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Lr.No. CMDA/PP/NHRB/S/0599/2022
Dated..03/08/2023

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. CEBA/NORTH/12/00094/2024
நாள். 05/03/2024 வார்டு 157
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

SITE PLAN	SHEET NO. 1 / 9

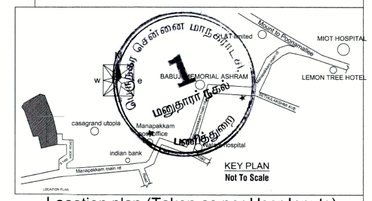
SITE PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT COMPRISING 2 BLOCKS CONSISTING OF COMBINED STILT FLOOR (FOR BLOCK 1 & 2) + 4 FLOORS + 5TH FLOOR (PART) (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 125 DWELLING UNITS (BLOCK 1 – 61 NOS OF DWELLING UNITS + BLOCK 2 – 64NOS OF DWELLING UNITS) AND IN BLOCK 1 - PUZZLE PARKING AT STILT FLOOR + FIRST FLOOR (PART), SECOND FLOOR (PART), GYM AT THIRD FLOOR, GAMES ROOM AT FOURTH FLOOR AND INDOOR GAMES ROOM AT FIFTH FLOOR AVAILING PREMIUM FSI AT MANAPAKKAM VILLAGE, ALANDUR TALUK, CHENNAI COMPRISED IN S. NOS. 429 AND 458 OF MANAPAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

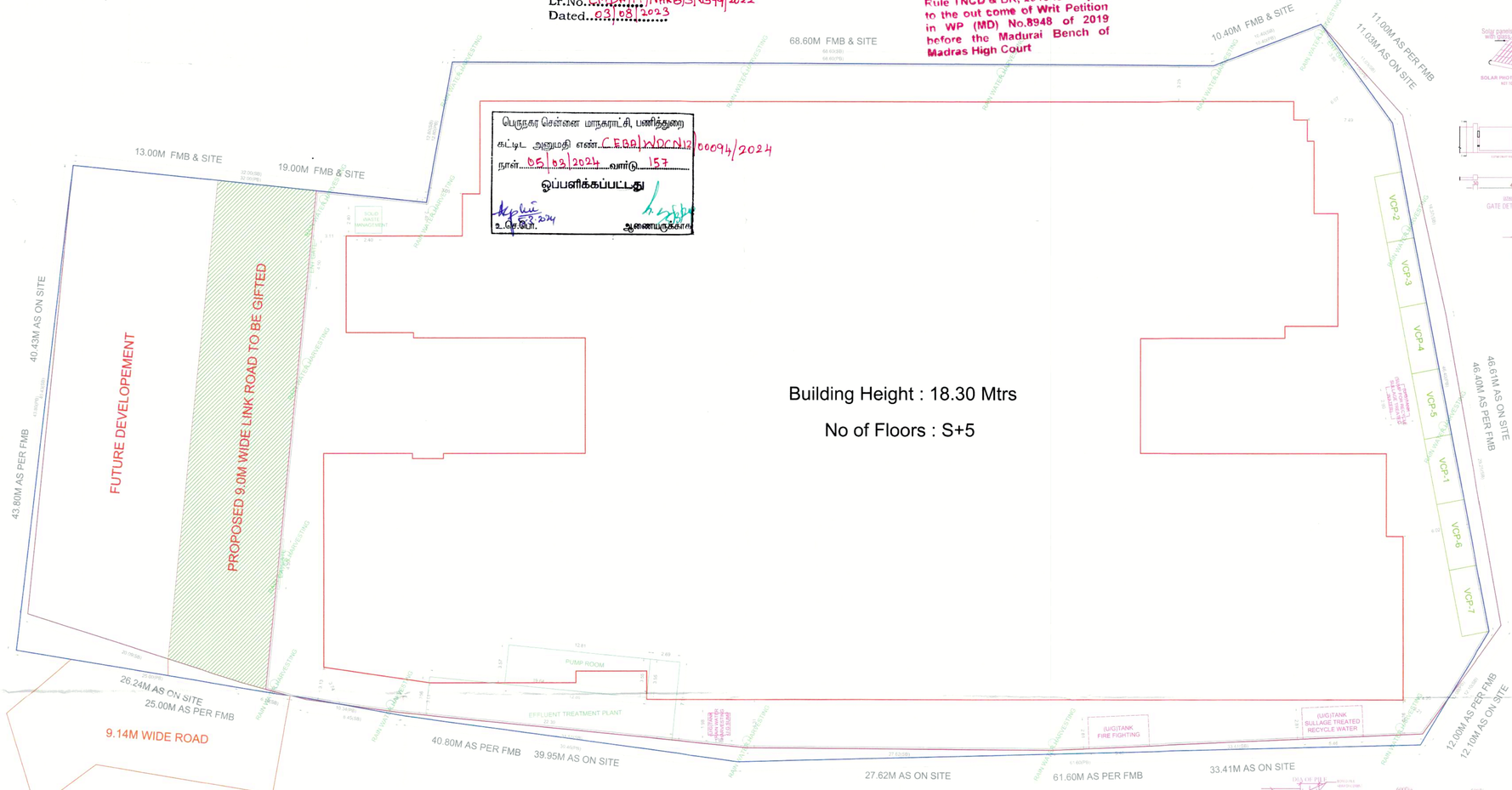
A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	6900.00
AREA AS PER DOCUMENT	6920.03
AREA CONSIDERED FOR FSI	6900.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	15451.72
FSI FACTOR	2.239
COVERAGE AREA (PERCENTAGE %)	NA

A) PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	0	0
CAR	143	196
TWO WHEELER	0	0
CYCLE	0	0



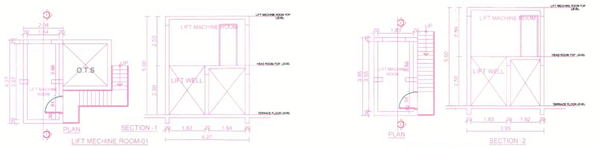
Location plan (Taken as per User Inputs)

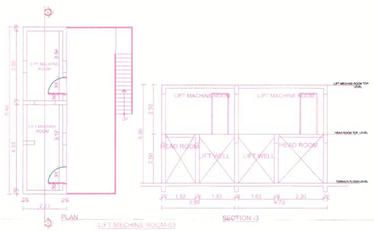


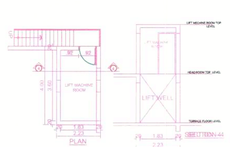
Building Height : 18.30 Mtrs

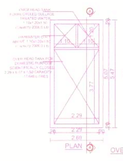
No of Floors : S+5

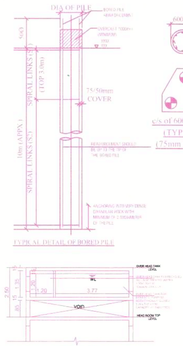
SITE PLAN
(Scale - 1:150)

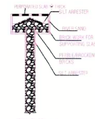














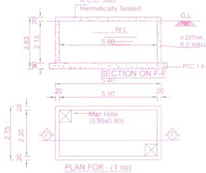
Total no. of units	125		
Persons per unit	5		
Water consumption (in Litre)	84375		
STP Capacity required	90		
STP Capacity provided	90		
Operating hours	24		
Flow rate	3.75		

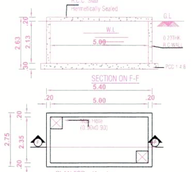
STP Components	Retention time provided	Retention time required	Adequacy status
Equalisation tank	14 hrs	8-12 hrs	Adequate
SBR Tank	4 hrs	3.5-7 hrs	Adequate
Decant tank	9 hrs	3-5 hrs	Adequate
Sludge holding tank	5 hrs	3-5 hrs	Adequate
Treated water tank	13 hrs	3-4 hrs	Adequate
UF Treated water tank	8 hrs	3-4 hrs	Adequate

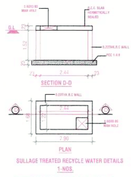
	Diameter provided	Diameter Required	
Pressure sand filter	760mm	560mm	Adequate
Activated carbon filter	760mm	560mm	Adequate
Air Blower	Air flow provided	Airflow required	
	90 m3/hr	69 m3/hr	Adequate

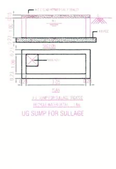
S.NO	MARKS	DESCRIPTION
1	BS	BAR SCREEN
2	RSTP	RAW SEWAGE TRANSFER PUMP
3	AB	AIR BLOWER
4	RSP	RETURN SLUDGE PUMP
5	SP	SCREW PUMP
6	FC	FILTER FEED
7	FFP	FILTER FEED PUMP
8	PSF	PRESSURE SAND FILTER
9	ACF	ACTIVATED CARBON FILTER
10	CDS	CHLORINE DOSING SYSTEM
11	UFRP	UF FEED PUMP
12	UF	ULTRA FILTRATION
13	UCT	UF CLEANING TANK
14	CIP	CLEANING PUMP
15	CAU	CAUSTIC DOSING SYSTEM
16	HCL	HCL DOSING SYSTEM
17	UFBP	UF BACKWASH PUMP

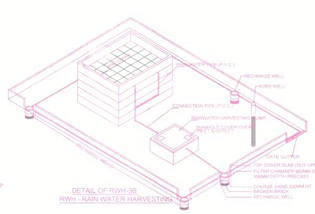
S.NO	DENO	DESCRIPTION
1	BSC	BAR SCREEN CHAMBER
2	EQT	EQUALIZATION TANK
3	SBR	SEQUENTIAL BATCH REACTOR
4	DCT	DECANTER TANK
5	SHT	SLUDGE HOLDING TANK
6	TWT	TREATED WATER TANK
7	UFTWT	UF TREATED WATER TANK

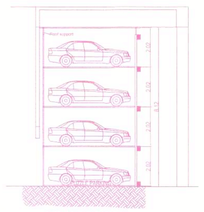












FLOOR WISE FSI STATEMENT: A (BUILDING)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
Terrace	0.00	0.00	0.00	0.00	0	0.00
FIFTH FLOOR	0.00	2280.54	0.00	0.00	17	2280.54
FOURTH FLOOR	0.00	3307.35	0.00	0.00	27	3307.35
THIRD FLOOR	0.00	3362.58	0.00	0.00	27	3362.58
SECOND PARKING FLOOR	0.00	3193.76	0.00	0.00	27	3193.76
FIRST PARKING FLOOR	0.00	3191.94	0.00	0.00	27	3191.94
STILT PARKING FLOOR	0.00	69.88	0.00	0.00	0	69.88
Total	0.00	15406.05	0.00	0.00	125	15406.05

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (BUILDING)		0.00	15406.05	0.00	0.00	125	15406.05
Total		0.00	15406.05	0.00	0.00	125	15406.05

APPROVAL CONDITION

SCALE 1:100

For URBAN TREE REAL ESTATE DEVELOPERS LLP
PARTNER / AUTHORISED SIGNATORY
Applicants (Owner / Developer / Power of Attorney)

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CHENNAI CORPN. REG. NO. RA002782021
CHETTINAAD DESIGN
31/14 CENOTAPH ROAD 1st STREET
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FLOOR NAME	SHEET NO. 2 / 9
FLOOR NAME	

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C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0599/2022
Dated 03/08/2023



COMBINED STILT FLOOR PLAN

SCALE 1:150

APPROVAL CONDITION

SCALE 1:100

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For SREAM TREE REAL ESTATE DEVELOPERS LLP
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Mobile: +91-9841547214.

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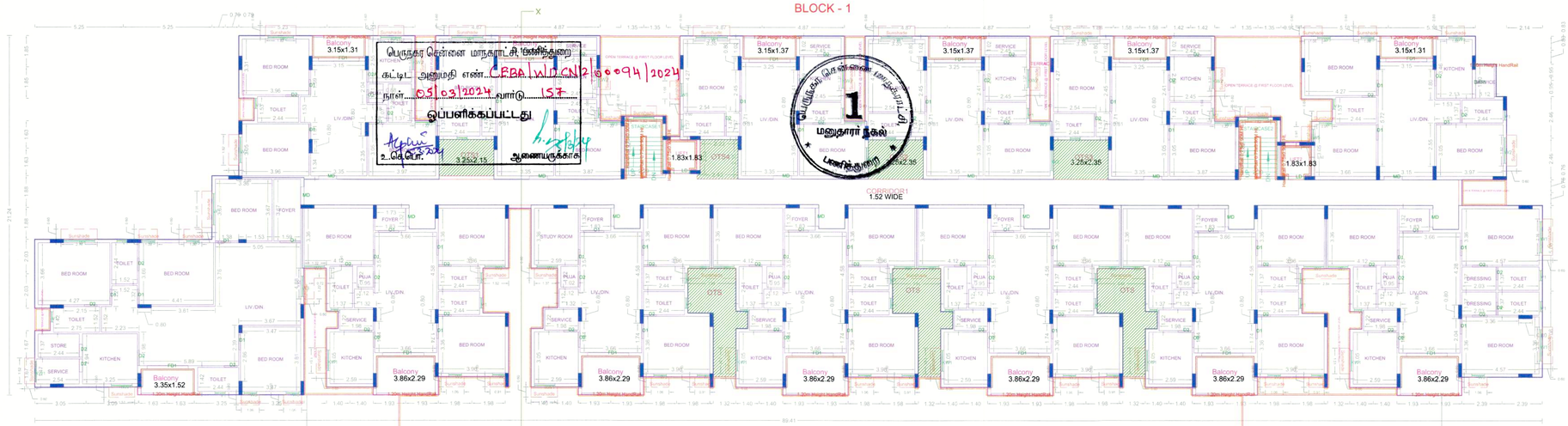
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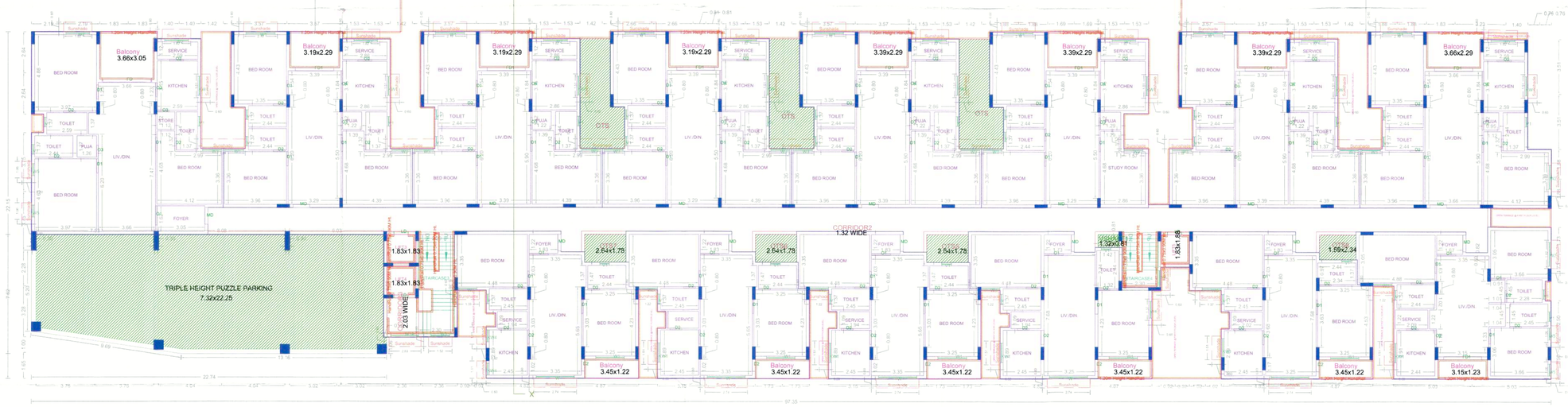
FLOOR NAME	SHEET NO. 3 / 9
FLOOR NAME	

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BLOCK - 1



OPEN TERRACE @ FIRST FLOOR LEVEL



BLOCK - 2

FIRST FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

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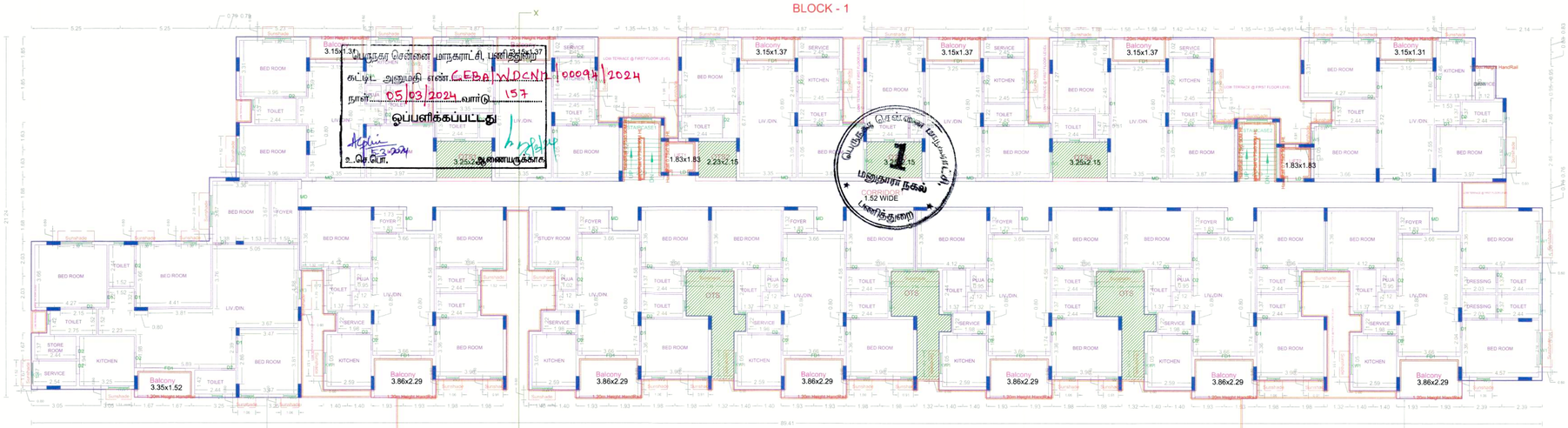
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FLOOR NAME	SHEET NO. 4 / 9
FLOOR NAME	

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BLOCK - 1





BLOCK - 2

SECOND FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

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PARTNER / AUTHORISED SIGNATORY
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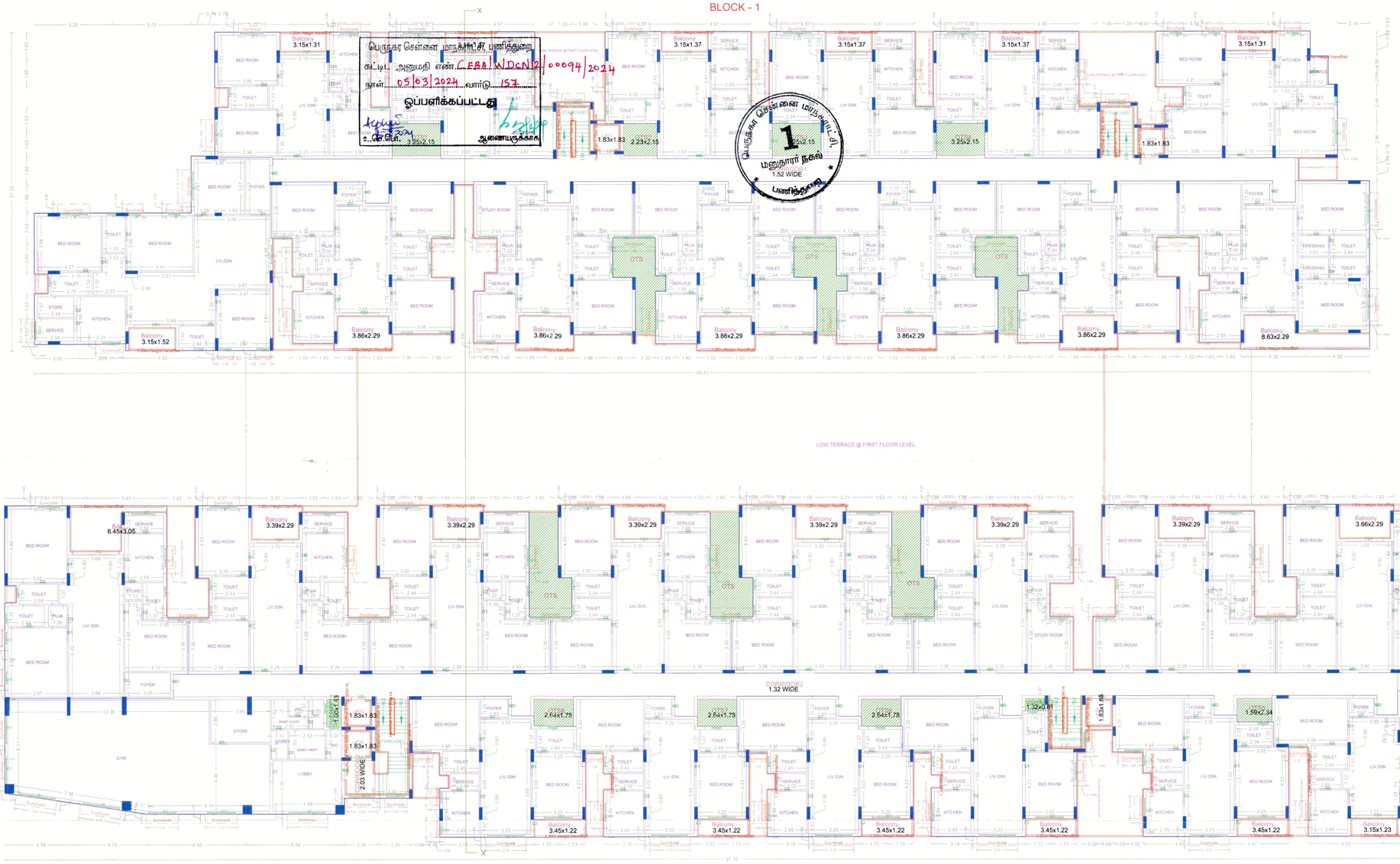
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FLOOR NAME	SHEET NO. 5 / 9
FLOOR NAME	

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BLOCK - 1



BLOCK - 2

THIRD FLOOR PLAN

APPROVAL CONDITION
SCALE 1:100

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FLOOR NAME	SHEET NO. 6 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT COMPRISING 2 BLOCKS CONSISTING OF COMBINED STILT FLOOR (FOR BLOCK 1 & 2) + 4 FLOORS + 5TH FLOOR (PART) (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 125 DWELLING UNITS (BLOCK 1 – 61 NOS OF DWELLING UNITS + BLOCK 2 – 64NOS OF DWELLING UNITS) AND IN BLOCK 1 - PUZZLE PARKING AT STILT FLOOR + FIRST FLOOR (PART), SECOND FLOOR (PART), GYM AT THIRD FLOOR, GAMES ROOM AT FOURTH FLOOR AND INDOOR GAMES ROOM AT FIFTH FLOOR AVAILING PREMIUM FSI AT MANAPAKKAM VILLAGE, ALANDUR TALUK,CHENNAI COMPRISED IN S. NOS. 429 AND 456 OF MANAPAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

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கட்டிட அனுமதி எண். CCDA/W/DC&NR/00094/2024
நாள்..05/03/2024 வார்டு..157
ஓப்பளிக்கப்பட்டது
2.செ.பொ. ஆணையருக்காக

BLOCK - 1

LOW TERRACE @ FIRST FLOOR LEVEL

BLOCK - 2

FOURTH FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

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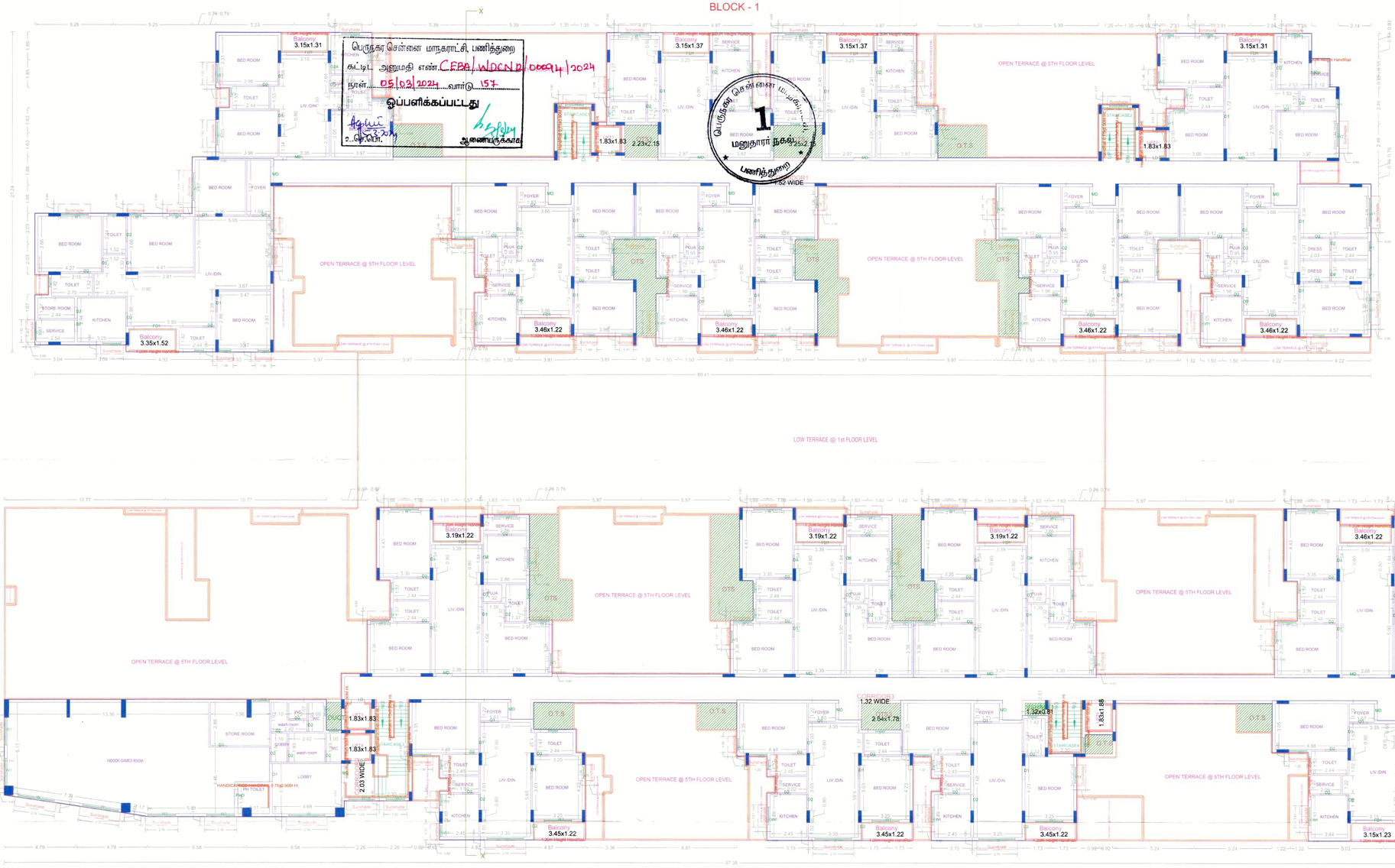
FLOOR NAME	SHEET NO. 7 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT COMPRISING 2 BLOCKS CONSISTING OF COMBINED STILT FLOOR (FOR BLOCK 1 & 2) + 4 FLOORS + 5TH FLOOR (PART) (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 125 DWELLING UNITS (BLOCK 1 – 61 NOS OF DWELLING UNITS + BLOCK 2 – 64NOS OF DWELLING UNITS) AND IN BLOCK 1 - PUZZLE PARKING AT STILT FLOOR + FIRST FLOOR (PART), SECOND FLOOR (PART), GYM AT THIRD FLOOR, GAMES ROOM AT FOURTH FLOOR AND INDOOR GAMES ROOM AT FIFTH FLOOR AVAILING PREMIUM FSI AT MANAPAKKAM VILLAGE, ALANDUR TALUK,CHENNAI COMPRISED IN S. NOS. 429 AND 458 OF MANAPAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0599/2022
Dated. 03/09/2023

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

BLOCK - 1



BLOCK - 2

FIFTH FLOOR PLAN(PART)

APPROVAL CONDITION

SCALE 1:100

M MEYYAPPAN, A.I.I.A
COUNCIL OF ARCH REG. NO. CA/2019/117339
CHENNAI CORPN. REG. NO. RA002782021
CHETTINAAD DESIGN
31/14 CENOTAPH ROAD 1st STREET
ALWARPET, CHENNAI - 600 018.

For URBAN TREE REAL ESTATE DEVELOPERS LLP
PARTNER / AUTHORISED SIGNATORY
Applicants (Owner / Developer / Power of Attorney)

A.PERAMAIYAN, ME., (Struct.), M.I.E.
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E.mail:peramsmyth@gmail.com,
Mobile: +91-9841787218

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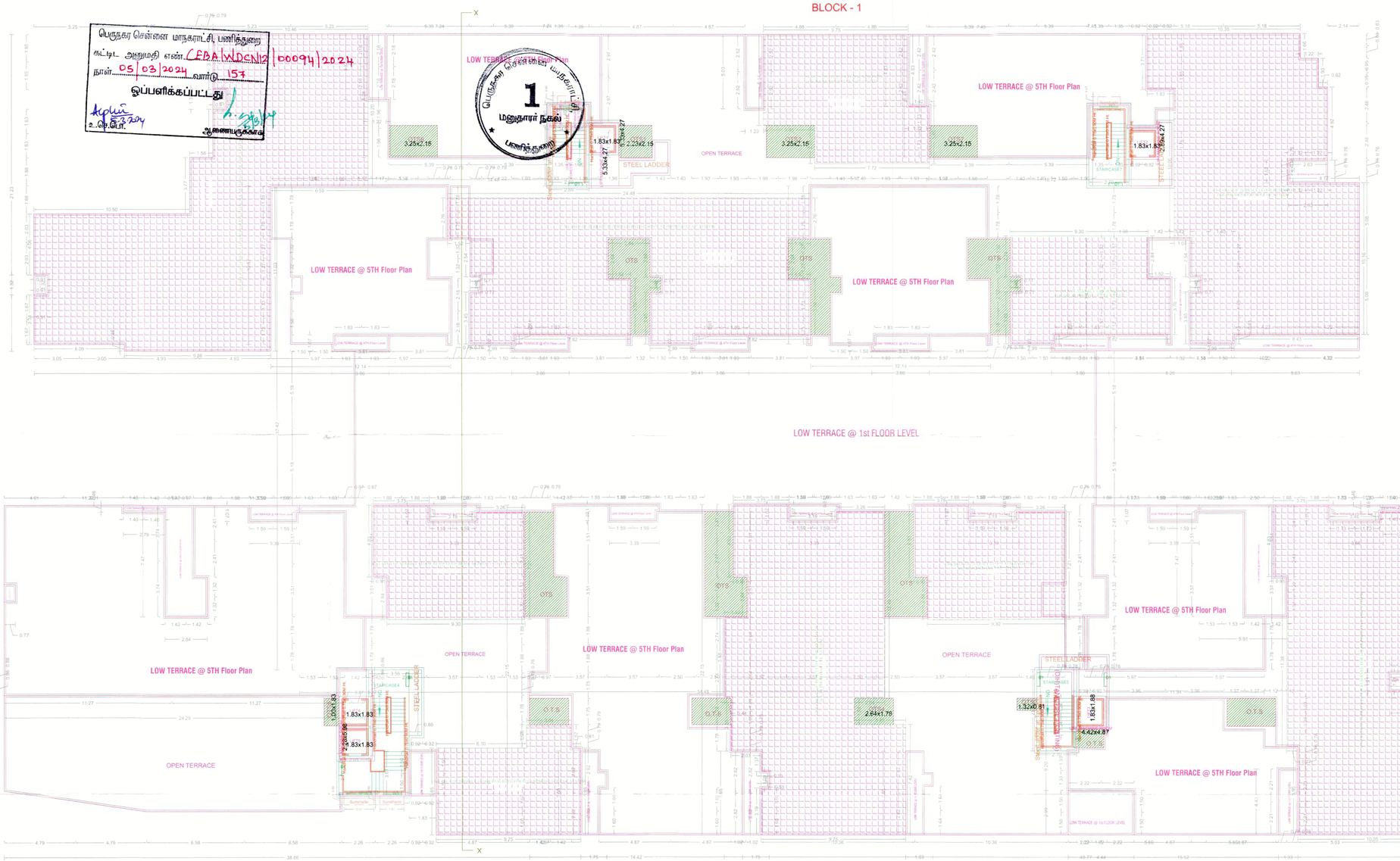
P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/NHRB/S/0599/2022
Dated 03/08/2023

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

FLOOR NAME	SHEET NO. 8 / 9
FLOOR NAME	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUP DEVELOPMENT COMPRISING 2 BLOCKS CONSISTING OF COMBINED STILT FLOOR (FOR BLOCK 1 & 2) + 4 FLOORS + 5TH FLOOR (PART) (18.30M HEIGHT) RESIDENTIAL BUILDING WITH 125 DWELLING UNITS (BLOCK 1 – 61 NOS OF DWELLING UNITS + BLOCK 2 – 64NOS OF DWELLING UNITS) AND IN BLOCK 1 - PUZZLE PARKING AT STILT FLOOR + FIRST FLOOR (PART), SECOND FLOOR (PART), GYM AT THIRD FLOOR, GAMES ROOM AT FOURTH FLOOR AND INDOOR GAMES ROOM AT FIFTH FLOOR AVAILING PREMIUM FSI AT MANAPAKKAM VILLAGE, ALANDUR TALUK,CHENNAI COMPRISED IN S. NOS. 429 AND 456 OF MANAPAKKAM VILLAGE WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

BLOCK - 1



BLOCK - 2

TERRACE FLOOR PLAN

APPROVAL CONDITION

SCALE 1:100

For URBAN TREE REAL ESTATE DEVELOPERS LLP.
PARTNER / AUTHORISED SIGNATORY
Applicants (Owner / Developer / Power of Attorney)

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CHENNAI CORPN. REG. NO. RA002782021
CHETTINAAD DESIGN
31/14 CENOTAPH ROAD 1st STREET
ALWARPET, CHENNAI - 600 018.

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FLOOR NAME	SHEET NO. 9 / 9
FLOOR NAME	

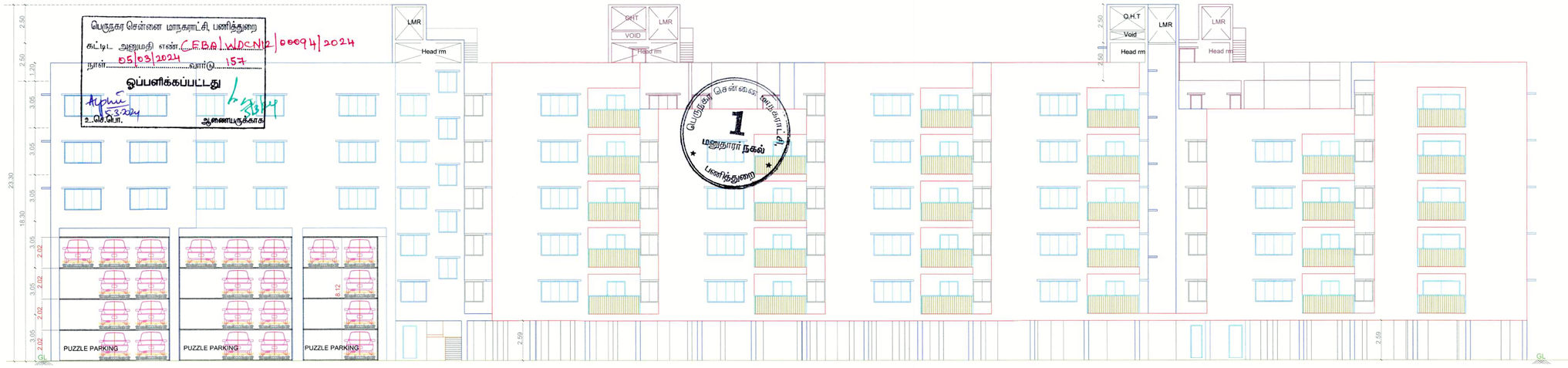
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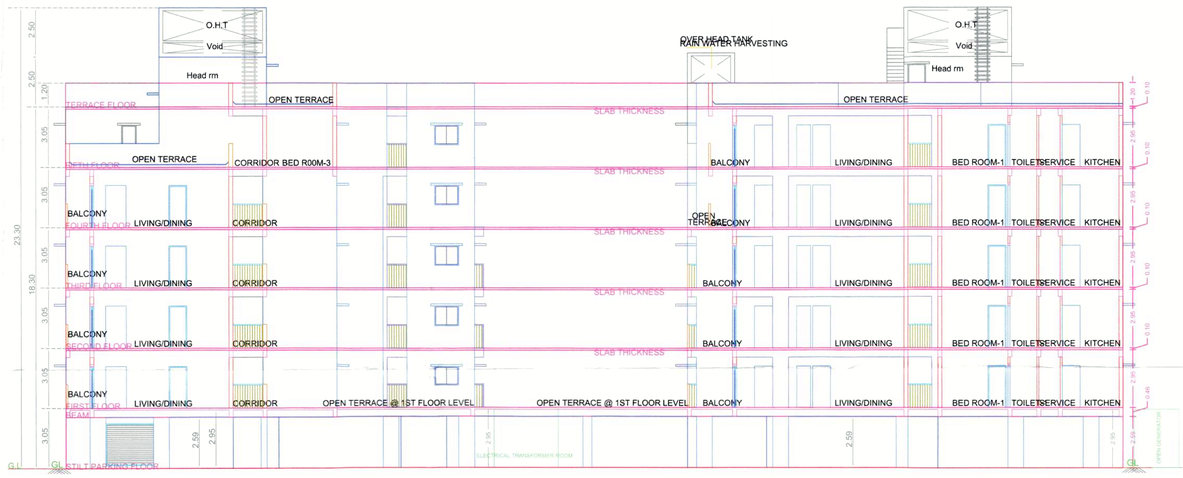
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பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CEBA/WDC-N12/00094/2024
நாள் 05/03/2024 வார்டு 157
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. அனைவருக்காக

பெருநகர சென்னை மாநகராட்சி 1 மதுதாரர் நகல் பணித்துறை



ELEVATION



SECTION ON - XX

APPROVAL CONDITION	
SCALE 1:100	

For URBAN TREE REAL ESTATE DEVELOPERS LLP
PARTNER / AUTHORISED SIGNATORY
Applicants (Owner / Developer / Power of Attorney)

A.PERAMAIYAN, ME. (Struct.), M.I.E.
Registered Structural Engineer
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Our services go beyond

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.

Smarter Tools, Stronger Decisions

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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real estate journey

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