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Official Property Record



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m/s Kaizen Shelters

dk verified

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/e/0118/2024
Dated. 20/06/2024

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

பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண்: CFBP/WDC11/01124/2023
நாள் 19/07/2024 வாரு 153
ஒப்புகைக்கப்பட்டது
உதவி/செ.பொ.
ஆணையருக்காக

9.00m
5.00m
5.20m
MANGALA NAGAR STREET
4th CROSS STREET (AATHIBHAGAVAN NAGAR)
9.00m
Building Height : 18.30 Mtrs
No of Floors : S+5
(U/G)TANK (METRO/ DOMESTIC)
(U/G)TANK(RAIN)
OVERHEAD TANK
SEPTIC TANK
SUMP
RAIN WATER HARVESTING
CHEWAY DRIVEWAY,Turning Radius= 0.00
CHEWAY DRIVEWAY,Turning Radius=0.00
26.60(FR)
26.30(RR)

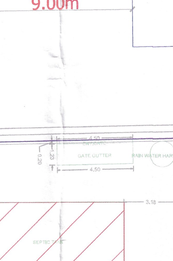
SITE PLAN

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (S+5_RE...)		0.00	3994.16	0.00	0.00	30	3994.16
Total		0.00	3994.16	0.00	0.00	30	3994.16

FLOOR WISE FSI STATEMENT: A (S+5_RESIDENTIAL)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
FIFTH FLOOR	0.00	793.13	0.00	0.00	6	793.13
FOURTH FLOOR	0.00	793.13	0.00	0.00	6	793.13
THIRD FLOOR	0.00	793.13	0.00	0.00	6	793.13
SECOND FLOOR	0.00	793.13	0.00	0.00	6	793.13
FIRST FLOOR	0.00	793.13	0.00	0.00	6	793.13
STILT PARKING FLOOR	0.00	28.51	0.00	0.00	0	28.51
Total	0.00	3994.16	0.00	0.00	30	3994.16
Terrace	0.00	0.00	0.00	0.00	0	0.00



SEPTIC TANK CALCULATION
Design of Septic tank with up flow filter:
No of Dwelling Units = 30 Units
No. of Users per Dwelling Per Unit(3BHK) = 05 Numbers
No. of Users Assuming as 15 X5 = 150 Nos.
Assuming 2 Fixtures per toilets,
hence = 150 X 2 = 300 Units.
Per Hour Discharge is - 300 X 6 = 1800 Lts.
Septic Tank:
Surface Area needed = 1500 X 0.92/ 10
= 165.6-SAY AS 166.00
Volume of Sedimentation
Assuming 0.30M depth (166.00 X 0.3 M) = 49.80 M3
For Digestion (600 X 0.033) = 16.50 M3
For Sludge Storage (0.00021 X 365 X 25) = 1.825M3
Free board for Sludge (166 X 0.3M) = 16.60M3
Depth (V / V) = 2.50M
PROVIDED
SIZE OF SEPTIC TANK = 8.50 X 4.00 X 4.00
Up flow Filter:
Liquid depth of septic tank = 2.5m
Up flow filter depth / Allowing 0.30m as Free board 1.4 – 0.3 = 1.10m
Area needed = 1.10 / 1.10 = 1.0m
Size of Up flow filter 2.0 X 2.0
Up flow = 1.0 X 2.0 X 1.5M x 2 Nos.



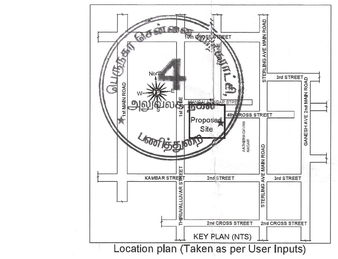
SECTION A



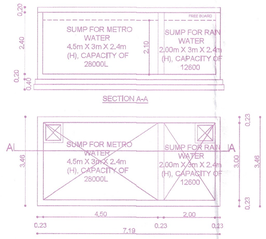
SECTION B



FRONT ELEVATION - EAST SIDE



Location plan (Taken as per User Inputs)



SITE PLAN	SHEET NO. 1 / 2

SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 30 DWELLING UNITS (HEIGHT 18.30m) AVAILING PREMIUM FSI AT 4TH CROSS STREET, AATHIBHAGAVAN NAGAR & MANGALA NAGAR STREET, PORUR, CHENNAI-600 116 AND COMPRISED IN S.NO. 260/2A6 OF PORUR VILLAGE, MADURAVOYAL TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION,
ZONE:-XI , DIVISION:-153

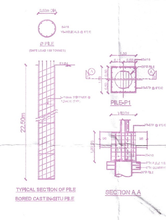
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	1550.00
AREA AS PER DOCUMENT	1537.79
AREA CONSIDERED FOR FSI	1537.79
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2994.16
FSI FACTOR	2.697
COVERAGE AREA (PERCENTAGE %)	NA

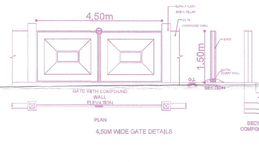
A) PARKING STATEMENT

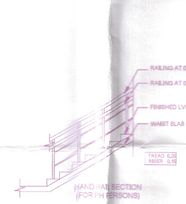
VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	33	33
TWO WHEELER	0	0
CYCLE	-	0

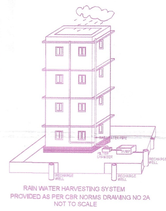
REGULARISATION APPROVAL:-
REGULARISATION APPROVAL OBTAINED IN GREATER CHENNAI CORPORATION VIDE LETTER NO. RL/WDCN11/01024/2023, PERMIT NO. 1949/2023, DATED 12.12.2023

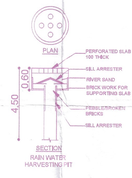
AAI NOC VIDE NOC ID:-
CHEN/SOUTH/B/042624/999816
DATED 15-05-2024.VALID UPTO 15-05-2032











APPROVAL CONDITION

SCALE 1:100

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

Signature valid
Digitally Signed by ...
Sign Date: 06/08/2024 6:27:27 PM

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. 7688

QR CODE

This Planning Permission issued under Rule 36 of TNCD & BR, 2019 In Partial modification of the DCR (MDC) No.8948 of 2019 and PAP (MD) Nos. 5912 & 5913 of 2019.

Signature valid
Digitally Signed by ...
Architect, S.No.2/2017/AR
Sign Date: 06/08/2024 6:27:27 PM

Applicants (Owner / Developer / Power of Attorney)

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

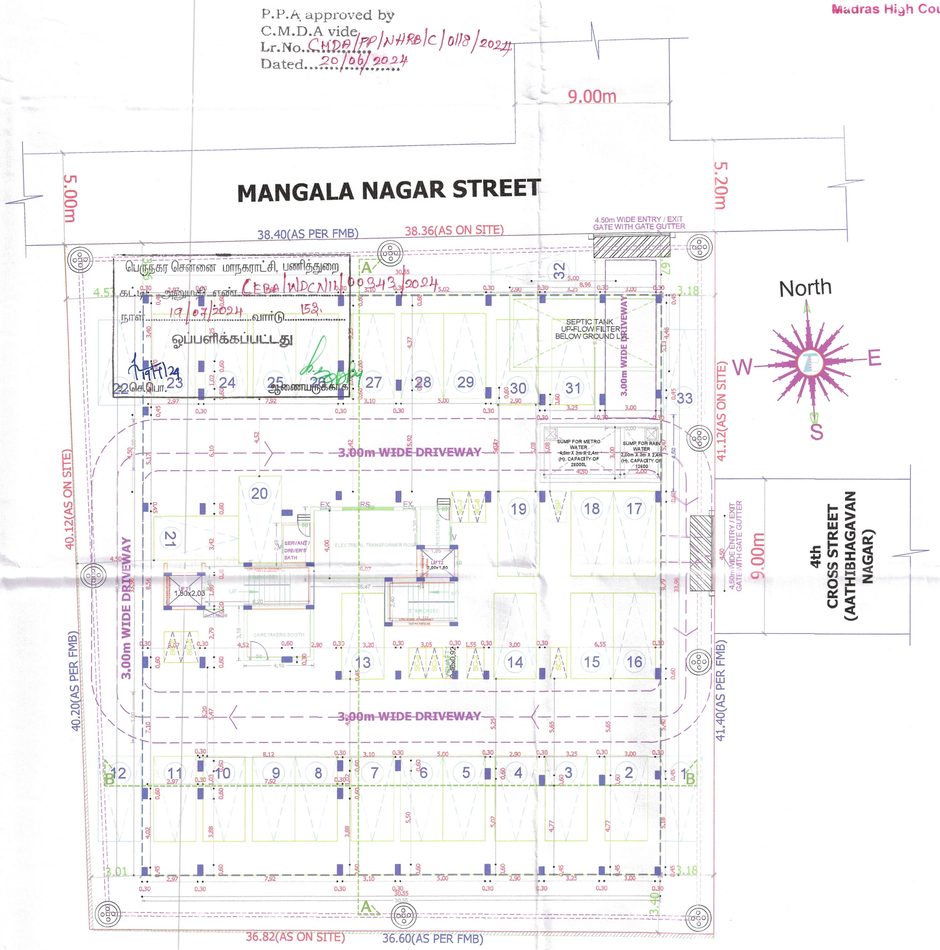
UserDefinedMetric (841.00 x 1500.00MM)

FLOOR NAME	SHEET NO. 2 / 2
FLOOR NAME	

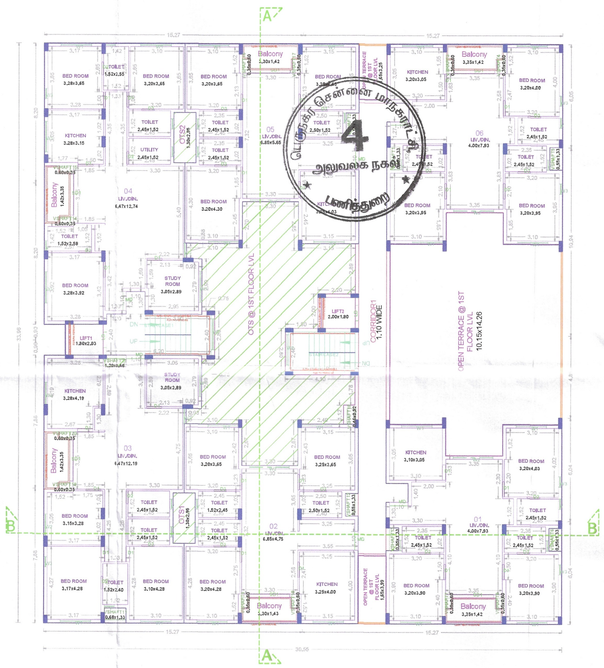
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 5 FLOORS RESIDENTIAL BUILDING WITH 30 DWELLING UNITS (HEIGHT 18.30m) AVAILING PREMIUM FSI AT 4TH CROSS STREET, AATHIBHAGAVAN NAGAR & MANGALA NAGAR STREET, PORUR, CHENNAI-600 116 AND COMPRISED IN S.NO. 265/2A6 OF PORUR VILLAGE, MADURAVOYAL TALUK AND WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION. ZONE-XII , DIVISION-153

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

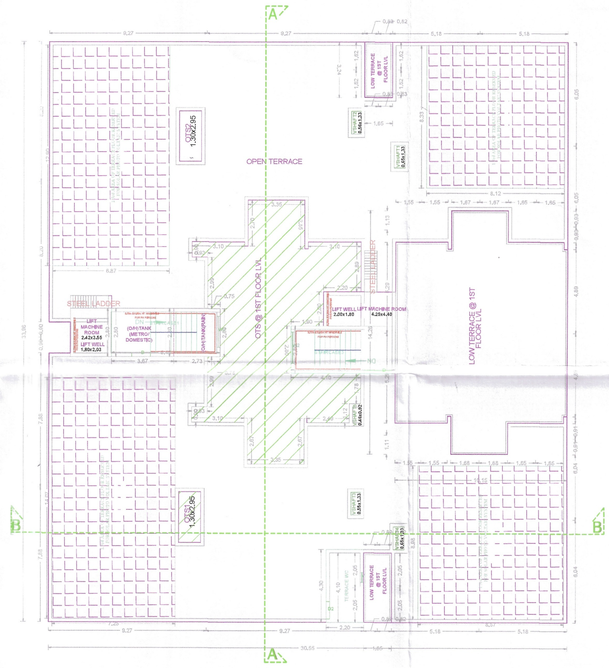
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/C/0113/2024
Dated 20/06/2024



SITE CUM STILT FLOOR PLAN



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



TERRACE FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
APPROVED
SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE
This Planning Permission issued under New Rule TNCDBR, 2019 is subject to the out come of Writ Petition in (MD) No.8948 of 2019 and HMP (MD) Nos.491 & 681/ of 2019.
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. 7688

QR CODE

Applicants (Owner / Developer / Power of Attorney)

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

User:DefinedMetric (841.00 x 1500.00MM)

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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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