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PLAN SHOWING THE PROPOSED STILT + 5 FLOORS R.C.C. RESIDENTIAL APARTMENT BUILDING (AFFORDABLE HOUSING) IN T.S.No. 462 /1C & 462/12, BLOCK NO.16, WARD NO. 1 & T.S.No.465 /3B21, BLOCK NO.17, WARD NO. 1 AT KUMBAKONAM CORPORATION.

FA - FIRST AID BOX
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

N

SCALE : 1 : 100

ALL DIMENSION ARE IN " M "

SITE AREA DETAILS

SITE AREA AS PER DOCUMENTS	896.00 SQM
SUPER IMPOSED AREA	941.62 SQM
SITE AREA AS PER TSLR	IN SQ.M
T.S.No. 462 / 1C	597.30 SQM
T.S.No. 462 / 12	82.70 SQM
T.S.No. 465 / 3B21	216.00 SQM
TOTAL TSLR SITE AREA	896.00 SQM

BUILDING AREA DETAILS

FLOOR NAME	FSI AREA IN SQM.	DEDUCTION AREA IN SQM.	TOTAL AREA IN SQM.
STILT FLOOR	----------	528.00	528.00
FIRST FLOOR	480.31	23.00	503.31
SECOND FLOOR	480.31	23.00	503.31
THIRD FLOOR	480.31	23.00	503.31
FOURTH FLOOR	480.31	23.00	503.31
FIFTH FLOOR	480.31	23.00	503.31
TERRACE FLOOR	--	31.98	31.98
TOTAL	2401.55	674.98	3076.53

FSI AREA (WITH PREMIUM FSI) - 2401.55 / 896.00 = 2.680

SCHEDULE OF JOINERY

		IN METER
MD	MAIN DOOR	0.99 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
FD	FRENCH DOOR	1.83 x 2.13
LD	LIFT DOOR	0.91 x 2.13
W	WINDOW	1.22 x 1.52
W1	WINDOW	1.00 x 1.52
KW	KITCHEN WINDOW	1.22 x 1.00
KW1	KITCHEN WINDOW	0.91 x 1.00
V	VENTILATOR	0.61 x 0.90

PARKING DETAILS		
PARKING NAME	REQUIRED	PROVIDED
CAR	17	17
TWO WHEELER	33	38

REFERENCE :

Site Boundry -
Proposed Building -
Drive Way -
Existing Road -

For PACE INFRASTRUCTURE
Managing Partner
APPLICANT

M. VIJAYASEKAR, M.Arch.
STCP Regn. No.TCP / 19 / Gr-I / 2010-11-052
Flat No.1, Ground Floor, No.21A
Kuppuswamy Street, Zodiac Sunrise Nagar,
Nolkumaran, Chennai - 600 107. Mob: 99411 16714.
Email: mvijayasekar@gmail.com
REGISTERED ARCHITECT / ENGINEER

Er. D.SARAVANAN, M.E., (Structural)
Dip.Structural Engineering, M.I.E., (Structural)
Reg. No.Structural Engineer / 2020 / 0023
3/24 A6, VKV Peoples Park, Thiruvalluvar Nagar,
Thedagam Road, Coimbatore-641 102.
Ph. No. 9486644655, 8072425272
REGISTERED STRUCTURAL ENGINEER

SWP / DTCP / TNJ / KLPA / B.P.NO. 64 / 2024

ASST. DIRECTOR / MEMBER SECRETARY,
TOWN & COUNTRY PLANNING,
KUMBAKONAM LOCAL PLANNING AUTHORITY,
THANJAVUR DISTRICT.

DWELLING UNIT AREA DETAIL:-			
TYPICAL FLOORS (FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR)			
UNIT	AREA IN SQ.M	NO. OF FLOOR	TOTAL DWELLING UNIT
1	70.32	5	5
2	68.17	5	5
3	69.18	5	5
4	70.02	5	5
5	67.76	5	5
6	70.08	5	5
TOTAL DWELLING UNITS			30

CARPET AREA DETAIL:-			
TYPICAL FLOORS (FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR)			
UNIT	AREA IN SQ.M	NO. OF FLOOR	TOTAL DWELLING UNIT
1	59.60	5	5
2	59.80	5	5
3	59.84	5	5
4	59.73	5	5
5	59.07	5	5
6	59.85	5	5
TOTAL DWELLING UNITS			30

PARKING DETAIL				
TYPICAL FLOORS (FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR)				
UNIT	AREA IN SQ.M	25 TO 50 SQ.M (1 TWO WHEELER PARKING)	50 TO 75 SQ.M (1 TWO WHEELER PARKING & 2 DWELLING - 1 CAR PARKING)	ABOVE 75 SQ.M And THEREAFTER (1 CAR PARKING)
		TWO WHEELER PARKING	TWO WHEELER PARKING / CAR PARKING	CAR PARKING
1	70.32	----------	1 x 5 = 5 / 1 x 5 = 5	----------
2	68.17	----------	1 x 5 = 5	----------
3	69.18	----------	1 x 5 = 5 / 1 x 5 = 5	----------
4	70.02	----------	1 x 5 = 5	----------
5	67.76	----------	1 x 5 = 5 / 1 x 5 = 5	----------
6	70.08	----------	1 x 5 = 5	----------
TOTAL PARKING		----------	30	15 ----------

VISITOR'S PARKING (10%)
CAR PARKING = 15 + 2 = 17 Nos
TWO WHEELER PARKING = 30 + 3 = 33 Nos

GRAND TOTAL PARKING DETAILS:-

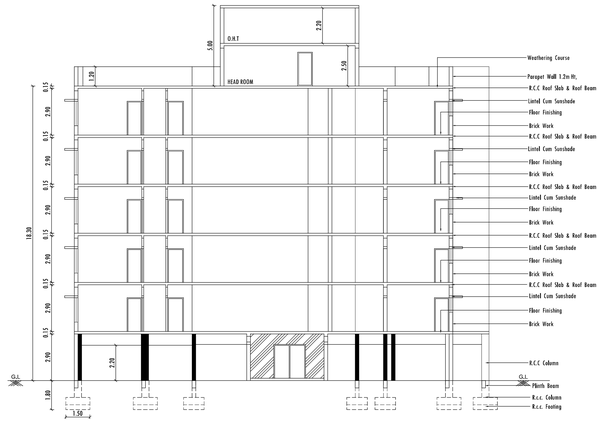
GRAND TOTAL CAR PARKING (REQUIRED) = 17 NOS (AS PER TNCDBR 2019 RULES)
GRAND TOTAL CAR PARKING (PROVIDED) = 17 NOS
GRAND TOTAL TWO WHEELER PARKING (REQUIRED) = 33 NOS (AS PER TNCDBR 2019 RULES)
GRAND TOTAL TWO WHEELER PARKING (PROVIDED) = 38 NOS

LAND USE DETAILS:-

KUMBAKONAM MASTER PLAN USE:-
WARD NO -1, BLOCK NO - 16, T.S.NO - 462/1C & 462/12 , WARD NO -1, BLOCK NO - 17,
T.S.NO - 465/3B21 - MIXED RESIDENTIAL MR - (9) & COMMERCIAL C - (17)

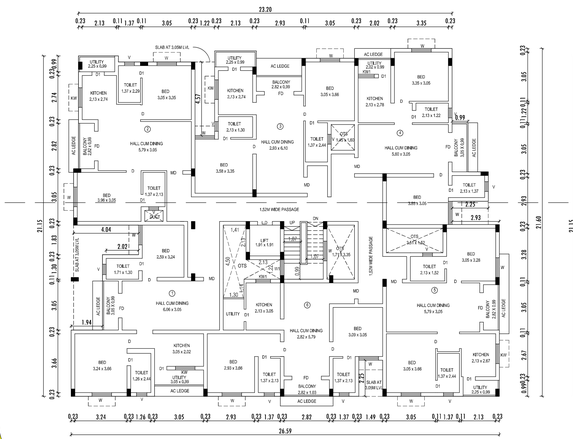


SOUTH SIDE ELEVATION

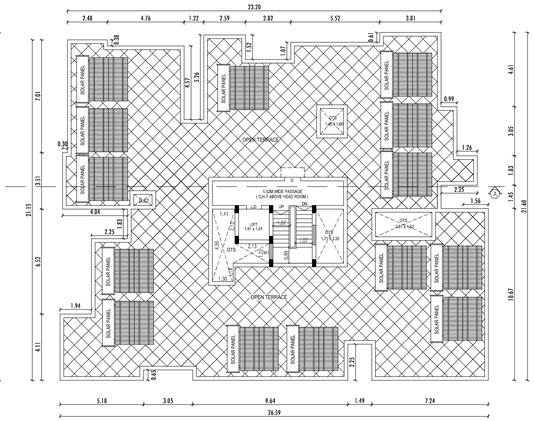


SECTION " A-A "

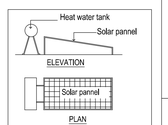
SITE / STILT FLOOR PLAN



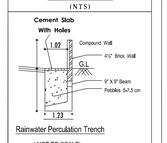
TYPICAL FLOOR PLAN (1 TO 5 FLOOR)



TERRACE FLOOR PLAN

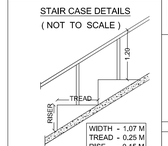


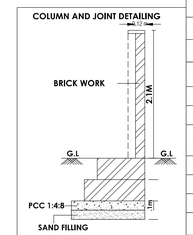
SOLAR WATER HEATER (N T S)



(NOT TO SCALE)

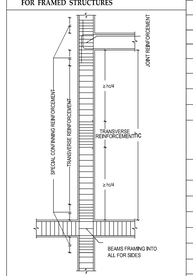
STAIR CASE DETAILS (NOT TO SCALE)





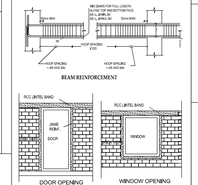
SECTION OF COMPOUND WALL

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



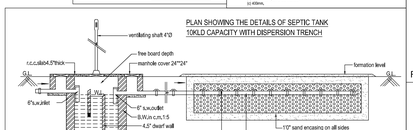
COLUMN AND JOINT DETAILING

SEISMIC REINFORCEMENT DETAILING FOR FRAMED STRUCTURES



IN FOOTINGS

a. DEVELOPMENT SLEAM
db = DIAMETER OF LONGITUDINAL BAR.
b = (a) Larger lateral dimension of the member at the section where yielding occures.
(b) 1/6 of clear span of the member.
c. 300mm.



Signature valid
Digitally signed by Assistant Director Town and Country Planning
Date: 2024.12.19 15:47:39 IST

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