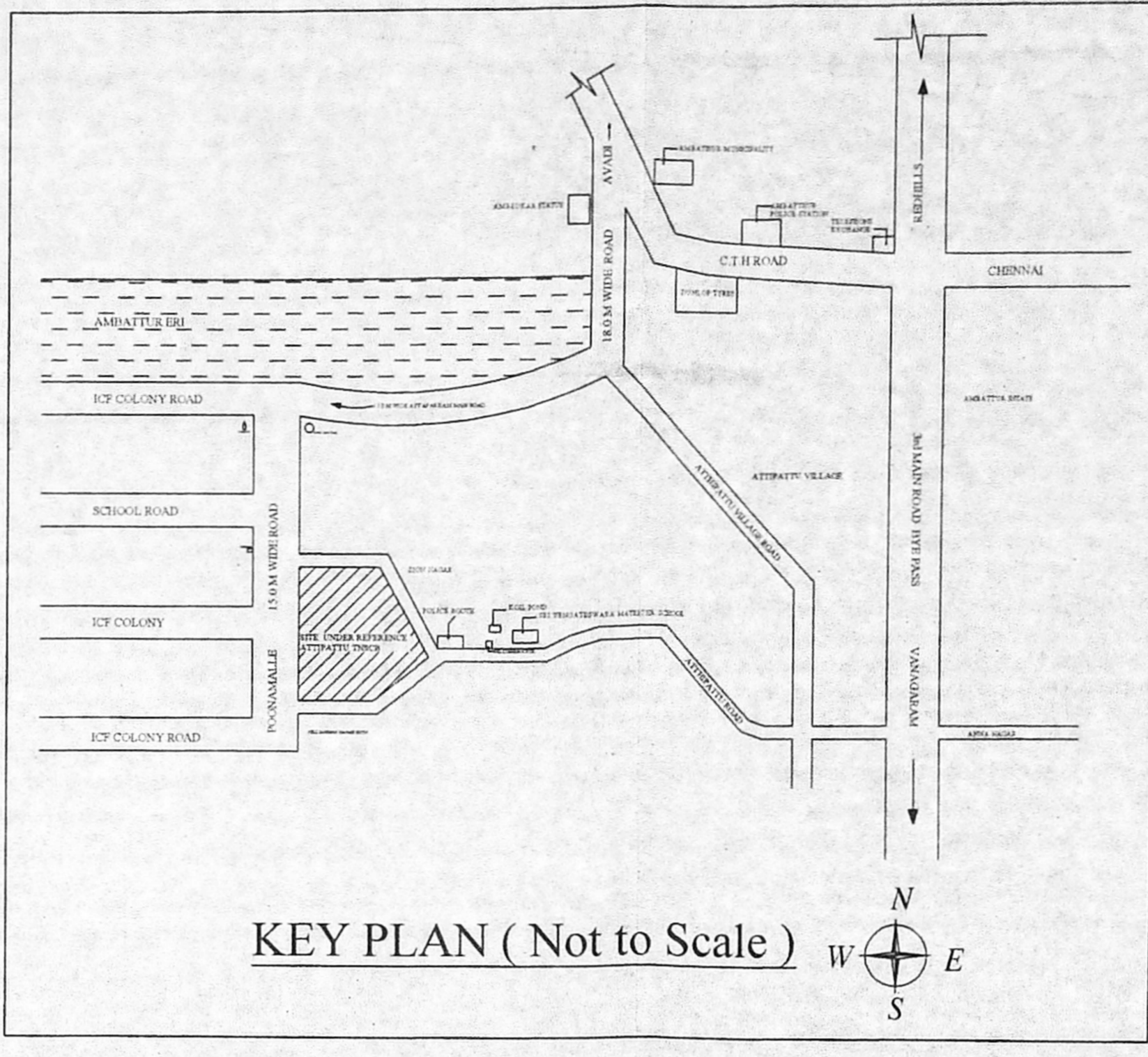
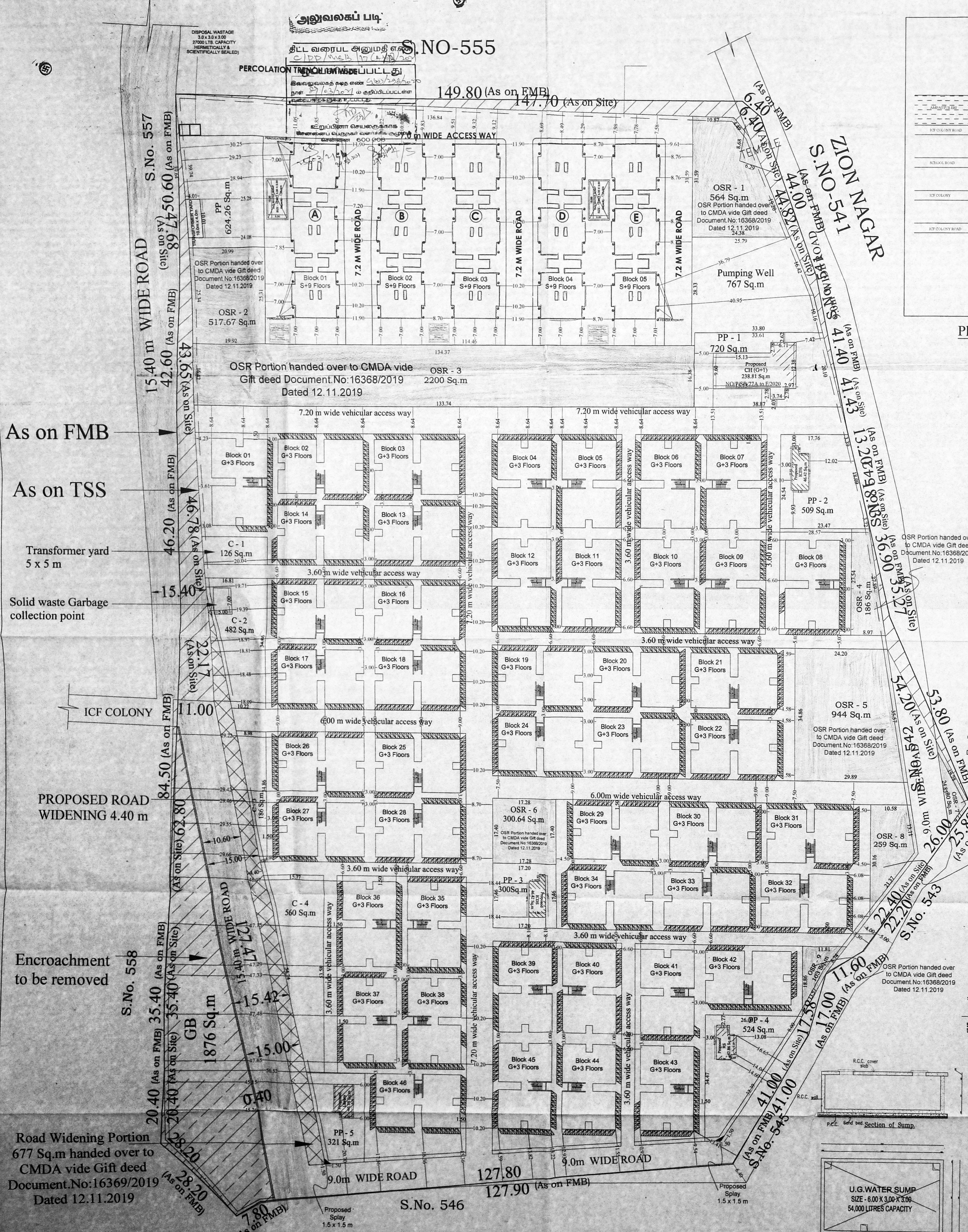


This Planning Permission issued under New Rule (INCORR, 2019) is subject to final outcome of the WARD No. 6148 of 2019 and WMP (P) No. 6912 & 6913 of 2019.

அலுவலகப் படி
ச.நா. 10.02.21



Phase I & II Approval No : NO/P/SB/77A to F/2020

ABSTRACT

BLOCK NO	TOTAL AREA	DEDUCTIONS	SPACE EXCLUDED FROM FSI	PARKING	RESI FSI AREA	Comm. FSI Area	No of Units
46 Nos of Residential Blocks (G-3), Community hall (G-1), Shop, Ration shop, library & Anganwadi each with Ground floor only.	53764.8	745.53	1472		53764.8	745.53	1472
GRAND TOTAL OF BLOCK A TO BLOCK E = 5 BLOCKS	23776.8	507.6	152.05	2028.6	21088.55		540
TOTAL	78287.13	507.6	152.05	2028.6	74853.35	745.53	2012
G.Total FSI area (Res + Comm) =					75598.88		
Coverage = 13441.20 = (464.04 x 5 + 2320.20) + 15761.40 / 90787.66 X 100				31.03%	Coverage area as per approved B.File = 292.20 x 46 = 13441.20 sq.m.		
FSI = 75598.88/50787.66 =				1.4885	Say = 1.49		

PLINTH AREA / UNIT = 38.00 Sq.m

TYPICAL BLOCK AREA STATEMENT

FLOORS	TOTAL PLINTH AREA (Sq.m)	Parking (Sq.m)	Deduction (Sq.m)	FSI (Sq.m)	Dwellings
STILT FLOOR	477.48	405.72	0	41.35	0
FIRST FLOOR	475.32		11.28	464.04	12
SECOND FLR	475.32		11.28	464.04	12
THIRD FLOOR	475.32		11.28	464.04	12
FOURTH FLR	475.32		11.28	464.04	12
FIFTH FLOOR	475.32		11.28	464.04	12
SIXTH FLOOR	475.32		11.28	464.04	12
SEVENTH FLR	475.32		11.28	464.04	12
EIGHTH FLOOR	475.32		11.28	464.04	12
NINTH FLOOR	475.32		11.28	464.04	12
TOTAL	4755.36	405.72	101.52	4217.71	108

Grand Total of Block A to Block E = 5 Blocks

23776.8 2028.6 507.6 21088.55 540

PLINTH AREA DETAIL FOR SOCIAL INFRASTRUCTURE:

1. Community Hall (1 No)	-	475.12 Sq.m
2. Library (1 No)	-	46.77 Sq.m
3. ICDS (2 No- 46.42x2)	-	92.84 Sq.m
4. Ration Shop (1 No)	-	43.27 Sq.m
Total	-	658.00 Sq.m

Total FSI area = 53852.33 sq.m + 658.00 sq.m = 54510.33 sq.m

Land Use Details :

S.no	Use	Extent in Hect	% OF Land	Notation
1.	Residential	2.7230	53.62%	
2.	Road	1.1618	22.87%	
3.	OSR	0.5154	10.15%	
4.	Public purpose	0.6785	13.36%	
TOTAL		5.0787	100%	

SHEET - 01 / 02
TAMIL NADU
SLUM CLEARANCE BOARD

THE PROPOSED SITE PLAN FOR THE ADDITIONAL CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 5 BLOCKS OF HIGH RISE BUILDINGS CONSISTING BLOCK NOS. A TO E: STILL ELEVATION/PART/GROUND FLOOR PART + 9 FLOORS WITH 108 (107+1) UNITS USED FOR REFUGEE AREA) DWELLING UNITS IN EACH BLOCK TOTALLY 5 x 108 = 540 (535+5 UNITS USED FOR REFUGEE AREA) PROPOSED DWELLING UNITS TO THE EXISTING APPROVED RESIDENTIAL CUM COMMERCIAL NON HIGH RISE BUILDING GROUP DEVELOPMENT WITH 46 RESIDENTIAL BLOCKS EACH WITH GROUND FLOOR + 3 FLOORS WITH 1472 DWELLING UNITS (32 UNITS X 46 BLOCKS) AND 6 BLOCKS FOR COMMERCIAL USE (IE. ONE BLOCK FOR COMMUNITY HALL WITH GROUND FLOOR + 1ST FLOOR AND 5 BLOCKS OF COMMERCIAL USE EACH WITH GROUND FLOOR ONLY). THEREFORE TOTAL NO. OF EXISTING & PROPOSED BLOCKS ARE 51 RESIDENTIAL BLOCKS IN TOTAL WITH 2012 DWELLING UNITS AND 6 BLOCKS OF COMMERCIAL USE ABUTTING AYAPPAKKAM MAIN ROAD & ICF COLONY ROAD, IN OLD S.No. 547, 548, 549, 550, 551, 552, 553 & 554, T.S. No. 1, 2, 3, 4, 5, 6, 7 & 8, BLOCK NO 4, OF ATHIPATTU VILLAGE, AMBATHUR TALUK, THIRUVALUR DISTRICT, CHENNAI.

PLOT EXTENT (PHASE I, II & III)

As per G.O - 52150.00 Sq.m.
As per TSLR. - 51930.00 Sq.m.
As per Proposal (Least Extent) - 50787.66 Sq.m.

PHASE - I & II (Existing Buildings)

Type Design No. - 04 / 2012 (32 in 1 Block)
Plinth Area / Tenement - 36.53 Sq.m (393.21 Sq.ft.)
No. of Storeyed - G + 3 (4 Storeyed)
Total No. of Tenements - (46 x 32) = 1472 Nos.

PHASE - III (Proposed Buildings)

Type Design No. - 16 / 2019
Plinth Area / Tenement - 38.00 Sq.m
No. of Storeyed - S + 9 (10 Storeyed)
Total No. of Tenements - (9X5X12) = 540 Nos.

EXISTING BUILDING - PHASE I & II

Total Plinth area = 54510.33 sq.m
(Residential building + Social Infrastructure)

PROPOSED BUILDING - PHASE III

Total Plinth area = 21088.55 sq.m
(5 BLOCKS)

PARK or OSR - (1 to 9) = 5154.31 Sq.m

FSI (Phase I, II & III) = 54510.33 + 21088.55 = 50787.66

FSI = 1.4885
PLOT COVERAGE = 31.03%
(Phase I, II & III)

VEHICLE PARKING AREA DETAILS:

NO OF TWO WHEELER PARKING REQUIRED PROPOSED BUILDING : 540 NOS
10% VISITORS TWO WHEELER PARKING : 54 NOS
NO OF T,W PARKING REQUIRED : 594 NOS
NO OF T,W PARKING PROVIDED : 600 NOS
PARKING LOT SIZE : (1.0 x 1.8) M
AREA / PARKING LOT : 1.8 SQ.M
TOTAL AREA : 1080 SQ.M

PLOT EXTENT

PROPOSED BUILDING

ROAD

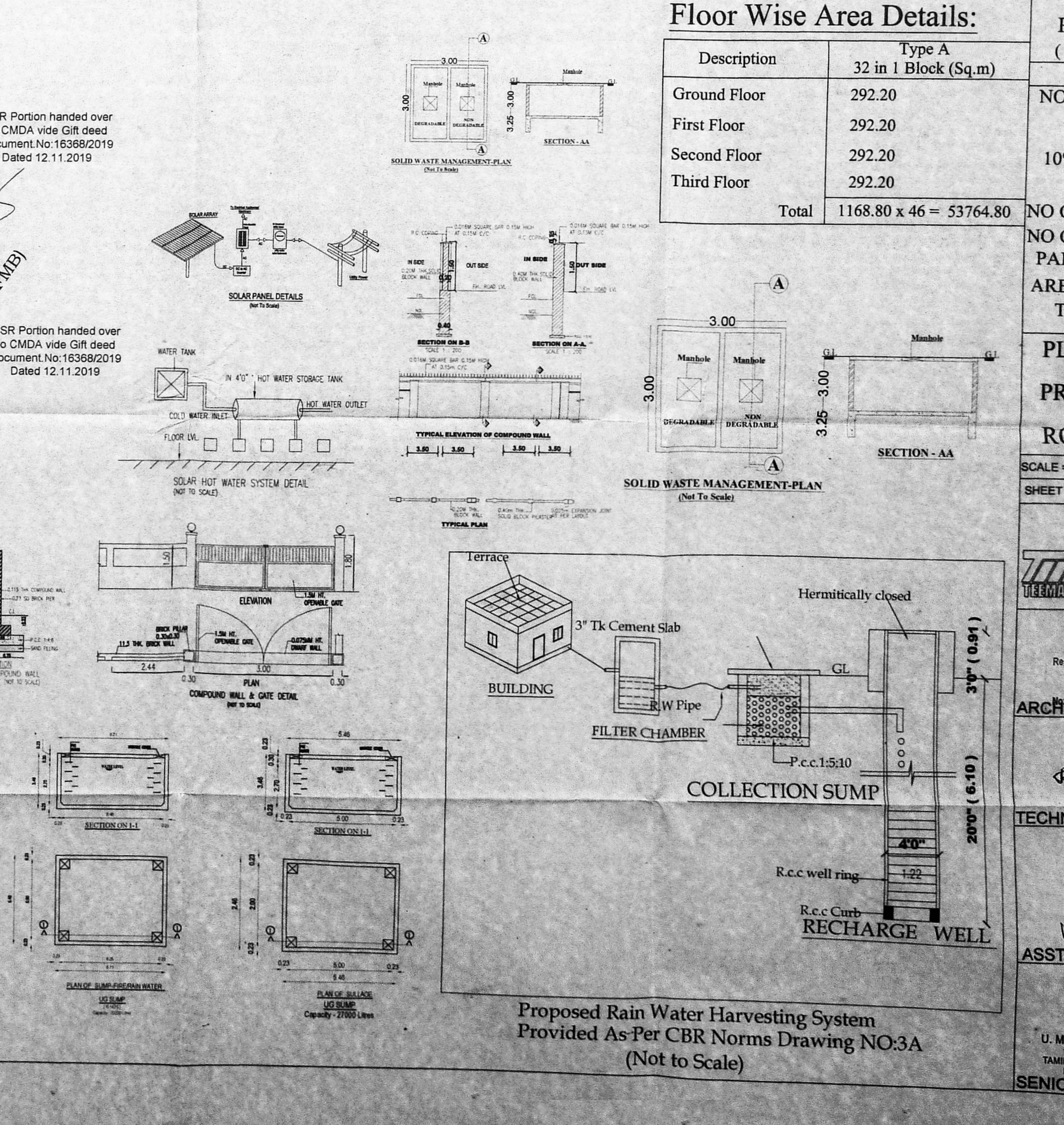
SCALE = 1:500
SHEET = A0

ALL DIMENSIONS ARE IN METER.

ARCHITECTS
SUPERINTENDING ENGINEER
TECHNICAL ASST.
ASST. PLANNER

STRUCTURAL ENGINEER
EXECUTIVE ENGINEER
SENIOR PLANNER
CHIEF ENGINEER

SENIOR PLANNER
CHIEF ENGINEER



As on FMB
As on TSS
Transformer yard 5 x 5 m
Solid waste Garbage collection point
ICF COLONY
PROPOSED ROAD WIDENING 4.40 m
Encroachment to be removed
Road Widening Portion 677 Sq.m handed over to CMDA vide Gift deed Document No:16369/2019 Dated 12.11.2019

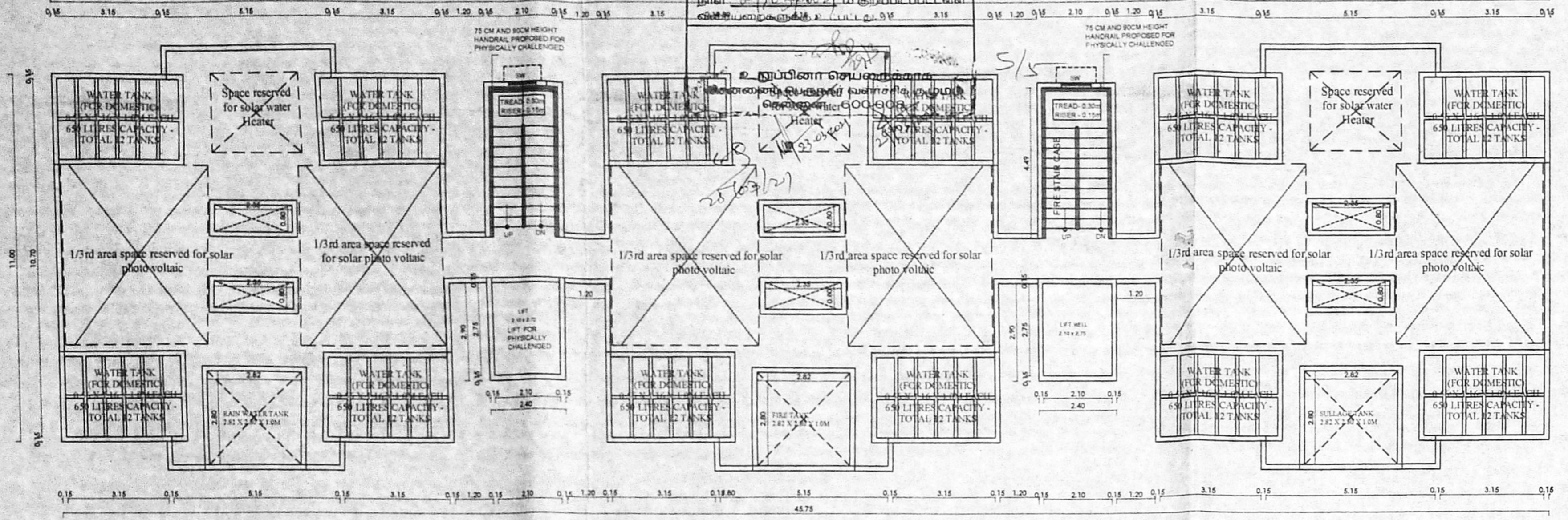
This Planning Permission issued under New Rule INCOR, 2019 is subject to final outcome of the WMP(M) No.8948 of 2019 and WMP (M) No. 6912 & 6913 of 2019.

அலுவலகப் படி
தமிழ்நாடு சலுகை வாரியம்
தமிழ்நாடு சலுகை வாரியம்
15.03.21

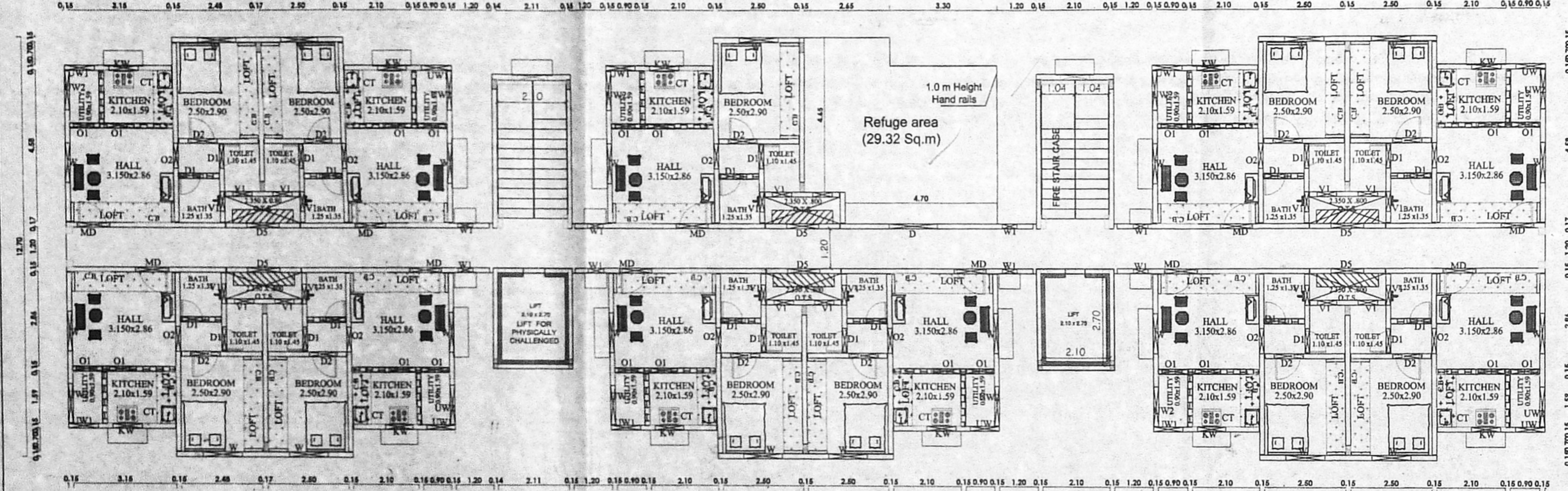
SHEET 102/02

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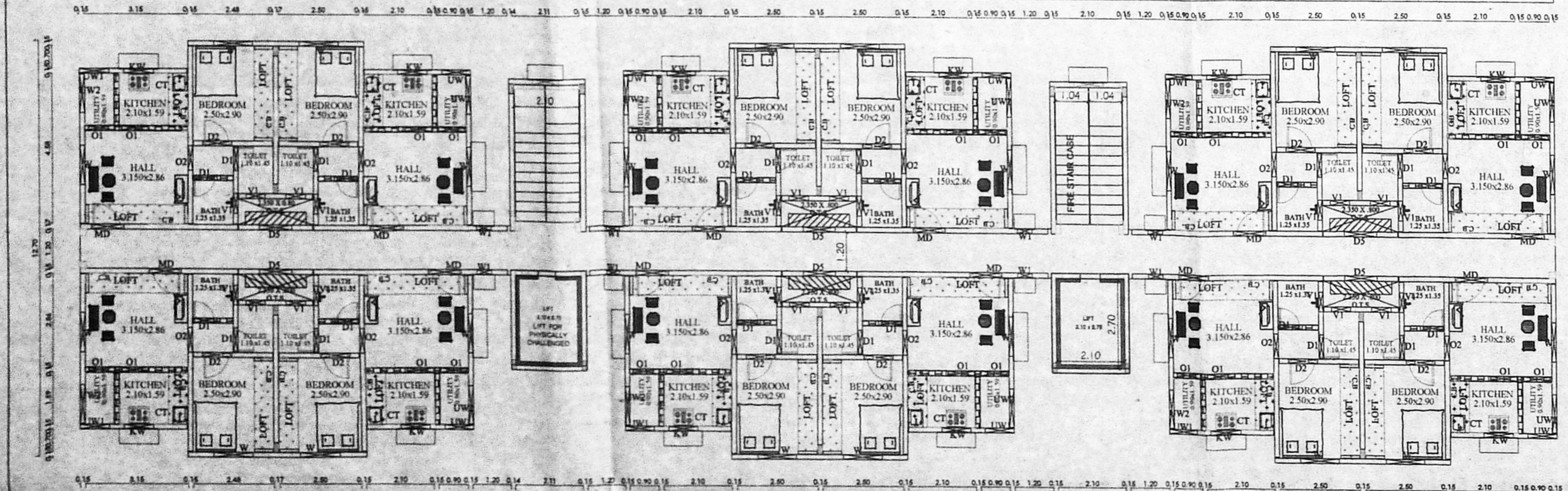
திட்ட வரைபட அனுமதி எண்
218/19.02.17.03.13/2021
ஒப்பளிக்கப்பட்டது
இவ்வடிவரைபடத்தை ஒத்த எனது கையொப்பம்
2021.03.17



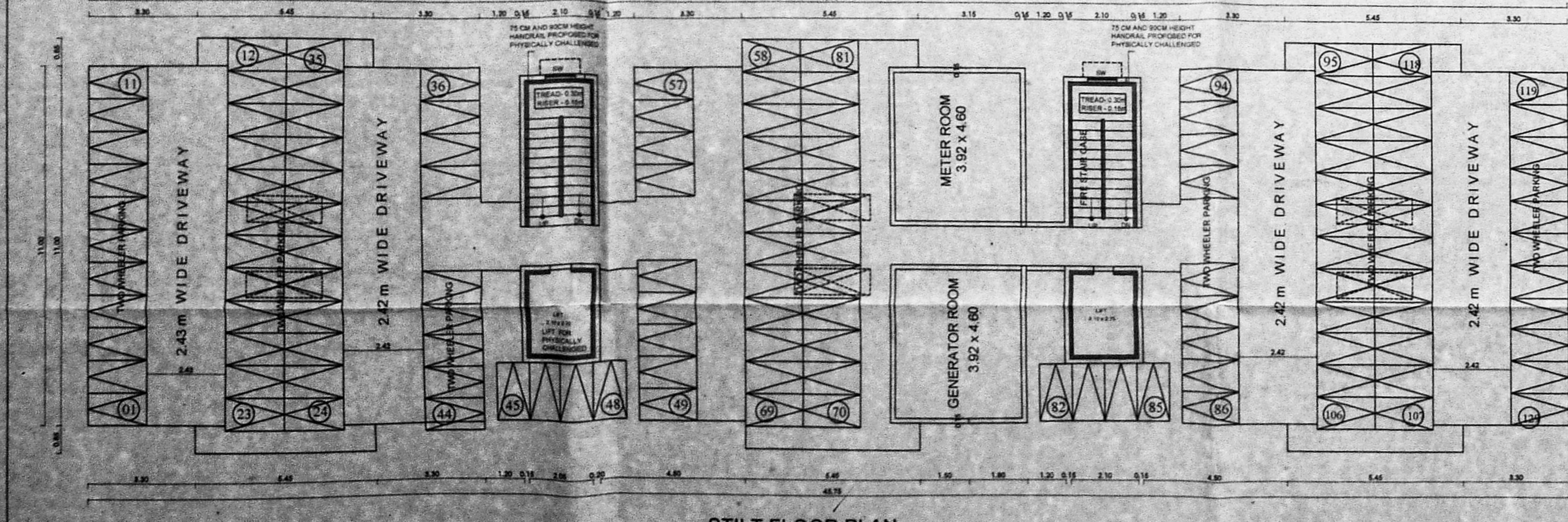
TERRACE FLOOR PLAN
TYPICAL BLOCKS - A, B, C, D & E



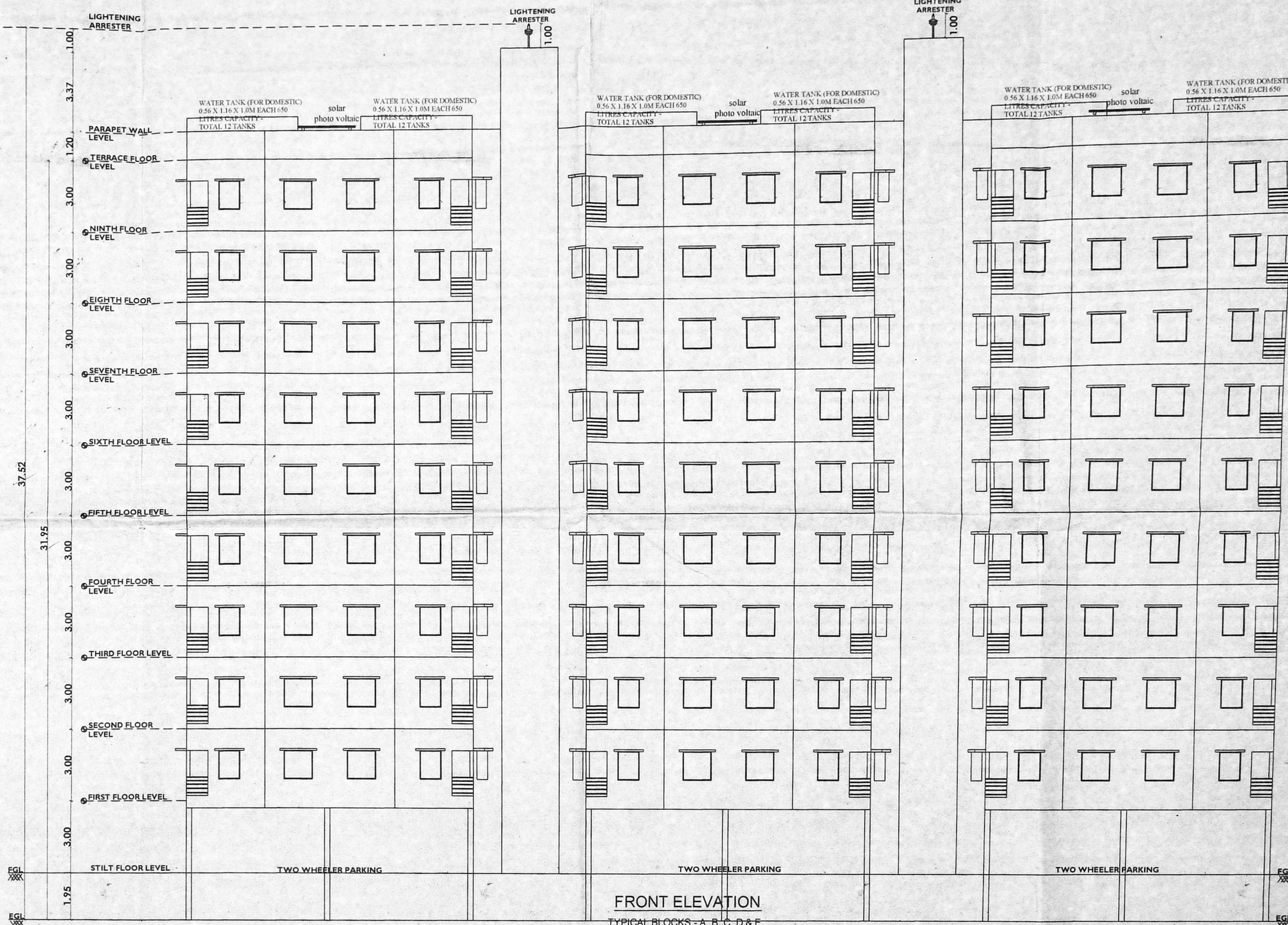
7th FLOOR PLAN
TYPICAL BLOCKS - A, B, C, D & E



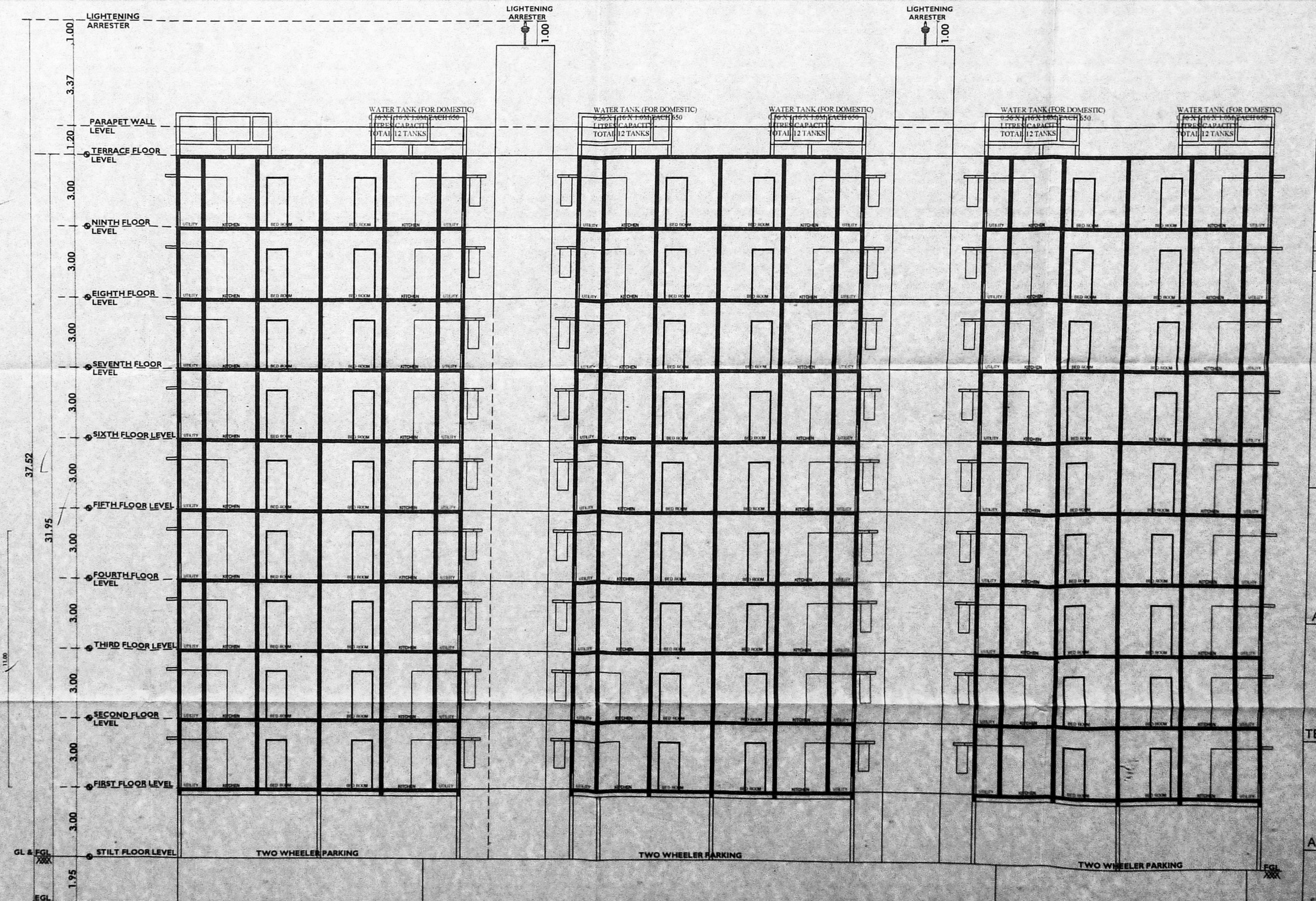
TYPICAL FLOOR PLAN (1st, 2nd, 3rd, 4th, 5th, 6th, 8th & 9th FLOORS)
TYPICAL BLOCKS - A, B, C, D & E



STILT FLOOR PLAN
TYPICAL BLOCKS - A, B, C, D & E



FRONT ELEVATION
TYPICAL BLOCKS - A, B, C, D & E



SECTION-AA TYPICAL BLOCKS - A, B, C, D & E

TAMIL NADU
SLUM CLEARANCE BOARD

THE PROPOSED BUILDING PLAN FOR THE ADDITIONAL CONSTRUCTION OF RESIDENTIAL GROUP DEVELOPMENT WITH 5 BLOCKS OF HIGH RISE BUILDINGS CONSISTING BLOCK NOS. A TO E: STILT FLOOR PART/GROUND FLOOR PART + 9 FLOORS WITH 108 (107+1 UNITS USED FOR REFUGE AREA) DWELLING UNITS IN EACH BLOCK TOTALLY 5 x 108 = 540 (535+5 UNITS USED FOR REFUGE AREA) PROPOSED DWELLING UNITS TO THE EXISTING APPROVED RESIDENTIAL CUM COMMERCIAL NON HIGH RISE BUILDING GROUP DEVELOPMENT WITH 46 RESIDENTIAL BLOCKS EACH WITH GROUND FLOOR + 3 FLOORS WITH 1472 DWELLING UNITS (32 UNITS X 46 BLOCKS) AND 6 BLOCKS FOR COMMERCIAL USE (IE. ONE BLOCK FOR COMMUNITY HALL WITH GROUND FLOOR + 1ST FLOOR AND 5 BLOCKS OF COMMERCIAL USE EACH WITH GROUND FLOOR ONLY). THEREFORE TOTAL NO. OF EXISTING & PROPOSED BLOCKS ARE 51 RESIDENTIAL BLOCKS IN TOTAL WITH 2012 DWELLING UNITS AND 6 BLOCKS OF COMMERCIAL USE ABUTTING AYAPAKKAM MAIN ROAD & ICF COLONY ROAD, IN OLD S.NO. 547, 548, 549, 550, 551, 552, 553 & 554, T.S. NO. 1, 2, 3, 4, 5, 6, 7 & 8, BLOCK NO. 4, OF ATHIPATTU VILLAGE, AMBATHUR TALUK, THIRUVALUR DISTRICT, CHENNAI.

PLINTH AREA / UNIT - 38.67 sq.m
(INCLUDING COMMON AREA)
COMMON AREA / UNIT - 7.95 sq.m
PLINTH AREA / UNIT - 30.72 sq.m
(EXCLUDING COMMON AREA)
CARPET AREA - 25.405 sq.m

TYPICAL BLOCKS - A, B, C, D & E
TYPICAL STILT FLOOR PLAN
TYPICAL FLOOR PLANS (1 TO 9)
TYPICAL TERRACE FLOOR PLAN
TYPICAL SECTION - AA
SCHEDULE OF FRONT ELEVATION

SCHEDULE OF JOINERIES

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.00 x 2.10 m
D1	DOOR	0.90 x 2.10 m
D2	DOOR	0.75 x 2.10 m
O	OPENING	0.90 x 2.10 m
W2	WINDOW	1.20 x 1.20 m
KW	WINDOW	0.90 x 0.90 m
V	VENTILATOR	0.60 x 0.60 m
VI	GRILL WINDOW	0.75 x 1.20 m

COLOUR CODE

PLOT EXTENT

PROPOSED BUILDING

ROAD

SCALE : 1 : 100
SIZE : A0 ALL DIMENSIONS ARE IN METER.

REGISTERED ENGINEER
Project Monitoring Unit
Tamil Nadu Slum Clearance Board
No. 5, Kamarajar Salai,
Chennai-600 005.

SUPERINTENDING ENGINEER
Tamil Nadu Slum Clearance Board
No. 5, Kamarajar Salai,
Chennai-600 005.

ARCHITECTS

STRUCTURAL ENGINEER

TECHNICAL ASST

PLANNING ASST

ASSISTANT PLANNER
No. 5, Kamarajar Salai
Tamil Nadu Slum Clearance Board
ASST PLANNER 005.

EXECUTIVE ENGINEER
DIVISION - IV
Tamil Nadu Slum Clearance Board
T.P. Chaitanyam, Chennai-600 010,
EXECUTIVE ENGINEER

U. MANIMEKALAI M.A. MTP/ATP,
SENIOR PLANNER
TAMIL NADU SLUM CLEARANCE BOARD,
NO. 5, KAMARAJ SALAI,
CHENNAI-600 005.

U. MANIMEKALAI M.A. MTP/ATP,
SENIOR PLANNER
TAMIL NADU SLUM CLEARANCE BOARD,
NO. 5, KAMARAJ SALAI,
CHENNAI-600 005.