees Twenty Lakhs Ninety Three Thousands Two Hundred Only

Amount (In Rs.): 2093200

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 13/12/2029

Permit Valid upto 13/12/2029

Digitally Signed by K Sundararajan
Date: 14-Dec-2024 (17:34:40)

Executive Engineer (T.P.)

**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in
Web site: www.cmdachennai.gov.in

**(Planning Permit)**
**sec.49 of T&C.P Act 1971**

**File No.** : **CMDA/PP/NHRB/S/0876/2023**

**Planning Permission No.** : **OL-PP/NHRB/0668/2024**

**Permit No.** : **OL-01371** **Date of permit** : 14-11-2024

| | |
|---|---|
| Name of Applicant with Address : | Kruthivas P GPA<br>Thiruvanmiyur, Tamil$Nadu,<br>Mobile No. :9444190954<br>Email ID :gomathi@pushkarproperties.in |
| Date of Application : | 23/12/2023 |
| Nature of Development : | Plan showing the proposed construction of Stilt Floor + 5 floors (Height 18.30m) Residential Building with 20 dwelling units availing Premium FSI. |
| Site Address : | M- 8, Old D. No.150F, New D.No.113/8F, M.I.G.Colony, L.B. Road, Thiruvanmiyur Chennai - 600 041.Comprised in Old S. No.30/1 Part, T.S. No.171/6, Block No.10, Thiruvanmiyur Village within the limits of Greater Chennai Corporation.Applied by Kruthivas P GPA for R.Veeraraghavan and others in SBC No. CMDA/PP/NHRB/S/0876/2023 dated 23.12.2023 |

Development Charge Paid in Rs : Rs.39,000.00/- (Rs. Thirty Nine Thousand Only)

Receipt No. : CMDA/PP/Ch/14261/2024 Date : 31 May, 2024

Permission is granted to Nature of Development : Building according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

he permit expires on 13 November, 2032 The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully,

Signature valid
Name :Haja Basheer Ahemed AP NHRB S
Designation :Assistant Planner
Date :11/14/2024 12:27:20 PM

for MEMBER SECRETARY

## CONDITIONS

1. According to Section 79 of the T. & C.P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated.

2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.



## 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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