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NO - 6

ONE

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

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0878/2023
Dated. 05/06/2024

SITE PLAN	SHEET NO. 1 / 3

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + GROUND FLOOR (PART) GYM + 4 FLOORS + 5TH FLOOR (PART) (HEIGHT -18.30M) RESIDENTIAL BUILDING WITH 36 DWELLING UNITS AVAILING PREMIUM FSI AT DOOR NO. 206 & 208, PADMAVATHY NAGAR EXTENSION ROAD,VELACHERY, CHENNAI COMPRISED IN OLD S.NO. 643,T.S.NO.1/60, BLOCK NO.178 OF VELACHERY VILLAGE (PART-I) WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1851.00
AREA AS PER DOCUMENT	1942.47
AREA CONSIDERED FOR FSI	1851.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	4663.79
FSI FACTOR	2.520
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	40	41
TWO WHEELER	0	0
CYCLE	-	0

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண்.CEBA/WDC/13/0047T/2024
நாள்.04/10/2024 வார்டு.176
ஒப்புநோக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

9.00M WIDE Padmavathy Nagar Extension Road

9.00M WIDE Padmavathy Nagar Extension Road

Building Height : 18.30 Mtrs

No of Floors : S+5

7.2(As per site) 18.6(As per FMB) 11.5(As per Site)

OPEN TRANSFORMER YARD 5.00x5.00

SET BACK LINE

3M WIDE DRIVEWAY

BUILDING LINE

ONE WAY DRIVEWAY

Metro Water Sump 2.0x 3.2x 2.4

GYM 3.00 X 6.93

6m WIDE ENTRY/EXIT GATE WITH 0.75M DWARF WALL

Collection Chamber

To Corporation Drainage

ASSOCIATION ROOM/SOCIETY OFFICE 3.60 X 3.00

OTS above

HANDICAPPED RAMP/RAIL

LIFT 2.41x2.10

Raw Water Sump 2.0x 3.2x 2.4

Treated Water Sump 2.0x 3.2x 2.4

METER ROOM 9.56 X 1.50

61.0(As per Site)

95.5(As per Site)
95.4(As per FMB)

95.4(As per FMB)

SERVENT/DRIVER BATHROOM

*SERVANT WC

HCP39

HCP40 HCP41

VCP39 VCP40 VCP41 VCP11 VCP12 VCP13 VCP14 VCP15 VCP16 VCP17 VCP18 VCP19 VCP20 VCP21 VCP22 VCP23 VCP24 VCP25 VCP26 VCP27 VCP28 VCP29 VCP30 VCP31 VCP32 VCP33 VCP34 VCP35 VCP36 VCP37 VCP38

METER ROOM 10.17x1.5

32.9(As per site)

20.2(As per FMB)

20.2(As per Site)

Proposed Site

KEY PLAN [SCALE - NTS]
Location plan (Taken as per User Inputs)

DWARF WALL DETAILS

6.00 Gate 6.00m wide — Brick Masonry wall in CM 1:5 — 1.50 — Gate Gutter — 7.5cm height dwarf wall — ELEVATION

G.L — Plinth beam — Pile foundation — 7.5cm height dwarf wall — SECTION

6.00 — PLAN

Man hole cover — RCC slab — G.L — Free board — RCC 1:4:8 — Sand filling

SECTION 'B-B'

M.H — RCC WALL

PLAN
TYPICAL PLAN FOR METRO WATER SUMP

Man hole cover — RCC slab — Free board — Treated Water Sump — Rain Water Sump — RCC 1:4:8 — Sand filling

SECTION 'B-B'

M.H — RCC WALL — Treated Water Sump — Rain Water Sump

PLAN
TYPICAL PLAN FOR
UG SUMP

Man hole cover — RCC slab — G.L — Free board — RCC 1:4:8 — Sand filling

SECTION 'B-B'

M.H — RCC WALL

PLAN
TYPICAL PLAN FOR
RAIN WATER HARVESTING SUMP

SITE PLAN

SITE CUM STILT FLOOR PLAN

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
NHRB-1 (RESI)		0.00	4663.79	0.00	0.00	36	4663.79
Total		0.00	4663.79	0.00	0.00	36	4663.79

FLOOR WISE FSI STATEMENT: NHRB (RESI)

FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA INST.	DU	TOTAL FSI AREA
STILT PARKING FLOOR	0.00	86.53	0.00	0.00	0	86.53
FIRST FLOOR	0.00	1012.10	0.00	0.00	8	1012.10
SECOND FLOOR	0.00	1012.10	0.00	0.00	8	1012.10
THIRD FLOOR	0.00	1012.10	0.00	0.00	8	1012.10
FOURTH FLOOR	0.00	1012.10	0.00	0.00	8	1012.10
FIFTH FLOOR	0.00	528.86	0.00	0.00	4	528.86
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	4663.79	0.00	0.00	36	4663.79

Applicants (Owner / Developer / Power of Attorney)

For JONES FOUNDATIONS PVT. LTD.
Managing Director

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: Sign Date: 06/06/2024 12:45:01 PM

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
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.

KEY NO. 6688

QR CODE

ARCH_E_(36.00_x_48.00_Inches)

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

RESPONSIBILITY OF THE BUILDER / PROMOTERS

1. For High Rise Buildings Structural design has to be vetted by IIT / Anna University. For Non-High Rise Buildings design has to be vetted by Registered Structural Engineer.
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No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of It.

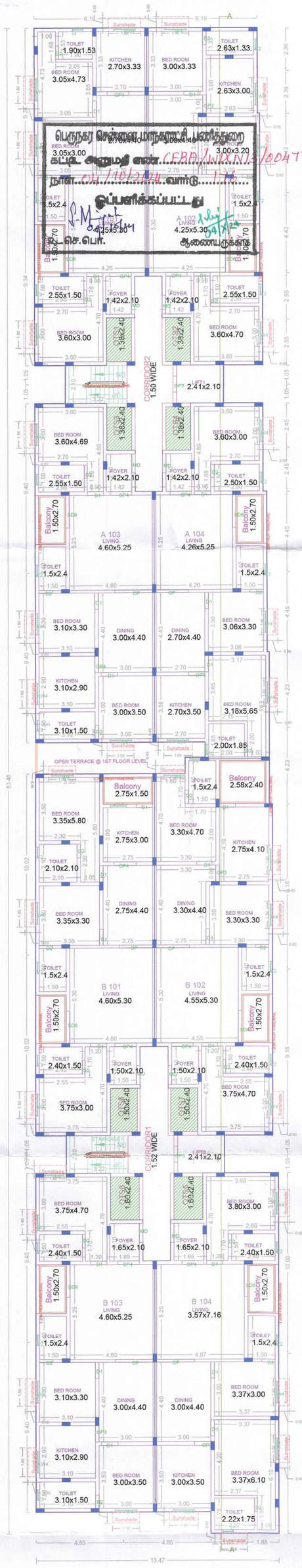
FLOOR NAME	SHEET NO. 2 / 3
FLOOR NAME	

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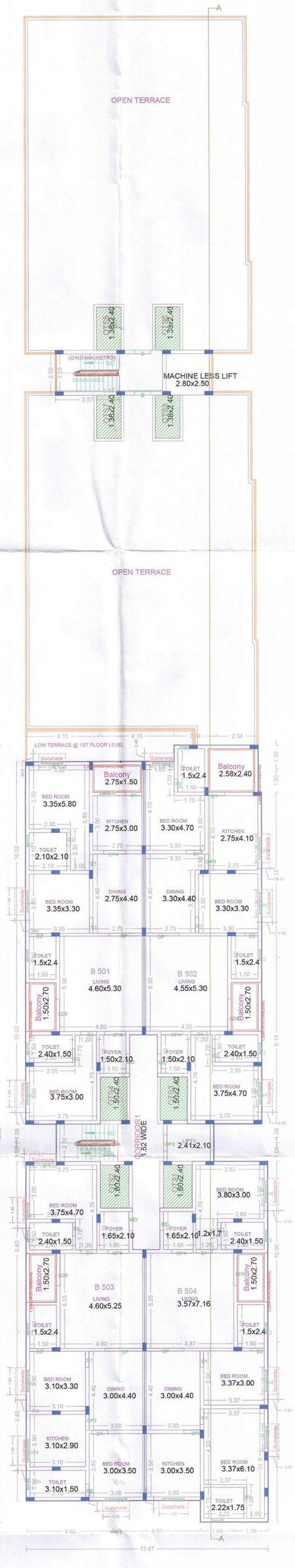
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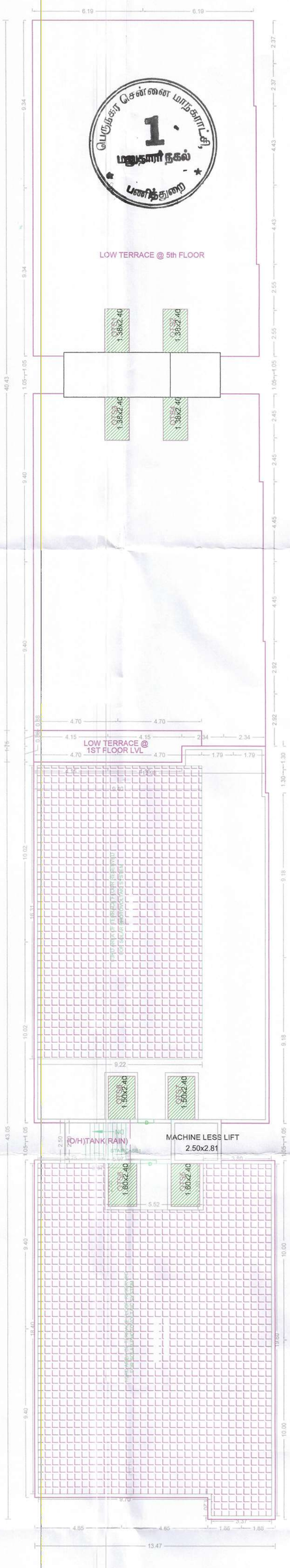
பெருநகர சென்னை மாநகராட்சி
கட்டிட வரைமுறை வரன்முறை CERP/NOC/03/00477/2024
நாள் 04/06/2024 வரை 1 ஆண்டிற்கு
ஏற்றுக்கொள்ளப்பட்டது
உட.செ.பொ. ஆணையருக்காக



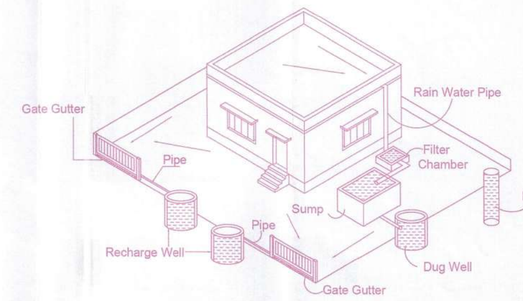
TYPICAL - 1- 4 FLOOR PLAN



FIFTH FLOOR PLAN (PART)



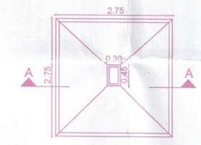
TERRACE FLOOR PLAN



Proposed Rain Water Harvesting System
(Scale - NTS)



SECTION 'A-A'

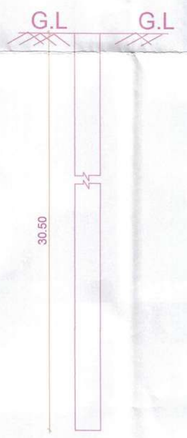


PLAN

DETAIL OF COLUMN FOOTING



RAINWATER PIT



DETAIL OF BORE WELL

Applicants (Owner / Developer / Power of Attorney)

For JONES FOUNDATIONS PVT. LTD.
Managing Director

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APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
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KEY NO. 6688

QR CODE

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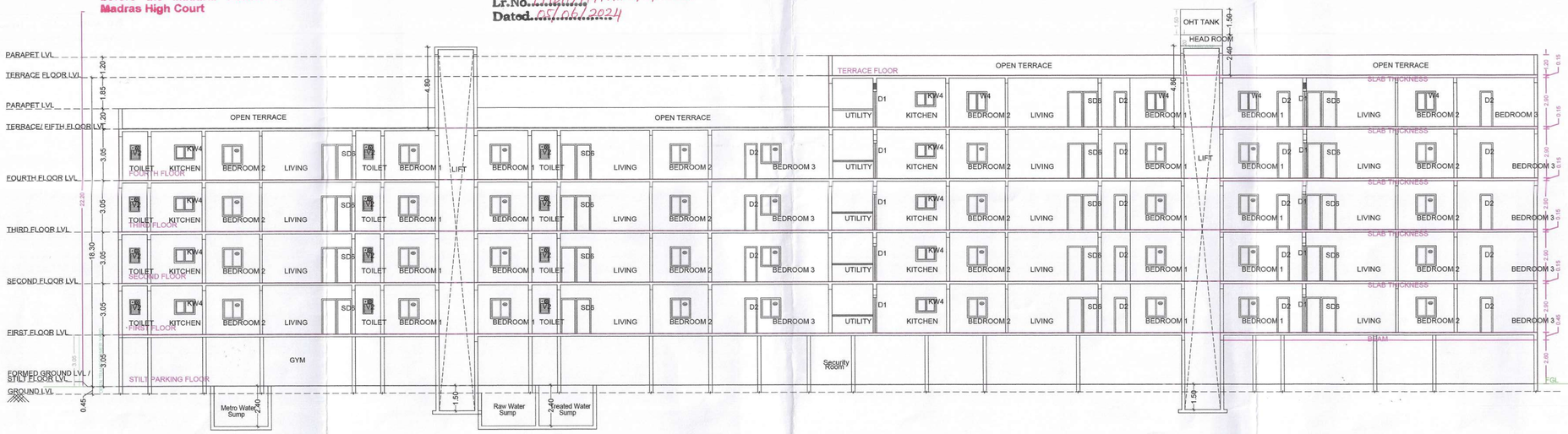
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FLOOR NAME	SHEET NO. 3 / 3
FLOOR NAME	

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Dated. 06/06/2024



SECTION - A A'



FRONT ELEVATION

APPROVAL CONDITION

SCALE 1:100

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APPROVED

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Managing Director

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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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