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Official Property Record



P.P.A approved by
C.M.D.A vide
Lr.No. 100/2018/10188/2023
Dated. 26/02/2024.

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

6.0MROAD

AS PER SITE AND TNHB ORIENTATION SKETCH - 46.14M
(AS PER FMB - 42.70 M)

AS PER SITE AND TNHB ORIENTATION SKETCH - 14.16M
(AS PER FMB - 13.70 M)

O.S.R
AREA -
911.25SQM

AS PER SITE AND TNHB ORIENTATION SKETCH - 43.40 M
(AS PER FMB - 43.50 M)

AS PER SITE AND TNHB ORIENTATION SKETCH - 11.24 M
(AS PER FMB - 11.24 M)

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(AS PER FMB - 11.24 M)

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(AS PER FMB - 11.24 M)

AS PER SITE AND TNHB ORIENTATION SKETCH - 11.24 M
(AS PER FMB - 11.24 M)

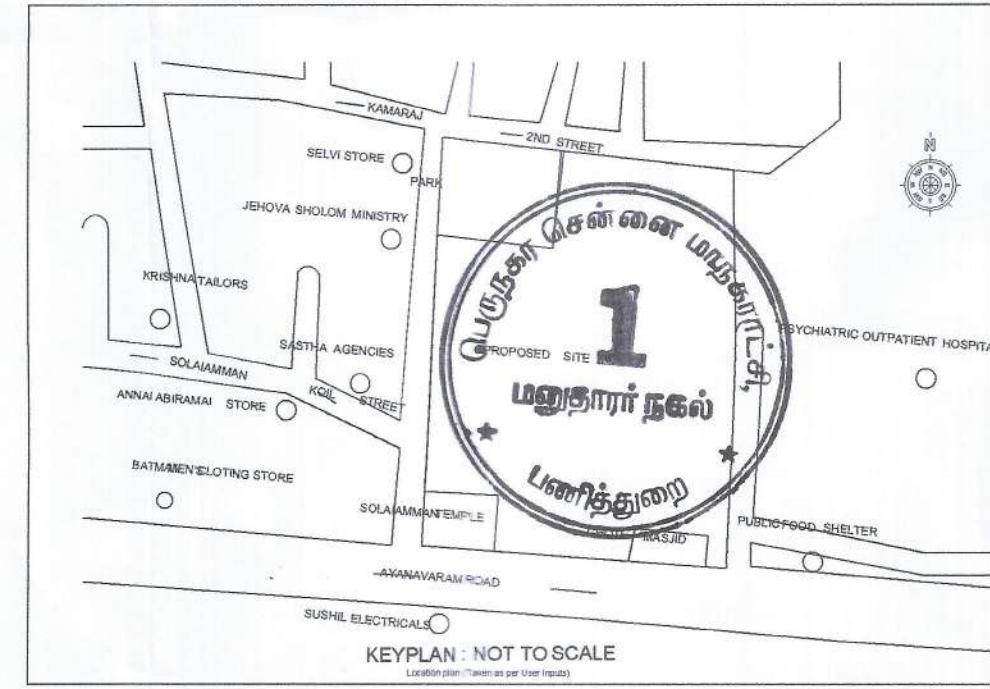
AS PER SITE AND TNHB ORIENTATION SKETCH - 11.24 M
(AS PER FMB - 11.24 M)

AYANAVARAM ROAD

SITE CUM STILT FLOOR PLAN
(Scale - 1:200)

EXECUTIVE ENGINEER & ADD
Anna Nagar Division,
Tamil Nadu Housing Board,
Thirumangalam, Chennai-600 101

Applicants (Owner / Developer / Power of Attorney)



SITE PLAN	
SHEET NO. 1 / 7	
SITE PLAN	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF TWO BLOCKS, BLOCK-01, STILT + 13 FLOORS (42M HEIGHT) 102 DWELLING UNITS, BLOCK-02, STILT + 13 FLOORS (42M HEIGHT) 101 DWELLING UNITS, TOTAL 203 DWELLING UNITS, RESIDENTIAL USE AYANAVARAM ROAD, AYANAVARAM AT T S.NO.22 /217, BLOCK NO 33 OF AYANAVARAM VILLAGE, AYANAVARAM TALUK,CHENNAI DISTRICT,GREATER CHENNAI CORPORATION.	
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	7702.23
AREA AS PER DOCUMENT	7882.67
AREA CONSIDERED FOR FSI	7702.23
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	18034.54
FSI FACTOR	2.341
COVERAGE AREA (PERCENTAGE %)	1433.18 (18.64%)
A) PARKING STATEMENT	
VEHICLE	REQUIRED PROVIDED
LORRY	0 0
CAR	112 210
TWO WHEELER	223 234
CYCLE	0 0

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

FLOOR WISE FSI STATEMENT: BLOCK (01)						
FLOORS	COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	33.98	0.00	0.00	0	33.98
FIRST FLOOR	0.00	711.67	0.00	0.00	8	711.67
SECOND FLOOR	0.00	711.67	0.00	0.00	8	711.67
THIRD FLOOR	0.00	711.67	0.00	0.00	8	711.67
FOURTH FLOOR	0.00	711.67	0.00	0.00	8	711.67
FIFTH FLOOR	0.00	711.67	0.00	0.00	8	711.67
SIXTH FLOOR	0.00	711.67	0.00	0.00	8	711.67
SEVENTH FLOOR	0.00	711.67	0.00	0.00	8	711.67
EIGHTH FLOOR	0.00	711.88	0.00	0.00	8	711.88
NINTH FLOOR	0.00	711.67	0.00	0.00	8	711.67
TENTH FLOOR	0.00	711.67	0.00	0.00	8	711.67
ELEVENTH FLOOR	0.00	711.67	0.00	0.00	8	711.67
TWELFTH FLOOR	0.00	711.67	0.00	0.00	8	711.67
THIRTEENTH FLOOR	0.00	566.82	0.00	0.00	6	566.82
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	9141.05	0.00	0.00	102	9141.05

FLOOR WISE FSI STATEMENT: BLOCK (02)						
FLOORS	COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	35.95	0.00	0.00	0	35.95
FIRST FLOOR	0.00	697.93	0.00	0.00	8	697.93
SECOND FLOOR	0.00	697.93	0.00	0.00	8	697.93
THIRD FLOOR	0.00	697.93	0.00	0.00	8	697.93
FOURTH FLOOR	0.00	697.93	0.00	0.00	8	697.93
FIFTH FLOOR	0.00	697.93	0.00	0.00	8	697.93
SIXTH FLOOR	0.00	697.93	0.00	0.00	8	697.93
SEVENTH FLOOR	0.00	697.93	0.00	0.00	8	697.93
EIGHTH FLOOR	0.00	698.07	0.00	0.00	8	698.07
NINTH FLOOR	0.00	697.93	0.00	0.00	8	697.93
TENTH FLOOR	0.00	697.93	0.00	0.00	8	697.93
ELEVENTH FLOOR	0.00	697.93	0.00	0.00	8	697.93
TWELFTH FLOOR	0.00	697.93	0.00	0.00	8	697.93
THIRTEENTH FLOOR	0.00	482.25	0.00	0.00	5	482.25
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	8893.50	0.00	0.00	101	8893.50

BUILDING WISE FSI STATEMENT							
BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (01)		0.00	9141.05	0.00	0.00	102	9141.05
BLOCK-1 (02)		0.00	8893.50	0.00	0.00	101	8893.50
Total		0.00	18034.54	0.00	0.00	203	18034.54

This Planning Permission issued under
New Rule TNCD&R, 2019 is subject
to final outcome of the W.P.
(MD) No.8948 of 2019 and WMP (MD)
Nos. 6912 & 6915 of 2019.

Signature valid
Digitally Signed by
Architect: S. Subramanian
Sign Date: 10/26/2023 7:29:45 PM

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.
QR CODE	

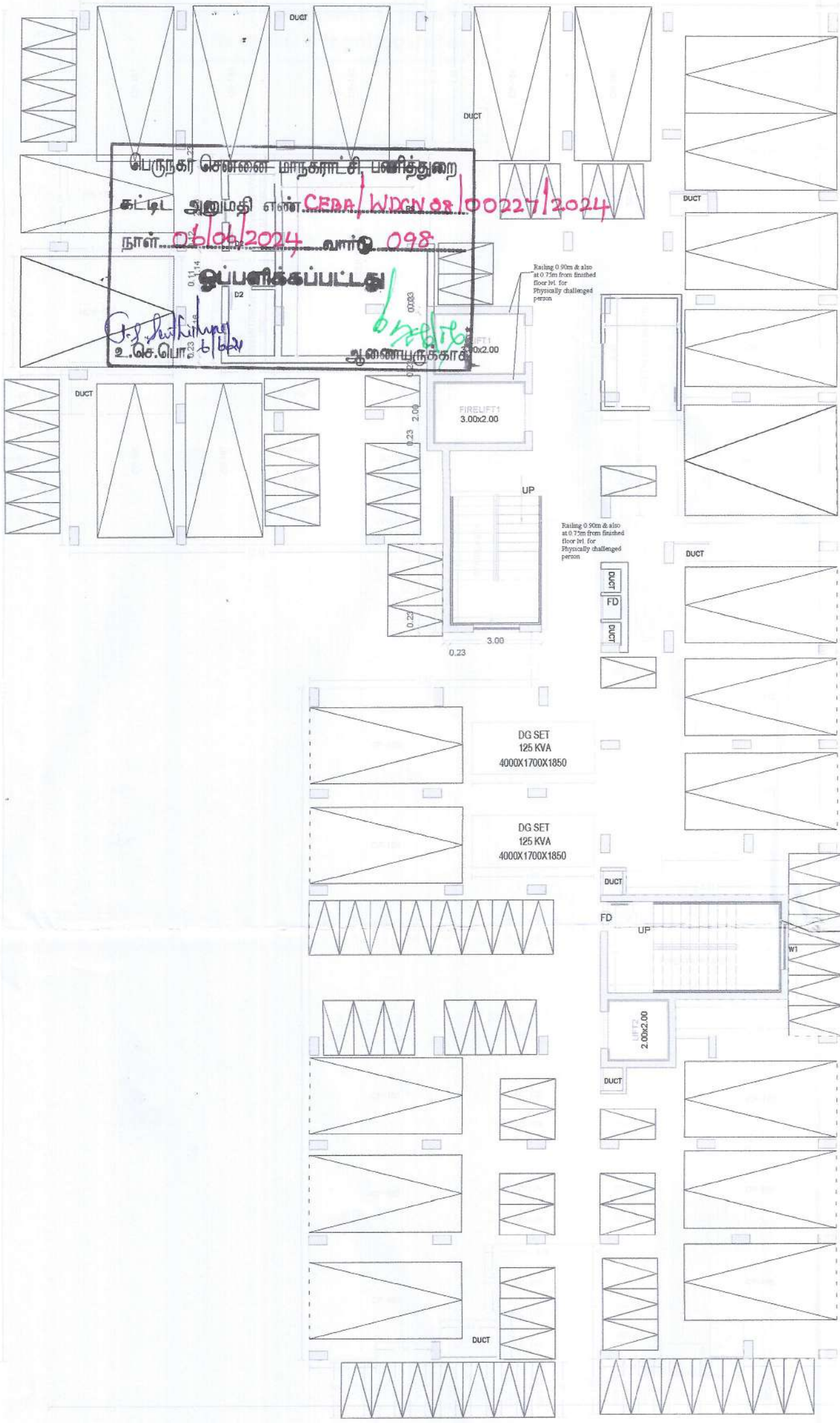
RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
2. It is the sole responsibility of the Builder / Promoters that the building is constructed as per the Structural Design vetted / approved by The IIT / Anna University / Registered Structural Engineer as the case may be.

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

P.P.A approved by
C.M.D.A vide
Lr.No. 100227/2024
Dated. 06.02.2024

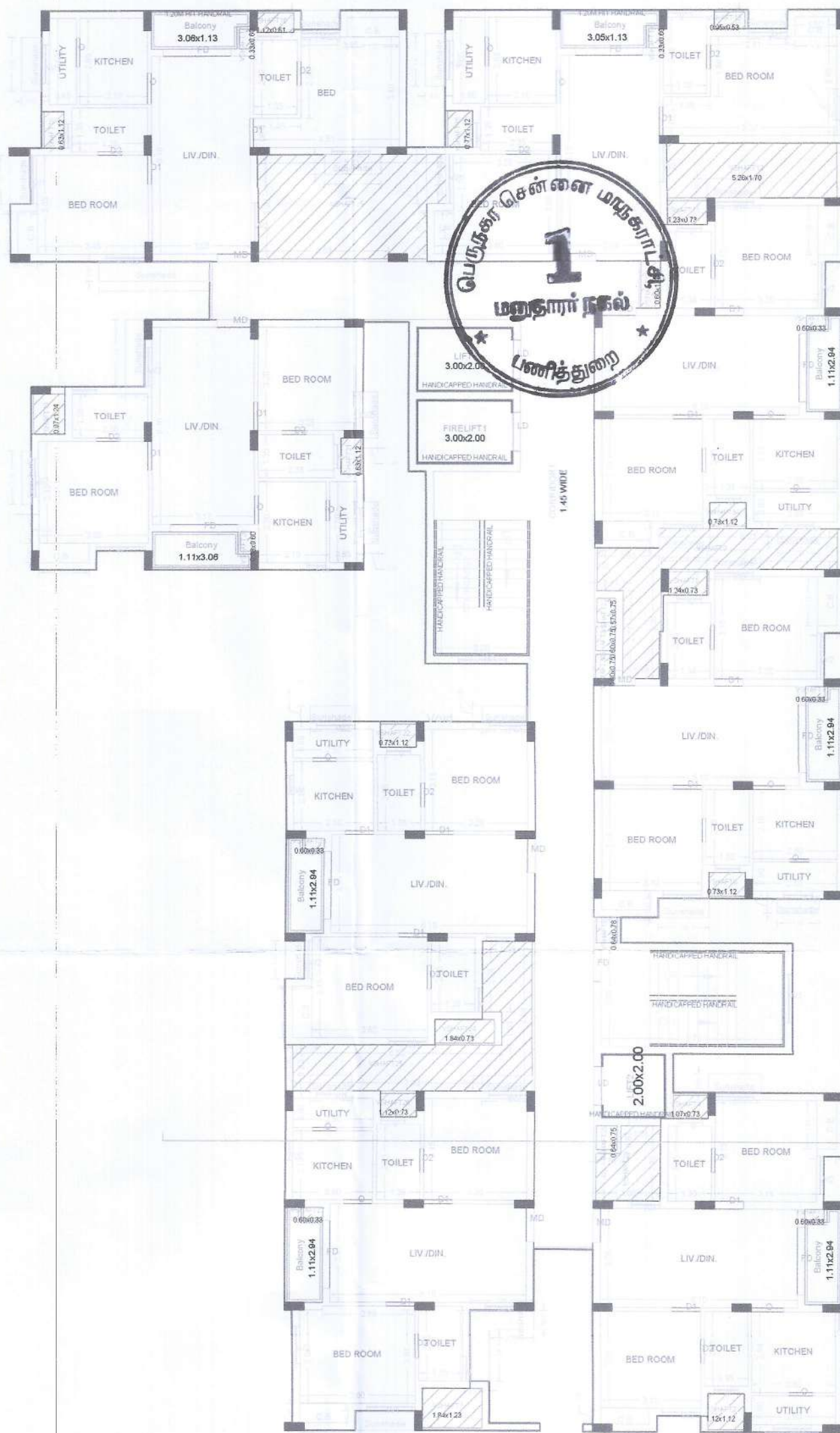
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STILT FLOOR PLAN



TYPICAL - 1- 7, 9- 12 FLOOR PLAN



EIGHTH FLOOR PLAN

BLOCK-1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

The Planning Permission issued under New Rule TNC&R, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2018.

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

EXECUTIVE ENGINEER & ADO
Anna Nagar Division,
Tamil Nadu Housing Board,
Thirunagalam, Chennai-600 101

Applicants (Owner / Developer / Power of Attorney)

RESPONSIBILITY OF THE BUILDER / PROMOTER

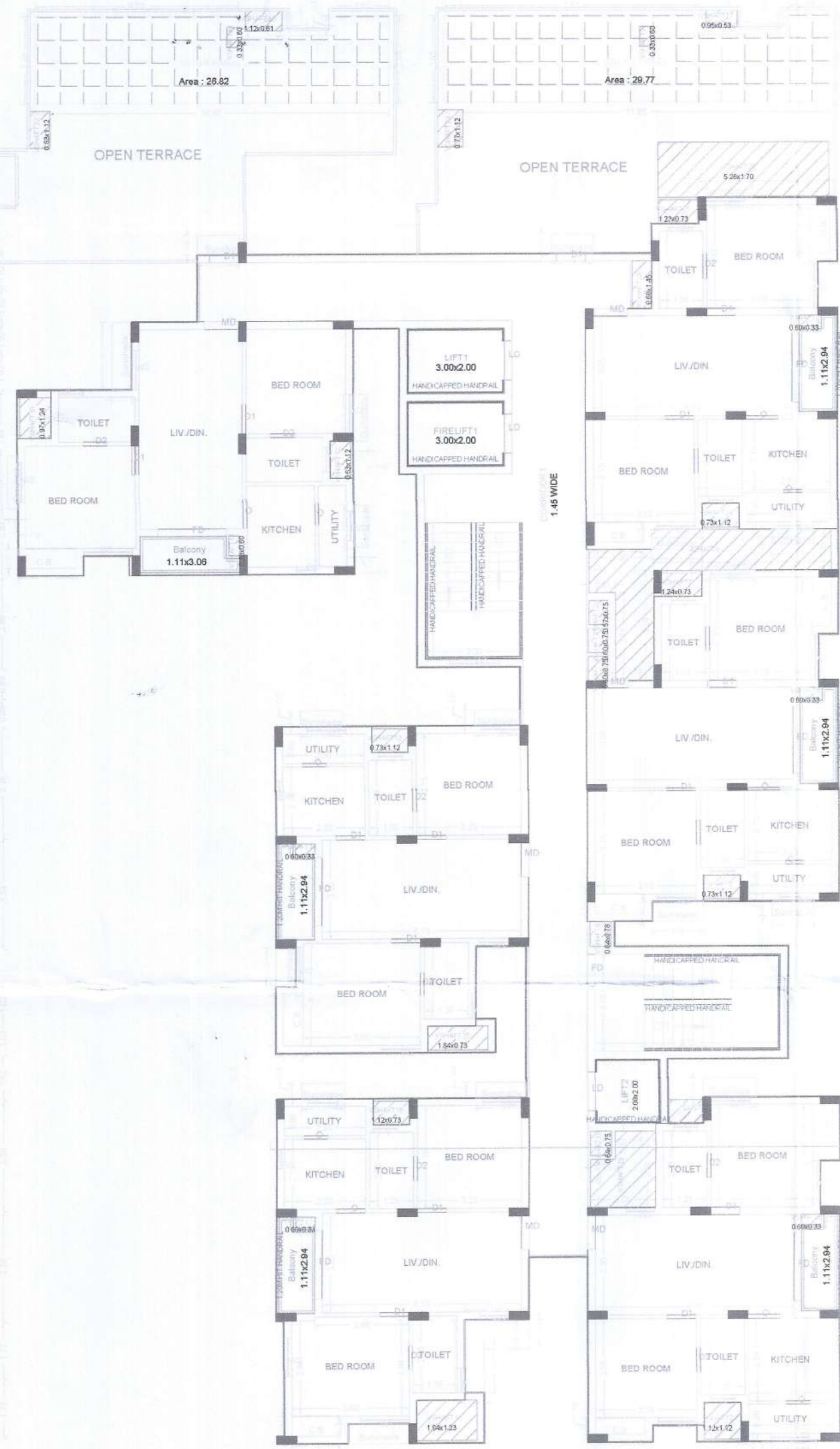
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P.P.A approved by
C.M.D.A vide
Lr.No. 100/2024
Dated 06/06/2024

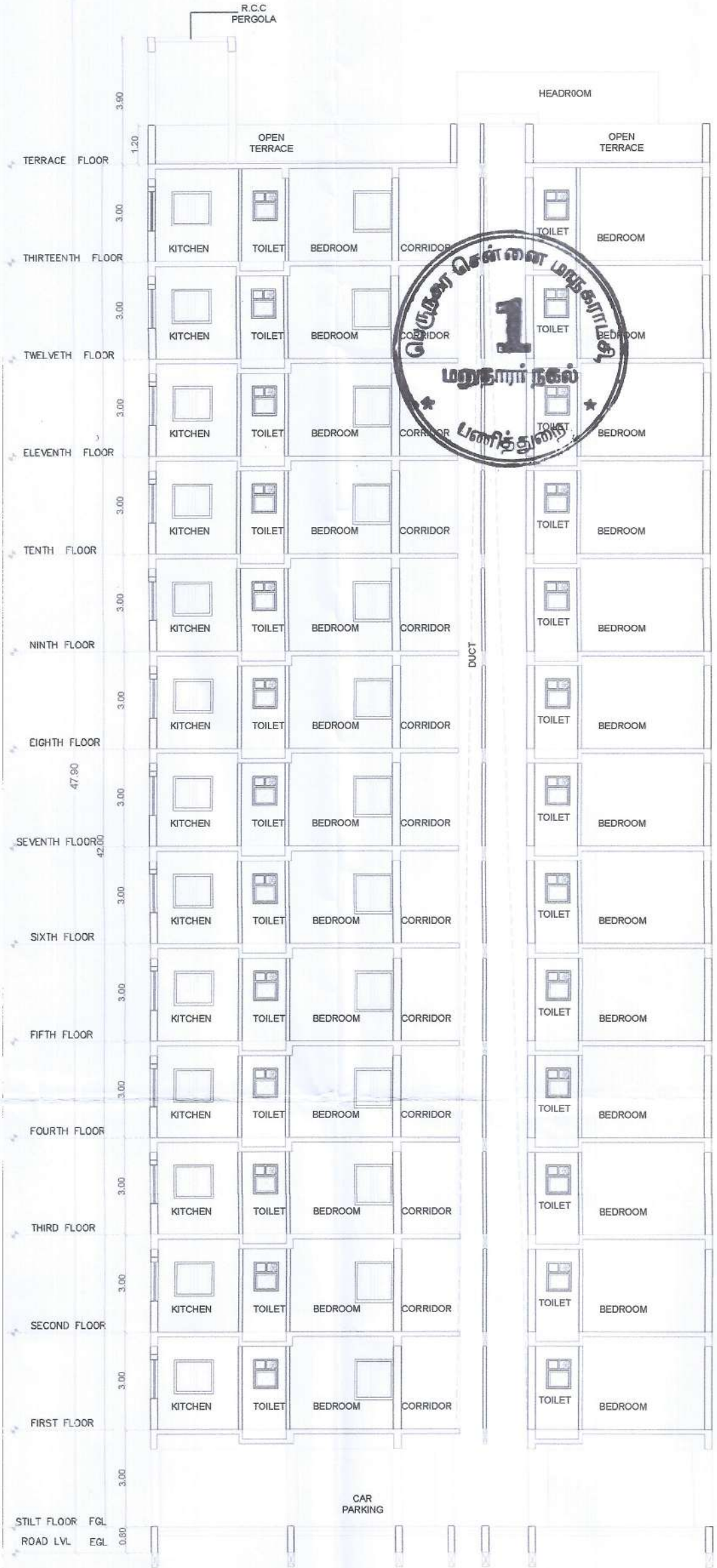
பெருநகர் சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண் 100/2024
தாள் 06/06/2024 வாடு 098
ஒப்பளிப்பப்பட்டது
செ.மெ.பொ. 6/6/24
அனுமதிப்புகை



THIRTEENTH FLOOR PLAN



TERRACE FLOOR PLAN



SECTION A-A

FLOOR NAME	SHEET NO. 3 / 7
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF TWO BLOCKS, BLOCK-01, STILT + 13 FLOORS (42M HEIGHT) 102 DWELLING UNITS, BLOCK-02, STILT + 13 FLOORS (42M HEIGHT) 101 DWELLING UNITS, TOTAL 203 DWELLING UNITS, RESIDENTIAL USE AYANAVARAM ROAD, AYANAVARAM AT T.S.NO.22 /217, BLOCK NO 33 OF AYANAVARAM VILLAGE, AYANAVARAM TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION.	

BLOCK-1

EXECUTIVE ENGINEER & ADO
Anna Nagar Division,
Tamil Nadu Housing Board,
Thirumangalam, Chennai-600 101

Applicants (Owner / Developer / Power of Attorney)

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.	
OR CODE	

This Planning Permission issued under New Rule TNCD&BR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WAMP (MD) Nos. 8912 & 8913 of 2019.

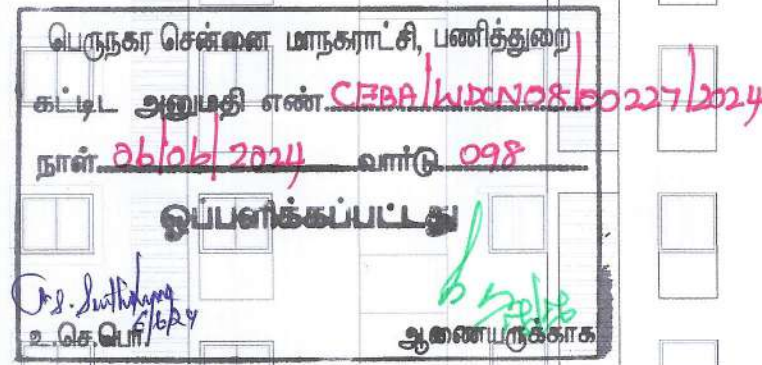
RESPONSIBILITY OF THE BUILDER / PROMOTER

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No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

FLOOR NAME	SHEET NO. 4 / 7
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF TWO BLOCKS, BLOCK-01, STILT + 13 FLOORS (42M HEIGHT) 102 DWELLING UNITS, BLOCK-02, STILT + 13 FLOORS (42M HEIGHT) 101 DWELLING UNITS, TOTAL 203 DWELLING UNITS, RESIDENTIAL USE AYANAVARAM ROAD, AYANAVARAM AT T S NO.22 /17, BLOCK NO 33 OF AYANAVARAM VILLAGE ,AYANAVARAM TALUK,CHENNAI DISTRICT ,GREATER CHENNAI CORPORATION.	

P.P.A approved by
C.M.D.A vide
Lr.No.....
Dated.....



BLOCK -1 SIDE ELEVATION



FRONT ELEVATION

BLOCK-1

APPROVAL CONDITION	
SCALE 1:100	
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY APPROVED SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE	
<i>For (Deputy Planner / Chief Planner / Member-Secretary)</i> <i>High Rise Building / Non High Rise Building</i> This Approval is valid only after building Permit is issued by the concerned Local Body.	

EXECUTIVE ENGINEER & ADO
Anna Nagar Division,
Tamil Nadu Housing Board,
Thirumangalam, Chennai-600 101

Applicants (Owner / Developer / Power of Attorney)

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.

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

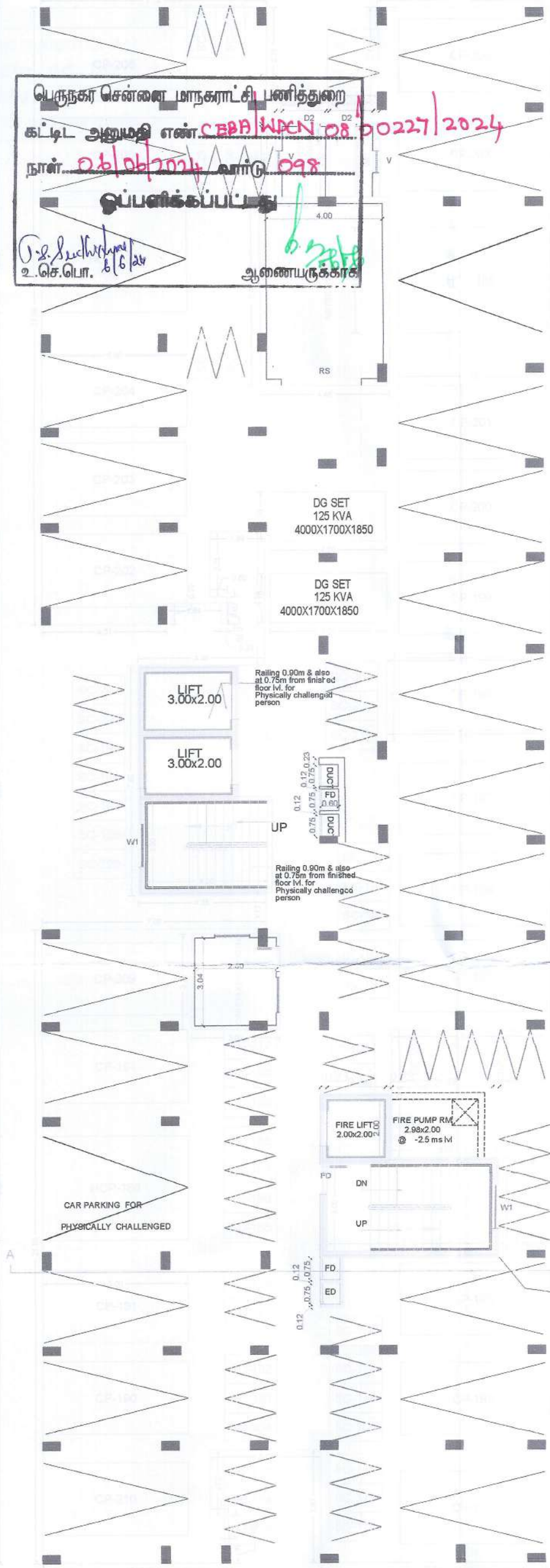
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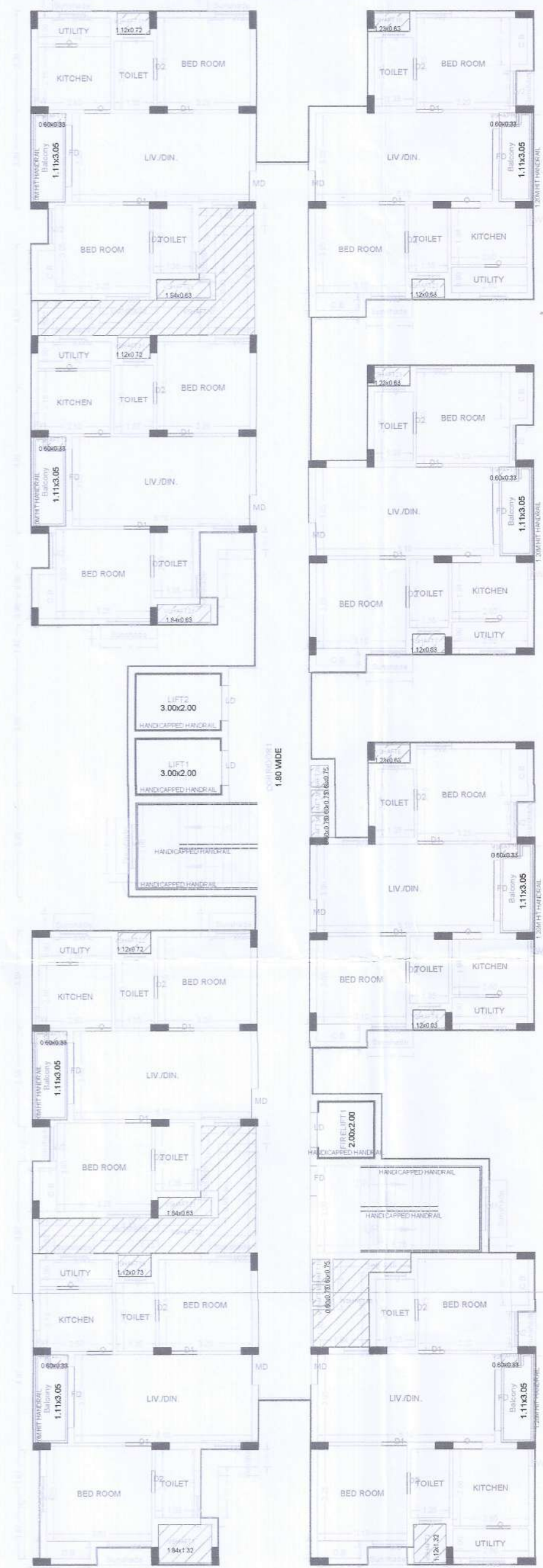
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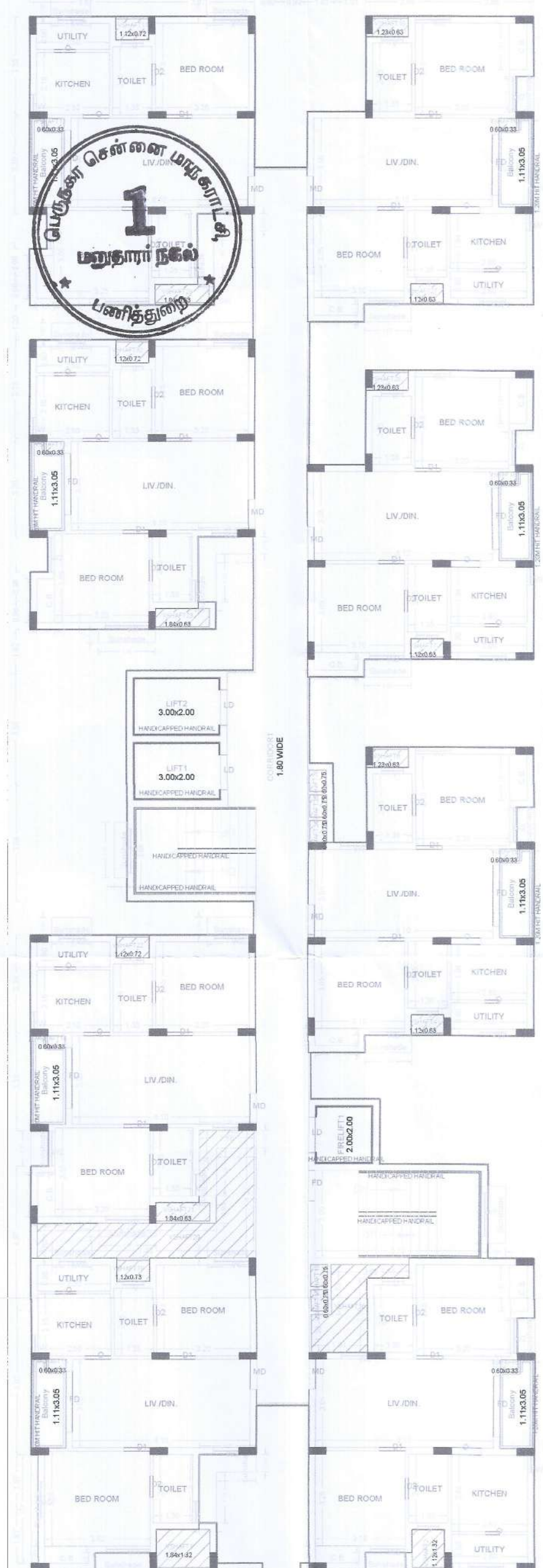
P.P.A approved by
C.M.D.A vide
Lr.No. 100/188/2023
Dated. 26.12.2024



STILT FLOOR PLAN



TYPICAL - 1- 7, 9- 12 FLOOR PLAN



EIGHTH FLOOR PLAN

BLOCK-2

FLOOR NAME	SHEET NO. 5 / 7
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF TWO BLOCKS, BLOCK-01, STILT + 13 FLOORS (42M HEIGHT) 102 DWELLING UNITS, BLOCK-02, STILT + 13 FLOORS (42M HEIGHT) 101 DWELLING UNITS, TOTAL 203 DWELLING UNITS, RESIDENTIAL USE AYANAVARAM ROAD, AYANAVARAM AT T S.NO.22 /217, BLOCK NO 33 OF AYANAVARAM VILLAGE, AYANAVARAM TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION.	

APPROVAL CONDITION

SCALE 1:100



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

EXECUTIVE ENGINEER & ADO
Anna Nagar Division,
Tamil Nadu Housing Board,
Thirumangalam, Chennai-600 101

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCD&R, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and VAMP (MD) Nos. 8871 & 8872 of 2019.

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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QR CODE

RESPONSIBILITY OF THE BUILDER / PROMOTER

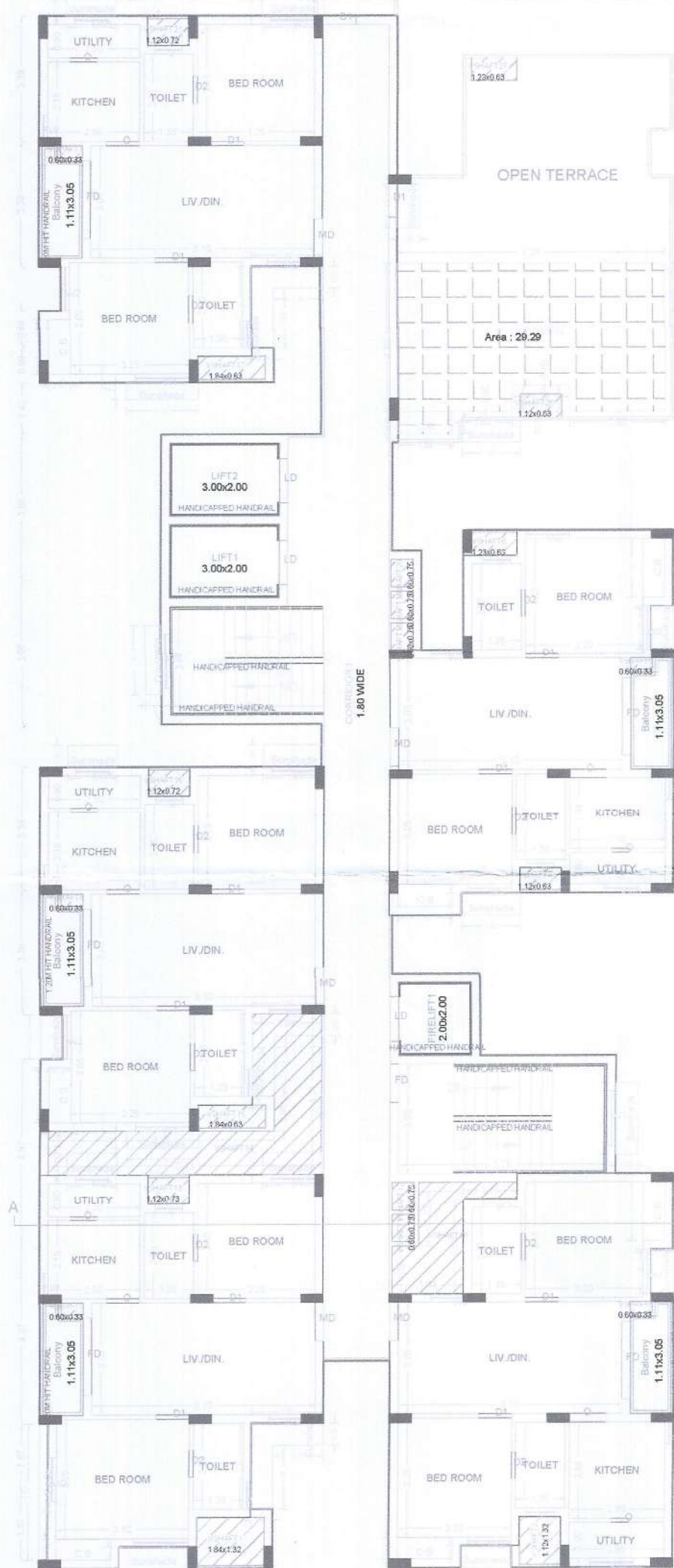
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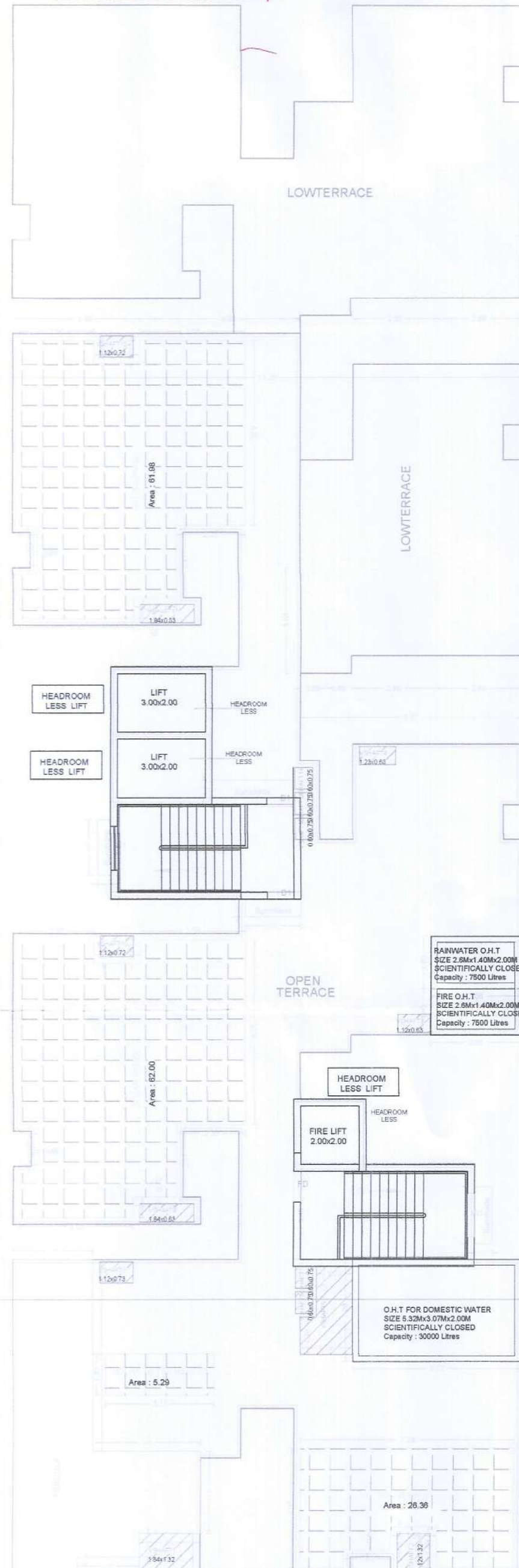
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பெருநகர் சென்னை மாநகராட்சி, பார்வீக்துறை
கட்டிட அனுமதி எண்: 0988/பெருநகர் 00227/2024
தாள்: 06.06.2024 - வார்டு: 098
ஒப்பளிக்கப்பட்டது
செ.வெ.பொ. அனுமதிபெற்றதற்காக

P.P.A approved by
C.M.D.A vide
Lr.No..C/098/100/HRB/N/0188/2023
Dated..06.03.2024

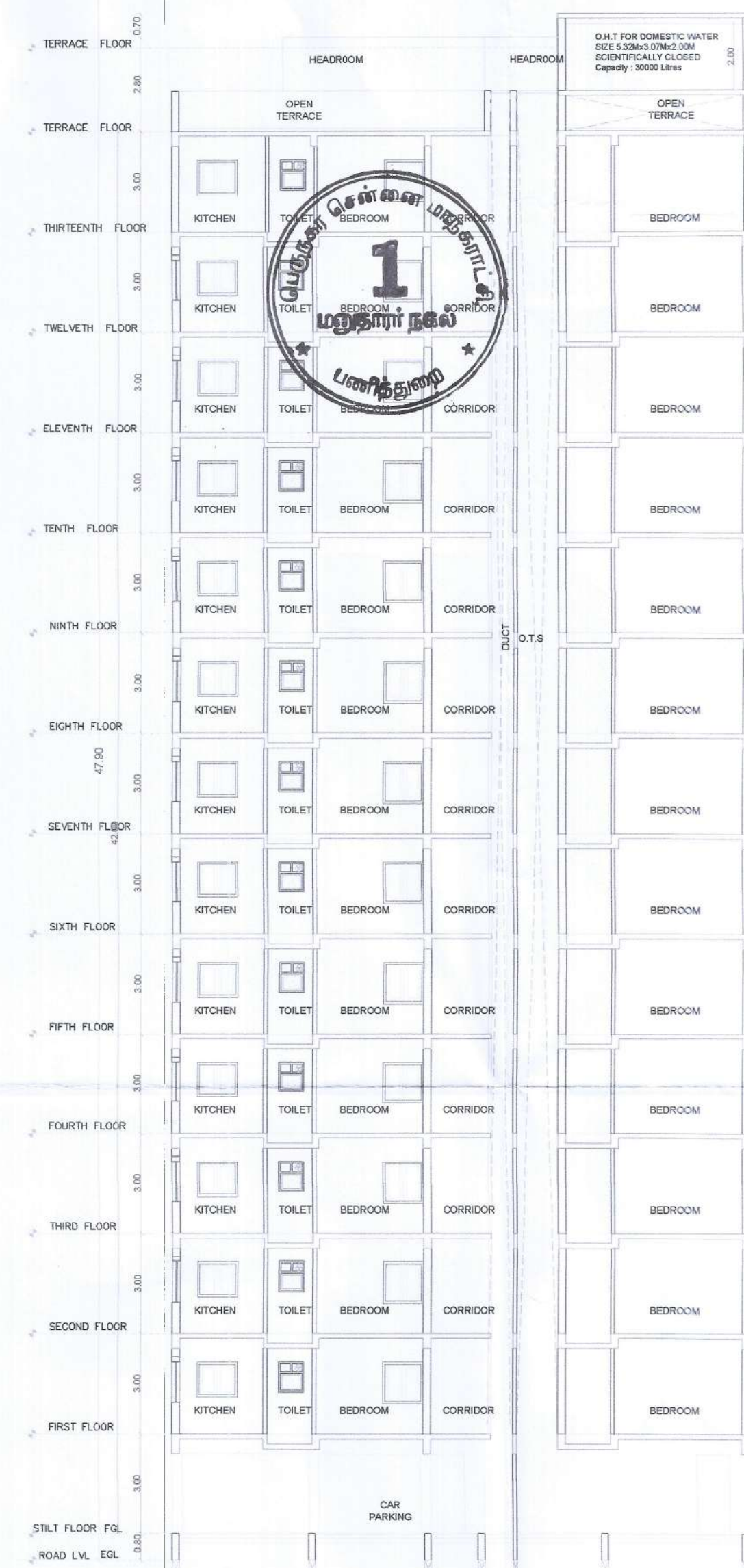


THIRTEENTH FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK-2



SECTION A-A

FLOOR NAME	SHEET NO. 6/7
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF TWO BLOCKS, BLOCK-01, STILT + 13 FLOORS (42M HEIGHT) 102 DWELLING UNITS, BLOCK-02, STILT + 13 FLOORS (42M HEIGHT) 101 DWELLING UNITS, TOTAL 203 DWELLING UNITS, RESIDENTIAL USE AYANAVARAM ROAD, AYANAVARAM AT T S.NO.22 /217, BLOCK NO 33 OF AYANAVARAM VILLAGE ,AYANAVARAM TALUK,CHENNAI DISTRICT,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.

QR CODE

EXECUTIVE ENGINEER & AUC
Anna Nagar Division,
Tamil Nadu Housing Board,
Thirumangalam, Chennai-600 101

Applicants (Owner / Developer / Power of Attorney)

This Planning Permission issued under New Rule TNCD&BR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and NAMP (MD) Nos. 6912 & 6913 of 2019.

RESPONSIBILITY OF THE BUILDER / PROMOTER

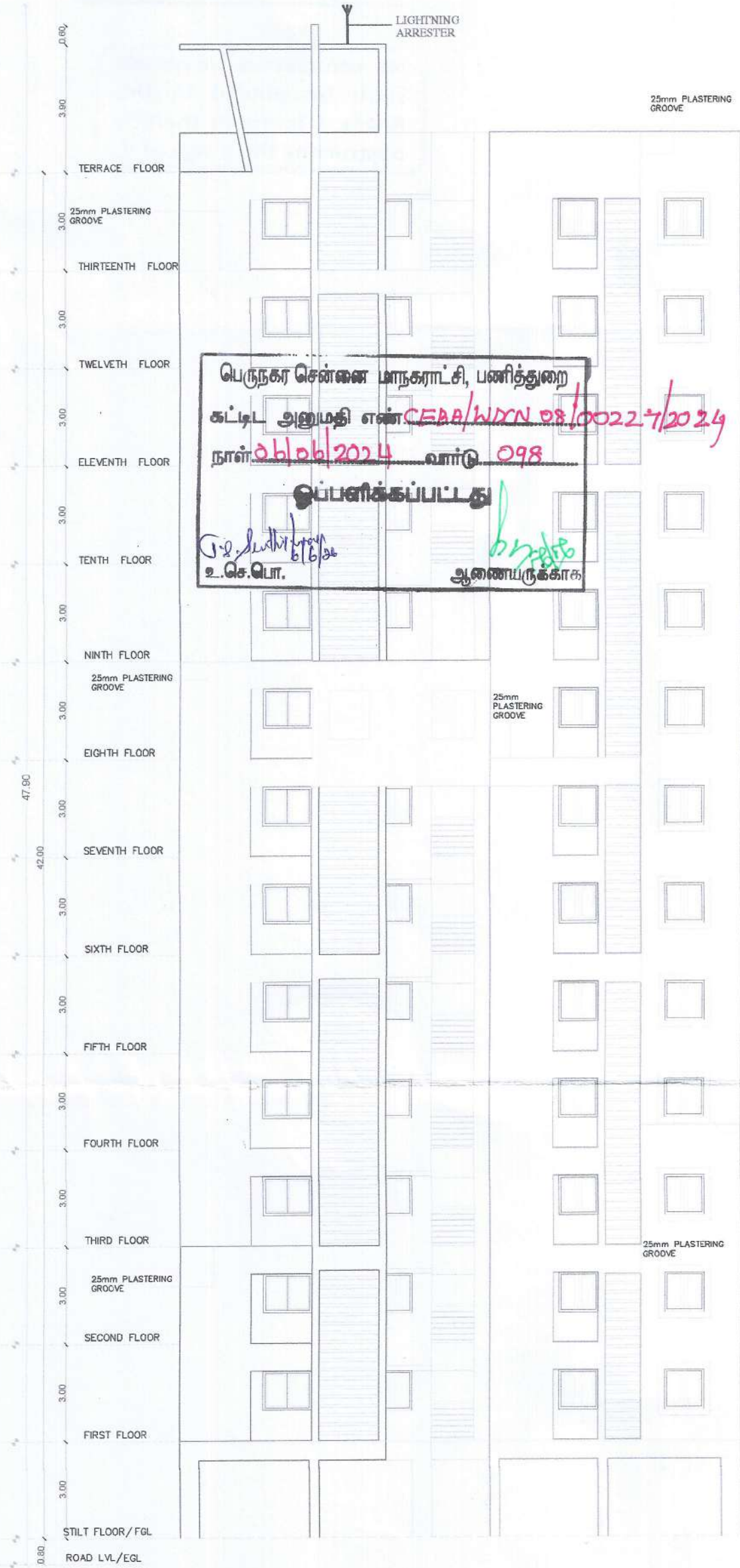
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P.P.A approved by
C.M.D.A vide
Lr.No. CM/150/HRB/N/0188/2023
Dated: 06.03.2024

FLOOR NAME	SHEET NO. 7/7
FLOOR NAME	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE BUILDING CONSISTING OF TWO BLOCKS, BLOCK-01, STILT + 13 FLOORS (42M HEIGHT) 102 DWELLING UNITS, BLOCK-02, STILT + 13 FLOORS (42M HEIGHT) 101 DWELLING UNITS, TOTAL 203 DWELLING UNITS, RESIDENTIAL USE AYANAVARAM ROAD, AYANAVARAM AT T.S.NO.22/217, BLOCK NO 33 OF AYANAVARAM VILLAGE, AYANAVARAM TALUK, CHENNAI DISTRICT, GREATER CHENNAI CORPORATION.	



FRONT ELEVATION



SIDE ELEVATION

BLOCK-2

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	

EXECUTIVE ENGINEER & ADO
Anna Nagar Division,
Tamil Nadu Housing Board,
Thirumangalam, Chennai-600 101

Applicants (Owner / Developer / Power of Attorney)

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RESPONSIBILITY OF THE BUILDER / PROMOTERS

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Our services go beyond



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.

Smarter Tools, Stronger Decisions



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



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