

THIS PLAN IS APPROVED AS PER THE PROVISIONS OF THE BUILDING ACT, 1987 AND THE BUILDING REGULATIONS, 1987.
THE MUNICIPAL CORPORATION, CHENNAI.
DATE: 23/11/2023

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புனர் கட்டுமானம்: அனுமதி
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SR. NO.	DESCRIPTION	AREA IN SQ.M.
1.	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	8250.00
(a)	AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTRACT)	8250.00
(b)	AS PER BUY BACK PLOT AREA (95 SQ.MT.) FROM T.M.C. 24/21/1A	8945.00
(c)	AS PER MEASUREMENT SHEET	8694.74
(d)	AS PER SITE	8694.74

SR. NO.	DESCRIPTION	AREA IN SQ.M.
2.	DEDUCTION FOR HIGHWAY WIDENING	60.00
(a)	PROPOSED D/P, ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	1125.00
(b)	ANY D.P. RESERVATION AREA	1185.00
(c)	(TOTAL a+b)	7160.00
3.	BALANCE AREA OF PLOT (10-2)	7160.00
4.	AMENITY SPACE (IF APPLICABLE)	0.00
(a)	REQUIRED	0.00
(b)	ADJUSTMENT OF (2b) - IF ANY	0.00
(c)	BALANCE PROPOSED	7160.00
5.	NET PLOT AREA (3-4 C)	7160.00
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
(a)	REQUIRED	0.00
(b)	PROPOSED	0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTTABLE AREA (IF APPLICABLE)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH (S.NO. 5 X 1.1 BASIC IS)	7876.00
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	2382.50
(a)	(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / T.O.D. ZONE. (ON 50% OF GROSS PLOT AS PER ACCOMMODATION RESERVATION = (9546.00 - AREA UNDER SCHOOL, PLOT NO. 2503 SQ.MT.) X 0.5 = 2382.50 SQ.MT.)	2382.50
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM	645
(c)	PROPOSED FSI ON PAYMENT OF PREMIUM	2370.00
11.	IN-SITU FSI / TDR LOADING	1287.65
(a)	IN-SITU AREA AGAINST D.P. ROAD & PARK RESERVATION (2.0 X SR. NO. 2 (a)+(b))	1287.65
(b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
(c)	(C) TDR AREA	0.00
(d)	TDR PERMISSIBLE = 90% OF NET PLOT = 7160 SQ.MT. X 0.9 = 6444 SQ.MT.	6444
(e)	RESERVATION FOR TDR POTENTIAL = 6444 SQ.MT. - 1933.20 SQ.MT. (ON 50% OF GROSS PLOT AS PER ACCOMMODATION RESERVATION = (9546.00 - AREA UNDER SCHOOL, PLOT NO. 2503 SQ.MT.) X 0.5 = 2382.50 SQ.MT.)	4510.80
(f)	D.P.C. NO. 80 (CONSTRUCTED AMENITY) = 1287.65 SQ.MT.	1287.65
(g)	D.P.C. NO. 47 (CONSTRUCTED AMENITY) = 20 SQ.MT.	20
(h)	TOTAL TDR = 1287.65 + 20 = 1287.65 SQ.MT.	1287.65
(i)	TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	3657.65
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	12178.65
(a)	(9+10a+11d) OR 12, WHICHEVER IS APPLICABLE	2860.73
(b)	ANCILLARY AREA UPTO 60% WITH PAYMENT OF CHARGES	14539.38
(c)	TOTAL ENTITLEMENT (a+b)	14539.38
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH, AS PER REGULATION NO. 63 X 1.6)	0.00
(a)	BASIC FSI = 7876.00 SQ.MT. (NET PLOT AREA X 1.1 FSI)	8663.60
(b)	PREMIUM FSI = 2382.50 SQ.MT. (50% ON RESIDENTIAL GROSS PLOT UNDER ACCOMMODATION RESERVATION POLICY)	2382.50
(c)	TDR POTENTIAL = 7160.50 SQ.MT. (90% ON GROSS PLOT UNDER ACCOMMODATION RESERVATION)	7160.50
(d)	TOTAL BUILT UP AREA = 16688.60 SQ.MT.	16688.60
(e)	TOTAL BUILT UP AREA = 28498.40 SQ.MT.*	28498.40
(f)	EXISTING BUILT UP AREA	0.00
(g)	PROPOSED BUILT UP AREA (AS PER 'P' LINE)	14539.38
(h)	TOTAL (a+b)	14539.38
15.	FSI CONSUMED (15c / 13c) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	1.00
16.	AREA FOR INCLUSIVE HOUSING, IF ANY	0.00
17.	REQUIRED (20% SR.NO.5)	0.00
(a)	PROPOSED	0.00
(b)	PROPOSED	0.00

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1.	AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	8250.00
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(c)	AS PER MEASUREMENT SHEET	8694.74
(d)	AS PER SITE	8694.74

SR. NO.	DESCRIPTION	AREA IN SQ.M.
2.	DEDUCTION FOR HIGHWAY WIDENING	60.00
(a)	PROPOSED D/P, ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING	1125.00
(b)	ANY D.P. RESERVATION AREA	1185.00
(c)	(TOTAL a+b)	7160.00
3.	BALANCE AREA OF PLOT (10-2)	7160.00
4.	AMENITY SPACE (IF APPLICABLE)	0.00
(a)	REQUIRED	0.00
(b)	ADJUSTMENT OF (2b) - IF ANY	0.00
(c)	BALANCE PROPOSED	7160.00
5.	NET PLOT AREA (3-4 C)	7160.00
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
(a)	REQUIRED	0.00
(b)	PROPOSED	0.00
7.	INTERNAL ROAD AREA	0.00
8.	PLOTTABLE AREA (IF APPLICABLE)	0.00
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WITH (S.NO. 5 X 1.1 BASIC IS)	7876.00
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM	2382.50
(a)	(A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / T.O.D. ZONE. (ON 50% OF GROSS PLOT AS PER ACCOMMODATION RESERVATION = (9546.00 - AREA UNDER SCHOOL, PLOT NO. 2503 SQ.MT.) X 0.5 = 2382.50 SQ.MT.)	2382.50
(b)	PROPOSED FSI ON PAYMENT OF PREMIUM	645
(c)	PROPOSED FSI ON PAYMENT OF PREMIUM	2370.00
11.	IN-SITU FSI / TDR LOADING	1287.65
(a)	IN-SITU AREA AGAINST D.P. ROAD & PARK RESERVATION (2.0 X SR. NO. 2 (a)+(b))	1287.65
(b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.00
(c)	(C) TDR AREA	0.00
(d)	TDR PERMISSIBLE = 90% OF NET PLOT = 7160 SQ.MT. X 0.9 = 6444 SQ.MT.	6444
(e)	RESERVATION FOR TDR POTENTIAL = 6444 SQ.MT. - 1933.20 SQ.MT. (ON 50% OF GROSS PLOT AS PER ACCOMMODATION RESERVATION = (9546.00 - AREA UNDER SCHOOL, PLOT NO. 2503 SQ.MT.) X 0.5 = 2382.50 SQ.MT.)	4510.80
(f)	D.P.C. NO. 80 (CONSTRUCTED AMENITY) = 1287.65 SQ.MT.	1287.65
(g)	D.P.C. NO. 47 (CONSTRUCTED AMENITY) = 20 SQ.MT.	20
(h)	TOTAL TDR = 1287.65 + 20 = 1287.65 SQ.MT.	1287.65
(i)	TOTAL IN-SITU / TDR LOADING PROPOSED (11(a)+(b)+(c))	3657.65
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	12178.65
(a)	(9+10a+11d) OR 12, WHICHEVER IS APPLICABLE	2860.73
(b)	ANCILLARY AREA UPTO 60% WITH PAYMENT OF CHARGES	14539.38
(c)	TOTAL ENTITLEMENT (a+b)	14539.38
14.	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL PERMISSIBLE AS PER ROAD WIDTH, AS PER REGULATION NO. 63 X 1.6)	0.00
(a)	BASIC FSI = 7876.00 SQ.MT. (NET PLOT AREA X 1.1 FSI)	8663.60
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(d)	TOTAL BUILT UP AREA = 16688.60 SQ.MT.	16688.60
(e)	TOTAL BUILT UP AREA = 28498.40 SQ.MT.*	28498.40
(f)	EXISTING BUILT UP AREA	0.00
(g)	PROPOSED BUILT UP AREA (AS PER 'P' LINE)	14539.38
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15.	FSI CONSUMED (15c / 13c) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	1.00
16.	AREA FOR INCLUSIVE HOUSING, IF ANY	0.00
17.	REQUIRED (20% SR.NO.5)	0.00
(a)	PROPOSED	0.00
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(b)	AS PER BUY BACK PLOT AREA (95 SQ.MT.) FROM T.M.C. 24/21/1A	8945.00
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(b)	ANY D.P. RESERVATION AREA	1185.00
(c)	(TOTAL a+b)	7160.00
3.	BALANCE AREA OF PLOT (10-2)	7160.00
4.	AMENITY SPACE (IF APPLICABLE)	0.00
(a)	REQUIRED	0.00
(b)	ADJUSTMENT OF (2b) - IF ANY	0.00
(c)	BALANCE PROPOSED	7160.00
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(g)	D.P.C. NO. 47 (CONSTRUCTED AMENITY) = 20 SQ.MT.	20
(h)	TOTAL TDR = 1287.65 + 20 = 1287.65 SQ.MT.	1287.65
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(b)	ANCILLARY AREA UPTO 60% WITH PAYMENT OF CHARGES	14539.38
(c)	TOTAL ENTITLEMENT (a+b)	14539.38
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