NO-① ONE

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF RESIDENTIAL BUILDING CONSISTS OF 2 BLOCKS , BLOCK -1: STILT FLOOR PARKING + 4 FLOORS + 5 TH FLOOR PART (HEIGHT - 18.0M) WITH 36DWELLING UNITS , BLOCK -2: STILT FLOOR PARKING + 4 FLOORS + 5TH FLOOR PART (HEIGHT -18.0M) WITH 28 DWELLING UNITS, TOTALLY 64 DWELLING UNITS (AFFORDABLE HOUSING) AT PUBLIC PURPOSE PLOT IN APPROVED LAYOUT PPD./ L.O NO. 34/2016, IN GEMS PARK ROAD AND KCP ROAD, THIRUVOTTIYUR, CHENNAI 600 019, COMPRISED IN OLD S. NO. 276, 277, 278 , 279/1 AND T.S.NO.7/11, BLOCK NO. 18, WARD-G, OF THIRUVOTRIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1651.00
AREA AS PER DOCUMENT	1651.00
AREA CONSIDERED FOR FSI	1651.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	3335.99
FSI FACTOR	2.021
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	10	28
TWO WHEELER	64	77
CYCLE	-	0

FLOOR WISE FSI STATEMENT: BLOCK (01)

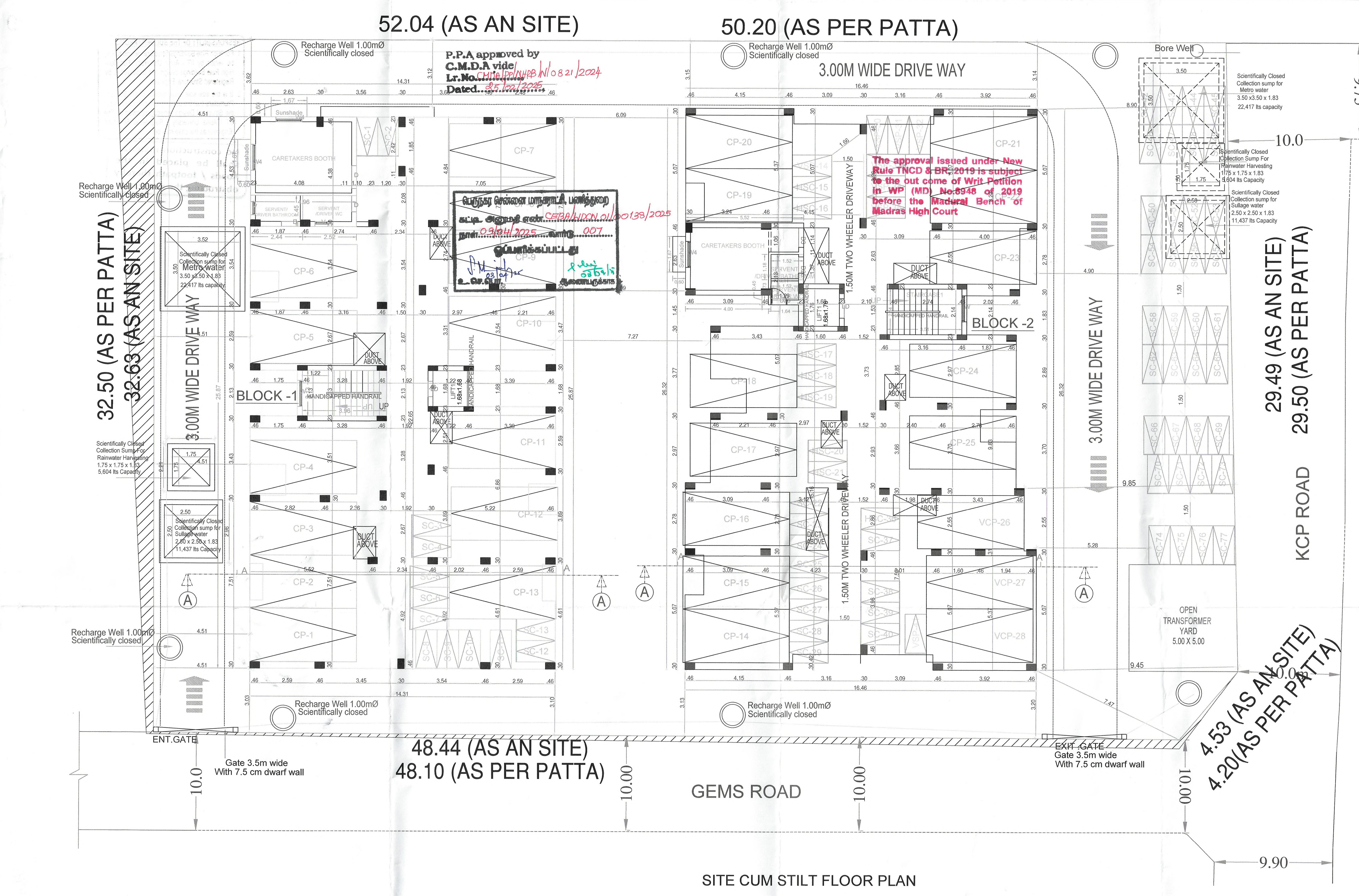
FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	341.80	0.00	0.00	8	341.80
SECOND FLOOR	0.00	341.80	0.00	0.00	8	341.80
THIRD FLOOR	0.00	341.80	0.00	0.00	8	341.80
FOURTH FLOOR	0.00	341.80	0.00	0.00	8	341.80
FIFTH FLOOR	0.00	199.09	0.00	0.00	4	199.09
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1566.29	0.00	0.00	36	1566.29

FLOOR WISE FSI STATEMENT: BLOCK (02)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	0.00	369.83	0.00	0.00	6	369.83
SECOND FLOOR	0.00	369.83	0.00	0.00	6	369.83
THIRD FLOOR	0.00	369.83	0.00	0.00	6	369.83
FOURTH FLOOR	0.00	369.83	0.00	0.00	6	369.83
FIFTH FLOOR	0.00	290.38	0.00	0.00	4	290.38
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1769.70	0.00	0.00	28	1769.70

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (01)		0.00	1566.29	0.00	0.00	36	1566.29
BLOCK-1 (02)		0.00	1769.70	0.00	0.00	28	1769.70
Total		0.00	3335.99	0.00	0.00	64	3335.99

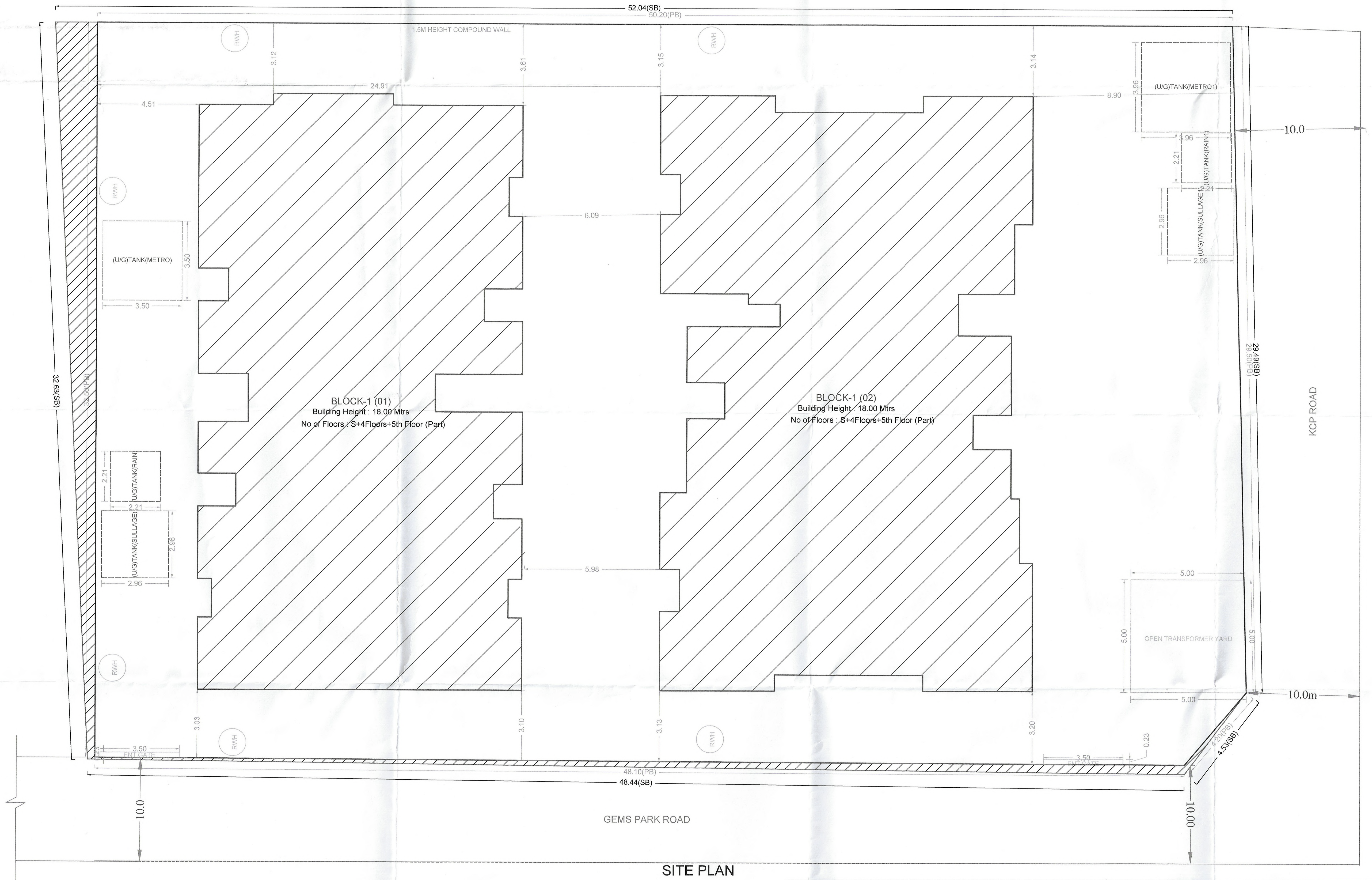

52.04 (AS AN SITE)
50.20 (AS PER PATTA)
Recharge Well 1.00mØ Scientifically closed
3.00M WIDE DRIVE WAY
Bore Well
10.0
9.75
Recharge Well 1.00mØ Scientifically closed
32.50 (AS PER PATTA)
32.63 (AS AN SITE)
3.00M WIDE DRIVE WAY
BLOCK -1
BLOCK -2
CARETAKERS BOOTH
1.50M TWO WHEELER DRIVEWAY
3.00M WIDE DRIVE WAY
29.49 (AS AN SITE)
29.50 (AS PER PATTA)
KCP ROAD
OPEN TRANSFORMER YARD 5.00 X 5.00
Scientifically Closed Collection sump for Metro water
Scientifically Closed Collection Sump For Rainwater Harvesting
Scientifically Closed Collection sump for Sullage water
4.53 (AS AN SITE)
4.20 (AS PER PATTA)
ENT.GATE
EXIT GATE
Gate 3.5m wide With 7.5 cm dwarf wall
48.44 (AS AN SITE)
48.10 (AS PER PATTA)
GEMS ROAD
10.00
9.90

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0821/2024
Dated 25/02/2025

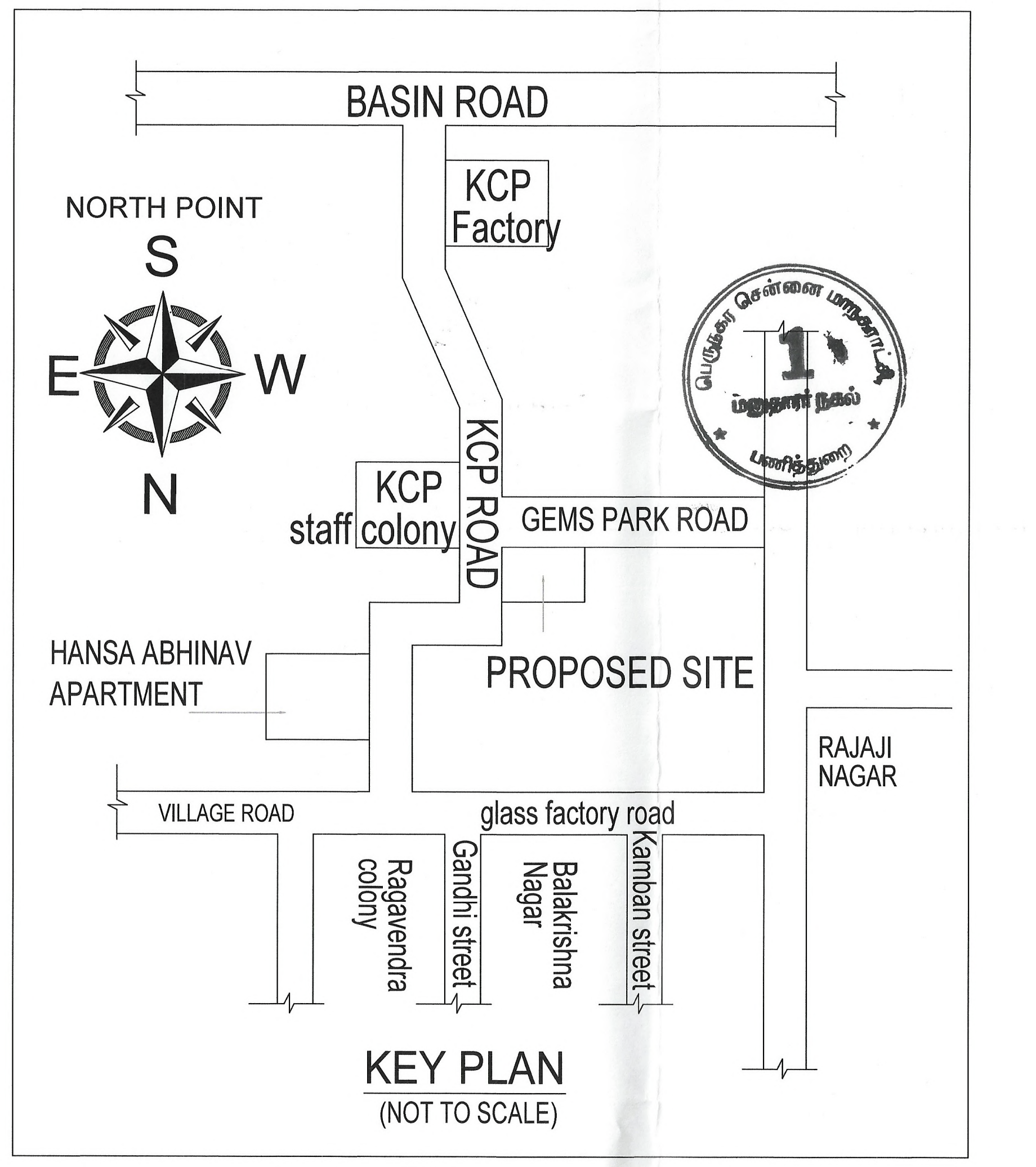
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டட அனுமதி எண் CEBA/WDCN 01/00138/2025
நாள் 03/04/2025 வார்டு 007
ஒப்பளிக்கப்பட்டது
03/04/25
உ.செ.பொ.
03/04/25
ஆணையருக்காக

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

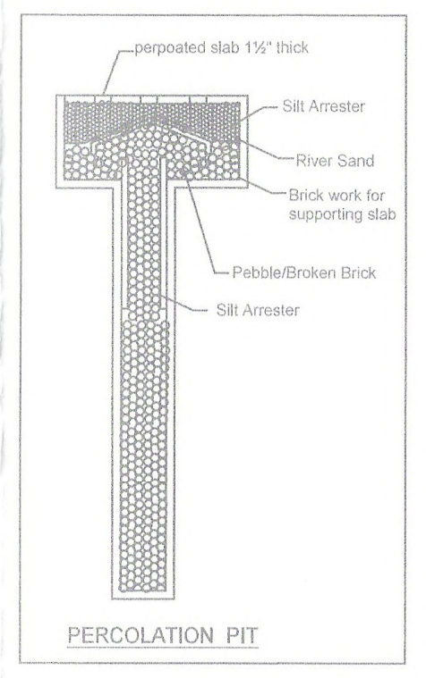
SITE CUM STILT FLOOR PLAN

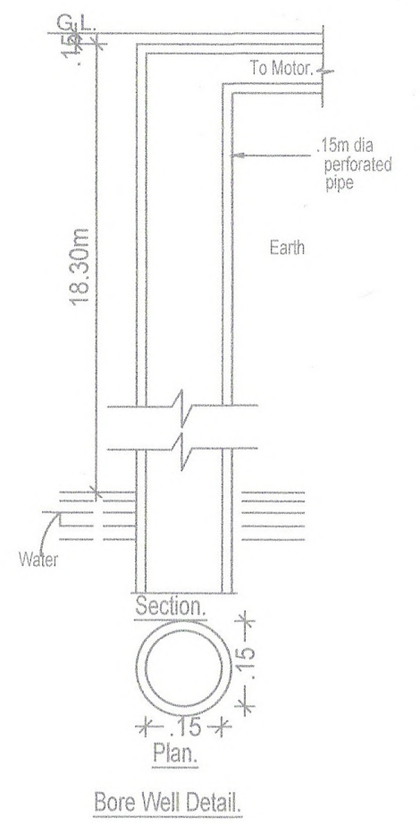

52.04(SB)
50.20(PB)
1.5M HEIGHT COMPOUND WALL
(UG)TANK(METRO)
(UG)TANK(RAIN)
(UG)TANK(SULLAGE)
BLOCK-1 (01)
Building Height : 18.00 Mtrs
No of Floors : S+4Floors+5th Floor (Part)
BLOCK-1 (02)
Building Height : 18.00 Mtrs
No of Floors : S+4Floors+5th Floor (Part)
OPEN TRANSFORMER YARD
KCP ROAD
10.0
10.0m
48.10(PB)
48.44(SB)
GEMS PARK ROAD
10.00

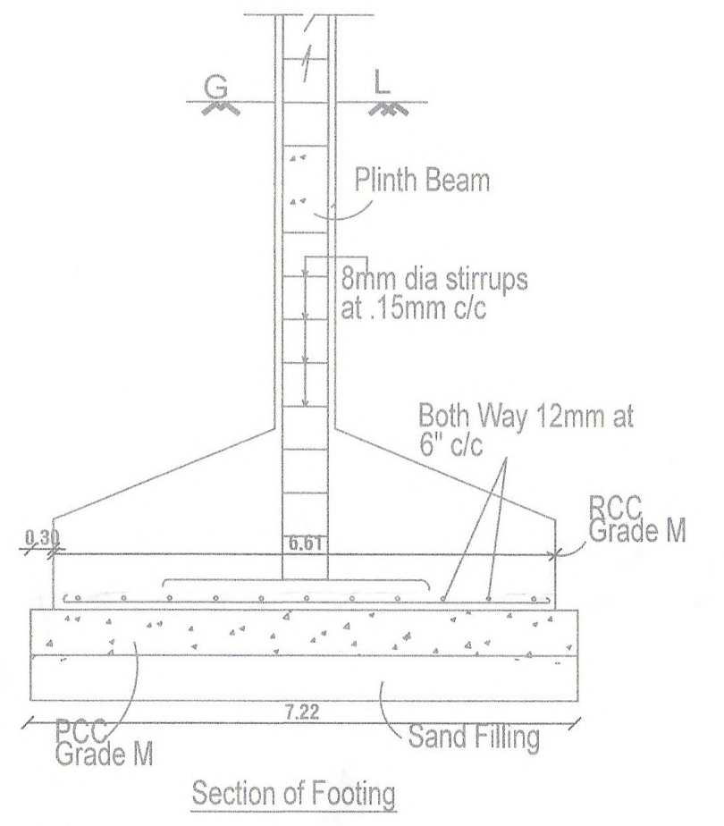
SITE PLAN



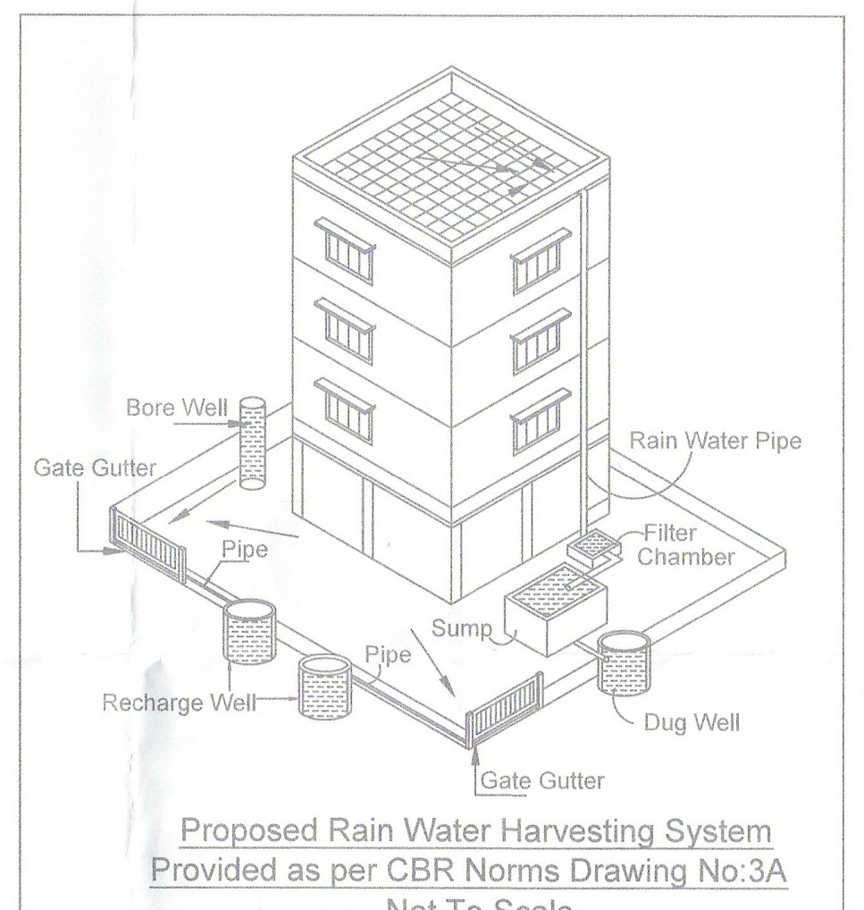
KEY PLAN
(NOT TO SCALE)


PERCOLATION PIT

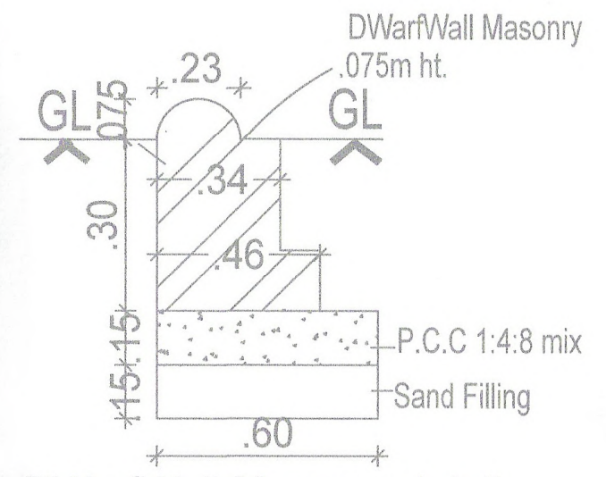

Bore Well Detail



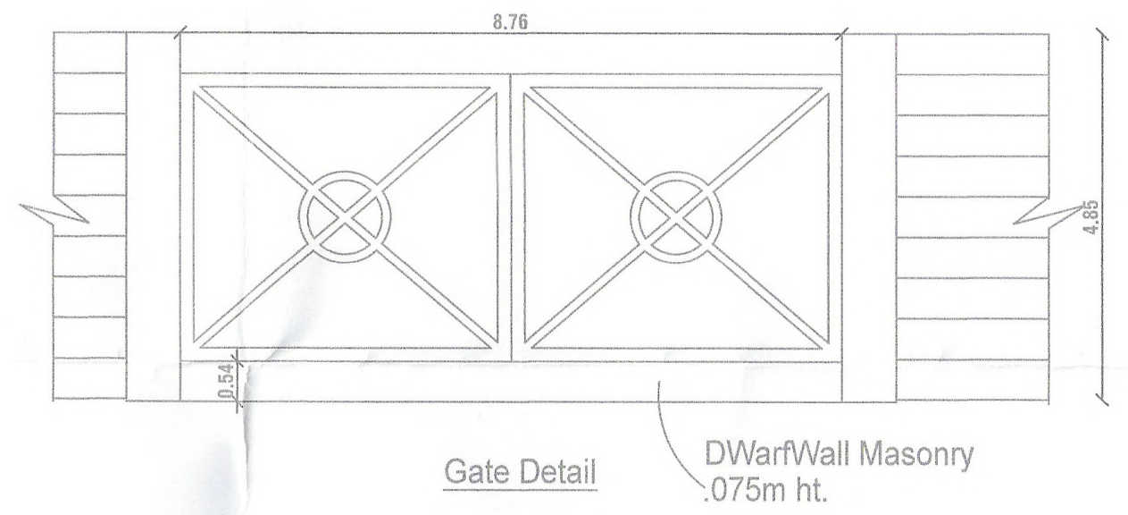
Section of Footing

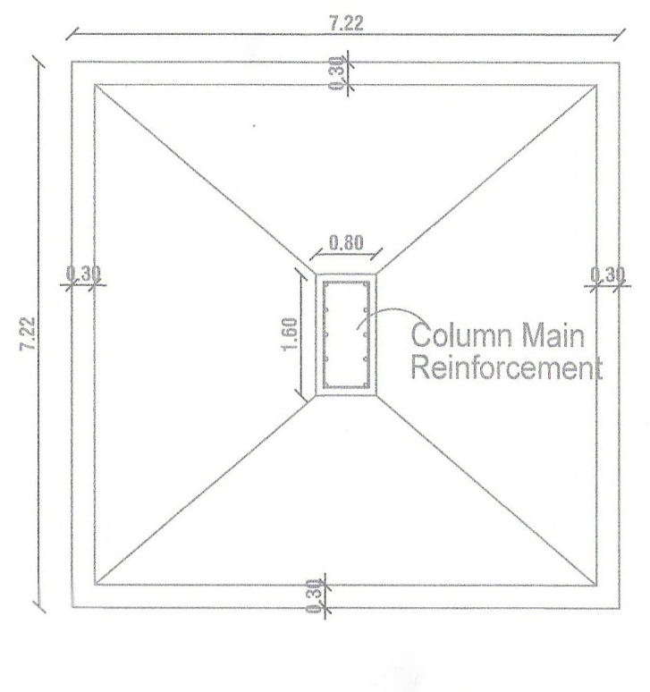


Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale

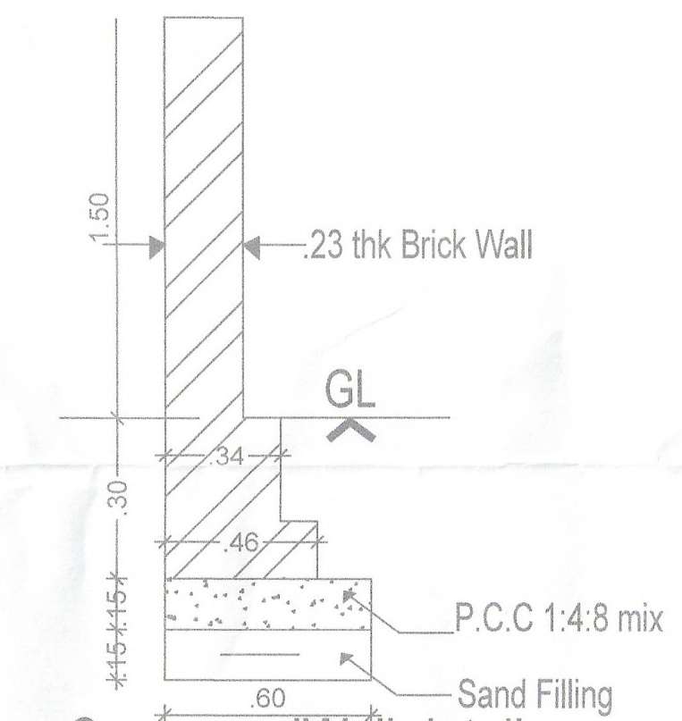


DWarfWall Masonry detail

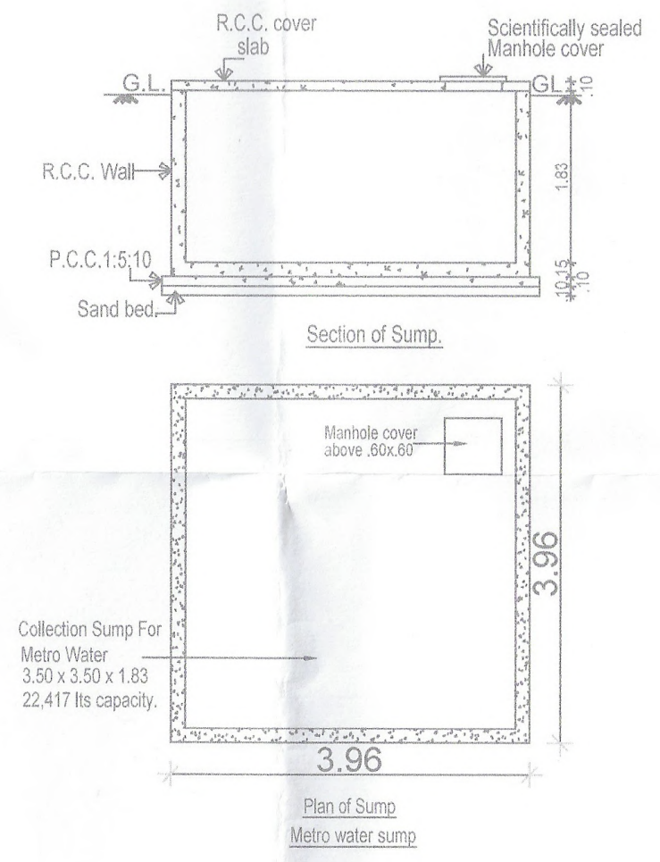

Gate Detail
DWarfWall Masonry .075m ht.

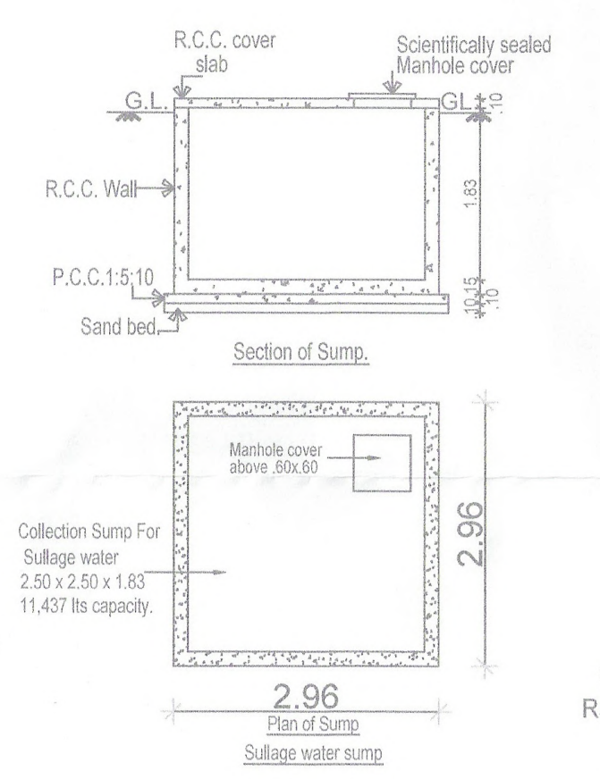


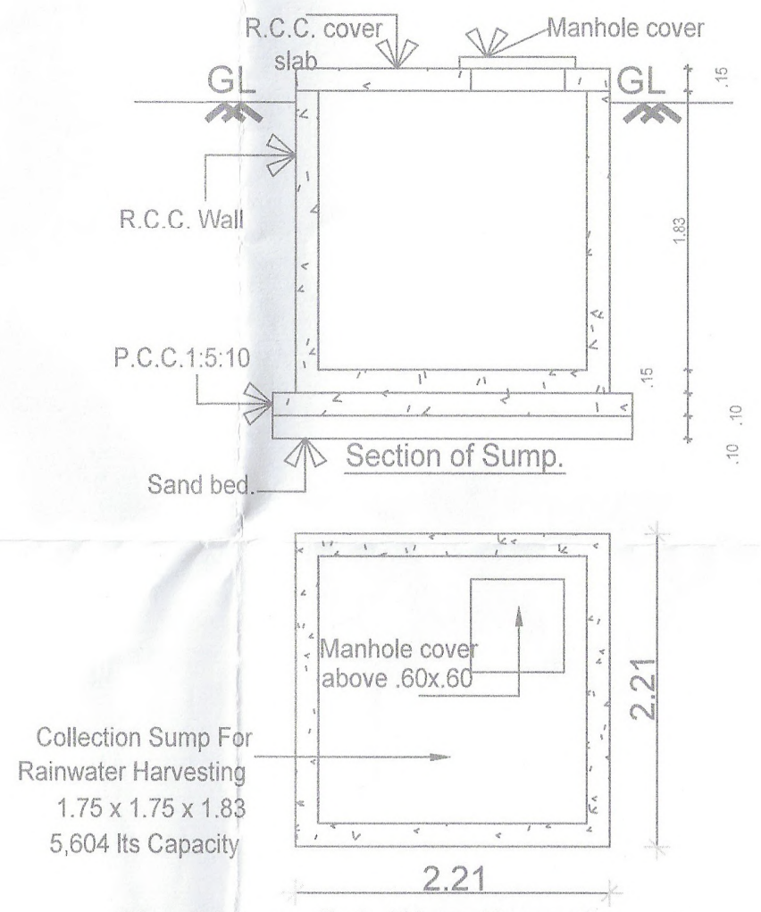
Column Foundation detail
Plan of Footing



CompoundWall detail


R.C.C. cover
Scientifically sealed Manhole cover
R.C.C. Wall
P.C.C 1:5:10
Sand bed
Manhole cover above .60x.60
Collection Sump For Metro Water
Section of Sump
Plan of Sump Metro water sump


R.C.C. cover
Scientifically sealed Manhole cover
R.C.C. Wall
P.C.C 1:5:10
Sand bed
Manhole cover above .60x.60
Collection Sump For Sullage water
2.96
Section of Sump
Plan of Sump Sullage water sump


R.C.C. cover
Manhole cover
GL
R.C.C. Wall
P.C.C 1:5:10
Sand bed
Manhole cover above .60x.60
Collection Sump For Rainwater Harvesting 1.75 x 1.75 x 1.83 5,604 lts Capacity
2.21
Section of Sump
Plan Of Sump Rain Water Herveting

APPROVAL CONDITION

SCALE 1:100	N

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.

KEY NO.	4788

QR CODE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by:-
Architect: NAVANEETHAKRISHNAN R
Sign Date: 01/07/2025 4:56:58 PM

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

FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF RESIDENTIAL BUILDING CONSISTS OF 2 BLOCKS , BLOCK -1: STILT FLOOR PARKING + 4 FLOORS + 5 TH FLOOR PART (HEIGHT - 18.0M) WITH 36DWELLING UNITS , BLOCK -2: STILT FLOOR PARKING + 4 FLOORS + 5TH FLOOR PART (HEIGHT -18.0M) WITH 28 DWELLING UNITS, TOTALLY 64 DWELLING UNITS (AFFORDABLE HOUSING) AT PUBLIC PURPOSE PLOT IN APPROVED LAYOUT PPD./ L.O NO. 34/2016, IN GEMS PARK ROAD AND KCP ROAD, THIRUVOTTIYUR, CHENNAI 600 019, COMPRISED IN OLD S. NO. 276, 277, 278 , 279/1 AND T.S.NO.7/11, BLOCK NO. 18, WARD-G, OF THIRUVOTRIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/N/0821/2024
Dated. 25/02/2024

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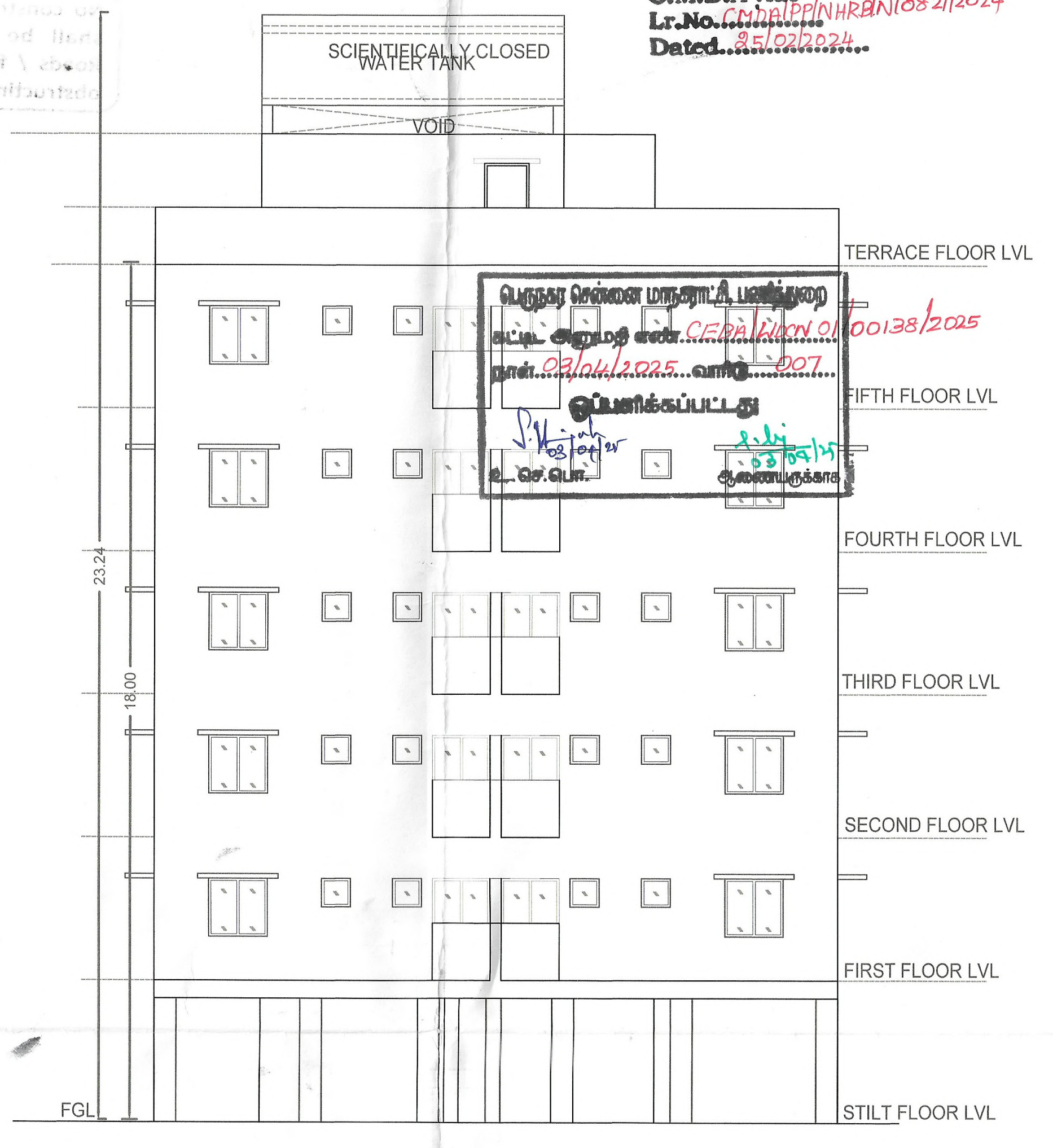
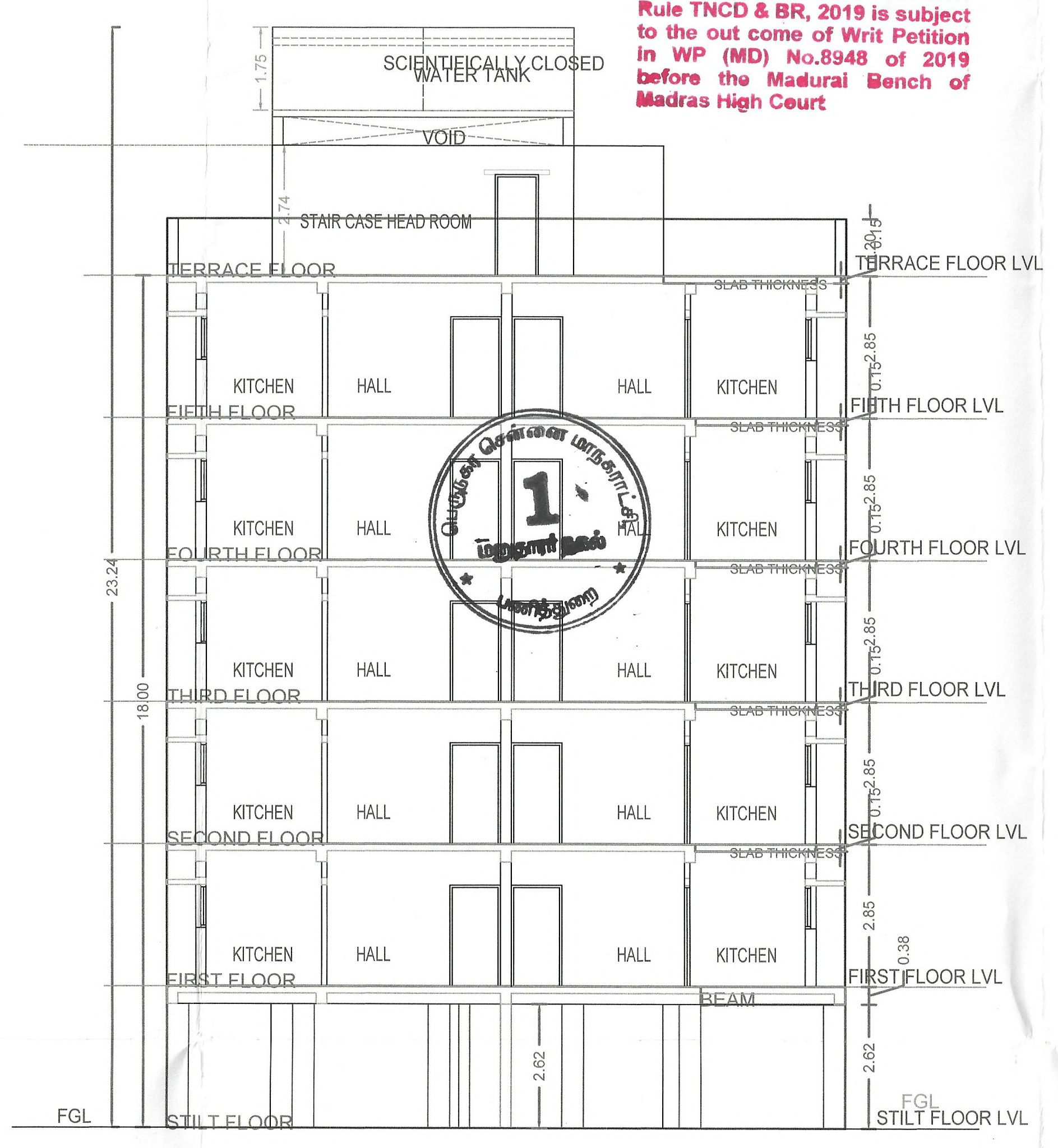
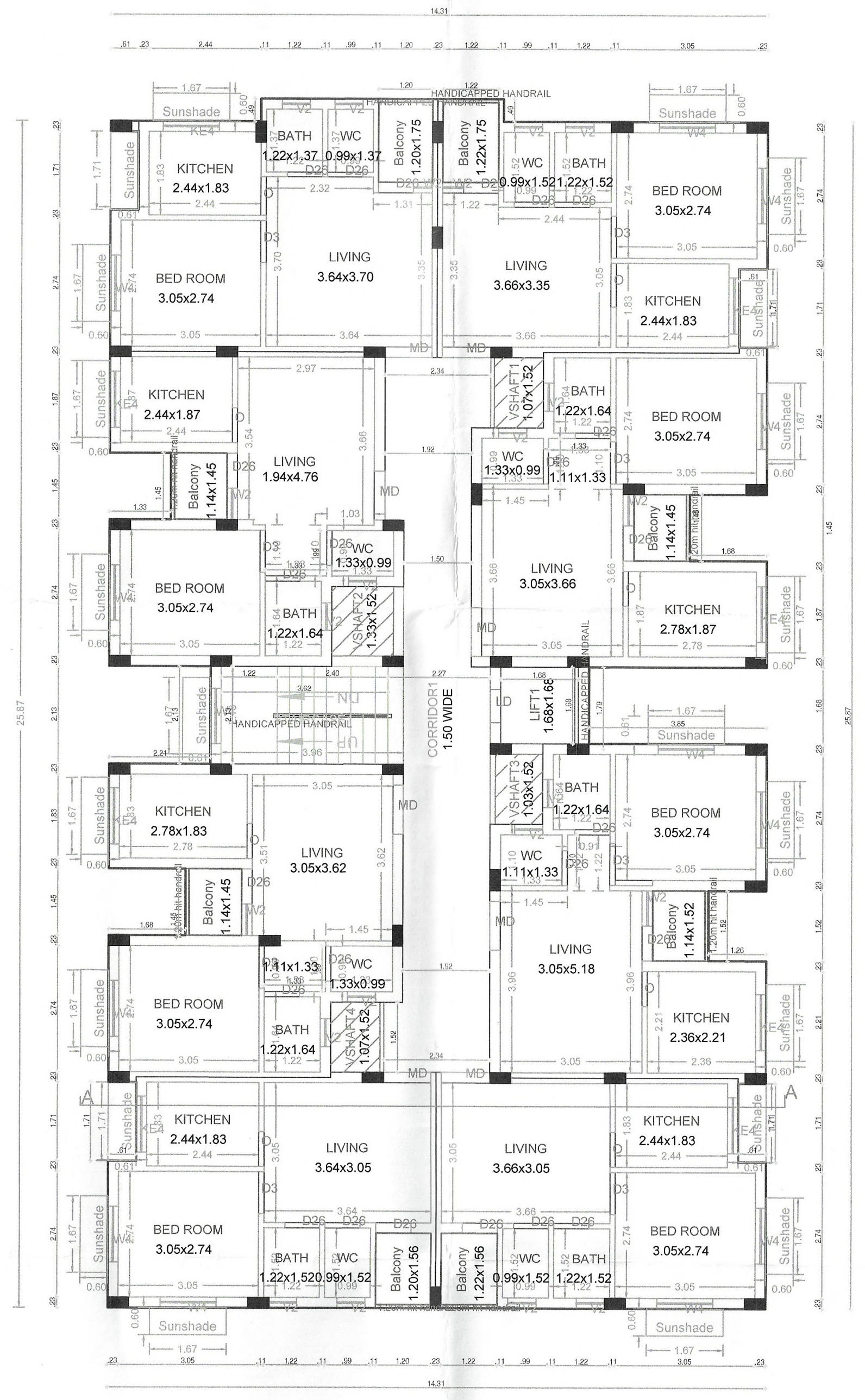
பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண் CEPA/WDCN 01/00138/2025
நாள் 03/04/2025 வார்டு 007
ஒப்பளிக்கப்பட்டது
S. Vijay 03/04/25
உ.செ.பொ.
03/04/25
ஆணையருக்காக



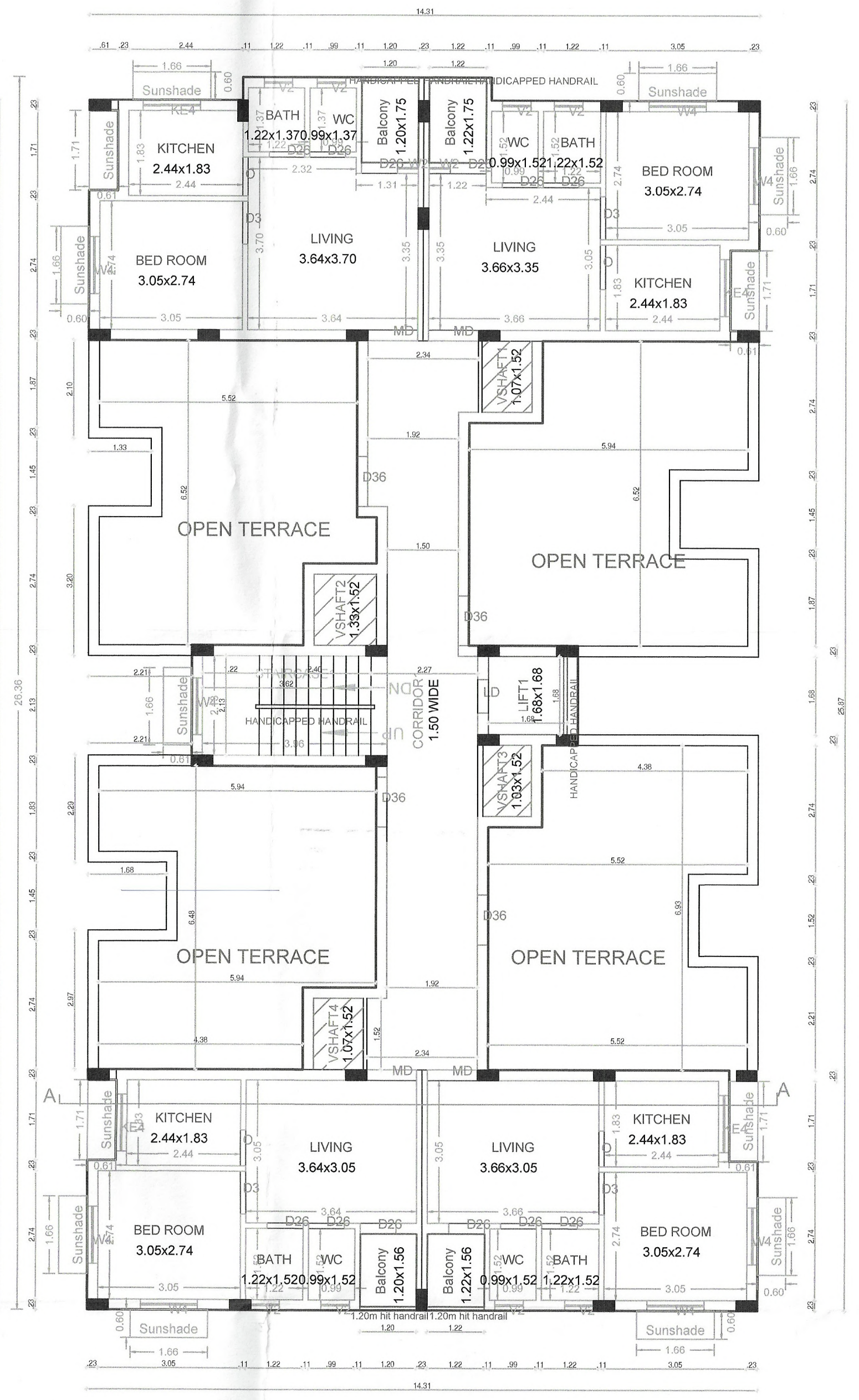
ELEVATION



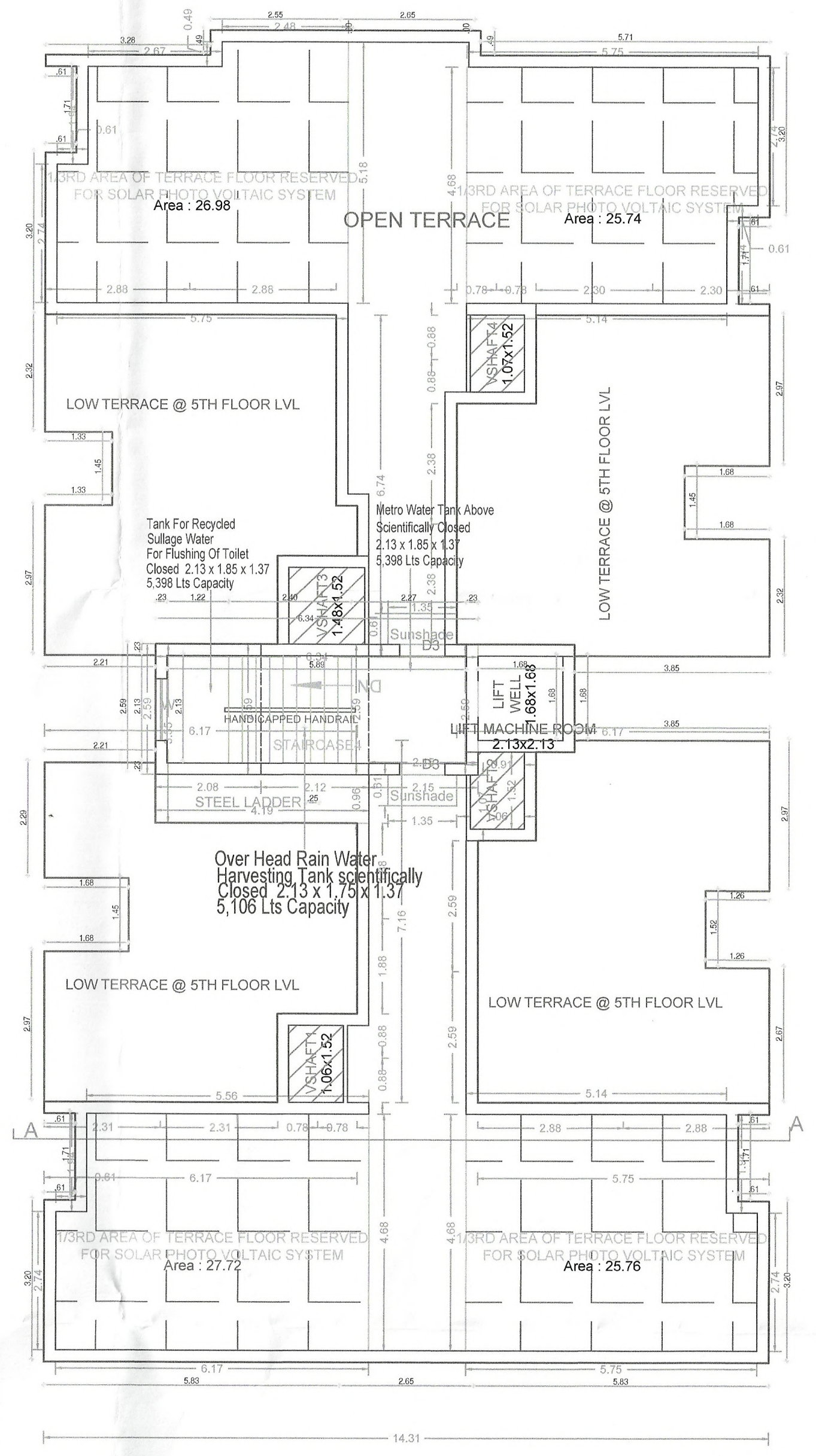
SECTION : AA



TYPICAL - 1- 4 FLOOR PLAN



FIFTH FLOOR PLAN(PART)


OPEN TERRACE
Area : 26.98
Area : 25.74
LOW TERRACE @ 5TH FLOOR LVL
Over Head Rain Water Harvesting Tank scientifically Closed 2.13 x 1.75 x 1.37 5,106 Lts Capacity
MACHINE ROOM
STEEL LADDER
LIFT
Area : 27.72
Area : 25.76
A

TERRACE FLOOR PLAN

BLOCK - 1

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under
New Rule TNCDBR, 2019 is subject
to final outcome of the W.P.
(MD) No.8948 of 2019 and WMP (MD)
Nos. 6912 & 6913 of 2019.

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.

KEY NO. 4788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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

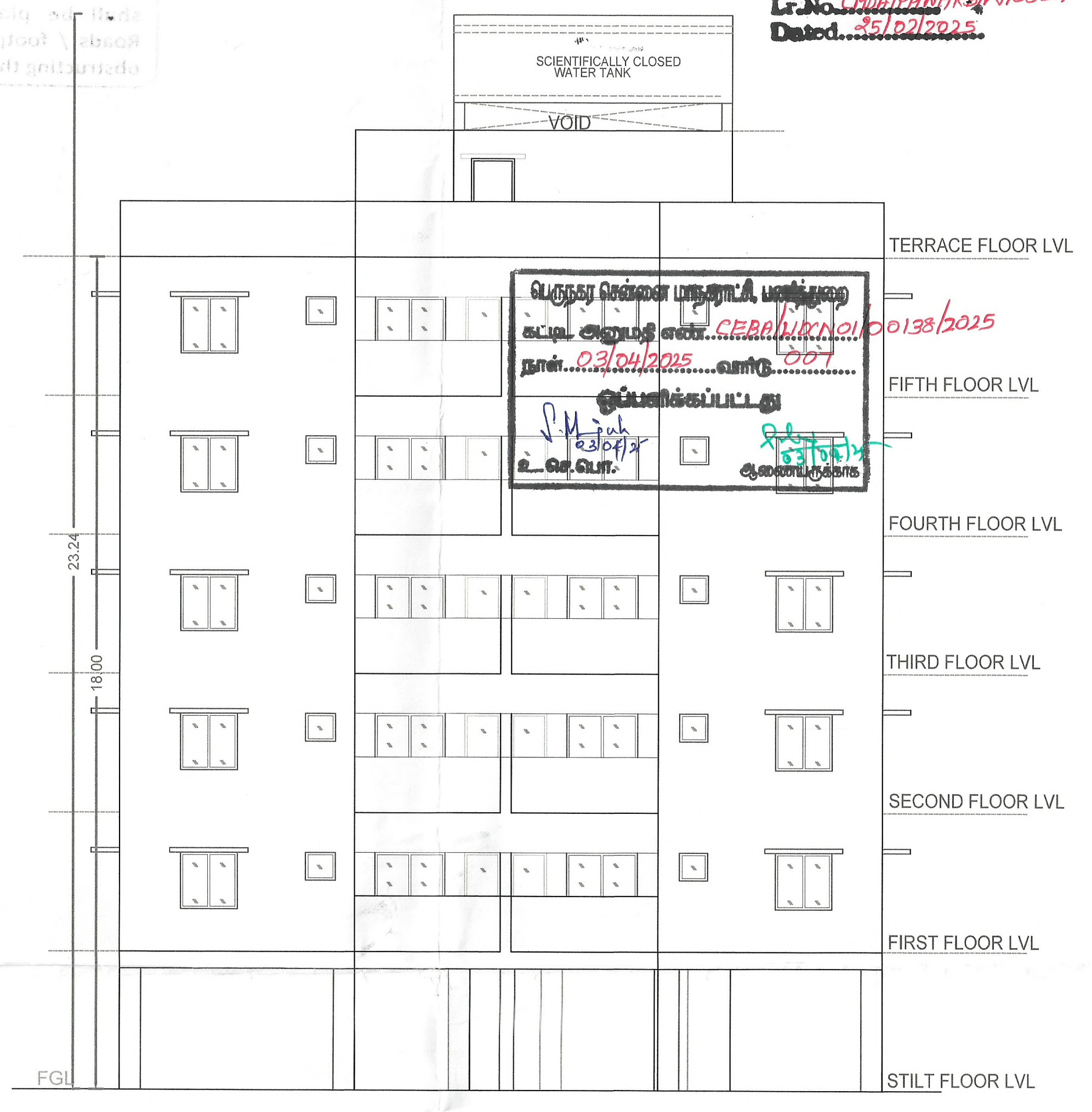
FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT OF RESIDENTIAL BUILDING CONSISTS OF 2 BLOCKS , BLOCK -1: STILT FLOOR PARKING + 4 FLOORS + 5 TH FLOOR PART (HEIGHT - 18.0M) WITH 36DWELLING UNITS , BLOCK -2: STILT FLOOR PARKING + 4 FLOORS + 5TH FLOOR PART (HEIGHT -18.0M) WITH 28 DWELLING UNITS, TOTALLY 64 DWELLING UNITS (AFFORDABLE HOUSING) AT PUBLIC PURPOSE PLOT IN APPROVED LAYOUT PPD./ L.O NO. 34/2016, IN GEMS PARK ROAD AND KCP ROAD, THIRUVOTTIYUR, CHENNAI 600 019, COMPRISED IN OLD S. NO. 276, 277, 278 , 279/1 AND T.S.NO.7/11, BLOCK NO. 18, WARD-G, OF THIRUVOTRIYUR VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION

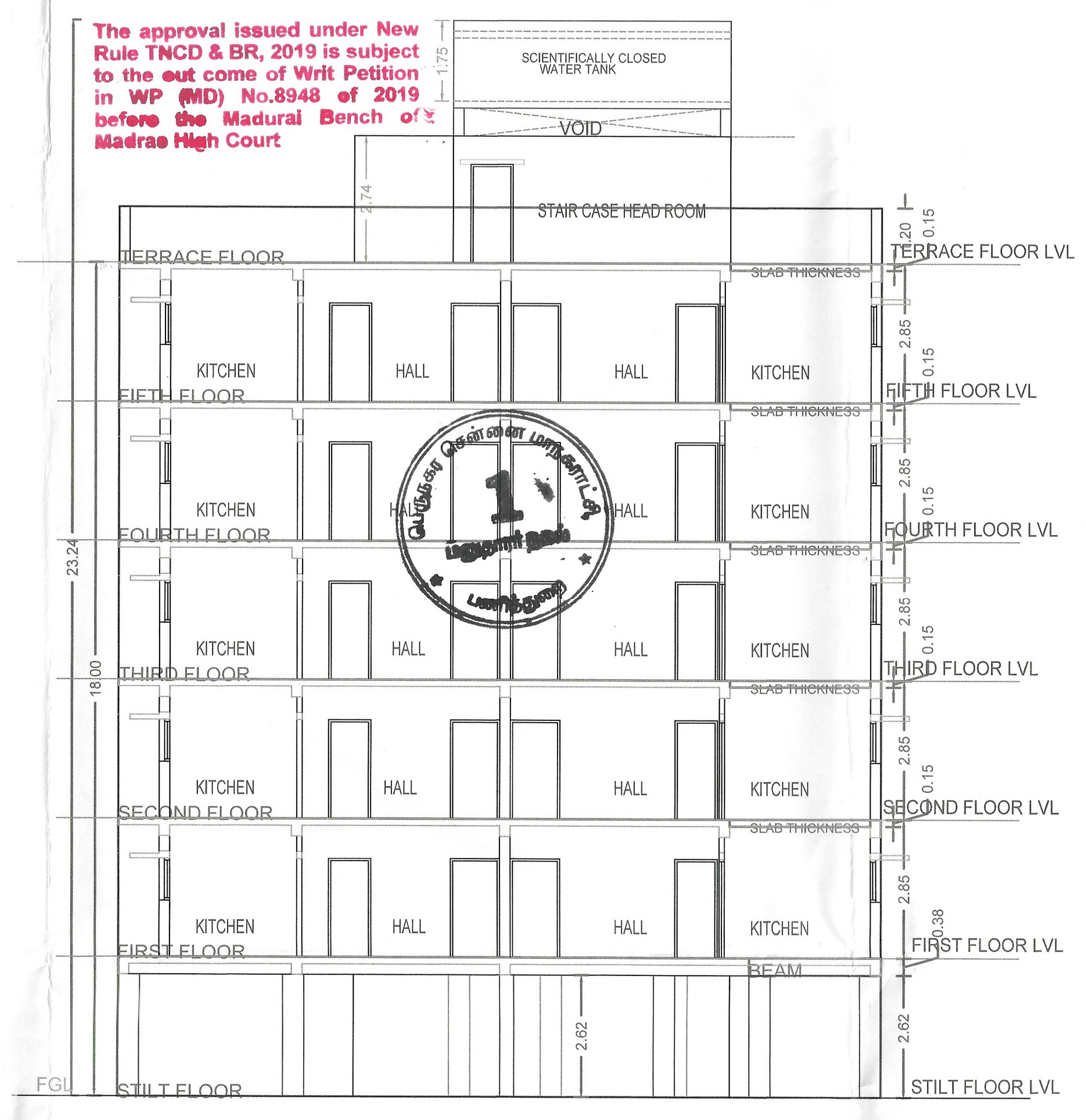
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHR/N/0821/2024
Dated 25/02/2025

பெருநகர சென்னை மாநகராட்சி, [illegible]
கட்டிட அனுமதி எண். CEBA/WDCN01/00138/2025
நாள் 03/04/2025 வார்டு 007
ஒப்பளிக்கப்பட்டது
S. M[illegible] 03/04/25
உ.செ.பொ.
03/04/25
ஆணையாளருக்காக

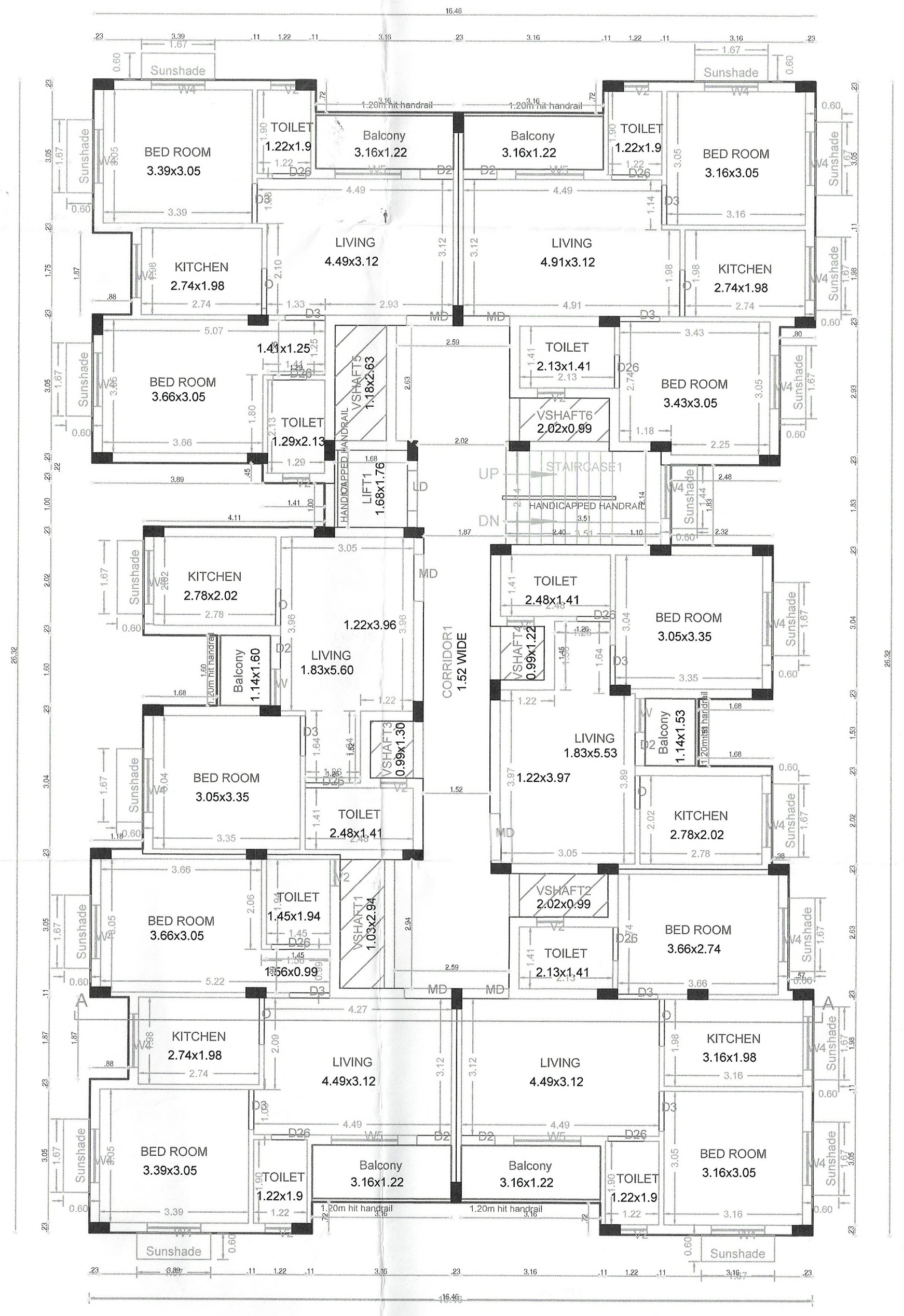
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



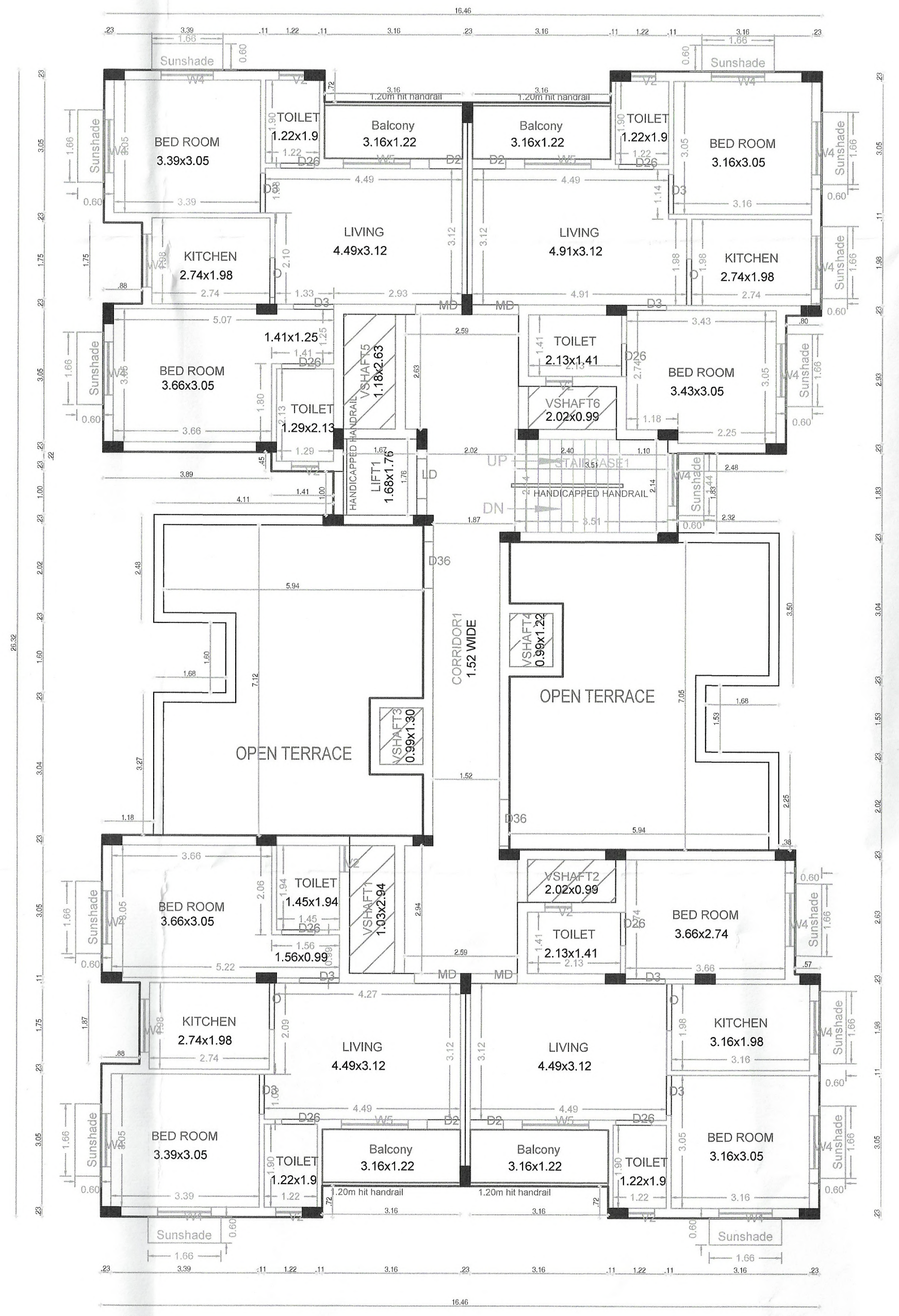
ELEVATION



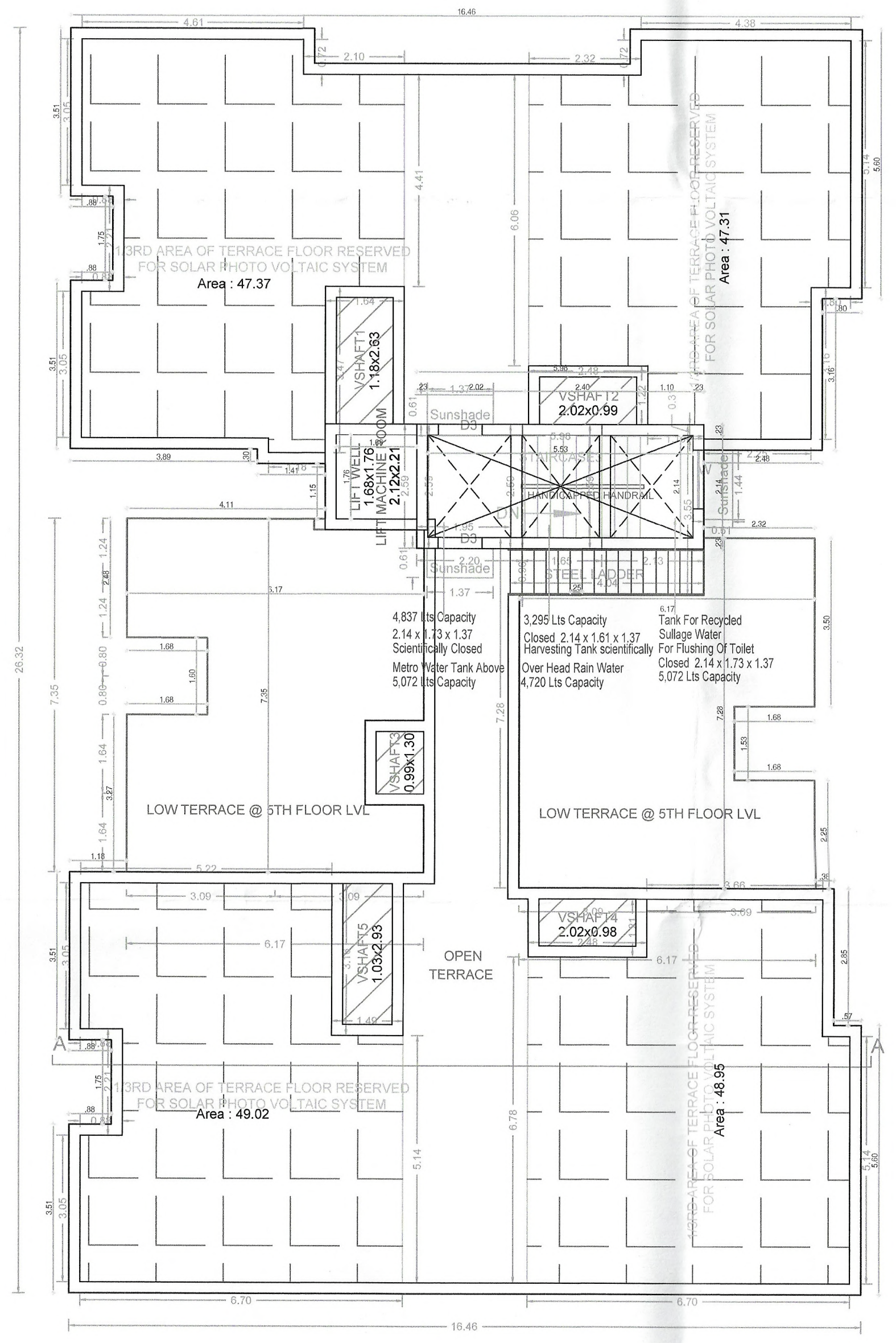
SECTION : AA



TYPICAL - 1- 4 FLOOR PLAN



FIFTH FLOOR PLAN(PART)



TERRACE FLOOR PLAN

BLOCK - 2

APPROVAL CONDITION

SCALE	1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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(MD) No.8948 of 2019 and WMP (MD)
Nos. 6912 & 6913 of 2019.

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.

KEY NO.	4788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

ISO_A0_(841.00_x_1189.00_MM)

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