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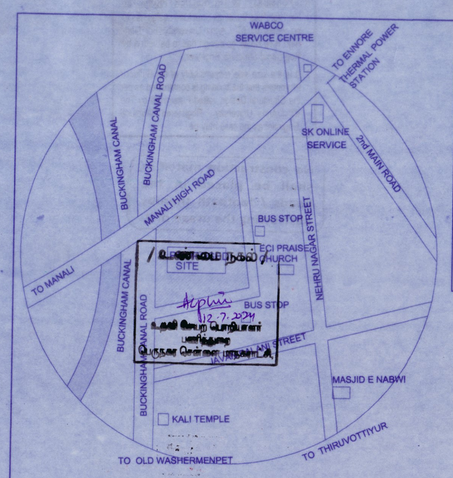
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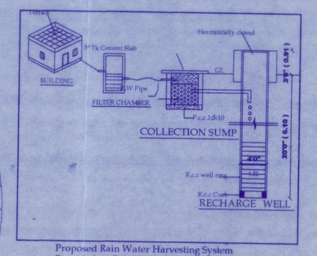
Official Property Record

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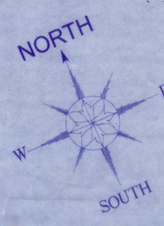
T-TWO (2)





Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO:3A
(Not to Scale)

KEY PLAN
NOT TO SCALE



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

P.P.A approved by
C.M.D.A vide L
Lr.No. C3/(1) 0093/2019
Dated 09/01/2020

77.00 m WIDE MANALI HIGHWAY MAIN ROAD
1.0 m Wide Rain Water Harvesting Trench
THIRUVOTRIYUR
MANALI
RainWater Harvesting Trench
AS PER SITE & FMB 247.60 M
AS PER SITE 126.50 M
AS PER FMB 133.20 M
AS PER SITE 110.02 M
AS PER FMB 100.02 M
AS PER SITE & FMB 52.80 M
AS PER SITE 53.93 M
AS PER FMB 54.60 M
AS PER SITE & FMB 225.00 M
RainWater Harvesting Trench

10.0m WIDE LINK ROAD GIFTED TO CMDA DOCUMENT NO 5548 OF 2020 DATED 13.10.2020 2557.73 Sq.m

BLOCK -1 (S+ 15 FLOORS)
BLOCK -2 (S+ 15 FLOORS)
BLOCK -3 (S+ 15 FLOORS)
BLOCK -4 (S+ 15 FLOORS)
MSL + 4.570
FGL + 8.170

NON CRZ AREA
55038.31 Sq.m.

OSR
5991.96 Sq.m
OSR GIFTED TO CMDA
DOCUMENT NO 5549 OF
2020 DATED 13.10.2020

CRZ AREA
3902.34 Sq.m.

STP (BELOW GROUND LEVEL)
75 m X 50 M - 3 MLD

BUCKINGHAM CANAL
HIGH VOLTAGE LINE
BUCKINGHAM CANAL SERVICE ROAD 10 M WIDE
RainWater Harvesting Trench

TRANSFORMER YARD 10.0 x 8.0m
Solid Waste Management 7 x 7

Residential Typical Block 1 to 4

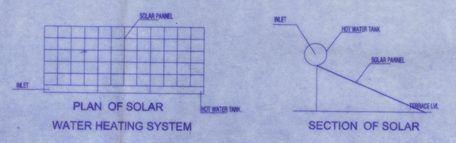
FLOORS	Total Area	Deductions	Space Excluded From FSI	Parking	Res FSI Area	Dwellings
Stilt Floor	876.10	0	58.86	768.71	48.53	0
1st Floor	876.10	114.82	0	0	761.28	20
2nd Floor	876.10	114.82	0	0	761.28	20
3rd Floor	876.10	114.82	0	0	761.28	20
4th Floor	876.10	114.82	0	0	761.28	20
5th Floor	876.10	114.82	0	0	761.28	20
6th Floor	876.10	114.82	0	0	761.28	20
7th Floor	876.10	114.82	0	0	761.28	19 +1 Refuge Area
8th Floor	876.10	114.82	0	0	761.28	20
9th Floor	876.10	114.82	0	0	761.28	20
10th Floor	876.10	114.82	0	0	761.28	20
11th Floor	876.10	114.82	0	0	761.28	20
12st Floor	876.10	114.82	0	0	761.28	19 +1 Refuge Area
13th Floor	876.10	114.82	0	0	761.28	20
14th Floor	876.10	114.82	0	0	761.28	20
15th Floor	876.10	114.82	0	0	761.28	20
Terrace	0	0	0	0	0	0
TOTAL	14017.60	1722.30	58.86	768.71	11467.73	298+2 Refuge Area

ABSTRACT

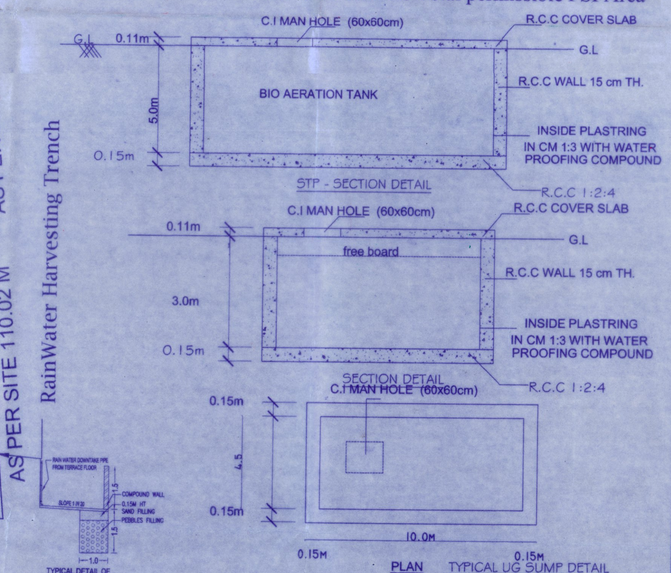
BLOCK NO	Total Area	Deductions	Space Excluded From FSI	Parking	Res FSI Area	Dwellings
1	14017.60	1722.30	58.86	768.71	11467.73	298 + 2 Refuge Area
2	14017.60	1722.30	58.86	768.71	11467.73	298 + 2 Refuge Area
3	14017.60	1722.30	58.86	768.71	11467.73	298 + 2 Refuge Area
4	14017.60	1722.30	58.86	768.71	11467.73	298 + 2 Refuge Area
TOTAL	56070.40	6889.20	235.44	3074.84	45870.92	1192 + 2 Refuge Area

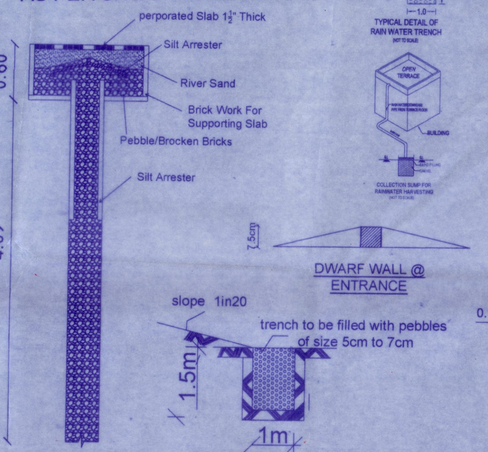
TWO WHEELER PARKING DETAILS

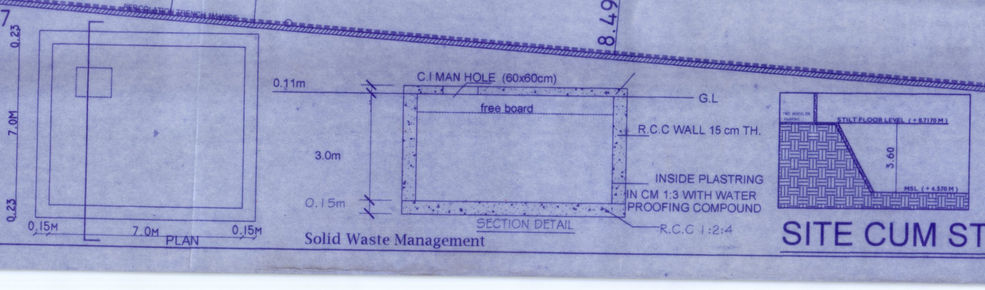
At Surface level -553nos
At Stilt floor of all the blocks = 210 x 4 blocks = 840 nos
TOTAL = 1393 Nos
TW Parking Required = 1192nos + 119nos = 1311 Nos
TW Parking Provided = 840+553=1393 Nos
Car Parking Required = Nil
Car Parking provided = Nil



Permissible FSI for the site lies in CRZ area = 3902.27 x 2.50 =9755.68sq.m
Permissible FSI for the site lies in NonCRZ area = 55038.31x 3.25=178874.51sq.m
Therefore Total FSI area Permissible in the total site
= 9755.68+178874.51 = 188630.19 sq.m
FSI = 45870.92 /56382.85 = 0.81
Also Less than the Total permissible FSI Area







SITE CUM STILT FLOOR PLAN

SHEET -1 / 2

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 4 BLOCKS OF RESIDENTIAL BUILDING EACH WITH STILT +15 FLOORS WITH 300 EWS DWELLING UNITS TOTALLY 1200 EWS (1192 +8 UNITS USED FOR REFUGE AREA) DWELLING UNITS ABUTTING MANALI HIGHWAYS BYE PASS ROAD OLD S.NO.618 G/3 PART T.S NO .1/1&3/1 , BLOCK NO 8, OF THIRUVOTTIYUR VILLAGE , GREATER CHENNAI ORPORATION.

AREA STATEMENT:

SITE EXTENT:

As per G.O. = 5.97.0 Hect

As per Transfer Certificate & Handing Over sketch = 5.97.0 Hect

As per the proposal superimposed = 58,940.58 Sq.m.

Least Site extent for the portion of site lies in CRZ =3902.27Sq.m.

Site extent for the portion of site lies in Non CRZ = 55038.31 Sq.m.

Since existing 10.00 m wide road to be gifted as link road area of the same to be deducted in the site extent lies in Non CRZ is = 2557.73sq.m.

Therefore Least extent in the site lies in Non CRZ 55038.31 - 2557.73 =52480.58 Sq.m.

Therefore Least Total extent of the site for FSI & Coverage calculations.
16588.97+42351.61 = 58,940.58 - 2,557.73 = 56,382.85 sq.m.

PLOT EXTENT

PROPOSED BUILDING

ROAD

SCALE 1 : 600
SIZE A0

ALL DIMENSIONS ARE IN METER.

We Yes For The Right Things
V.Sathyamoorthy & Co

N

TECHNICAL ASST.	TOWN PLANNING SPECIALIST
ASST. PLANNER	ARCHITECT
EXECUTIVE ENGINEER	STRUCTURAL ENGINEER
SENIOR PLANNER	CHIEF ENGINEER

R.K. CHANDRAN, B.E.,M.E.(Struct)
STRUCTURAL ENGINEER
REG.NO.1/1978/2007
No.15/2, NALLANNA STREET
ROYAPETTAH, CHENNAI-600 014.

U. MANIMEKALAI, M.A., MTP., AITP.,
SENIOR PLANNER
Tamil Nadu Urban Habitat Development Board

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

P.P.A approved by
C.M.D.A vide
Lr.No. C&DP/ 1993 /2019
Dated 03/05/2024

TYPICAL BLOCKS
BLOCKS - 1 TO 4

SECTION - AA

FRONT ELEVATION

7th & 12th FLOOR PLAN (BLOCK - B)

STILT FLOOR PLAN

TYPICAL FLOOR PLAN (1st to 6th ,8th to 11th & 13th to 15th FLOOR)

TERRACE FLOOR PLAN

SHEET -2 / 2

TAMIL NADU
SLUM CLEARANCE BOARD

THE PROPOSED CONSTRUCTION OF HIGH RISE GROUP DEVELOPMENT WITH 4 BLOCKS OF RESIDENTIAL BUILDING EACH WITH STILT +15 FLOORS WITH 300 EWS DWELLING UNITS TOTALLY 1200 EWS (1192 +8 UNITS USED FOR REFUGE AREA) DWELLING UNITS ABUTTING MANALI HIGHWAYS BYE PASS ROAD OLD S.NO.618 G/3 PART T.S NO .1/1&3/1 , BLOCK NO 8, OF THIRUVOTTIYUR VILLAGE , GREATER CHENNAI ORPORATION.

D1	SOLID CORE FLUSH DOOR	0.90 x 2.10M
D2	SOLID CORE PVC DOOR	0.75 x 2.10M
D3	SOLID CORE PVC DOOR	0.75 x 2.10M
O1	OPENING	0.90 x 2.10M
O2	OPENING	1.15 x 2.10M
W1	UPVC SLIDING WINDOW	0.90 x 1.20M
W2	UPVC SLIDING WINDOW	1.20 x 1.20M
G1	GRILL	0.90 x 1.20M
V	UPVC VENTILATOR	0.60 x 0.60M

COLOUR CODE

PLOT EXTENT

PROPOSED BUILDING

ROAD

SCALE 1 : 200
SIZE A0

ALL DIMENSIONS ARE IN METER.

We Yes For The Right Things
V. Sathyamoorthy & Co

N

TECHNICAL ASST.	TOWN PLANNING SPECIALIST
ASST. PLANNER	ARCHITECT
EXECUTIVE ENGINEER DIVISION-I, TNUHDB EXECUTIVE ENGINEER	P.K.CHANDRAN, B.E., M.I.E.(Struct) STRUCTURAL ENGINEER REGN.1/19/04/352 No. 1577, VALLIAMMAI STREET, ROYAPETTAH, CHENNAI-14 STRUCTURAL ENGINEER
SENIOR PLANNER	U. MANIMEKALAI, M.A., MTP., AITP., SENIOR PLANNER Tamil Nadu Urban Habitat Development Board 5, Kamarajar Salai, Chennai-600 005. CHIEF ENGINEER



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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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OMR Thoraipakkam,
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