

TAMIL NADU  
 SLUM CLEARANCE BOARD

PROPOSED SITE PLAN FOR THE CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 8 BLOCKS OF HIGH RISE BUILDING, BLOCK - 1 to 3: EACH WITH STILT FLOOR PART/G.FLOOR PART + 9 FLOORS (1st FLOOR TO 9th FLOOR) WITH 252 DWELLING UNITS, BLOCK - 4 STILT FLOOR PART/G.FLOOR PART + 9 FLOORS (1st FLOOR TO 9th FLOOR) WITH 108 DWELLING UNITS, BLOCK - 5 to 7: EACH WITH STILT FLOOR PART/G.FLOOR PART + 11 FLOORS (1st FLOOR TO 11th FLOOR) WITH 308 DWELLING UNITS AND BLOCK - 8: STILT FLOOR PART/G.FLOOR PART + 11 FLOORS (1st FLOOR TO 11th FLOOR) WITH 132 DWELLING UNITS, TOTALLY 1920 DWELLING UNITS. AT DEMELLEWS ROAD, KESAVA PILLAI PARK, VEPEY, CHENNAI - 600012. COMPRISED IN R.S.No. 1730/1 PART, BLOCK No. 39 OF VEPEY VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

- REFERENCE:
- TYPE DESIGN No. 7/2017 (TYPE A) (S+9)  
 NUMBER OF FLOORS - (S+9)  
 28 DWELLING UNIT / FLOOR  
 252 DWELLING UNIT / BLOCK
  - TYPE DESIGN No. 7/2017 (TYPE B) (S+9)  
 NUMBER OF FLOORS - (S+9)  
 12 DWELLING UNIT / FLOOR  
 108 DWELLING UNIT / BLOCK
  - TYPE DESIGN No. 7/2017 (TYPE C) (S+11)  
 NUMBER OF FLOORS - (S+11)  
 28 DWELLING UNIT / FLOOR  
 308 DWELLING UNIT / BLOCK
  - TYPE DESIGN No. 7/2017 (TYPE D) (S+11)  
 NUMBER OF FLOORS - (S+11)  
 12 DWELLING UNIT / FLOOR  
 132 DWELLING UNIT / BLOCK

PLOT EXTENT

- AS PER SITE EXTENT = 24820.97 SQ.M
- AS PER FMB EXTENT = 24045.03 SQ.M
- AS PER FMB EXTENT (AFTER DEDUCTION STREET ALIGNMENT) = 23695.58 SQ.M
- SUPERIMPOSED = 23503.37 SQ.M
- FSI = 3.08
- PLOT COVERAGE = 30.46%

VEHICLE PARKING AREA DETAILS:

- NO OF TWO WHEELER PARKING REQUIRED PROPOSED BUILDING : 1920 NOS
- 10% VISITORS TWO WHEELER PARKING : 192 NOS
- NO OF T.W PARKING REQUIRED : 2112 NOS
- NO OF T.W PARKING PROVIDED : 2190 NOS
- PARKING LOT SIZE : (1.0 x 1.8) M
- AREA / PARKING LOT : 1.8 SQ.M
- TOTAL AREA : 3922.2 SQ.M

OSR & PLAY GROUND DETAILS:

- OSR - 1 : 348.34 sq.m
- OSR - 2 : 502.26 sq.m
- OSR - 3 : 142.67 sq.m
- PLAYGROUND : 1745.11 Sq.m
- TOTAL : 2738.38 sq.m

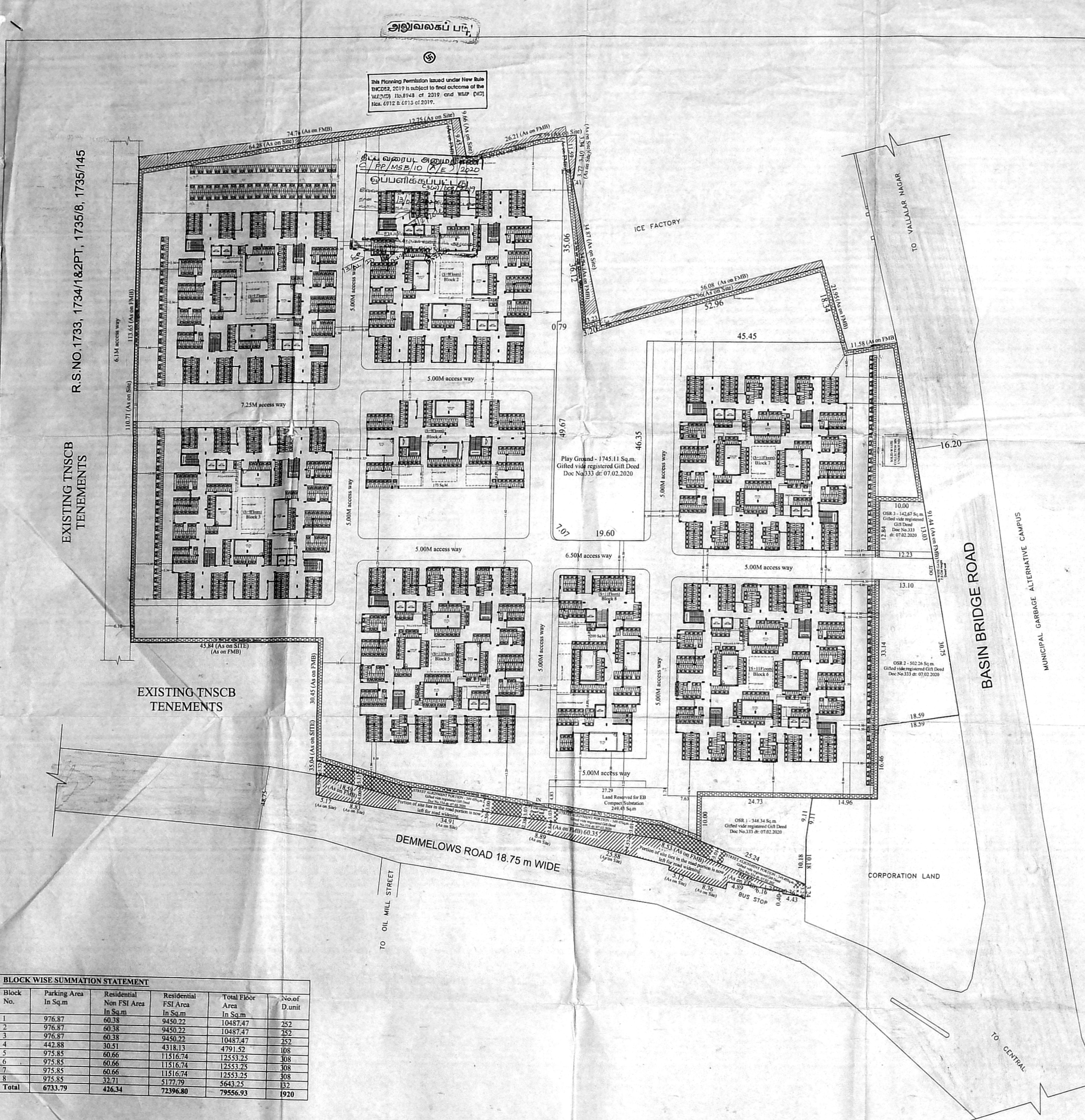
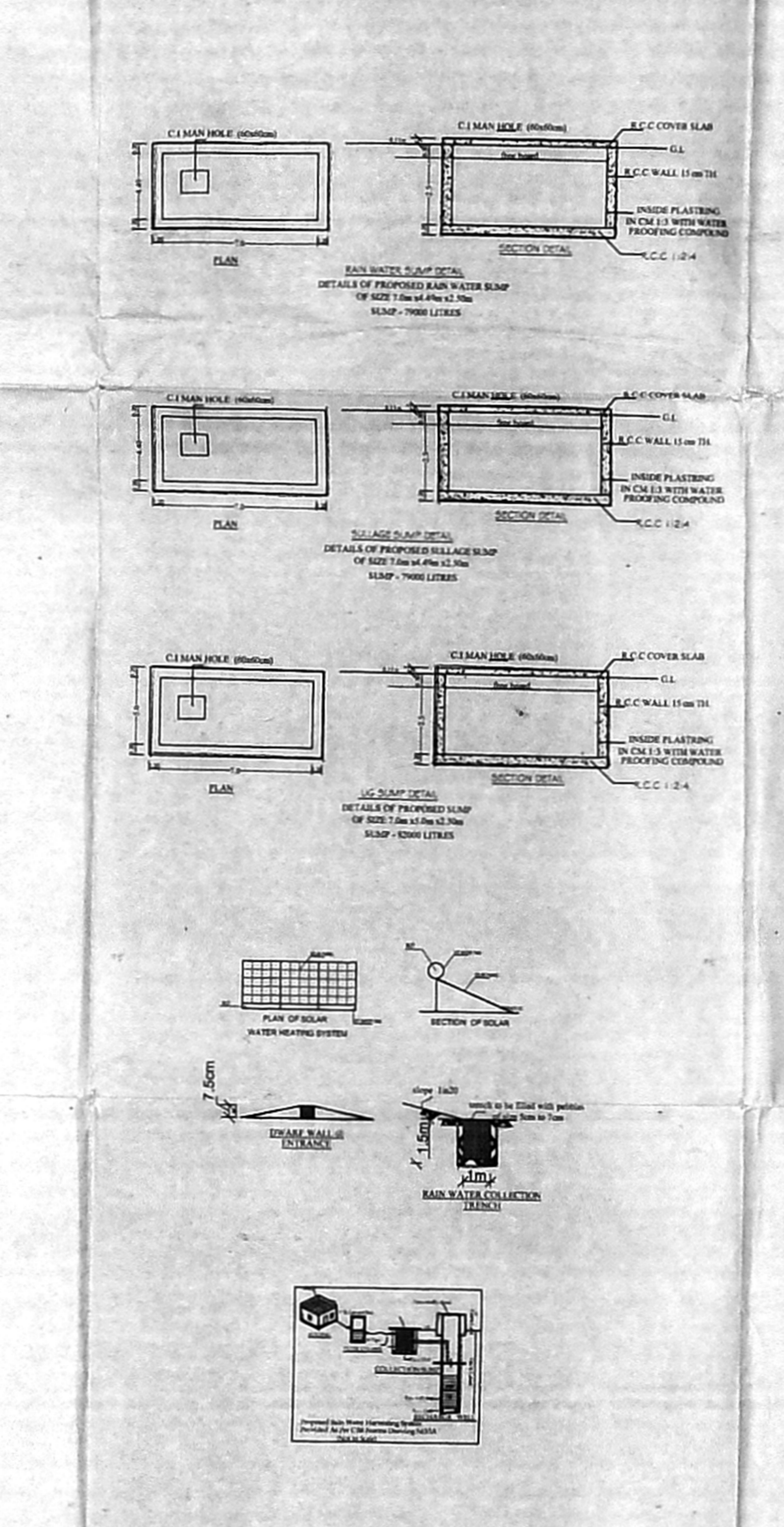
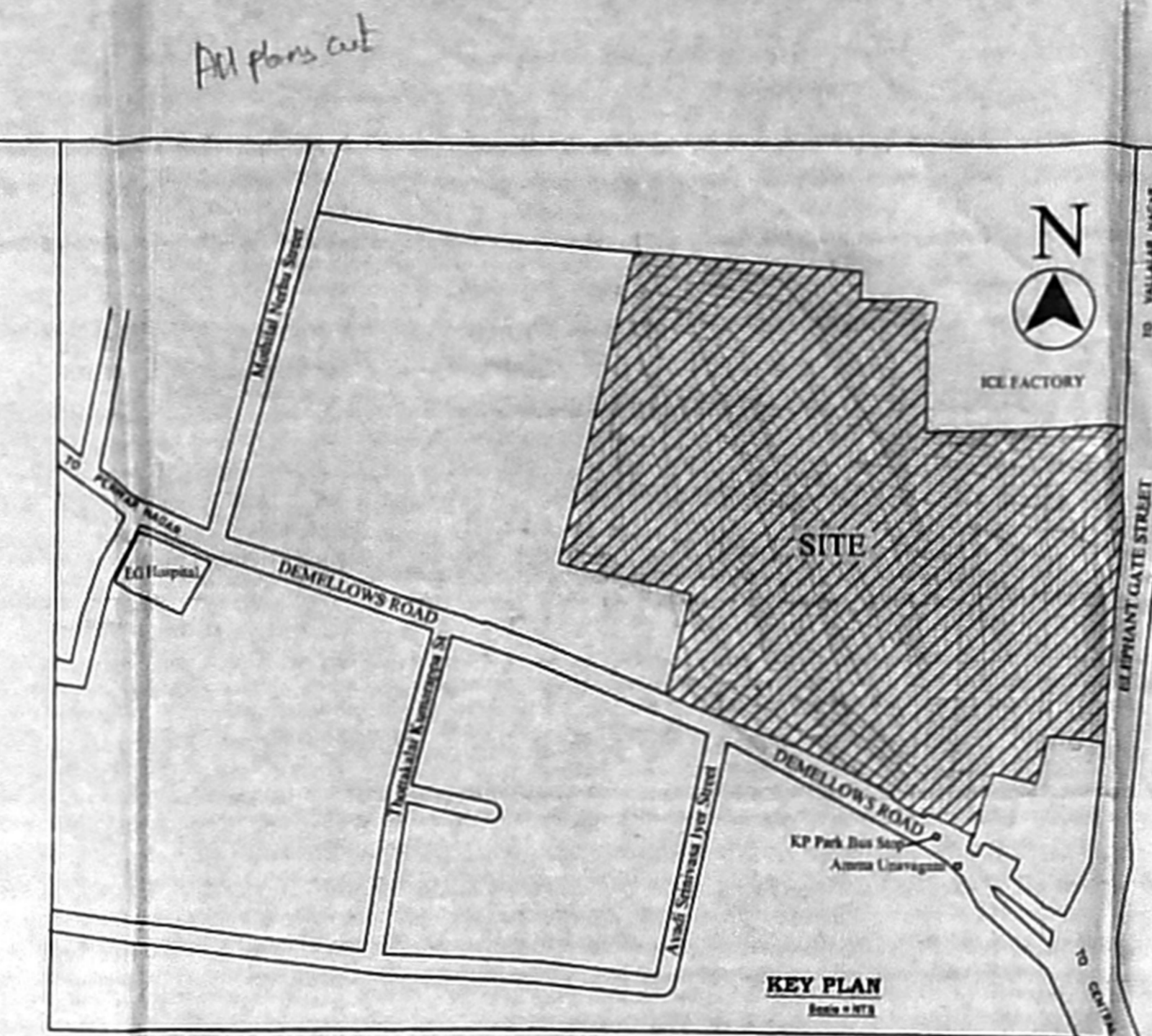
SCALE = 1 : 300  
 SHEET = A0  
 ALL DIMENSIONS ARE IN METER.

ARCHITECTS  
 S. PADMANABHAN  
 STRUCTURAL ENGINEER

TECHNICAL ASST.  
 ASST. PLANNER

PLANNING ASST.  
 EXECUTIVE ENGINEER

SENIOR PLANNER  
 CHIEF ENGINEER



**BLOCK WISE SUMMATION STATEMENT**

Block No.	Parking Area In Sq.m	Residential Non FSI Area In Sq.m	Residential FSI Area In Sq.m	Total Floor Area In Sq.m	No. of D. unit
1	976.87	60.38	9450.22	10487.47	252
2	976.87	60.38	9450.22	10487.47	252
3	976.87	60.38	9450.22	10487.47	252
4	442.88	30.51	4318.13	4791.52	108
5	975.85	60.66	11516.74	12553.25	308
6	975.85	60.66	11516.74	12553.25	308
7	975.85	60.66	11516.74	12553.25	308
8	975.85	32.71	3177.79	5643.25	132
Total	6733.79	426.34	72396.80	79556.93	1920

**BLOCK 1-3**

Floor Name	Parking Area In Sq.m	Residential Non FSI Area In Sq.m	Residential FSI Area In Sq.m	Total Floor Area In Sq.m	No. of D. unit
Stilt Floor	976.87	60.38	115.28	1152.49	-
1st Floor	-	-	1037.22	1037.22	28
2nd Floor	-	-	1037.22	1037.22	28
3rd Floor	-	-	1037.22	1037.22	28
4th Floor	-	-	1037.22	1037.22	28
5th Floor	-	-	1037.22	1037.22	28
6th Floor	-	-	1037.22	1037.22	28
7th Floor	-	-	1037.22	1037.22	28
8th Floor	-	-	1037.22	1037.22	28
9th Floor	-	-	1037.22	1037.22	28
Total	976.87	60.38	9450.22	10487.47	252

**BLOCK 4**

Floor Name	Parking Area In Sq.m	Residential Non FSI Area In Sq.m	Residential FSI Area In Sq.m	Total Floor Area In Sq.m	No. of D. unit
Stilt Floor	442.88	30.51	57.62	531.01	-
1st Floor	-	-	473.39	473.39	12
2nd Floor	-	-	473.39	473.39	12
3rd Floor	-	-	473.39	473.39	12
4th Floor	-	-	473.39	473.39	12
5th Floor	-	-	473.39	473.39	12
6th Floor	-	-	473.39	473.39	12
7th Floor	-	-	473.39	473.39	12
8th Floor	-	-	473.39	473.39	12
9th Floor	-	-	473.39	473.39	12
Total	442.88	30.51	4318.13	4791.52	108

**BLOCK 5-7**

Floor Name	Parking Area In Sq.m	Residential Non FSI Area In Sq.m	Residential FSI Area In Sq.m	Total Floor Area In Sq.m	No. of D. unit
Stilt Floor	975.85	60.66	115.24	1151.75	-
1st Floor	-	-	1036.50	1036.50	28
2nd Floor	-	-	1036.50	1036.50	28
3rd Floor	-	-	1036.50	1036.50	28
4th Floor	-	-	1036.50	1036.50	28
5th Floor	-	-	1036.50	1036.50	28
6th Floor	-	-	1036.50	1036.50	28
7th Floor	-	-	1036.50	1036.50	28
8th Floor	-	-	1036.50	1036.50	28
9th Floor	-	-	1036.50	1036.50	28
10th Floor	-	-	1036.50	1036.50	28
11th Floor	-	-	1036.50	1036.50	28
Total	975.85	60.66	11516.74	12553.25	308

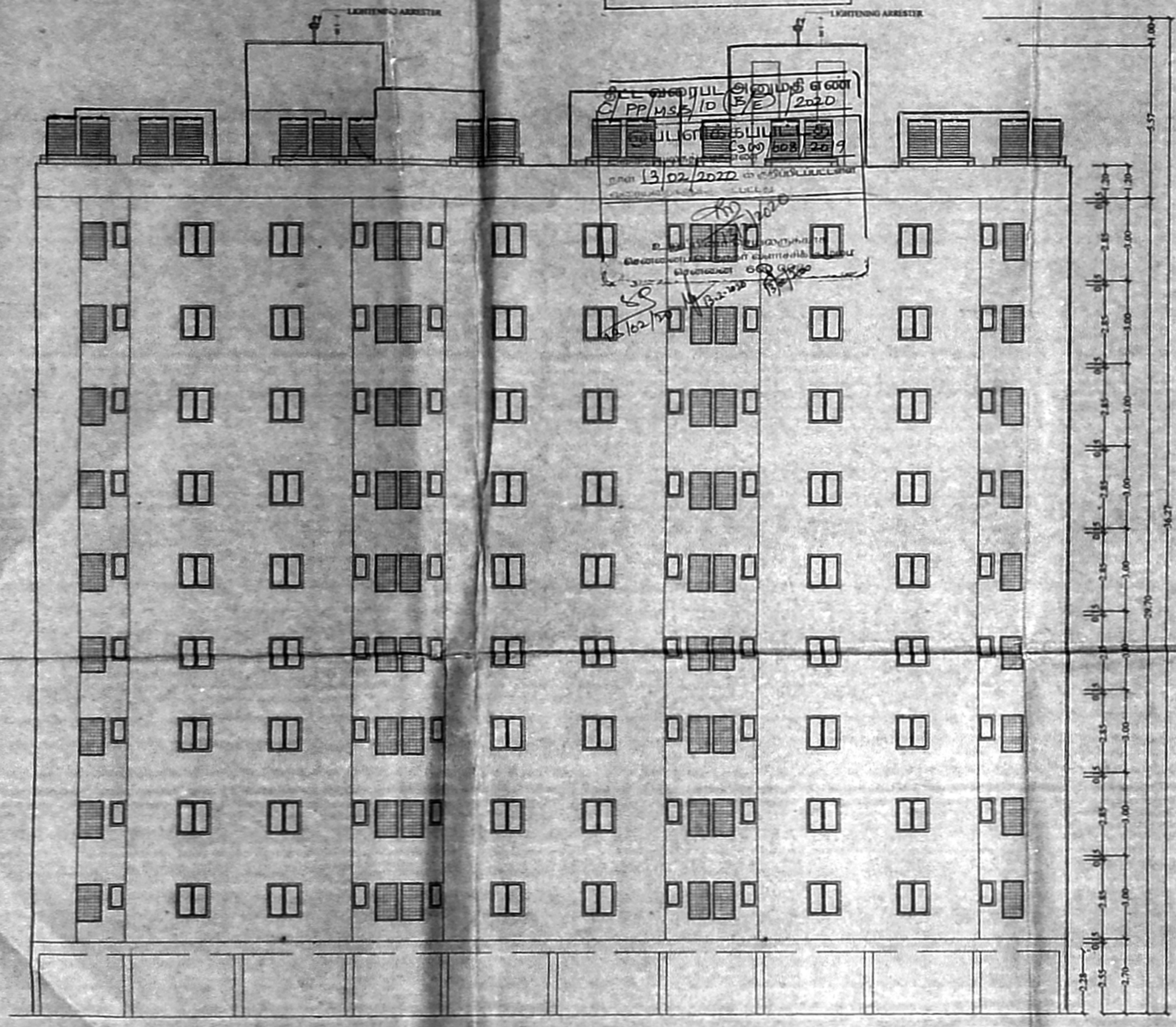
**BLOCK 8**

Floor Name	Parking Area In Sq.m	Residential Non FSI Area In Sq.m	Residential FSI Area In Sq.m	Total Floor Area In Sq.m	No. of D. unit
Stilt Floor	432.75	32.71	57.62	523.08	-
1st Floor	-	-	465.47	465.47	28
2nd Floor	-	-	465.47	465.47	28
3rd Floor	-	-	465.47	465.47	28
4th Floor	-	-	465.47	465.47	28
5th Floor	-	-	465.47	465.47	28
6th Floor	-	-	465.47	465.47	28
7th Floor	-	-	465.47	465.47	28
8th Floor	-	-	465.47	465.47	28
9th Floor	-	-	465.47	465.47	28
10th Floor	-	-	465.47	465.47	28
11th Floor	-	-	465.47	465.47	28
Total	432.75	32.71	5177.79	5643.25	132

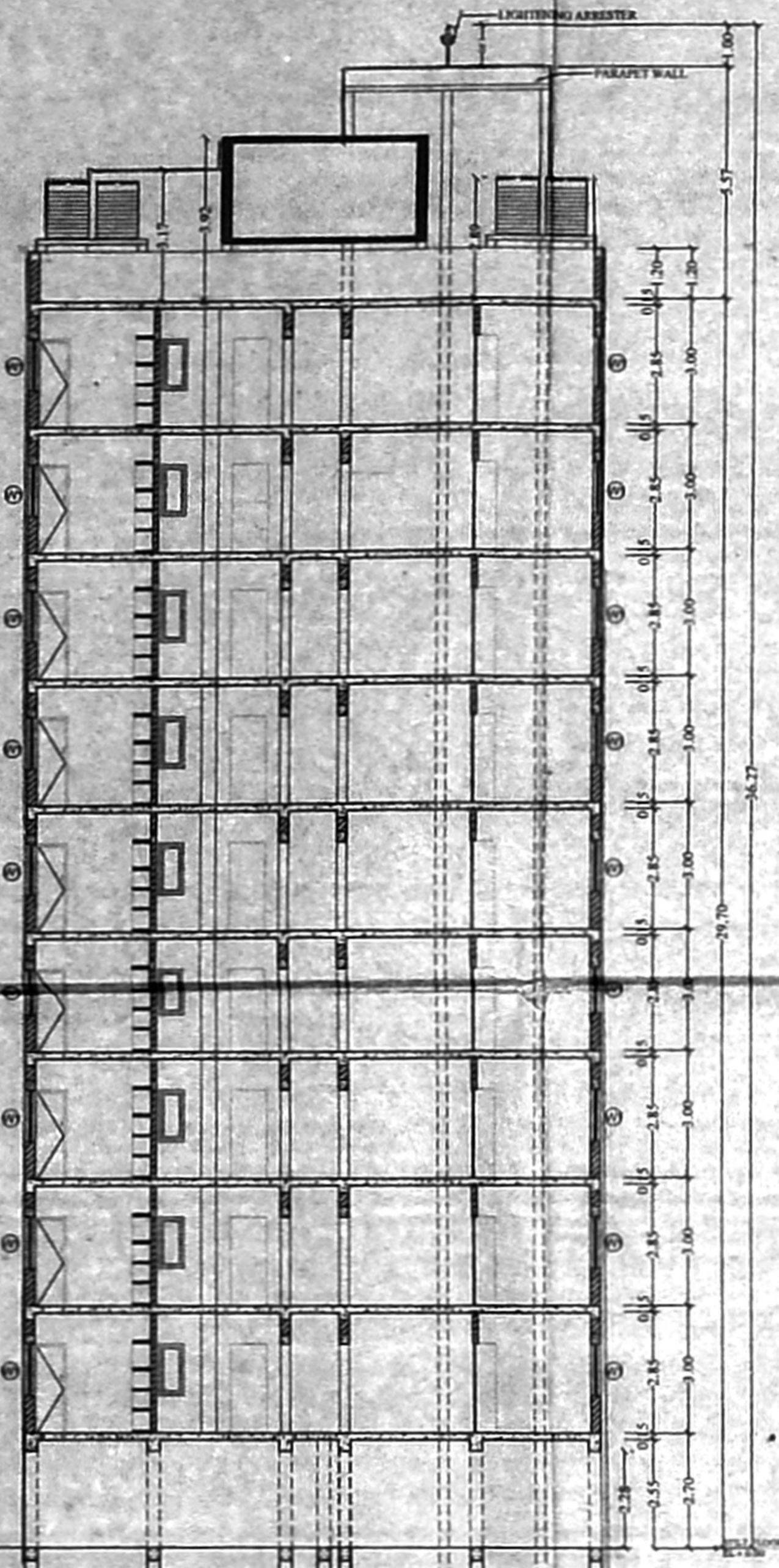
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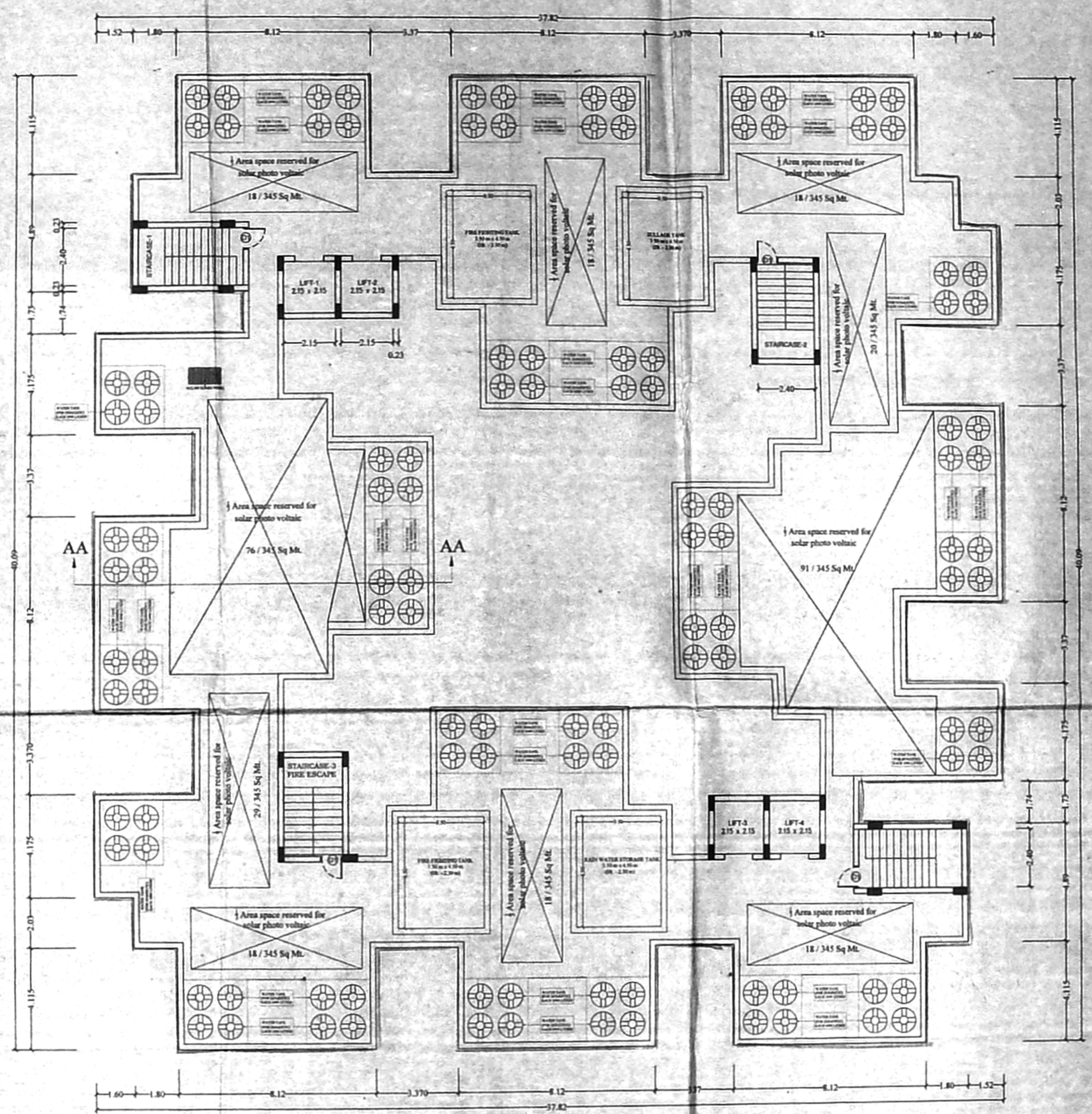
This Planning Permission issued under New Rule No. 2019 is subject to the condition of the sections 12(1)(a) of 2019 and WSP. D.O. No. 612 & 613 of 2019.



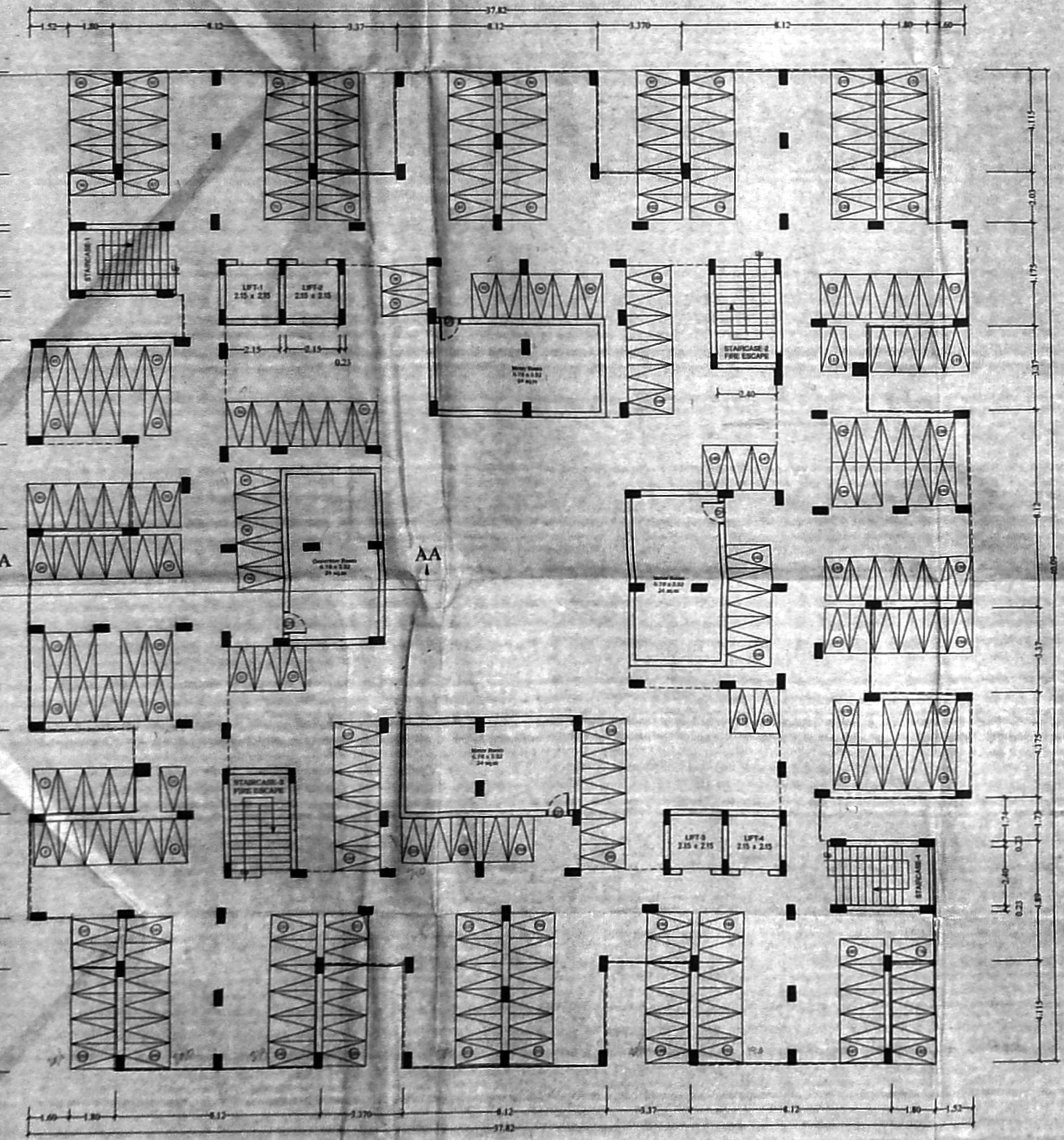
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BLOCK - 1, 2 & 3  
ELEVATION



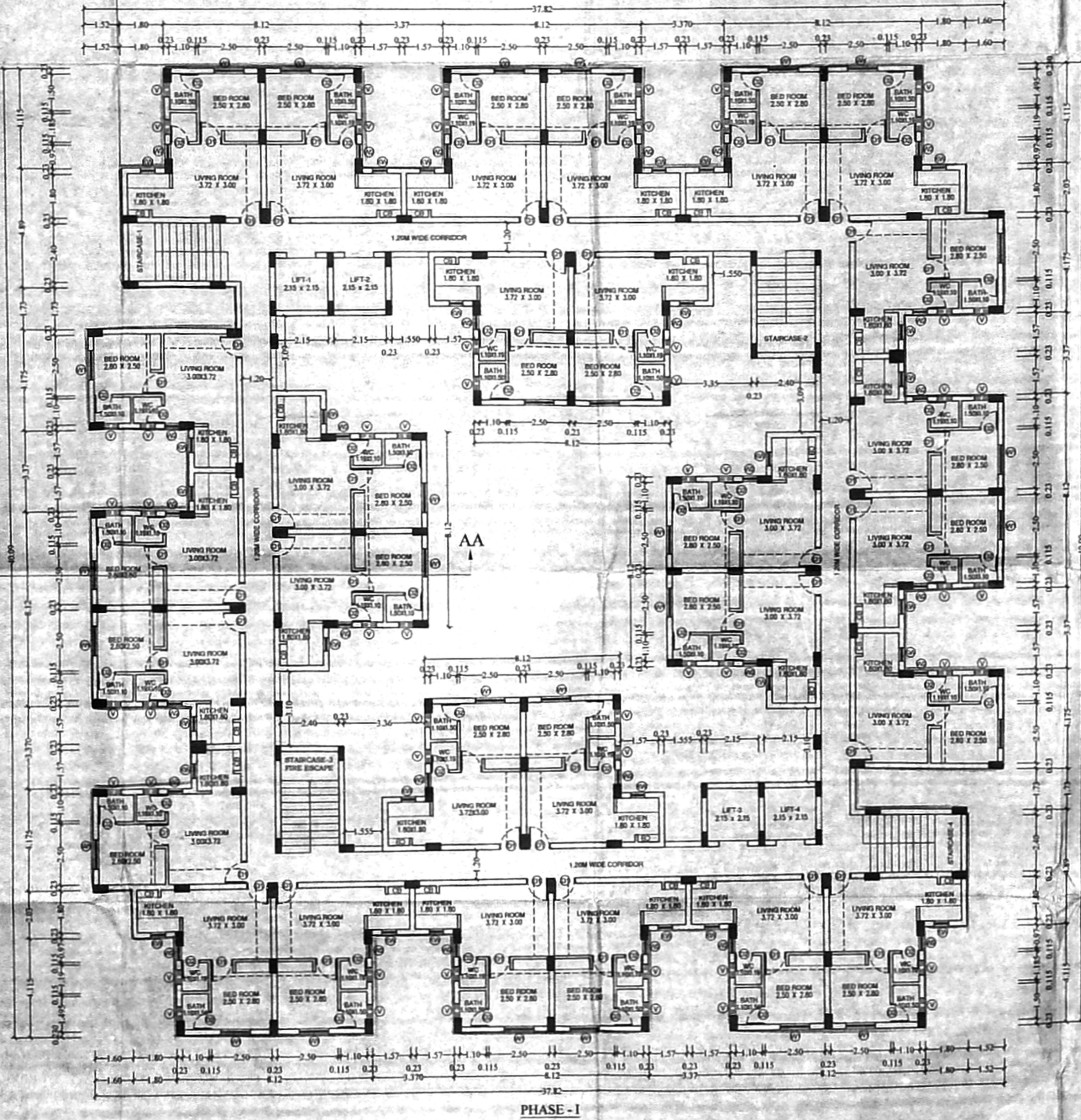
PHASE - 1  
BLOCK - 1, 2 & 3  
SECTION AA - AA



PHASE - 1  
BLOCK - 1, 2 & 3  
TERRACE FLOOR PLAN



PHASE - 1  
BLOCK - 1, 2 & 3  
STILL FLOOR PLAN



PHASE - 1  
BLOCK - 1, 2 & 3  
TYPICAL FLOOR PLAN 1 TO 9

TAMIL NADU  
SLUM CLEARANCE BOARD

TYPE DESIGN No. 7/2017(TYPE A) (S + 9)  
(9 STOREYED)  
28 DWELLING UNIT / FLOOR  
252 DWELLING UNIT / BLOCK

PROPOSED BUILDING PLAN FOR THE CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 8 BLOCKS OF HIGH RISE BUILDING, BLOCK - 1 to 3: EACH WITH STILT FLOOR PART/G.FLOOR PART + 9 FLOORS (1st FLOOR TO 9th FLOOR) WITH 252 DWELLING UNITS, BLOCK - 4 STILT FLOOR PART/G.FLOOR PART + 9 FLOORS (1st FLOOR TO 9th FLOOR) WITH 108 DWELLING UNITS, BLOCK - 5 to 7: EACH WITH STILT FLOOR PART/G.FLOOR PART + 11 FLOORS (1st FLOOR TO 11th FLOOR) WITH 308 DWELLING UNITS AND BLOCK - 8: STILT FLOOR PART/G.FLOOR PART + 11 FLOORS (1st FLOOR TO 11th FLOOR) WITH 132 DWELLING UNITS, TOTALLY 1920 DWELLING UNITS. AT DEMELLOWS ROAD, KESAVA PILLAI PARK, VEPERY, CHENNAI - 600012. COMPRISED IN R.S.No. 1730/1 PART, BLOCK No. 39 OF VEPERY VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
D1	DOOR	0.90 x 2.10 m
D2	DOOR	0.75 x 2.10 m
O	OPENING	0.90 x 2.10 m
W1	WINDOW	1.22 x 1.22 m
W2	WINDOW	0.60 x 1.22 m
KW	WINDOW	0.60 x 0.90 m
V	VENTILATOR	0.60 x 0.60 m

AREA DETAILS

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 37.01 sq.m
COMMON AREA / UNIT	- 7.22 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.79 sq.m
CARPET AREA	- 24.80 sq.m

TYPICAL FLOOR PLAN  
SCALE = 1:100  
SHEET - A0  
ALL DIMENSIONS ARE IN METER.

ARCHITECTS: SIVA ANJANARASAN, S. PADMANABHAN

TECHNICAL ASST.: ASST. PLANNER

PLANNING ASST.: EXECUTIVE ENGINEER

SENIOR PLANNER: CHIEF ENGINEER

29.5 x 70.5



TYPE DESIGN No. 7/2017 (TYPE B) (S + 9) (9 STOREY)  
12 DWELLING UNITS / FLOOR  
108 DWELLING UNIT / BLOCK

PROPOSED BUILDING PLAN FOR THE CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 8 BLOCKS OF HIGH RISE BUILDING, BLOCK - 1 to 3: EACH WITH STILT FLOOR PART/G.FLOOR PART + 9 FLOORS (1st FLOOR TO 9th FLOOR) WITH 252 DWELLING UNITS, BLOCK - 4 STILT FLOOR PART/G.FLOOR PART + 9 FLOORS (1st FLOOR TO 9th FLOOR) WITH 108 DWELLING UNITS, BLOCK - 5 to 7: EACH WITH STILT FLOOR PART/G.FLOOR PART + 11 FLOORS (1st FLOOR TO 11th FLOOR) WITH 308 DWELLING UNITS AND BLOCK - 8: STILT FLOOR PART/G.FLOOR PART + 11 FLOORS (1st FLOOR TO 11th FLOOR) WITH 132 DWELLING UNITS, TOTALLY 1920 DWELLING UNITS. AT DEMELLOWS ROAD, KESAVA PILLAI PARK, VEPERY, CHENNAI - 600012. COMPRISED IN R.S.No. 1730/1 PART, BLOCK No. 39 OF VEPERY VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

**SCHEDULE OF JOINERIES**

TYPE	DESCRIPTION	SIZE
D1	DOOR	0.90 x 2.10 m
D2	DOOR	0.75 x 2.10 m
O	OPENING	0.90 x 2.10 m
W1	WINDOW	1.22 x 1.22 m
W2	WINDOW	0.60 x 1.22 m
KW	WINDOW	0.60 x 0.90 m
V	VENTILATOR	0.60 x 0.60 m

**AREA DETAILS**

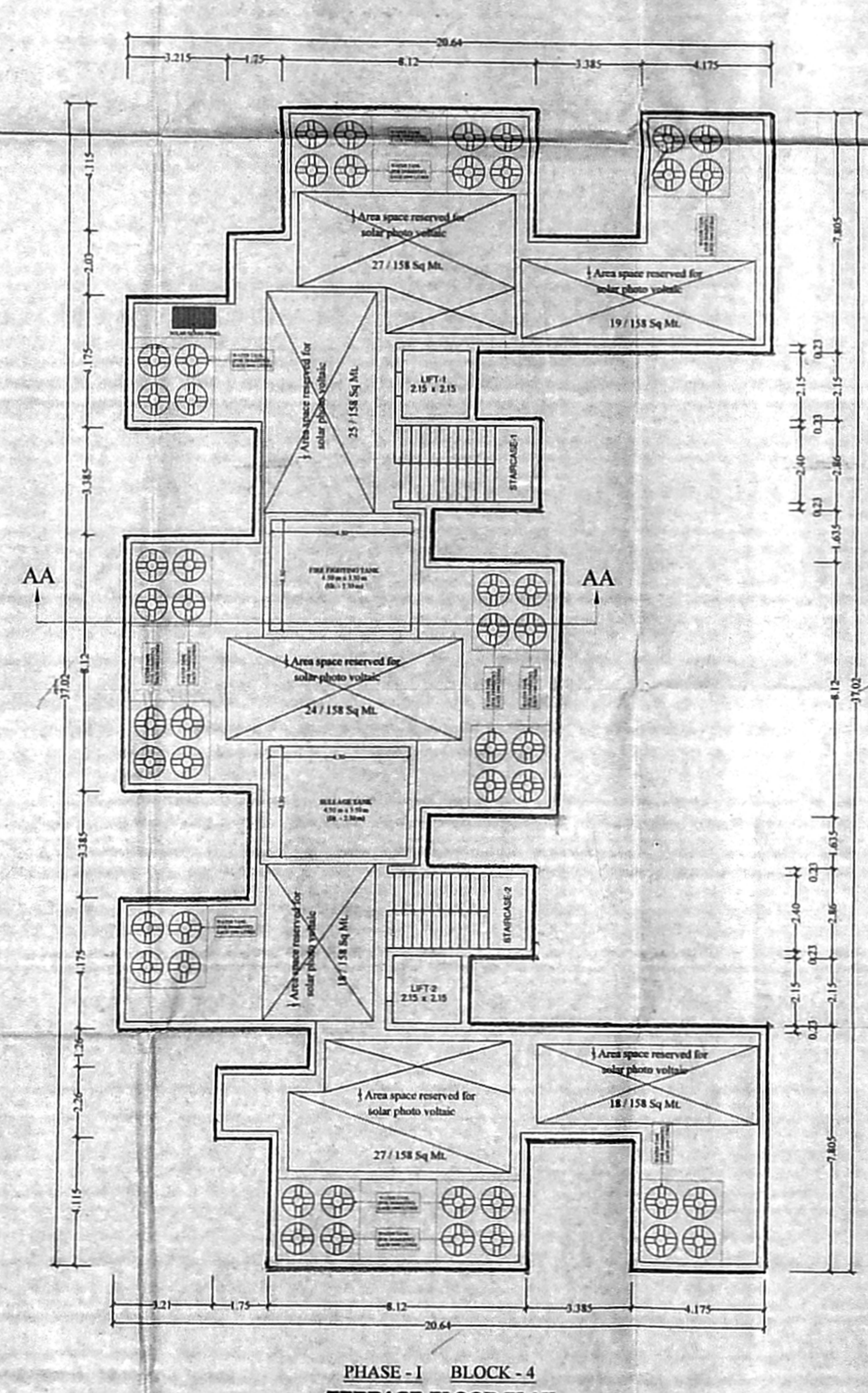
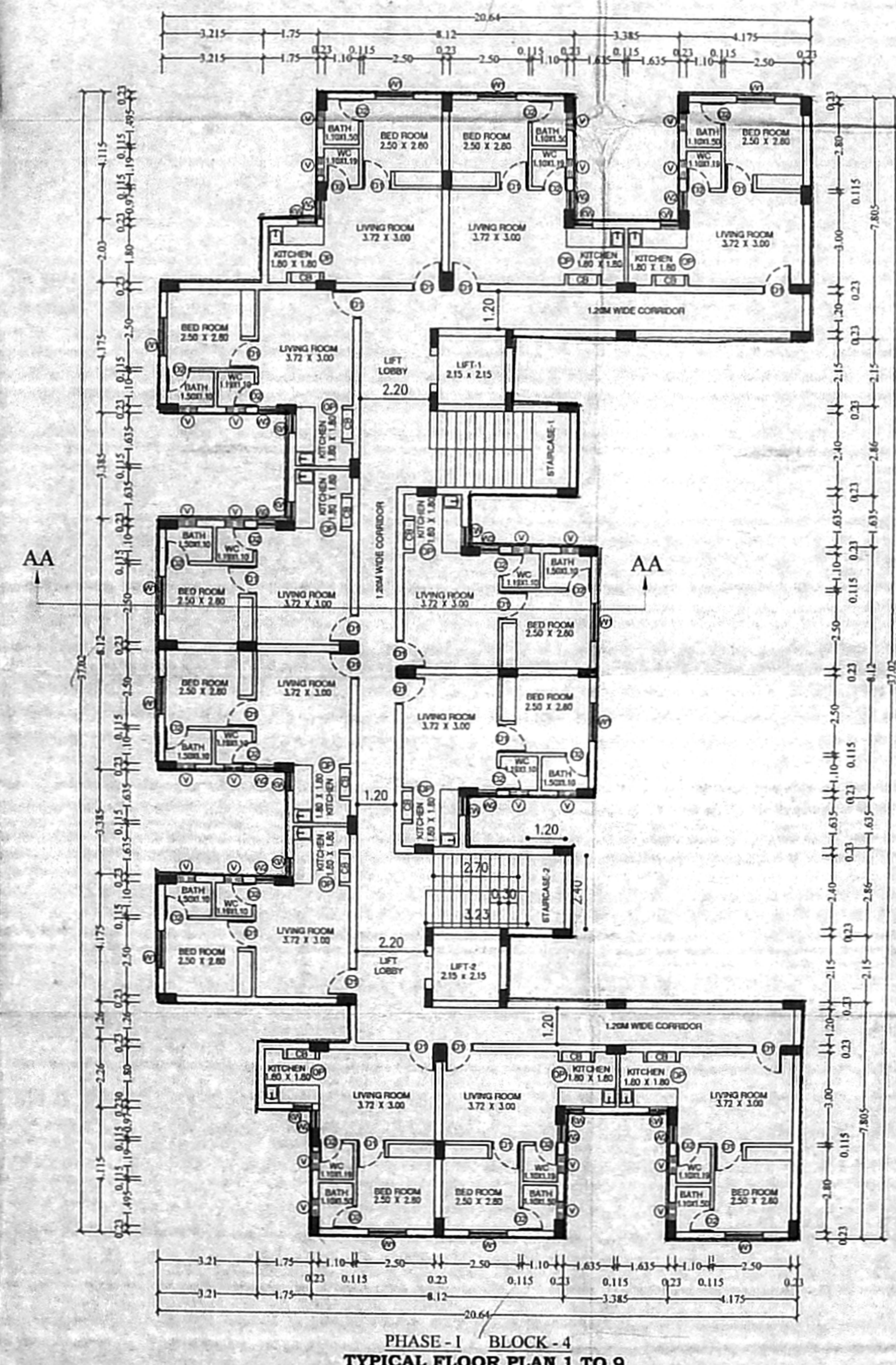
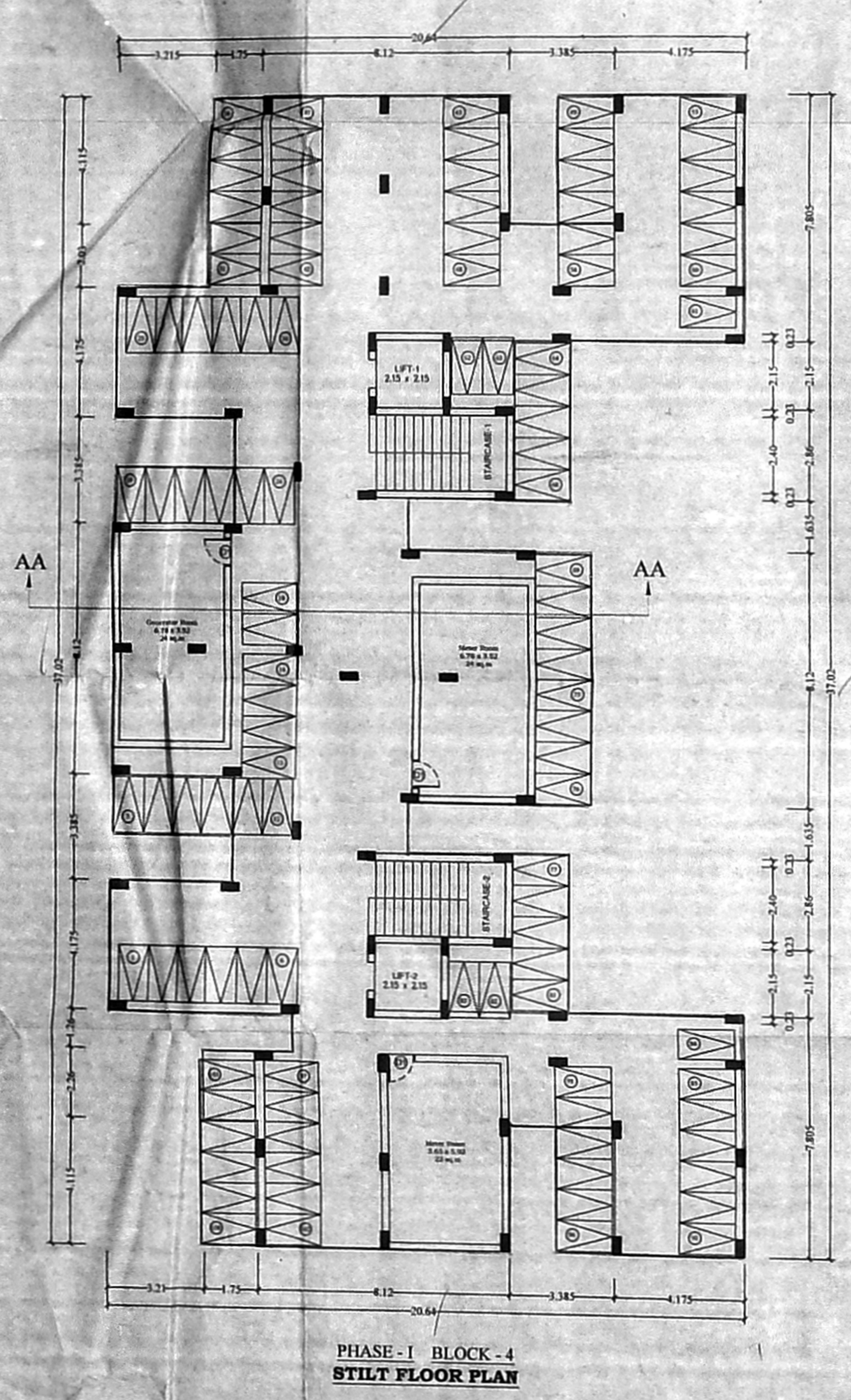
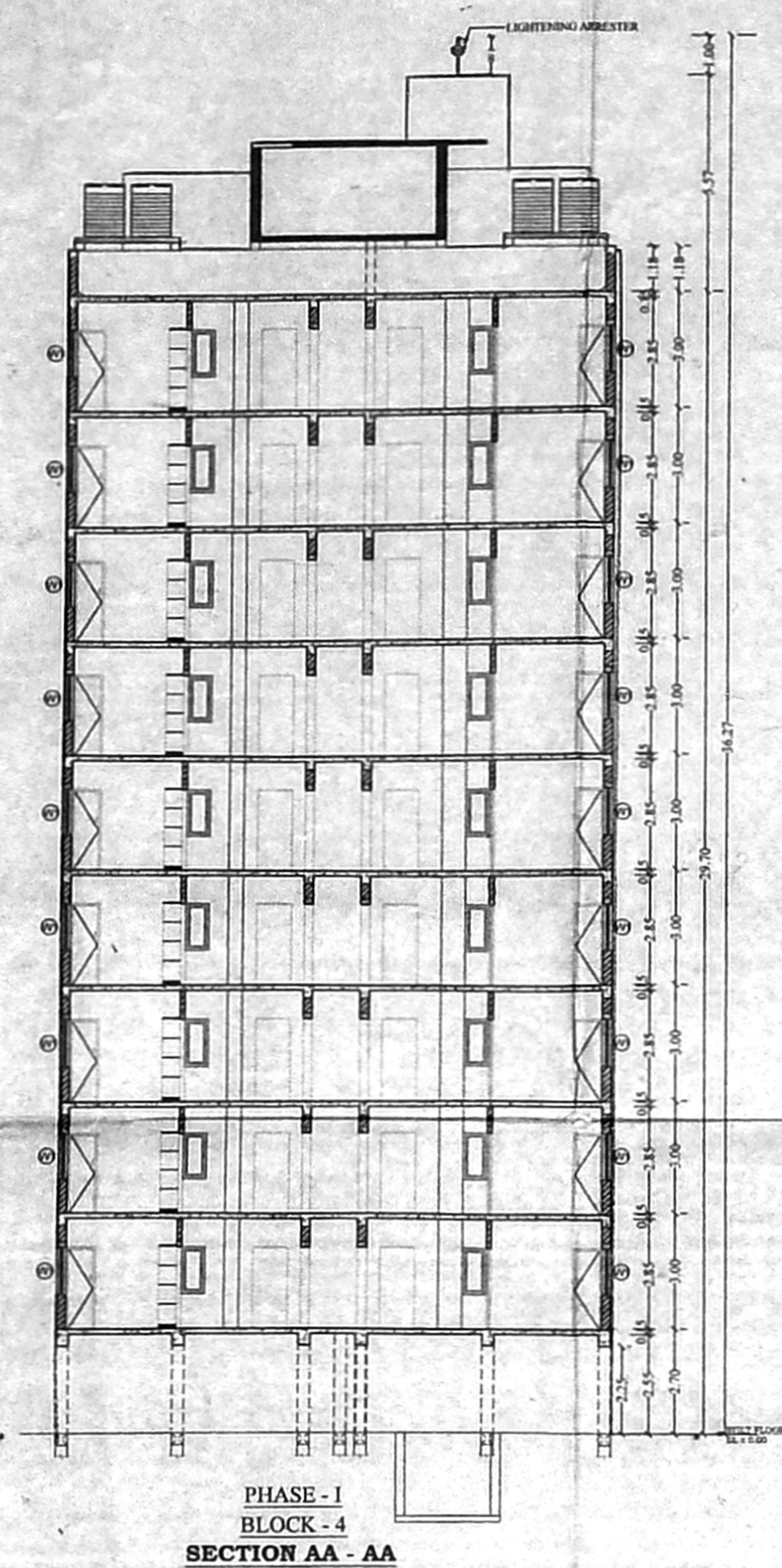
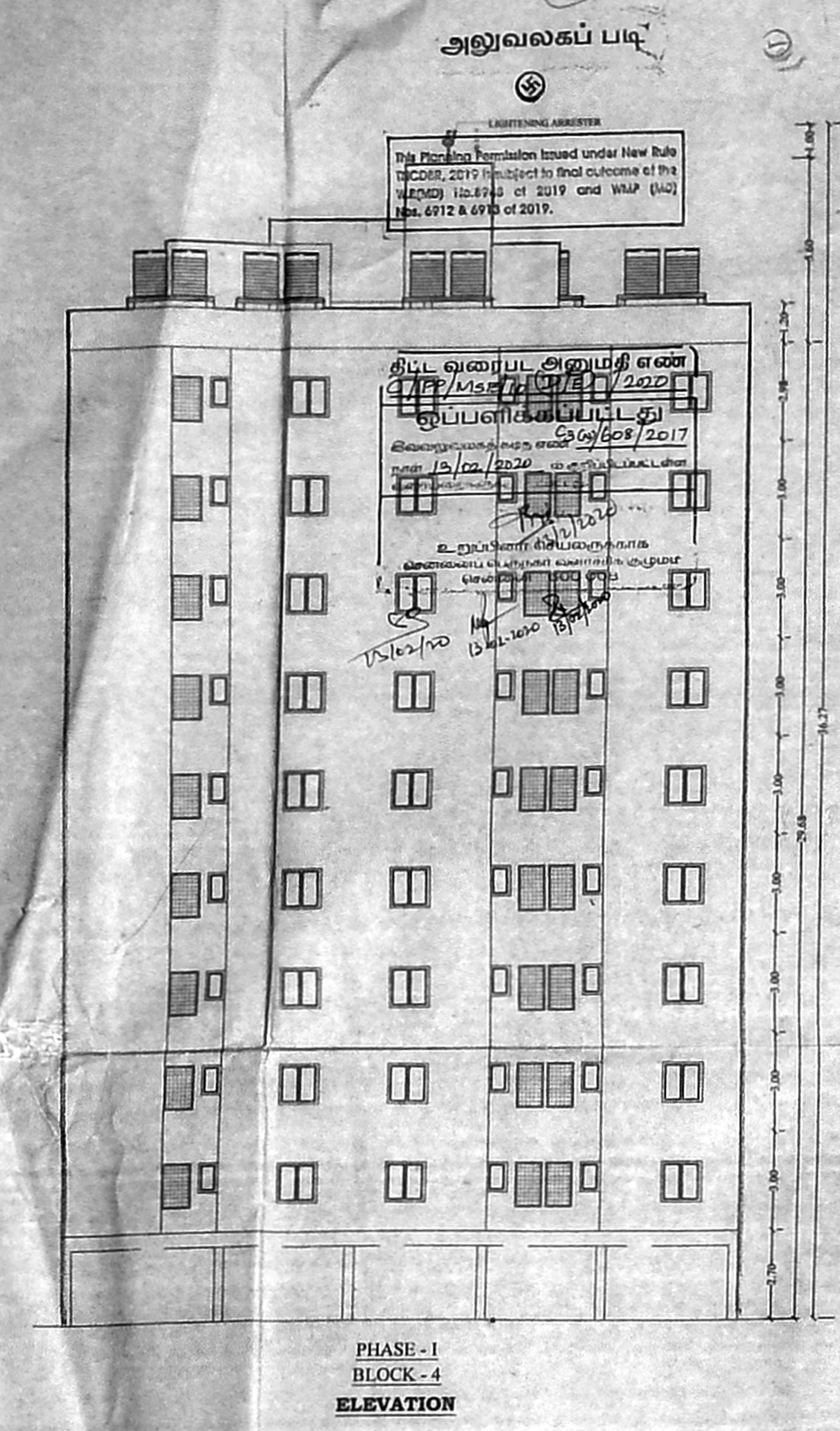
PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 39.02 sq.m
COMMON AREA / UNIT	- 9.08 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.94 sq.m
CARPET AREA	- 28.31 sq.m

**TYPICAL FLOOR PLAN**

SCALE = 1:100  
SHEET = A0  
ALL DIMENSIONS ARE IN METER.

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<p>SHIVANILAKSHAN M.Arch (U.S.A. Engg) ALLIA Regd. Architect, C.A. No. 1978/R.A. No. 191 RAV/CH/11/03/037 23, Indira Nagar, 43, Park Street Road, Egmore, Chennai - 600008. Ph: 2854302, 2541008 E: shivanilaksh@gmail.com</p>	<p>S. PADMANABHAN Registered Structural Engineer Grade - I (SE2) Regn. No. SE2/CB-1/18/05/123</p>
<b>ARCHITECTS</b>	<b>STRUCTURAL ENGINEER</b>
<p>TECHNICAL ASST.</p>	<p>ASST. PLANNER</p>
<p>PLANNING ASST.</p>	<p>EXECUTIVE ENGINEER</p>
<p>SENIOR PLANNER</p>	<p>CHIEF ENGINEER</p>



TYPE DESIGN NO.  
7/2017 (TYPE D) (S 11)  
(11 STOREY)  
12 DWELLING UNITS / FLOOR  
132 DWELLING UNIT / BLOCK

PROPOSED BUILDING PLAN FOR THE CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 8 BLOCKS OF HIGH RISE BUILDING, BLOCK - 1 to 3: EACH WITH STILT FLOOR PART/G.FLOOR PART + 9 FLOORS (1st FLOOR TO 9th FLOOR) WITH 252 DWELLING UNITS, BLOCK - 4 STILT FLOOR PART/G.FLOOR PART + 9 FLOORS (1st FLOOR TO 9th FLOOR) WITH 108 DWELLING UNITS, BLOCK - 5 to 7: EACH WITH STILT FLOOR PART/G.FLOOR PART + 11 FLOORS (1st FLOOR TO 11th FLOOR) WITH 308 DWELLING UNITS AND BLOCK - 8: STILT FLOOR PART/G.FLOOR PART + 11 FLOORS (1st FLOOR TO 11th FLOOR) WITH 132 DWELLING UNITS, TOTALLY 1920 DWELLING UNITS. AT DEMELLOWS ROAD, KESAVA PILLAI PARK, VEPERY, CHENNAI - 600012. COMPRISED IN R.S.No. 1730/1 PART, BLOCK No. 39 OF VEPERY VILLAGE, WITHIN THE LIMITS OF GREATER CHENNAI CORPORATION.

**SCHEDULE OF JOINERIES**

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W1	WINDOW	1.22 x 1.22 m
W2	WINDOW	0.60 x 1.22 m
KW	WINDOW	0.60 x 0.90 m
V	VENTILATOR	0.60 x 0.60 m

**AREA DETAILS**

PLINTH AREA / UNIT (INCLUDING COMMON AREA)	- 39.02 sq.m
COMMON AREA / UNIT	- 9.08 sq.m
PLINTH AREA / UNIT (EXCLUDING COMMON AREA)	- 29.94 sq.m
CARPET AREA	- 28.31 sq.m

**TYPICAL FLOOR PLAN**

SCALE - 1:100  
SHEET - A0  
ALL DIMENSIONS ARE IN METER.

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<p><b>ARCHITECTS</b></p> <p>SIVA ANHARASAN S. Padmanabhan S. Padmanabhan Registered Structural Engineer Grade - I (SE) Reg. No. ST 073/13/05/123 STRUCTURAL ENGINEER</p>	<p><b>TECHNICAL ASST.</b></p> <p>ASST. PLANNER</p>
<p><b>PLANNING ASST.</b></p> <p>Executive Engineer, Slum Clearance Board Dn.III, Chennai - 600 039 EXECUTIVE ENGINEER</p>	<p><b>SENIOR PLANNER</b></p> <p>CHIEF PLANNER No. 5, Kamarajar Salai, Chennai, Chennai</p>

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