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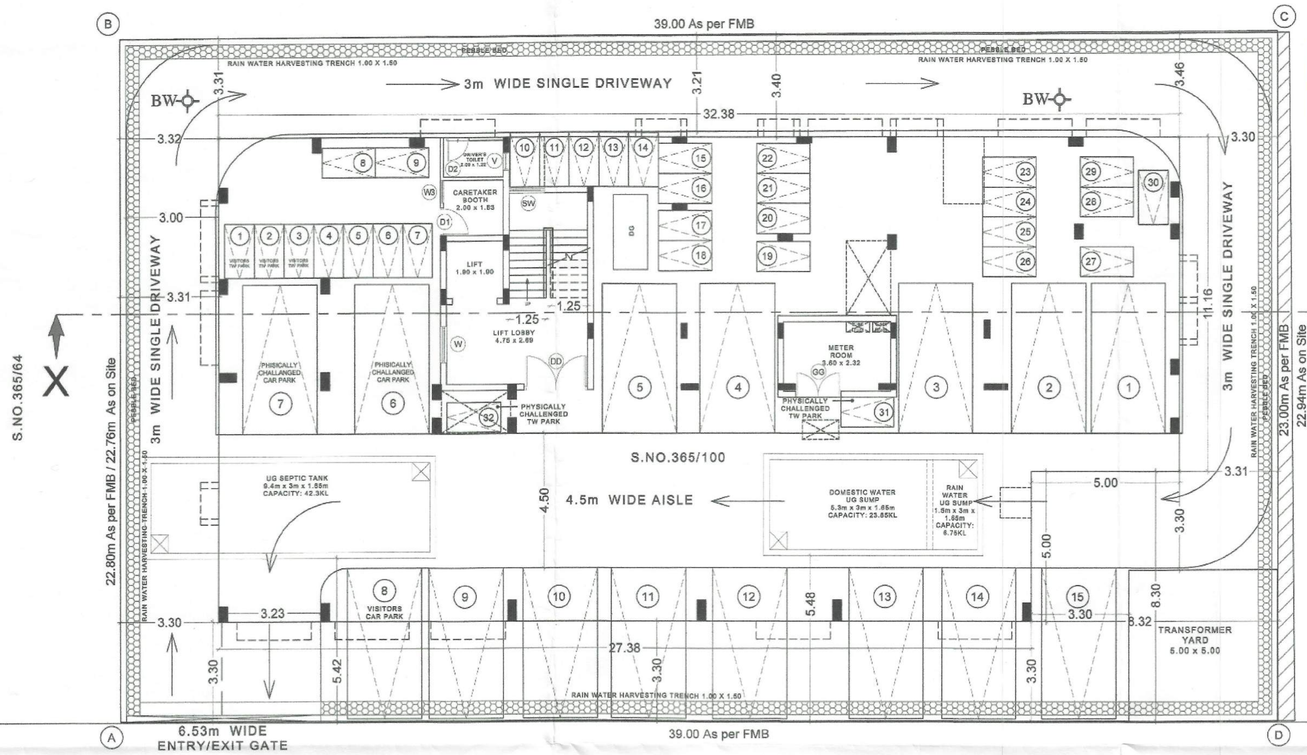
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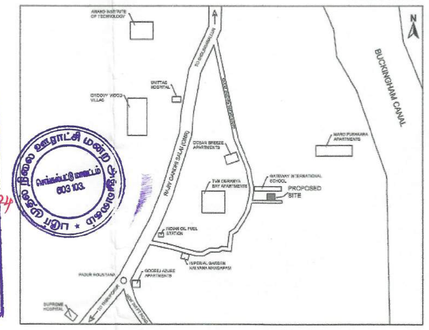
Digitally Verified Record - Powered by Verified RealEstate™

SHEET NO: 1 / 4

S.NO.365/4A2A1







KEY PLAN
(NTS)

PLAN SHOWING THE REVISED PROPOSED STILT + 5 FLOORS RESIDENTIAL BUILDING (REVISION OF OLD APPROVAL, APPROVED VIDE PP NO.9/2019 DT.11.02.2019) IN OLD S.NO.365/4A2A1A1 NEW S.NO. 365/100 IN PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

PROJECT NAME
SPYKA CYGNUS

JOINERY DETAIL

S.No	DESCRIPTION	WIDTH	HEIGHT	SILL HT
1	MD - Main Door	1.07	2.10	-
2	D1 - Door	0.91	2.10	-
3	D2 - Door	0.76	2.10	-
4	SD - Sliding Door	2.13	2.10	-
5	SD1 - Sliding Door	2.37	2.10	-
6	SD2 - Sliding Door	1.52	2.10	-
7	DD - Double Door	2.13	2.10	-
8	DD1 - Double Door	1.38	2.10	-
9	DD2 - Double Door	1.43	2.10	-
10	DD3 - Double Door	1.52	2.10	-
11	GG - Grill Gate	1.52	2.10	-
12	KO - Kitchen Opening	0.76	2.10	-
13	W - Window	1.20	1.20	0.90
14	W1 - Window	1.00	1.80	0.90
15	W2 - Window	0.85	1.80	0.90
16	W3 - Window	0.75	1.20	0.90
17	KW - Kitchen Window	1.20	0.90	1.20
18	SW - Staircase Window	1.20	1.20	0.90
19	FW - French Window	2.10	1.80	0.30
20	V - Ventilator	0.60	0..90	1.20

FLOOR WISE DWELLING UNIT AREA STATEMENT

FLOOR	DWELLING UNIT	AREA IN SQM.
1st FLOOR	101	89.50
	102	66.66
	103	66.22
	104	59.44
	105	67.51
	106	78.04
TYPICAL 2nd - 4th FLOOR	201/301/401	89.50
	202/302/402	66.66
	203/303/403	66.22
	204/304/404	59.44
	205/305/405	67.51
	206/306/406	78.04
5th FLOOR	501	89.50
	502	66.66
	503	66.22
	504	60.23
	505	78.29

PARKING REQUIREMENT CALCULATION
(Site Lies in Panchayat Area)

DWELLING UNIT AREA	NO OF DWELLING UNITS	REQUIRED	
		CAR PARKING	TWO WHEELER PARKING
FLOOR AREA UPTO 50 SQM	NIL	NIL	NIL
FLOOR AREA ABOVE 50 SQM AND UPTO 75 SQM	19	NIL	19
FLOOR AREA ABOVE 75 SQM AND UPTO 100 SQM	10	5	10
FLOOR AREA ABOVE 100 SQM	NIL	NIL	NIL
VISITORS PARKING	10%	1	3
TOTAL	29	6	32

AREA STATEMENT

LAND AREA:-

AS PER PATTA (SQM)	900.00
AS PER DOCUMENT (SQM)	890.33

FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)	TOTAL NO OF DWELLING UNITS
STILT FLOOR	10.91	487.27	498.18	-
FIRST FLOOR	473.30	-	473.30	6
SECOND FLOOR	473.30	-	473.30	6
THIRD FLOOR	473.30	-	473.30	6
FOURTH FLOOR	473.30	-	473.30	6
FIFTH FLOOR	408.71	-	408.71	5
HEAD ROOM & LMR	-	45.72	45.72	-
TOTAL (SQM)	2312.82	532.99	2845.81	29

All Dwelling Units are less than 90 Sqm (Affordable Housing)

FSI	2.598

AVAILING FREE PREMIUM FSI OF 0.598 FOR AFFORDABLE HOUSING

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
TWO-WHEELER PARKING	29 Nos	29 Nos
CAR PARKING	5 Nos	14 Nos
VISITORS CAR PARKING	1 Nos	1 Nos
VISITORS TWO WHEELER PARKING	3 Nos	3 Nos

TITLE	STILT CUM SITE PLAN
SHEET SIZE	A1
SHEET NO	1 / 4
SCALE	1:100

N

APPLICANT

REGISTERED ENGINEER
MARISELVI.M
REGISTERED ENGINEER (Grade-II)
Reg No.CGLDIST / RE / Gr-II / 2020 / 10 / 005
No.123-A, Thangal Ulvai Street,
Vinayambakkam, Chennai - 600 092.

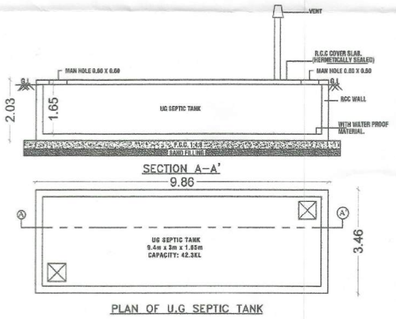
COLOUR INDEX

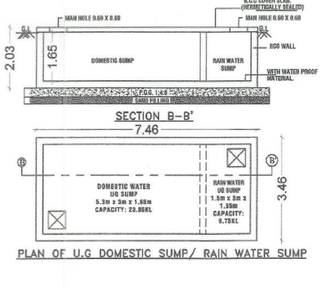
PROPOSED	
ROAD	
BOUNDARY	

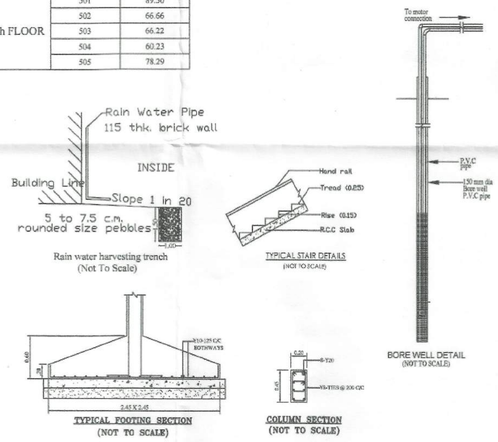
BUILDING PLANNING PERMISSION
ROC NO: SWP/BPA/0053043/2023
SCRUTINY REFERENCE NO: XNMJ95UL
DRAWING SCRUTINY REFERENCE NO: 49638-2023-QV
BUILDING PLANNING PERMISSION NO:
SWP/B.P./M.L.P.A(C.D.-5)/NO: 11/2024

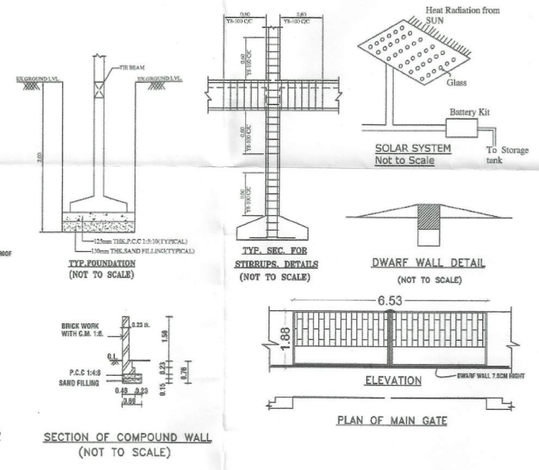
ALL DIMENSIONS ARE IN METERS

STILT CUM SITE PLAN



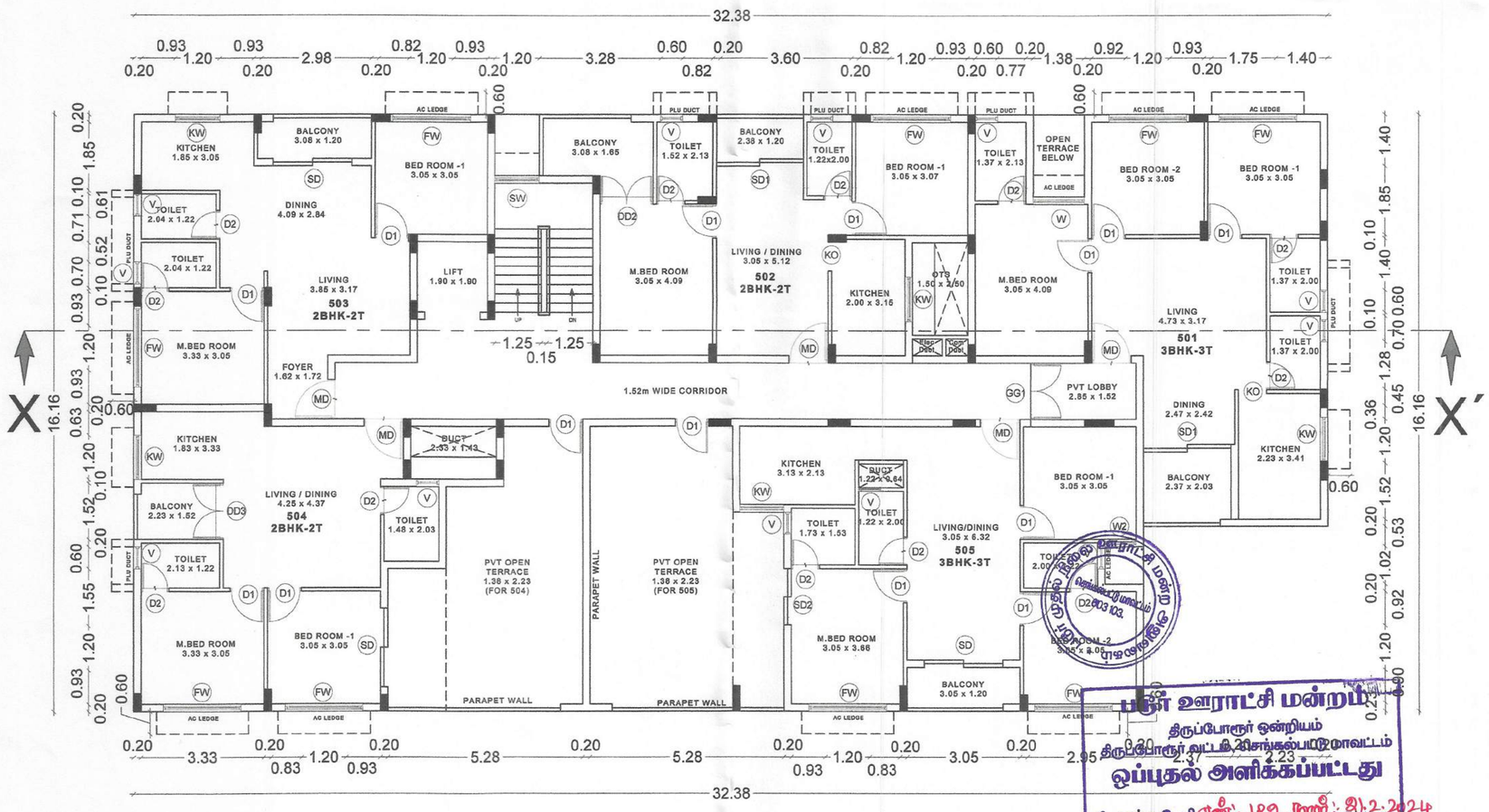




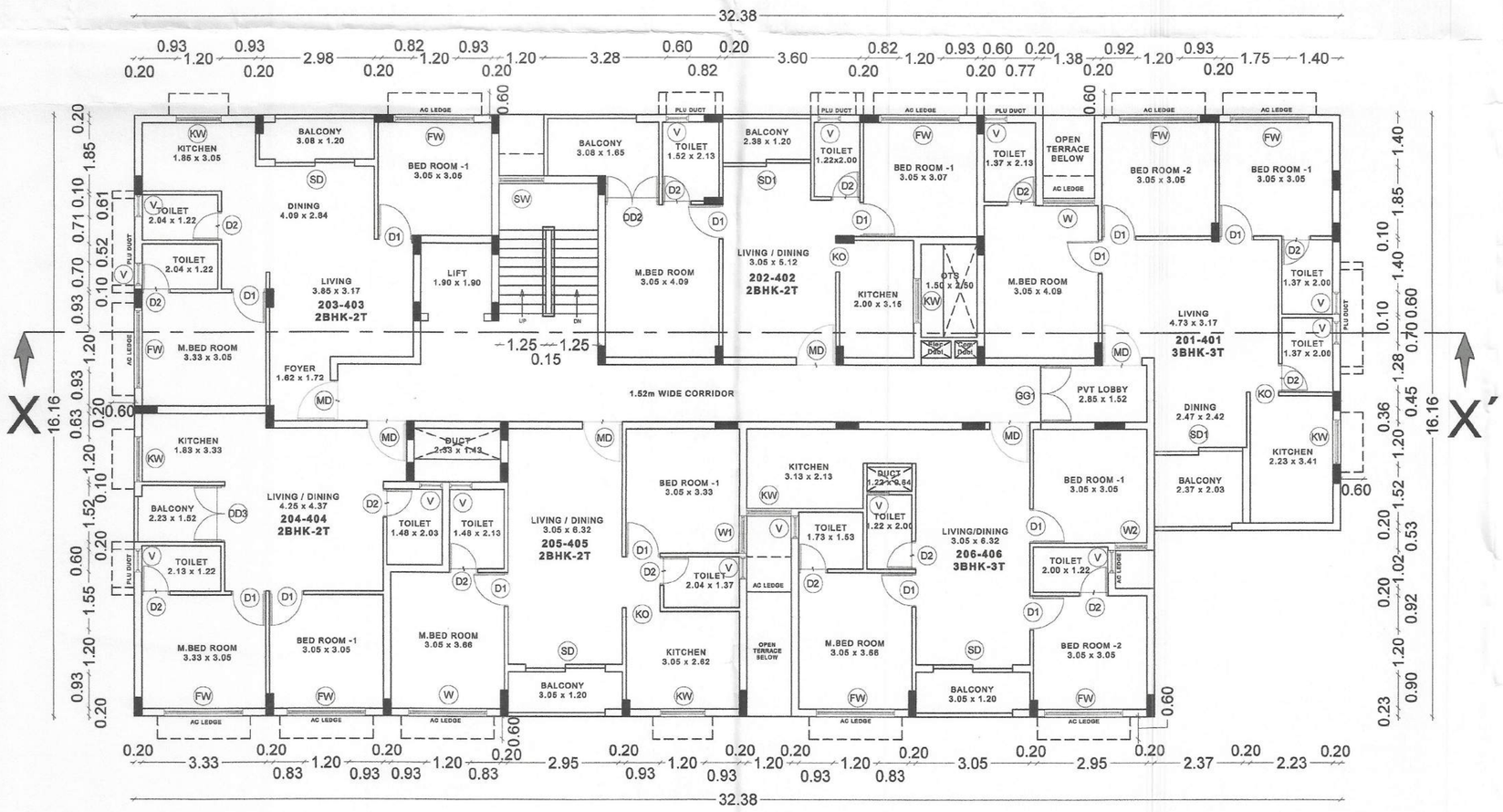


Signature valid
Signed by: Assistant Director, Location, Chengalpattu
Date: 09.01.2025 11:30:14 IST

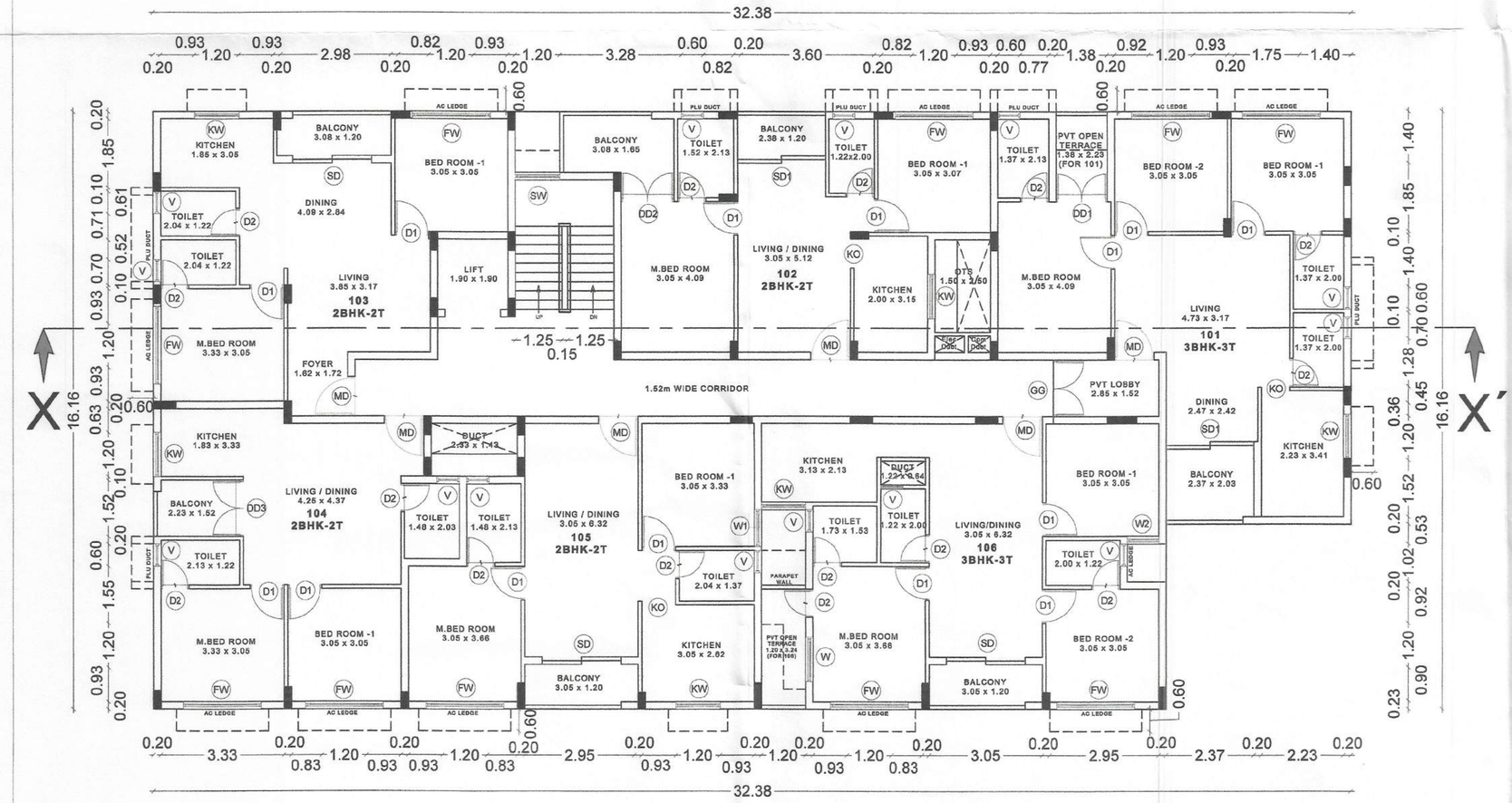
SHEET NO: 2 / 4



FIFTH FLOOR PLAN



TYPICAL 2ND TO 4TH FLOOR PLAN



FIRST FLOOR PLAN

PLAN SHOWING THE REVISED PROPOSED STILT + 5 FLOORS RESIDENTIAL BUILDING (REVISION OF OLD APPROVAL, APPROVED VIDE PP NO.9/2019 DT.11.02.2019) IN OLD S.NO.365/4A2A1A1 NEW S.NO. 365/100 IN PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

PROJECT NAME

SPYKA CYGNUS

JOINERY DETAIL

S.No	DESCRIPTION	WIDTH	HEIGHT	SILL.HT
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11	GG - Grill Gate	1.52	2.10	-
12	KO - Kitchen Opening	0.76	2.10	-
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14	W1 - Window	1.00	1.80	0.90
15	W2 - Window	0.85	1.80	0.90
16	W3 - Window	0.75	1.20	0.90
17	KW - Kitchen Window	1.20	0.90	1.20
18	SW - Staircase Window	1.20	1.20	0.90
19	FW - French Window	2.10	1.80	0.30
20	V - Ventilator	0.60	0..90	1.20

AREA STATEMENT

LAND AREA:-

AS PER PATTA (SQM)	900.00
AS PER DOCUMENT (SQM)	890.33

FLOORS	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL AREA (SQM)	TOTAL NO OF DWELLING UNITS
STILT FLOOR	10.91	487.27	498.18	-
FIRST FLOOR	473.30	-	473.30	6
SECOND FLOOR	473.30	-	473.30	6
THIRD FLOOR	473.30	-	473.30	6
FOURTH FLOOR	473.30	-	473.30	6
FIFTH FLOOR	408.71	-	408.71	5
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All Dwelling Units are less than 90 Sqm (Affordable Housing)

FSI	2.598

AVAILING FREE PREMIUM FSI OF 0.598 FOR AFFORDABLE HOUSING

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
TWO-WHEELER PARKING	29 Nos	29 Nos
CAR PARKING	5 Nos	14 Nos
VISITORS CAR PARKING	1 Nos	1 Nos
VISITORS TWO WHEELER PARKING	3 Nos	3 Nos

TITLE

1st FLOOR, TYPICAL 2nd TO 4th FLOOR & 5th FLOOR PLAN

SHEET SIZE	A1
SHEET NO	2 / 4
SCALE	1:100

N

APPLICANT

REGISTERED ENGINEER

M. Selv
MARISELVI.M
REGISTERED ENGINEER (Grade-II)
Reg No.CGLDIST / RE / Gr-II / 2020 / 10 / 005
No.123-A, Thangal Ulvai Street,
Virugambakkam, Chennai - 600 092.

COLOUR INDEX

PROPOSED

ROAD

BOUNDARY

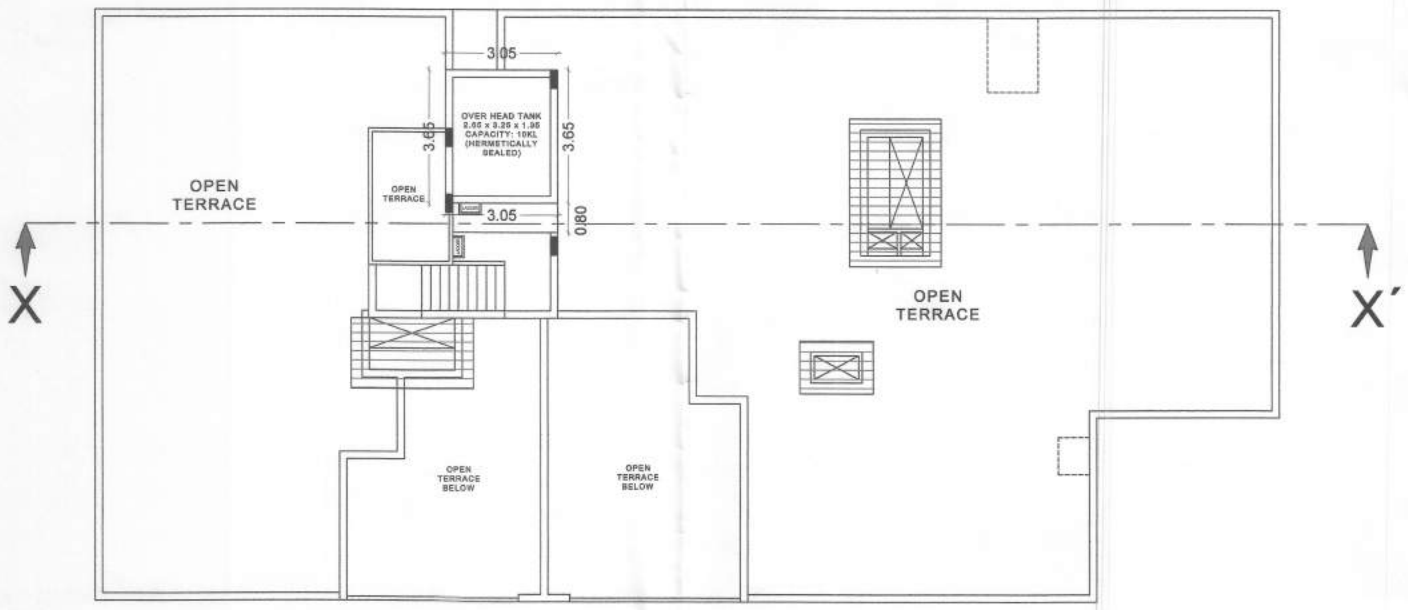
BUILDING PLANNING PERMISSION

ROC NO: SWP/BPA/0053043/2023
SCRUTINY REFERENCE NO: XNMJ95UL
DRAWING SCRUTINY REFERENCE NO: 49638-2023-QV
BUILDING PLANNING PERMISSION NO:
SWP/B.P./M.L.P.A(C.D.-5)/NO: 11/2024

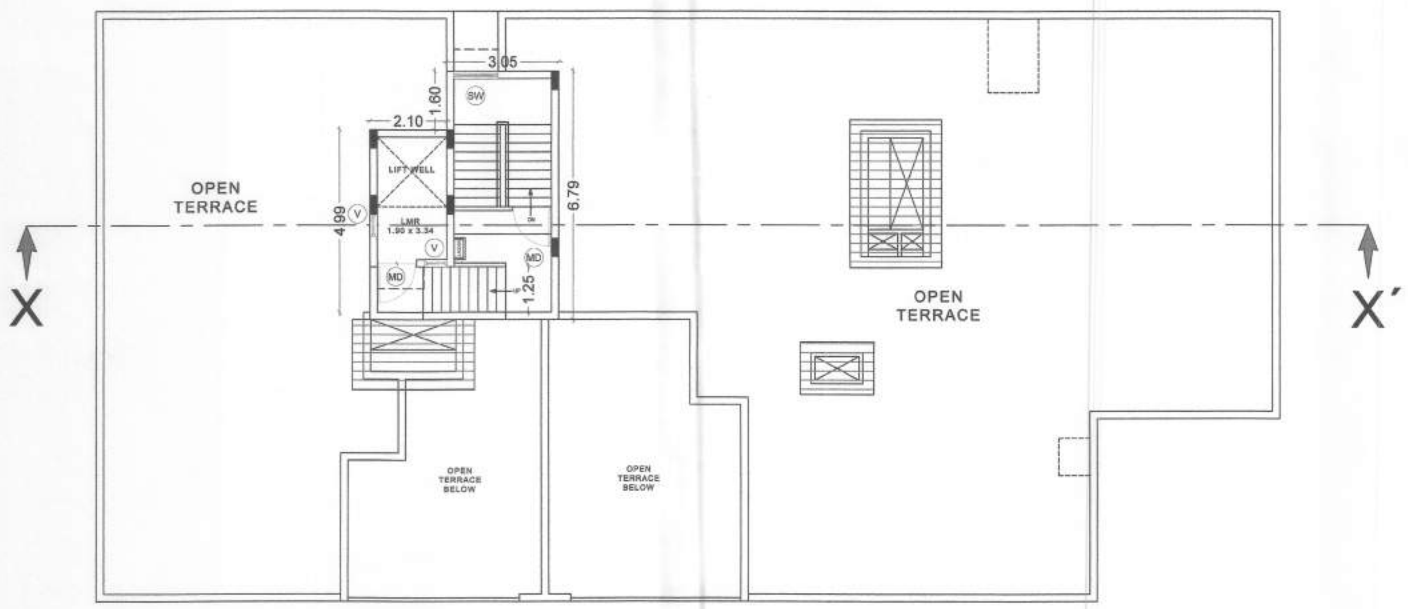
ALL DIMENSIONS ARE IN METERS

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பேரூராட்சி மன்றம்
திருப்போரூர் ஒன்றியம்
திருப்போரூர் வட்டம், செங்கல்பட்டு மாவட்டம்
ஒப்புதல் அளிக்கப்பட்டது
தி. எண். தேதி: எண்: 180 நாள்: 21.2.2024
ந.க. எண்: 69 நாள்: 22.2.2024
தலைவர்
பேரூர் ஊராட்சி
திருப்போரூர் ஒன்றியம்

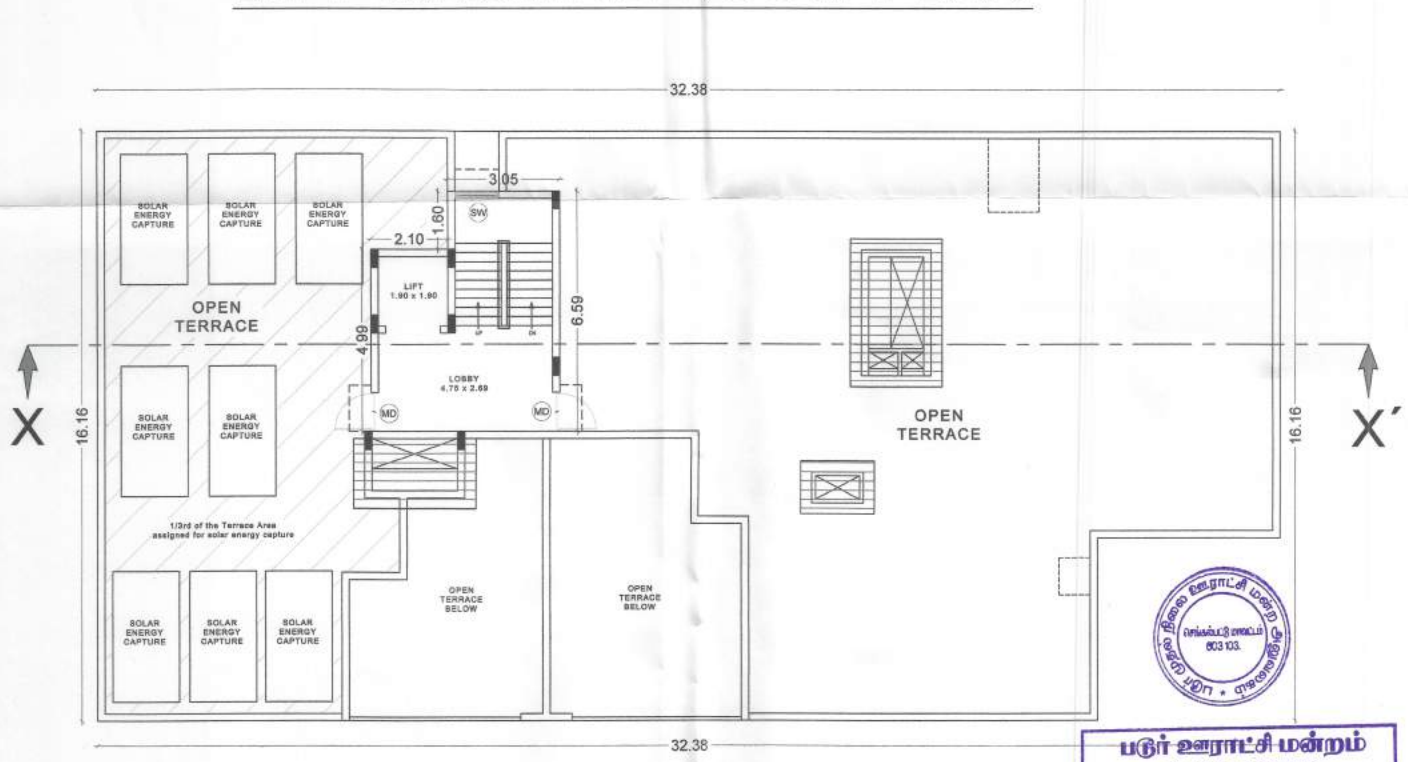
SHEET NO: 3 / 4



OHT PLAN



LIFT MACHINE ROOM PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE REVISED PROPOSED STILT + 5 FLOORS RESIDENTIAL BUILDING (REVISION OF OLD APPROVAL, APPROVED VIDE PP NO.9/2019 DT.11.02.2019) IN OLD S.NO.365/4A2A1A1 NEW S.NO. 365/100 IN PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

PROJECT NAME

SPYKA CYGNUS

JOINERY DETAIL

S.No	DESCRIPTION	WIDTH	HEIGHT	SILL.HT
1	MD - Main Door	1.07	2.10	-
2	D1 - Door	0.91	2.10	-
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AREA STATEMENT

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VISITORS CAR PARKING	1 Nos	1 Nos
VISITORS TWO WHEELER PARKING	3 Nos	3 Nos

TITLE

TERRACE FLOOR, LIFT MACHINE ROOM & OHT PLAN

SHEET SIZE	A1
SHEET NO	3 / 4
SCALE	1:100

N

APPLICANT

REGISTERED ENGINEER

M. Selvi

MARISELVI.M
REGISTERED ENGINEER (Grade-II)
Reg No.CGLOIST / RE / Gr-II / 2020 / 10 / 006
No.123-A, Thangal Uivai Street,
Virugambakkam, Chennai - 600 092.

COLOUR INDEX

PROPOSED

ROAD

BOUNDARY

BUILDING PLANNING PERMISSION

ROC NO: SWP/BPA/0053043/2023
SCRUTINY REFERENCE NO: XNMJ95UL
DRAWING SCRUTINY REFERENCE NO: 49638-2023-QV
BUILDING PLANNING PERMISSION NO: SWP/B.P./M.L.P.A(C.D.-5)/NO: 11/2024

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பதிர் ஊராட்சி மன்றம்
திருப்போரூர் ஒன்றியம்
திருப்போரூர் வட்டம், செங்கல்பட்டு மாவட்டம்
ஒப்புதல் அளிக்கப்பட்டது
தி. எண். தேதி: 122 நாள்: 21.2.2024
ந.க. எண்: 64 நாள்: 23.2.2024
தலைவர்
பதிர் ஊராட்சி
திருப்போரூர் ஒன்றியம்

SHEET NO: 4 / 4



SOUTH SIDE ELEVATION



SECTION X - X'

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CAR PARKING	5 Nos	14 Nos
VISITORS CAR PARKING	1 Nos	1 Nos
VISITORS TWO WHEELER PARKING	3 Nos	3 Nos

TITLE

SECTION & ELEVATION

SHEET SIZE	A1
SHEET NO	4 / 4
SCALE	1:100

APPLICANT

REGISTERED ENGINEER

M. Selvi
MARISELVI.M
REGISTERED ENGINEER (Grade-II)
Reg No.CGLDIST / RE / Gr-II / 2020 / 10 / 005
No.123-A, Thangal Ulvai Street,
Virugambakkam, Chennai - 600 092.

COLOUR INDEX

PROPOSED

ROAD

BOUNDARY

BUILDING PLANNING PERMISSION

ROC NO: SWP/BPA/0053043/2023

SCRUTINY REFERENCE NO: XNMJ95UL

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BUILDING PLANNING PERMISSION NO: SWP/B.P./M.L.P.A(C.D.-5)/NO: 11/2024

ALL DIMENSIONS ARE IN METERS

நீலை ஊராட்சி மன்ற அலுவலர் செங்கல்பட்டு மாவட்டம் 603 103.

படூர் ஊராட்சி மன்றம்
திருப்போரூர் ஒன்றியம்
திருப்போரூர் வட்டம், செங்கல்பட்டு மாவட்டம்
ஒப்புதல் அளிக்கப்பட்டது

தி. எண். தேதி: அனு: 189 மனு: 21.2.2024

ந.க. எண்: 69 மனு: 22.2.2024

தலைவர்
படூர் ஊராட்சி
திருப்போரூர் ஒன்றியம்

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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