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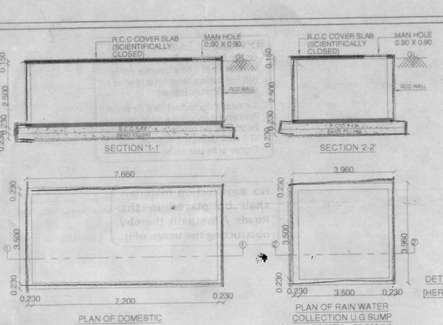
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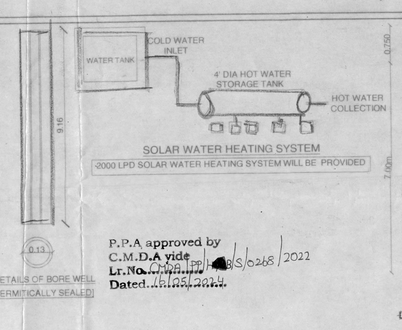
Digitally Verified Record - Powered by Verified RealEstate™



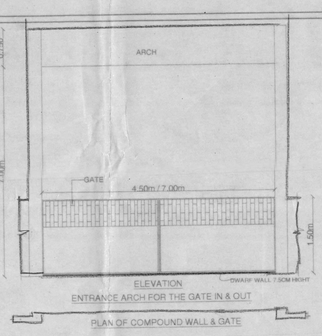
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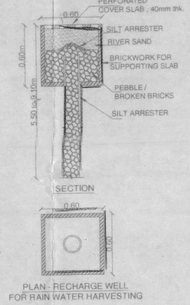
SHEET NO-01/04



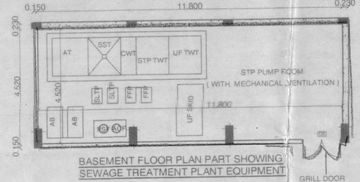


P.P.A approved by
C.M.D.A vide
Lr.No. CMA/PP/BS/0268/2022
Dated 16/05/2022





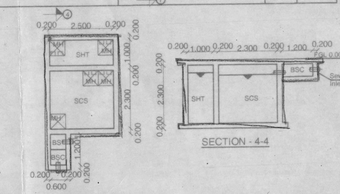
DETAILED PLAN FOR STP

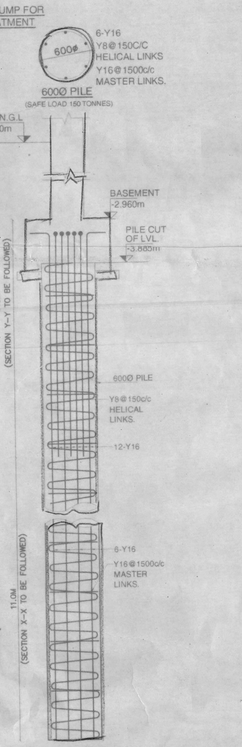


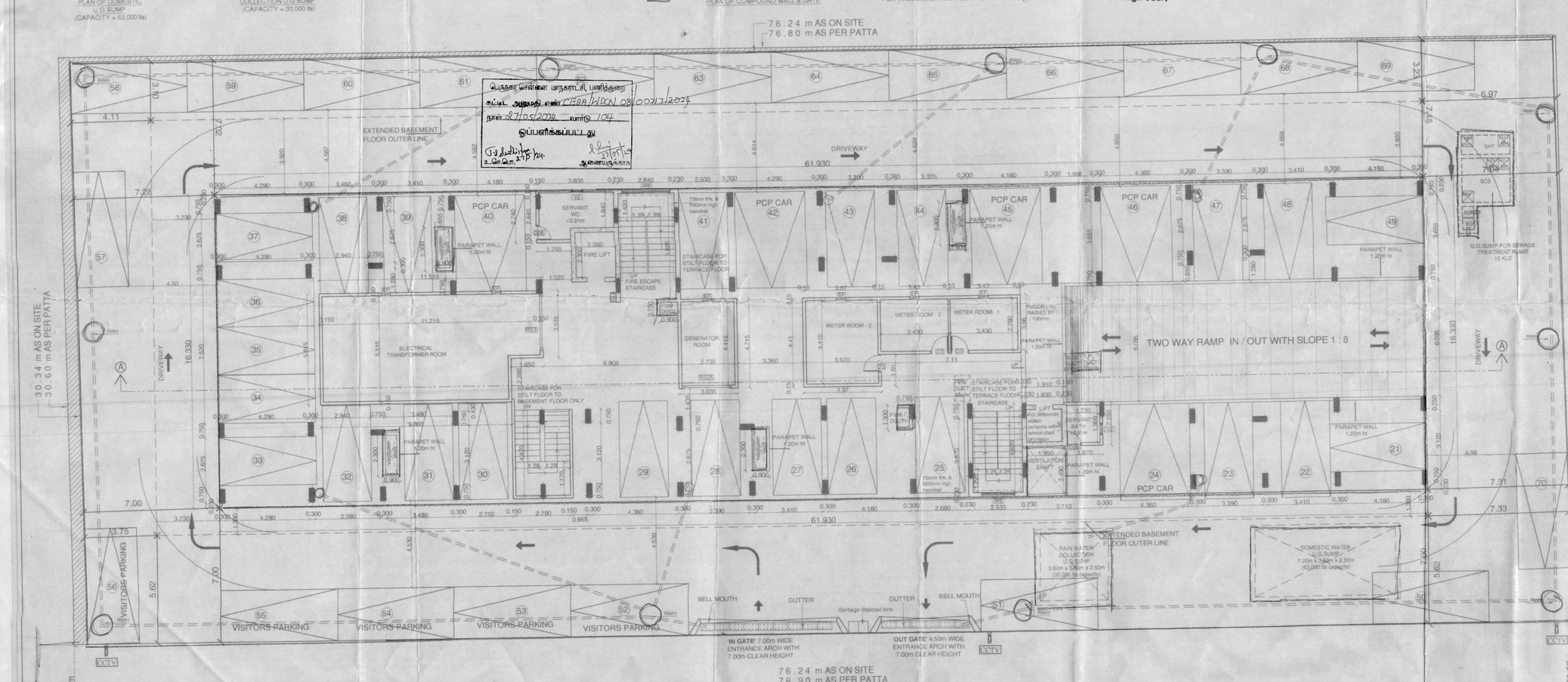
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

LEGEND

Sewage Treatment Plant - 15KLD Pakaged Type					
TAG NO.	DESCRIPTION	SIZE / CAP	MAKE	QTY.
UF TWT	UF Treated Water Tank	1250 x 1500 x (2200 LD + 300 FB)	FIBER	01 No
STP TWT	STP Treated Water Tank	1250 x 1500 x (2200 LD + 300 FB)	FIBER	01 No
CWT	Clarified Water Tank	600 x 1500 x (2000 LD + 400 FB)	FIBER	01 No
SST	Secondary Settling Tank	1250 x 1500 x (2100 LD + 400 FB)	FIBER	01 No
AT	Aeration Tank	1400 x 1500 x (2200 LD + 300 FB)	FIBER	01 No
SCS	Sewage Collection Sump	2300 x 2500 x (1900 LD + 400 FB)	RCC	01 No
SHT	Treated Sewage water for toilet flushing use	1000 x 2500 x (2300 LD + 400 FB)	RCC	01 No
PSF	Pressure sand filter		RCC	01 No
ACF	Activated carbon filter		FIBER	01 No
SLTP,FFP & AB	Pumps			02 Nos Each
BSC	Bar Screen Chamber	1200 x 500 x 500 TD	RCC	01 No







பெருநகர சென்னை மாநகராட்சி பகிர்ந்தளை
கட்டட அனுமதி எண் CEPA/11201 08/002171/2024
நாள் 27/05/2024 வார்டு 104
ஒப்புளிக்கப்பட்டது
உதவி வரி அலுவலர்

SITE CUM STILT FLOOR PLAN

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE BUILDING (HRB) WITH 30.0m HEIGHT (FGL TO TOP OF TERRACE) CONSISTING OF EXTENDED BASEMENT FLOOR + STILT FLOOR + 9 FLOORS RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AVAILING PREMIUM FSI AT BLOCK NO. 400 to 403, MANASA APARTMENT, SECOND AVENUE, ANNA NAGAR, CHENNAI- 600 040. IN OLD S.NO. 207 (PT), T.S.NO.91, BLOCK NO.17 OF KOYAMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, ZONE - VIII, DIVISION - 99.

AREA DETAILS :

PLOT EXTENT AS PER PATTA	2555.00 sq.m
PLOT EXTENT AS PER DOCUMENT	2354.52 sq.m

F.S.I AREA CALCULATION :

FLOORS	FSI AREA IN SQ.M	DWELLING UNITS
BASEMENT FLOOR	59.68	PARKING
STILT FLOOR	117.96	PARKING
FIRST FLOOR	879.57	6 UNITS
SECOND FLOOR	879.57	6 UNITS
THIRD FLOOR	879.57	6 UNITS
FOURTH FLOOR	879.57	6 UNITS
FIFTH FLOOR	879.57	6 UNITS
SIXTH FLOOR	879.57	6 UNITS
SEVENTH FLOOR	879.57	6 UNITS
EIGHTH FLOOR	879.57	6 UNITS
NINTH FLOOR	879.57	6 UNITS
TOTAL	8093.77	54 UNITS
F.S.I.PERMISSIBLE	3.250 + 1.625 (PFSI)	
F.S.I.PROVIDED	3.437	
PLOT COVERAGE	879.57 / 2354.52 = 37.36 %	

PARKING DETAILS :

FLAT TYPE	NO. OF FLATS	CAR PARKING REQUIRED
75 - 150 sq.m FLATS	54 Nos.	54 Nos.
10% VISITORS REQUIRED	-	5 Nos.
TOTAL PARKING REQUIRED	-	59 Nos.
TOTAL PARKING PROVIDED	-	70 Nos.

NO. OF CAR PARKING PROVIDED IN BASEMENT FLOOR - 20 NOS.
NO. OF CAR PARKING PROVIDED IN STILT FLOOR - 29 NOS.
NO. OF CAR PARKING PROVIDED IN SURFACE - 21 NOS.
TOTAL NO. OF TWO WHEELER PARKING PROVIDED IN BASEMENT FLOOR - 54 NOS.

COLOUR INDEX :

PROPOSED
ROAD
BOUNDARY
FFE FIRE FIGHTING EQUIPMENT

SCALE :

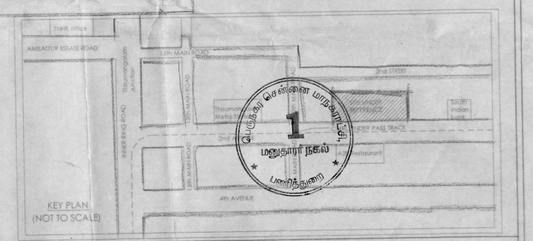
1 : 100

NORTH POINT :

N W E S

SCHEDULE OF JOINERY :

TYPE	DESCRIPTION	SIZE
D5	DOOR	1.500 X 2.135
D36	DOOR	1.070 X 2.135
MD	MAIN DOOR	1.070 X 2.135
D3	DOOR	0.915 X 2.135
D26	DOOR	0.760 X 2.135
FD4	FRENCH DOOR	1.220 X 2.135
W8	WINDOW	2.440 X 1.200
W5	WINDOW	1.500 X 1.200
W4	WINDOW	1.220 X 1.200
FW3	WINDOW	0.915 X 1.985
KW6	WINDOW	1.680 X 0.915
V2	VENTILATOR	0.600 X 0.915
RS3	ROLLING SHUTTER	3.000 X 2.130
RS25	ROLLING SHUTTER	2.500 X 2.130



LICENSED SURVEYOR :

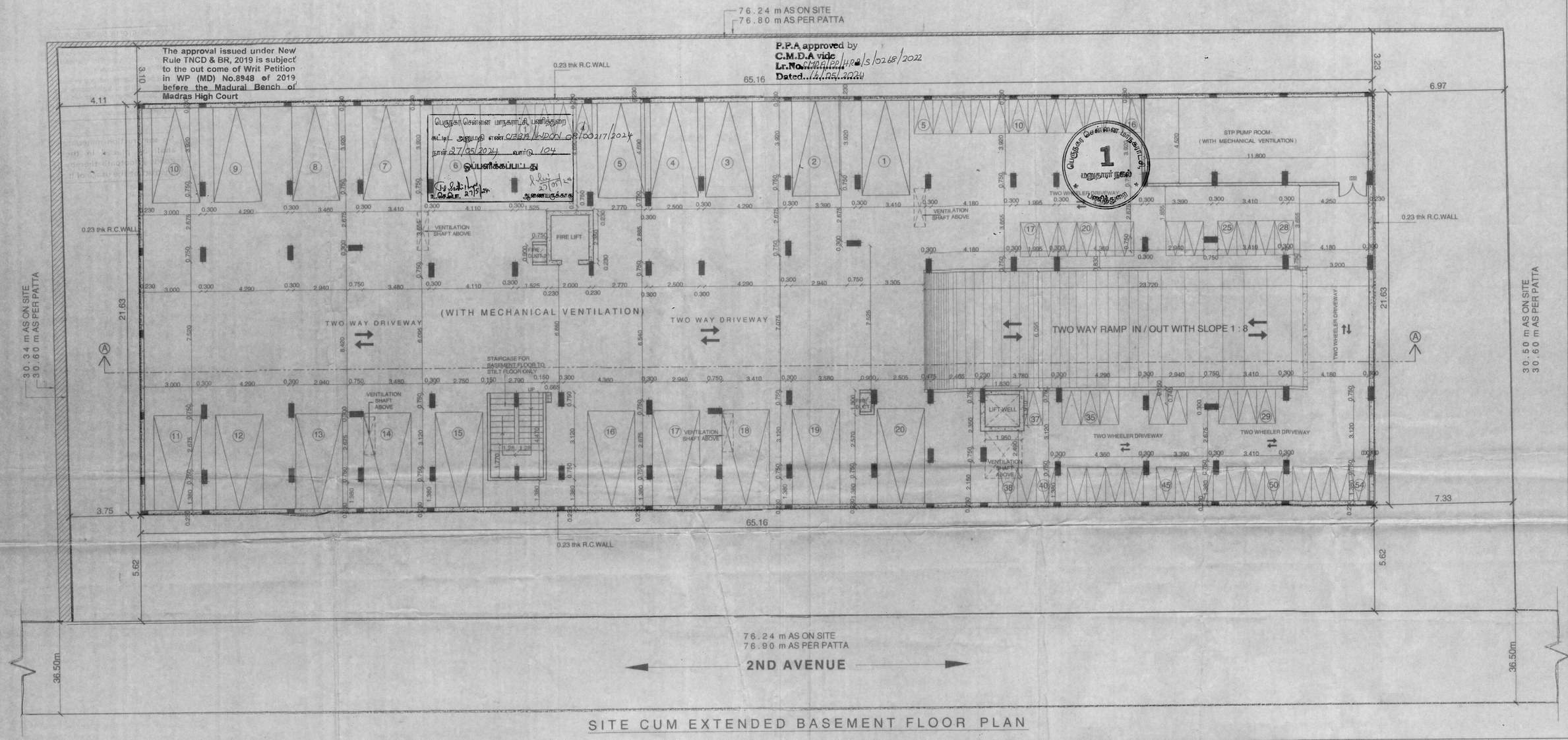
P.V. DILIPRAJ, B.E. (CIVIL)
CMDA REGN NO - RE/GR-I/19/03/034
GCC REGN NO - RE 100092019
No.10, GOVINDASAMY STREET,
KATTABOMMAN BLOCK,
JAFFERKHANPET, CHENNAI- 600 083
MOBILE 9941269153

STRUCTURAL ENGINEER :

A G V DESIGAN., M.E. (Struc), MIE
SE / Gr-I / 19 / 04 / 087
CMDA Registered Structural Engineer Grade-I
Design Group Engineering Consultants Private Limited
Module-301, HDC Siliconia Technology Business Park
Sector B-34, Sidco Industrial Estate,
Kilambakkam, Chennai-600 082

OWNER(S) SIGNATURE :

PR RAJANIYAM REAL ESTATES (P) LTD.
Authorised Signatory
½ G. Sharmila
½ G. Padmavathi



பெருநகர சென்னை மாநகராட்சி பணிந்துரை
கட்டட அனுமதி எண்.CMDA/NOC/08/00217/2024
நாள்.27/05/2024 வார்டு 104
ஒப்புளிக்கப்பட்டது
உதவி இயற்றுநர்
உதவி இயற்றுநர்
27/5/24
அனையருக்காக

1
மதுதாயர் நகல்
பெருநகர சென்னை மாநகராட்சி
பணிந்துரை

SITE CUM EXTENDED BASEMENT FLOOR PLAN

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE BUILDING (HRB) WITH 30.0m HEIGHT (FGL TO TOP OF TERRACE) CONSISTING OF EXTENDED BASEMENT FLOOR + STILT FLOOR + 9 FLOORS RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AVAILING PREMIUM FSI AT BLOCK NO. 400 to 403, MANASA APARTMENT, SECOND AVENUE, ANNA NAGAR, CHENNAI- 600 040. IN OLD S.NO. 207 (PT), T.S.NO.91, BLOCK NO.17 OF KOYAMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, ZONE - VIII, DIVISION - 99.

COLOUR INDEX :

PROPOSED
ROAD
BOUNDARY
FFE FIRE FIGHTING EQUIPMENT

SCALE :

1 : 100

NORTH POINT :

N W E S

LICENSED SURVEYOR :

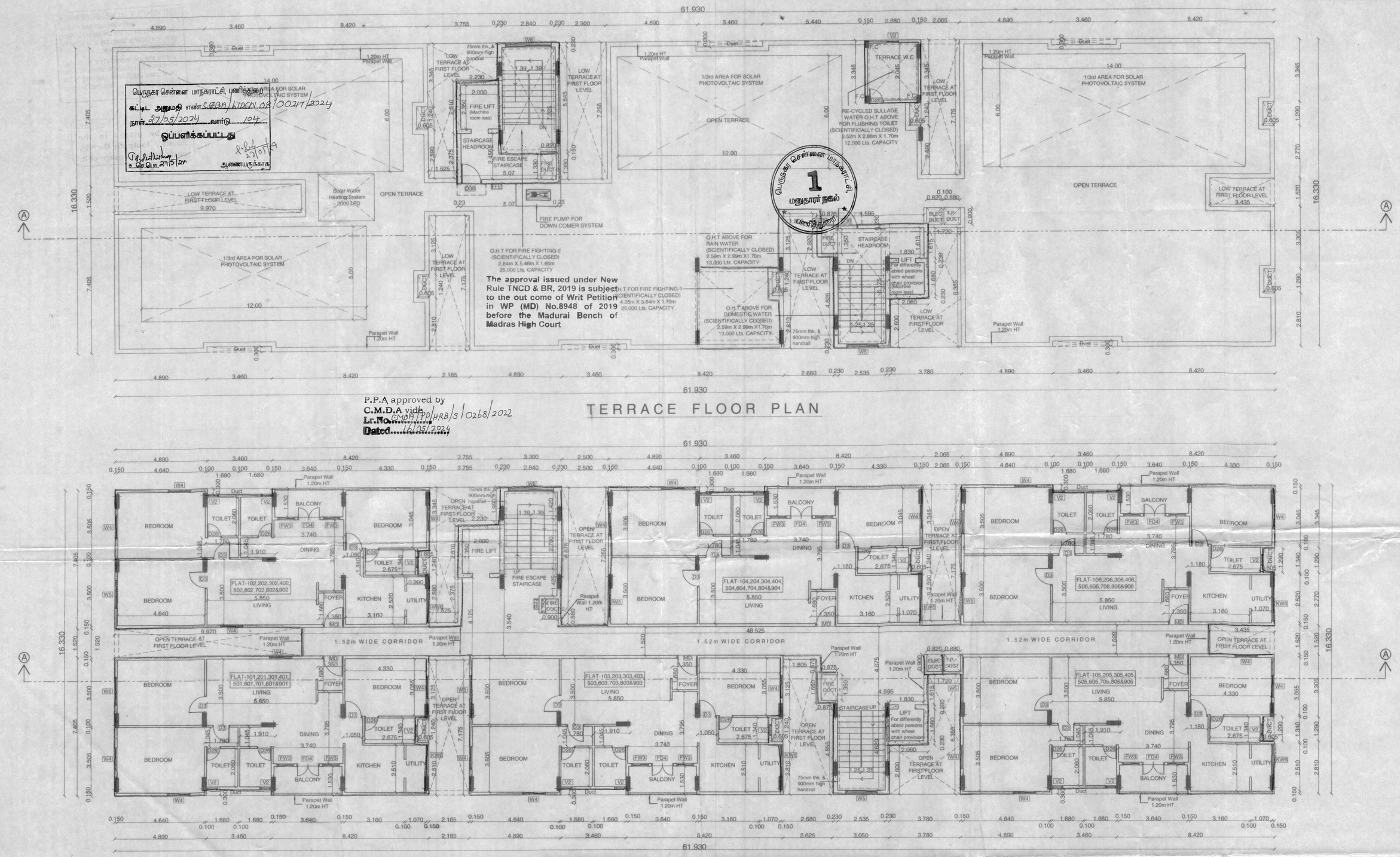
P.V. DILIPRAJ, B.E. (CIVIL)
CMDA REGN NO - RE/GR-I/19/03/034
GDC REGN NO RE100092019
No.10, GOVINDASAMY STREET
KATTABOMMAN BLOCK,
JAFFERKHANPET, CHENNAI- 600 083
MOBILE 9841269153

STRUCTURAL ENGINEER :

A G V DESIGNS, M.E. (Struc), MIE:
SE / Gr-I / 55 / 06 / 017
CMDA Registered Structural Engineer Grade - I
Zuriya Group Engineering Consultants Private Limited
Module-301, MSIC Software Technology Business Park
Sector B-30, Guindy Industrial Estate,
Ekkattuthangal, Chennai-600 032

OWNER(S) SIGNATURE :

1 G. Padmavalli
2 G. Shamila
For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory
3



பெருநகர சென்னை மாநகராட்சி, பணிக்குறை
கட்டிட அனுமதி எண்:C/2019/LIPCN.08/00217/2024
நாள்:27/05/2024 வார்டு 104
ஒப்பளிக்கப்பட்டது
உதவிப்பொறியாளர்
உ.செ.பொ.27/5/24
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி, 1 மனுதாரர் நகல் பணிக்குறை

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/S/0268/2022
Dated 16/05/2024

TERRACE FLOOR PLAN

TYPICAL FLOOR PLAN (1st TO 9th FLOORS)

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE BUILDING (HRB) WITH 30.0m HEIGHT (FGL TO TOP OF TERRACE) CONSISTING OF EXTENDED BASEMENT FLOOR + STILT FLOOR + 9 FLOORS RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AVAILING PREMIUM FSI AT BLOCK NO. 400 to 403, MANASA APARTMENT, SECOND AVENUE, ANNA NAGAR, CHENNAI- 600 040. IN OLD S.NO. 207 (PT), T.S.NO.91, BLOCK NO.17 OF KOYAMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, ZONE - VIII, DIVISION - 99.

COLOUR INDEX :

PROPOSED
ROAD
BOUNDARY
FFE FIRE FIGHTING EQUIPMENT

SCALE :

1 : 100

NORTH POINT :

N W E S

SCHEDULE OF JOINERY :

TYPE	DESCRIPTION	SIZE
D5	DOOR	1.500 X 2.135
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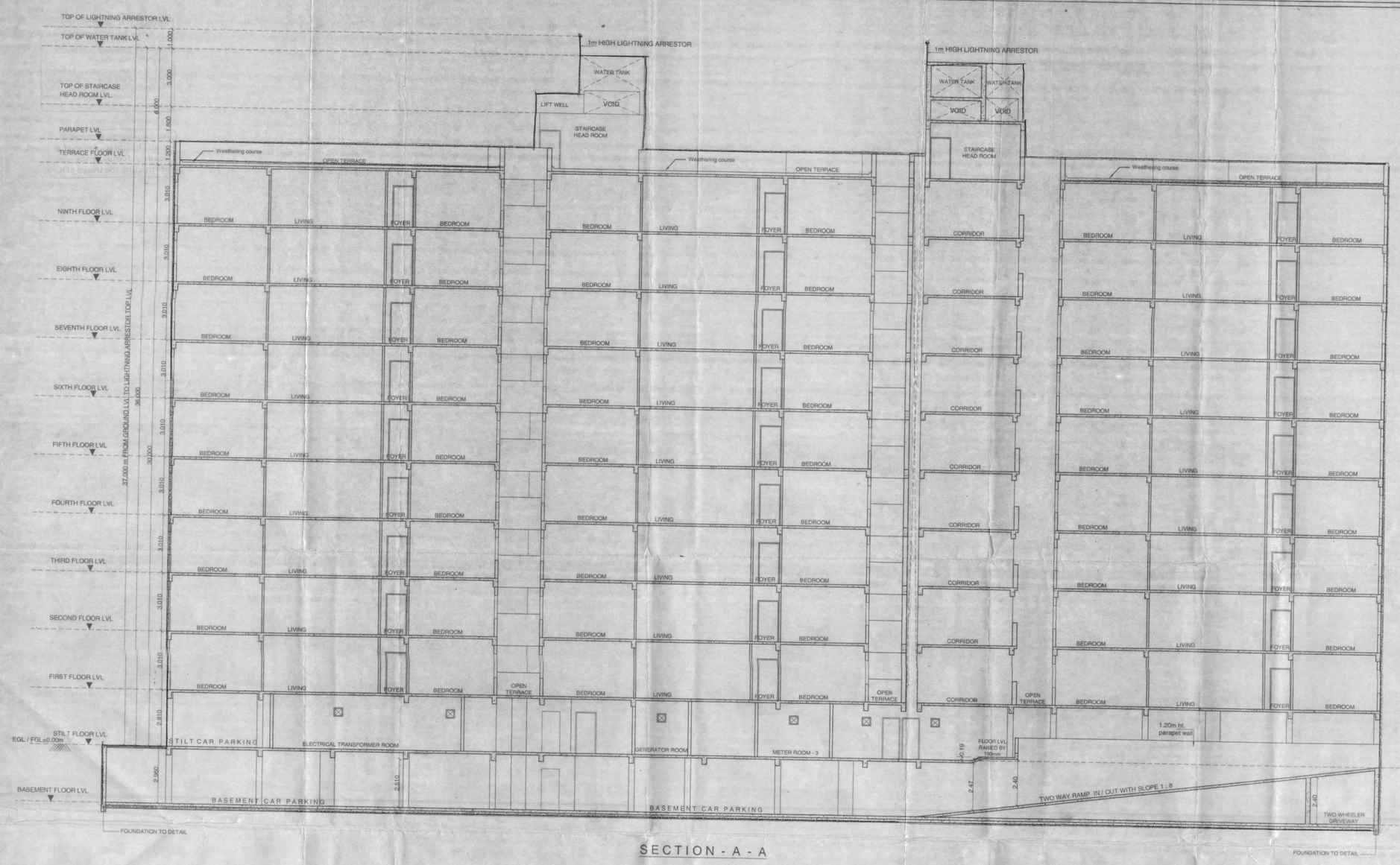
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CMDA REGN NO - RE/GR-1/19/03/034
GCC REGN NO RE100092019
No.10, GOVINDASAMY STREET
KATTABOMMAN BLOCK
JAFFERKHANPET, CHENNAI- 600 083
MOBILE 9841269153

STRUCTURAL ENGINEER :

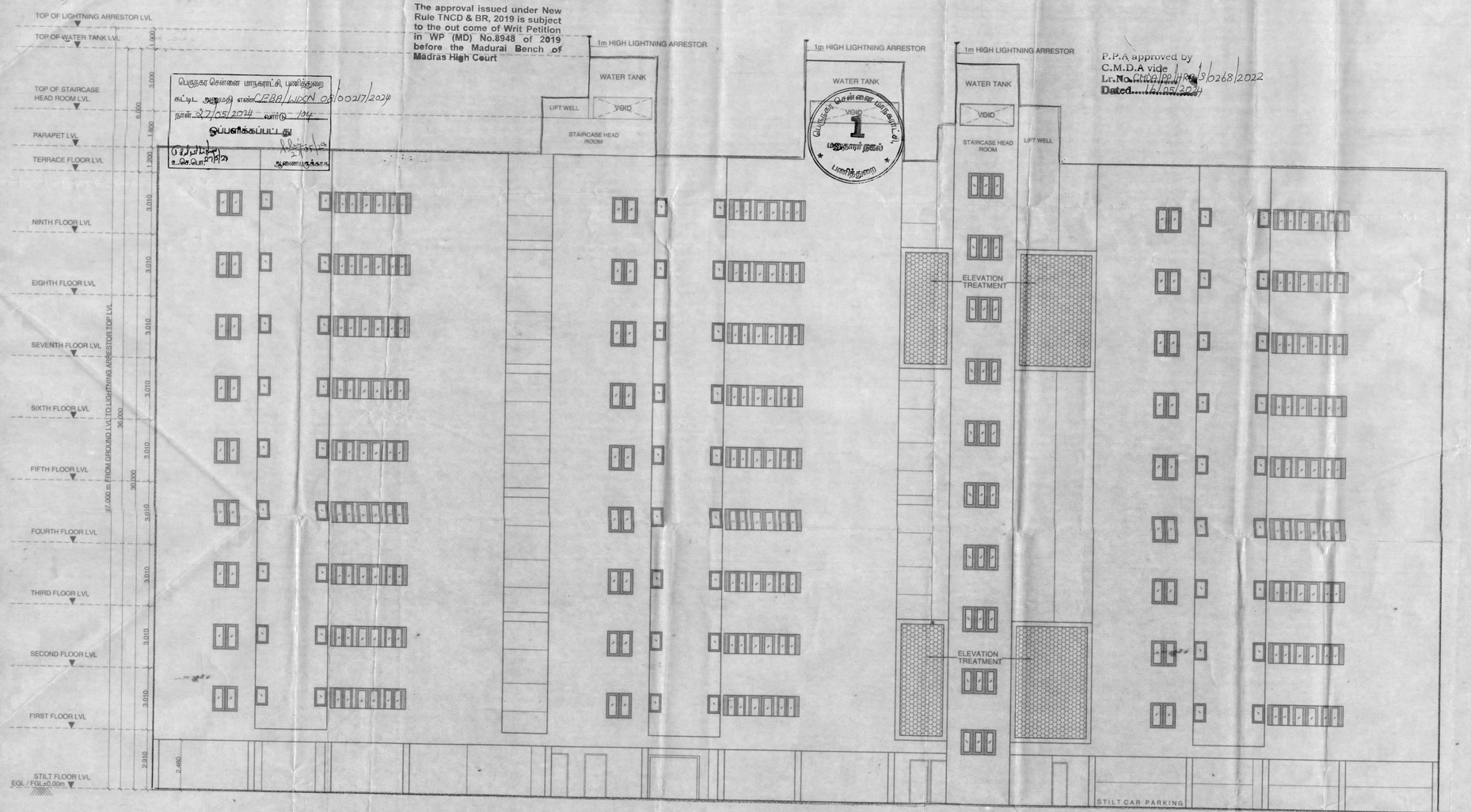
A.G.V. [illegible]
CMDA Registered Structural Engineer Grade-I
Design Group Engineering Consultants Private Limited
Module-301, NSIC Software Technology Business Park
Sector 9-26, Guindy Industrial Estate,
Ekkaduthangal, Chennai-600 032

OWNER(S) SIGNATURE :

"For RAMANIYAM REAL ESTATES (P) LTD."
Authorised Signatory
1 G. Padmanabh
2 G. Chaitanya
3



SECTION - A - A



FRONT ELEVATION

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

பெருநகர சென்னை மாநகராட்சி, பகுதி/மண்டல கட்டிட அனுமதி எண் CMDA/LUPCN 08/00217/2024 நாள் 27/05/2024 வரை 1/4 ஒப்புகைக்கப்பட்டது

P.P.A approved by C.M.D.A vide Lr.No. CMDA/PP HRP/5/6268/2022 Dated 16.05.2024

PROJECT TITLE :

SHEET NO - 04 / 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH-RISE BUILDING (HRB) WITH 30.0m HEIGHT (FGL TO TOP OF TERRACE) CONSISTING OF EXTENDED BASEMENT FLOOR + STILT FLOOR + 9 FLOORS RESIDENTIAL BUILDING WITH 54 DWELLING UNITS AVAILING PREMIUM FSI AT BLOCK NO. 400 to 403, MANASA APARTMENT, SECOND AVENUE, ANNA NAGAR, CHENNAI- 600 040. IN OLD S.NO. 207 (PT), T.S.NO.91, BLOCK NO.17 OF KOYAMBEDU VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION, ZONE - VIII, DIVISION - 99.

COLOUR INDEX :

PROPOSED

ROAD

BOUNDARY

FFE FIRE FIGHTING EQUIPMENT

SCALE :

1 : 100

LICENSED SURVEYOR

P.V. DILIPRAJ, B.E. (CIVIL)
CMDA REGN NO - RE/GR-II/19/03/034
GCC REGN NO. RE100092019
No.10, GOVINDASAMY STREET
KATTABOMMAN BLOCK,
JAFFERKHANPET, CHENNAI- 600 0
MOBILE 9841269153

STRUCTURAL ENGINEER :

A G V DESIGNS
SE/ED-I/19/04/087
CMDA Registered Structural Engineer Grade - I
Earthy Group Engineering Consultants Private Limited
No.5(3), HSBC Software Technology Business Park
Guindy Estate, Guindy Industrial Estate,
Chennai-600 032

OWNER(S) SIGNATURE :

For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory

1. G. Padmavathi
2. G. Shamila
3.



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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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OMR Thoraipakkam,
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