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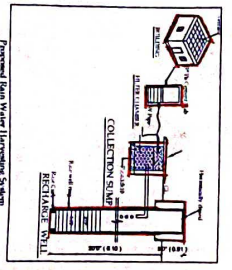
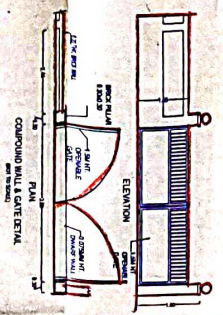
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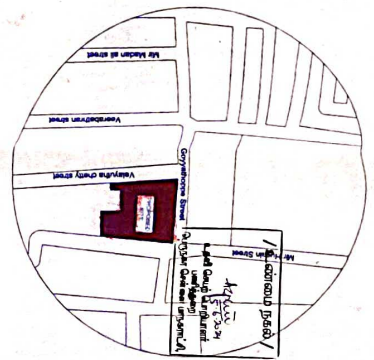
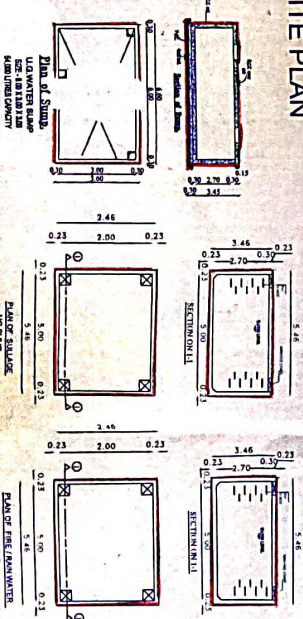
P.R.A approved by
C.M.D. No. 1215/HB/83/506/2023
Dt: 15/01/2023

The approval issued under New
Rule TNC&B, 2019 is subject
to the outcome of Writ Petition
in W.P. (MD) No. 9348 of 2019
before the Madras Bench of
Madras High Court.



— FMB BOUNDARY
— SITE BOUNDARY

SITE PLAN



KEY PLAN
NOT TO SCALE

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

PLANNING CLEARANCE FOR THE PROPOSED
CONSTRUCTION OF GROUND FLOOR + 5 FLOORS
RESIDENTIAL BUILDING (AFFORDABLE HOUSING) WITH 120
DWELLING UNITS AVAILING PREMIUM FSI (HEIGHT - 17.8m)
VELAYADU CHETTI STREET AND GOVATHOPPU STREET,
COMPRISED IN S. NO. 1329/1, BLOCK NO. 45 OF EGMORE
VILLAGE WITH IN LIMIT OF GREATER CHENNAI
CORPORATION, DIVISION - 63, ZONE - 5

REFERENCE:

ADOPTED TDNO	102/2022
NO. OF FLOORS	G+5
PLINTH AREA/UNIT	41.40 Sq.m
NO. OF BLOCKS	1 Nos.
NO. OF UNITS / FLOOR	20 in 1
NO. OF UNITS / BLOCK	120 in 1
TOTAL NO. OF TENEMENTS = 120 Nos.	

AREA STATEMENT:

PLOT EXTENT (as per FMB)	- 2121.90 sq.m.
PLOT EXTENT (as per TSS)	- 2310.29 sq.m.
PLOT EXTENT (Superimposed)	- 2029.63 sq.m.
DENSITY	- 581 units/hect.
PLOT COVERAGE	- 40.79%

Floor	Number of Dwelling Units	FSI area
Ground Floor	20	827.94 m ²
1 st Floor	20	827.94 m ²
2 nd Floor	20	827.94 m ²
3 rd Floor	20	827.94 m ²
4 th Floor	20	827.94 m ²
5 th Floor	20	827.94 m ²
TOTAL	120	4967.64 m ²
FSI AREA	= 4837.64 m ² / 2029.63 m ²	
	= 2.45	

NOTE:
1. ALL DIMENSIONS ARE IN METER.

SCALE	PROJECT	GOVATHOPPU
1:400		
SIZE	DWG. TITLE	SITE PLAN
A1		

TECHNICAL ASST.

TOWN PLANNING SPECIALIST

ASST. PLANNER

ARCHITECT

EXECUTIVE ENGINEER
DIVISION OF TOWN PLANNING
CHIEF ENGINEER

STRUCTURAL ENGINEER

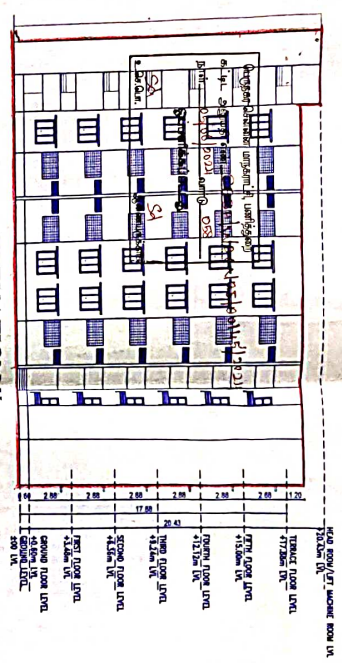
SENIOR PLANNER

CHIEF ENGINEER

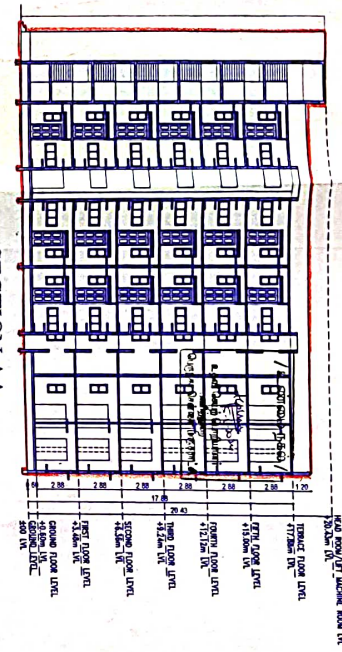
**TAMIL NADU
URBAN HABITAT DEVELOPMENT BOARD**

P.P.A approved by
C.M.D.A vide G.O.No.1508/0903
Dated: 11/06/2013

The approval issued under New
Rule 190D & Bk. 2013 is subject
to the condition that the project
in W.P. (MD) No.8544 of 2019
before the Madurai Bench of
Madras High Court.



ELEVATION X



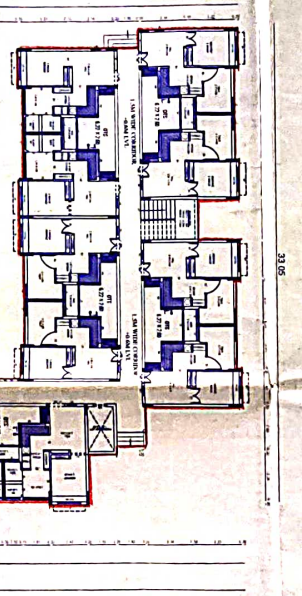
SECTION AA

GENERAL UNIT JOINERY SCHEDULE				
Name	Description	Size	Sill	Unit
W1	SLIDING WINDOW (444)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (444)	0.6 x 1.20	0.80	2.10
W3	SLIDING WINDOW (444)	1.71 x 0.75	0.95	1.70
M0	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D2	PVC FLUSH DOOR	0.75 x 1.88	0	1.88
SD	SLIDING DOOR	Size to be confirmed after finishing floor	0	1.88

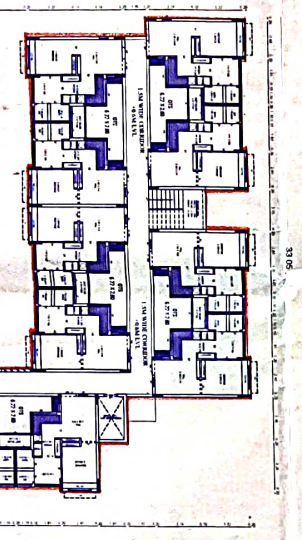
PMD UNIT JOINERY SCHEDULE				
Name	Description	Size	Sill	Unit
W1	SLIDING WINDOW (444)	1.60 x 1.35	0.75	2.10
W2	SLIDING WINDOW (444)	0.6 x 1.20	0.80	2.10
W3	SLIDING WINDOW (444)	1.71 x 0.75	0.95	1.70
M0	MAIN DOOR (Double leaf)	1.05 x 2.10	0	2.10
D1	DOOR (Double leaf)	1.05 x 2.10	0	2.10
D2	PVC FLUSH DOOR	0.75 x 1.88	0	1.88
SD	SLIDING DOOR	Size to be confirmed after finishing floor	0	1.88

JUAL DETAILS:				
Name	Description	Size	Sill	Unit
J1	BRICK JUAL	1.00 x 0.45	1.80	2.28
J2	BRICK JUAL	1.85 x 0.23	2.20	2.43
J3	BRICK JUAL (DUCT GF)	0.33 - width (both sides)	0.15	
J4	BRICK JUAL (DUCT GF)	0.60 - width	0.33 Above	Beam
J5	BRICK JUAL (DUCT FF)	1.80 - width	0.13	Beam
J6	BRICK JUAL (DUCT FF)	0.60 - width	0.15	Beam
J7	Concrete Louvers	0.2 x 0.08	0.20 - width	0.20 - width

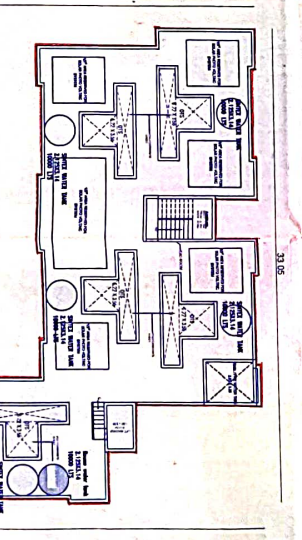
AREA DETAILS:				
Name	Description	Size	Sill	Unit
PLINTH AREA / UNIT	(INCLUDING COMMON AREA)	- 41.40 sq.m		
COMMON AREA / UNIT	(INCLUDING COMMON AREA)	- 8.79 sq.m		
PLINTH AREA / UNIT	(INCLUDING COMMON AREA)	- 32.61 sq.m		
CARPET AREA / UNIT		- 27.44 sq.m		
CARPET AREA / PWD UNIT		- 27.55 sq.m		



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
1st floor to 5th floor



TERRACE FLOOR PLAN

NOTE:
1. ALL DIMENSIONS ARE IN METER.
SCALE:
PROJECT: Goyathoppu
1:100
TECHNICAL ASST.: TOWN PLANNING SPECIALIST
ASST. PLANNER: ARCHITECT
EXECUTIVE ENGINEER: STRUCTURAL ENGINEER
SENIOR PLANNER: CHIEF ENGINEER



our services doesn't just end there



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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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real estate journey

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