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SITE PLAN	SHEET NO. 1 / 7

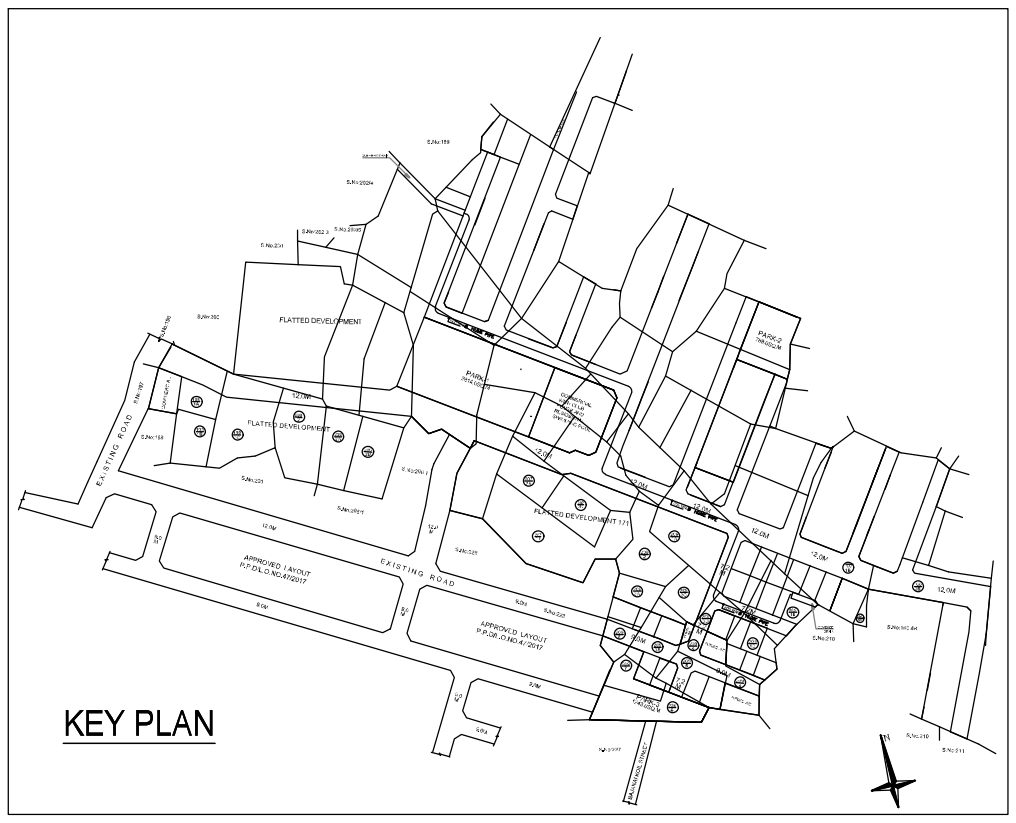
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS WITH 135 DWELLING UNITS; BLOCK A: STILT FLOOR + 5 FLOORS (HEIGHT - 18.05M) RESIDENTIAL BUILDING WITH 50 DWELLING UNITS AND BLOCK B: BASEMENT FLOOR (PART) + STILT FLOOR + 5 FLOORS (HEIGHT - 18.05M) RESIDENTIAL BUILDING WITH 85 DWELLING UNITS AVAILING PREMIUM FSI AT FLATTED DEVELOPMENT PLOT NO.169 IN CMDA APPROVED LAYOUT (P.P.D/L.O.NO.14/2022) COMPRISED IN S.NOS.177/2 PART, 202/6, 202/7, 203, 204/1A PART, 204/2 PART, 204/3 PART, 205/1 PART, 205/2 PART OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.

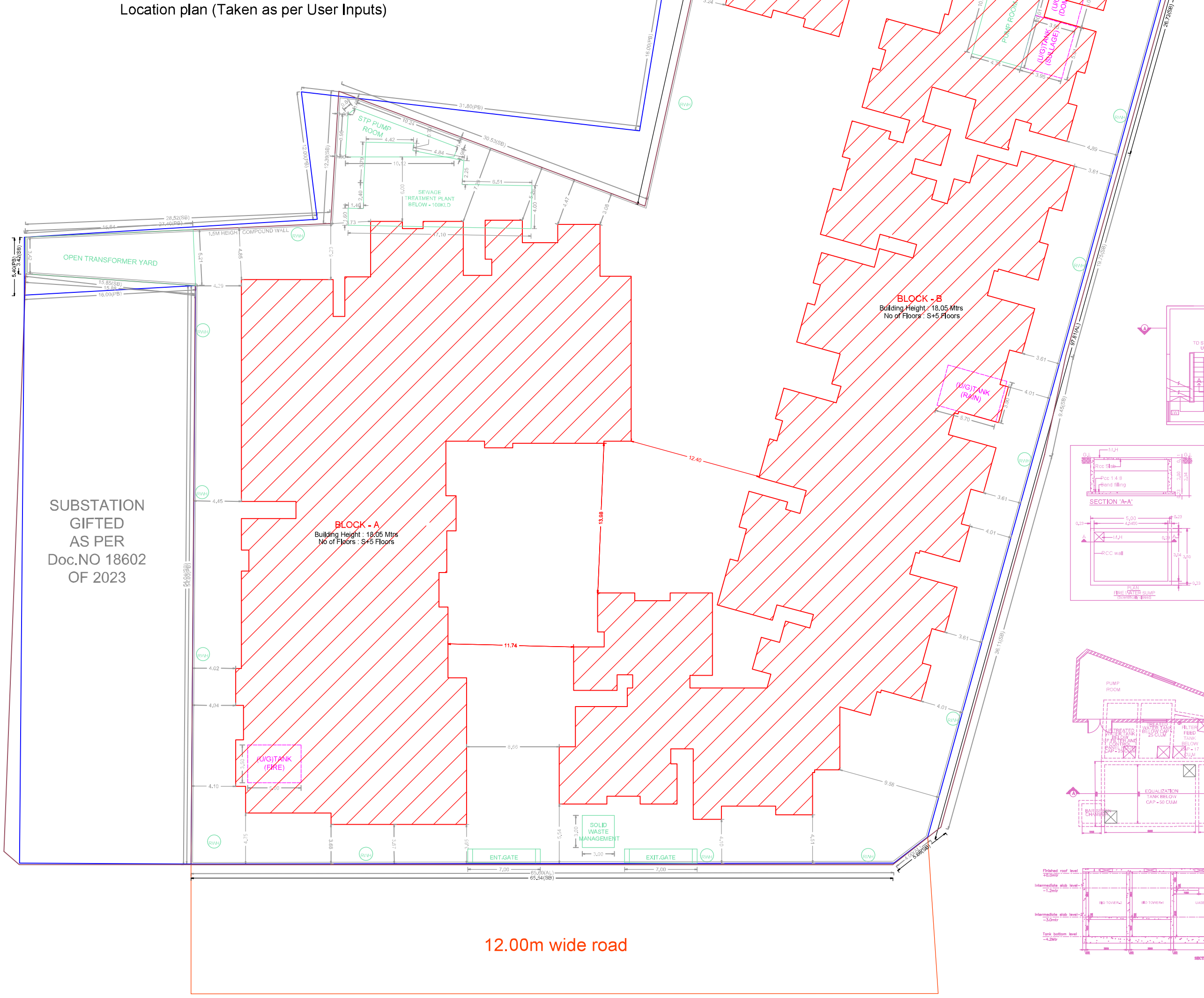
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	16250.00
AREA AS PER DOCUMENT	16551.51
AREA AS PER APPROVED LAYOUT / SITE (TAKEN FROM AUTOCAD)	6522.30
AREA CONSIDERED FOR FSI	6522.30
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	14166.70
FSI FACTOR	2.172
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

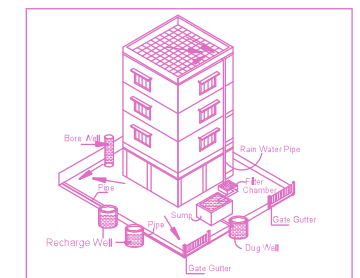
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	66	125
TWO WHEELER	110	154
CYCLE	-	0



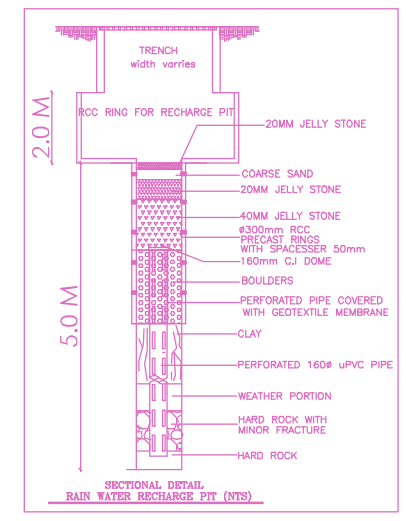
Location plan (Taken as per User Inputs)



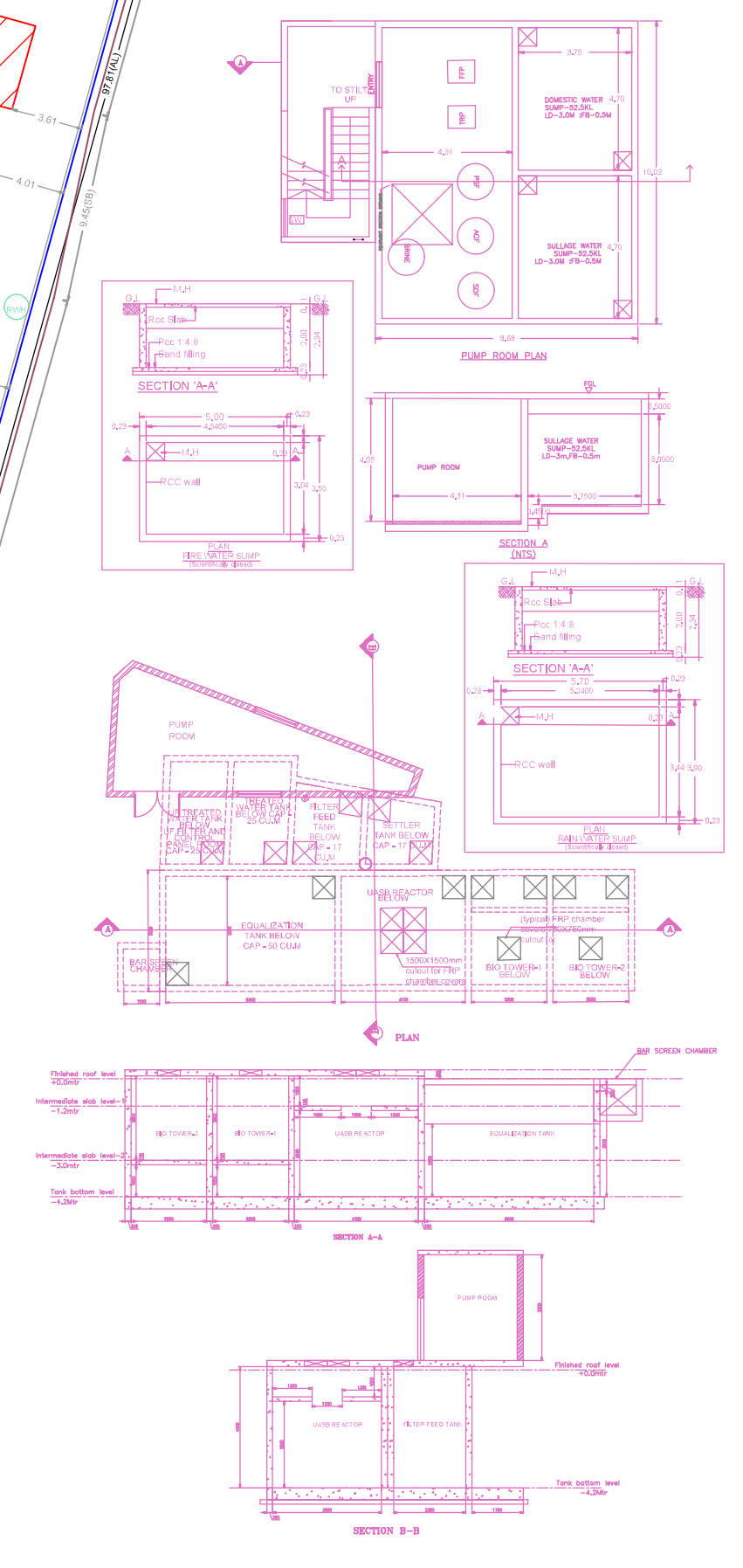
SITE PLAN (SCALE - 1:150)

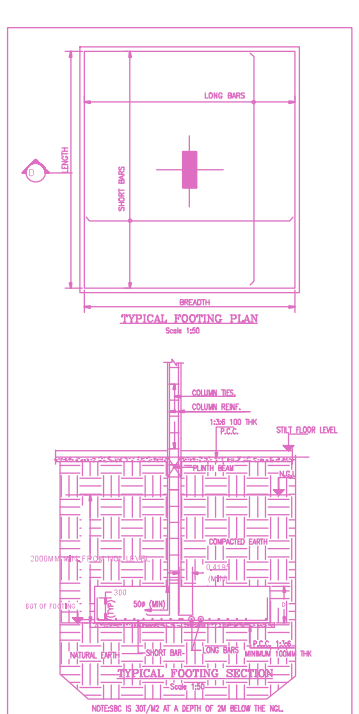


Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No.3A
Not To Scale

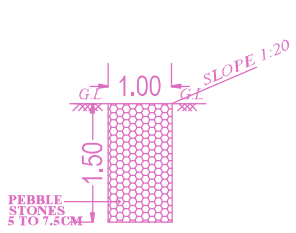


SECTIONAL DETAIL RAIN WATER RECHARGE PIT (NTS)

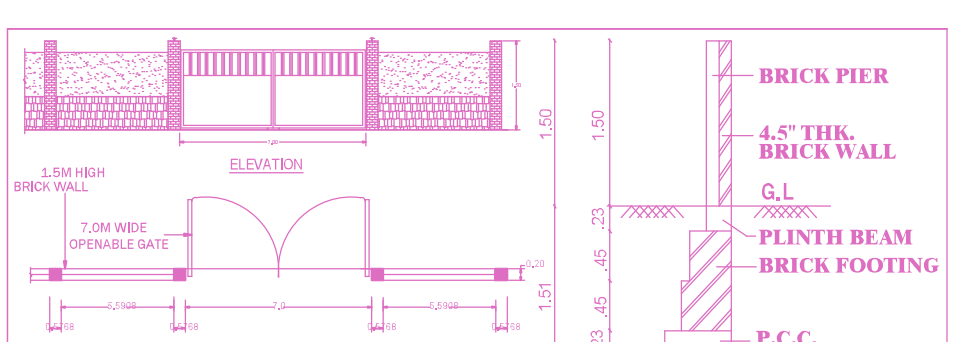




TYPICAL FOUNDATION DETAIL



SECTION OF 1.00M PEBBLE BED



COMPOUND WALL DETAIL

FLOOR WISE FSI STATEMENT: BLOCK (B)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
BASEMENT PARKING FLOOR	0.00	70.13	0.00	0.00	0	70.13
STILT PARKING FLOOR	0.00	102.99	0.00	0.00	0	102.99
FIRST FLOOR	0.00	1791.65	0.00	0.00	17	1791.65
SECOND FLOOR	0.00	1791.54	0.00	0.00	17	1791.54
THIRD FLOOR	0.00	1791.54	0.00	0.00	17	1791.54
FOURTH FLOOR	0.00	1791.54	0.00	0.00	17	1791.54
FIFTH FLOOR	0.00	1791.54	0.00	0.00	17	1791.54
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	9130.93	0.00	0.00	85	9130.93

FLOOR WISE FSI STATEMENT: BLOCK (A)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	39.62	0.00	0.00	0	39.62
FIRST FLOOR	0.00	993.45	0.00	0.00	10	993.45
SECOND FLOOR	0.00	993.41	0.00	0.00	10	993.41
THIRD FLOOR	0.00	993.41	0.00	0.00	10	993.41
FOURTH FLOOR	0.00	993.41	0.00	0.00	10	993.41
FIFTH FLOOR	0.00	993.41	0.00	0.00	10	993.41
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	5006.71	0.00	0.00	50	5006.71

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
BLOCK-1 (A)		0.00	5006.71	0.00	0.00	50	5006.71
BLOCK-1 (B)		0.00	9130.93	0.00	0.00	85	9130.93
STP PUMP ROOM		0.00	29.06	0.00	0.00	0	29.06
Total		0.00	14166.70	0.00	0.00	135	14166.70

APPROVAL CONDITION

SCALE 1:100	N

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

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.

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: INDRAJIT SHARAD KEMBHAVI
Sign Date: 04/24/2025 2:18:26 PM

Applicants (Owner / Developer / Power of Attorney)

KEY NO.	1788

QR CODE

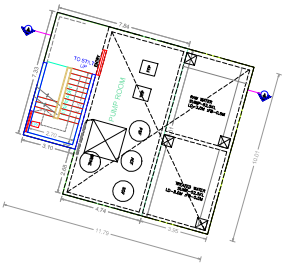
ARCH_E_(36.00_x_48.00_Inches)

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FLOOR NAME	SHEET NO. 2 / 7

FLOOR NAME

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BASEMENT FLOOR PLAN (PART)

SITE CUM STILT FLOOR PLAN

(Scale - 1:150)

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

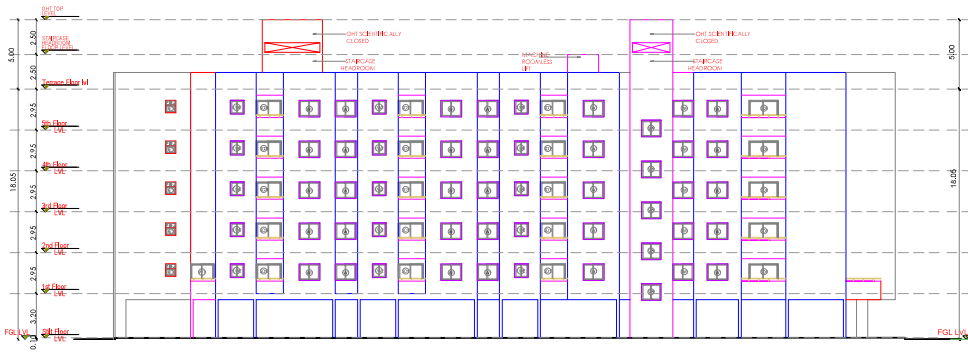
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. 1709

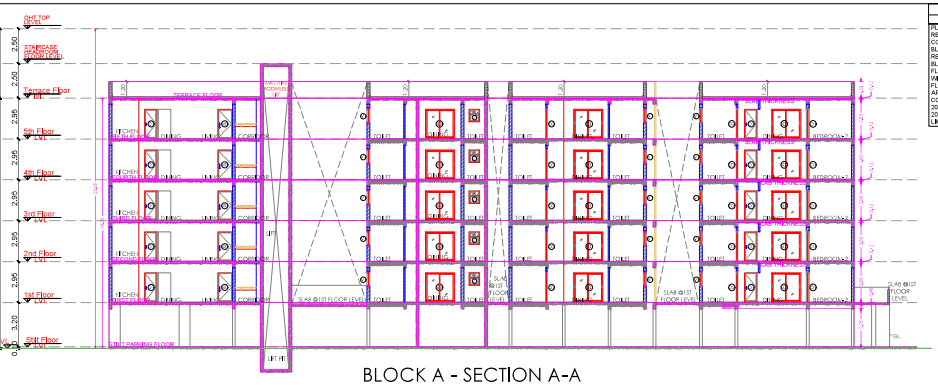
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Applicants (Owner / Developer / Power of Attorney)

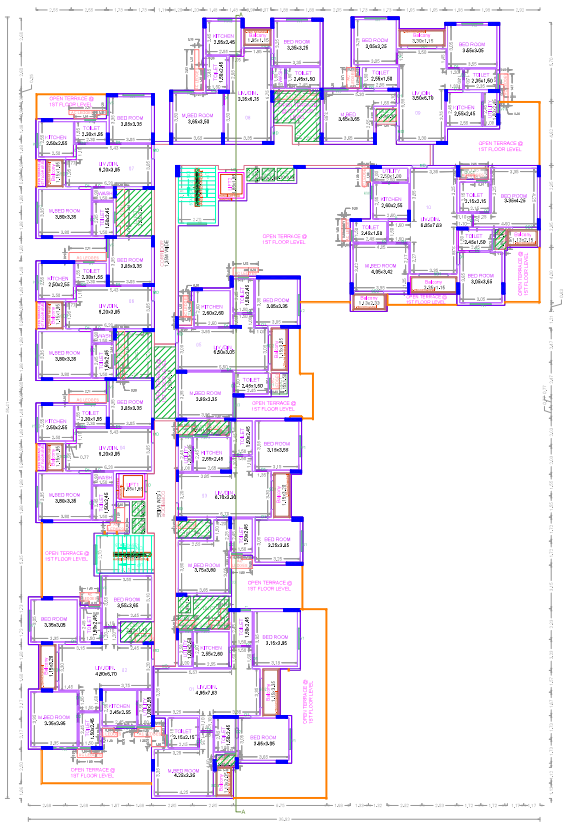
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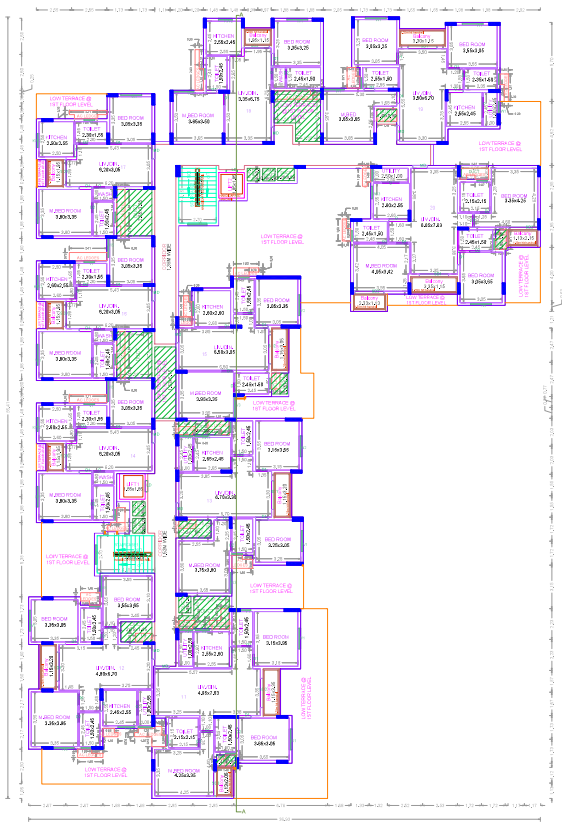
BLOCK A - WEST ELEVATION



BLOCK A - SECTION A-A

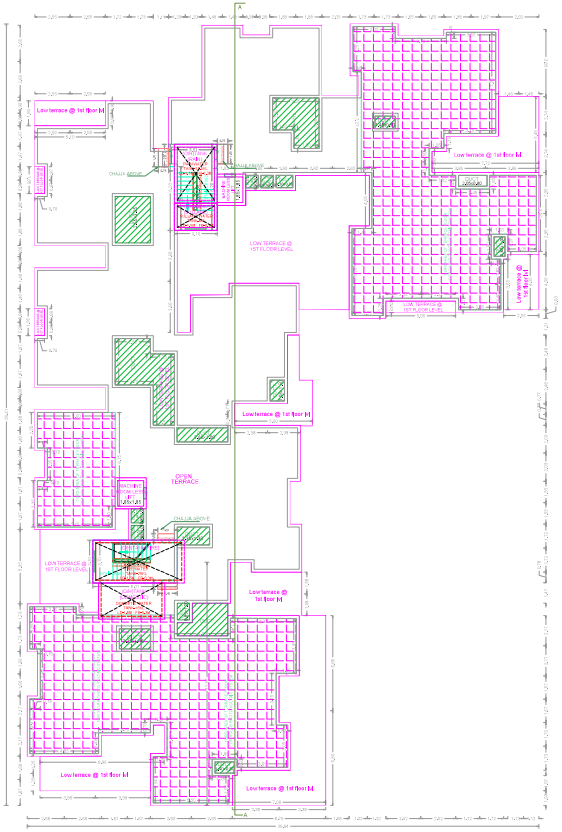


FIRST FLOOR PLAN



TYPICAL - 2- 5 FLOOR PLAN

BLOCK A



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING DEVELOPMENT COMPRISING 2 BLOCKS WITH 135 DWELLING UNITS, BLOCK A: STILT FLOOR + 5 FLOORS (HEIGHT - 18.05M) RESIDENTIAL BUILDING WITH 50 DWELLING UNITS AND BLOCK B: BASEMENT FLOOR (PART) + STILT FLOOR + 5 FLOORS (HEIGHT - 18.05M) RESIDENTIAL BUILDING WITH 85 DWELLING UNITS AVAILING PREMIUM FSI AT FLATTED DEVELOPMENT PLOT NO.168 IN CMDA APPROVED LAYOUT (P.P.DC.CMA).14/2022 COMPRISED IN S.NOS.177/2 PART, 202/6, 202/7, 203, 204/1A PART, 204/2 PART, 205/1 PART, 205/2 PART OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

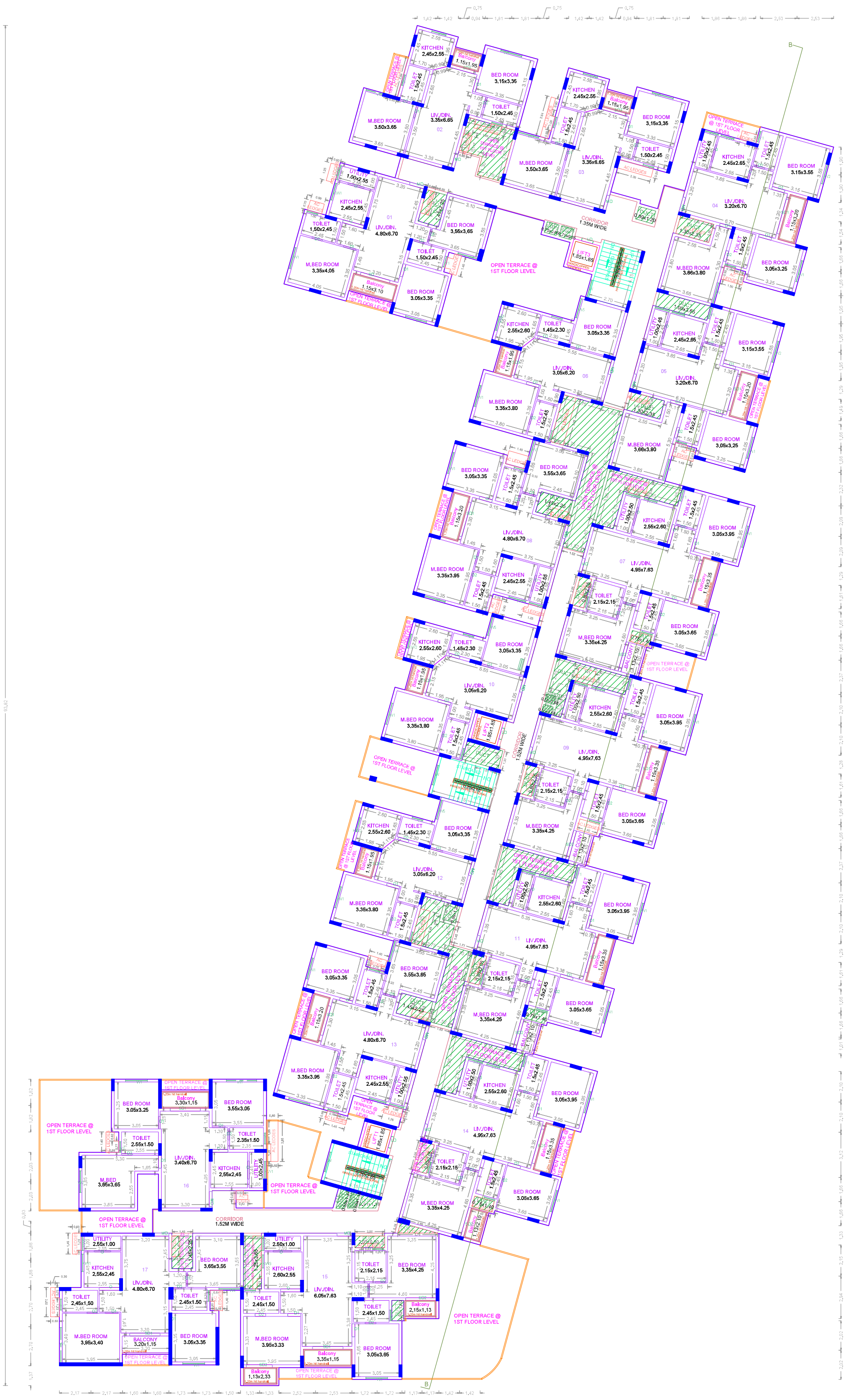
SUBJECT TO THE CONDITIONS MENTIONED IN THE OFFICE

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User Defined Imperial (60.00 x 40.00inches)

FLOOR NAME	SHEET NO. 4 / 7
FLOOR NAME	

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FIRST FLOOR PLAN
BLOCK B

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

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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. 1788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

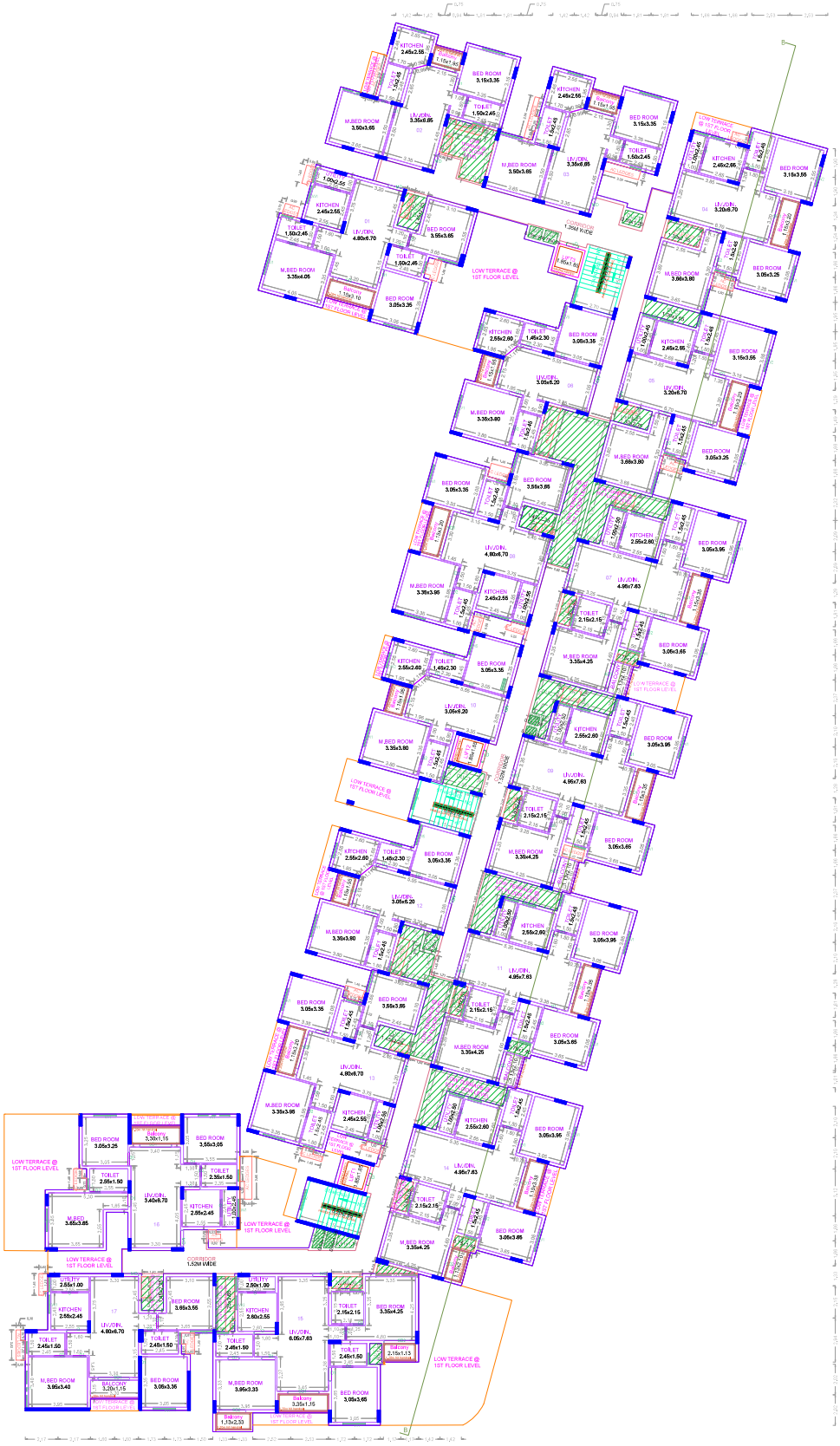
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FLOOR NAME	SHEET NO. 5 / 7

FLOOR NAME

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL GROUP HOUSING DEVELOPMENT COMPRIBING 2 BLOCKS WITH 135 DWELLING UNITS; BLOCK A: STILT FLOOR + 5 FLOORS (HEIGHT - 18.05M) RESIDENTIAL BUILDING WITH 50 DWELLING UNITS AND BLOCK B BASEMENT FLOOR (PART) + STILT FLOOR + 5 FLOORS (HEIGHT - 18.05M) RESIDENTIAL BUILDING WITH 85 DWELLING UNITS AVAILING PREMIUM FSI AT FLATTED DEVELOPMENT PLOT NO.169 IN CMDA APPROVED LAYOUT (P.P.D/L.O.NO.14/2022) COMPRISED IN S.NOS.177/2 PART, 202/6, 202/7, 203, 204/1A PART, 204/2 PART, 204/3 PART, 205/1 PART, 205/2 PART OF VENGAIVASAL VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.



TYPICAL - 2- 5 FLOOR PLAN
BLOCK B

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. 1709

QR CODE

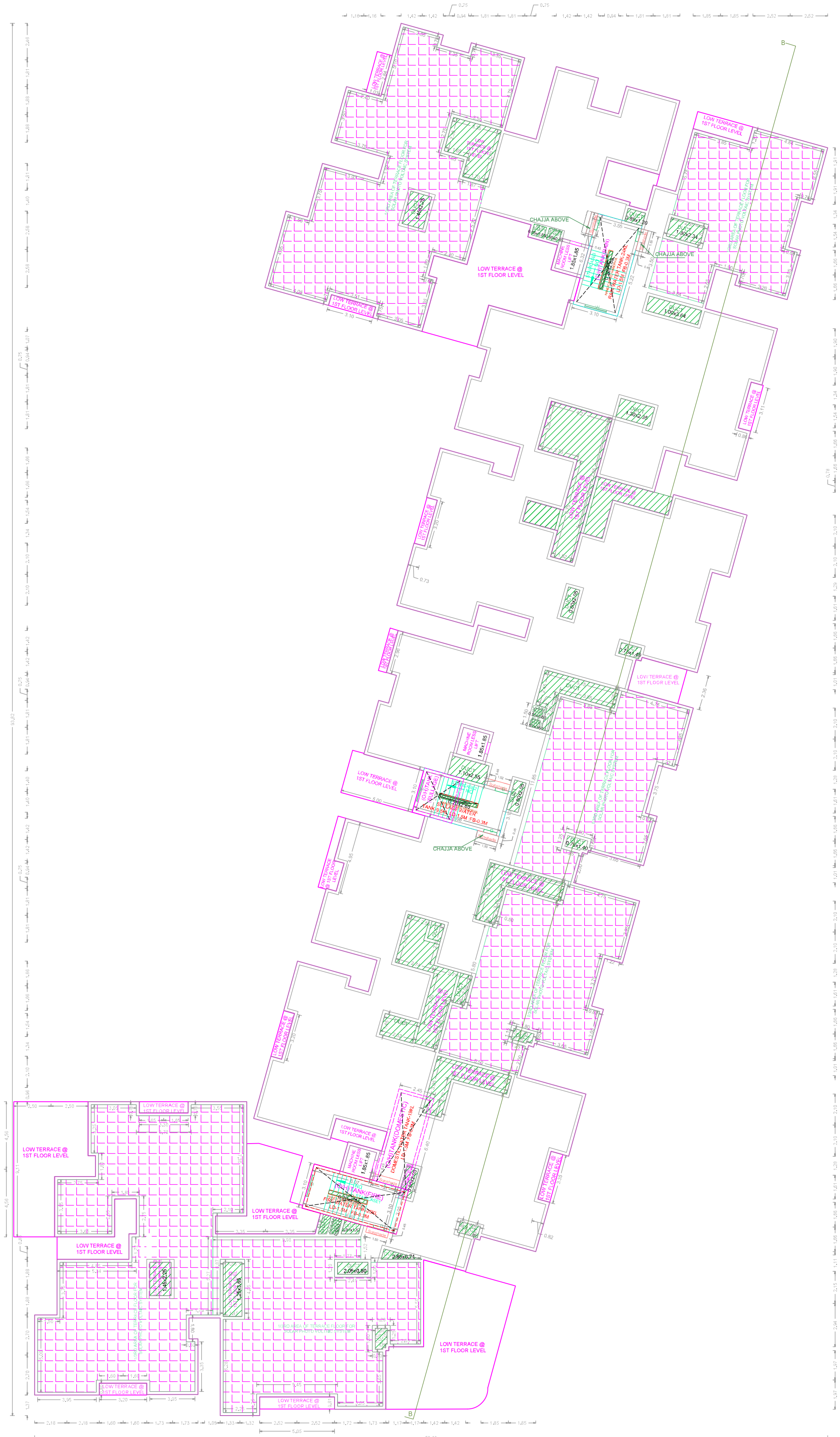
Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

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FLOOR NAME	SHEET NO. 6 / 7
FLOOR NAME	

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TERRACE FLOOR PLAN
BLOCK B

APPROVAL CONDITION

SCALE 1:100

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KEY NO. 1788

QR CODE

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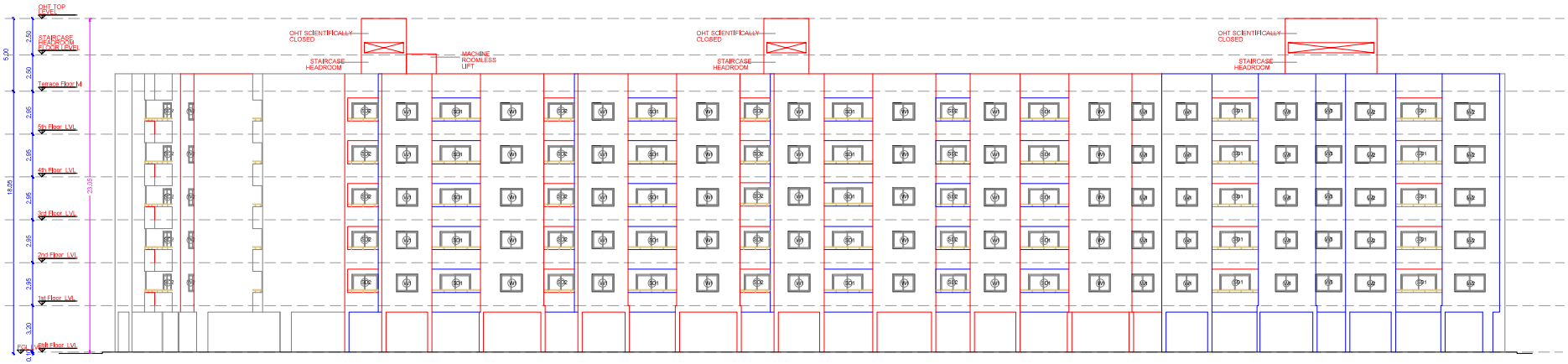
Applicants (Owner / Developer / Power of Attorney)

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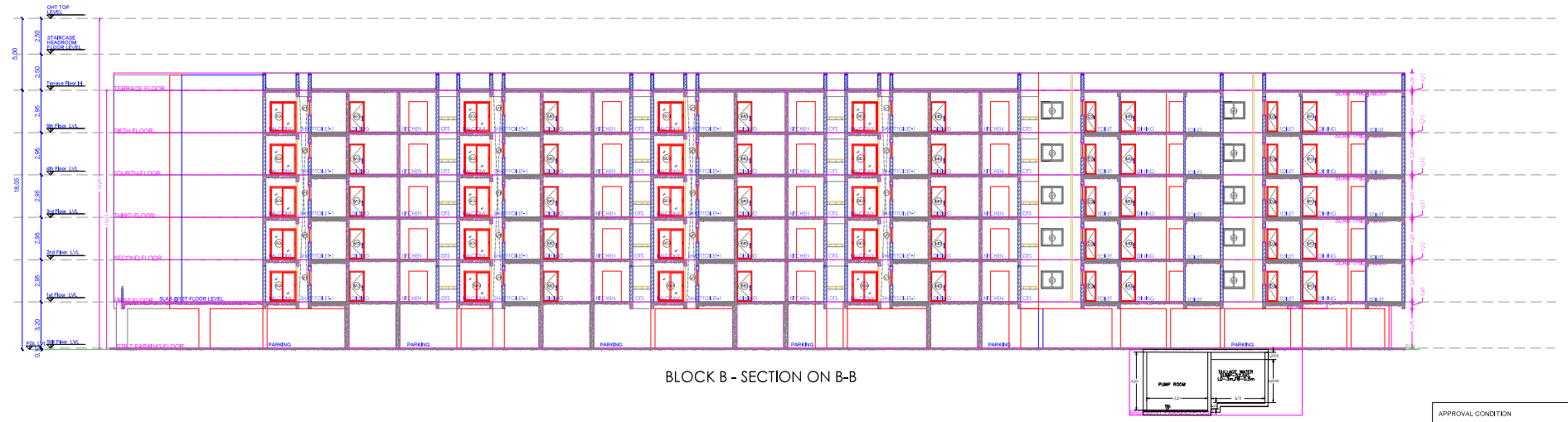
FLOOR NAME	SHEET NO. 7 / 7

FLOOR NAME

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BLOCK B - EAST ELEVATION



BLOCK B - SECTION ON B-B

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

KEY NO. 1788

QR CODE

Applicants (Owner / Developer / Power of Attorney)

Signature valid

ARCH_E_(36.00_x_48.00_Inches)

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our services doesn't just end there

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Legal & Documentation Services

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Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

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