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NO-(1)
ONE

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/IPP/NHRB IN/0604/2023
Dated 21/11/2023

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR COMMERCIAL (SHOP) BUILDING (HEIGHT – 4.80M) AT GNT ROAD, MADHAVARAM, CHENNAI-600060 COMPRISED IN PLOT NO A,B,C(PART), D(PART), E, F(PART) & G(PART) IN OLD S.NO. 830/1 PART, 831 PART, T.S.NO. 33/14, 33/15, 33/16, 33/17, 33/18, 33/19, 33/20 WARD-C, BLOCK NO: 35 OF MADHAVARAM VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	9940.00
AREA AS PER DOCUMENT	9937.42
AREA CONSIDERED FOR FSI	9937.42
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	522.39
CSR AREA.	0.00
TOTAL FSI AREA	4484.98
FSI FACTOR	0.451
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	67	70
TWO WHEELER	67	70
CYCLE	0	0

KEY PLAN (NTS)

Building Height : 4.80 Mtrs
No of Floors : G

GROUND FLOOR PLAN(SCALE-1:300)

TERRACE FLOOR PLAN(SCALE-1:300)

4.50m
GATE WITH COMPOUND WALL ELEVATION
PLAN
4.50M WIDE GATE DETAILS
SECTION
SECTION OF COMPOUND WALL

PROPOSED RAIN WATER HARVESTING SYSTEM PROVIDED AS PER CBR NORMS DRAWING NO 3A NOT TO SCALE

PLAN
SECTION
RAIN WATER HARVESTING PIT

PERFORATED SLAB 100 THICK
SILL ARRESTER
RIVER SAND
BRICK WORK FOR SUPPORTING SLAB
PEBBLE/BROKEN BRICKS
SILL ARRESTER

RAILING AT 0.90M HEIGHT
RAILING AT 0.75M HEIGHT
FINISHED LVL OF STEP
WAIST SLAB
HAND RAIL SECTION (FOR PH PERSONS)

SECTION
PLAN
DETAIL OF COLUMN FOOTING

SUMP DETAIL FOR DOMESTIC / METRO WATER SUMP.

SUMP DETAIL FOR RAIN WATER

SUMP DETAIL FOR SULLAGE

CMT

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண்: CBR/ LDCN/ 23/ 00102/ 2024
நாள்: 01/ 02/ 2024 வார்டு 035
ஒப்புவிக்கப்பட்டது
உதவி/செயற்பொறியாளர்

PLINTH LEVEL +1.60
FGL +1.00
EGL / ROAD +0.00

ELEVATION

RETAIL AREA 1889.25 SQ.MT.
RETAIL AREA 781.77 SQ.MT.
RETAIL AREA 1081.45 SQ.MT.
RETAIL AREA
GROUND FLOOR
SLOPE FLOOR

SECTION A-A

CP-64 CP-63 CP-62 CP-61 CP-60 CP-58 HCP-53 HCP-65 HCP-66 HCP-67 HCP-68 HCP-69 HCP-70
CP-57 CP-55 CP-58 CP-54 CP-50 CP-35 CP-49 CP-19 CP-48 CP-20 CP-47 CP-21 CP-46 CP-22 CP-45 CP-23 CP-44 CP-24 CP-43 CP-25 CP-42 CP-26 CP-41 CP-27 CP-40 CP-28 CP-39 CP-29 CP-38 CP-30 CP-37 CP-31 CP-36 CP-32 CP-33 CP-34
CP-59 CP-52 CP-51 CP-16 CP-15 CP-14 CP-13 CP-12 CP-11 CP-10 CP-9 CP-8 CP-7 CP-6 CP-5 CP-4 CP-3 CP-2 CP-1 CP-18 CP-17

(FGL +1.00m)
(1/33 SLOPE)
28.30m
26.10m WIDE GNT MAIN ROAD
26.10m

SITE PLAN (Scale - 1:250)

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
A-1 (SHOP B...)		4484.98	0.00	0.00	0.00	0	4484.98
Total		4484.98	0.00	0.00	0.00	0	4484.98

FLOOR WISE FSI STATEMENT:-A (SHOP BUILDING)

FLOORS	FSI AREA COMM.	RESI.	IND.	INST.	DU	TOTAL FSI AREA
GROUND FLOOR	4484.98	0.00	0.00	0.00	0	4484.98
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	4484.98	0.00	0.00	0.00	0	4484.98

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and MMP (MD) Nos. 59/13 & 60/13 of 2019.

Signature valid
Digitally Signed by DHINESH
Date: 11/21/2023 5:59:36 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

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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

Our services go beyond

Buying & Selling Services

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

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Compliance & Special Services

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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

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

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