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உள்ளாட்சி மன்றப் படி

SHEET NO உள்ளாட்சி மன்றப் படி 2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS +5TH FLOOR PART (HEIGHT -18.275 M) RESIDENTIAL BUILDING WITH 31 DWELLING UNITS AVAILING PREMIUM FSI AND ASSOCIATION ROOM & GYM AT 5TH FLOOR AT RAJAS GARDEN MAIN ROAD , VANAGARAM, CHENNAI ,COMPRISED IN OLD S.NO.213/2 Part, 218/1B Part NEW S.NO. 213/2A1A1B1 & 218 /1B2A OF VANAGARAM VILLAGE WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION

REFERENCE

PROPOSED	
ROAD	
SEWER LINE	
WATER LINE	
BOUNDARY	

SCALE	DATE
1:100	

SCHEDULE OF JOINERY

MD	DOOR	1.065 X2.10
D	DOOR	0.900 X2.10
D1	DOOR	0.750X 2.10
O	OPENING	0.75X 2.10
TD	TERRACE DOOR	1.000 X2.10
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W	WINDOW	1.065 X2.10
W1	WINDOW	0.9X 1.20
KW	KITCHEN WINDOW	0.9X 1.20
V	VENTILATOR	0.6X 0.9

Planning Permission No.
PPJ NHRB/ 01 / 2024 /B/B
APPROVED
Subject to conditions mentioned in this office
Letter No. CMDA/ PP/ NHRB/ C / 48/ 2024 Dated. 08.02.2024
For Chief Planner
Non High Rise Buildings
Chennai Metropolitan Development Authority
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.

This Planning Permission as per the delegated powers given by Member Secretary, CMDA in Office Order No. 7/2019 dated 12.03.2019.

கட்டிட அனுமதி ஒப்புதல் அளிக்கப்படுகிறது
கடிதம் எண்: 3024/2024, 26/4/2024
தலைவர்
வானகரம் ஊராட்சி
வில்லிவாக்கம் ஊராட்சி ஒன்றியம் (தெ) அம்பத்தூர்

Approval forwarded vide Proc
Rc. no: 3024/2024/A3
Date : 26/4/2024

Commissioner
Panchayat Union Villivakkam
(at)Ambattur, Chennai-53.

SOLAR PHOTO VOLTAIC SYSTEM WILL BE ERECTED FOR 1/3 OF TERRACE AREA

LOW AT TERRACE AT 5TH FLOOR

OPEN TERRACE

LOW TERRACE AT 1ST FLOOR

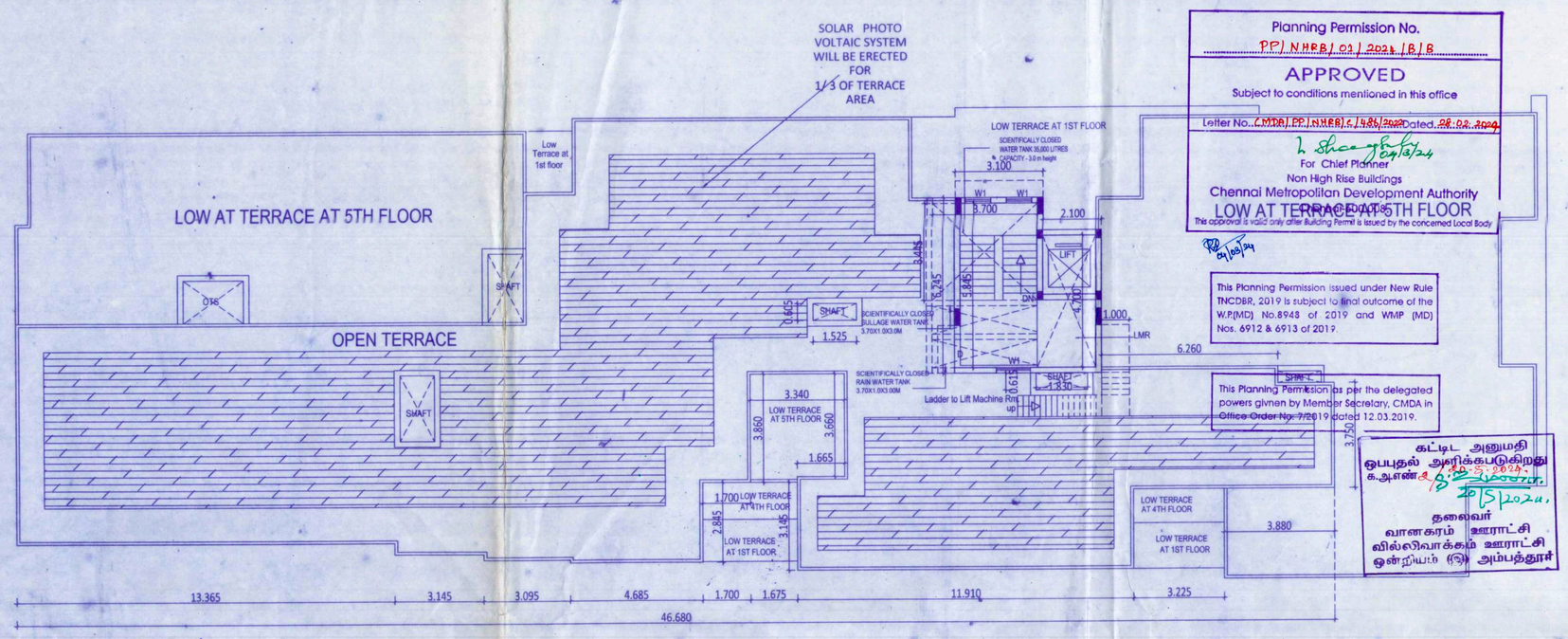
LOW TERRACE AT 5TH FLOOR

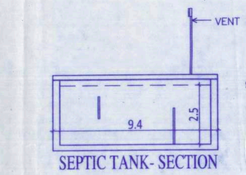
Ladder to Lift Machine Room

SCIENTIFICALLY CLOSED WATER TANK 3.70X1.0X3.0M

SCIENTIFICALLY CLOSED SULLAGE WATER TANK 3.70X1.0X3.0M

SCIENTIFICALLY CLOSED RAIN WATER TANK 3.70X1.0X3.00M





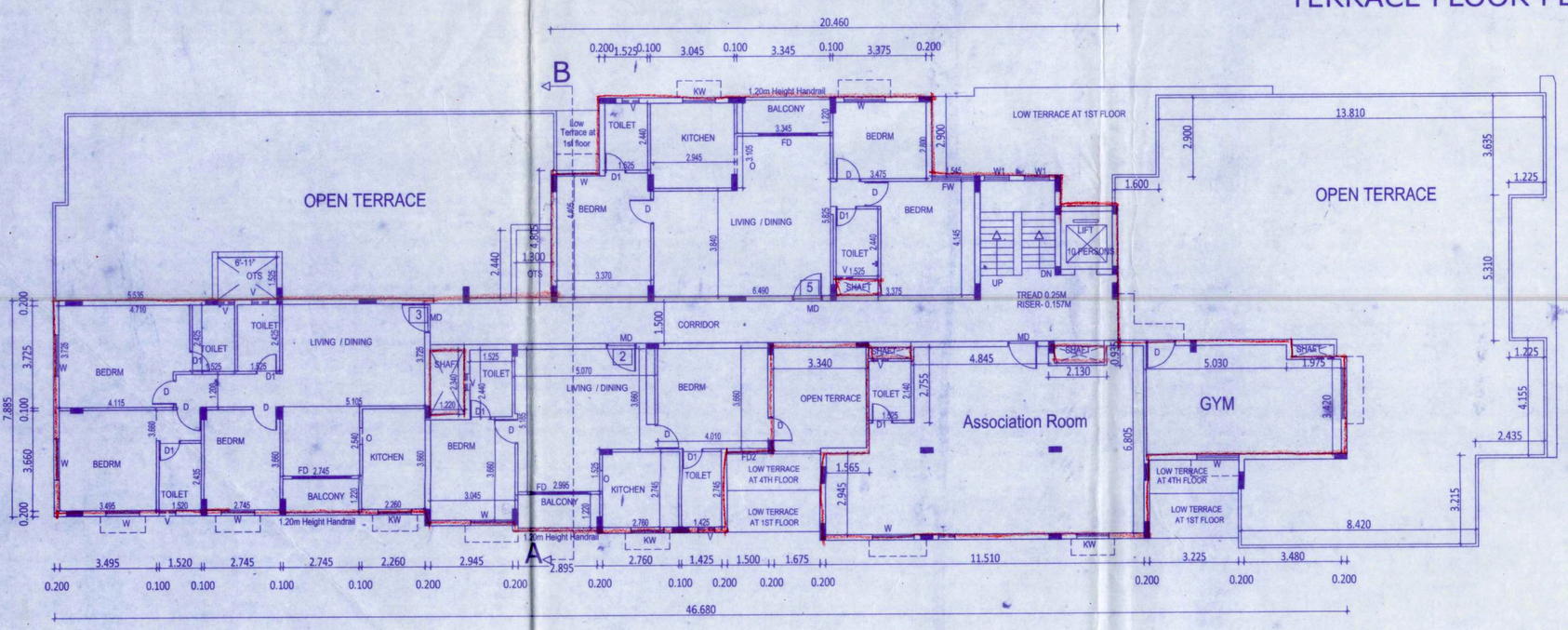
SEPTIC TANK- SECTION



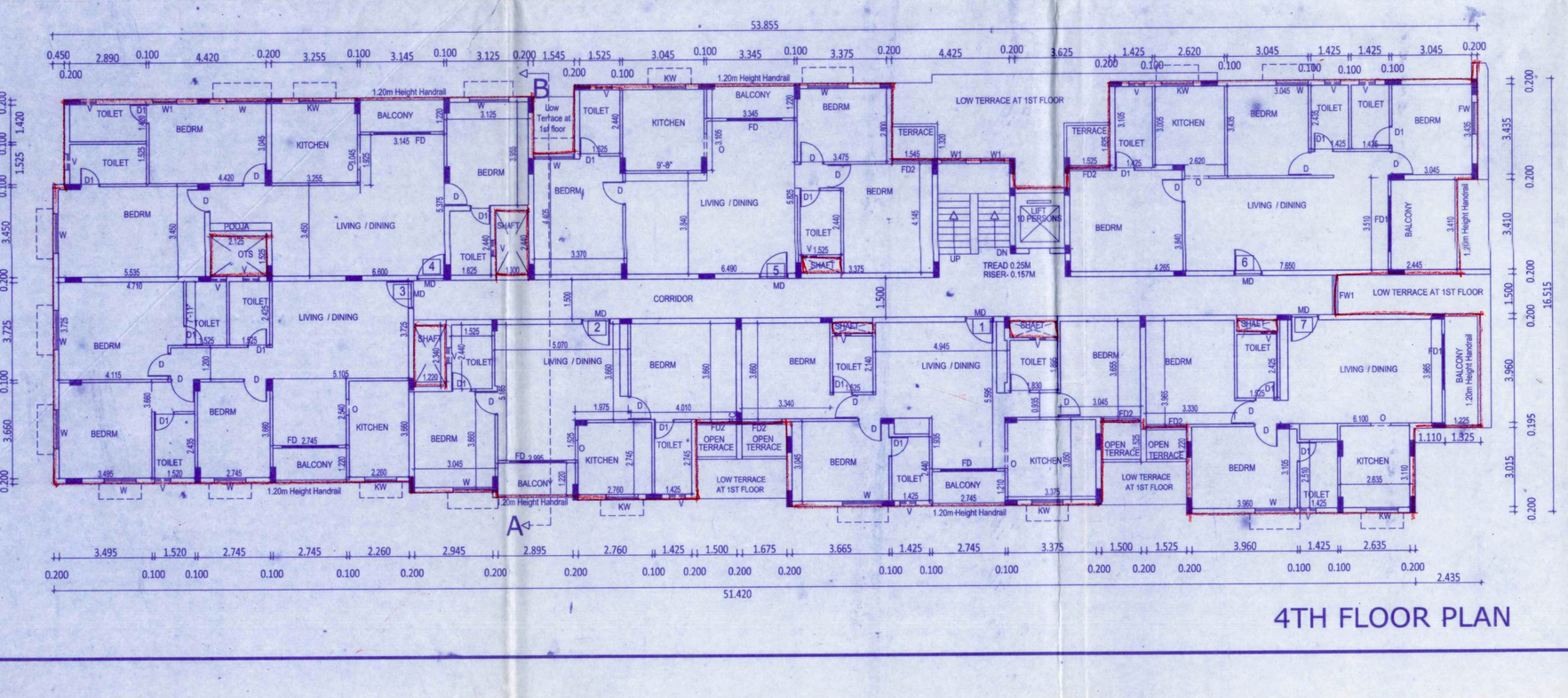
SEPTIC TANK WITH UPFLOW FILTER - PLAN
(NOT TO SCALE)

DESIGN DATA :		
No. of Flats	-	32 nos
Per flat Occupants	-	5 nos
Occupants for Flats	-	160 nos
Rate of water supply	-	150 lpcd
Water Consumption	-	24000 L/D
Sewage generated	-	25000 L/D
Proposed Capacity of Septic Tank assumed		90,0000 Litres

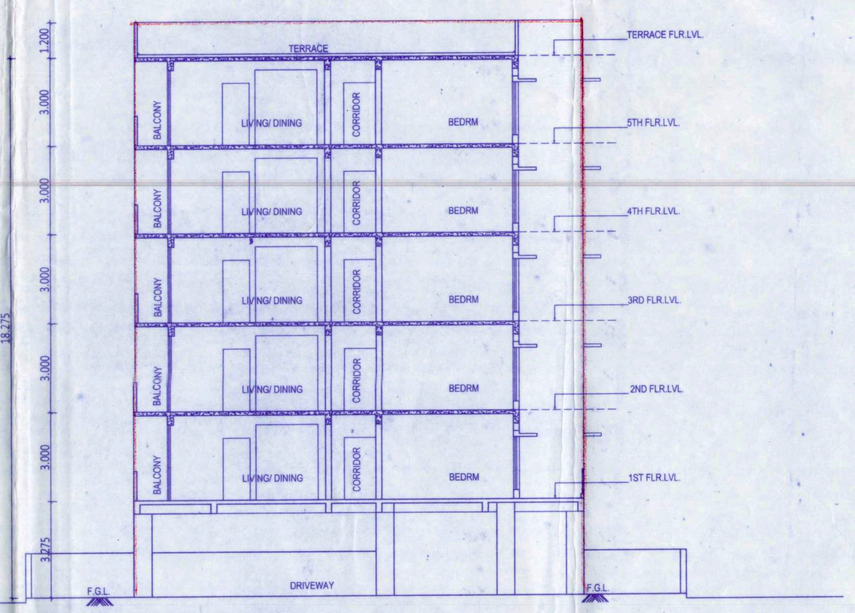
TERRACE FLOOR PLAN



5TH FLOOR PART PLAN



4TH FLOOR PLAN



CROSS SECTION - A-B

SPECIFICATIONS

R.C. RAFT FOUNDATION
SOLID BLOCK WALLS IN SUPERSTRUCTURE IN C.M. 1:5
R.C.C. COLUMNS, PLINTH BEAMS,
ROOF SLAB, ETC. IN C.C. 1:2:4
PLASTERING WORK IN C.M. 1:4
VETRIFIED TILES /ANTI SKID CERAMIC FLOORING IN C.M. 1:3
PAINTED WITH OIL BOUND DISTEMBER
ALL DOORS OF PADAK AND POWDER COATED ALUMINIUM GLAZINGS SS FLY MESH M.S. GRILLS WITH FRICTION HINGES
TWO COATS OF ENAMEL PAINT OVER ONE COAT
OF PRIMER ON WOOD WORK
WEATHERING COURSE IN BRICK JELLY CONCRETE IN C.M.
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

OWNER/ POWER OF ATTORNEY

For URBAN TREE REHA SPACES LLP

PARTNER/AUTHORISED SIGNATORY

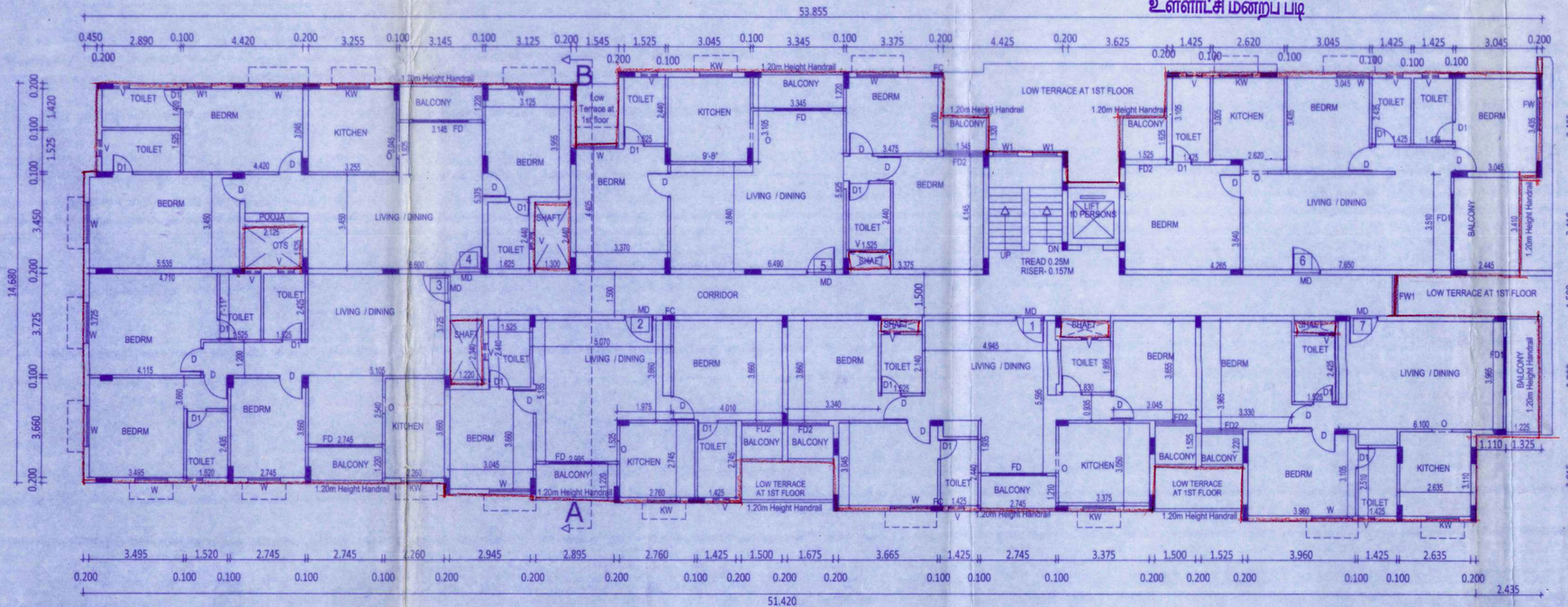
STRUCTURAL ENGINEER

Er.S. RAMACHANDRAN
M.E (Struct), DIIT (Hons. Tech)
Structural Engineer Grade 1 (SE)
CMDA Reg. No : SE/ CR. 1 / 96 / 03 / 029
Valid Upto 21.03.2024.

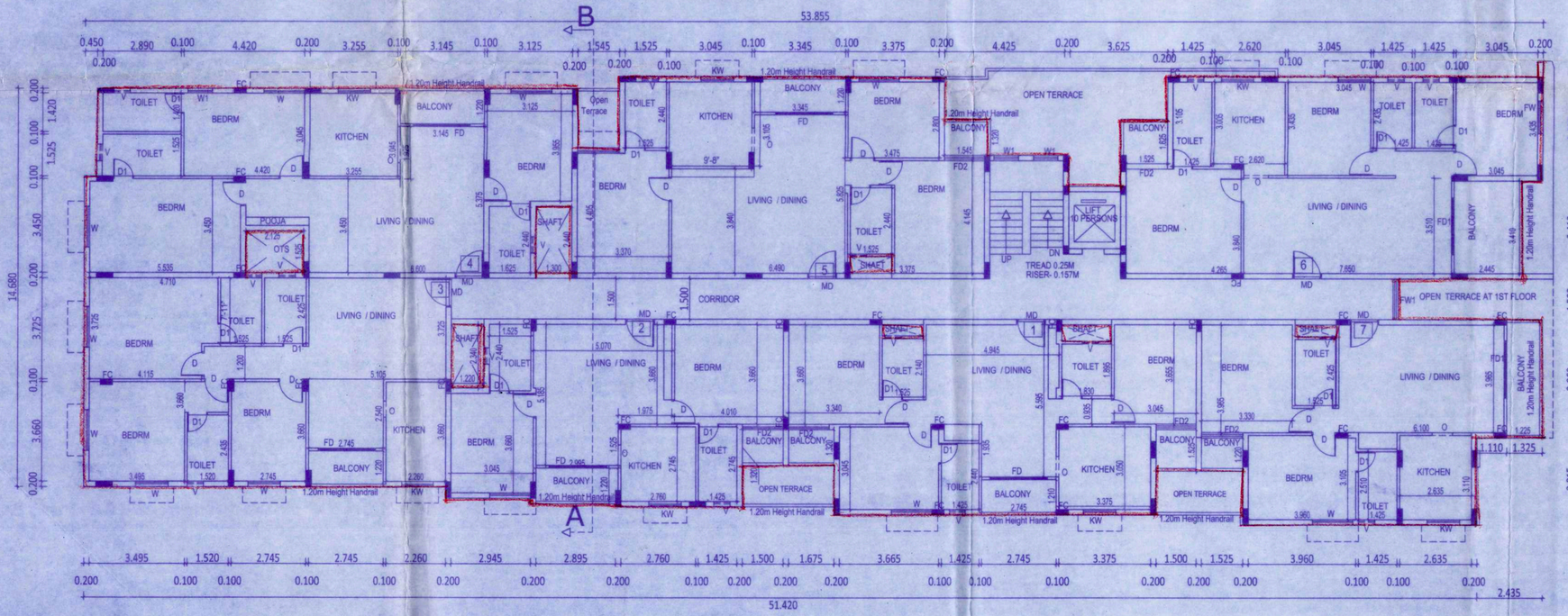
LICENSED SURVEYOR

G. MCKENZIE, M.Arch.,
COA Regn. No. CA/2000/26511
CMDA Regn. No. RA/Gr.I/19/08/335
GCC - R.A. No. 002932021
Akshara Associates
Plot No. 82, 1st Floor, Gopalan St, Vasudevan Nagar, Jafferkhanpet, Chennai - 600 083.

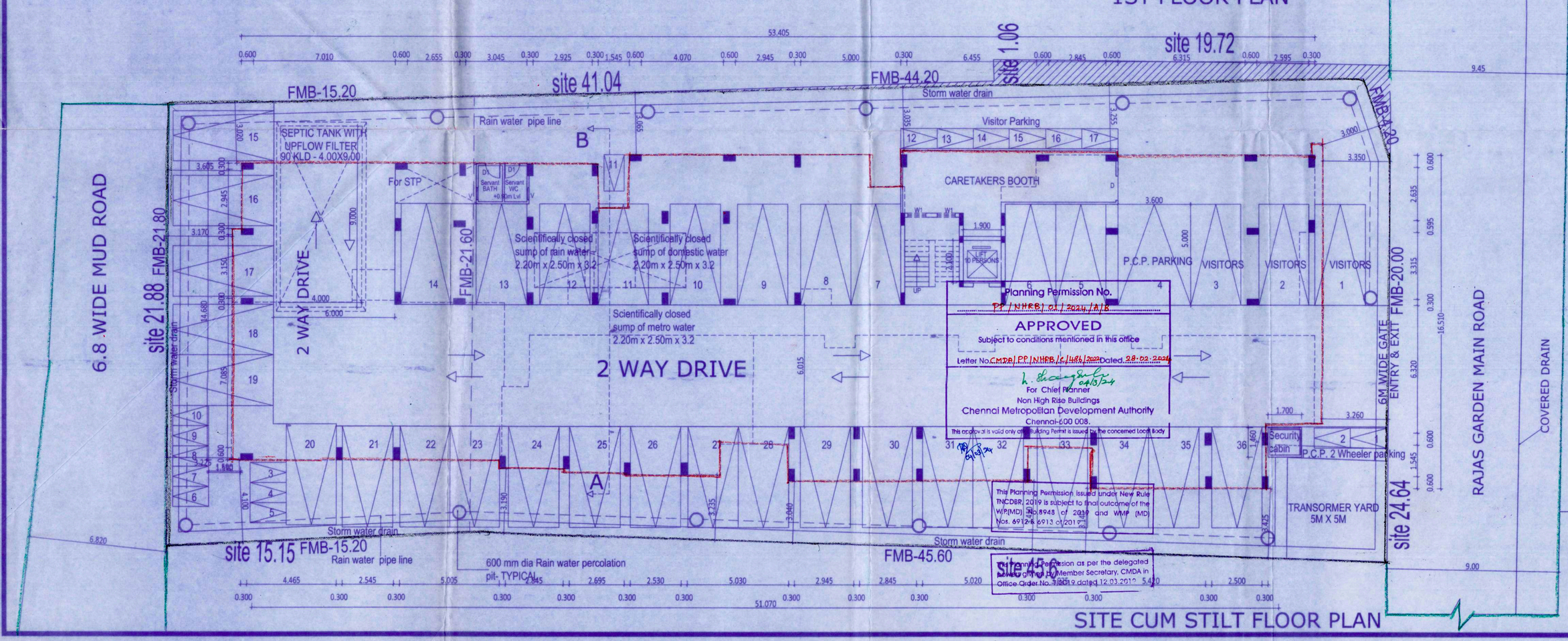
உள்ளாட்சி மன்றப் படி



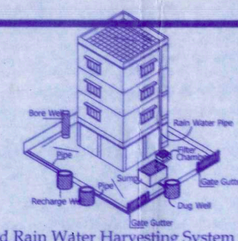
TYPICAL FLOOR PLAN
(2ND / 3RD FLOOR)



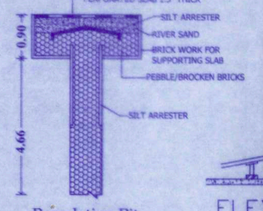
1ST FLOOR PLAN



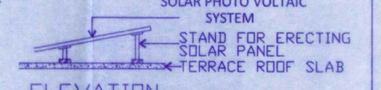
SITE CUM STILT FLOOR PLAN



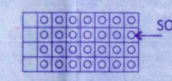
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



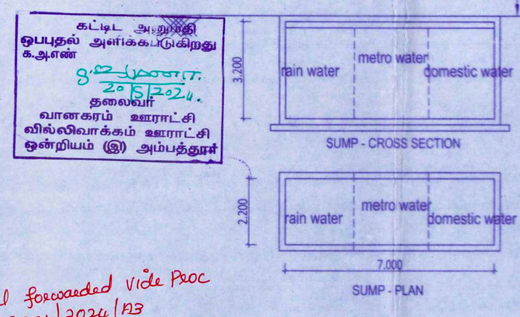
Percolation Pit



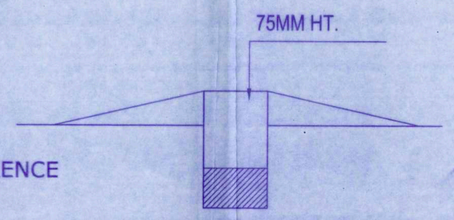
ELEVATION



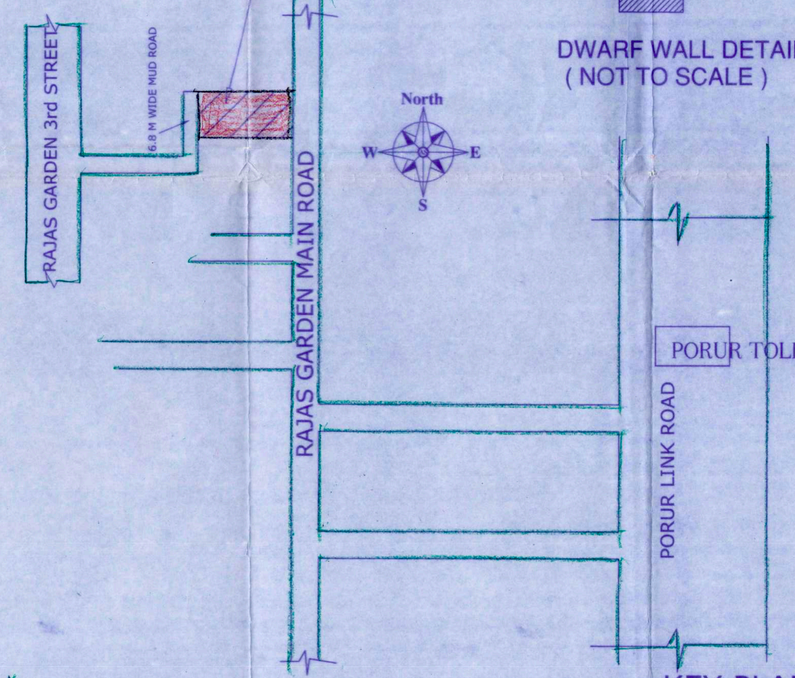
PLAN



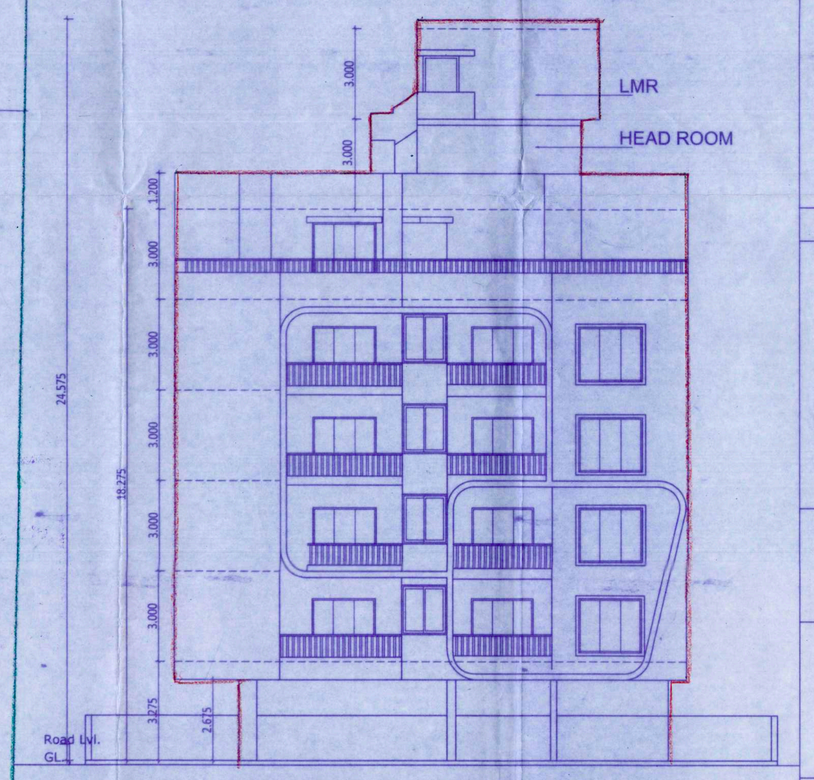
SOLAR PHOTO VOLTAIC SYSTEM DETAIL
(NOT TO SCALE)



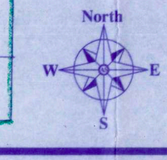
DWARF WALL DETAIL
(NOT TO SCALE)



KEY PLAN
(NOT TO SCALE)



EAST ELEVATION(FRONT)



APPROVAL forwarded vide Proc
Rc. NO : 3024/2024/123
Date : 26/4/24

Commissioner
Panchayat Union Villivakkam
(at)Ambattur, Chennai-63.

கட்டிட அனுமதி ஒப்புதல் அளிக்கப்படுகிறது
உள்ளன
தலைவர்
வானகரம் ஊராட்சி
வில்லிவாக்கம் ஊராட்சி
ஒன்றியம் (ஐ) அம்பத்தூர்

SHEET NO :1 . 1/2

உள்ளாட்சி மன்றப் படி

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS +5TH FLOOR PART (HEIGHT -18.275 M) RESIDENTIAL BUILDING WITH 31 DWELLING UNITS AVAILING PREMIUM FSI AND ASSOCIATION ROOM & GYM AT 5TH FLOOR AT RAJAS GARDEN MAIN ROAD , VANAGARAM, CHENNAI ,COMPRISED IN OLD S.NO.213/2 Part, 218/1B Part NEW S.NO. 213/2A1A1B1 & 218 /1B2A OF VANAGARAM VILLAGE WITHIN THE LIMITS OF VILLIVAKKAM PANCHAYAT UNION

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BOUNDARY	

SCALE	DATE
1:100	

SCHEDULE OF JOINERY

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W	WINDOW	1.065 X2.10
W1	WINDOW	0.9X 1.20
KW	KITCHEN WINDOW	0.9X 1.20
V	VENTILATOR	0.6X 0.9

AREA STATEMENT IN SQ.M

SITE AREA - PATTA	1372.00
SITE AREA - DOCUMENT	1388.33
AREA CONSIDERED FOR FSI	1372.00
STILT FLOOR AREA	
1ST FLOOR AREA	778.13
2ND FLOOR	778.13
3RD FLOOR	778.13
4TH FLOOR	764.68
5TH FLOOR	455.38
TOTAL	3554.45

FSI = 3554.45 / 1372.00 = 2.591

Car parking required	29 NOS
Car parking provided	33 NOS
Visitors car parking required & provided	3 NOS
Two wheeler parking required	11 NOS
Two wheeler parking provided	16 NOS
P.C.P.Car parking provided	1 NO
P.C.P.Two wheeler parking provided	1 NO

SPECIFICATIONS

R.C. RAFT FOUNDATION
SOLID BLOCK WALLS IN SUPERSTRUCTURE IN C.M. 1:5
R.C.C. COLUMNS, PLINTH BEAMS, ROOF SLAB, ETC. IN C.C. 1:2:4
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OWNER/ POWER OF ATTORNEY

For URBAN TREE REHA SPACES LLP
PARTNER/AUTHORISED SIGNATORY

STRUCTURAL ENGINEER

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GCC - R.A. No. 00293/2021
Akshara Associates
Plot No. 82, 1st Floor, Gopalan St, Vasudevan Nagar, Jafferkhanpet, Chennai - 600 083.



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

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