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Official Property Record

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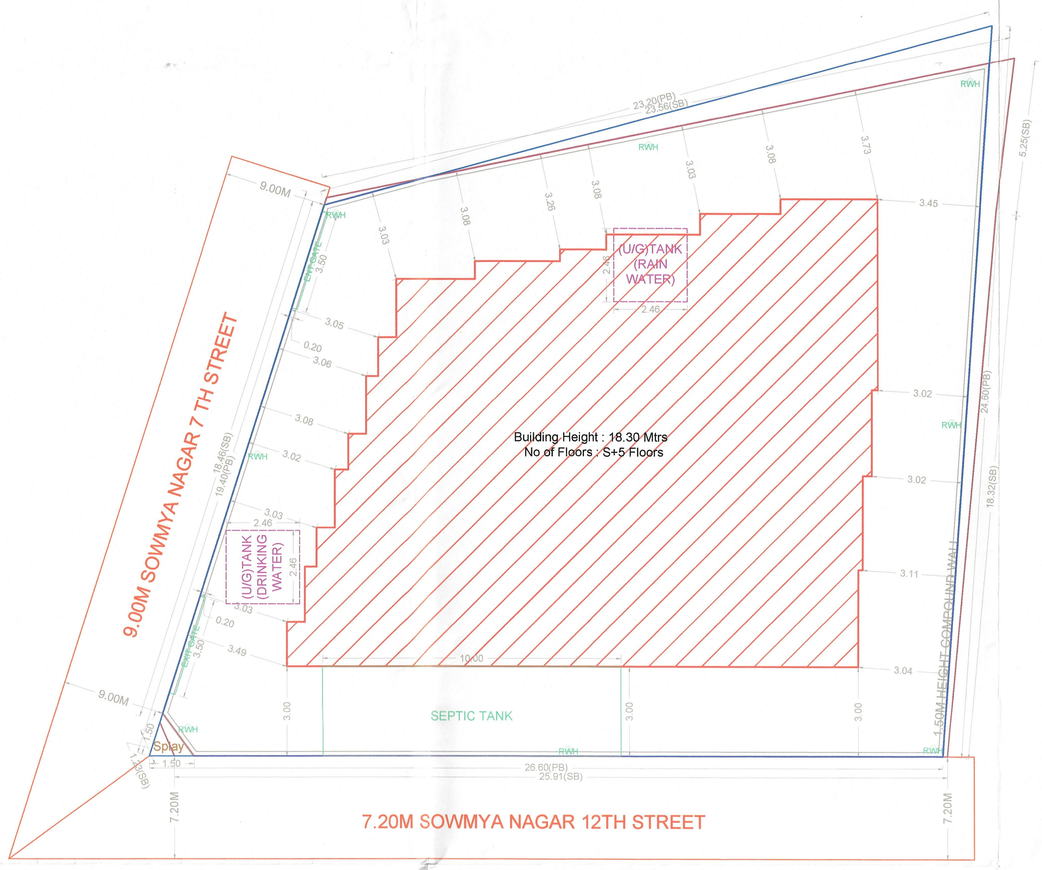


PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR (PARKING) + 5 FLOORS (18.30M - HEIGHT) RESIDENTIAL BUILDING WITH 15 DWELLING UNITS (AFFORDABLE HOUSING) AT PLOT NOS. 4 & 5 (AS PER CMDA APPROVED LAYOUT P.P.D./L.O No.96/1992), 7TH STREET AND 12TH STREET, SOWMYA NAGAR, PERUMBAKKAM, CHENNAI - 600100. COMPRISED IN OLD S.NO.429 / 2J (PART), NEW S.NO.429 / 2J1C (AS PER PATTA) OF PERUMBAKKAM VILLAGE WITHIN THE LIMITS OF ST.THOMAS MOUNT PANCHAYAT UNION.

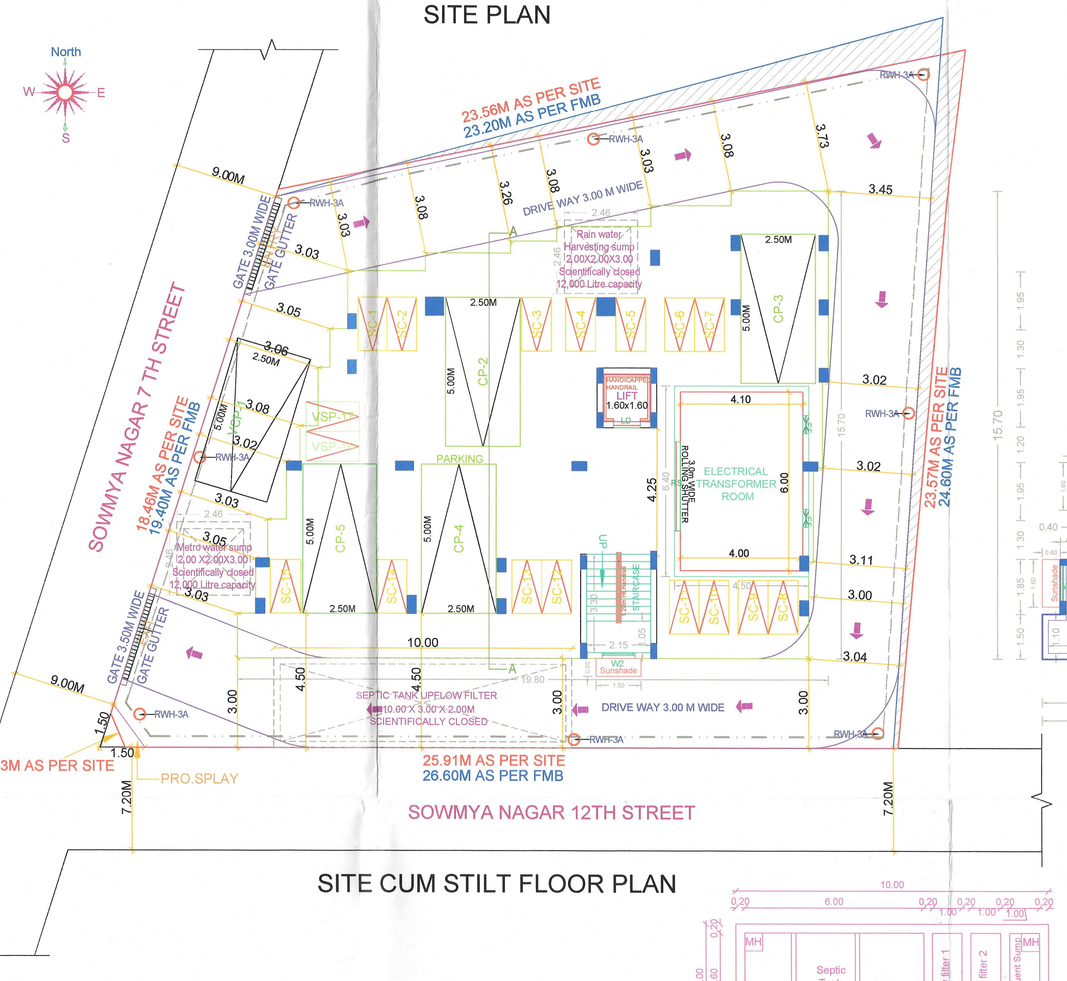
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	550.00
AREA AS PER DOCUMENT	555.54
AREA CONSIDERED FOR FSI	550.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	1280.55
FSI FACTOR	2.328
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

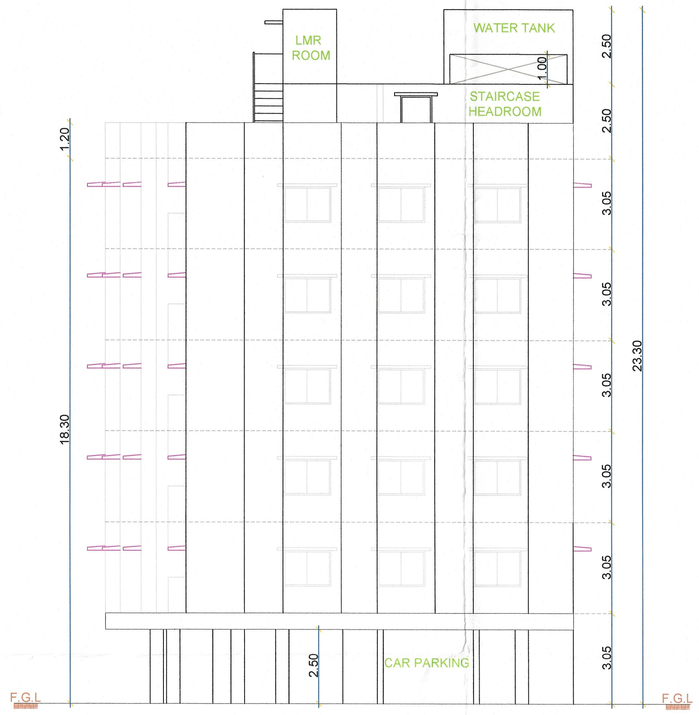
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	3	5
TWO WHEELER	17	17
CYCLE	-	0



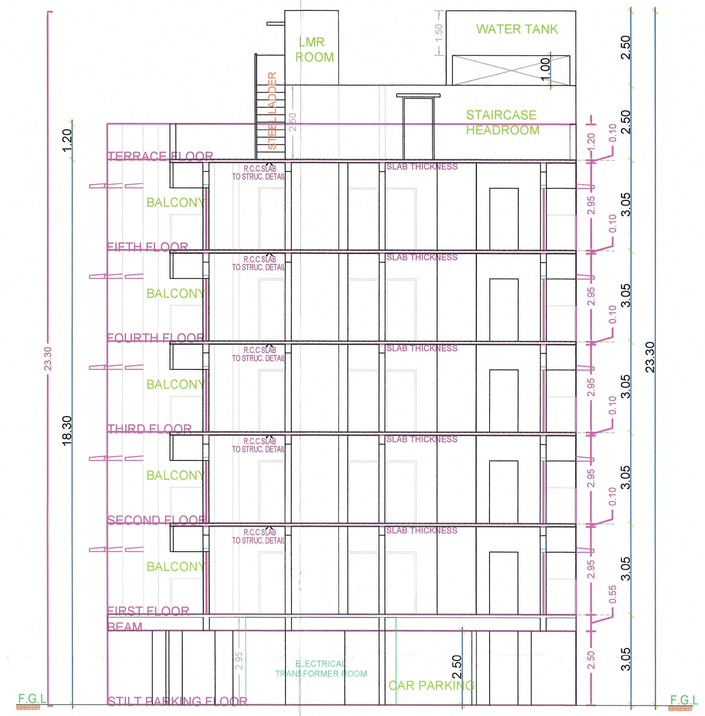
SITE PLAN



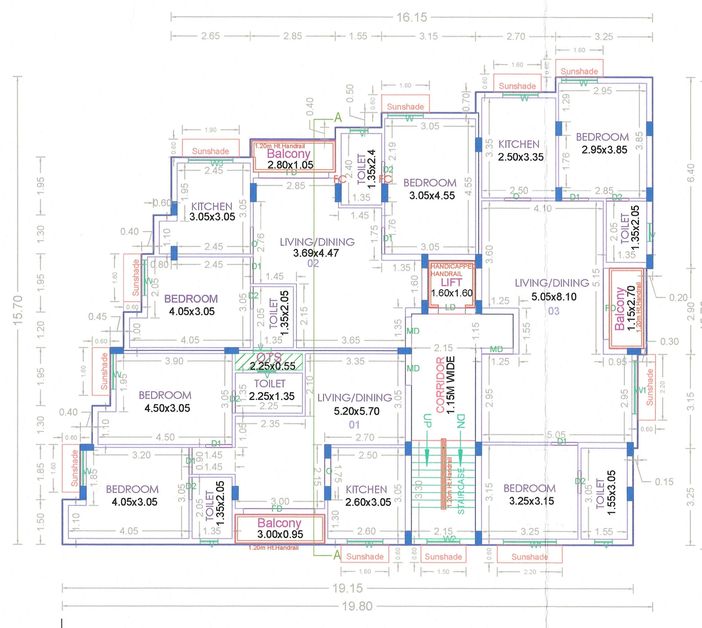
SITE CUM STILT FLOOR PLAN



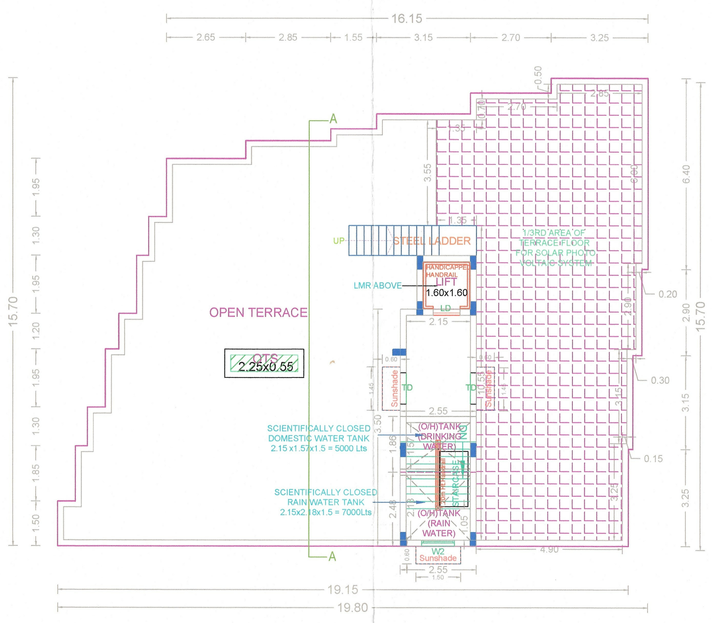
ELEVATION



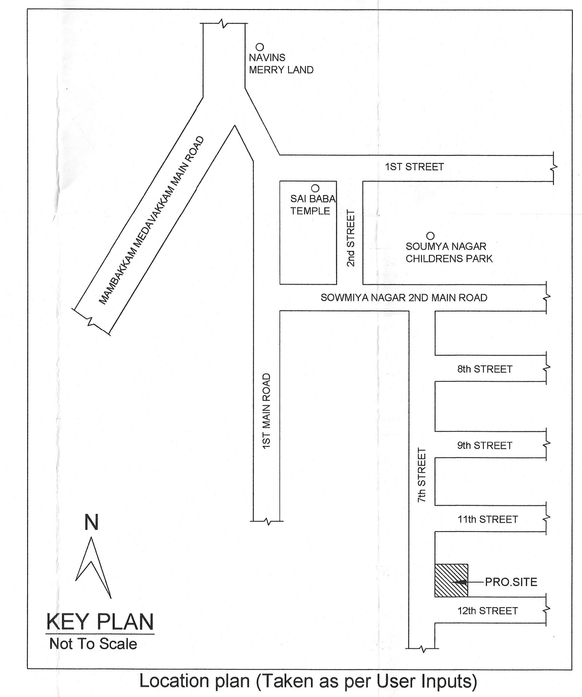
SECTION-AA'



TYPICAL - 1, 2, 3, 4 & 5 FLOOR PLAN

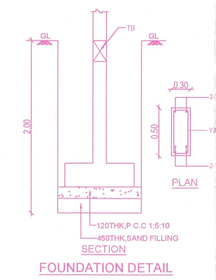


TERRACE FLOOR PLAN

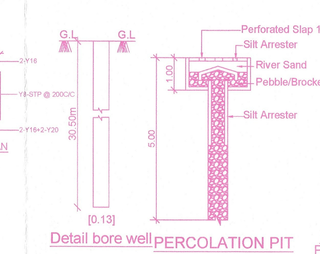


KEY PLAN
Not To Scale

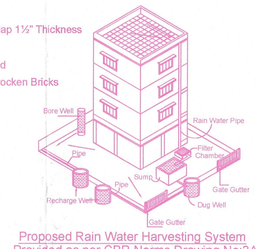
Location plan (Taken as per User Inputs)



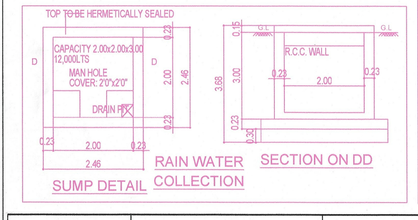
FOUNDATION DETAIL



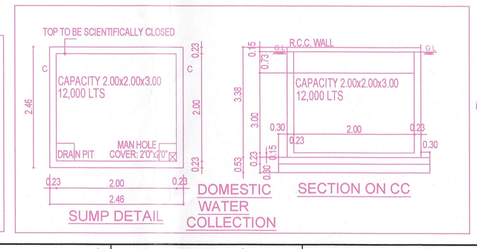
Detail bore well PERCOLATION PIT



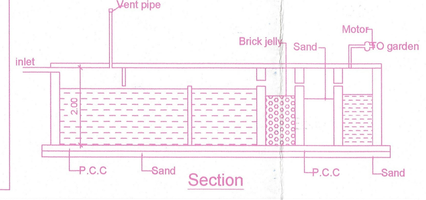
Proposed Rain Water Harvesting System Provided as per CBR Norms Drawing No:3A
Not To Scale



RAIN WATER COLLECTION SUMP DETAIL | SECTION ON DD



SUMP DETAIL | DOMESTIC WATER COLLECTION | SECTION ON CC



Plan
Septic tank with upflow filter system

Section

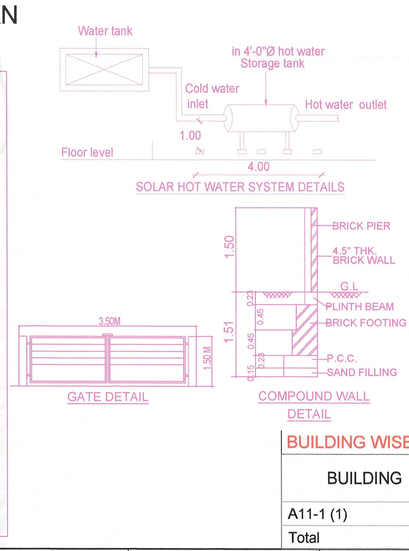
No.of Flats	: 15 Nos.
Total No .of users	: 75 Nos.
assume a standard users	: 38 Nos
Total no.of fixture units assume a peaking factor of 6 lpm.fixture unit	: 38 x 6 Liters = 228 liters per minutes

SEPTIC TANK

Surface area required for the septic tank	: 229 x 0.92 / 10 = 20.97 sq.m Say 21 sq.m
Volume of free board	: 21.00 x 0.30m = 6.3 cu.mt
Volume of sedimentation	: 21.00 x 0.30m = 6.3 cu.mt
Volume of digestion	: 75 x 0.033 = 2.4 cu.mt
Volume of sludge	: 75 x 365 x 0.0002 = 5.4 cu.mt
Total volume	: 20.4 cu.mt.
Depth of Septic tank (volume / Surface area)	: 20.4 / 21.0 = 0.97m
Intel pipe invert level assuming a Gradient of 1 in 8 starting from first chamber	: 1.03m
Total Liquid Depth	: 0.97 + 1.03m = 2.0M
Required size of septic tank	: 2.60m x6.60m x 2.00m

UPFLOW FILTERS

Capacity for 75 users	: 75 x 0.045 = 3.37 cu.mt
Depth (assumed)	: 2.0 (minimum)
Hence area of final effluent sump	: 3.37 / 2.00 = 1.68 sq.m
Size of final effluent sump	: 2.60 x 1.00 x2.00m
Size of up flow filter (1)	: 2.60 x 1.00 x2.00m
Size of up flow filter (2)	: 2.60 x 1.00 x2.00m



FLOOR WISE FSI STATEMENT: A11 (1)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	28.80	0.00	0.00	0	28.80
FIRST FLOOR	0.00	250.35	0.00	0.00	3	250.35
SECOND FLOOR	0.00	250.35	0.00	0.00	3	250.35
THIRD FLOOR	0.00	250.35	0.00	0.00	3	250.35
FOURTH FLOOR	0.00	250.35	0.00	0.00	3	250.35
FIFTH FLOOR	0.00	250.35	0.00	0.00	3	250.35
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	1280.55	0.00	0.00	15	1280.55

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
A11-1 (1)		0.00	1280.55	0.00	0.00	15	1280.55
Total		0.00	1280.55	0.00	0.00	15	1280.55

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

This Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P. (MD) No.8848 of 2019 and VMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by Architect: C V [illegible]
Sign Date: 01/12/2025 2:00:57 PM

Signature valid
Digitally Signed by [illegible]
Sign Date: [illegible]

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. 0788

QR CODE

ஒப்புதல் அளிக்கப்படுகிறது
பி.பி.ஏ.எண்: 198/25 27/02/25
தலைவர் / நிர்வாக அலுவலர்
பெருங்கடக்கம் ஊராட்சி

Applicants (Owner / Developer / Power of Attorney)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

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our services doesn't just end there

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Compliance & Special Services

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empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

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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