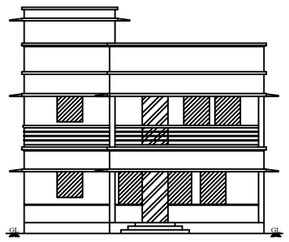
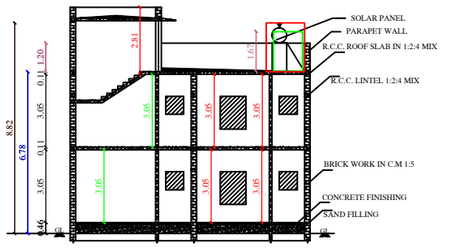
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C. ROOF RESIDENTIAL BUILDING IN OLD S.F.NO:. 345/1, 1B (SOUTHSIDE PART), OLD PATTA NO:. 1957 (AS PER DOCUMENT), NEW S.F.NO:. 345/1B2, NEW PATTA NO:. 8397 (AS PER PATTA) AT OLD WARD NO:. 11, NEW WARD NO:. 15, MANJULA THEATRE ROAD, SAMASKHAN PALLIVASAL STREET, THIRUPPATHUR VILLAGE & CIRCLE, THIRUPPATHUR TOWN PANCHAYATH, THIRUPPATHUR UNION & TALUK, SIVAGANGAI DISTRICT.

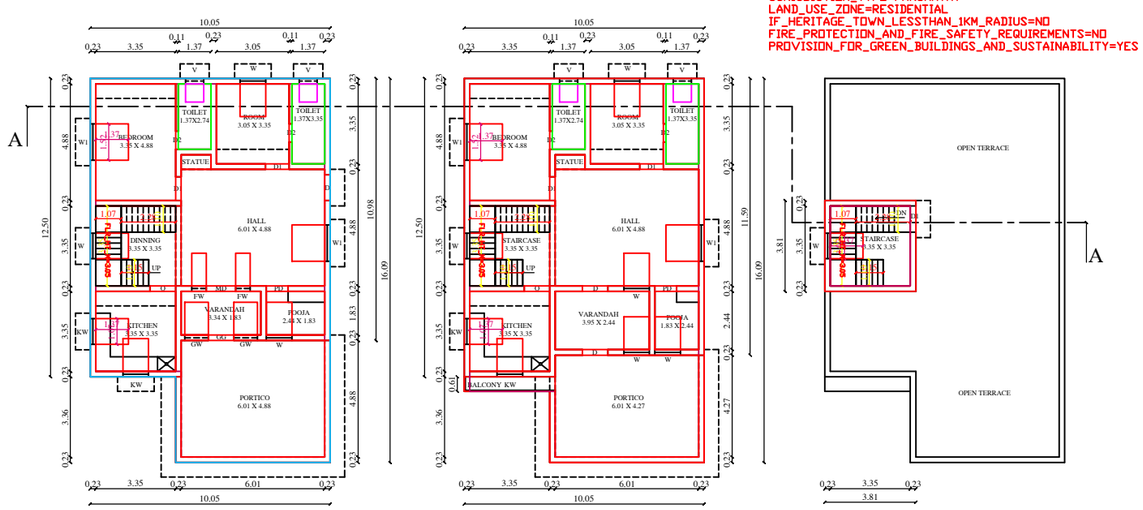


ELEVATION



SECTION ON AA

PLAN INFO
PLOT_NO=-
PLOT_AREA_M2=243.00
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.00
ROAD_WIDTH=3.05
ROAD_LENGTH=200.0
AVG_PLOT_DEPTH=20.25
AVG_PLOT_WIDTH=12.00
SURVEY_NO=345-1B2
PATTA_NO=8397
RWH_DECLARED=YES
AREA_TYPE=CBA
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
DSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
AS_PER_DOCUMENT=243.00
AS_AT_SITE=244.92
FMB_OR_PLR=243.00
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=SIVAGANGAI
TALUK=THIRUPPATHUR
JURISDICTION_TYPE=PANCHAYAT
LAND_USE_ZONE=RESIDENTIAL
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES

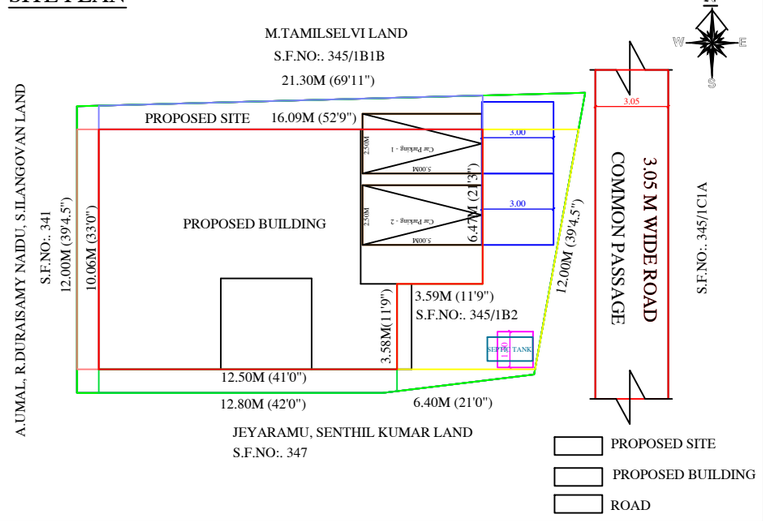


GROUND FLOOR PLAN

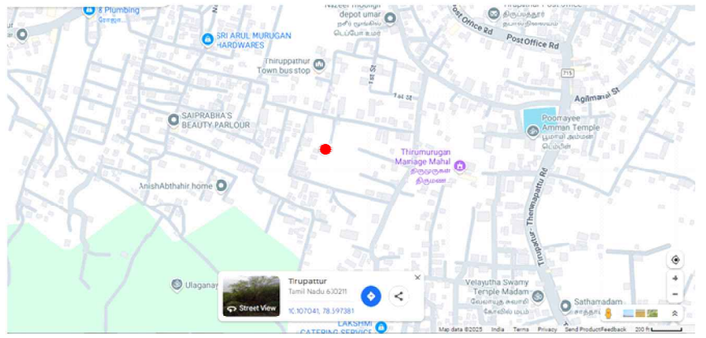
FIRST FLOOR PLAN

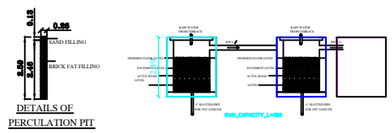
SECOND FLOOR PLAN (HEAD ROOM FLOOR)

SITE PLAN

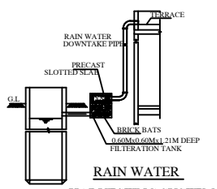


10.107062, 78.597360

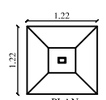




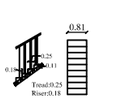
DETAILS OF PERCULATION PIT



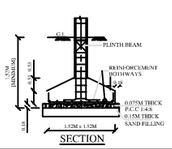
RAIN WATER HARVESTING SYSTEM



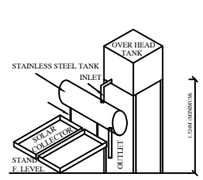
PLAN
FOUNDATION DETAILS



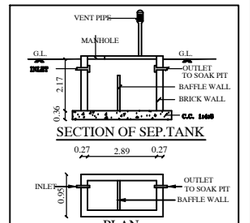
STAIRCASE DETAIL



SECTION



SOLAR WATER HEATING SYSTEM



SECTION OF SEP.TANK

PLAN
SEPTIC. TANK

AREA STATEMENT	Sq.ft	Sq.mt
SITE AREA (AS PER DOCUMENT)	2616.00	243.00
PROPOSED RESIDENTIAL BUILDING AREA		
GROUND FLOOR BUILDING AREA	1601.63	148.85
FIRST FLOOR BUILDING AREA	1625.19	151.04
SECOND FLOOR BUILDING AREA	156.24	14.52
VACANT AREA	1014.37	94.15

SCHEDULE OF JOINERIES:

MD - MAIN DOOR	-	4'0" X 8'0"	OR	1.22 X 2.44
D - DOOR	-	3'6" X 7'0"	OR	1.07 X 2.13
D1 - DOOR	-	3'0" X 7'0"	OR	0.91 X 2.13
D2 - DOOR	-	2'6" X 7'0"	OR	0.76 X 2.13
PD - POOJA DOOR	-	2'6" X 7'0"	OR	0.76 X 2.13
O - OPEN	-	3'6" X 7'0"	OR	1.07 X 2.13
W - WINDOW	-	3'6" X 4'0"	OR	1.07 X 1.22
W1 - WINDOW	-	5'0" X 4'0"	OR	1.52 X 1.22
KW - KITCHEN WINDOW	-	3'6" X 3'6"	OR	1.07 X 1.07
FW - FRENCH WINDOW	-	2'0" X 6'0"	OR	0.61 X 1.83
GW - GRILL WINDOW	-	3'6" X 4'0"	OR	1.07 X 1.22
V - VENTILATOR	-	2'6" X 2'0"	OR	0.76 X 0.61

FLOOR SPACE INDEX:-

= TOTAL BUILTUP AREA / TOTAL SITE AREA
= 314.41 / 243.00
= 1.29 < 2.00

Tamilnadu Combined Development & Building Rules - 2019

Height of the building less then 7m upto 12m, below 9 m Plot width

Setback (CBA)	Required	Available	OK
Front	1.50 m	2.80 m	OK
Side1 (Left)	NILL	0.92 m	OK
Side2 (Right)	NILL	0.99 m	OK
Rear	NILL	0.91 m	OK
FSI	2.0	1.29	OK
Two Wheeler Park	0	0	OK
Car Park	2	2	OK

REFERENCE

É ALL DIMENSIONS ARE IN METER

NOTE: THE NUMBER OF CAR/TWO WHEELER PARKING SPACES REQUIRED SHALL BE CALCULATED FOR 75% OF THE TOTAL PLINTH AREA IN THE BUILDING

É WASTE WATER COLLECT TO SOAK PIT
É SOLAR WATER HEATER SYSTEM TO BE PROVIDED
É RAIN WATER HARVESTING SYSTEM TO BE PROVIDED
É "U" TRAP SEPTIC TANK DESIGN TO BE PROVIDED

K.RAMADEVI W/O KANNAN

Name of the Owner

Owner Signature

Er. S. Muthu Navaneetha Krishnan B.E(civil).,
DTCP Regd. Registered Engineer Gr.I
Reg.No: RE / Gr.I / SVG Dist / 11 / 2023
A.T Ramachandran Compound Building First Floor,
Sannathi Street,Tirupathur - 630211. Sivagangai Dist.,
Ph.no - +91 9360669253 / +91 9384650626

Registered Engineer Signature

Do Rainwater harvest at house

Save the planet : Plant a tree ! Get Rain water !!

Drawn by:-
SAK Construction
M.Sundaram,B.E.
98426 70294.

OFFICE:- Date:- 31.05.2025.
Er.S.Muthu Navaneetha Krishnan,B.E.,Civil.
(DTCP & Licensed Surveyor)
Dharani Construction,
A.T.Ramachandran Compound,
Sannathi Street, Thiruppathur,
Sivagangai District - 630 211.
Cell:- 93606 69253, 95006 17684.

DIGITAL APPROVAL AUTHORITY

Signature Not Verified
Signed by: Executive Officer
Location:Sivagangai
Date:2025.08.01 16:52:58