

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE (AFFORDABLE RESIDENTIAL HOUSES) GROUP DEVELOPMENT CONSISTS OF COMBINED EXTENDED BASEMENT FLOORS WITH BLOCK-01 (TOWER A) AND BLOCK - 02. BLOCK-01 - (TOWER A) 315 DWELLING UNITS (STILT TO 35TH FLOOR) BLOCK-02 CLUB HOUSE : GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL @ GROUND LEVEL ,COMPRISED IN S.NO. 585/1A2A1, 586/1A, 586/2A, 586/2B, 586/2C, 587, 595/1B1A, 596/1A, 598/1 AT PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, TAMIL NADU.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel, & Sunshade are in CC 1:1 1/2:3(M-25)

BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Country wood / Enginred Doors.

WEATHERING : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound

PLASTERING : Ceiling plastering with CM 1:3Inside & Outside walls are plastering with CM 1:4.

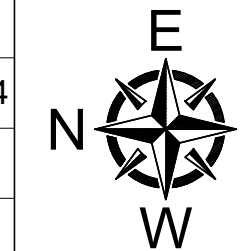
PAINTING : White washing with two coats over the one coat of primer for Ceiling, Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

D1	1.05 x 2.15	DOOR
D2	0.90 x 2.15	DOOR
D3	0.75 x 2.15	DOOR
SD1	2.10 x 2.45	SLIDING DOOR
SD2	2.05 x 2.25	SLIDING DOOR
SD3	2.00 x 2.25	SLIDING DOOR
SD4	1.50 x 2.25	SLIDING DOOR
FRD1	1.55 x 2.15	FIRE DOOR
FRD2	1.50 x 2.15	FIRE DOOR
FRD3	1.05 x 2.15	FIRE DOOR
W1	2.45 x 1.75	WINDOW
W2	2.03 x 1.75	WINDOW
W3	2.00 x 1.75	WINDOW
W4	1.93 x 1.75	WINDOW
W5	1.85/0.40 x 1.75	WINDOW
W6	1.85 x 1.75	WINDOW
W7	1.80 x 1.75	WINDOW
W8	1.73 x 1.75	WINDOW
W9	2.05 x 1.75	WINDOW
KW1	1.50 x 1.75	WINDOW
V	0.60 x 1.70	WINDOW
FD1	3.61 x 1.70	FIRE DOOR
FD2	3.05 x 1.70	FIRE DOOR
FD3	1.72 x 1.70	FIRE DOOR
FD4	1.82 x 1.70	FIRE DOOR
FD5	1.37 x 1.70	FIRE DOOR
FD6	1.32 x 1.70	FIRE DOOR
FD7	0.96 x 1.70	FIRE DOOR
GD	1.85 x 5.60	FIRE DOOR
RS	0.96 x 1.70	ROLLING SHUTTER

COLOUR INDEX : REFERENCE :

PROPOSED		SCALE : 1:100
BOUNDARY		DATE : 17 OCT 2024
ROAD		
DRIVEWAY		



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

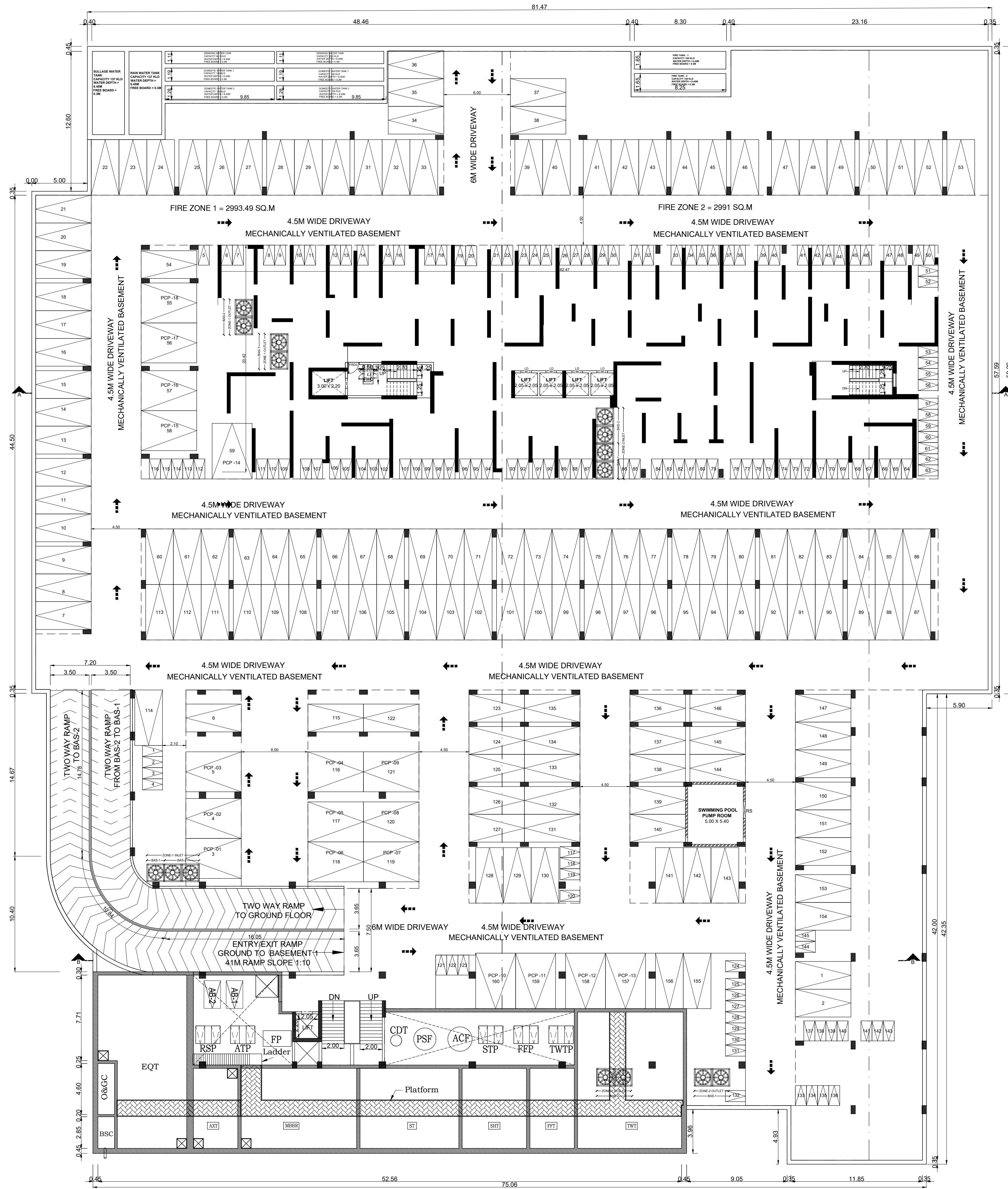
APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

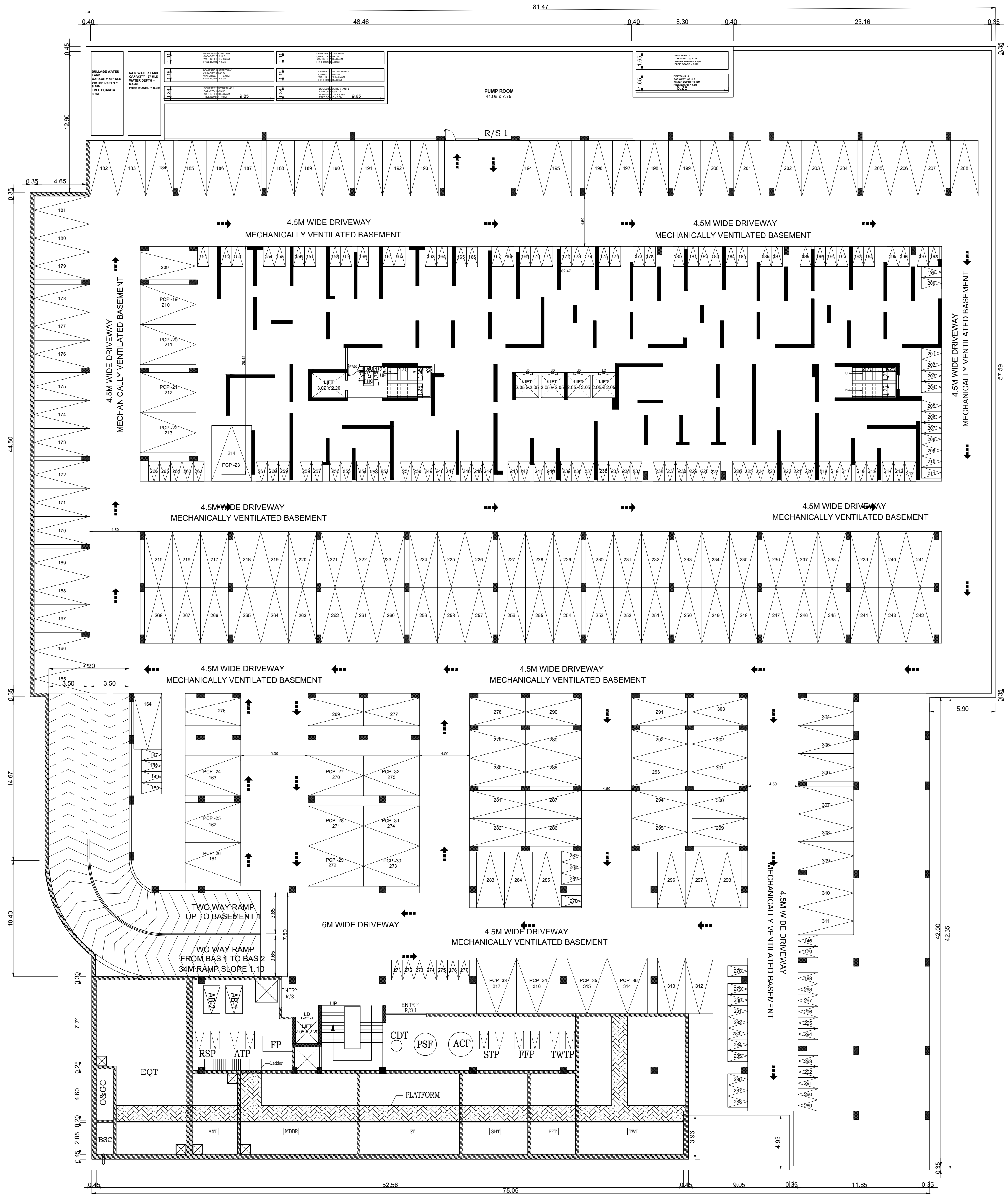
Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthurbaal Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

IRFAN NOOR AHMED SHAIKH, M.E(Struct.)
Registered Structural Engineer Grade-1(8E)
District Town and Country Planning
Registered No: COLDIST/SE/Gr-1/2024/06/003
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Email : irfan.shaiikh@designworkz.in



COMBINED BASEMENT 1 FLOOR PLAN



COMBINED BASEMENT - 2 FLOOR PLAN



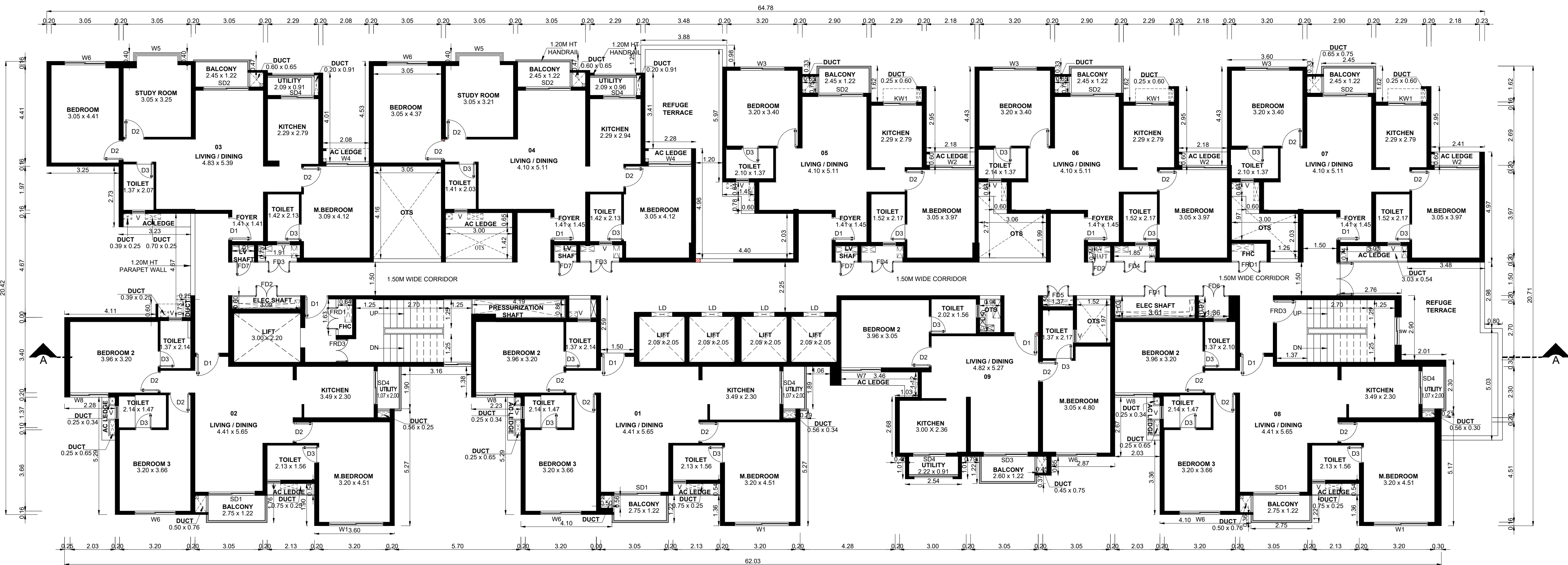
JOINERY SCHEDULE

dnimesh.architect@gmail.com

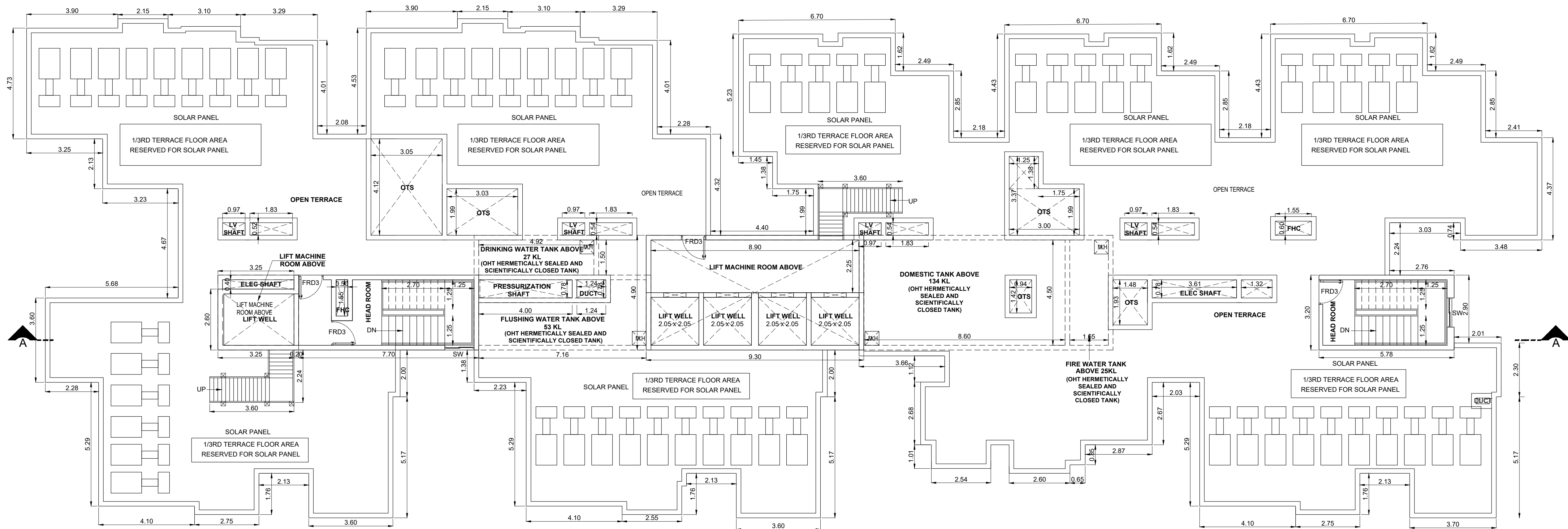


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Avadi, Chennai - 600 054.
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REFUGE FLOOR PLAN
18TH & 27TH FLOOR PLAN)



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE (AFFORDABLE RESIDENTIAL HOUSES) GROUP DEVELOPMENT CONSISTS OF COMBINED EXTENDED BASEMENT FLOORS WITH BLOCK-01 (TOWER A) AND BLOCK - 02. BLOCK-01 - (TOWER A) 315 DWELLING UNITS (STILT TO 35TH FLOOR) BLOCK-02 CLUB HOUSE : GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL @ GROUND LEVEL ,COMPRISED IN S.NO. 585/1A2A1, 586/1A, 586/2A, 586/2B, 586/2C, 587, 595/1B1A, 596/1A, 598/1 AT PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, TAMIL NADU.

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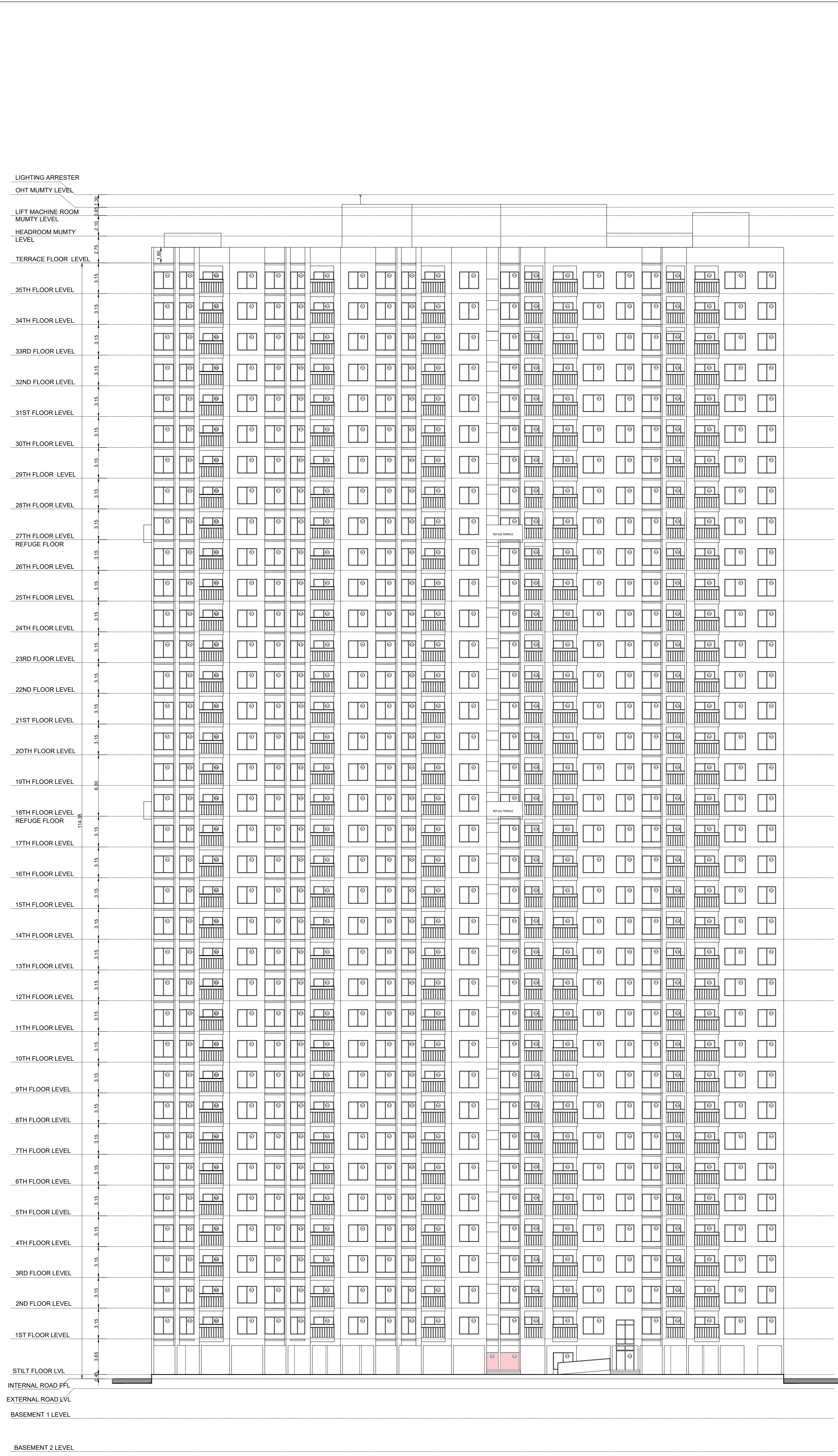
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

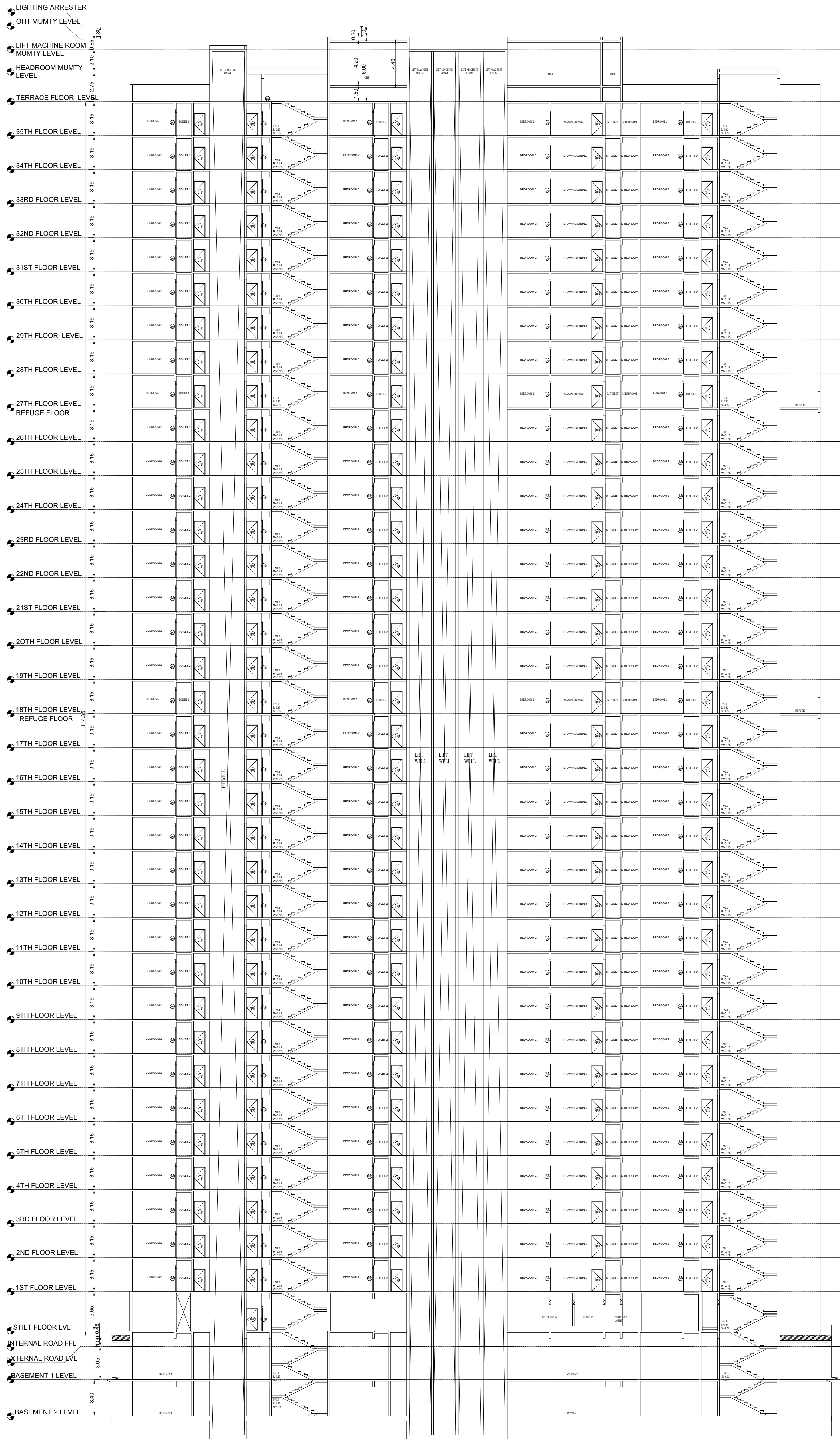
REGISTERED STRUCTURAL ENGINEER : ARCHITECT / REGISTERED ENGINEER :

IRFAN NOOR AHMED SHAIKH, M.E.(Struct.)
Registered Structural Engineer Grade-I (SE)
District Town and Country Planning
Registered No: CGLDST/156/IG-1/2024/05/003
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ELEVATION



BLOCK - 1
SECTION - AA

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COLOUR INDEX :		REFERENCE :	
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BOUNDARY	☐	DATE	: 17 OCT 2024
ROAD	☐		
DRIVEWAY	☐		

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

REGISTERED STRUCTURAL ENGINEER :

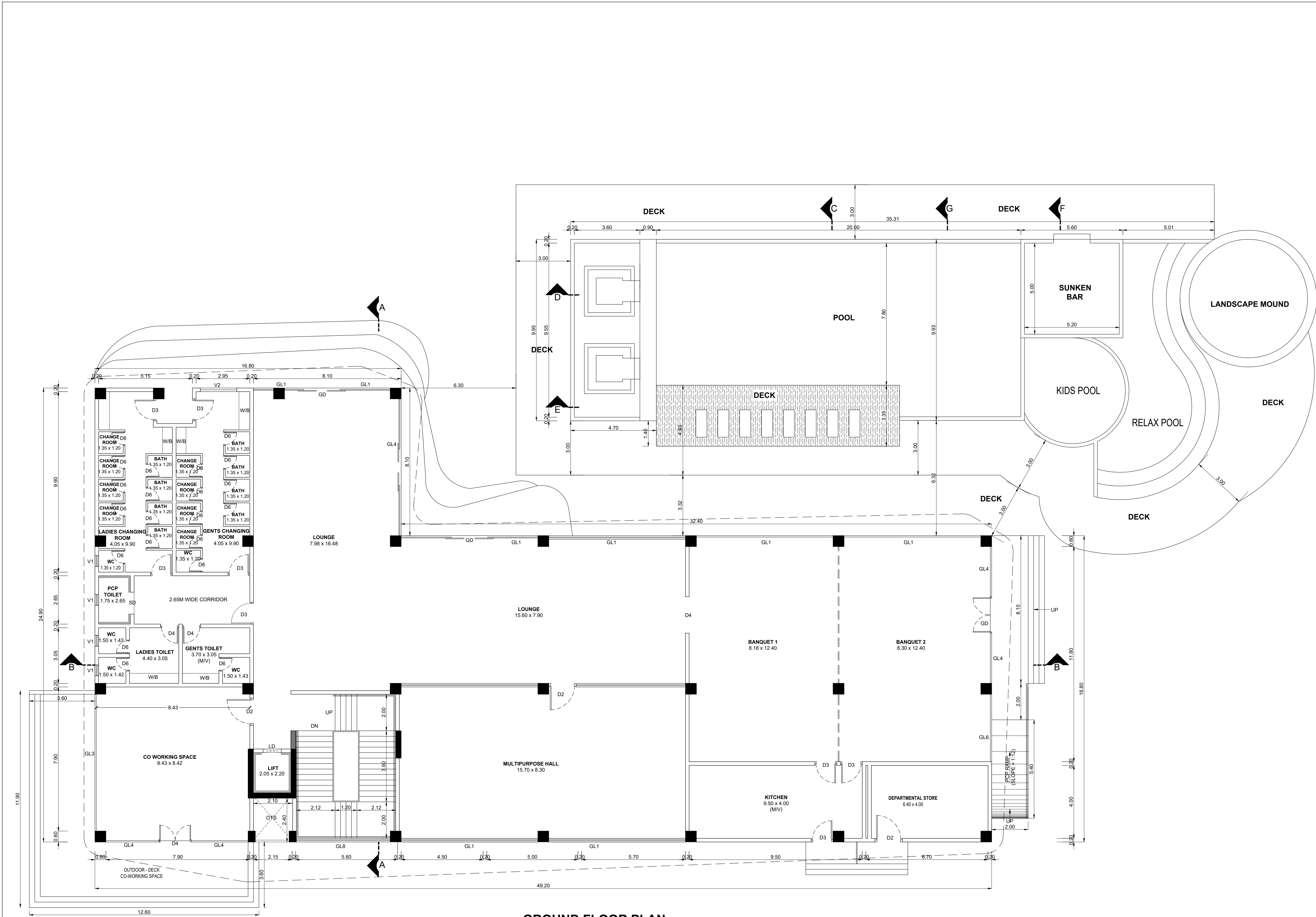
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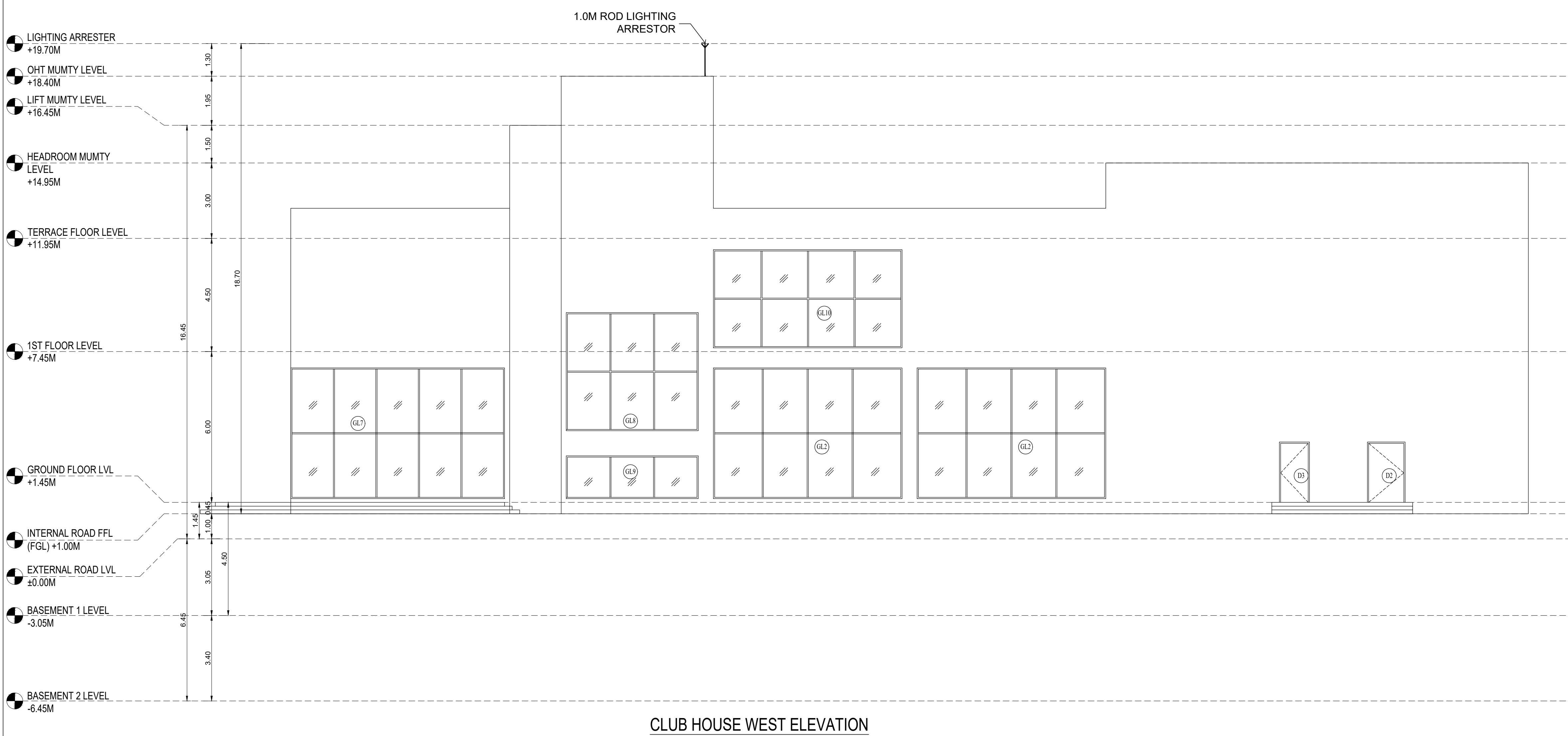
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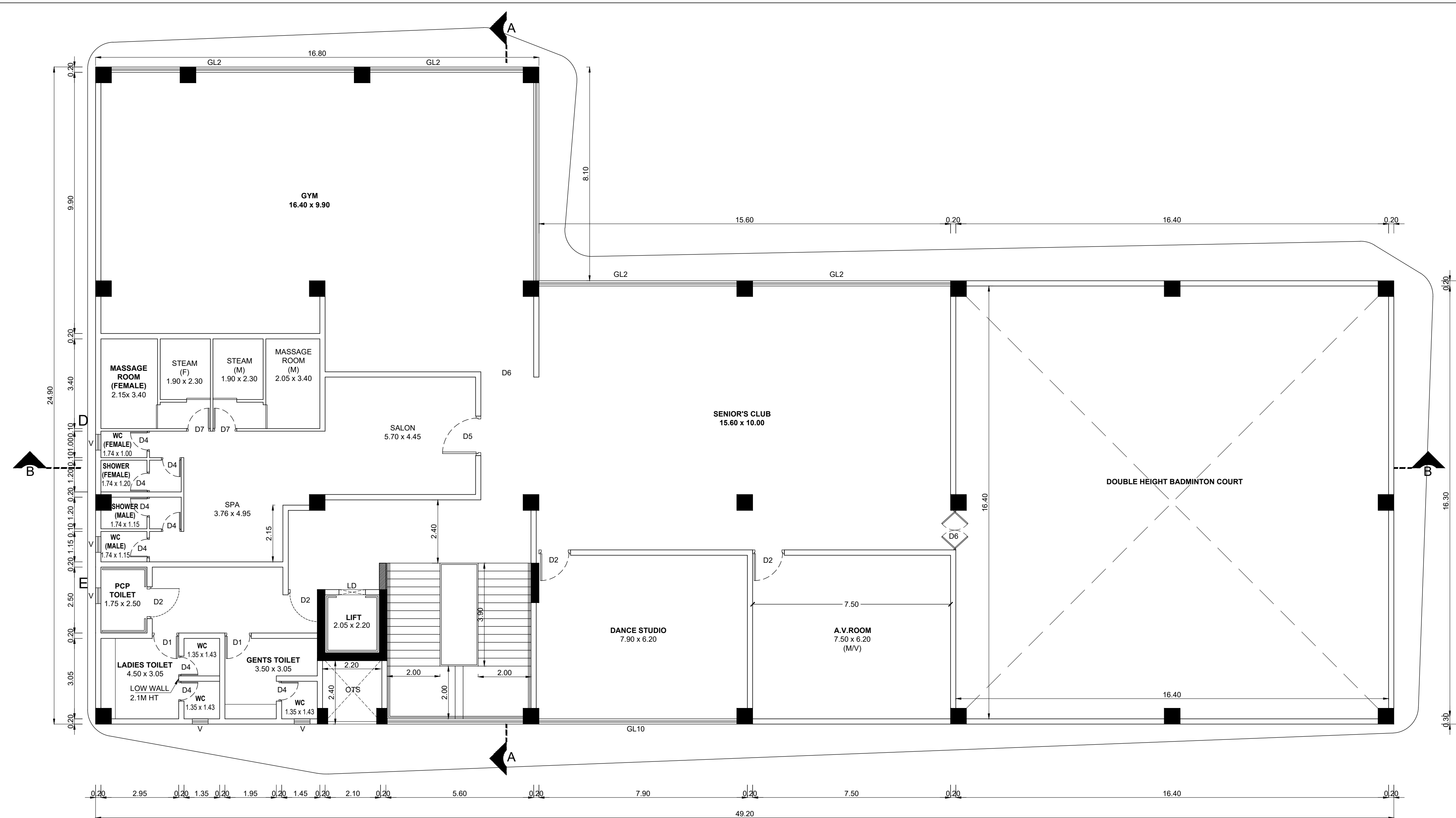
IRFAN NOOR AHMED SHAIKH, M.E.(Struct.)
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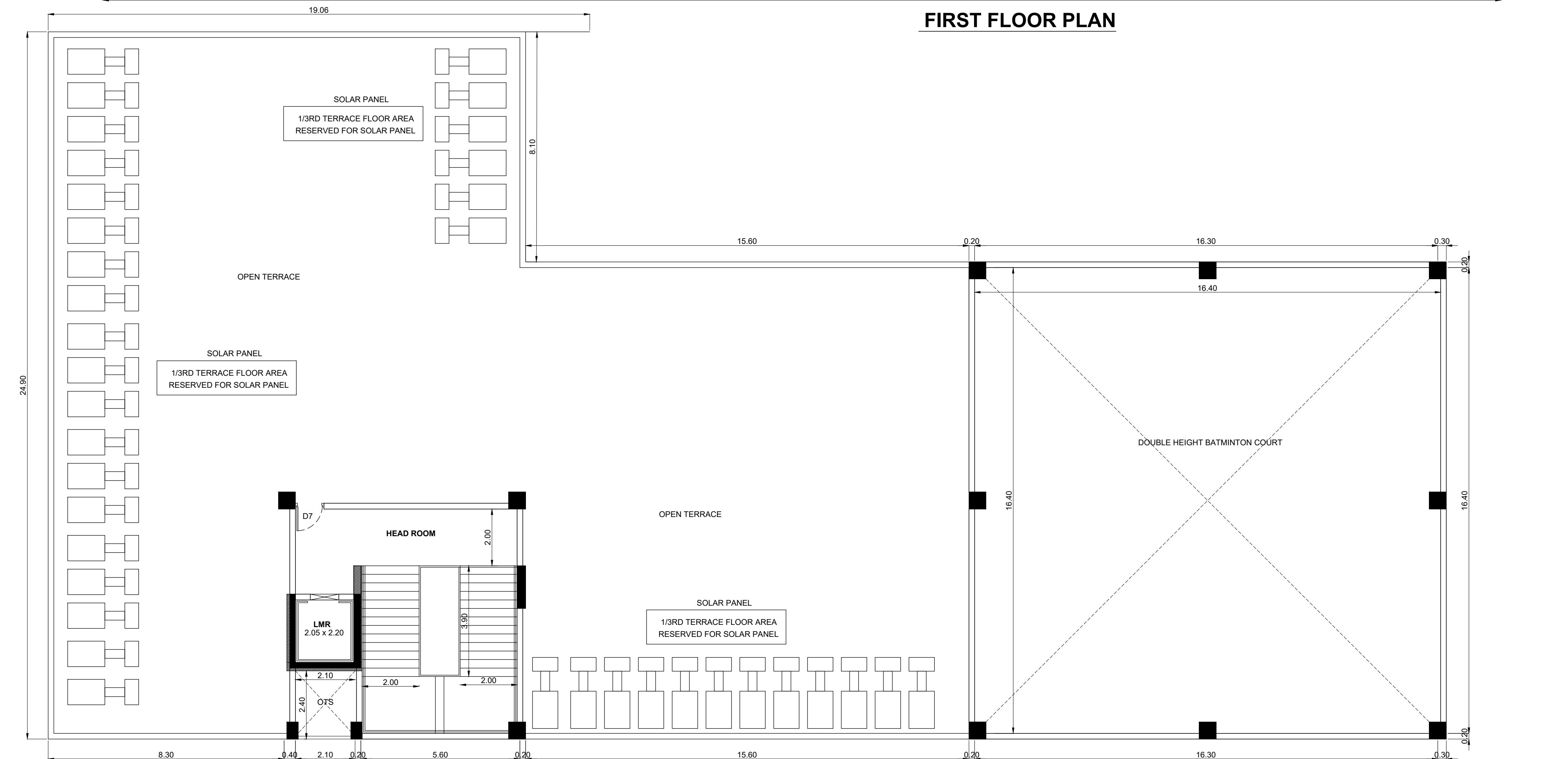
GROUND FLOOR PLAN
BLOCK - 2



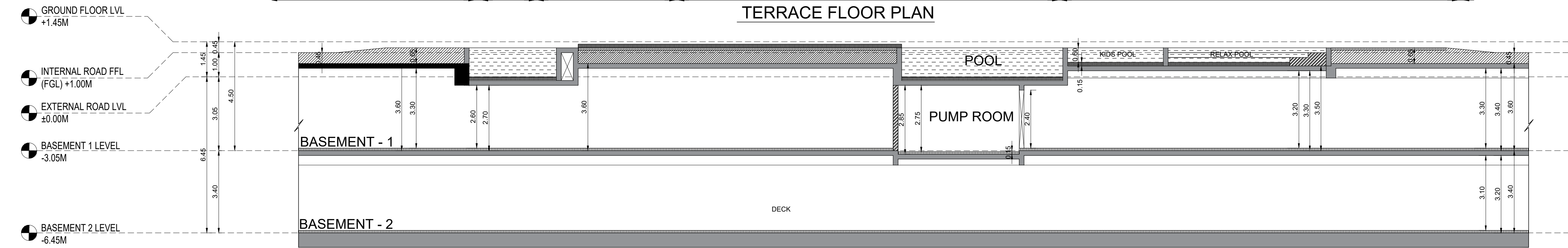
CLUB HOUSE WEST ELEVATION



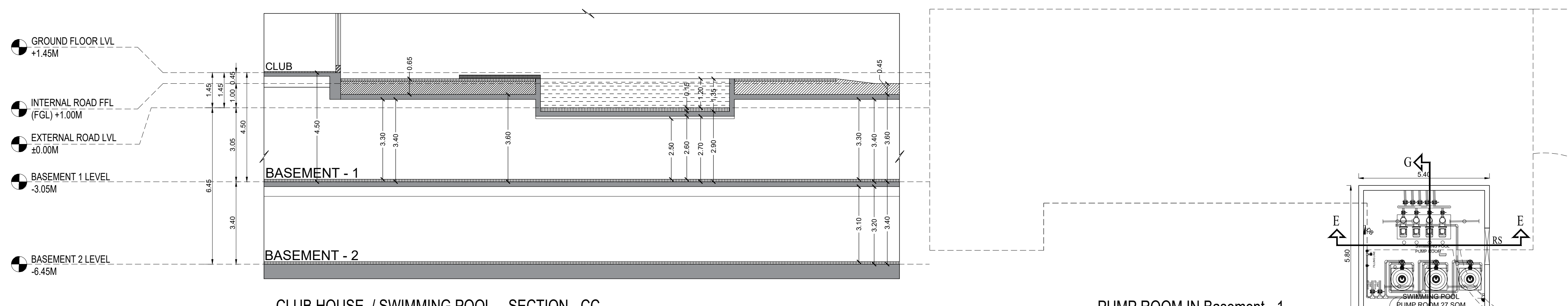
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



CLUB HOUSE / SWIMMING POOL - SECTION - EE



CLUB HOUSE / SWIMMING POOL - SECTION - CC

PUMP ROOM IN Basement - 1

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D4	0.75 x 2.40	DOOR
D5	1.50 x 2.40	DOOR
D6	2.00 x 2.40	DOOR
D7	0.90 x 2.40	DOOR
D10	1.80 x 2.40	DOOR
SD	0.90 x 2.40	SLIDING DOOR
GL1	7.50 x BB	LOUNGE FIXED GLASS
GL2	7.90 x BB	LOUNGE FIXED GLASS
GL3	7.50 x BB	HALL FIXED GLASS
GL4	3.50 x BB	LOUNGE FIXED GLASS
GL5	7.50 x BB	GYM FIXED GLASS
GL6	3.50 x BB	BANQUET HALL FIXED GLASS
GL7	7.50 x BB	MULTI-PURPOSE HALL FIXED GLASS
GL8	3.50 x BB	STAIR CASE
GL9	3.50 x BB	STAIR CASE
GL10	3.50 x BB	DANCE STUDIO
PD1	1.00 x 1.80	PHE SHAFTS DOOR
V	0.60 x 0.90	VENTILATOR
V1	2.00 x 0.60	VENTILATOR

COLOUR INDEX :	REFERENCE :
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ROAD	
DRIVEWAY	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

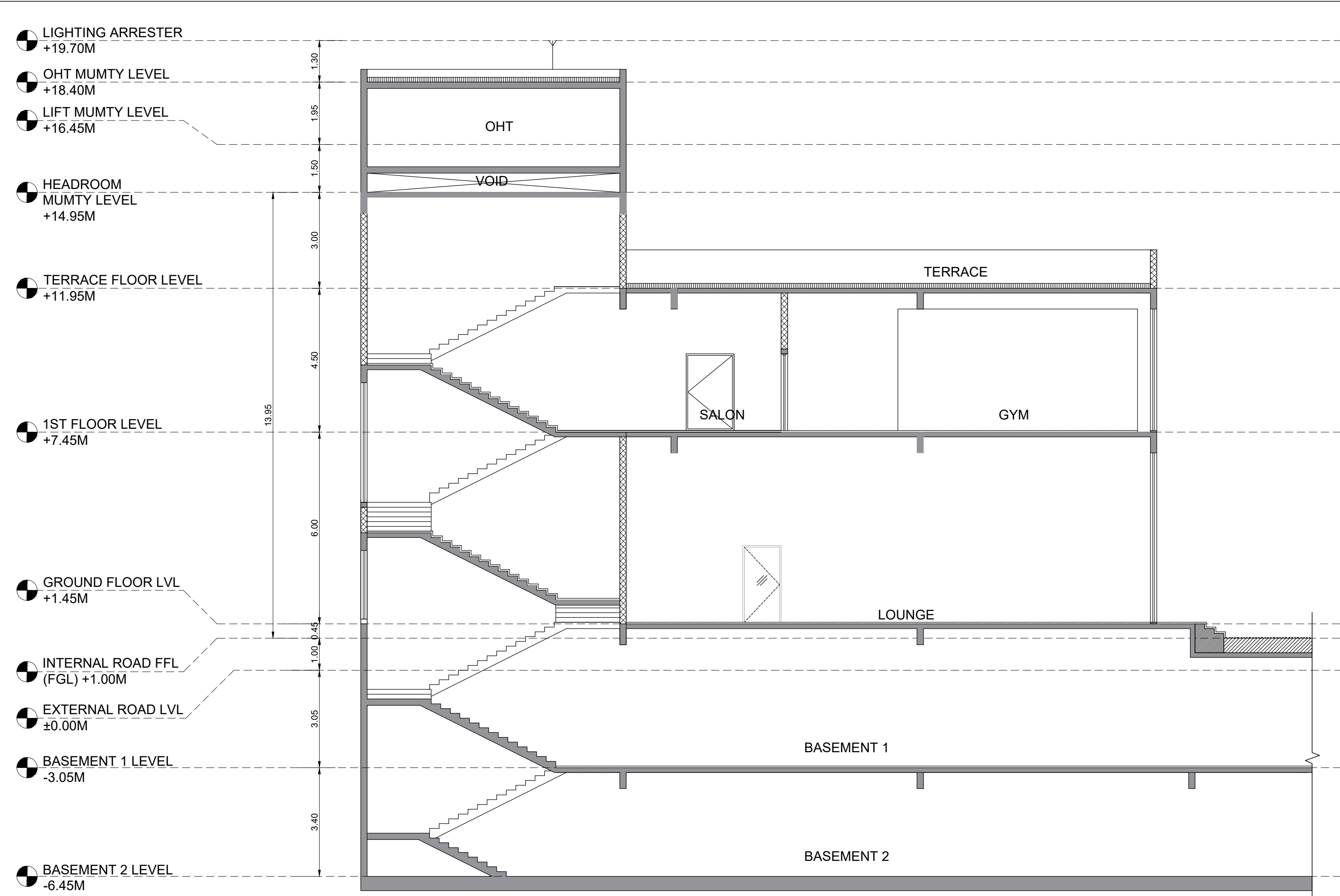
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ARCHITECT / REGISTERED ENGINEER :

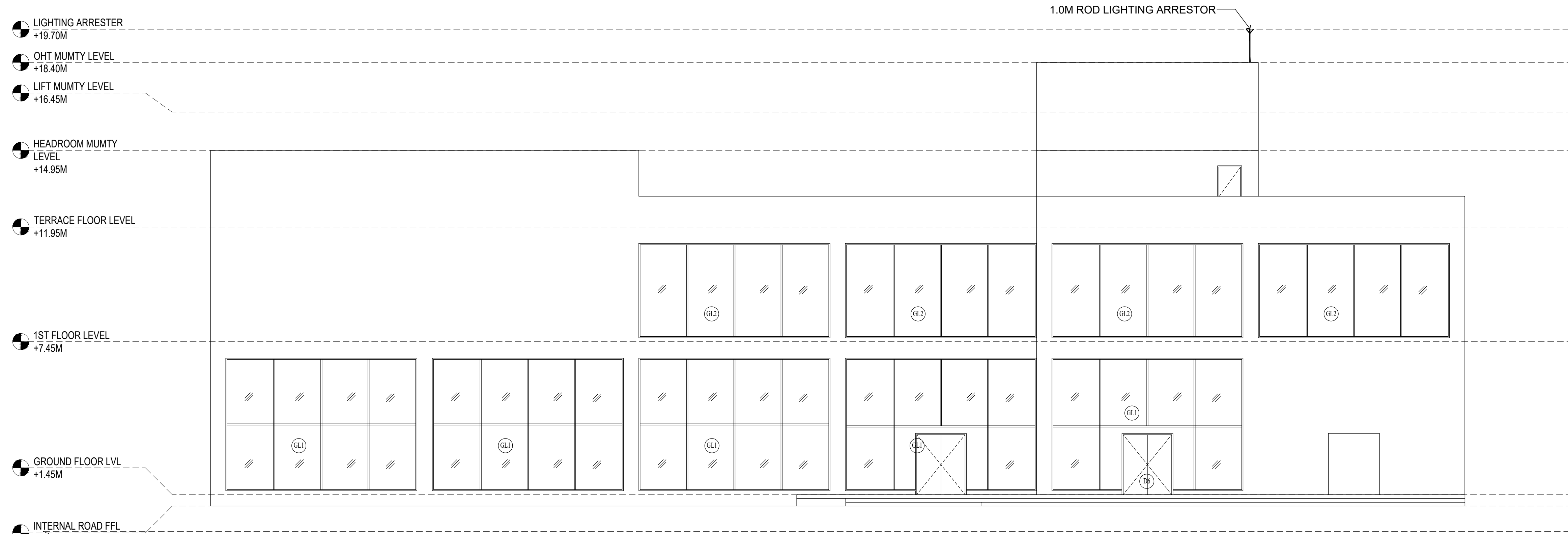
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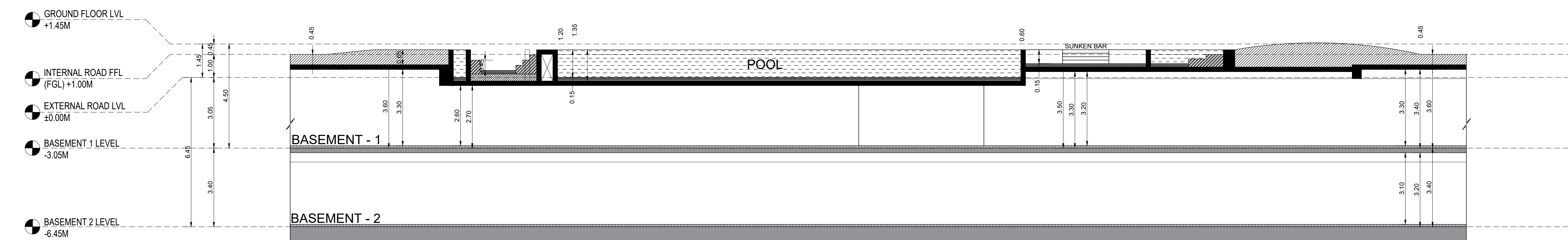
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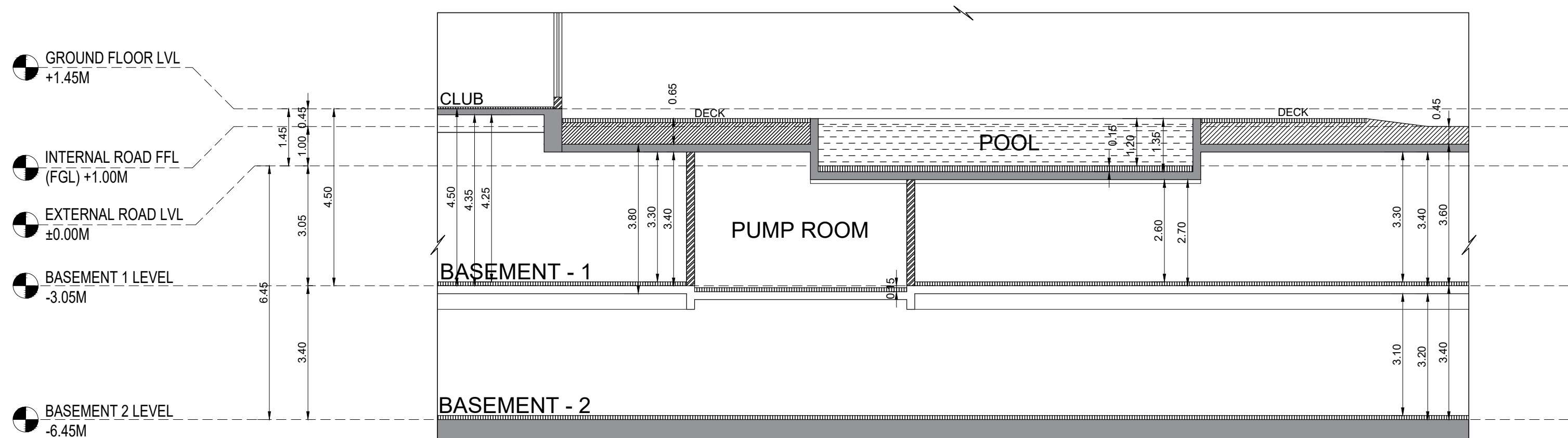
SECTION - AA



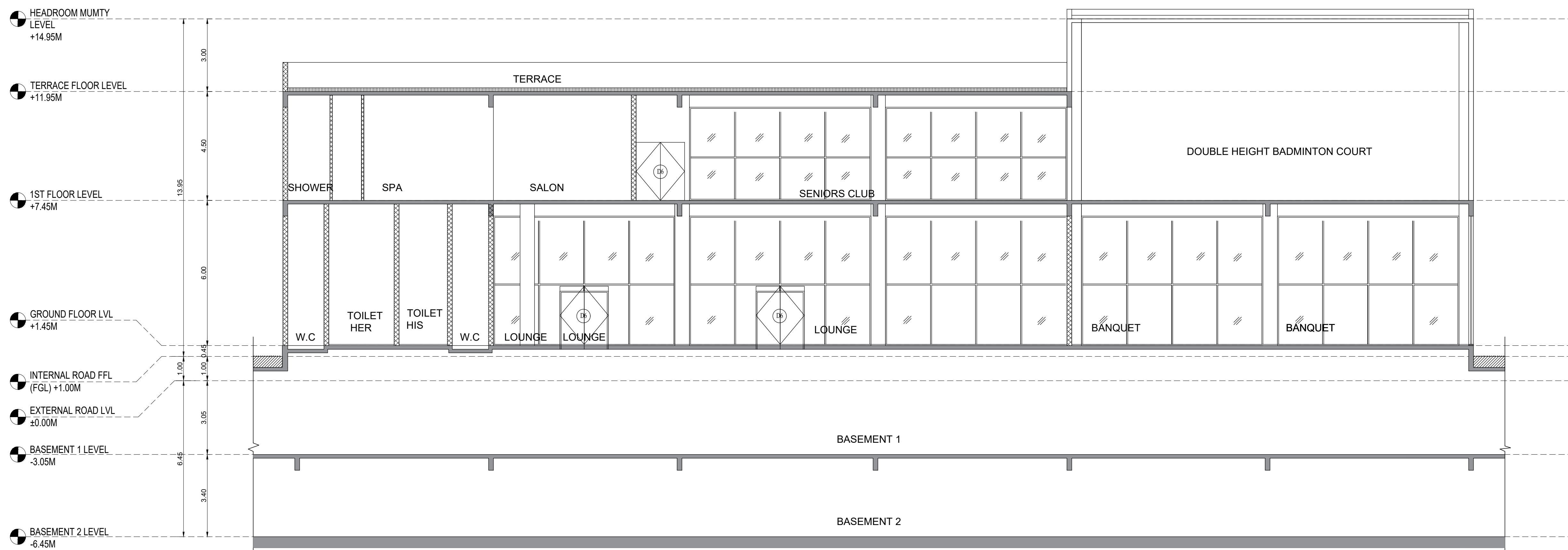
CLUB HOUSE EAST ELEVATION



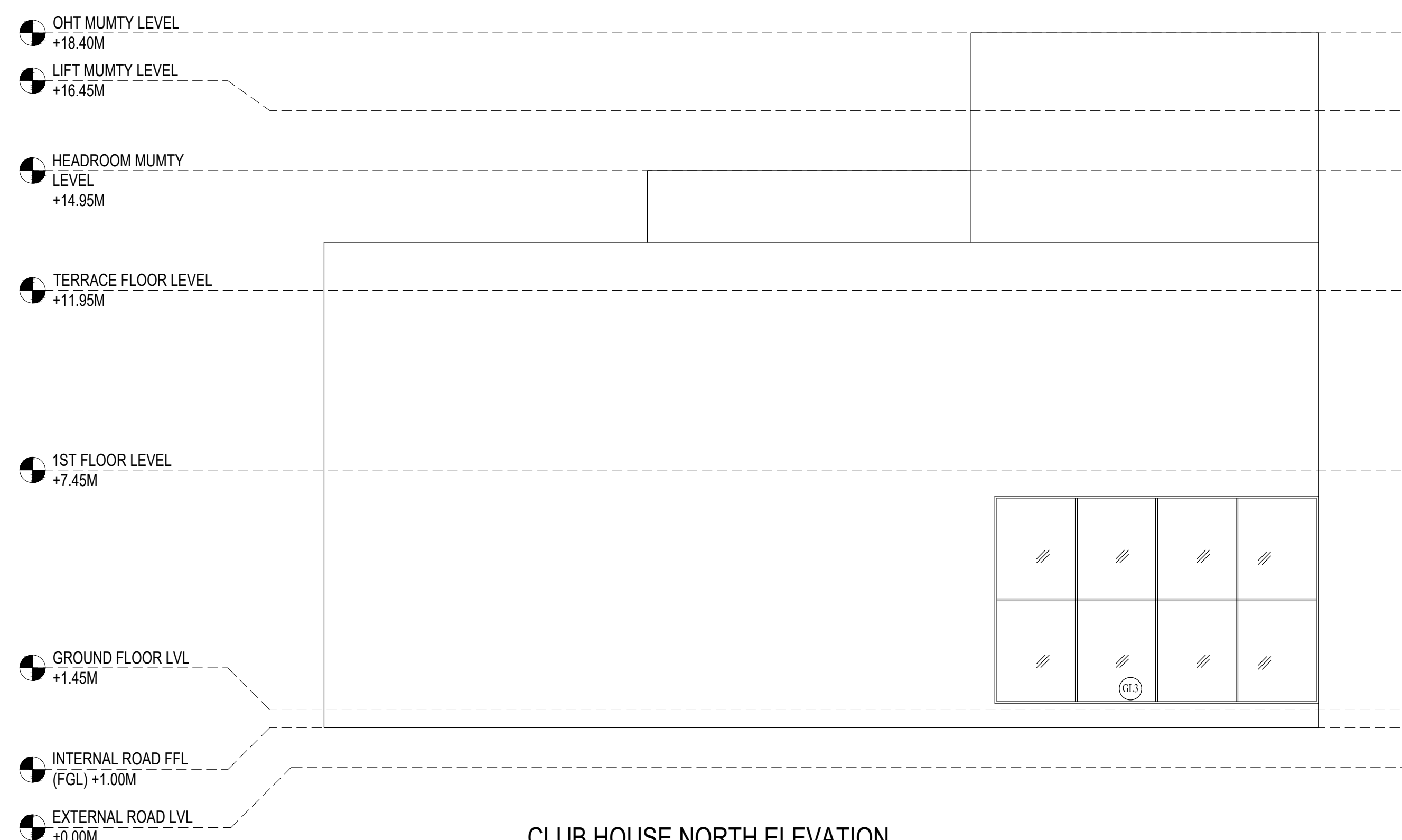
CLUB HOUSE / SWIMMING POOL SECTION - DD



CLUB HOUSE / SWIMMING POOL - SECTION - GG



SECTION - BB



CLUB HOUSE NORTH ELEVATION



CLUB HOUSE SOUTH ELEVATION

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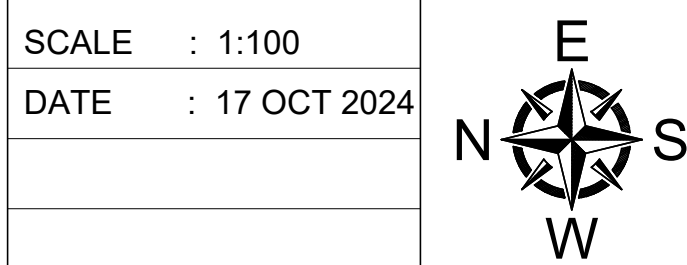
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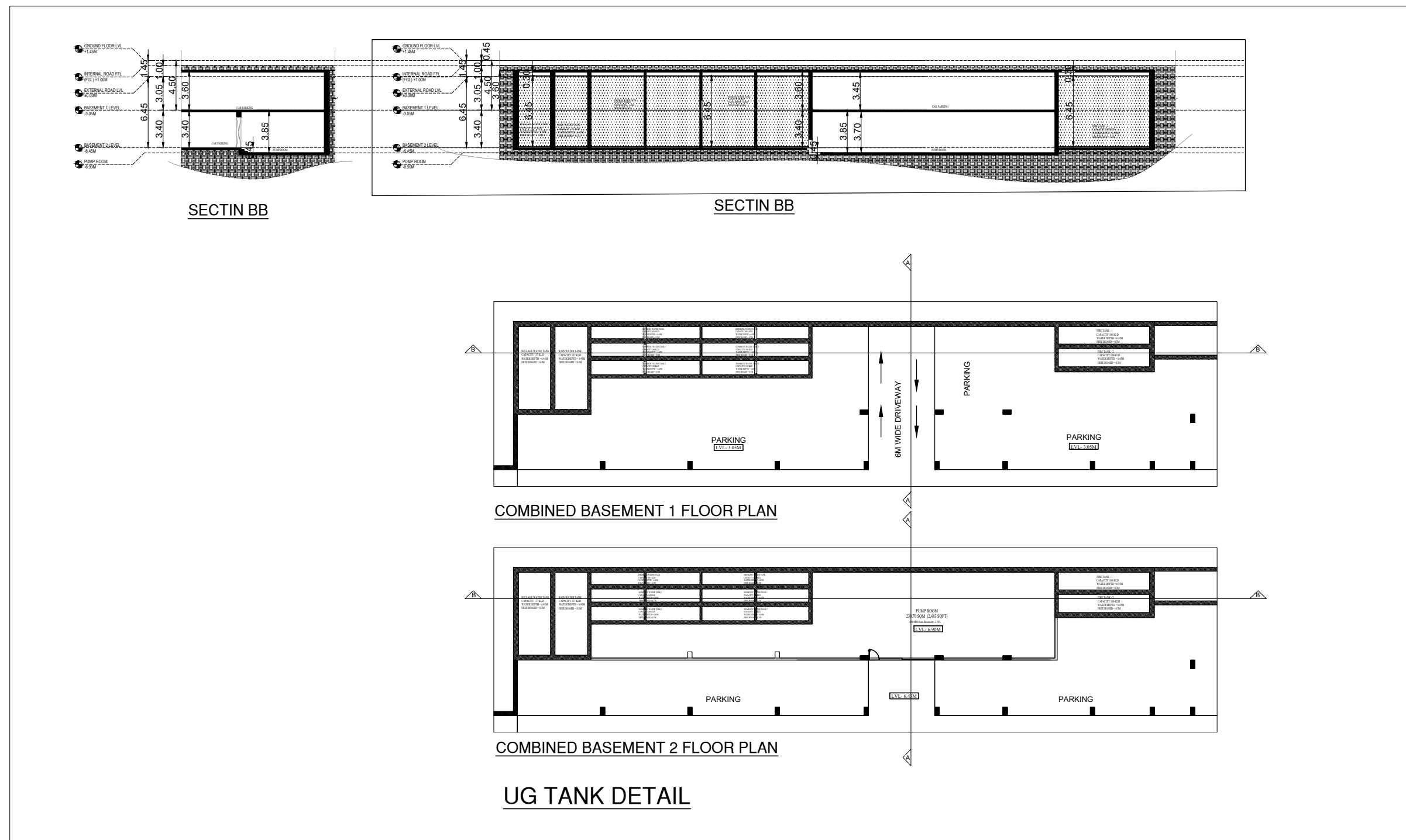
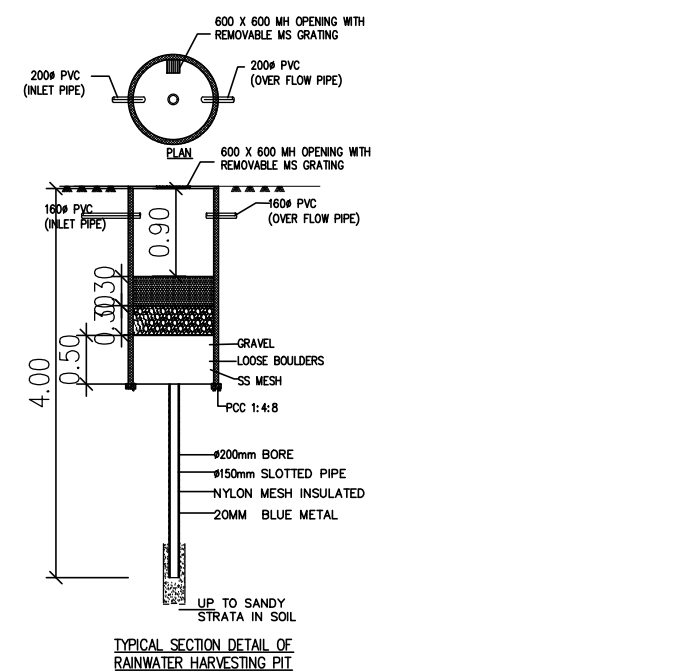
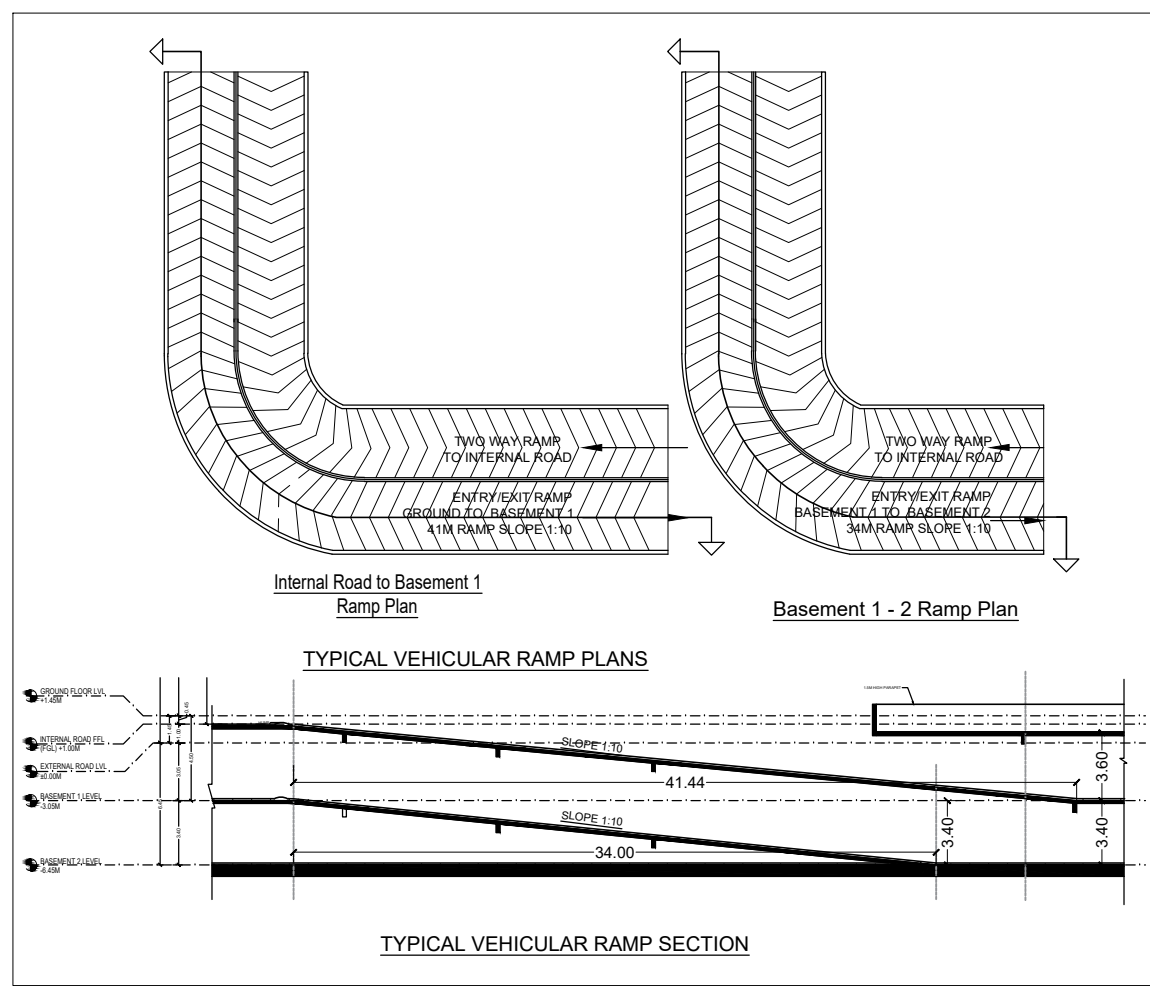
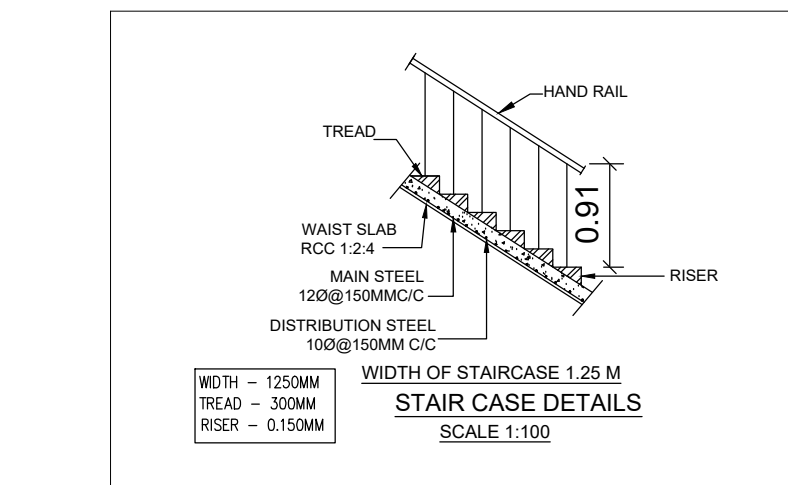
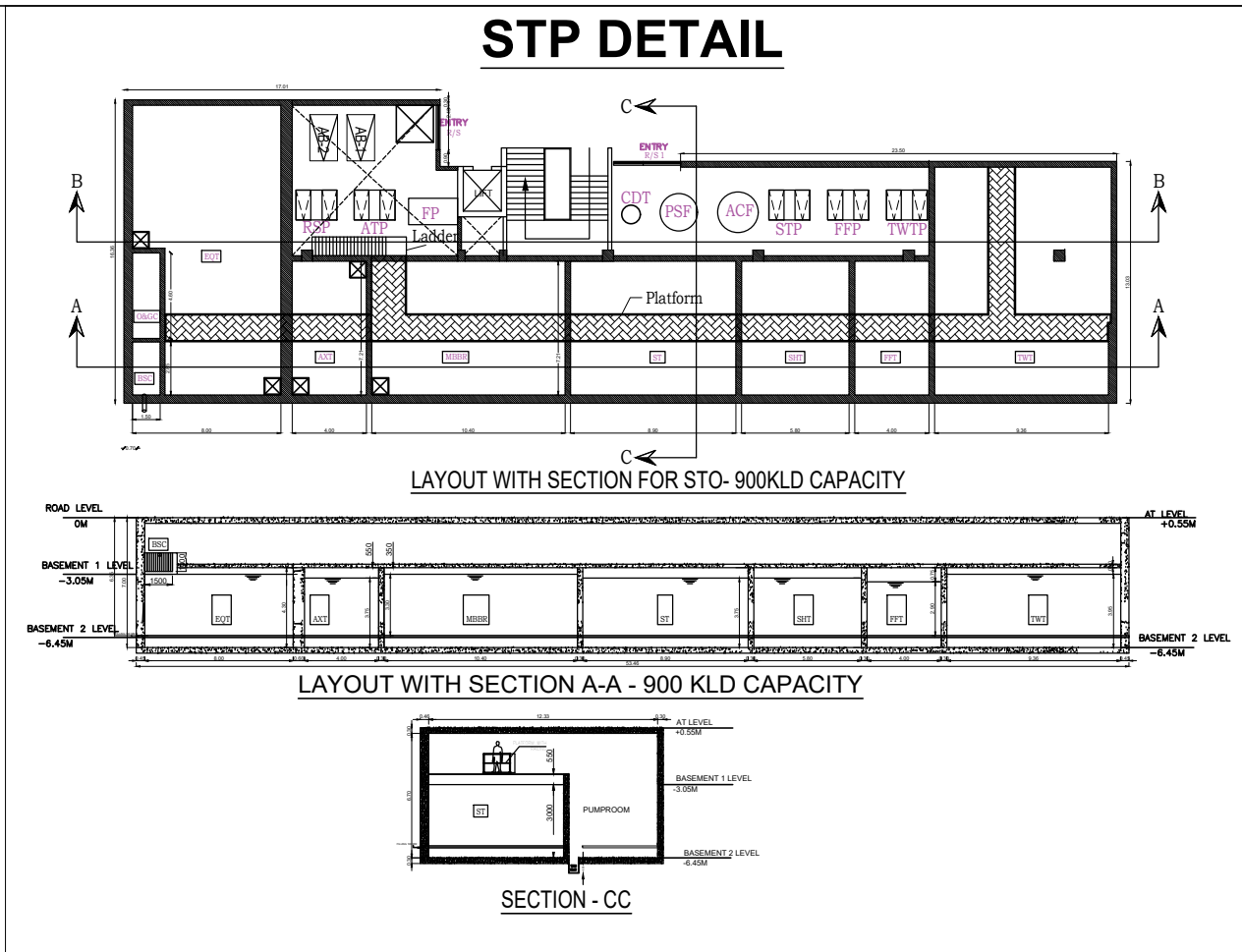
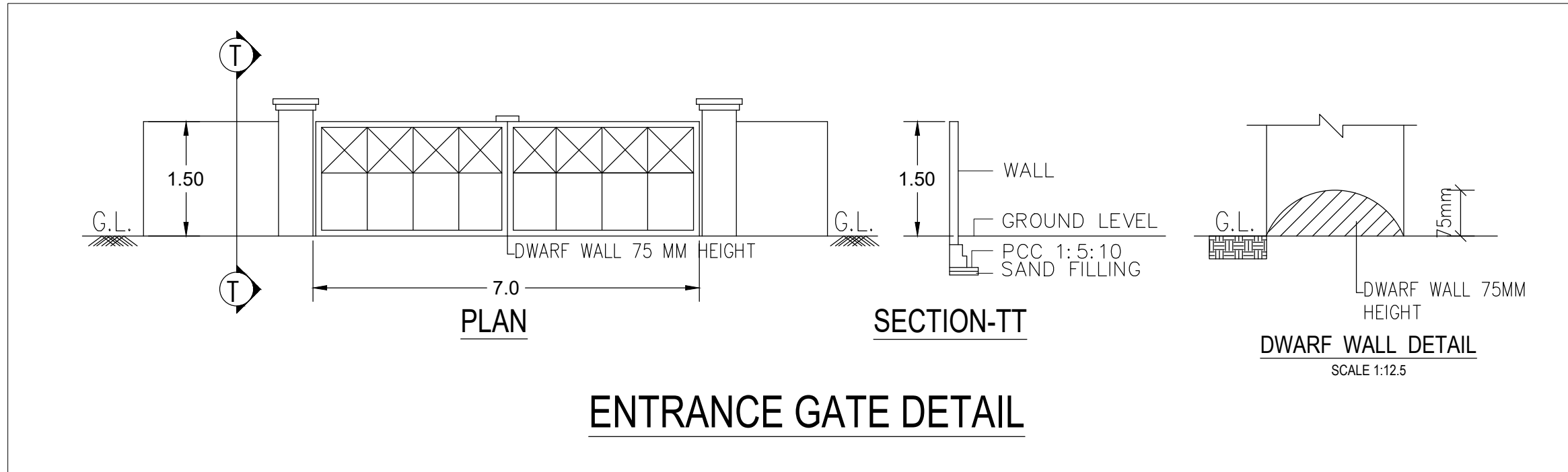
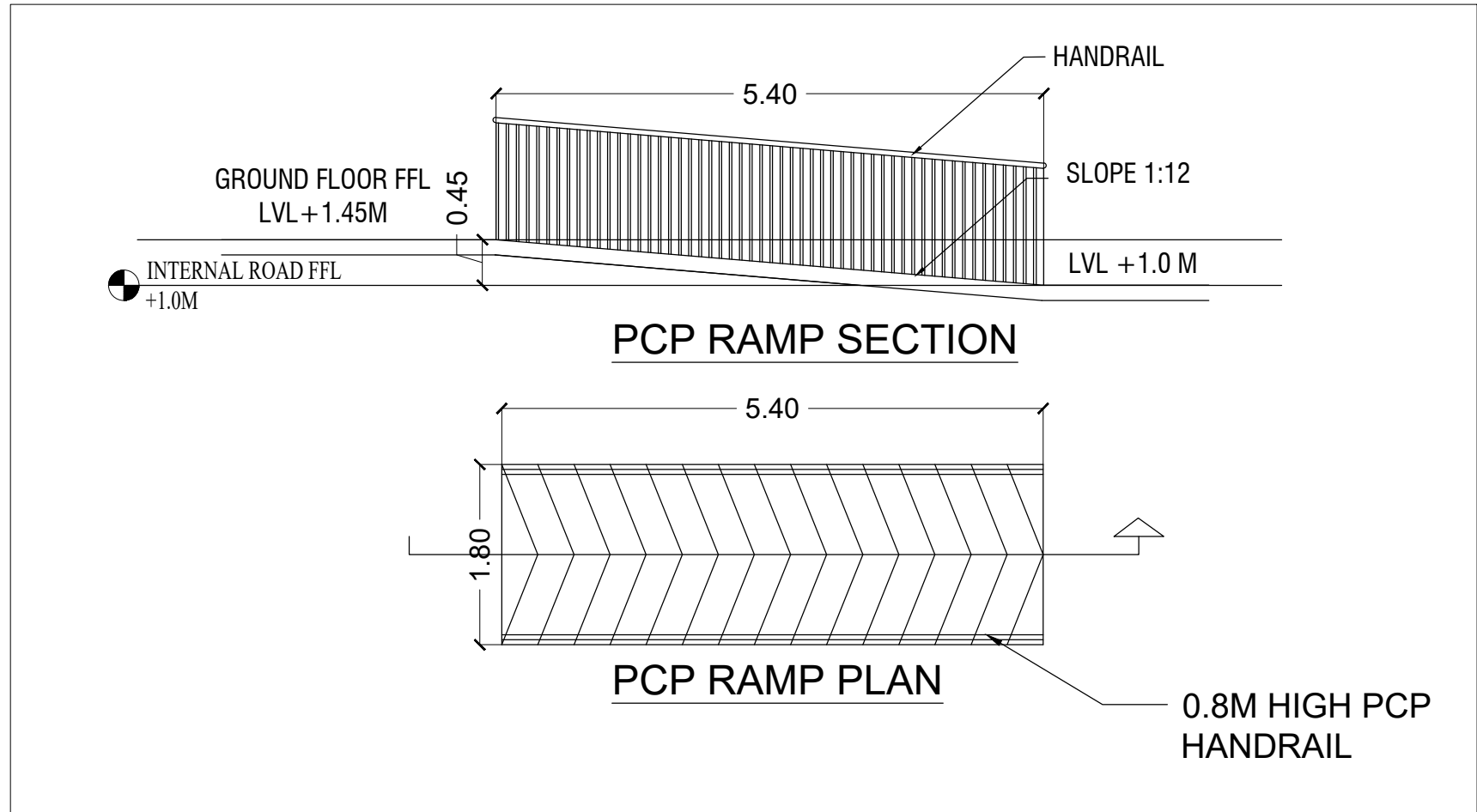
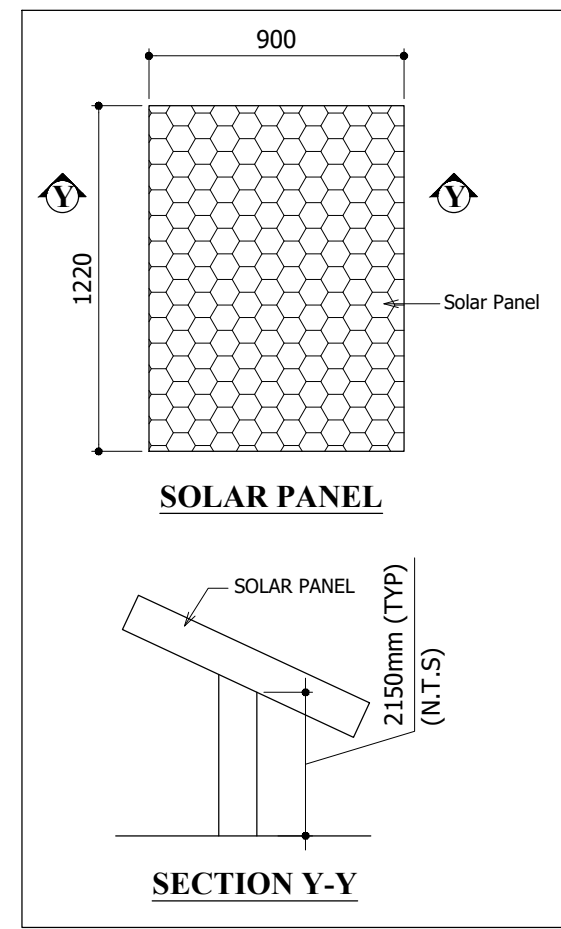
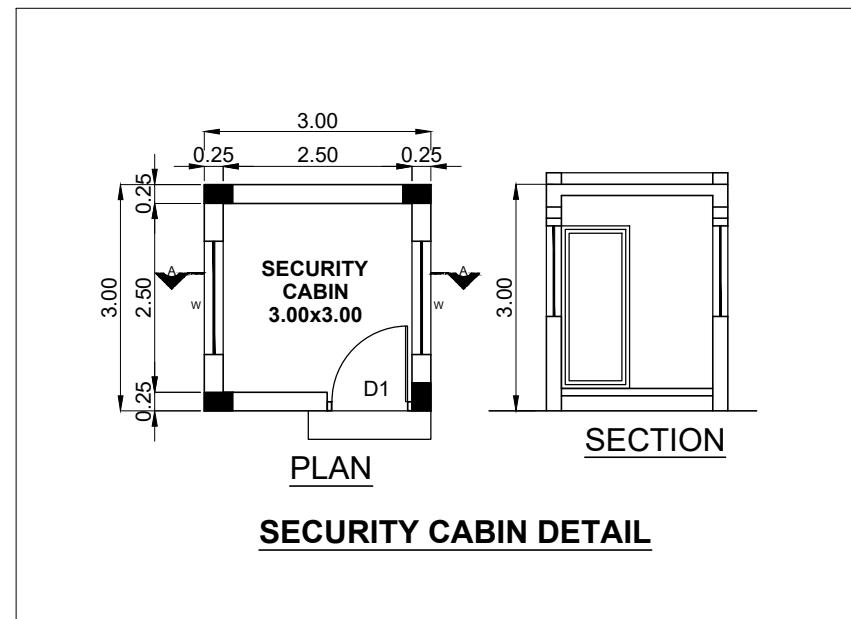
APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

Dhinesh Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

IRFAN NOOR AHMED SHAIKH, M.E(Struct.)
Registered Structural Engineer Grade-I (SE)
District Town and Country Planning
Registered No: COLDIST/SE /Gr-I/2024/06/003
88/1, Iya Street, Chinnasigup, Chennai - 600 002.
Mobile : +91 9890433123
Email : irfan.shaiKH@designwerkz.in



BLOCK -01				
FLOOR NAME	DWELLING UNITS NAME	DWELLING UNITS AREA	CARPET AREA	TOTAL NO OF DWELLING UNITS
Floor 1	1	102.08 Sq.m	89.85 Sq.m	1
Floor 1	2	100.01 Sq.m	89.82 Sq.m	1
Floor 1	3	94.02 Sq.m	82.85 Sq.m	1
Floor 1	4	78.49 Sq.m	62.18 Sq.m	1
Floor 1	5	71.18 Sq.m	62.25 Sq.m	1
Floor 1	6	71.26 Sq.m	62.25 Sq.m	1
Floor 1	7	71.51 Sq.m	62.25 Sq.m	1
Floor 1	8	102.34 Sq.m	89.52 Sq.m	1
Floor 1	9	76.10 Sq.m	66.88 Sq.m	1
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	102.08 Sq.m	89.85 Sq.m	32
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	100.01 Sq.m	89.82 Sq.m	32
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	94.02 Sq.m	82.85 Sq.m	32
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	78.49 Sq.m	62.18 Sq.m	32
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	71.18 Sq.m	62.25 Sq.m	32
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	71.26 Sq.m	62.25 Sq.m	32
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	71.51 Sq.m	62.25 Sq.m	32
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	102.36 Sq.m	89.52 Sq.m	32
Typical Floor	2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,28,29,30,31,32,33,34,35	76.10 Sq.m	66.88 Sq.m	32
Typical Floor 18,27	1	102.08 Sq.m	89.85 Sq.m	2
Typical Floor 18,27	2	100.01 Sq.m	89.82 Sq.m	2
Typical Floor 18,27	3	94.02 Sq.m	82.85 Sq.m	2
Typical Floor 18,27	4	83.84 Sq.m	62.18 Sq.m	2
Typical Floor 18,27	5	71.18 Sq.m	62.25 Sq.m	2
Typical Floor 18,27	6	71.26 Sq.m	62.25 Sq.m	2
Typical Floor 18,27	7	71.51 Sq.m	62.25 Sq.m	2
Typical Floor 18,27	8	102.36 Sq.m	89.52 Sq.m	2
Typical Floor 18,27	9	76.10 Sq.m	66.88 Sq.m	2
TOTAL				315

SITE PLAN SHEET NO: 07 / 07

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE (AFFORDABLE RESIDENTIAL HOUSES) GROUP DEVELOPMENT CONSISTS OF COMBINED EXTENDED BASEMENT FLOORS WITH BLOCK-01 (TOWER A) AND BLOCK - 02.

BLOCK-01 - (TOWER A) 315 DWELLING UNITS (STILT TO 35TH FLOOR) BLOCK-02

CLUB HOUSE : GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL @ GROUND LEVEL , COMPRISED IN S.NO. 585/1A2A1, 586/1A, 586/2A, 586/2B, 586/2C, 587, 595/1B1A, 596/1A, 598/1 AT PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, TAMIL NADU.

AREA STATEMENT DETAILS				
SITE AREA AS PER DOCUMENT	29892.20 SQ.M			
SITE AREA AS PER PATTA	30069.00 SQ.M			
SUPER IMPOSED SITE AREA	29887.30 SQ.M			

BUILDING AREA DETAILS :					
S.NO	DESCRIPTION	DWELLING UNIT (NOS)	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
BLOCK - 01 (HRB RESIDENTIAL BUILDING)					
	BASEMENT - 1	-	110.39	8026.75	8137.14
	BASEMENT - 2	-	409.80	7727.34	8137.14
	STILT FLOOR PLAN	-	1147.76	862.68	2010.44
01	01st FLOOR	09 NOS	971.00	-	971.00
	02nd FLOOR	09 NOS	984.81	-	984.81
	03rd FLOOR	09 NOS	984.81	-	984.81
	04th FLOOR	09 NOS	984.81	-	984.81
	05th FLOOR	09 NOS	984.81	-	984.81
	06th FLOOR	09 NOS	984.81	-	984.81
	07th FLOOR	09 NOS	984.81	-	984.81
	08th FLOOR	09 NOS	984.81	-	984.81
	09th FLOOR	09 NOS	984.81	-	984.81
	10th FLOOR	09 NOS	984.81	-	984.81
	11th FLOOR	09 NOS	984.81	-	984.81
	12th FLOOR	09 NOS	984.81	-	984.81
	13th FLOOR	09 NOS	984.81	-	984.81
	14th FLOOR	09 NOS	984.81	-	984.81
	15th FLOOR	09 NOS	984.81	-	984.81
	16th FLOOR	09 NOS	984.81	-	984.81
	17th FLOOR	09 NOS	984.81	-	984.81
	18th FLOOR (REFUGE)	09 NOS	1048.99	-	1048.99
	19th FLOOR	09 NOS	984.81	-	984.81
	20th FLOOR	09 NOS	984.81	-	984.81
	21st FLOOR	09 NOS	984.81	-	984.81
	22nd FLOOR	09 NOS	984.81	-	984.81
	23rd FLOOR	09 NOS	984.81	-	984.81
	24th FLOOR	09 NOS	984.81	-	984.81
	25th FLOOR	09 NOS	984.81	-	984.81
	26th FLOOR	09 NOS	984.81	-	984.81
	27th FLOOR (REFUGE)	09 NOS	1048.99	-	1048.99
	28th FLOOR	09 NOS	984.81	-	984.81
	29th FLOOR	09 NOS	984.81	-	984.81
	30th FLOOR	09 NOS	984.81	-	984.81
	31st FLOOR	09 NOS	984.81	-	984.81
	32th FLOOR	09 NOS	984.81	-	984.81
	33th FLOOR	09 NOS	984.81	-	984.81
	34th FLOOR	09 NOS	984.81	-	984.81
	35th FLOOR	09 NOS	984.81	-	984.81
	TERRACE FLOOR	-	-	96.93	96.93
	SUB TOTAL	315 NOS	36550.85	16713.70	53264.55
BLOCK NO - 02 (CLUB HOUSE)					
02	GROUND FLOOR	-	957.62	-	957.62
	FIRST FLOOR	-	957.62	-	957.62
	TERRACE FLOOR	-	-	62.42	62.42
	SUB TOTAL	-	1915.24	62.42	1977.66
03	SECURITY ROOM	-	-	9.00	9.00
	TOTAL	315 NOS	38466.09	16785.12	55251.21

TOTAL FSI AREA = 38466.09 SQ.M

FLOOR SPACE INDEX = $\frac{38466.09}{29887.30} = 1.287$

PLOT COVERAGE = $\frac{2105.38}{29887.30} \times 100 = 7.04\%$

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	174+20(PCP)=194 NOS	287+36(PCP)=323 NOS
TWO WHEELER PARKING	210 NOS	318+21(PCP)=339 NOS

O.S.R DETAILS :

O.S.R REQUIRED = 3006.90 SQ.M

O.S.R PROVIDED = 3010.96 SQ.M

COLOUR INDEX : REFERENCE :

EXISTING ☐ SCALE : 1:400

PROPOSED ☐ DATE : 17 OCT 2024

BOUNDARY ☐

ROAD ☐

DRIVEWAY ☐

E
N
S
W

ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

IRFAN NOOR AHMED SHAIKH, M.E(Struct)
Registered Structural Engineer Grade-I(885)
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Mobile : +91 9980433123
Email : irfan.shaiikh@designwerkz.in

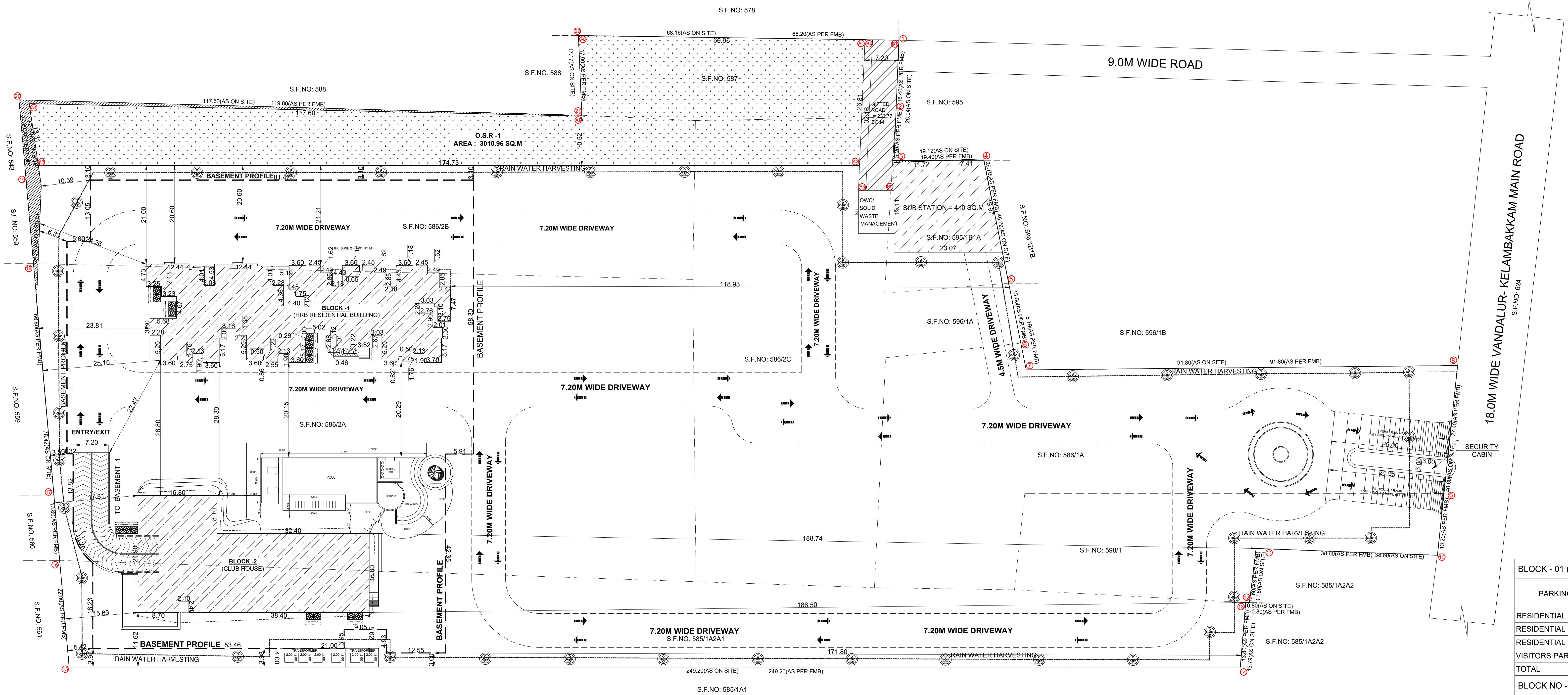
BLOCK - 01 (HRB RESIDENTIAL BUILDING) - PARKING DETAILS :			
PARKING COTEGORY	DWELLING UNITS	CAR REQUIRED	TWO WHEELER REQUIRED
RESIDENTIAL FROM 50 TO 75	105 NOS	-	105 NOS
RESIDENTIAL FROM 75 TO 100	105 NOS	53 NOS	105 NOS
RESIDENTIAL ABOVE 100	105 NOS	105 NOS	-
VISITORS PARKING OF 10%	-	16 NOS	-
TOTAL	315 NOS	174 NOS	210 NOS

BLOCK NO. - 02 (CLUB HOUSE) - PARKING DETAILS :

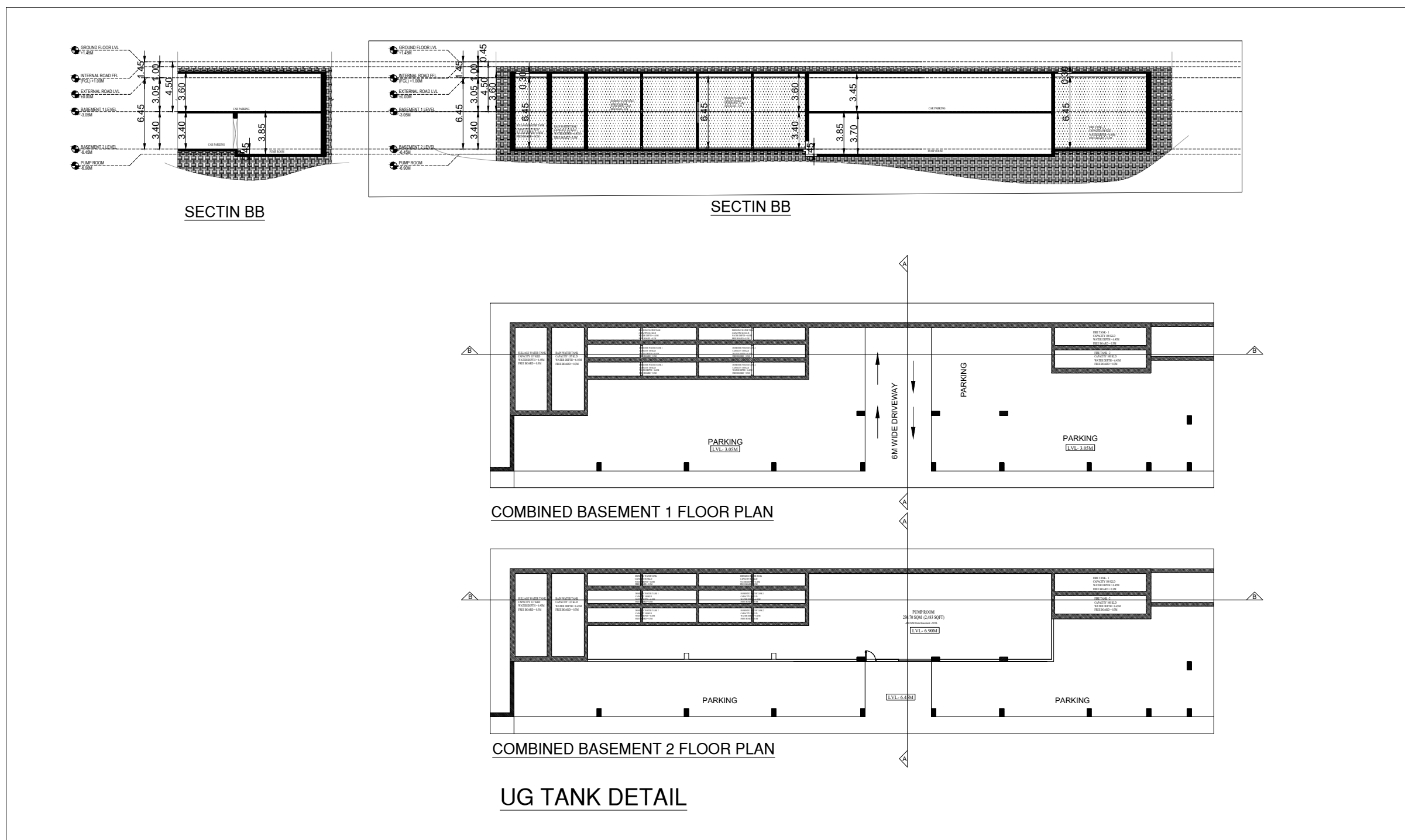
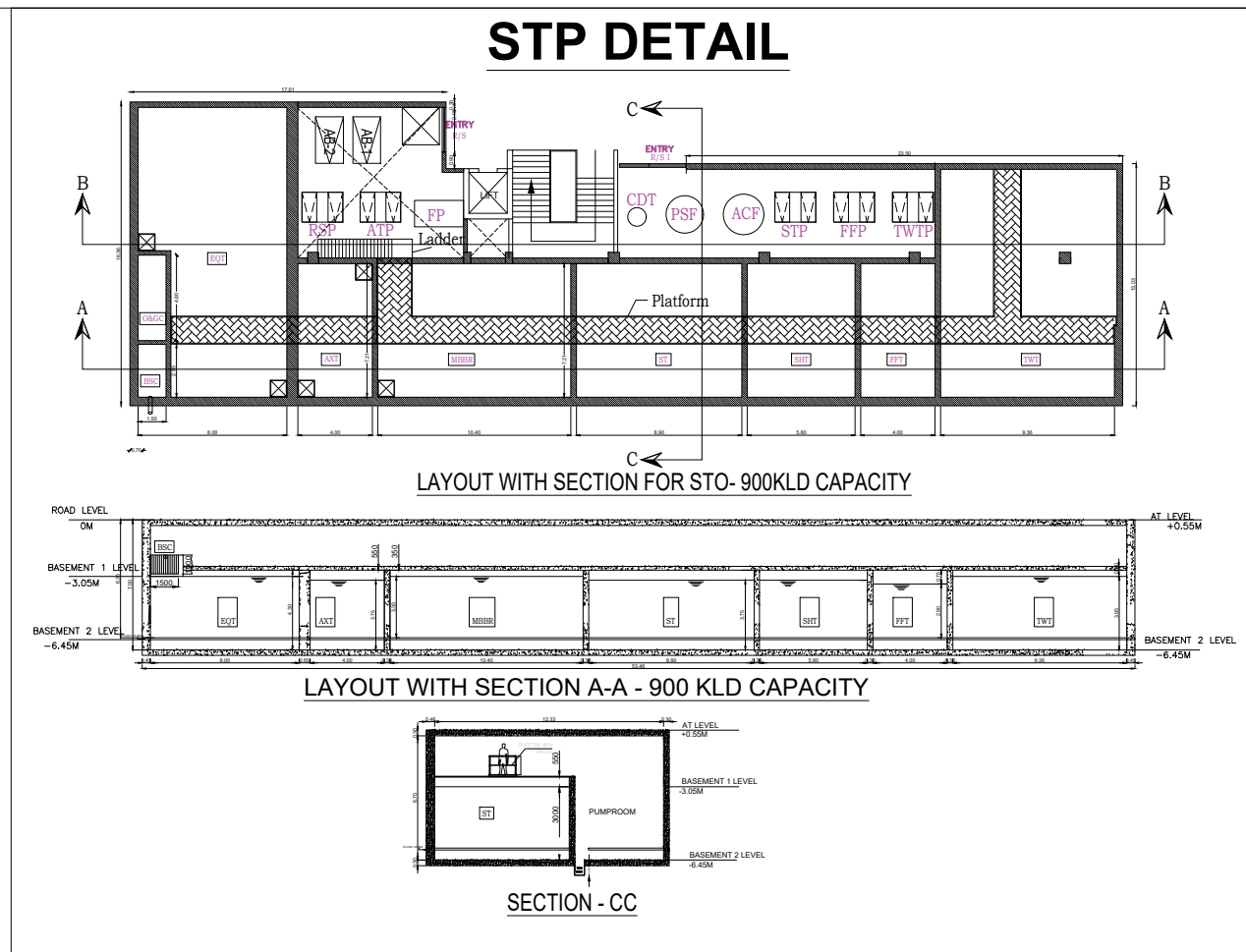
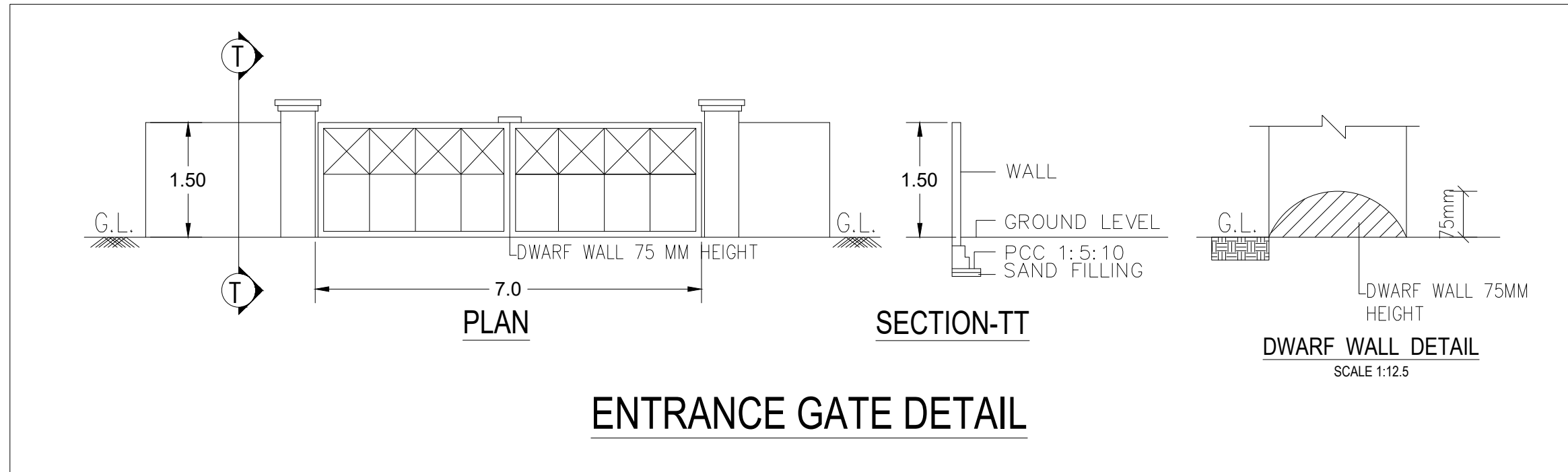
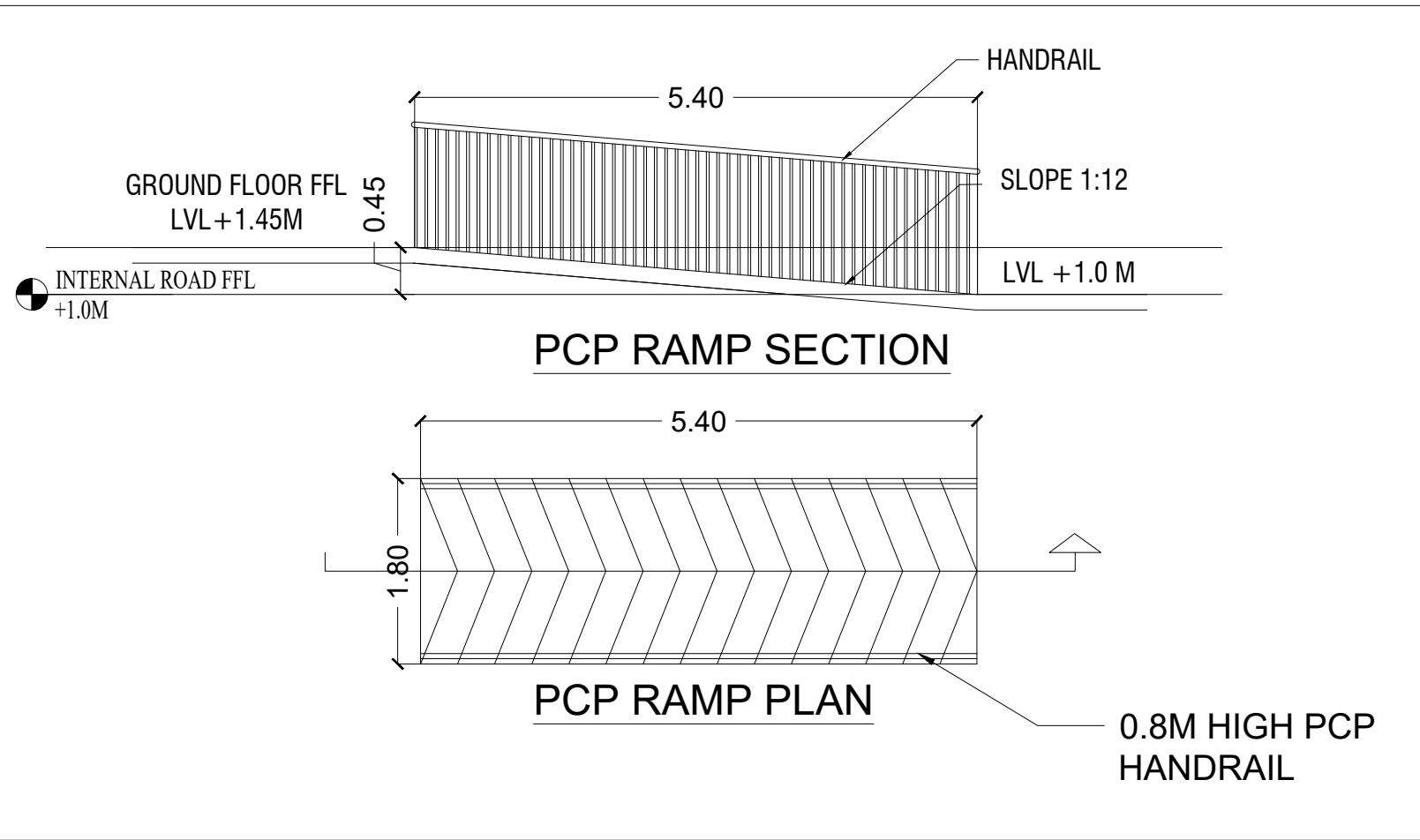
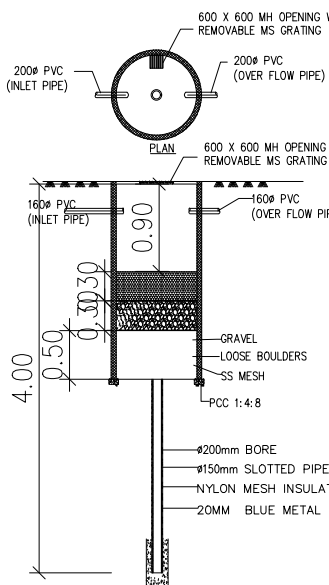
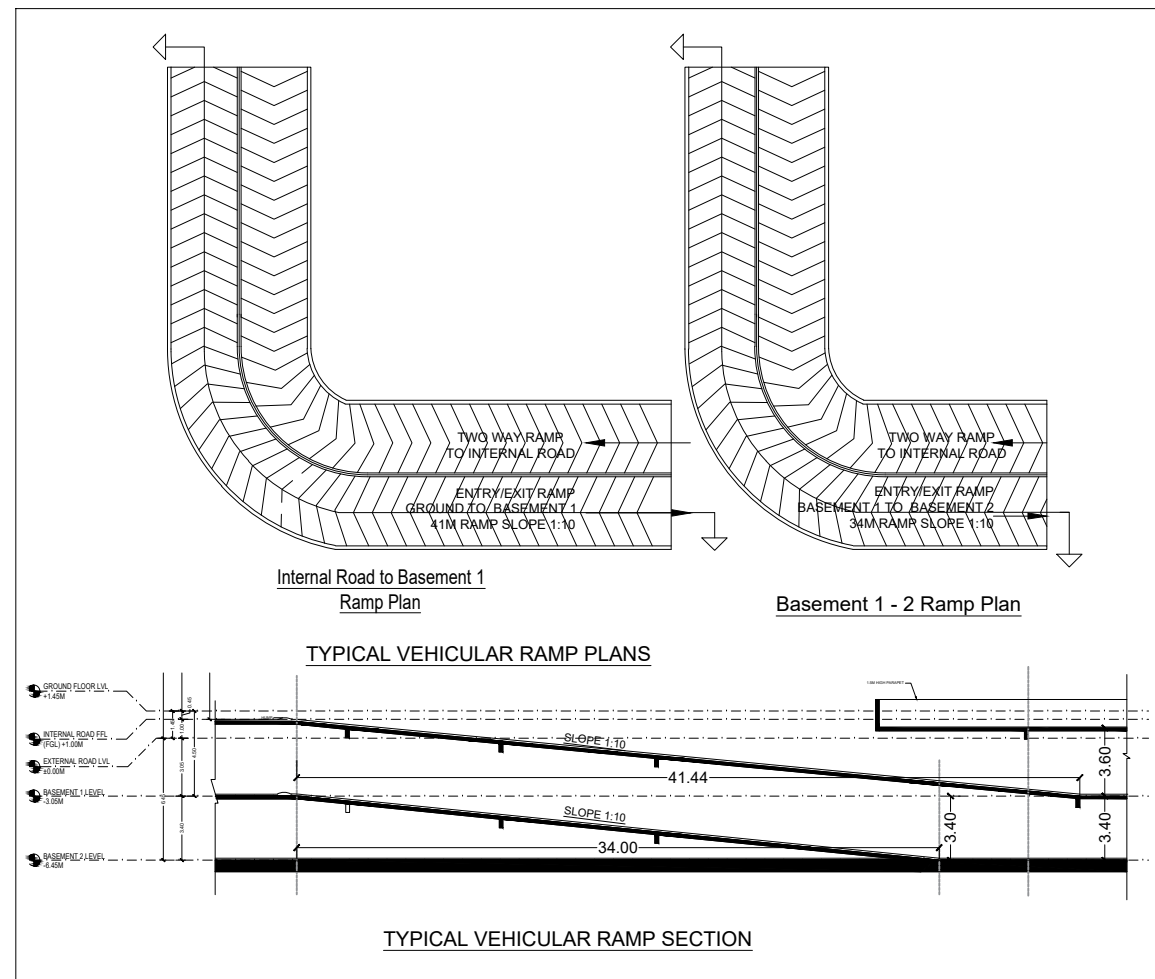
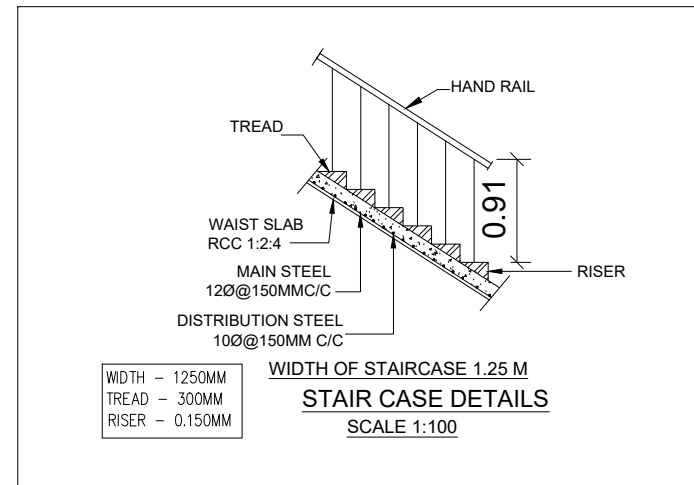
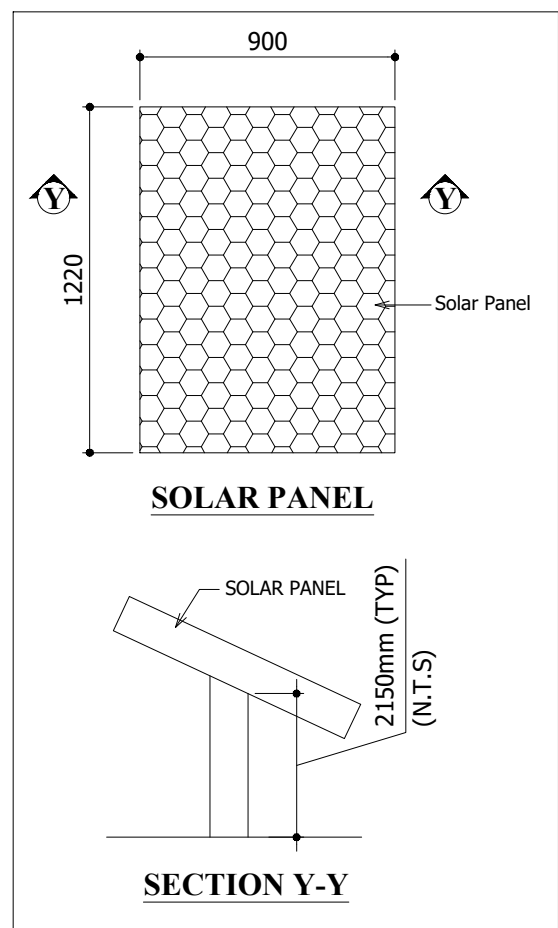
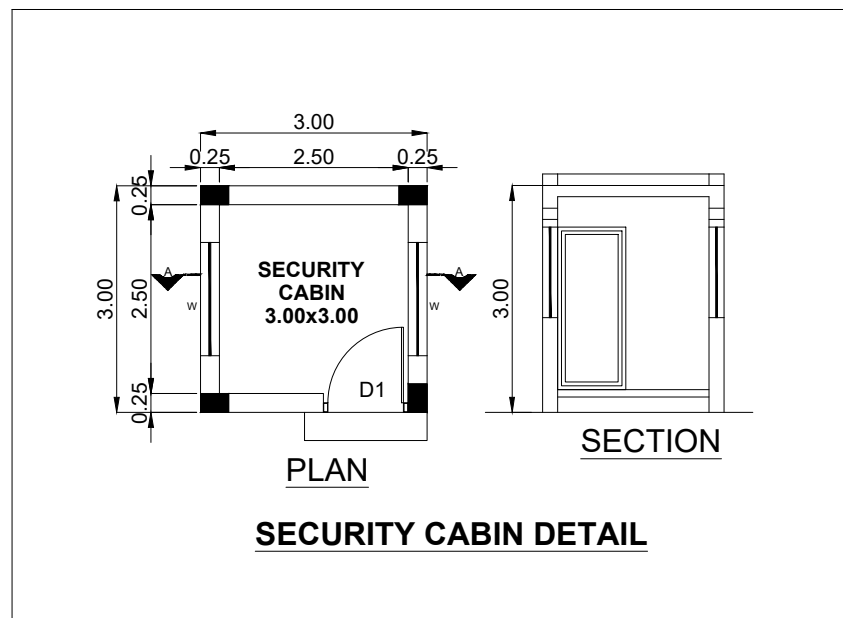
CLUB HOUSE AREA : 1915.24 SQ.M

1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M

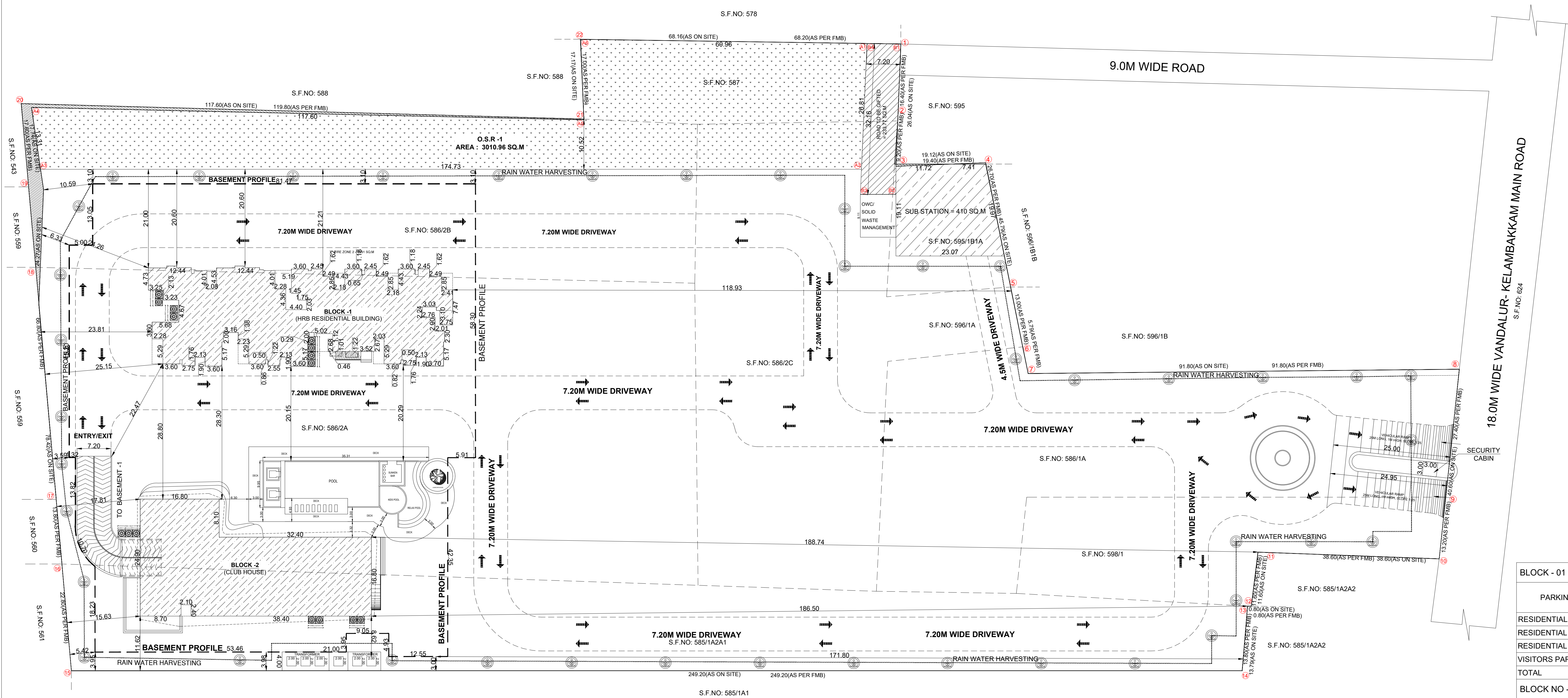
CAR PARKING REQUIRED 20 NOS



SITE PLAN SCALE 1:400



BLOCK -01				
FLOOR NAME	DWELLING UNITS NAME	DWELLING UNITS AREA	CARPET AREA	TOTAL NO OF DWELLING UNITS
Floor 1	1	102.08 Sq.m	89.85 Sq.m	1
Floor 1	2	100.01 Sq.m	89.82 Sq.m	1
Floor 1	3	94.04 Sq.m	82.85 Sq.m	1
Floor 1	4	78.49 Sq.m	62.18 Sq.m	1
Floor 1	5	71.18 Sq.m	62.25 Sq.m	1
Floor 1	6	71.26 Sq.m	62.25 Sq.m	1
Floor 1	7	71.51 Sq.m	62.25 Sq.m	1
Floor 1	8	102.34 Sq.m	89.52 Sq.m	1
Floor 1	9	76.10 Sq.m	66.88 Sq.m	1
Typical Floor	1	102.08 Sq.m	89.85 Sq.m	32
Typical Floor	2	100.01 Sq.m	89.82 Sq.m	32
Typical Floor	3	94.02 Sq.m	82.85 Sq.m	32
Typical Floor	4	93.84 Sq.m	83.88 Sq.m	32
Typical Floor	5	71.18 Sq.m	62.18 Sq.m	32
Typical Floor	6	71.26 Sq.m	62.25 Sq.m	32
Typical Floor	7	71.51 Sq.m	62.25 Sq.m	32
Typical Floor	8	102.36 Sq.m	89.52 Sq.m	32
Typical Floor	9	76.10 Sq.m	66.88 Sq.m	32
Typical Floor 18,27	1	102.08 Sq.m	89.85 Sq.m	2
Typical Floor 18,27	2	100.01 Sq.m	89.82 Sq.m	2
Typical Floor 18,27	3	94.02 Sq.m	82.85 Sq.m	2
Typical Floor 18,27	4	83.84 Sq.m	83.88 Sq.m	2
Typical Floor 18,27	5	71.18 Sq.m	62.18 Sq.m	2
Typical Floor 18,27	6	71.26 Sq.m	62.25 Sq.m	2
Typical Floor 18,27	7	71.51 Sq.m	62.25 Sq.m	2
Typical Floor 18,27	8	102.36 Sq.m	89.52 Sq.m	2
Typical Floor 18,27	9	76.10 Sq.m	66.88 Sq.m	2
TOTAL			315	



SITE AREA DETAILS	
SURVEY NO.	EXTENT IN SQ.M
585/1A2A1	4955.00
586/1A	3949.00
586/2A	9450.00
586/2C	4600.00
586/2C	3700.00
587	1100.00
595/1B1A	480.00
596/1A	280.00
598/1	1555.00
TOTAL	30069.00

BLOCK - 01 (HRB RESIDENTIAL BUILDING) - PARKING DETAILS :			
PARKING CATEGORY	DWELLING UNITS	CAR REQUIRED	TWO WHEELER REQUIRED
RESIDENTIAL FROM 50 TO 75	105 NOS	-	105 NOS
RESIDENTIAL FROM 75 TO 100	105 NOS	53 NOS	105 NOS
RESIDENTIAL ABOVE 100	105 NOS	105 NOS	-
VISITORS PARKING OF 10%	-	16 NOS	-
TOTAL	315 NOS	174 NOS	210 NOS

BLOCK NO - 02 (CLUB HOUSE) - PARKING DETAILS :	
CLUB HOUSE AREA : 1915.24 SQ.M	
1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M	
CAR PARKING REQUIRED 20 NOS	

ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
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REGISTERED STRUCTURAL ENGINEER :

IRFAN NOOR AHMED SHAIKH, M.E(Struct)
Registered Structural Engineer Grade-I(IE)
District Town and Country Planning
Registered No: COLDIST/SE/Gr-1/2024/05/003
88/1, Iya Street, Chinnaipattu, Chennai - 600 002.
Mobile : +91 9860433123
Email : irfan.shaiKH@designwerkz.in

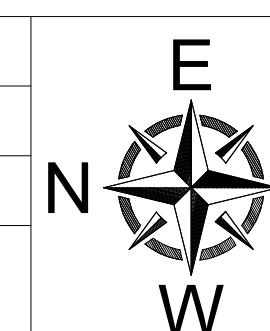
SITE PLAN SHEET NO: 07 / 07

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE (AFFORDABLE RESIDENTIAL HOUSES) GROUP DEVELOPMENT CONSISTS OF COMBINED EXTENDED BASEMENT FLOORS WITH BLOCK-01 (TOWER A) AND BLOCK - 02.

BLOCK-01 - (TOWER A) 315 DWELLING UNITS (STILT TO 35TH FLOOR) BLOCK-02

CLUB HOUSE : GROUND FLOOR + FIRST FLOOR WITH SWIMMING POOL @ GROUND LEVEL ,COMPRISED IN S.NO. 585/1A2A1, 586/1A, 586/2A, 586/2B, 586/2C, 587, 595/1B1A, 596/1A, 598/1 AT PADUR VILLAGE, THIRUPURUR TALUK, CHENGALPATTU DISTRICT, TAMIL NADU.

AREA STATEMENT DETAILS					
SITE AREA AS PER DOCUMENT		: 29892.20 SQ.M			
SITE AREA AS PER PATTA		: 30069.00 SQ.M			
SUPER IMPOSED SITE AREA		: 29887.30 SQ.M			
BUILDING AREA DETAILS :					
S.NO	DESCRIPTION	DWELLING UNIT (NOS)	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	BLOCK - 01 (HRB RESIDENTIAL BUILDING)				
	BASEMENT - 1	-	110.39	8026.75	8137.14
	BASEMENT - 2	-	409.80	7727.34	8137.14
	STILT FLOOR PLAN	-	1147.76	862.68	2010.44
	01st FLOOR	09 NOS	971.00	-	971.00
	02nd FLOOR	09 NOS	984.81	-	984.81
	03rd FLOOR	09 NOS	984.81	-	984.81
	04th FLOOR	09 NOS	984.81	-	984.81
	05th FLOOR	09 NOS	984.81	-	984.81
	06th FLOOR	09 NOS	984.81	-	984.81
	07th FLOOR	09 NOS	984.81	-	984.81
	08th FLOOR	09 NOS	984.81	-	984.81
	09th FLOOR	09 NOS	984.81	-	984.81
	10th FLOOR	09 NOS	984.81	-	984.81
	11th FLOOR	09 NOS	984.81	-	984.81
	12th FLOOR	09 NOS	984.81	-	984.81
	13th FLOOR	09 NOS	984.81	-	984.81
	14th FLOOR	09 NOS	984.81	-	984.81
	15th FLOOR	09 NOS	984.81	-	984.81
	16th FLOOR	09 NOS	984.81	-	984.81
	17th FLOOR	09 NOS	984.81	-	984.81
	18th FLOOR (REFUGE)	09 NOS	1048.99	-	1048.99
	19th FLOOR	09 NOS	984.81	-	984.81
	20th FLOOR	09 NOS	984.81	-	984.81
	21st FLOOR	09 NOS	984.81	-	984.81
	22nd FLOOR	09 NOS	984.81	-	984.81
	23rd FLOOR	09 NOS	984.81	-	984.81
	24th FLOOR	09 NOS	984.81	-	984.81
	25th FLOOR	09 NOS	984.81	-	984.81
	26th FLOOR	09 NOS	984.81	-	984.81
	27th FLOOR (REFUGE)	09 NOS	1048.99	-	1048.99
	28th FLOOR	09 NOS	984.81	-	984.81
	29th FLOOR	09 NOS	984.81	-	984.81
	30th FLOOR	09 NOS	984.81	-	984.81
	31st FLOOR	09 NOS	984.81	-	984.81
32nd FLOOR	09 NOS	984.81	-	984.81	
33rd FLOOR	09 NOS	984.81	-	984.81	
34th FLOOR	09 NOS	984.81	-	984.81	
35th FLOOR	09 NOS	984.81	-	984.81	
TERRACE FLOOR		-	-	96.93	96.93
SUB TOTAL		315 NOS	36550.85	16713.70	53264.55
02	BLOCK NO - 02 (CLUB HOUSE)				
	GROUND FLOOR	-	957.62	-	957.62
	FIRST FLOOR	-	957.62	-	957.62
	TERRACE FLOOR	-	-	62.42	62.42
	SUB TOTAL	-	1915.24	62.42	1977.66
03	SECURITY ROOM	-	-	9.00	9.00
	TOTAL		315 NOS	38466.09	16785.12

TOTAL FSI AREA		= 38466.09 SQ.M	
FLOOR SPACE INDEX	=	38466.09 29887.30	= 1.287
PLOT COVERAGE	=	2105.38 29887.30 x 100 = 7.04%	
DESCRIPTION		REQUIRED	PROVIDED
CAR PARKING		174+20(PCP)=194 NOS	287+36(PCP)=323 NOS
TWO WHEELER PARKING		210 NOS	318+21(PCP)=339 NOS
O.S.R DETAILS :			
O.S.R REQUIRED		= 3006.90 SQ.M	
O.S.R PROVIDED		= 3010.96 SQ.M	
COLOUR INDEX :		REFERENCE :	
EXISTING	☐	SCALE : 1:400	
PROPOSED	☐	DATE : 17 OCT 2024	
BOUNDARY	☐		
ROAD	☐		
DRIVEWAY	☐		

APPLICANT :

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

