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3/350/2 Mettukuppam,
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Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

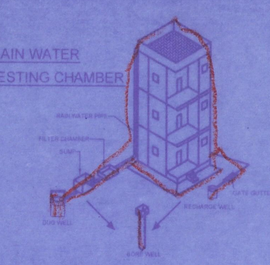


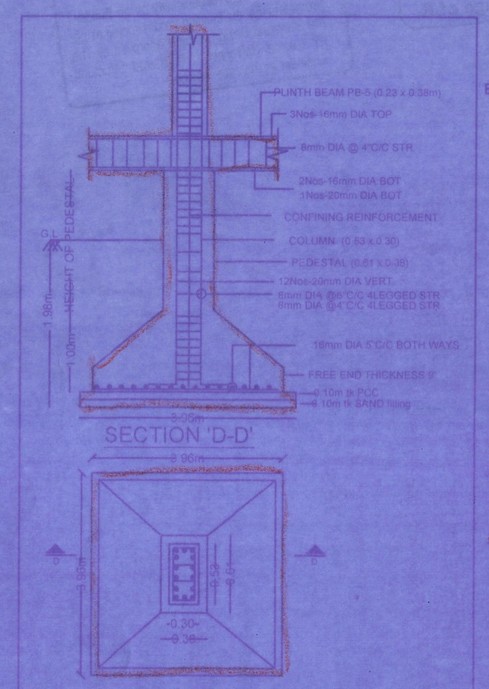
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+5 FLOORS RESIDENTIAL BUILDING WITH 10 DWELLING UNITS AT PLOT No. 18 & 19, KAMATCHIPURAM 1st STREET, POSTAL COLONY, WEST MAMBALAM, CHENNAI. COMPRISED IN OLD S.No.181/1 Part, T.S.No. 29&30, BLOCK No.47, KODAMBAKKAM VILLAGE, GREATER CHENNAI CORPORATION, DIVISION -133, ZONE-X.

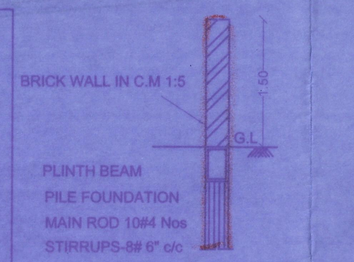
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/SPP/NHRB1c/00255/2020
Dated...26.09.2024

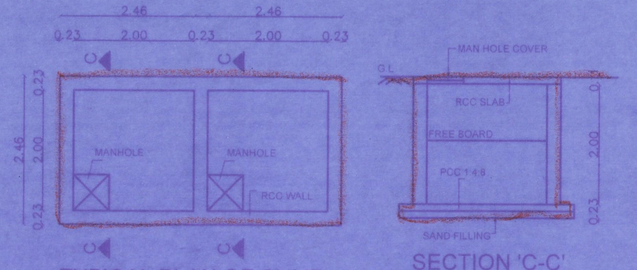
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

NORTH POINT: S E W N

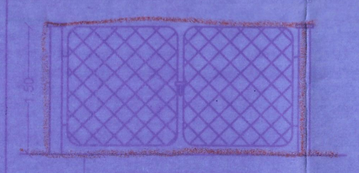


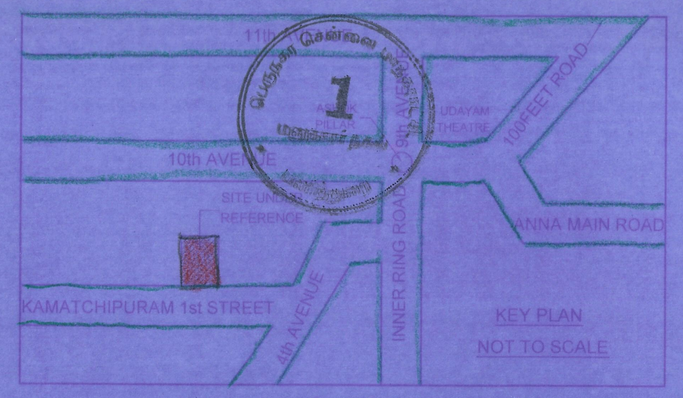


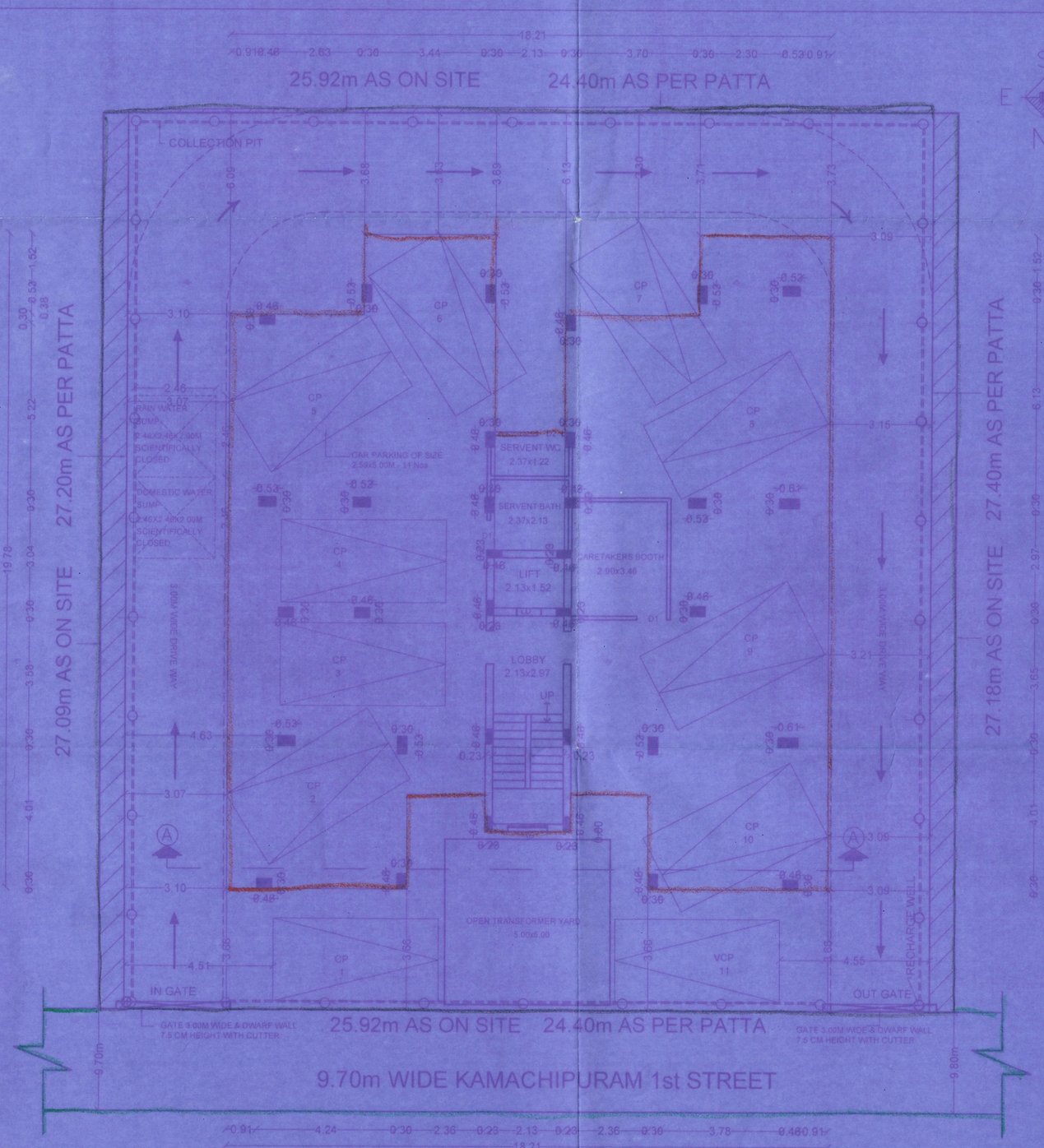




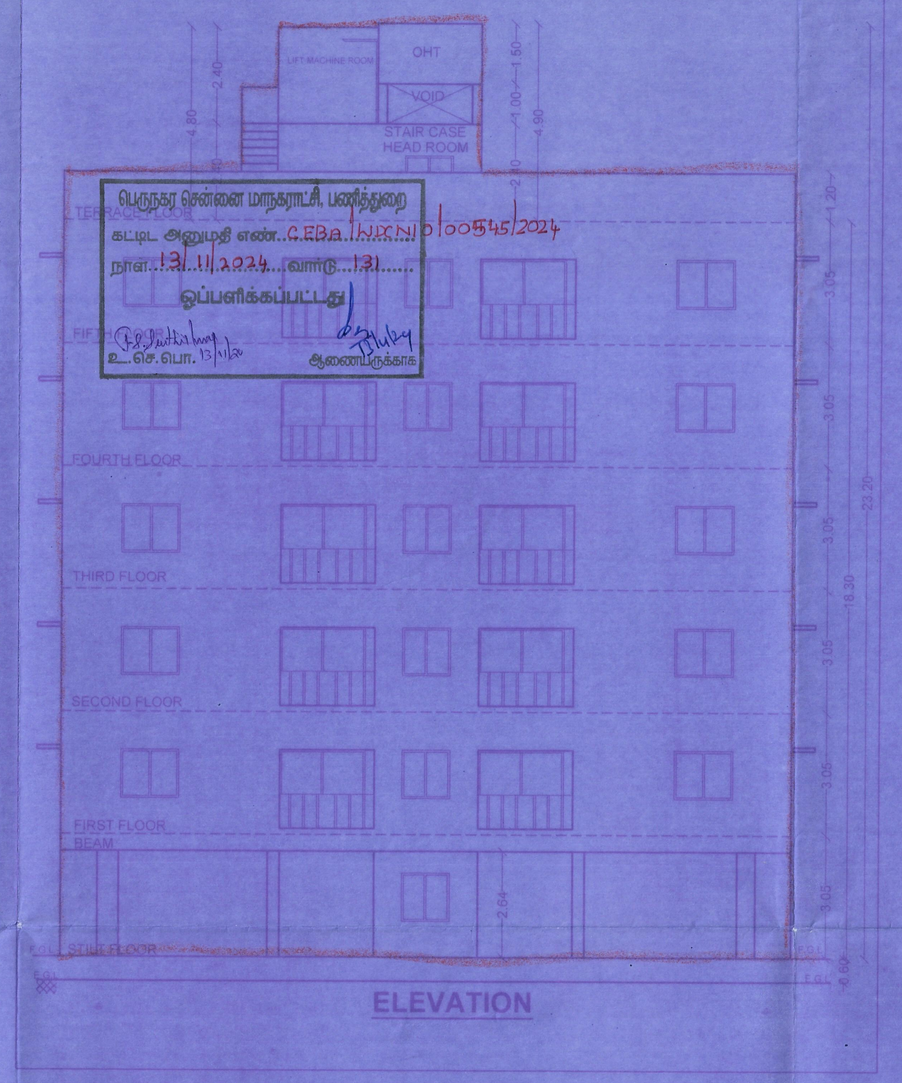
FOR RAIN WATER & DOMESTIC WATER SUMP DETAIL







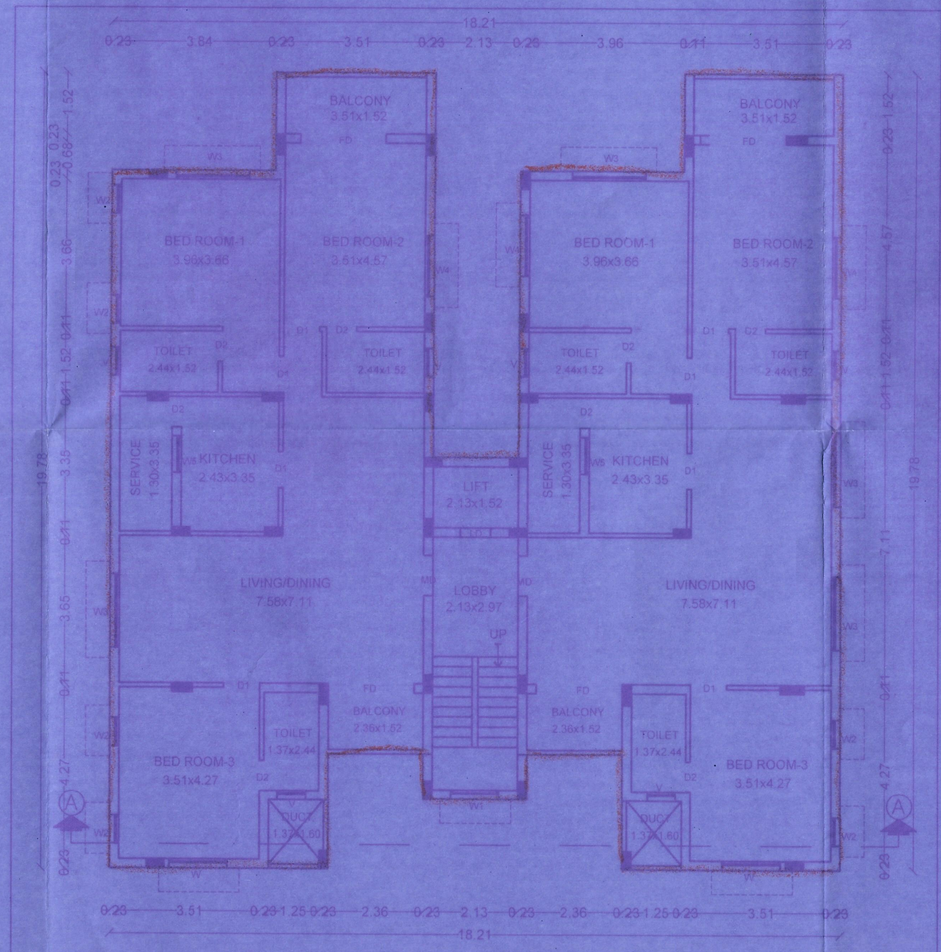
SITE CUM STILT FLOOR PLAN



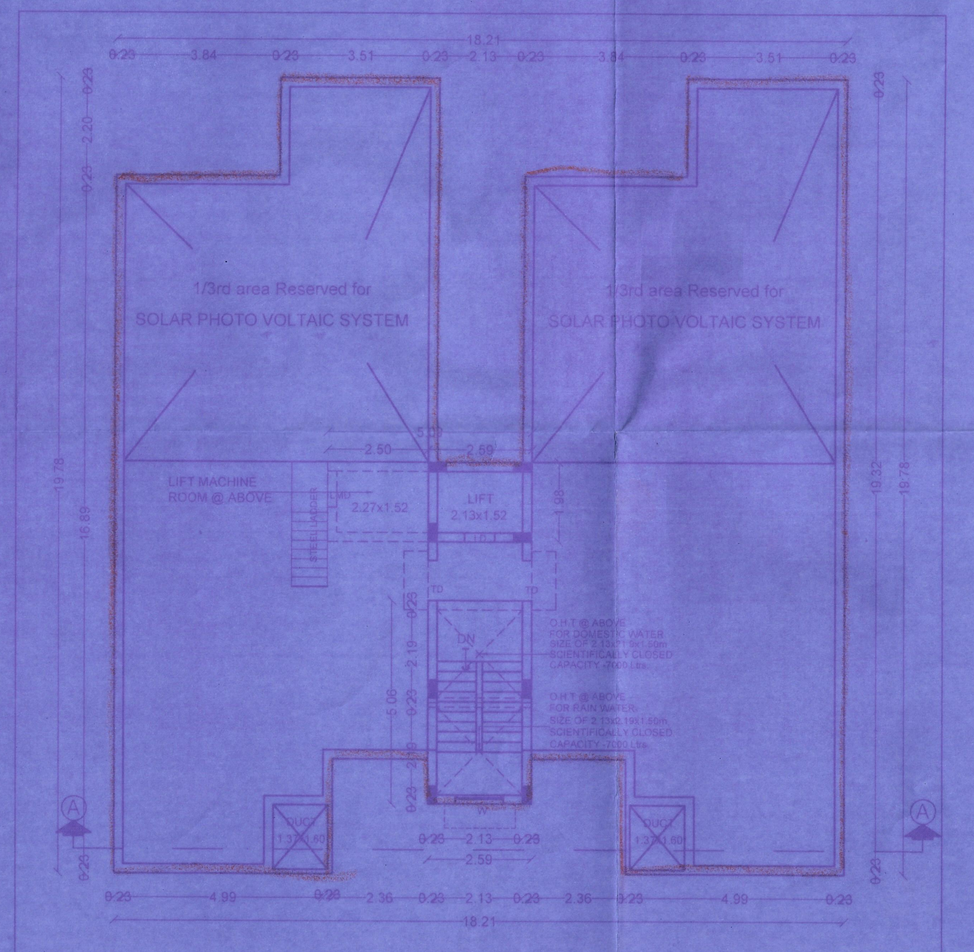
ELEVATION



SECTION A-A



TYPICAL- 1st, 2nd, 3rd, 4th & 5th FLOOR PLAN



TERRACE FLOOR PLAN

SCHEDULE OF JOINERIES:

SYMBOL	DESCRIPTION	SIZE IN 'METRES'
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
FD	FRENCH DOOR	2.13 x 2.10
W	WINDOW	1.45 x 1.20
W1	WINDOW	1.20 x 1.20
W2	WINDOW	0.70 x 1.20
W3	WINDOW	1.83 x 1.20
W4	WINDOW	1.52 x 1.20
W5	WINDOW	0.91 x 1.20
V	VENTILATOR	0.70 x 0.60

AREA DETAILS IN 'SQ.M'

1. EXTENT AS PER PATTA 665.00
2. EXTENT AS PER DOCUMENT 664.96

FLOOR	No. OF UNITS	NET FSI AREA
Stilt Floor	-	-
First Floor	2	297.79
Second Floor	2	297.79
Third Floor	2	297.79
Fourth Floor	2	297.79
Fifth Floor	2	297.79
Total	10	1488.95

FSI PROVIDED = 1488.95 / 664.96 = 2.239

No. OF CAR PARKING REQUIRED = 11Nos

No. OF CAR PARKING PROVIDED = 11Nos

COLOR INDEX:
Proposed Building
Road Limits
Site Boundary

SCALE 1:100 ALL DIMENSION IN METRE

For KCEE PROPERTIES P. LTD.
L. Chandrasekaren
Managing Director

APPLICANT'S SIGNATURE

C. KANNAN, B.E, M.E. (Structure)
Structural Engineer,
CMDA Reg. No. STR/11024/2/0047
Door No. 2[illegible]Main Road,
Indira Nagar, Chennai-600 020.

STRUCTURAL ENGINEER

T. RAAMASUBRAHMANYAN B.E.
Registered Engineer, Grade-I,
CMDA Reg. No. RE/Gr-II/19/03/016,
GCC Reg. No. RE/200302019,
Plot No.1451-G, Garden Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai-37
Phone : 98408 29411, 63825 49944.

REGISTERED ENGINEER

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டட அனுமதி எண்..CEBa/NNN/100545/2024
நாள்..13.11.2024..வார்டு..13.....
ஒப்புளிக்கப்பட்டது
உ. செ. பொ. 13/11/24
ஆணையாளர்



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.

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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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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