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PLAN SHOWING THE PROPOSED CONSTRUCTION OF

30 DWELLING UNITS HOUSE BUILDING IN NEW T.S.NO : 3/11 , T.S.WARD : BS

BLOCK : 06 , (OLD T.S.NO : 3/7 PART , T.S.WARD : BS , BLOCK : 06)

OLD S.NO : 287/3A PART , V.M CHATRAM VILLAGE , SIVANTHIPATTI ROAD

HIGHGROUND D.D PLAN , PALAYAMKOTTAI WARD OFFICE ,

TIRUNELVELI CITY MUNICIPAL CORPORATION

APPROVED LAND USE VARIATION (PUBLIC PURPOSE USE TO RESIDENTIAL USE) IN D.D.PLYD.T.C.P NO.10/2007

ORDINARY BUILDING — All Dimension Are In Meter, Scale 1:100

AREA DETAILS:-	Sq.M	Sq.Ft
Site Area (ABCDEFGH) (As Per Sale Deed)	1555.22	16381
Pro.Stilt Floor Area (Deduct Area : 0.23 x 0.23 = 0.05 Sq.M) (Deduct Area : 0.6 x 0.6 = 0.36 Sq.M) (Electrical Room Area : 26.76 Sq.M) (Parking Area : 570.65 Sq.M)	637.92	6759
Pro.First Floor Area (Deduct Area : 0.23 x 0.23 = 0.05 Sq.M) Building Area : 1034.24 Sq.Mt Door's & Ch.F.A (-) : 26.53 Sq.Mt Area :	637.92	6759
Pro.Second Floor Area (Deduct Area : 0.23 x 0.23 = 0.05 Sq.M) Building Area : 1034.24 Sq.Mt Door's & Ch.F.A (-) : 26.53 Sq.Mt Area :	637.92	6759
Pro.Third Floor Area (Deduct Area : 0.23 x 0.23 = 0.05 Sq.M) Building Area : 1034.24 Sq.Mt Door's & Ch.F.A (-) : 26.53 Sq.Mt Area :	637.92	6759
Pro.Fourth Floor Area (Deduct Area : 0.23 x 0.23 = 0.05 Sq.M) Building Area : 1034.24 Sq.Mt Door's & Ch.F.A (-) : 26.53 Sq.Mt Area :	637.92	6759
Pro.Fifth Floor Area (Deduct Area : 0.23 x 0.23 = 0.05 Sq.M) Building Area : 1034.24 Sq.Mt Door's & Ch.F.A (-) : 26.53 Sq.Mt Area :	637.92	6759
Pro.Head Room Area	21.35	230
Exg.Building To Be Removed Open Area	1570.42	11527
Total Pro. FLF,F.S,F.,T.F & F.F Floor Area	3795.89	40784
FSI Area	3795.89	34023

JOINERY DETAILS:-

M.D	- Main Door	1.00 x 2.10
D	- Door	0.80 x 2.10
D2	- Door	0.75 x 2.10
O	- Open	0.90 x 2.10
L.D	- Lift Door	1.00 x 2.10
R.S	- Rolling Shutter	3.00 x 3.10
S.D	- Sliding Door	1.00 x 3.10
WA	- Window	1.22 x 1.20
W1	- Window	1.22 x 1.20
FW1	- Window	0.84 x 2.20
FW2	- Window	0.81 x 2.20
FW3	- Window	0.74 x 2.20
FW4	- Window	0.76 x 2.20
FW5	- Window	0.91 x 2.20
FW6	- Window	0.79 x 2.20
FW7	- Window	0.79 x 2.20
FW8	- Window	1.20 x 2.20
E.F	- Exhaust Fan	0.30 x 0.30
VO	- Ventilation	0.80 x 0.60
G.W1	- Grill Window	1.43 x 1.50
G.W2	- Grill Window	1.79 x 1.50
G.W3	- Grill Window	0.72 x 1.50
G.W4	- Grill Window	1.49 x 1.50
G.W5	- Grill Window	0.77 x 1.50
G.W6	- Grill Window	1.89 x 1.50

FLOOR AREA RATIO

- Ro.P.I (Revised Regulation) 2019 = 2.5
- Permissible Floor Area = 1555.22 x 2.5 = 3888.05 Sq.M

21.35 + 637.92 + 637.92 + 637.92 + 637.92 + 637.92 = 3795.89

= 3795.89 / 1555.22

= 2.44 < 2.50

Area Details	Plot Area (Sq.M.)	Permissible FAR	Total Area (Sq.M.)
Ro.Stilt Floor Area (Deduct Area)	21.35	0.41	637.92
Ro.First Floor Area (Deduct Area)	637.92	-	637.92
Ro.Second Floor Area (Deduct Area)	637.92	-	637.92
Ro.Third Floor Area (Deduct Area)	637.92	-	637.92
Ro.Fourth Floor Area (Deduct Area)	637.92	-	637.92
Ro.Fifth Floor Area (Deduct Area)	637.92	-	637.92
Pro.Head Room Area	21.35	0.41	21.35
Total Area	3795.89	637.92	3795.89

LEGENDS :-

- Site Boundary
- Exg.Road
- Proposed Building
- Exg.To Be Removed

SITE AREA DETAILS:-

As Per Document Area = 1555.22 Sq.mt.
As Per T.S.L.R Area = 1555.22 Sq.mt.
As Per Measurement Area = 1555.22 Sq.mt.
The Land Value Taken As Per Kaps Approved Area.

DWELLING UNIT PARKING CALCULATION:-

Pro.Second Floor Area — Dwelling Unit Above 75 Sq.m = 1 Car space
Dwelling Unit with Floor Area above 60 Sq.m and upto 75 Sq.m
= 1 Two Wheeler Space for 2 dwelling units and
1 Two wheeler Space for every dwelling unit

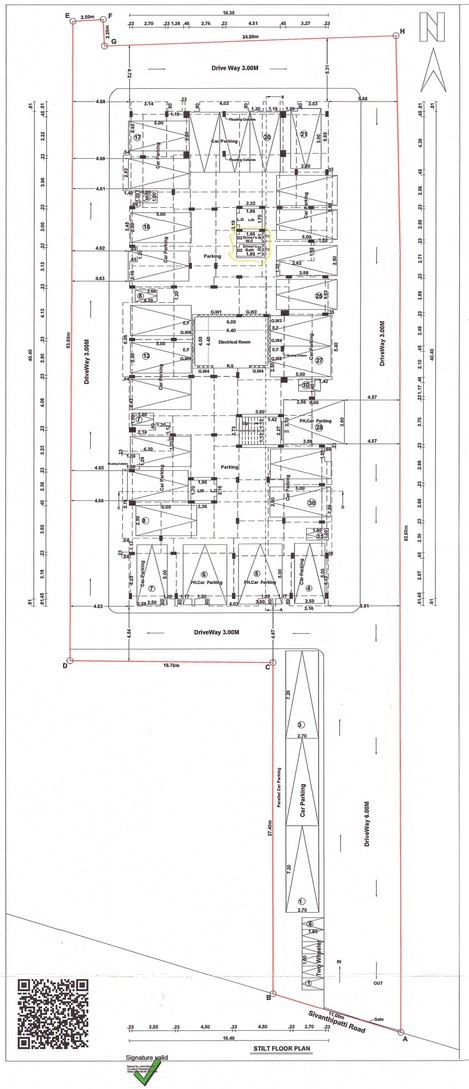
	Dwelling Reference	Dwelling Units	Dwelling Area	Required Parking
First Floor	1	Single	94.67 Sq.M	1 Car Space
	2	Single	99.02 Sq.M	1 Car Space
	3	Single	76.65 Sq.M	1 Two Wheeler
	4	Single	76.65 Sq.M	1 Car Space + 1 Two Wheeler
	5	Single	99.02 Sq.M	1 Car Space
	6	Single	99.02 Sq.M	1 Car Space
Second Floor	Dwelling Reference	Dwelling Units	Dwelling Area	Required Parking
	7	Single	94.67 Sq.M	1 Car Space
	8	Single	99.02 Sq.M	1 Car Space
	9	Single	76.65 Sq.M	1 Two Wheeler
	10	Single	76.65 Sq.M	1 Car Space + 1 Two Wheeler
	11	Single	99.02 Sq.M	1 Car Space
	12	Single	99.02 Sq.M	1 Car Space
Third Floor	Dwelling Reference	Dwelling Units	Dwelling Area	Required Parking
	13	Single	94.67 Sq.M	1 Car Space
	14	Single	99.02 Sq.M	1 Car Space
	15	Single	76.65 Sq.M	1 Two Wheeler
	16	Single	76.65 Sq.M	1 Car Space + 1 Two Wheeler
	17	Single	99.02 Sq.M	1 Car Space
	18	Single	99.02 Sq.M	1 Car Space
Fourth Floor	Dwelling Reference	Dwelling Units	Dwelling Area	Required Parking
	19	Single	94.67 Sq.M	1 Car Space
	20	Single	99.02 Sq.M	1 Car Space
	21	Single	76.65 Sq.M	1 Two Wheeler
	22	Single	76.65 Sq.M	1 Car Space + 1 Two Wheeler
	23	Single	99.02 Sq.M	1 Car Space
	24	Single	99.02 Sq.M	1 Car Space
Fifth Floor	Dwelling Reference	Dwelling Units	Dwelling Area	Required Parking
	25	Single	94.67 Sq.M	1 Car Space
	26	Single	99.02 Sq.M	1 Car Space
	27	Single	76.65 Sq.M	1 Two Wheeler
	28	Single	76.65 Sq.M	1 Car Space + 1 Two Wheeler
	29	Single	99.02 Sq.M	1 Car Space
	30	Single	99.02 Sq.M	1 Car Space

Required Car Parking = 30 Car + 10 Two Wheeler
+ 10 % Visitors Car Parking = 3 Car + 1 Two Wheeler
Total Required Car Parking = (30+3) Car + (10+1) Two Wheeler
Total Required Car Parking = 33 Car + 11 Two Wheeler
Total Available Car Parking = 30 Car + 11 Two Wheeler
Including 3 Physically Handicapped Car Parking

T.N COMBINED DEVELOPMENT & BUILDING RULES -2019:

Description	Required	Available	
Front Setback	3.00m	4.04m	OK
Side Setback (West)	1.50m	4.16m	OK
Side Setback (East)	1.50m	8.46m	OK
Rear Setback	1.50m	4.73m	OK
Parking	33 Car & 11 Two Wheeler	30 Car & 11 Two Wheeler	OK
FSI	3.00	1.861	OK

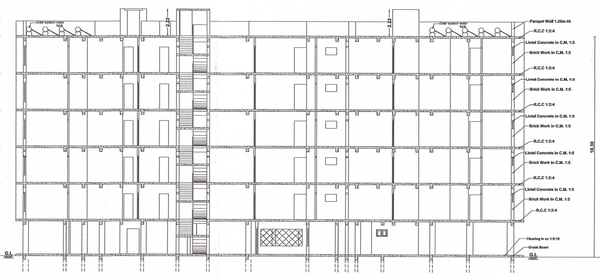
Notes:-
Water Meter Used for Garden
Rain Water harvesting Details Provided
Solar Systems Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Sewage treatment plant to be provided
Waste water from kitchen to be made Soil & Trench connected to sullage disposal tank
Cold water tab to be Provided
67 trees provided to replishable to prevent soil breeding of mosquitoes
(As per G.O.(D.C)(2D) No. 247 – dated: 03.11.2006)



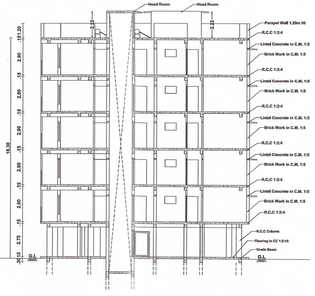
STILT FLOOR PLAN



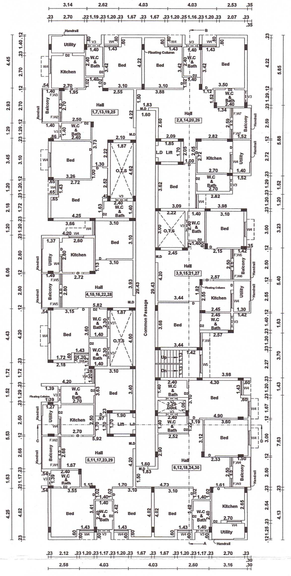
ELEVATION



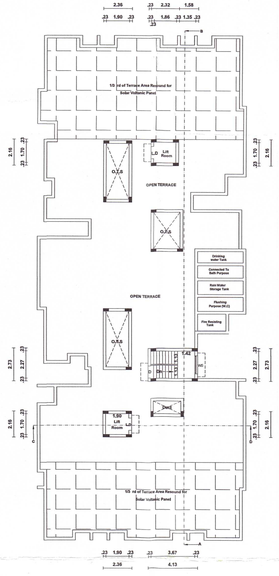
SECTION - 'AB'



SECTION - 'CD'



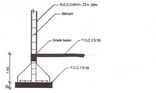
PRO.TYPICAL FIRST, SECOND, THIRD, FOURTH, FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

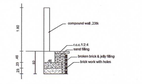


Sump and Filter Bed

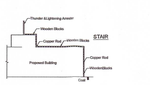


COLUMN DETAIL





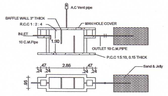
PLINTH BOUNDARY PERCOLATION PIT
SCALE (1:50)



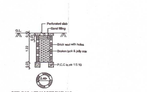
Details of Thunder & Lightening Arrestor



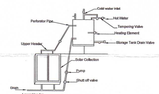
Beam -B2



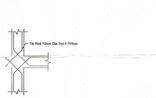
SEPTIC TANK AND TRENCH



PERCOLATION PIT FOR 30Sq.m.
(Scale:- 1:20)



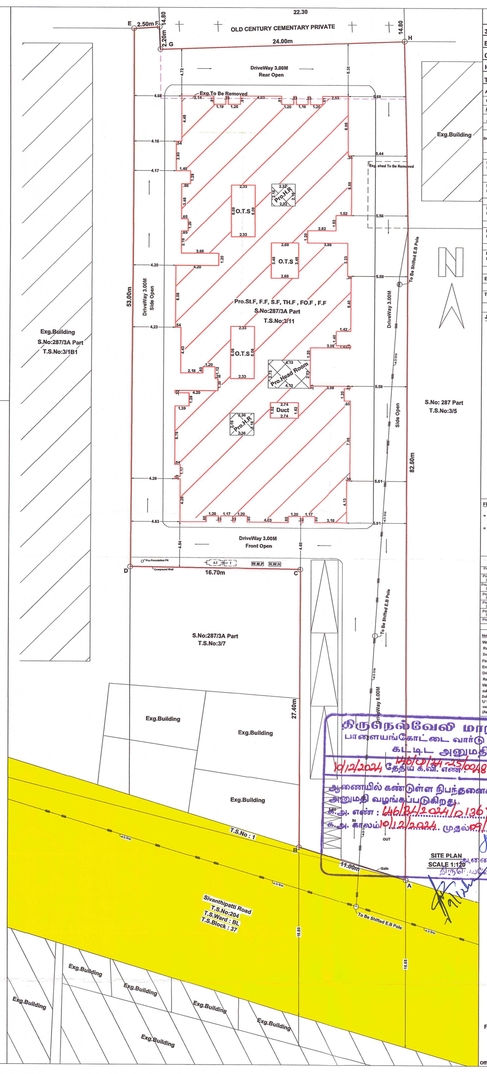
Details Of Solar Water Heater (NTS)



Sectional Plan
Beam VS Beam
NOT FOR SCALE



RAINWATER HARVESTING



திருநெல்வேலி மாநகராட்சி
பாளையங்கோட்டை வார்டு அலுவலகம்
கட்டிட அனுமதி
விண்ணப்ப எண்.....
நாள் 25/09/2024
தேவை கே.வ. எண்: 4126/2024 /TP2
அனுமதி வழங்கப்படுகிறது.
கே. எண் : 4126/2024/2024 /TP2
கே. நிலை : 01/10/2024 முதல் 01/10/2029 வரை

PP/BP/TLPA NO: SWP / 80 / 2024
FILE NO: SWP / BPA / 222464 / 2024

Signature solid

Block-1
Floor
Plan
1 / 1 2024
17/24 2024

P. VELAN B.E.
Structural Civil Engineer
No.1, Ramanujam Street, Kallidaikurichi,
Tirunelveli District, Pincode-627116.
Ph: 7598504207

Contruction Engineer

Structural Engineer

Applicant

Registered Engineer/Architect

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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