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3/350/2 Mettukuppam,
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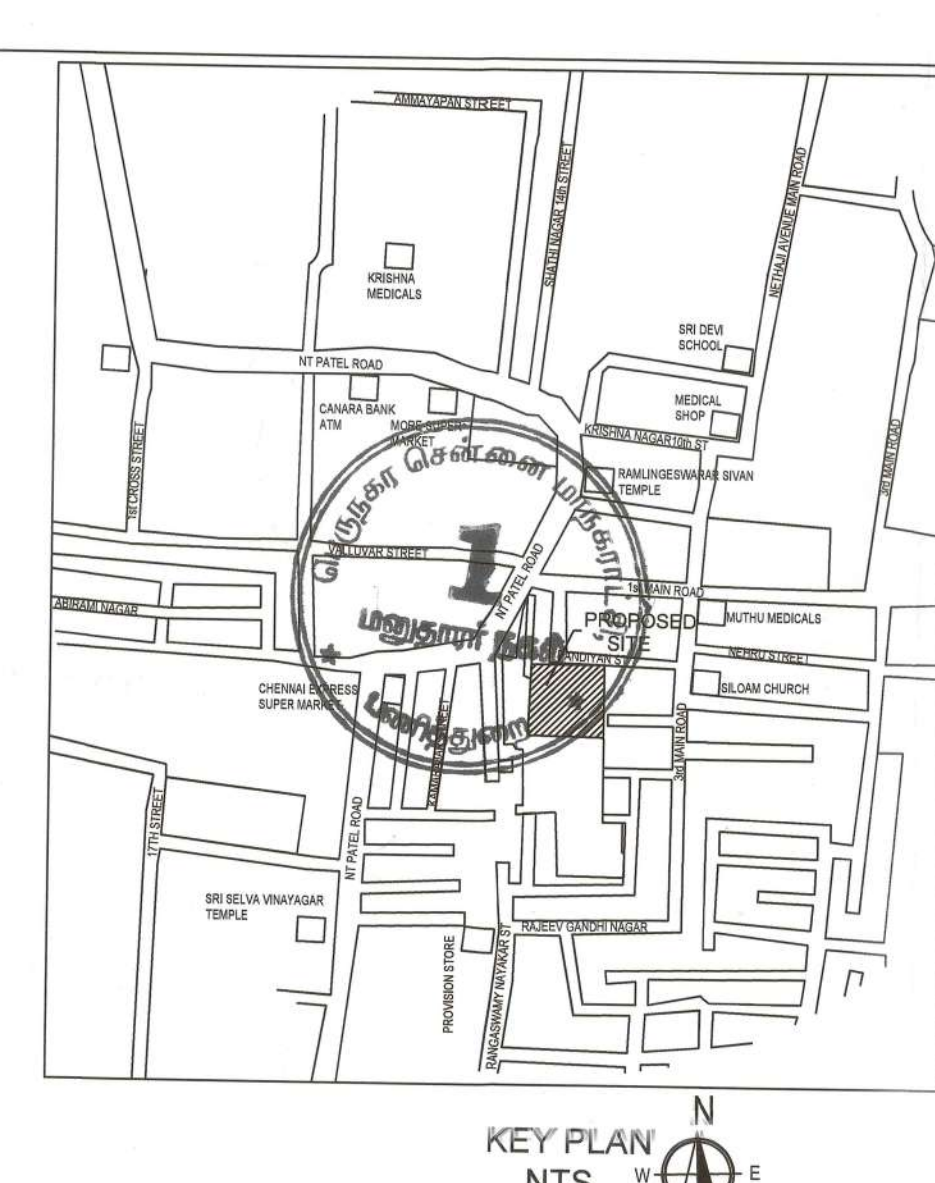
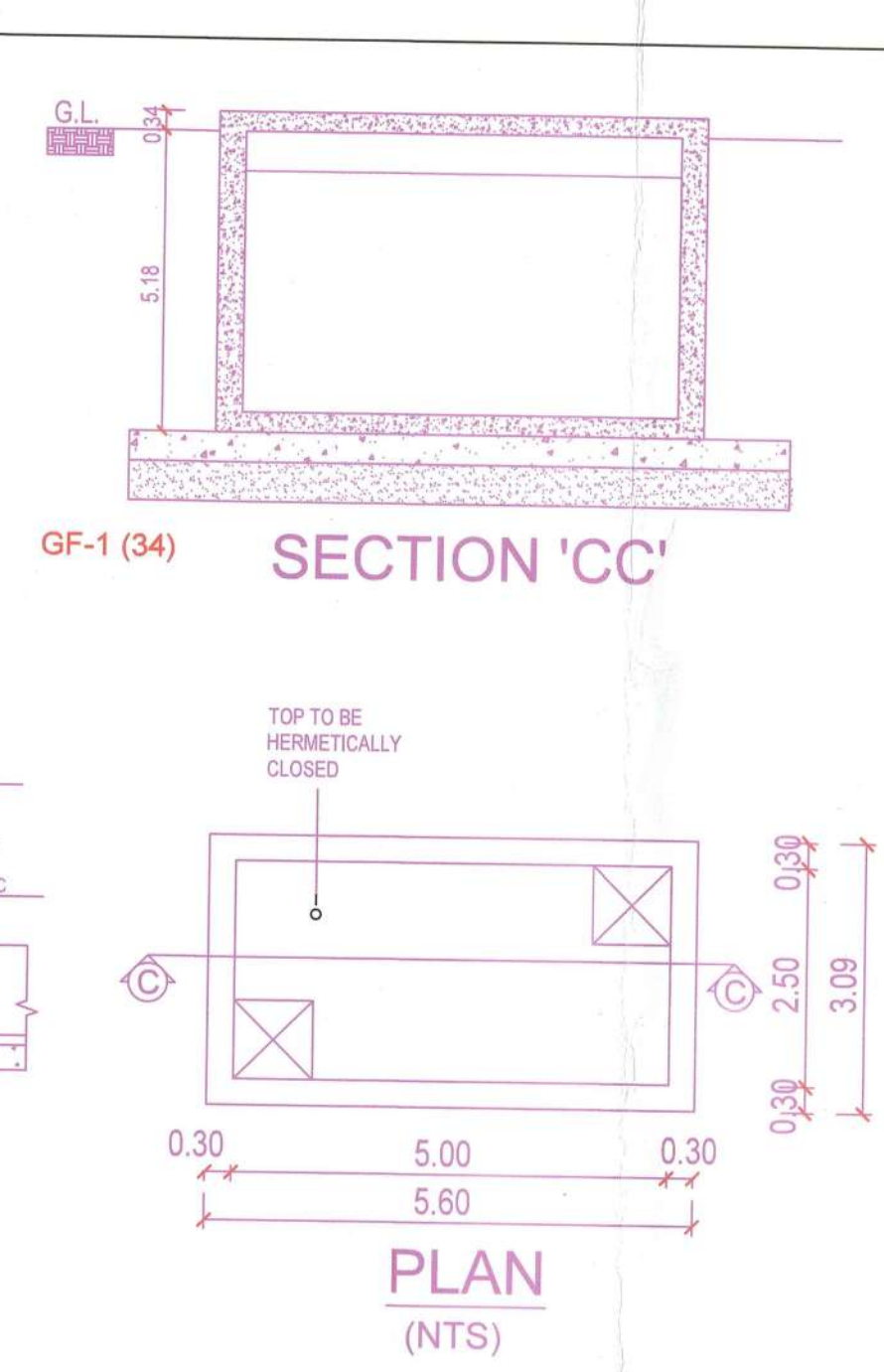
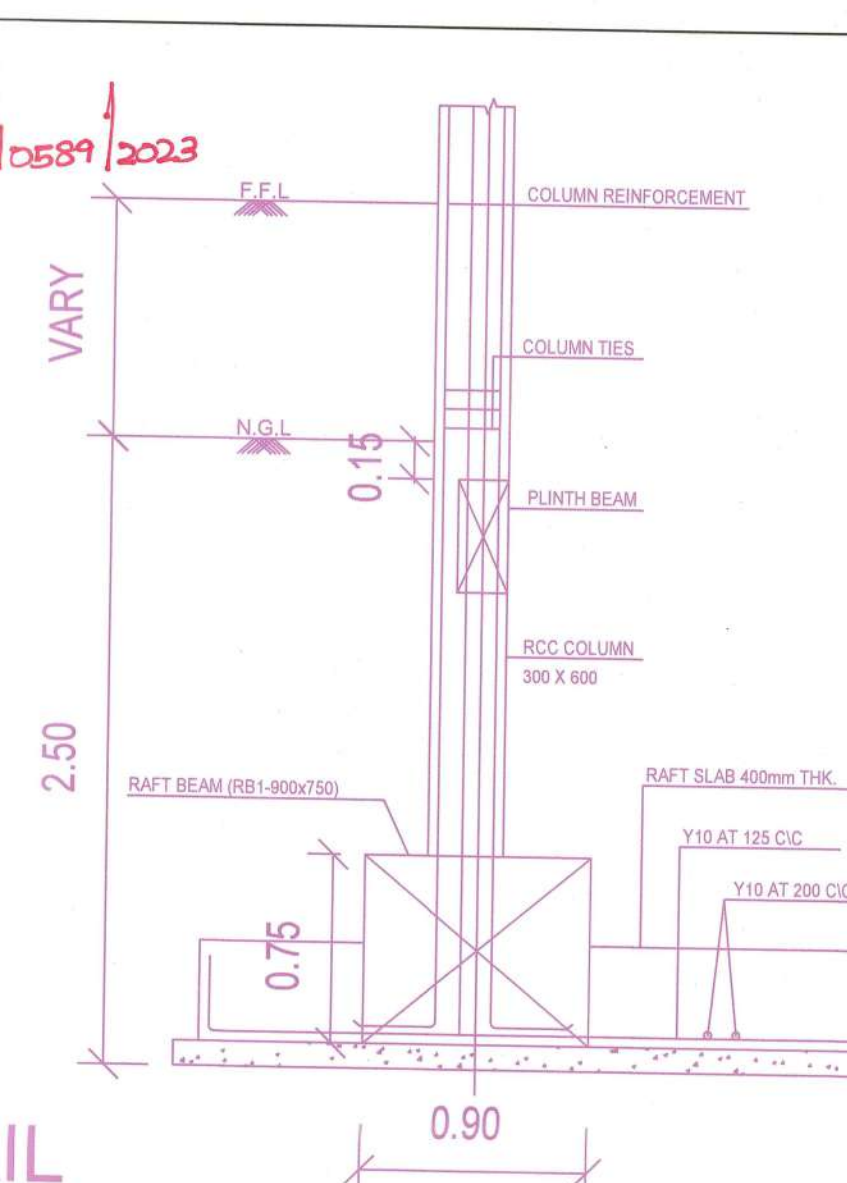
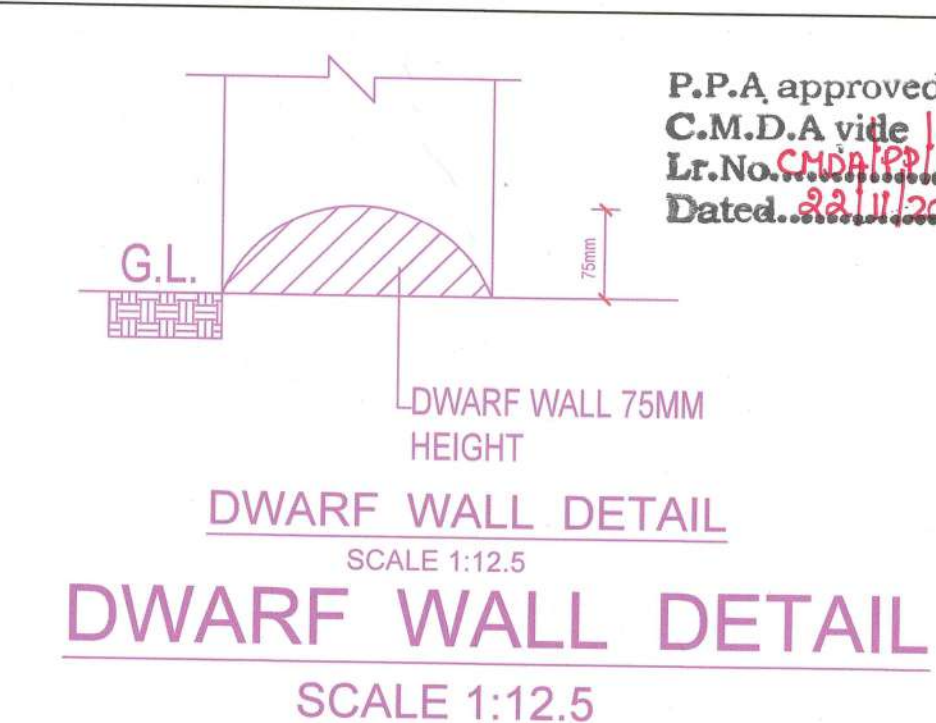
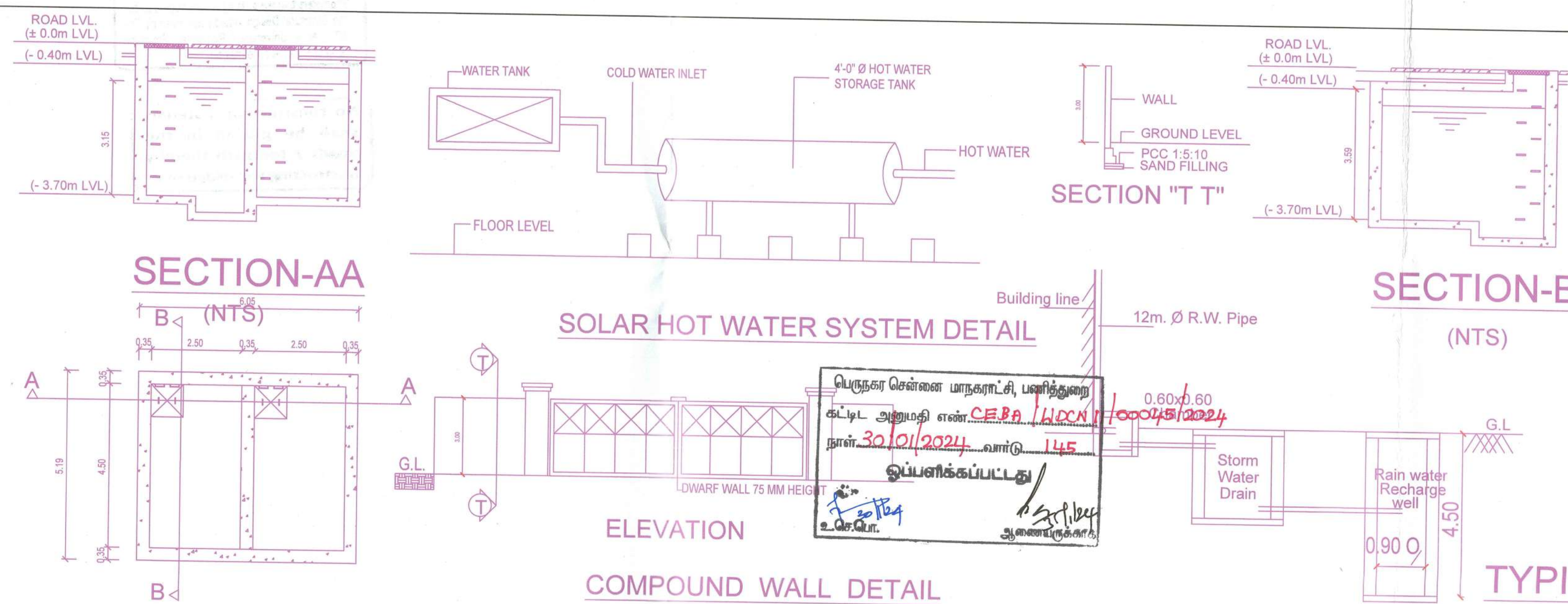
hello@verified.realestate

+91 9996 12 9996

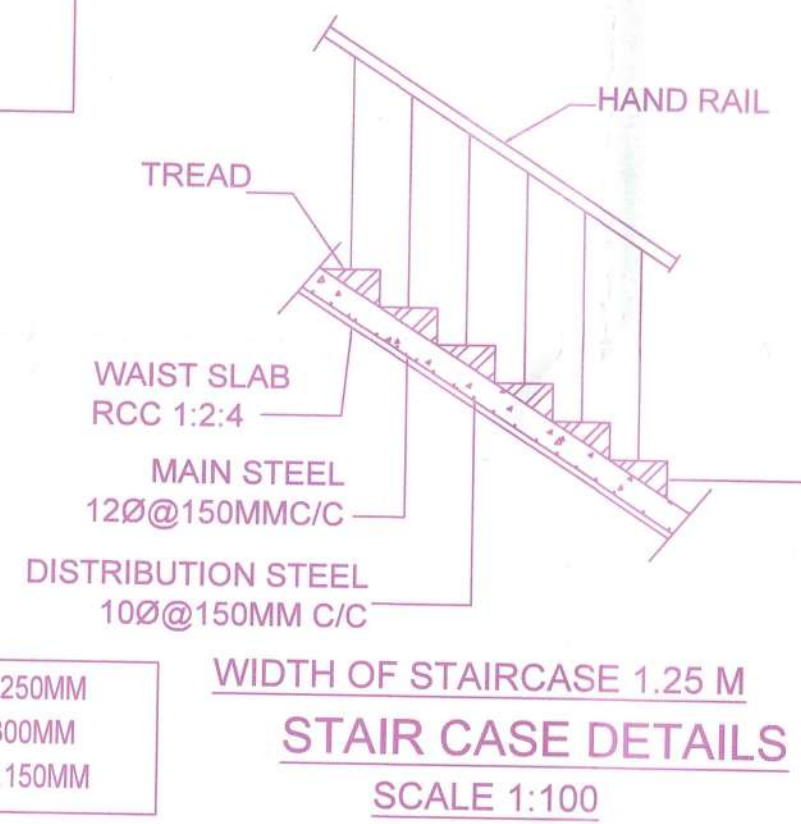
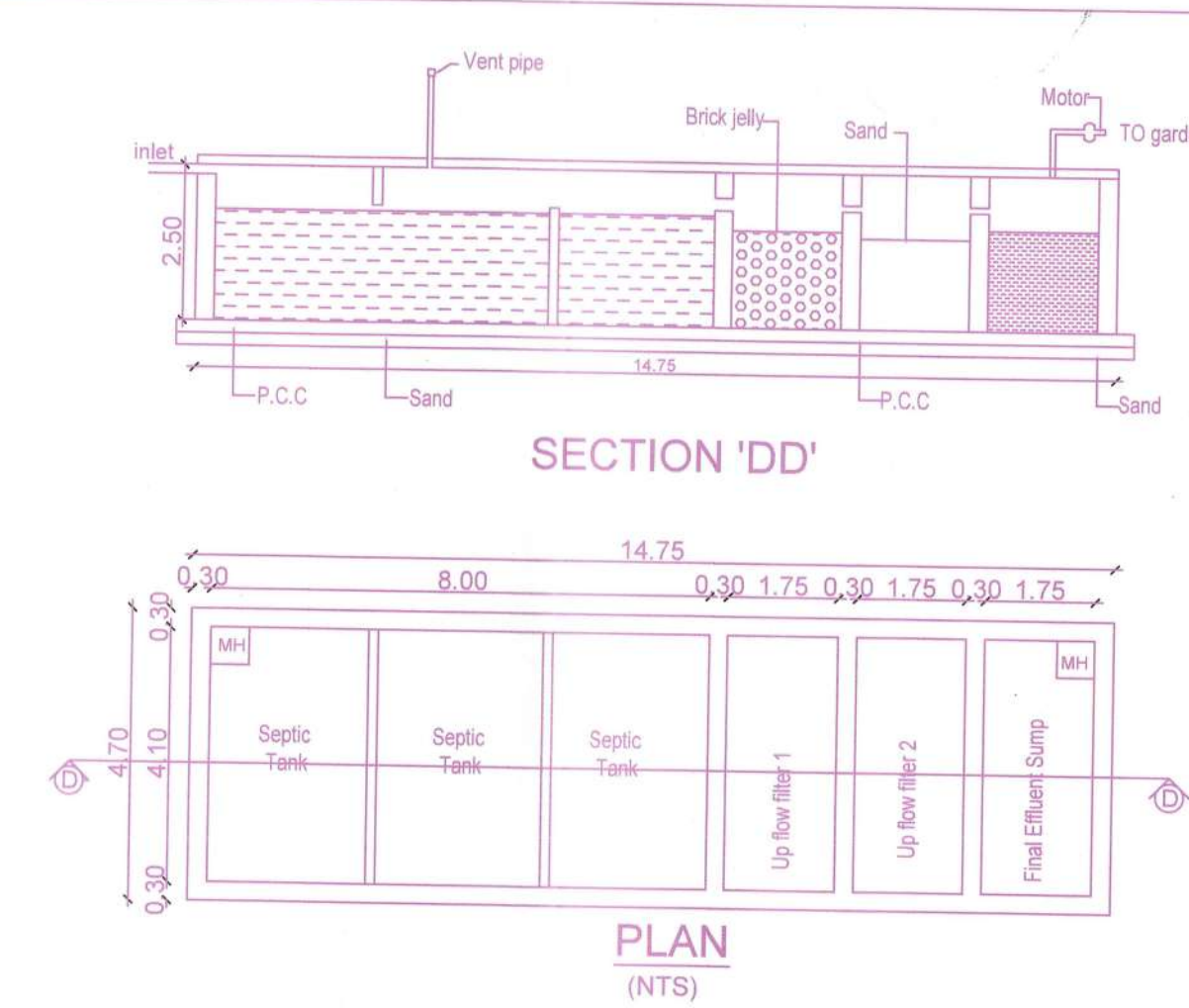
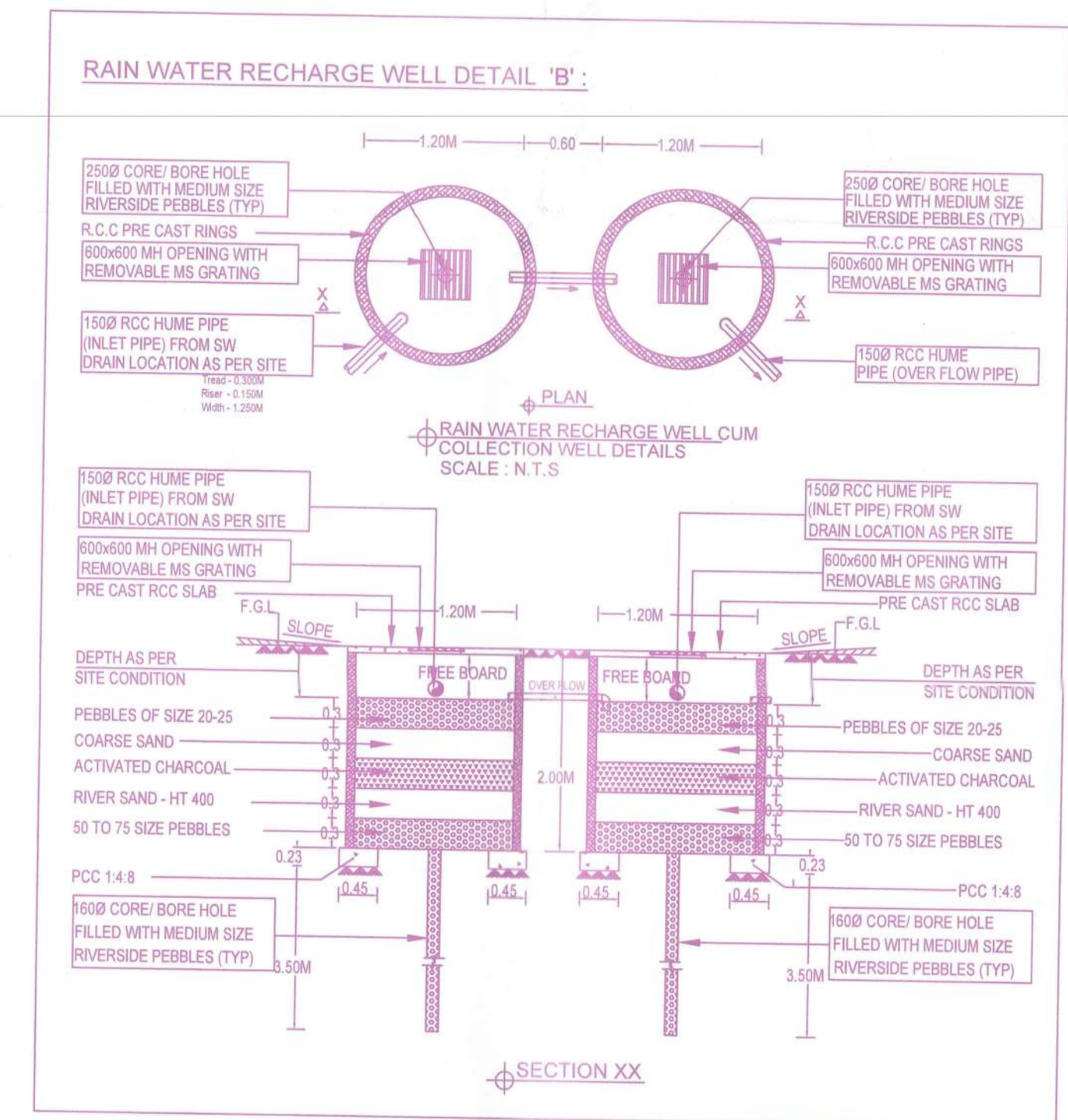
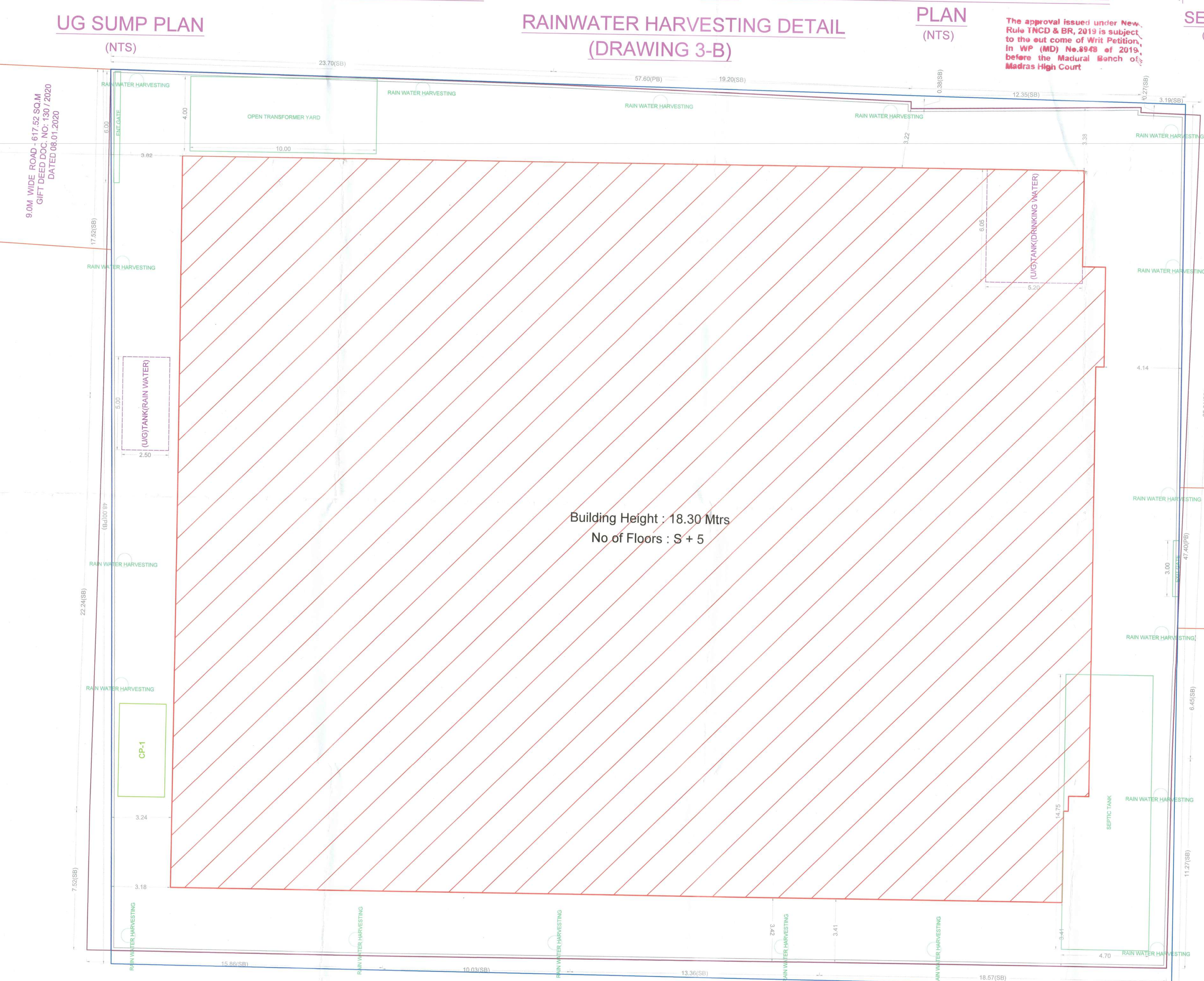
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Official Property Record



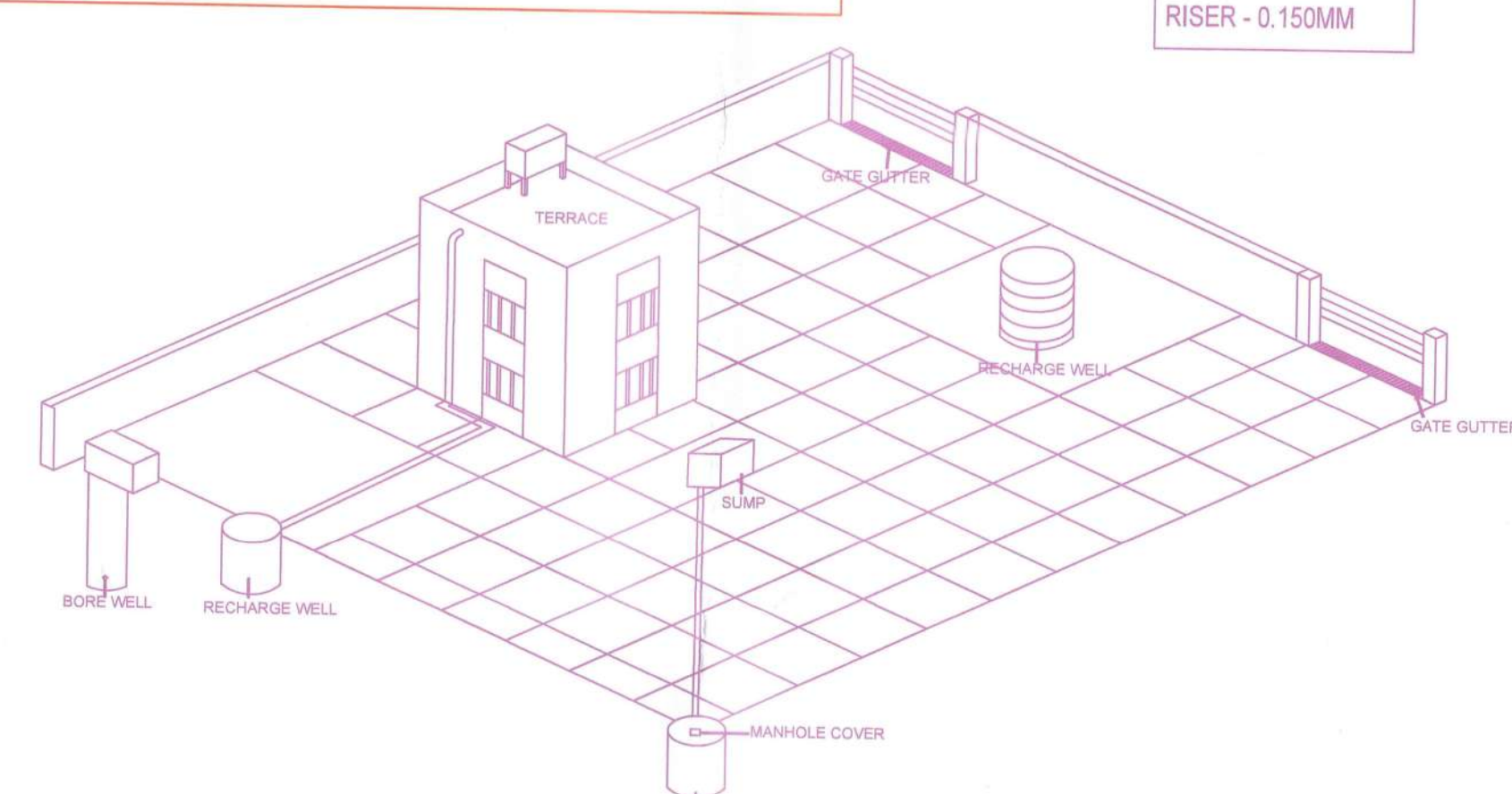


SITE PLAN	SHEET NO. 1 / 5	
SITE PLAN		
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30M) RESIDENTIAL BUILDING WITH 49 DWELLING UNITS AVAILING PREMIUM FSI AT SUBDIVISION PLOT NO. B, DOOR NO. 51, 9.0M WIDE ROAD / PARAMESHWAR STREET, NERKUNDRAM, CHENNAI - 600107, COMPRISED IN S.NO 268/1 PART OF NERKUNDRAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.		
A) AREA STATEMENT	SQ.M.	
AREA AS PER PATTA		2900.00
AREA AS PER DOCUMENT		2913.70
AREA AS PER SUBDIVISION PLOT - B		2479.00
AREA CONSIDERED FOR FSI		2479.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD		0.00
OSR AREA		0.00
TOTAL FSI AREA		6440.42
FSI FACTOR		2.598
COVERAGE AREA (PERCENTAGE %)		NA
A) PARKING STATEMENT		
VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	55	55
TWO WHEELER	0	0
CYCLE	0	0



SEPTIC TANK DETAIL

SEPTIC TANK SIZING & FLOW FILTER CALCULATION FOR RESIDENTIAL APARTMENT				
S.No	Septic tank design	2BRK	3BRK	4BRK
1	Number of Flats	0	34	10
2	Occupant load - 2BRK	0	34	10
3	Occupant load - 3BRK	0	0	7
4	Occupant load - 4BRK	0	0	0
5	Number of population / users	20	204	50
6	Total population / users	20	204	50
7	Assume a standard / users	100	Persons	Persons
8	Total rate of future units volume a prevailing rate of 1 liter/lit/day unit	100 X 0	800	Ltr per Minute
9	SEPTIC TANK			
10	Surface area required for the septic tank	600 x 0.82	83	Sq.Mtr
11	Volume of free liquid	83 x 0.30m	24.90	Cu.Mtr
12	Volume of sedimentation	83 x 0.30m	24.90	Cu.Mtr
13	Volume of digestion	209 x 0.003	0.627	Cu.Mtr
14	Volume of storage	209 x 0.05 x 0.003	0.163	Cu.Mtr
15	TOTAL VOLUME	814.49		
16	Required size of septic tank	8.00m x 10m x 2.50m		
17	UPFLOW FILTERS			
18	Capacity for 200 users	209 x 0.045	13.40	Cu.Mtr
19	Depth (Assumed)	13.40 / 0.8	16.75	Meters
20	Surface area of free float surface		16.75	Sq.Mtr
21	Rate of flow effluent sludge		2.76 X 0.1 X 2 x 20m	
22	Rate of flow filter (1)		2.76 X 0.1 X 2 x 20m	
23	Rate of flow filter (2)		2.76 X 0.1 X 2 x 20m	



FLOOR WISE FSI STATEMENT:-GF (34)							DU		TOTAL	
FLOORS	COMM.	RESI.	IND.	INST.					FSI AREA	
STILT PARKING FLOOR	0.00	33.81	0.00	0.00			0		33.81	
FIRST FLOOR	0.00	1287.57	0.00	0.00			10		1287.57	
SECOND FLOOR	0.00	1286.67	0.00	0.00			10		1286.67	
THIRD FLOOR	0.00	1286.66	0.00	0.00			10		1286.67	
FOURTH FLOOR	0.00	1287.32	0.00	0.00			10		1287.32	
FIFTH FLOOR	0.00	1258.38	0.00	0.00			9		1258.38	
Terrace	0.00	0.00	0.00	0.00			0		0.00	
Total	0.00	6440.42	0.00	0.00			49		6440.42	
FSI AREA									TOTAL	

BUILDING WISE FSI STATEMENT				FIFTH FLOOR		0.00	1258.38	0.00	0.00	9	1258.38
				Terrace		0.00	0.00	0.00	0.00	0	0.00
				Total		0.00	6440.42	0.00	0.00	49	6440.42
BUILDING		NO OF SAME BUILDING	FSI AREA					DU	TOTAL		
			COMM.	RESI.	IND.	INST.			FSI AREA		
GF-1 (34)			0.00	6440.42	0.00	0.00		49	6440.42		
Total			0.00	6440.42	0.00	0.00		49	6440.42		

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 S
MURALIDHARAN
Date: 11/21/2023 6:55:

APPROVAL CONDITION

SCALE 1:100

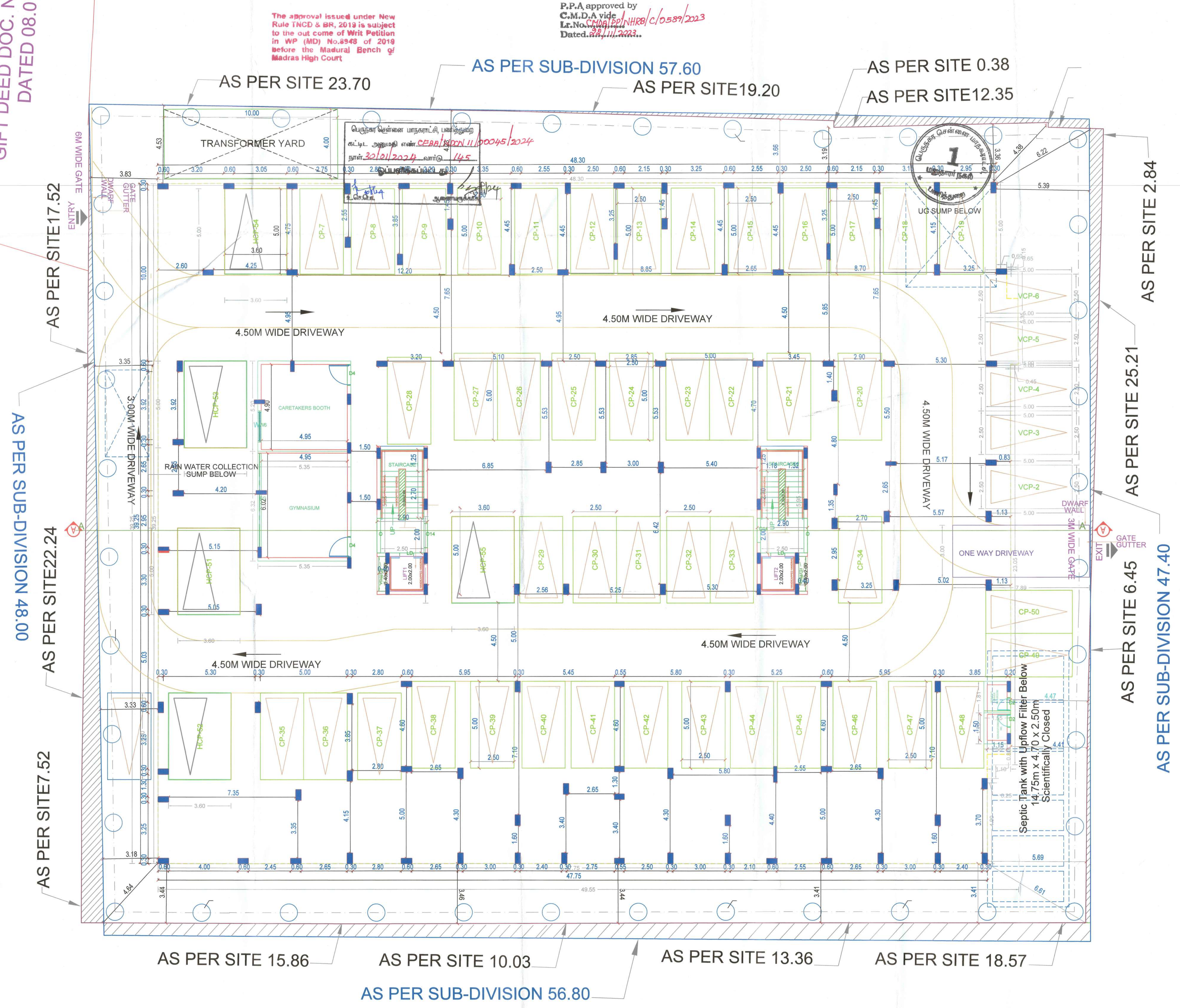
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED

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

9.0M WIDE ROAD - 617.52 SQ.M
GIFT DEED DOC. NO: 130 / 2020
DATED 08.01.2020



SITE CUM STILT FLOOR PLAN

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.

QR CODE

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0589/2023
Dated. 22/11/2023



SCALE 1:100



APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

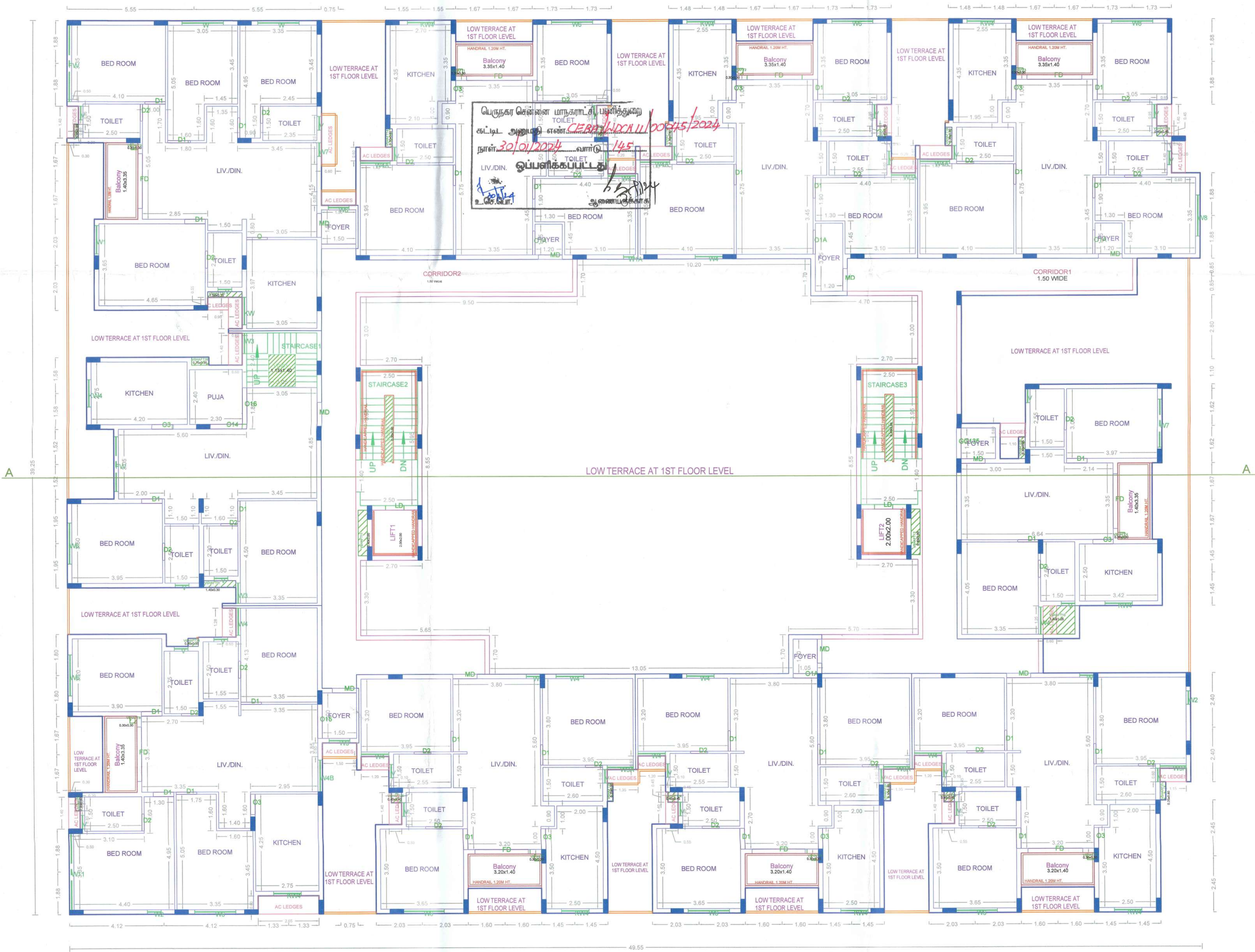
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For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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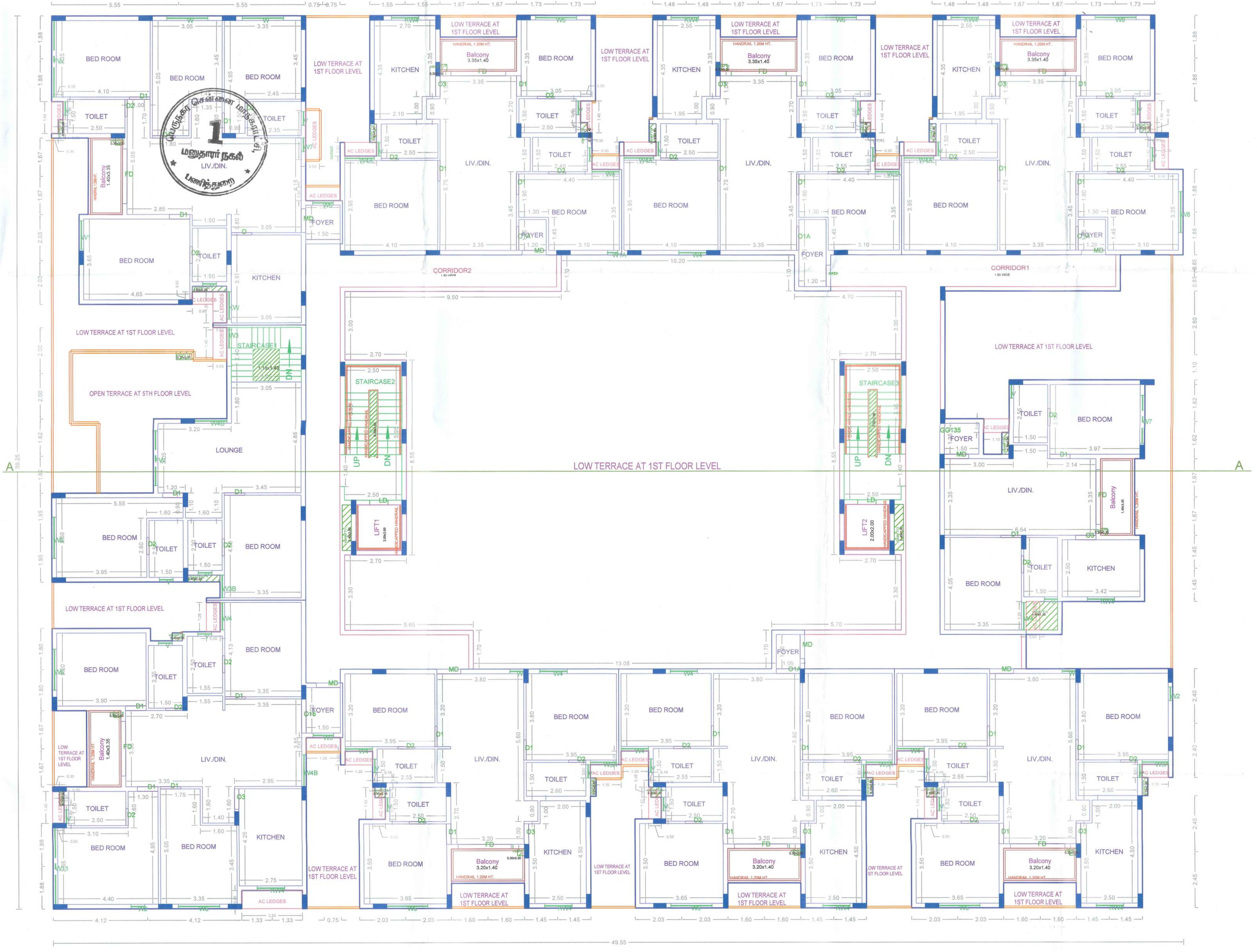
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The approval issued under New
Rule TNCD & BR, 2019 is subject
to the outcome of Writ Petition
in WP (MD) No.948 of 2019
before the Madras High Court

P.P.A approved by
C.M.D.A vide
Lt.No.1144/2023/WRB/Classy/2023
Dated: 28/11/2023



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

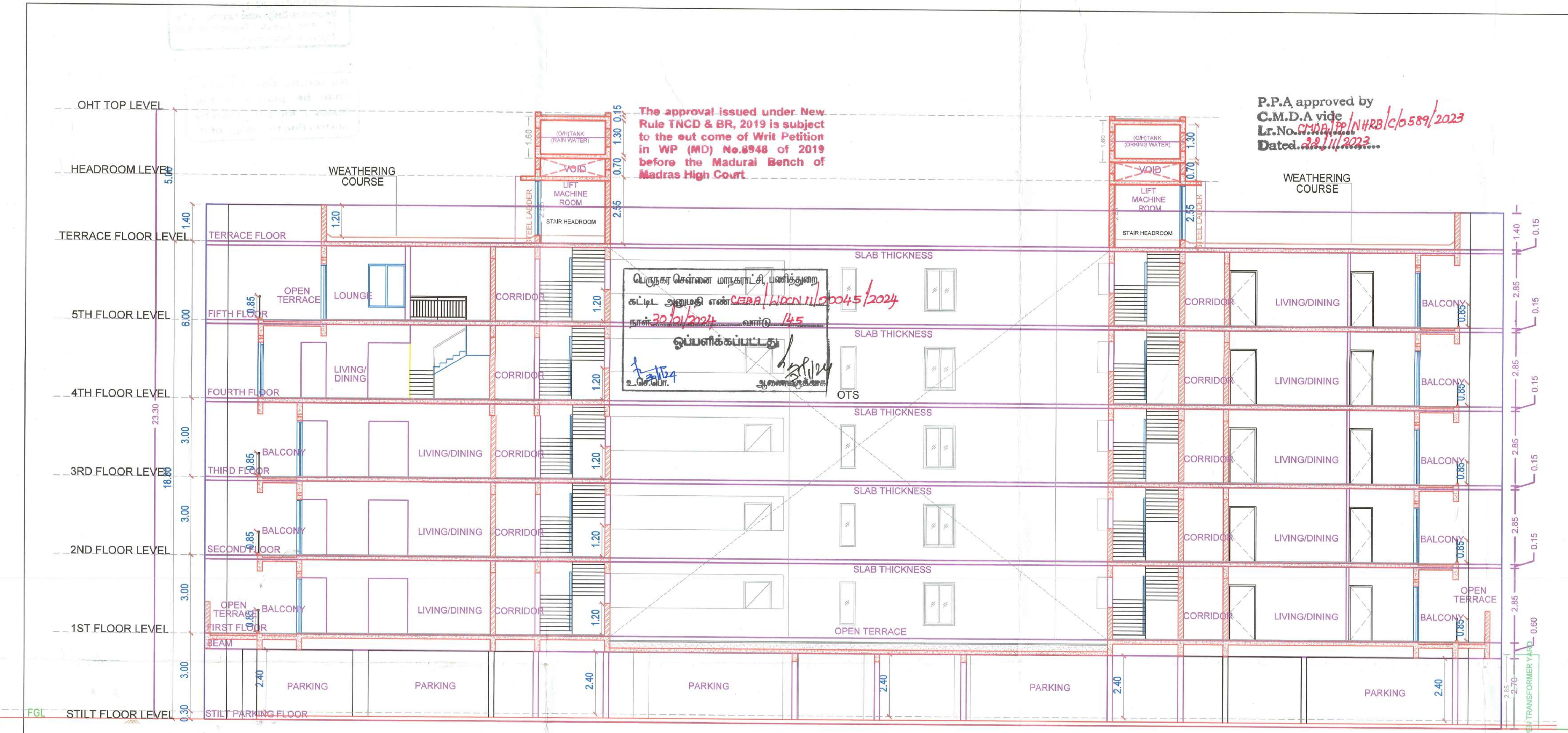
APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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New Rule TNCD&BR, 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.

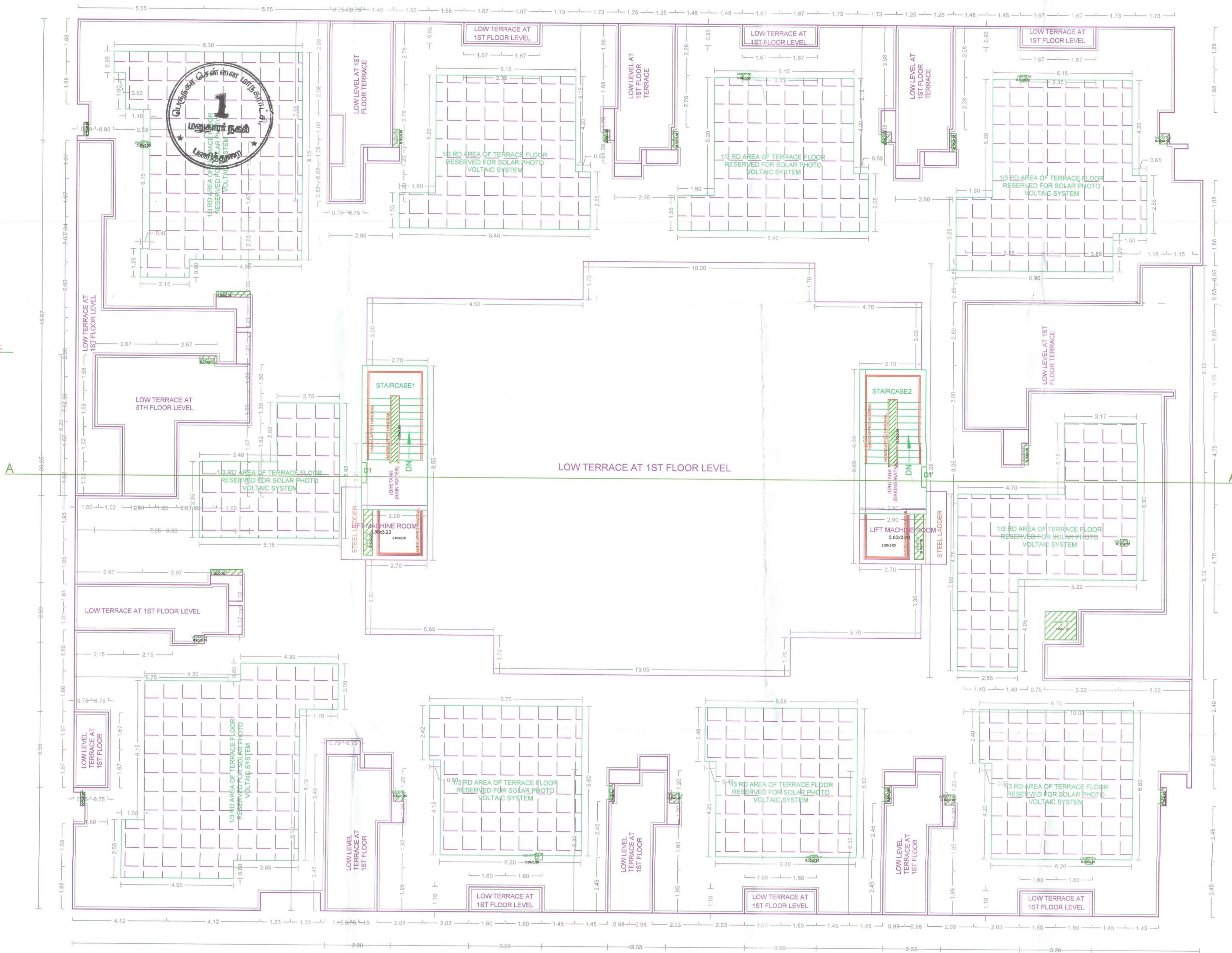
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CODE



SECTION - AA



SOUTH SIDE ELEVATION



TERRACE FLOOR PLAN

FLOOR NAME										SHEET NO. 5 / 5									
FLOOR NAME										PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS (HEIGHT 18.30M) RESIDENTIAL BUILDING WITH 49 DWELLING UNITS AVAILING PREMIUM FSI AT SUBDIVISION PLOT NO. B, DOOR NO. 51, 9.0M WIDE ROAD / PARAMESHWAR STREET, NERKUNDRAM, CHENNAI - 600107, COMPRISED IN S.NO 268/1 PART OF NERKUNDRAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.									
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.									
Applicants (Owner / Developer / Power of Attorney)										OR CODE									

Our services go beyond



Buying & Selling Services

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



Legal & Documentation Services

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NRI & Investment Services

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Smarter Tools, Stronger Decisions



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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

Verified RealEstateTM

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

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