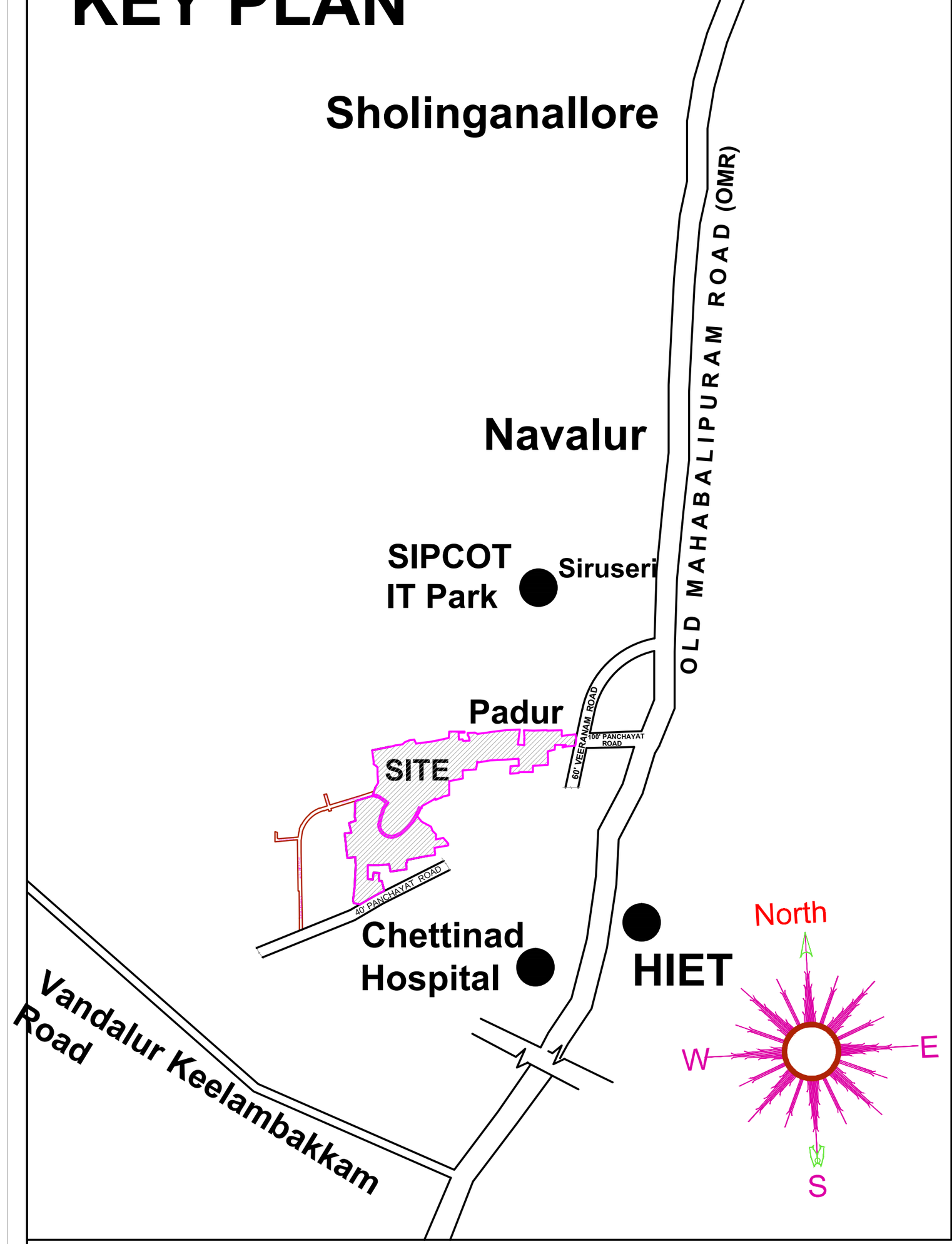
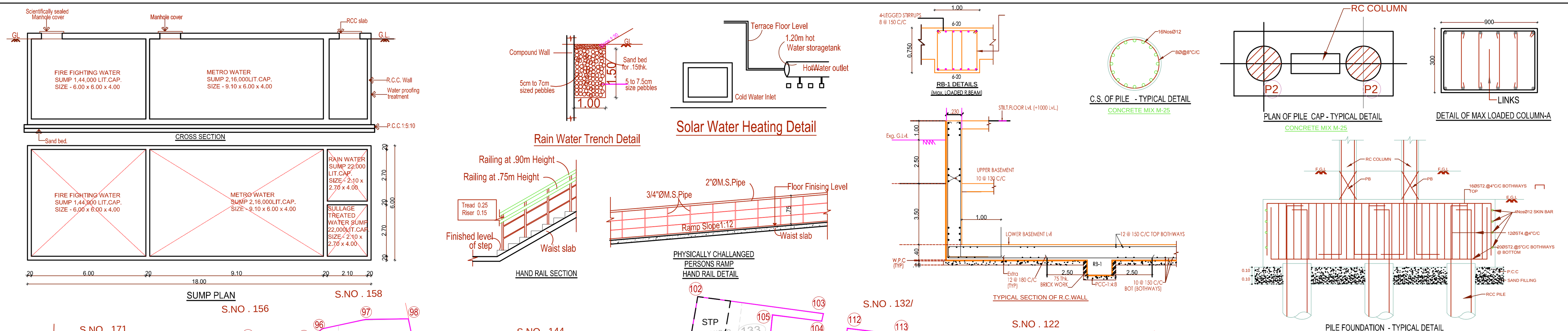
KEY PLAN



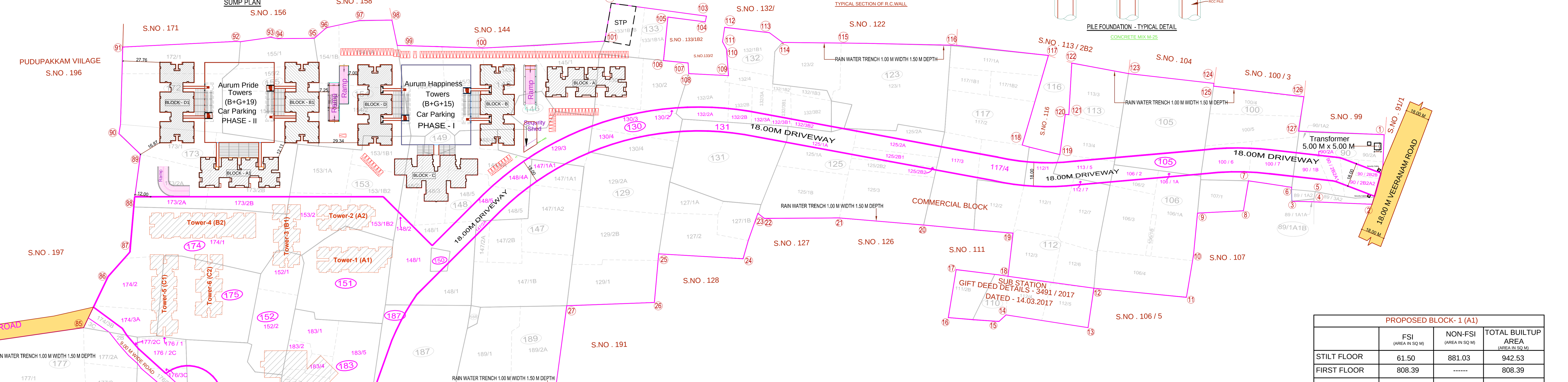


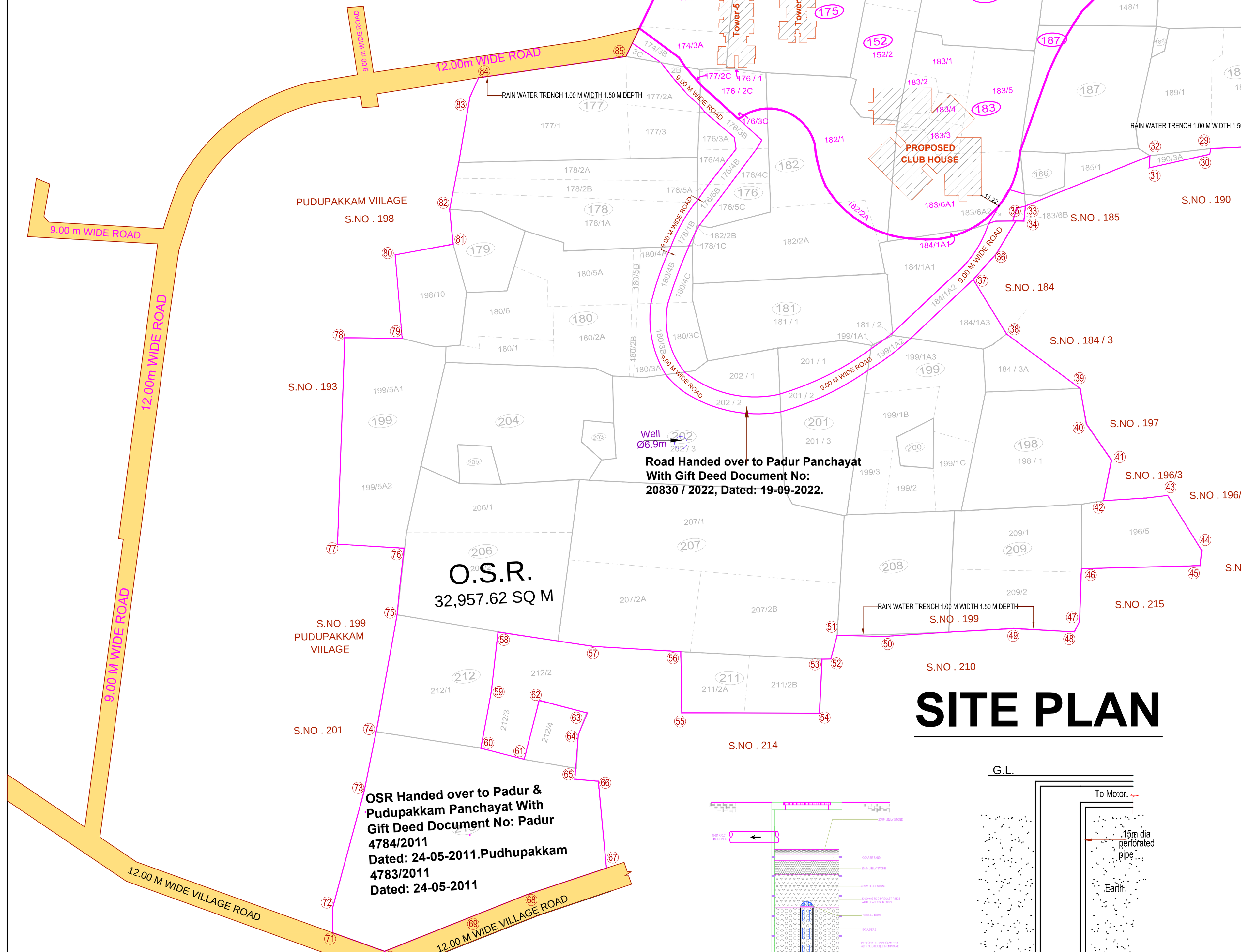
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EARLIER SANCTION MLPA NO:- 36 / 2012 DATED - 09.10.2012

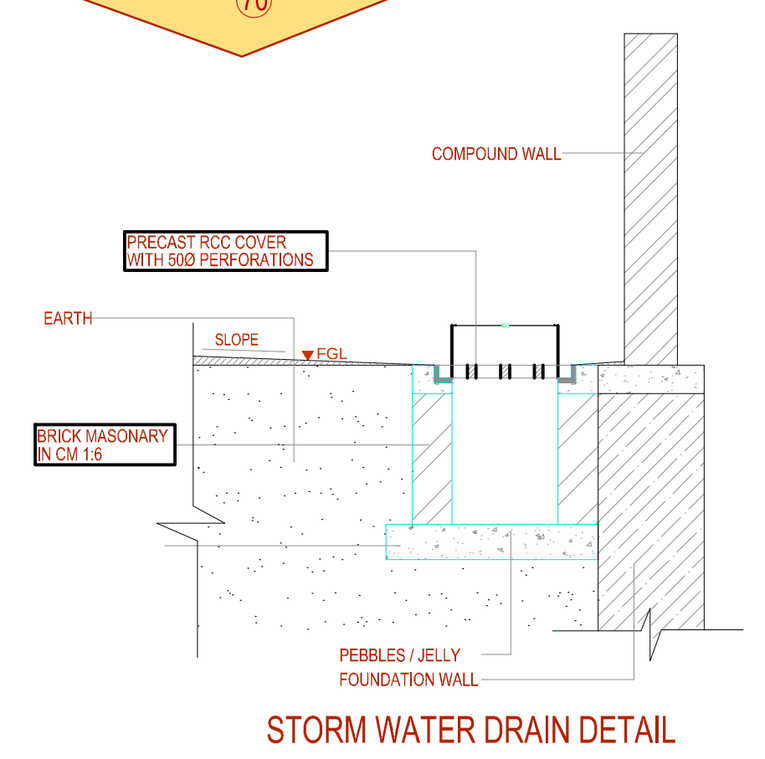
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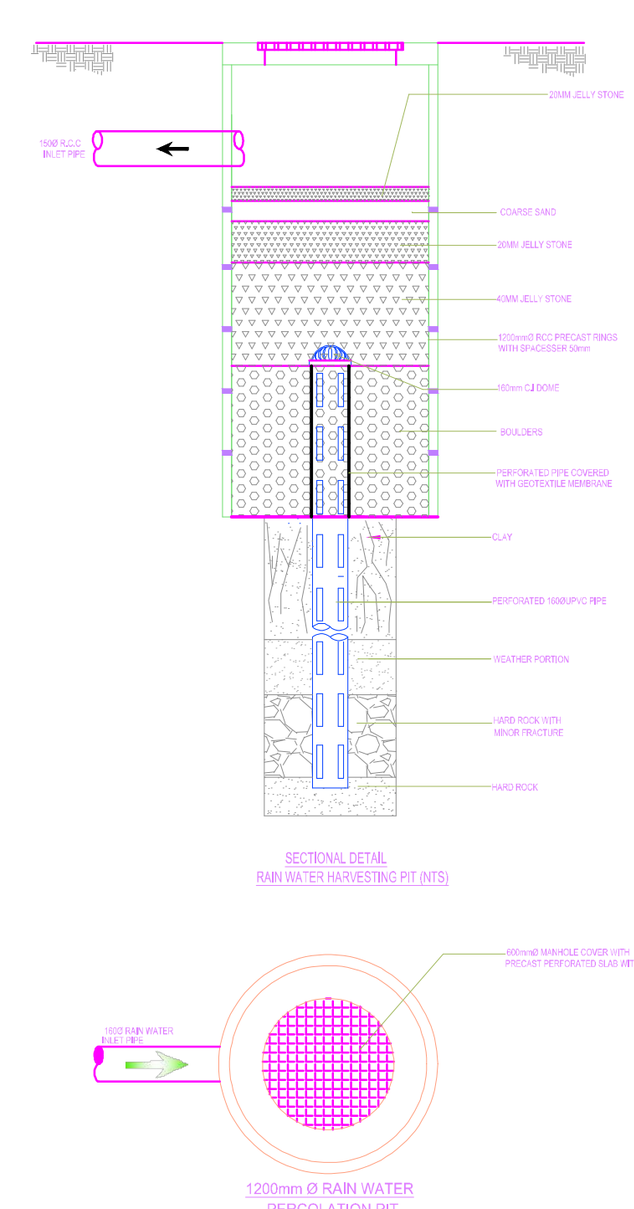
Commercial Approval Details – 2775 / 2018, Planning Permit No. 25/2019, Dt. 26.11.2019

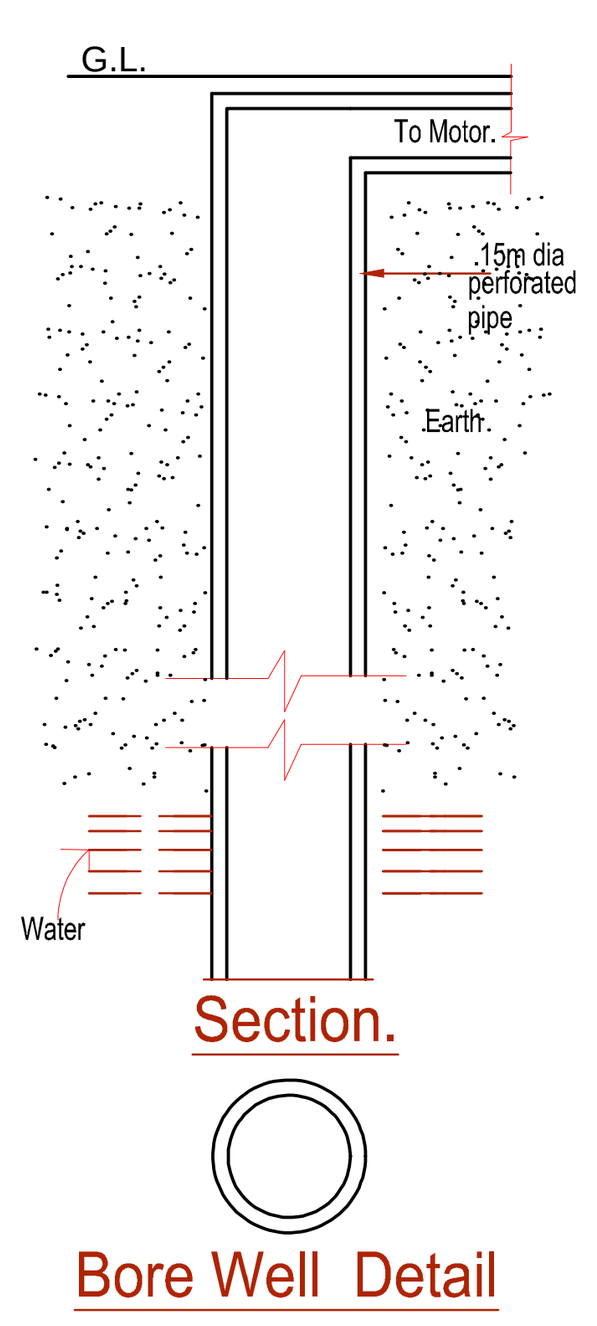


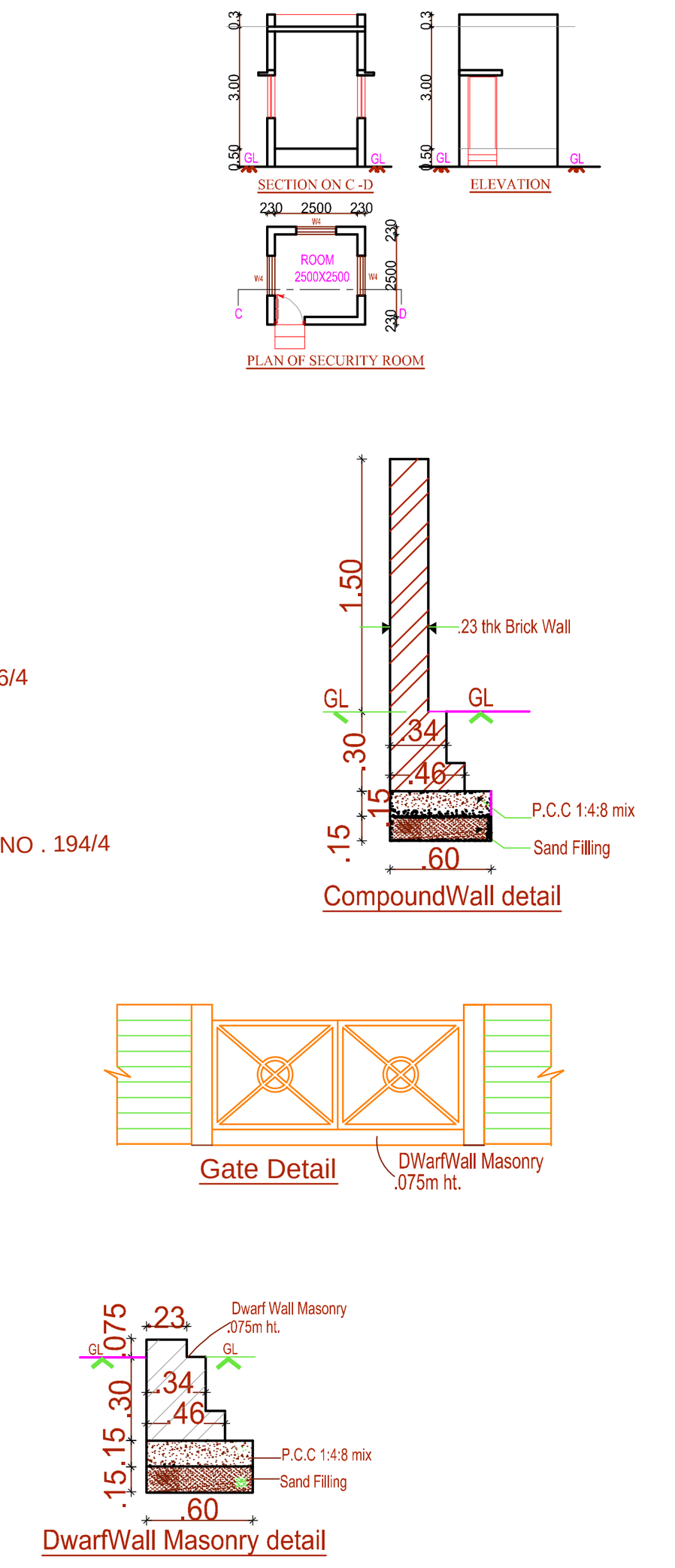


SITE PLAN









PARKING REQUIREMENT DETAILS

No	Block 1	F.F	Floors	Cars	TOTAL
1	Flat 1	70.71	19	0	0.00
2	Flat 2	68.55	19	0	0.00
3	Flat 3	70.46	19	0	0.00
4	Flat 4	90.21	19	0.5	9.50
5	Flat 5	93.54	18	0.5	9.00
6	Flat 6	95.49	19	0.5	9.50
7	Flat 7	95.26	18	0.5	9.00
8	Flat 8	67.59	19	0	0.00
9	Flat 9	69.95	19	0	0.00
					37.00
No	Block 2	F.F	Floors	Cars	
1	Flat 1	70.46	19	0	0.00
2	Flat 2	68.02	19	0	0.00
3	Flat 3	70.47	19	0	0.00
4	Flat 4	93.26	19	0.5	9.50
5	Flat 5	93.42	18	0.5	9.00
6	Flat 6	67.59	19	0	0.00
7	Flat 7	69.96	19	0	0.00
					18.50
No	Block 3	F.F	Floors	Cars	
1	Flat 1	109.95	19	1	19.00
2	Flat 2	103.16	19	1	19.00
3	Flat 3	102.79	19	1	19.00
4	Flat 4	103.74	19	1	19.00
5	Flat 5	103.08	18	1	18.00
6	Flat 6	111.68	19	1	19.00
					113.00
No	Block 4	F.F	Floors	Cars	
1	Flat 1	70.53	19	0	0.00
2	Flat 2	68.55	19	0	0.00
3	Flat 3	71.08	19	0	0.00
4	Flat 4	67.90	19	0	0.00
5	Flat 5	70.43	18	0	0.00
6	Flat 6	68.13	19	0	0.00
7	Flat 7	71.08	19	0	0.00
8	Flat 8	68.18	19	0	0.00
9	Flat 9	67.08	19	0	0.00
10	Flat 10	67.62	19	0	0.00
11	Flat 11	67.16	18	0	0.00
12	Flat 12	69.25	19	0	0.00
13	Flat 13	67.41	19	0	0.00
14	Flat 14	67.34	18	0	0.00
15	Flat 15	67.99	19	0	0.00
16	Flat 16	69.36	19	0	0.00
					0.00
No	Block 5	F.F	Floors	Cars	
1	Flat 1	110.17	19	1	19.00
2	Flat 2	68.16	19	0	0.00
3	Flat 3	67.85	18	0	0.00
4	Flat 4	70.55	19	0	0.00
5	Flat 5	103.09	19	1	19.00
6	Flat 6	103.61	19	1	19.00
7	Flat 7	70.13	19	0	0.00
8	Flat 8	67.99	19	0	0.00
9	Flat 9	68.11	19	0	0.00
10	Flat 10	112.04	19	1	19.00
					76.00
No	Block 6	F.F	Floors	Cars	
1	Flat 1	110.27	19	1	19.00
2	Flat 2	103.48	19	1	19.00
3	Flat 3	102.79	19	1	19.00
4	Flat 4	104.05	19	1	19.00
5	Flat 5	103.50	18	1	18.00
6	Flat 6	111.92	19	1	19.00
					113.00
TOTAL PARKING REQUIRED					357.50
10% VISITORS PARKING					36.00
TOTAL					393.50

EXISTING AREA STATEMENT - I

BLOCKS	FSI (AREA IN SQ M)	Area Excluding From F.S.I [5% Balcony, Fire Staircase, Lift Well]	NON-FSI (AREA IN SQ M)	CAR PARKING (AREA IN SQ M)	TOTAL
BASEMENT	-	-	-	34960.13	34960.13
COVERED STILT	-	103.80	-	6270.26	6374.06
BLOCK-A	18362.36	1384.23	158.57	874.08	20779.24
BLOCK-B	17529.30	1212.10	153.66	1087.66	19982.72
BLOCK-C	17156.42	901.50	165.90	1143.52	19367.34
BLOCK-D	17529.30	1212.10	153.66	1087.66	19982.72
BASEMENT	-	-	-	16941.52	16941.52
COVERED STILT	-	-	-	3187.02	3187.02
BLOCK-A1	18362.36	1384.23	158.57	874.08	20779.24
BLOCK-B1	22203.78	1502.90	153.66	1087.66	24948.00
BLOCK-D1	22203.78	1502.90	153.66	1087.66	24948.00
TOTAL	133347.30	9270.38	1097.68	68601.25	212316.61

EXISTING COMMERCIAL II AREA DETAIL Sq.m

Floor Detail	F.S.I. Area	100% N.F.S.I	Total Area
Ground floor area	1562.52	31.10	1593.61
First floor area	1351.33	-	1351.33
Total floor area	2913.85	31.10	2944.95

PROPOSED AREA STATEMENT - III

BLOCKS	NO. OF DWELLING UNITS	FSI (AREA IN SQ M)	NON FSI From F.S.I	TOTAL BUILTUP AREA
LOWER COMBINED BASEMENT	----------	----------	17555.96	17555.96
UPPER COMBINED BASEMENT	----------	----------	17552.07	17552.07
PRO.BLOCK-1 (A1)	170	16764.25	967.67	17731.92
PRO.BLOCK-2 (A2)	132	12920.05	723.25	13643.30
PRO.BLOCK-3 (B1)	113	14595.68	759.56	15355.24
PRO.BLOCK-4 (B2)	302	25905.25	1403.10	27308.35
PRO.BLOCK-5 (C1)	189	19466.27	1070.35	20536.62
PRO.BLOCK-6 (C2)	113	14590.37	761.10	15351.47
PRO.CLUB HOUSE	----------	7002.22	143.19	7145.41
TOTAL	1019	111244.09	40936.25	152180.34

PROPOSED BLOCK- 1 (A1)

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	61.50	881.03	942.53
FIRST FLOOR	808.39	------	808.39
TYPICAL FLOOR [2nd TO 19th FLOORS]	15894.36 (883.02 X 18)	------	15894.36
HEAD ROOM	------	86.64	86.64
TOTAL	16764.25	967.67	17731.92

PROPOSED BLOCK-2 (A2)

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	71.23	623.59	694.82
FIRST FLOOR	587.94	------	587.94
TYPICAL FLOOR [2nd TO 19th FLOORS]	12260.88 (681.16 X 18)	------	12260.88
HEAD ROOM	------	99.66	99.66
TOTAL	12920.05	723.25	13643.30

PROPOSED BLOCK-3 (B1)

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	109.82	676.43	786.25
FIRST FLOOR	671.04	------	671.04
TYPICAL FLOOR [2nd TO 19th FLOORS]	13814.82 (767.49 X 18)	------	13814.82
HEAD ROOM	------	83.13	83.13
TOTAL	14595.68	759.56	15355.24

PROPOSED BLOCK- 4 (B2)

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	132.46	1288.76	1421.22
FIRST FLOOR	1249.41	------	1249.41
TYPICAL FLOOR [2nd TO 19th FLOORS]	24523.38 (1362.41 X 18)	------	24523.38
HEAD ROOM	------	114.34	114.34
TOTAL	25905.25	1403.10	27308.35

PROPOSED BLOCK- 5 (C1)

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	96.57	977.12	1073.69
FIRST FLOOR	961.46	------	961.46
TYPICAL FLOOR [2nd TO 19th FLOORS]	18408.24 (1022.68 X 18)	------	18408.24
HEAD ROOM	------	93.23	93.23
TOTAL	19466.27	1070.35	20536.62

PROPOSED BLOCK- 6 (C2)

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
STILT FLOOR	109.82	678.38	788.20
FIRST FLOOR	670.59	------	670.59
TYPICAL FLOOR [2nd TO 19th FLOORS]	13809.96 (767.22 X 18)	------	13809.96
HEAD ROOM	------	82.72	82.72
TOTAL	14590.37	761.10	15351.47

PROPOSED CLUB HOUSE BLOCK - 7

	FSI (AREA IN SQ M)	NON-FSI (AREA IN SQ M)	TOTAL BUILTUP AREA (AREA IN SQ M)
BASEMENT FLOOR	636.64	18.17	654.81
GROUND FLOOR	2644.24	36.34	2680.58
FIRST FLOOR	1762.37	------	1762.37
SECOND FLOOR	1958.97	------	1958.97
HEAD ROOM	------	88.68	88.68
TOTAL	7002.22	143.19	7145.41

S.No	Survey Nos Subdivn	Extent as per Patta (in Ares)	Extent (in cents)	Patta No.	Owner
1	151	41.5	102.51	156	Sylvanus BDL
2	174/1	48.5	119.80	123	Sylvanus BDL
3	112/4	9	22.23	1517	KCP Sivaraman
4	112/5	9.5	23.47	1517	KCP Sivaraman
5	145/1	21.5	53.11	1653	KCP Sivaraman
6	145/2	25	61.75	1653	KCP Sivaraman
7	145/3	16	39.52	1653	KCP Sivaraman
8	145/4	22.5	55.58	1653	KCP Sivaraman
9	146	7.5	18.53	1653	KCP Sivaraman
10	148/4A	14.97	36.98	1653	KCP Sivaraman
11	153/1B1	11.75	29.02	1653	KCP Sivaraman
12	154/1A	21.11	52.14	1653	KCP Sivaraman
13	148/2	8	19.76	1653	KCP Sivaraman
14	153/1A	16	39.52	1653	KCP Sivaraman
15	147/2B	8.3	20.50	1706	KCP Sivaraman
16	177/2A	8.66	21.39	1803	Palanisamy PPL
17	177/2C	0.32	0.79	1803	Palanisamy PPL
18	177/3	9.5	23.47	1803	Palanisamy PPL
19	180/1	8	19.76	1803	Palanisamy PPL
20	180/6	15	37.05	1803	Palanisamy PPL
21	129/2A	25.5	62.99	1831	Palanisamy PPL
22	178/1A	24.09	59.50	1831	Palanisamy PPL
23	178/1C	0.07	0.17	1831	Palanisamy PPL
24	178/2A	14.5	35.82	1831	Palanisamy PPL
25	178/2B1	13.96	34.48	1831	Palanisamy PPL
26	179	14.5	35.82	1831	Palanisamy PPL
27	180/2A	15	37.05	1831	Palanisamy PPL
28	180/2B	1	2.47	1831	Palanisamy PPL
29	180/3A	3.98	9.83	1831	Palanisamy PPL
30	180/3C	6.34	15.66	1831	Palanisamy PPL
31	180/4A	3.5	8.65	1831	Palanisamy PPL
32	180/4C	2.48	6.13	1831	Palanisamy PPL
33	180/5B	1	2.47	1831	Palanisamy PPL
34	181/1	43.47	107.37	1831	Palanisamy PPL
35	182/1	46	113.62	1831	Palanisamy PPL
36	182/2A	36.98	91.34	1831	Palanisamy PPL
37	183/6A1	30.83	76.15	1831	Palanisamy PPL
38	196/5A	18.2	44.95	1831	Palanisamy PPL
39	198/1	39.3	97.07	1831	Palanisamy PPL
40	199/2	7.5	18.53	1831	Palanisamy PPL
41	199/3	7	17.29	1831	Palanisamy PPL
42	201/1	8.6	21.24	1831	Palanisamy PPL
43	201/3	26.48	65.41	1831	Palanisamy PPL
44	202/1	10.55	26.06	1831	Palanisamy PPL
45	202/3	52.09	128.66	1831	Palanisamy PPL
46	203	3.5	8.65	1831	Palanisamy PPL
47	204	54	133.38	1831	Palanisamy PPL
48	205	4.5	11.12	1831	Palanisamy PPL
49	206/1	31.5	77.81	1831	Palanisamy PPL
50	206/2	48.5	119.80	1831	Palanisamy PPL
51	207/1	65	160.55	1831	Palanisamy PPL
52	207/2A	31	76.57	1831	Palanisamy PPL
53	209/1	22.5	55.58	1831	Palanisamy PPL
54	211/2A	13	32.11	1831	Palanisamy PPL
55	211/2B	13	32.11	1831	Palanisamy PPL
56	212/1	39	96.33	1831	Palanisamy PPL
57	130/1	14	34.58	1832	Palanisamy PPL
58	133/1B1A	8.46	20.90	1832	Palanisamy PPL
59	148/1	36	88.92	1834	PCPIPL
60	150	2.5	6.18	1834	PCPIPL
61	175	42.5	104.98	1834	PCPIPL
62	183/5	18	44.46	1834	PCPIPL
63	184/3A	9	22.23	1834	PCPIPL
64	188	1	2.47	1834	PCPIPL
65	189/1	23	56.81	1834	PCPIPL
66	189/2A	22.48	55.53	1834	PCPIPL
67	199/1A1	0.07	0.17	1834	PCPIPL
68	199/1A3	21.01	51.89	1834	PCPIPL
69	199/1B	12	29.64	1834	PCPIPL
70	199/1C	7.5	18.53	1834	PCPIPL
71	200	4.5	11.12	1834	PCPIPL
72	90/2B2A1	2.95	7.29	1835	KCP Sivaraman
73	100/6	10	24.70	1849	PCIPL
74	100/7	11.5	28.41	1849	PCIPL
75	105	44.5	109.92	1849	PCIPL
76	106/4	22.5	55.58	1849	PCIPL
77	110	8	19.76	1849	PCIPL
78	111/2B	9	22.23	1849	PCIPL
79	113/3	15.5	38.29	1849	PCIPL
80	117/1A	11.5	28.41	1849	PCIPL
81	117/1B1	5.5	13.59	1849	PCIPL
82	117/1B2	5.5	13.59	1849	PCIPL
83	117/2	20	49.40	1849	PCIPL
84	123/2	14.5	35.82	1849	PCIPL
85	130/4	12.5	30.88	1849	PCIPL
86	132/1B1	10.5	25.94	1849	PCIPL
87	132/1B2	1	2.47	1849	PCIPL
88	132/2B	5.5	13.59	1849	PCIPL
89	132/3A	5	12.35	1849	PCIPL
90	132/3B1	4	9.88	1849	PCIPL
91	132/3B2	6.5	16.06	1849	PCIPL
92	132/4	4	9.88	1849	PCIPL
93	148/5	17.5	43.23	1849	PCIPL
94	155/1	10.5	25.94	1849	PCIPL
95	155/3	26	64.22	1849	PCIPL
96	172/1	19.5	48.17	1849	PCIPL
97	185/1	7.4	18.28	1849	PCIPL
98	186	5.5	13.59	1849	PCIPL
99	187	45	111.15	1849	PCIPL
100	213	123.5	305.05	1850	KCP Sivaraman & Pacifica
101	112/2	11.5	28.41	1854	Palanisamy PPL
102	117/3	22.5	55.58	1854	Palanisamy PPL
103	117/4	10.5	25.94	1854	Palanisamy PPL
104	123/1	49.5	122.27	1854	Palanisamy PPL
105	124	3	7.41	1854	Palanisamy PPL
106	125/2A	11.5	28.41	1854	Palanisamy PPL
107	125/2B1	5.5	13.59	1854	Palanisamy PPL
108	125/2B2	5	12.35	1854	Palanisamy PPL
109	125/1A	20	49.40	1854	Palanisamy PPL
110	125/1B	20	49.40	1854	Palanisamy PPL
111	125/3	24	59.28	1854	Palanisamy PPL
112	129/2B	25.5	62.99	1854	Palanisamy PPL
113	190/3A	1.8	4.45	1856	Pacifica Chennai
114	154/2	27.5	67.93	1878	Palanisamy PPL
115	173/1	17.5	43.23	1878	Palanisamy PPL
116	173/2B	33	81.51	1878	Palanisamy PPL
117	100/5	11.5	28.41	1886	Palanisamy PPL
118	112/1	18	44.46	1886	Palanisamy PPL
119	132/2A	12	29.64	1886	Palanisamy PPL
120	209/2B	22	54.34	1886	Palanisamy PPL
121	132/1B3	2.5	6.18	1887	Pacifica Chennai
122	176/1	0.5	1.24	1887	Pacifica Chennai
123	212/4	9	22.23	1888	KCP Sivaraman
124	148/3	11	27.17	1892	Palanisamy PPL
125	149	3.5	8.65	1892	Palanisamy PPL
126	180/5A	17	41.99	1896	Palanisamy PPL
127	207/2B	31.5	77.81	1896	Palanisamy PPL
128	208	41	101.27	1896	Palanisamy PPL
129	147/1A1	7.5	18.53	1910	Palanisamy PPL
130	147/1A2	17	41.99	1911	Pacifica Chennai
131	199/5A1	43.02	106.26	2265	KCP Sivaraman
132	152/2	17.5	43.23	4589	Premier CPL
133	183/1	9	22.23	4589	Premier CPL
134	183/2	3.5	8.65	4589	Premier CPL
135	183/4	2.5	6.18	4589	Premier CPL
136	184/1A1	16.54	40.85	4589	Premier CPL
137	184/1A3	9.02	22.28	4589	Premier CPL
138	90/1B	7	17.29	4594	PBPL
139	90/2A	10	24.70	4594	PBPL
140	90/2B2B	2	4.94	4594	PBPL
141	89/3A2	1.5	3.71	4594	PBPL
142	89/1A1A	0.3	0.74	4594	PBPL
143	100/4	13	32.11	4594	PBPL
144	106/2	5.5	13.59	4594	PBPL
145	106/3	17	41.99	4594	PBPL
146	106/1B	1	2.47	4594	PBPL
147	112/3	11.5	28.41	4594	PBPL
148	112/6	9.5	23.47	4594	PBPL
149	112/7	14.5	35.82	4594	PBPL
150	113/5	7.5	18.53	4594	PBPL
151	130/3	13	32.11	4594	PBPL
152	129/3	20	49.40	4594	PBPL
153	147/1B	24.5	60.52	4594	PBPL
154	153/2	16	39.52	4594	PBPL
155	173/2A	18	44.46	4594	PBPL
156	176/2A	0.06	0.15	4594	PBPL
157	176/3A	2.96	7.31	4594	PBPL
158	176/4A	2.65	6.55	4594	PBPL
159	177/1	47	116.09	4594	PBPL
160	174/2	20	49.40	4594	PBPL
161	174/3A	6.51	16.08	4594	PBPL
162	174/3C	0.78	1.93	4594	PBPL
163	90/1A2	2.5	6.18	4594	PBPL
164	107/1	9	22.23	4594	PBPL
165	106/1A	18	44.46	4594	PBPL
166	113/4	13.5	33.35	4594	PBPL
167	147/2A	3.2	7.90	4594	PBPL
168	152/1	8	19.76	4594	PBPL
169	172/2	34	83.98	4594	PBPL
170	183/3	3	7.41	4594	PBPL
171	127/1A	7	17.29	4594	PBPL
172	127/1B	7.5	18.53	4594	PBPL
173	127/2	16	39.52	4594	PBPL
174	131	44	108.68	4594	PBPL
175	130/2	11.5	28.41	4594	PBPL
176	90/2B2A2	4.05	10.00	4693	PBPL
177	129/1	20	49.40	4693	PBPL
178	148/4B	2.03	5.01	4693	PBPL
179	153/1B2	20.25	50.02	4693	PBPL
180	154/1B	6.89	17.02	4693	PBPL
181	155/2	12.5	30.88	4693	PBPL
182	176/2C	6.81	16.82	4693	PBPL
183	176/3C	2.42	5.98	4693	PBPL
184	176/4C	3.06	7.56	4693	PBPL
185	176/5A	0.07	0.17	4693	PBPL
186	176/5C	6.74	16.65	4693	PBPL
187	133/1B1B	10.54	26.03	4693	PBPL
188	198/10	17.5	43.23	7532	Premier CPL
189	199/5A2	6.48	16.01	7887	Premier CPL
			7334.86		
			73.35	ACRES	

SITE PLAN

SHEET NO: 1 / 27

Plan Showing The Proposed Residential Towers & Club House Block in Survey nos:89/1A1A,1A2 3A2, 90/1A2,1B, 2A, 2B2A1, 2B2A2, 2B2B, 100/4,5,6,7, 105, 106/1A,1B, 2,3,4, 107/1, 110, 111/2B, 112/1, 2, 3,4,5,6, 7, 113/3,4,5, 117/1A, 1B1, 1B2, 2,3,4, 123/1,2 124, 125/1A, 1B,2A,2B1, 2B2,3, 127/1A, 1B, 2, 129/1, 2A, 2B, 3, 130/1,2,3,4,131,132/1B1, 1B2, 1B3, 2A, 2B,3A,3B1,3B2,4,133/1B1A,1B1B,145/1, 2,3, 4,146,147/1A1,1A2,1B,2A,2B,148/1, 2,3,4A, 4B,5, 149,150, 151, 152/1,2, 153/1A,1B1,1B2, 2,154/1A, 1B,2,155/1,2,3, 172/1, 2, 173/1, 2A,2B,174/1, 2, 3A, 3C, 175, 176/1, 2A, 2C, 3A, 3C, 4A, 4C, 5A, 5C, 177/1, 2A, 2C,3, 178/1A, 1C, 2A, 2B1, 179,180/1, 2A, 2B, 3A, 3C, 4A, 4C, 5A, 5B, 6, 181/1, 182/1, 2A, 183/1, 2, 3, 4, 5, 6A1, 184/1A1, 1A3, 3A, 185/1, 186, 187, 188, 189/1, 2A, 190/3A,196/5A,198/1, 199/1A1, 1A3, 1B, 1C, 2, 3, 200, 201/1, 3, 202/1, 3, 203, 204, 205, 206/1, 2, 207/1, 2A, 2B, 208, 209/1, 2B, 211/2A, 2B, 212/1,4,213 in Padur Village, Tiruporur Taluk, 198/10 & 199/5A1 & 5A2 in Pudupakkam Village, Vandalur Taluk, both in Chengalpattu District.

AREA STATEMENT

PLOT EXTENT (SITE)	73.35 Acres
	296834.44 Sq Mts

AREA STATEMENT

BLOCKS	FSI (AREA IN SQ M)	Area Excluding From F.S.I [5% Balcony, Fire Staircase, Lift Well]	NON-FSI (AREA IN SQ M)	CAR PARKING (AREA IN SQ M)	TOTAL
EXG RESIDENTIAL AREA-I	133347.30	9270.38	1097.68	68601.25	212316.61
EXG COMM . AREA - II	2913.85	-	31.10	-	2944.95
PROPOSED AREA	111244.09	-	581.40	40354.85	152180.34
TOTAL	247505.24	9270.38	1710.18	108956.10	367441.90

FSI CALCULATION

$$F.S.I = \frac{247505.24}{296834.44} = 0.834$$

PLOT COVERAGE - 5.66 %

OSR AREA REQUIRED - 29683.44 SQ.M

OSR AREA PROVIDED - 32957.62 SQ.M

PROPOSED NO.OF DWELLING UNITS - 1019 NOS

PROPOSED CAR PARKING REQUIRED - 394 NOS

PROPOSED CAR PARKING PROVIDED - 735 NOS

PRO. TWO WHEELER PARKING REQUIRED - 789 NOS

PRO. TWO WHEELER PARKING PROVIDED - 910 NOS

DRAWING TITLE :

SITE PLAN

SCALE

1 : 2000

NORTH W E S

COLOUR INDEX

BOUNDARY OSR PROPOSED
ROADS DRIVE WAY

APPLICANT SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

LICENSED ARCHITECT SIGNATURE

ARCHITECTS

Pacifica Builders Pvt Ltd,
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