

PLAN SHOWING THE REVISED PROPOSED STILT + 5 FLOORS RESIDENTIAL BUILDING (REVISION OF OLD APPROVAL, APPROVED VIDE PP NO.9/2019 DT.11.02.2019) IN OLD S.NO.365/4A2A1A1 NEW S.NO. 365/100 IN PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

PROJECT NAME
SPYKA CYGNUS

JOINERY DETAIL

S.No	DESCRIPTION	WIDTH	HEIGHT	SILL.HT
1	MD - Main Door	1.07	2.10	-
2	D1 - Door	0.91	2.10	-
3	D2 - Door	0.76	2.10	-
4	SD - Sliding Door	2.13	2.10	-
5	SD1 - Sliding Door	2.37	2.10	-
6	SD2 - Sliding Door	1.52	2.10	-
7	DD - Double Door	2.13	2.10	-
8	DD1 - Double Door	1.38	2.10	-
9	DD2 - Double Door	1.43	2.10	-
10	DD3 - Double Door	1.52	2.10	-
11	GG - Grill Gate	1.52	2.10	-
12	KO - Kitchen Opening	0.76	2.10	-
13	W - Window	1.20	1.20	0.90
14	W1 - Window	1.00	1.80	0.90
15	W2 - Window	0.85	1.80	0.90
16	W3 - Window	0.75	1.20	0.90
17	KW - Kitchen Window	1.20	0.90	1.20
18	SW - Staircase Window	1.20	1.20	0.90
19	FW - French Window	2.10	1.80	0.30
20	V - Ventilator	0.60	0.90	1.20

AREA STATEMENT

LAND AREA:-				
AS PER PATTA (SQM)			900.00	
AS PER DOCUMENT (SQM)			890.33	
FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)	TOTAL NO OF DWELLING UNITS
STILT FLOOR	10.91	487.27	498.18	-
FIRST FLOOR	473.30	-	473.30	6
SECOND FLOOR	473.30	-	473.30	6
THIRD FLOOR	473.30	-	473.30	6
FOURTH FLOOR	473.30	-	473.30	6
FIFTH FLOOR	408.71	-	408.71	5
HEAD ROOM & LMR	-	45.72	45.72	-
TOTAL (SQM)	2312.82	532.99	2845.81	29

All Dwelling Units are less than 90 Sqm (Affordable Housing)

FSI 2.598

AVAILING FREE PREMIUM FSI OF 0.598 FOR AFFORDABLE HOUSING

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
TWO-WHEELER PARKING	29 Nos	29 Nos
CAR PARKING	5 Nos	14 Nos
VISITORS CAR PARKING	1 Nos	1 Nos
VISITORS TWO WHEELER PARKING	3 Nos	3 Nos

TITLE
1ST FLOOR, TYPICAL 2ND TO 4TH FLOOR & 5TH FLOOR PLAN

SHEET SIZE
A1

SHEET NO
2 / 4

SCALE
1:100

APPLICANT

REGISTERED ENGINEER

M. S. S.
REGISTERED ENGINEER (Grade-II)
Reg No. OGLDIST / RE / G-II / 2020 / 10 / 005
No. 123-A, Thangal Ulval Street,
Vengambakkam, Chennai - 600 092.

COLOUR INDEX

PROPOSED

ROAD

BOUNDARY

BUILDING PLANNING PERMISSION

ROC NO: SWP/BPA/0053043/2023
SCRUTINY REFERENCE NO: XNMJ95UL
DRAWING SCRUTINY REFERENCE NO: 49638-2023-QV
BUILDING PLANNING PERMISSION NO:
SWP/B.P./M.L.P.A(C.D.-5)/NO: 11/2024

ALL DIMENSIONS ARE IN METERS

FIFTH FLOOR PLAN

TYPICAL 2ND TO 4TH FLOOR PLAN

FIRST FLOOR PLAN

PLAN SHOWING THE REVISED PROPOSED STILT + 5 FLOORS RESIDENTIAL BUILDING (REVISION OF OLD APPROVAL, APPROVED VIDE PP NO.9/2019 DT.11.02.2019) IN OLD S.NO.365/4A2A1A1 NEW S.NO. 365/100 IN PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

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14	W1 - Window	1.00	1.80	0.90
15	W2 - Window	0.85	1.80	0.90
16	W3 - Window	0.75	1.20	0.90
17	KW - Kitchen Window	1.20	0.90	1.20
18	SW - Staircase Window	1.20	1.20	0.90
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TITLE TERRACE FLOOR, LIFT MACHINE ROOM & OHT PLAN		N
SHEET SIZE	A1	
SHEET NO	3 / 4	
SCALE	1:100	

APPLICANT

REGISTERED ENGINEER

M. S. S.

MARISELVI.M

REGISTERED ENGINEER (Grade-II)

Reg No.CCDIST / RE / (G-II) / 2020 / 10 / 005

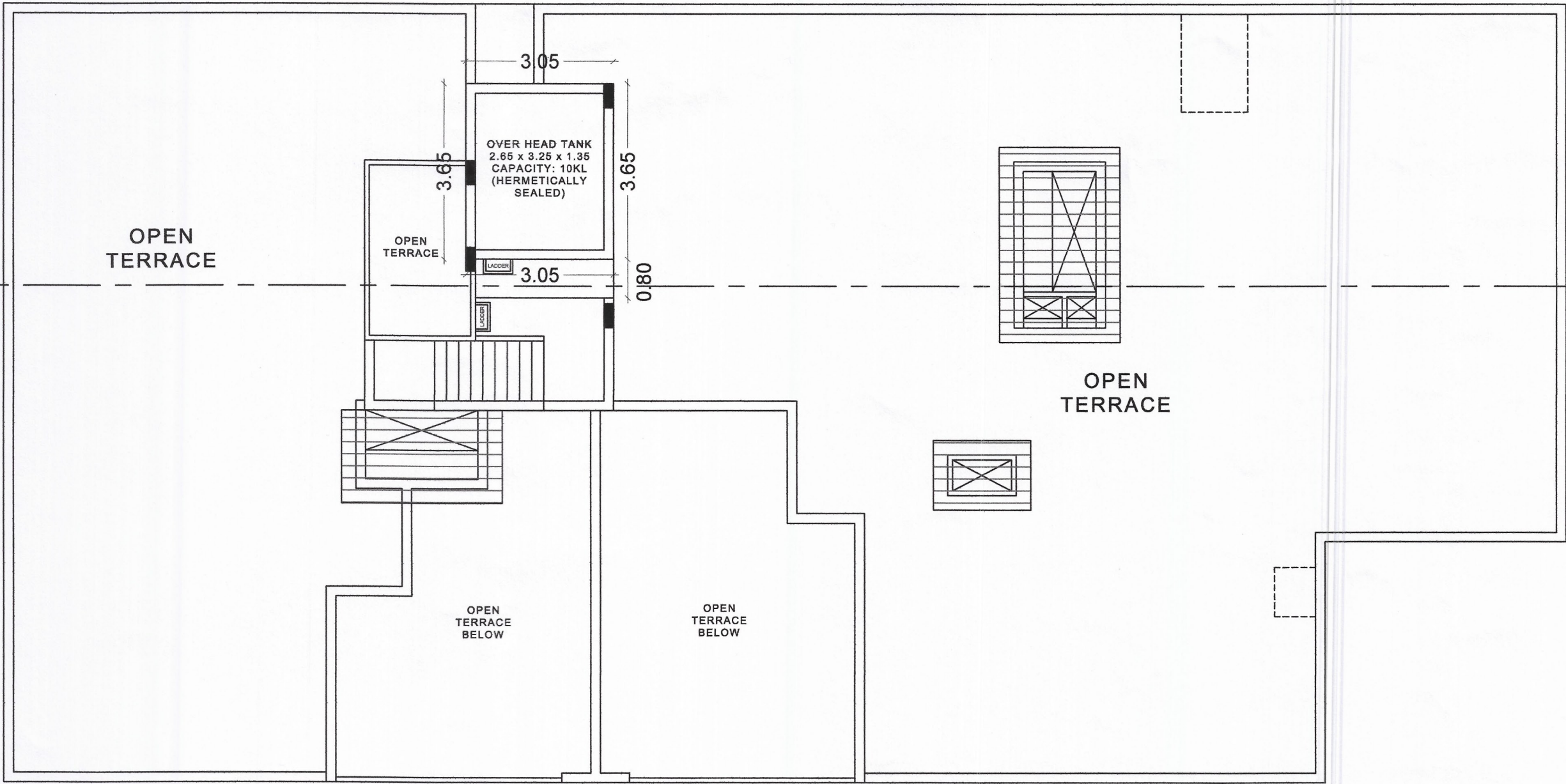
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Virugambakkam, Chennai - 600 082.

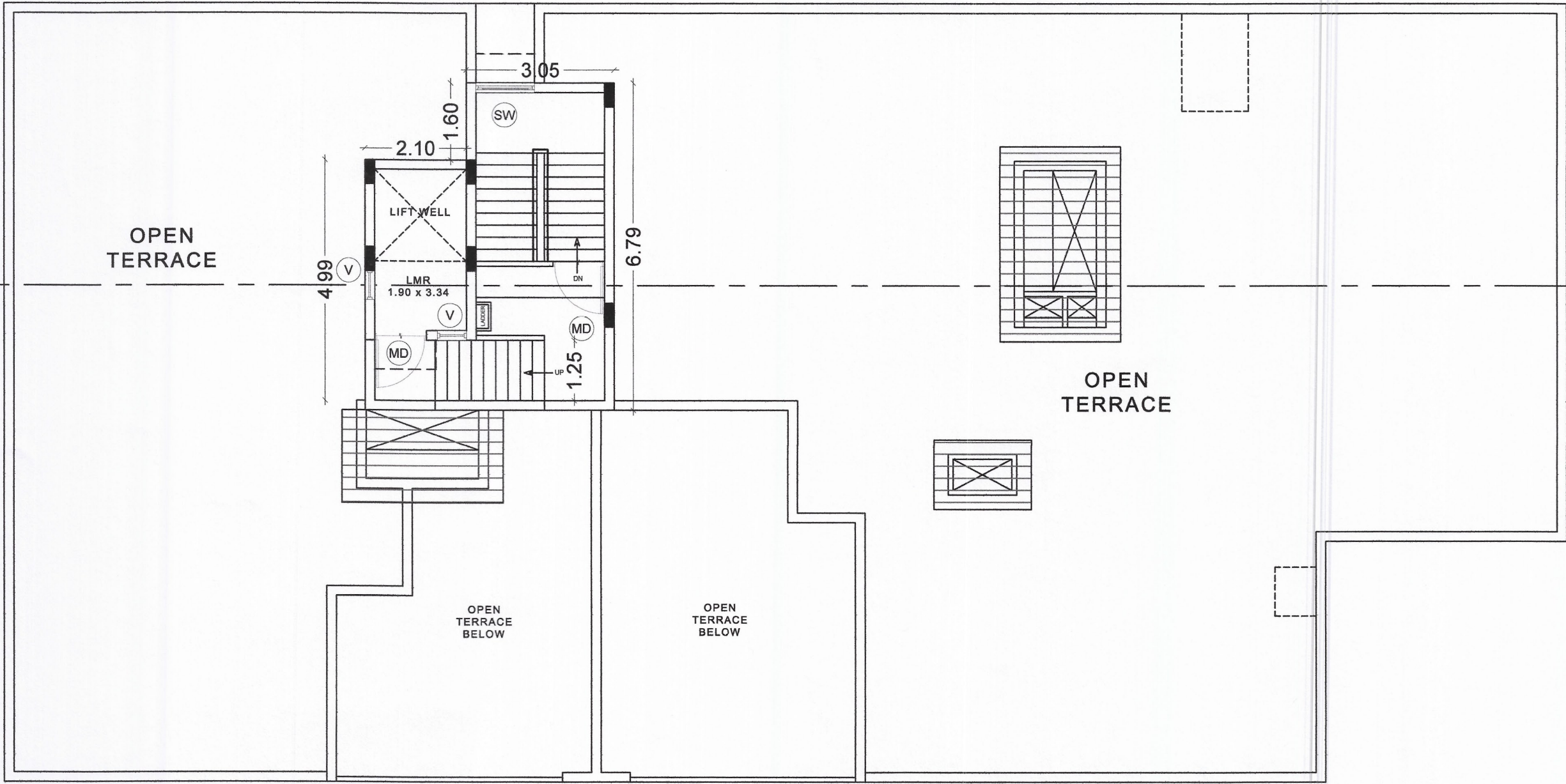
COLOUR INDEX	
PROPOSED	
ROAD	
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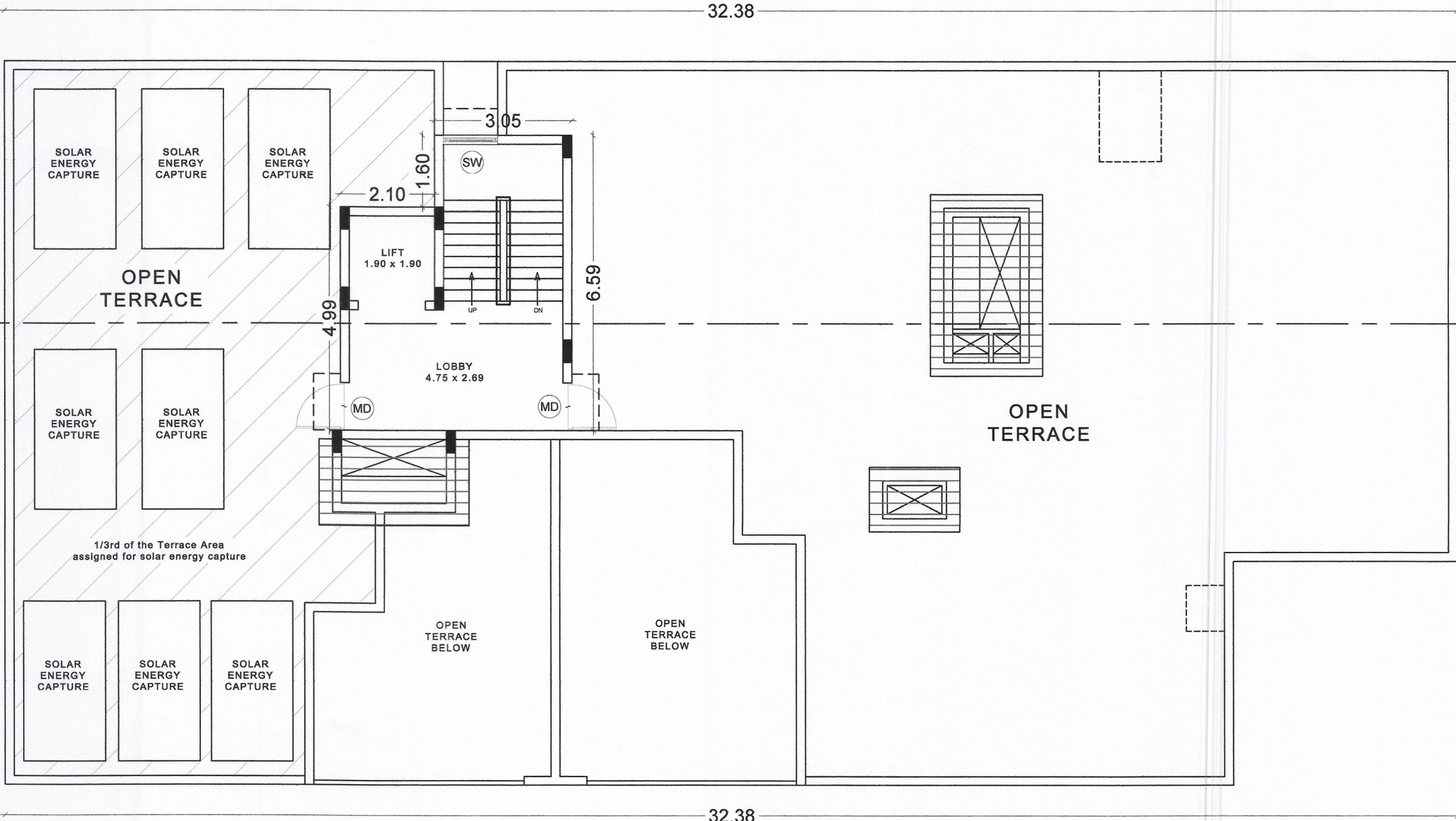
ALL DIMENSIONS ARE IN METERS



OHT PLAN



LIFT MACHINE ROOM PLAN



TERRACE FLOOR PLAN

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SECTION & ELEVATION

SHEET SIZE	A1
SHEET NO	4 / 4
SCALE	1:100

APPLICANT

[Signature]

REGISTERED ENGINEER

M. Selvi
MARISELVI.M
REGISTERED ENGINEER (Grade-II)
Reg No.CGLDST / RE / G-11 / 2020 / 10 / 005
No.123-A, Thangal Unai Street,
Virugambakkam, Chennai - 600 092.

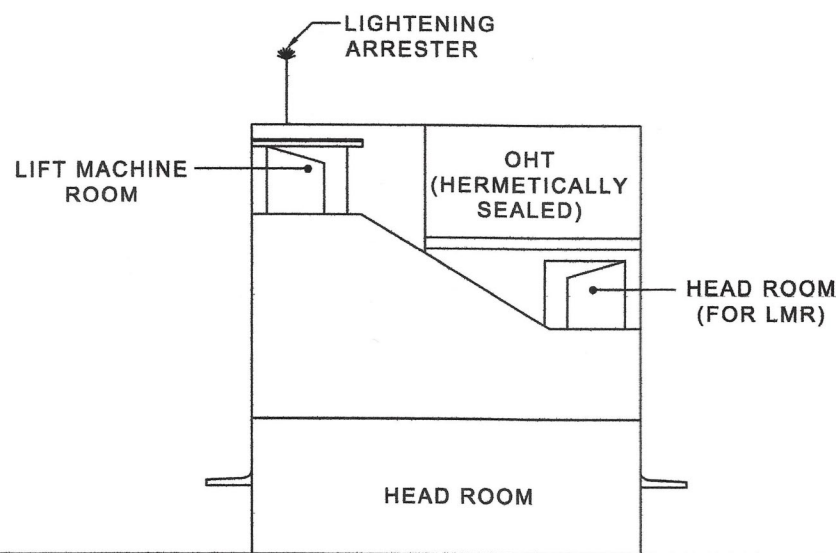
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SOUTH SIDE ELEVATION



SECTION X - X'

S.NO.365/4A2A1

SHEET NO: 1 / 4

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TITLE	
STILT CUM SITE PLAN	
SHEET SIZE	A1
SHEET NO	1 / 4
SCALE	1:100



APPLICANT

REGISTERED ENGINEER

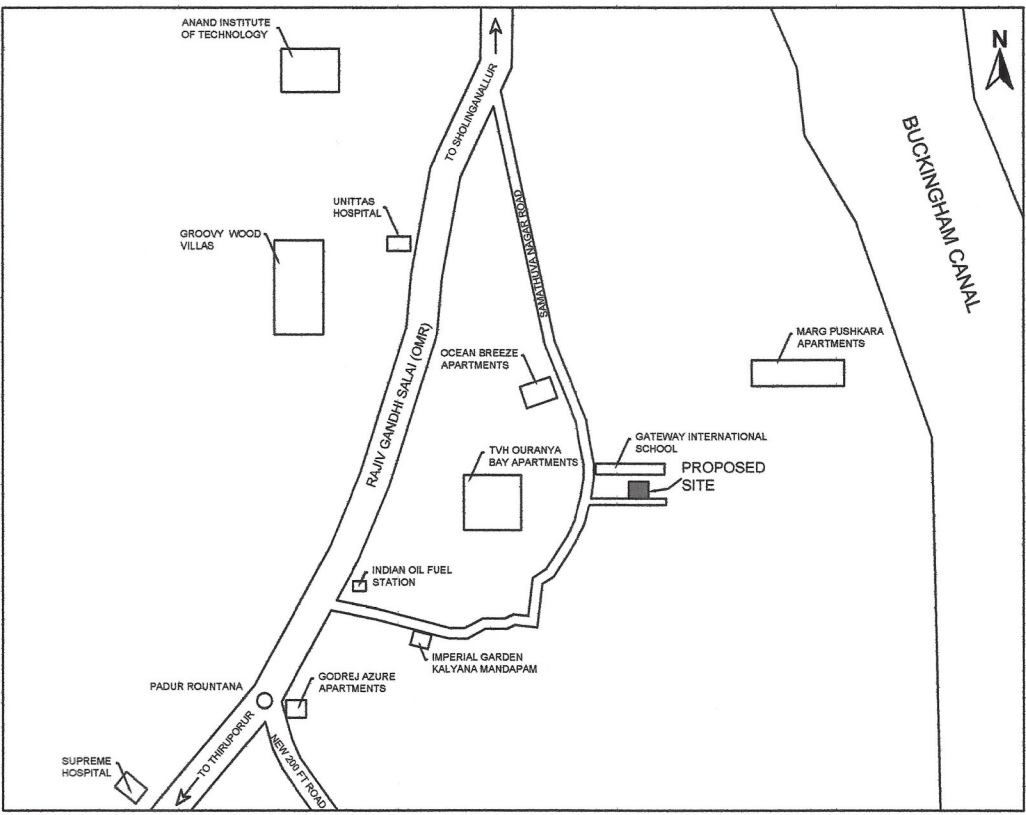
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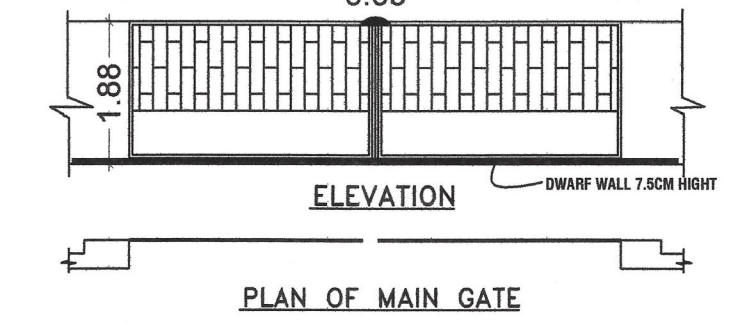
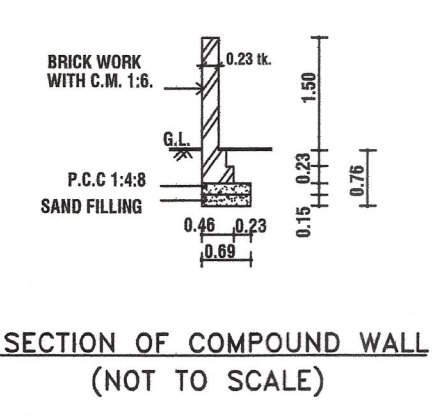
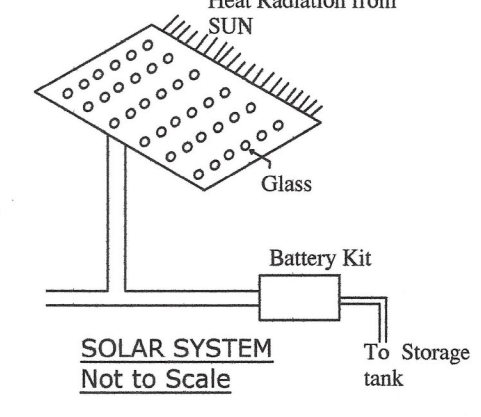
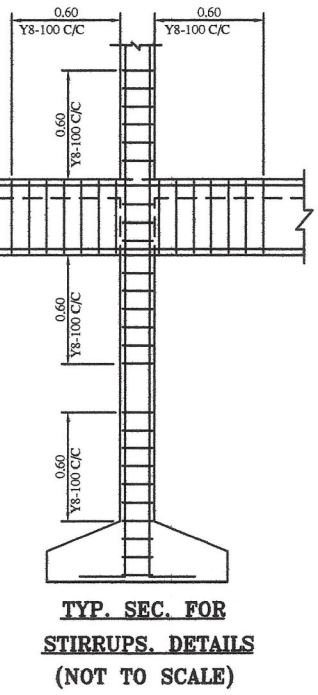
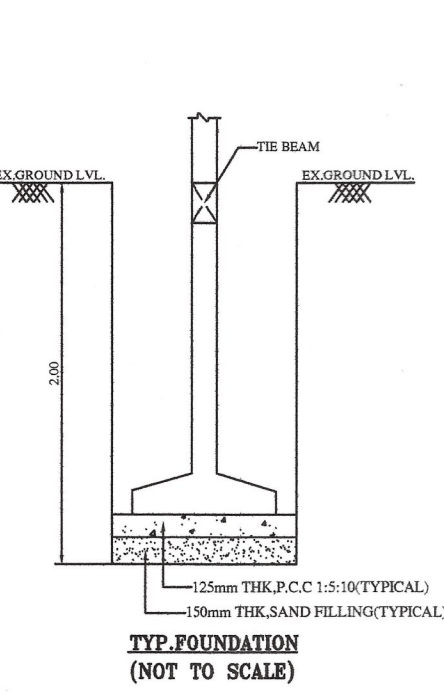
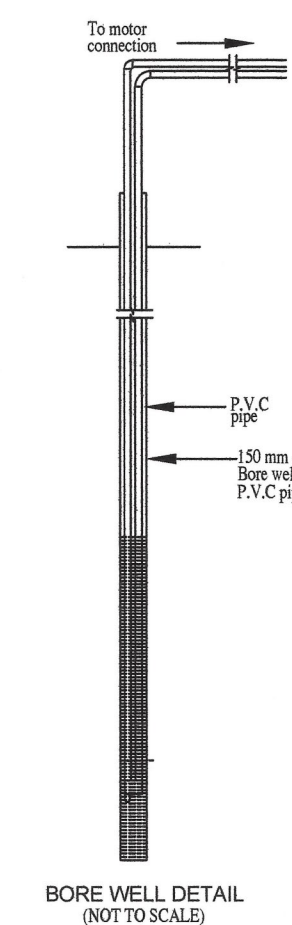
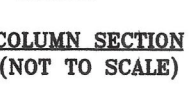
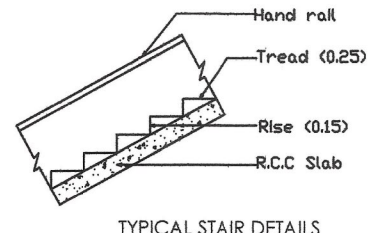
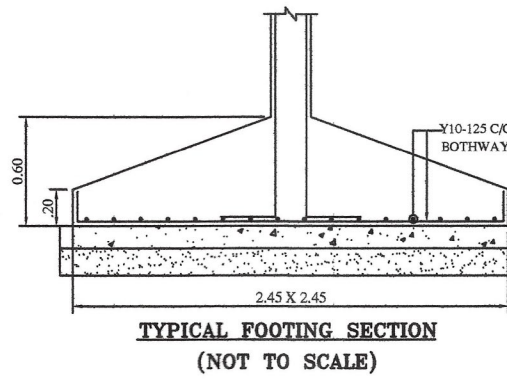
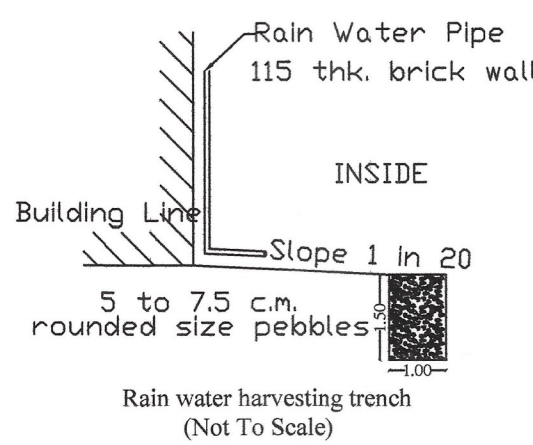
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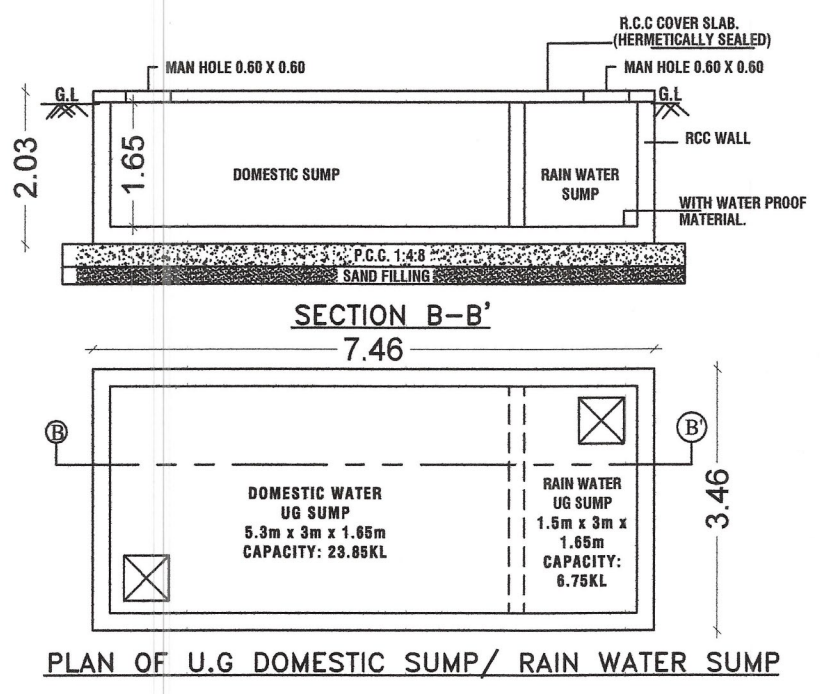
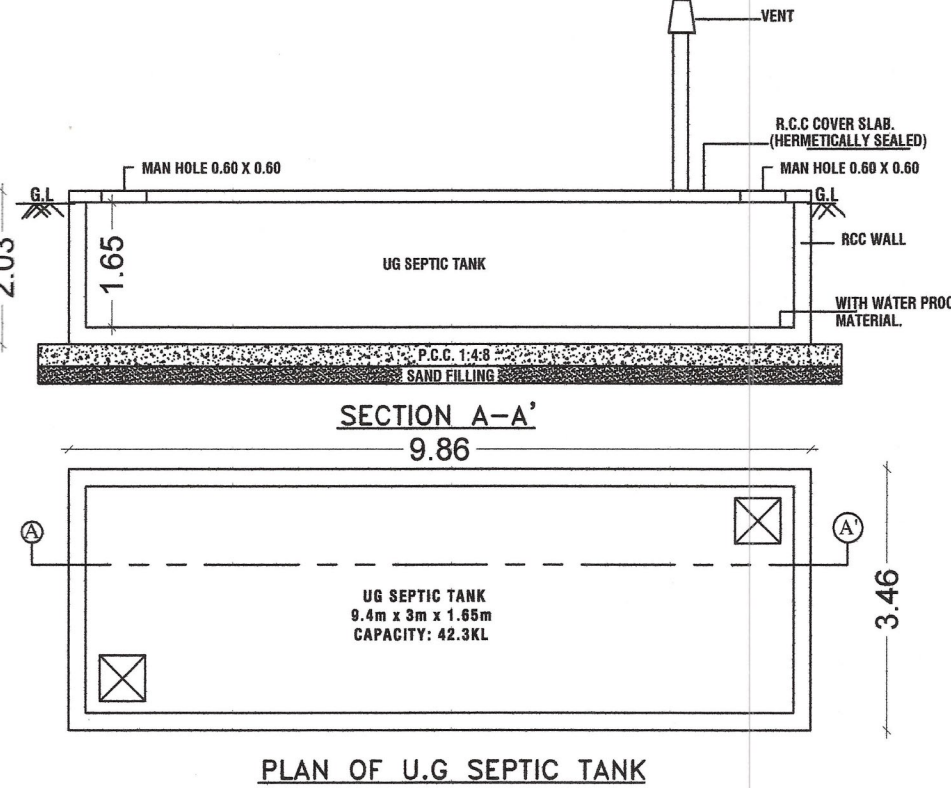
KEY PLAN
(NTS)

FLOOR WISE DWELLING UNIT AREA STATEMENT		
FLOOR	DWELLING UNIT	AREA IN SQM
1st FLOOR	101	89.50
	102	66.66
	103	66.22
	104	59.44
	105	67.51
	106	78.04
TYPICAL 2nd - 4th FLOOR	201/301/401	89.50
	202/302/402	66.66
	203/303/403	66.22
	204/304/404	59.44
	205/305/405	67.51
	206/306/406	78.04
5th FLOOR	501	89.50
	502	66.66
	503	66.22
	504	60.23
	505	78.29

PARKING REQUIREMENT CALCULATION (Site Lies in Panchayat Area)			
DWELLING UNIT AREA	NO OF DWELLING UNITS	CAR PARKING	TWO WHEELER PARKING
FLOOR AREA UPTO 50 SQM	NIL	NIL	NIL
FLOOR AREA ABOVE 50 SQM AND UPTO 75 SQM	19	NIL	19
FLOOR AREA ABOVE 75 SQM AND UPTO 100 SQM	10	5	10
FLOOR AREA ABOVE 100 SQM	NIL	NIL	NIL
VISITORS PARKING	10%	1	3
TOTAL	29	6	32



STILT CUM SITE PLAN



Signature Not
Verified
Signed by Assistant Director
Location: Chengalpattu
Date: 2024.01.30 16:30:24