

BP/DTCP.NO.170/2023

PP/JD/DTCP (TD) No.93/2023

TYPICAL FLOOR PLAN
(FIRST,SECOND,THIRD,FOURTH & FIFTH FLOOR)
(CARPET AREA & PLINTH AREA SAME FOR ALL FLOORS)

Unit No's	1	2	3	4	5	6
Plinth Area	83.45	72.30	78.72	88.07	91.31	84.53
Carpet Area	72.48	62.79	68.89	77.48	79.96	72.34
Unit No's	7	8	9	10	11	12
Plinth Area	81.55	81.28	81.96	71.56	73.83	88.36
Carpet Area	71.26	69.94	71.10	61.95	63.33	76.68

SCHEDULE OF JOINERIES:

REFERENCE	METER
RS - ROLLING SHUTTER	3.00 x 2.13
MD - MAIN DOOR	1.06 x 2.13
D - FLUSH DOOR	1.00 x 2.13
D1 - FLUSH DOOR	0.91 x 2.13
D2 - FLUSH DOOR	0.76 x 2.13
O - OPEN	1.00 x 2.13
W1 - GLAZED WINDOW	1.52 x 1.52
W2 - GLAZED WINDOW	1.80 x 1.80
W3 - GLAZED WINDOW	1.37 x 1.52
W4 - GLAZED WINDOW	1.37 x 1.37
W5 - GLAZED WINDOW	1.20 x 2.00
W6 - GLAZED WINDOW	0.80 x 1.52
V - VENTILATOR	0.91 x 0.91
V1 - VENTILATOR	0.52 x 0.91

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF FLATS
1)	STILT FLOOR AREA (Parking)	-	1196.07	1196.07	-
2)	FIRST FLOOR AREA	1123.77	-	1123.77	12
3)	SECOND FLOOR AREA	1123.77	-	1123.77	12
4)	THIRD FLOOR AREA	1123.77	-	1123.77	12
5)	FOURTH FLOOR AREA	1123.77	-	1123.77	12
6)	FIFTH FLOOR AREA	1123.77	-	1123.77	12
7)	HEAD ROOM AREA	-	61.97	61.97	-

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

APPLICANT

For LUXIA PROPERTIES PRIVATE LIMITED

K. Raju
Managing Director

CONSTRUCTION ENGINEER

S. Seethaladevi

S. SEETHALADEVI, DCE.,
No.12, 1st Cross,
Srinivasa nagar 7th Main road,
Trichy-17.
Reg.No: CE/DTCP/TRICHY/JUN/2022/366

GEO-TECHNICAL ENGINEER

D. Senthil Kumar

D. S. SENTHIL KUMAR, B.E. M.E. P.D. FGS, MMR,
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No.59, O.M. Rajoo Nagar,
Near New Bus Stand, THANJAVUR-613 005.

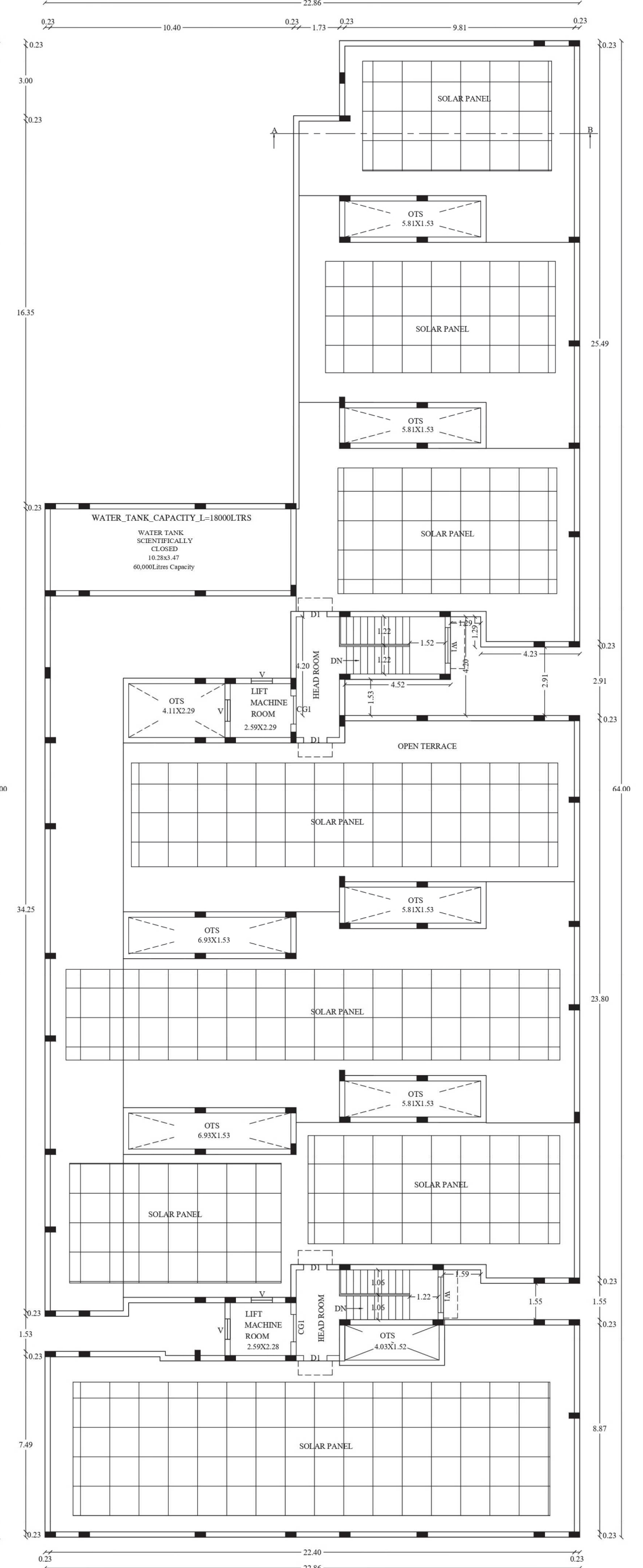
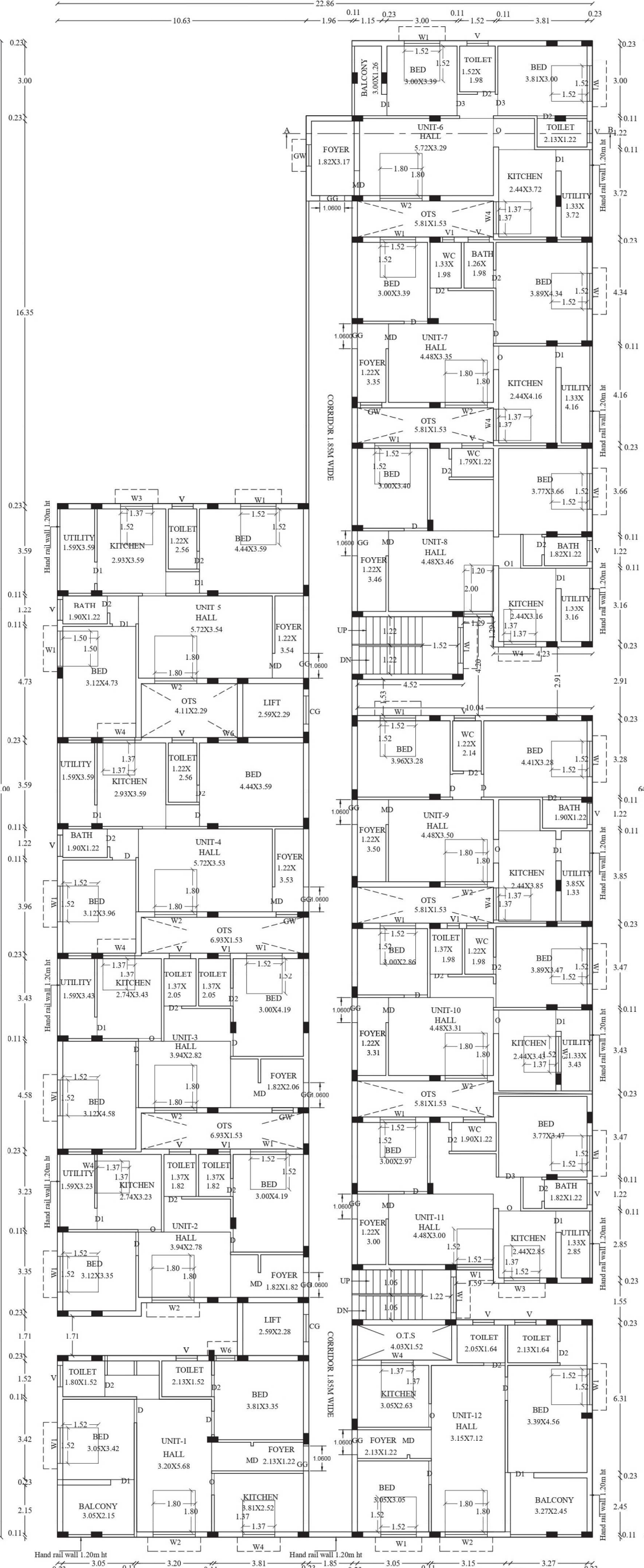
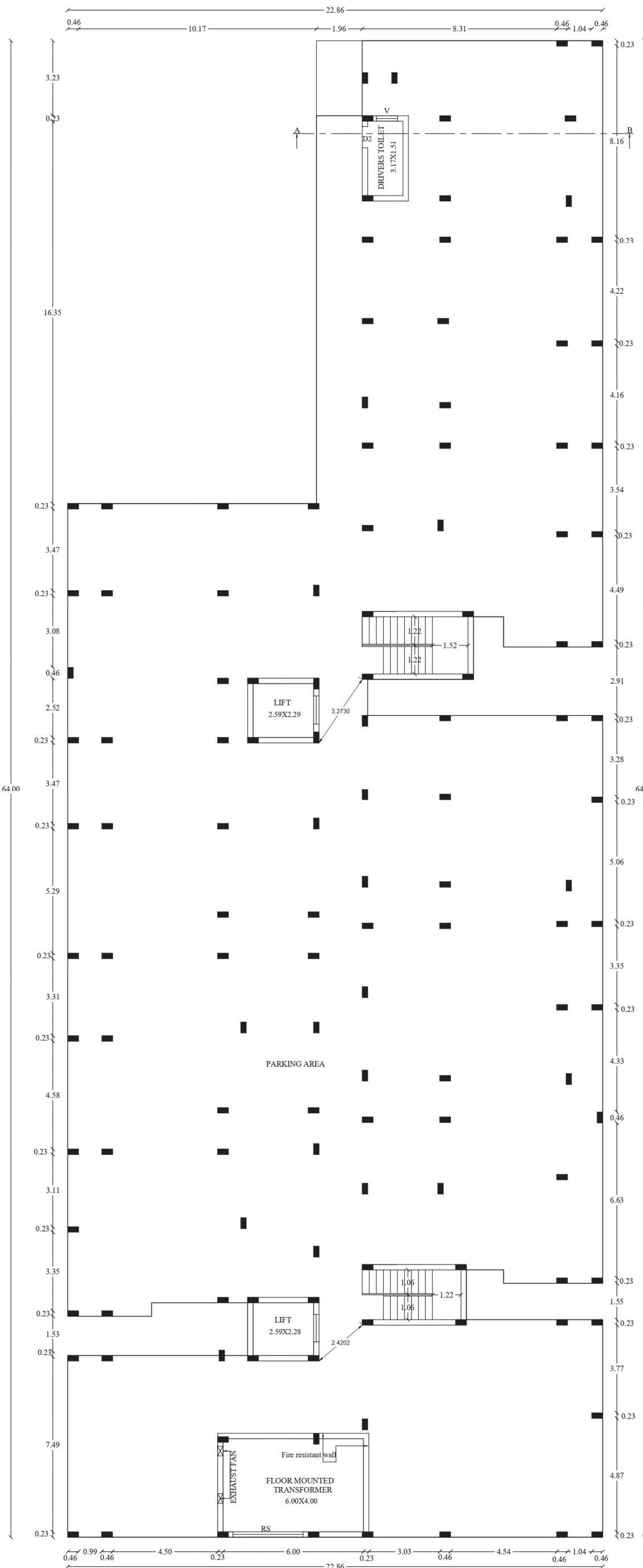
REGISTERED ENGINEER / STRUCTURAL ENGINEER

N. Nanthakumar

Er. N. Nanthakumar, M.E (Struct), Msc (REV),
Registered Engineer,
Reg. No: RE/Gr.II/TLPA/May2019/018
12/A, Kakkani Colony, Airport, Trichy-07.
Mobile : 96291 27445.

N. Nanthakumar

Er. N. Nanthakumar, M.E (Struct), Msc (REV),
Registered Structural Engineer,
Reg. No : SE/Gr.II/TLPA/July2019/135
12/A, Kakkani Colony, Airport, Trichy-07.
Mobile : 96291 27445.



BP/DTCP.NO.170/2023

AREA DETAILS

DESCRIPTION	SQ.M
PLOT AREA AS PER DOCUMENT	1893.00
PLOT AREA AS PER PATTA	1893.00
SUPER IMPOSED PLOT AREA	1892.63
MINIMUM AREA SHOULD BE TAKEN INTO ACCOUNT	

PROPOSED BUILTUP AREA

SL NO.	DESCRIPTION	F.S.I AREA (SQM)	NON F.S.I AREA (SQM)	TOTAL AREA (SQM)	NO OF FLATS
1)	STILT FLOOR AREA (Parking)	-	1196.07	1196.07	-
2)	FIRST FLOOR AREA	1123.77	-	1123.77	12
3)	SECOND FLOOR AREA	1123.77	-	1123.77	12
4)	THIRD FLOOR AREA	1123.77	-	1123.77	12
5)	FOURTH FLOOR AREA	1123.77	-	1123.77	12
6)	FIFTH FLOOR AREA	1123.77	-	1123.77	12
7)	HEAD ROOM AREA	-	61.97	61.97	-
8)	TOTAL	5618.85	1258.04	6876.89	60
9)	VACANT AREA	-	-	696.56	-

PLOT COVERAGE = $1196.07 / 1892.63 \times 100 = 63.19 \%$
F.S.I = $5618.85 / 1892.63 = 2.97$

SL NO.	PARKING	PROVIDED
1	CAR PARKING SPACE	34 NOS
2	TWO WHEELER PARKING SPACE	65 NOS

BOUNDARY SHOWN IN - 
PROPOSED AREA - 
RAIN WATER PERCOLATION BED - 

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

APPLICANT

For LUXICA PROPERTIES PRIVATE LIMITED


Managing Director

CONSTRUCTION ENGINEER

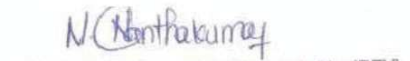


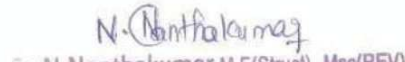
S.SEETHALADEVI, DCE.,
No.:2, 1st Cross,
Srinivasa nagar 7th Main road,
Trichy-17.
Reg.No: CE/DTCP/TRICHY/JUN/2022/366

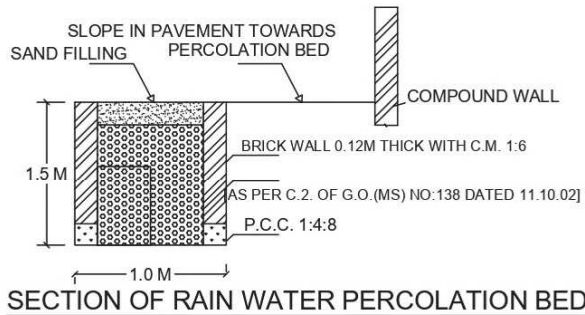
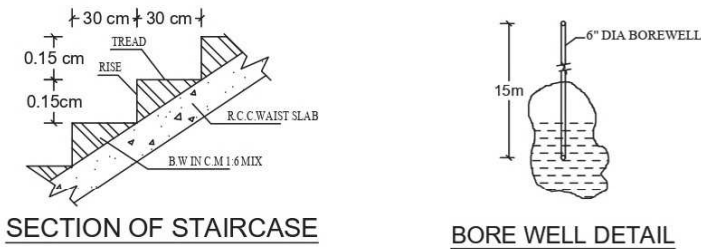
GEO-TECHNICAL ENGINEER


Dr. S.SENTHIL KUMAR, B.E., M.E., Ph.D., FGS, MIE,
Registered Geotechnical Engineer,
(TJR/RGE/2019/086), Chartered Engineer,
703, Plot No.29, O.M. Rajoo Nagar,
Near New Bus Stand, THANJAVUR-613 005.

REGISTERED ENGINEER / STRUCTURAL ENGINEER


Er. N.Nanthakumar, M.E.(Struct.), Msc(REV),
Registered Engineer,
Reg. No: RE/Gr.II/TLPA/May2019/018
12/A, Kakkana Colony, Airport, Trichy-07.
Mobile : 96291 27445.

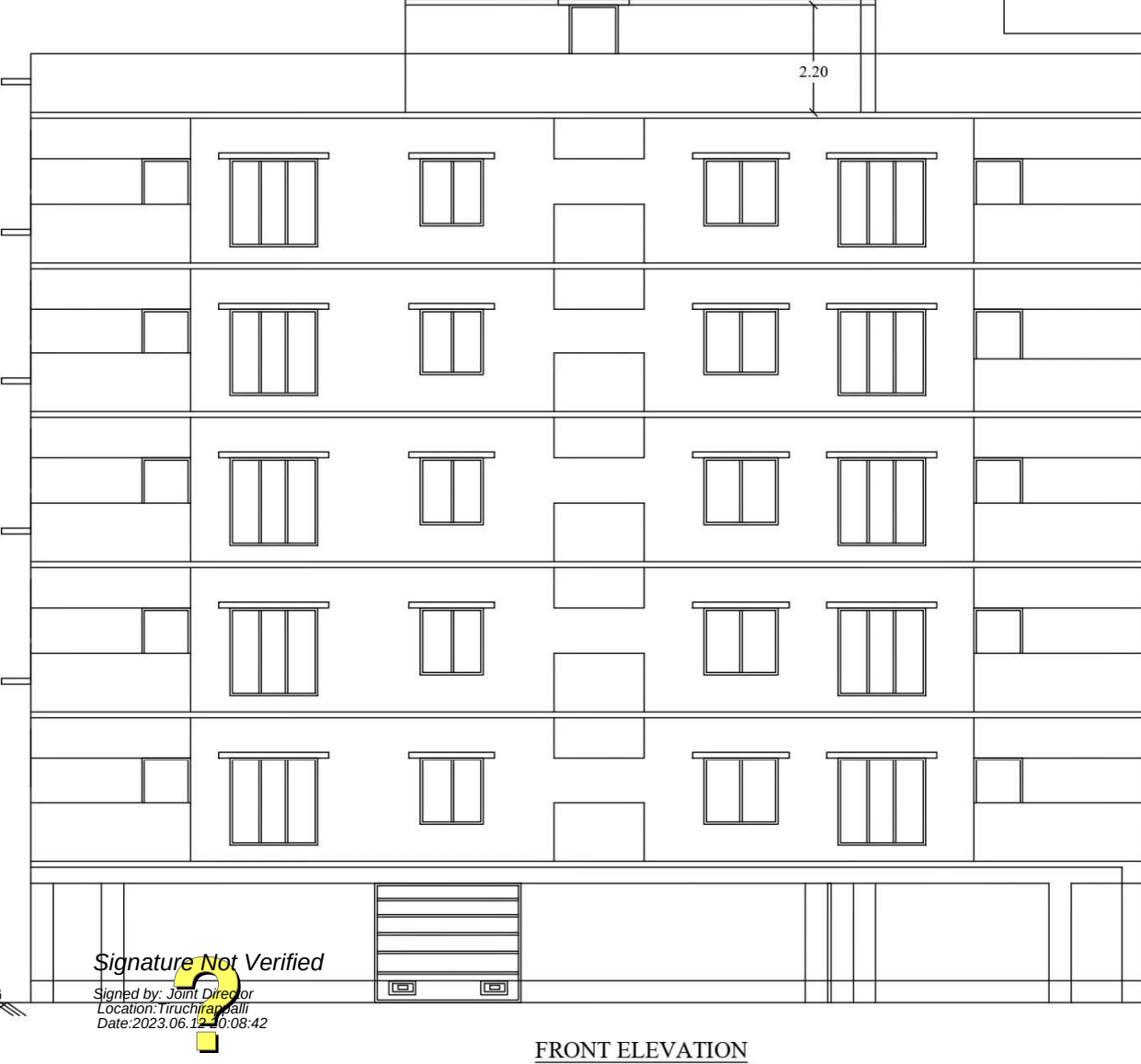
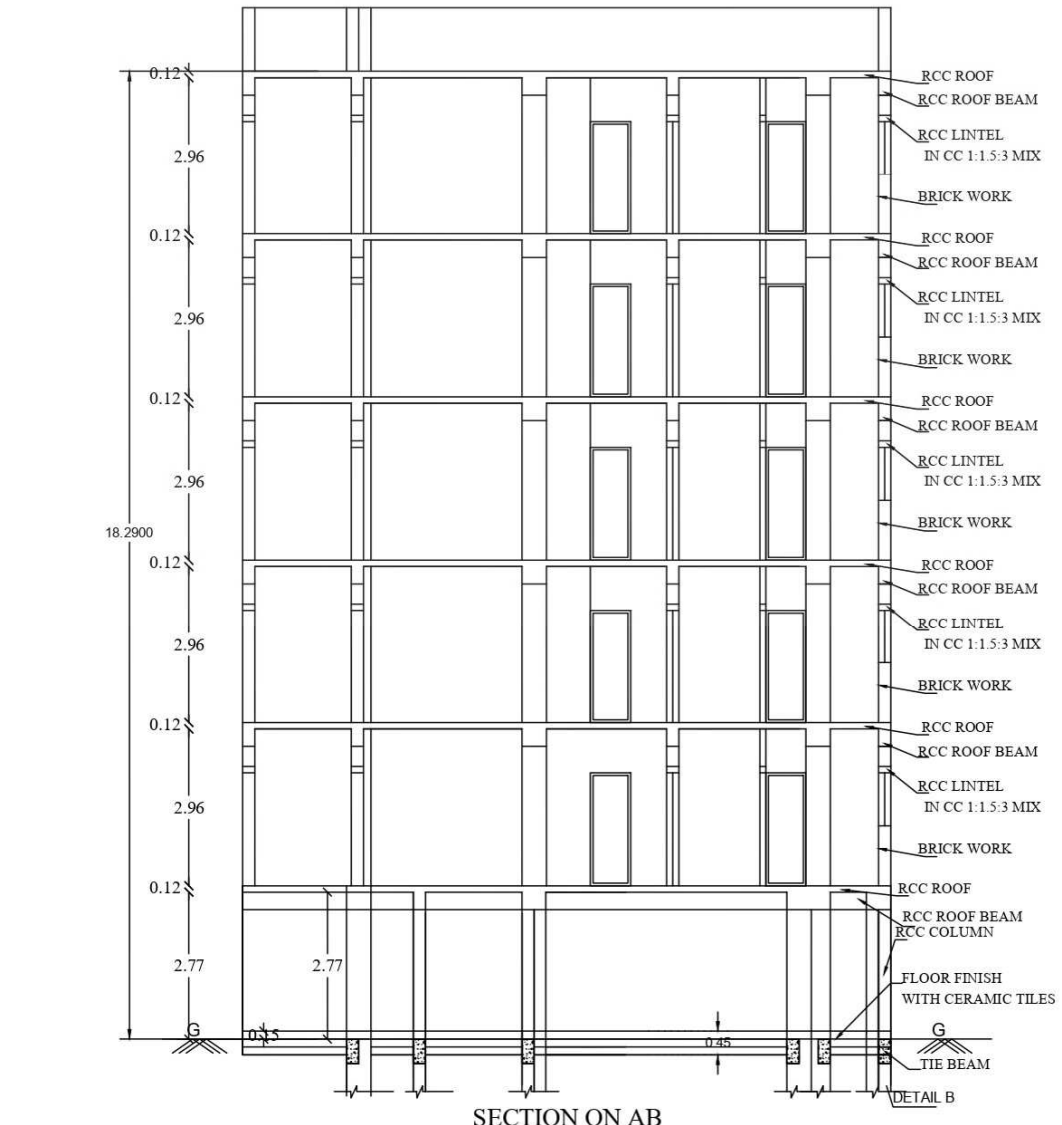
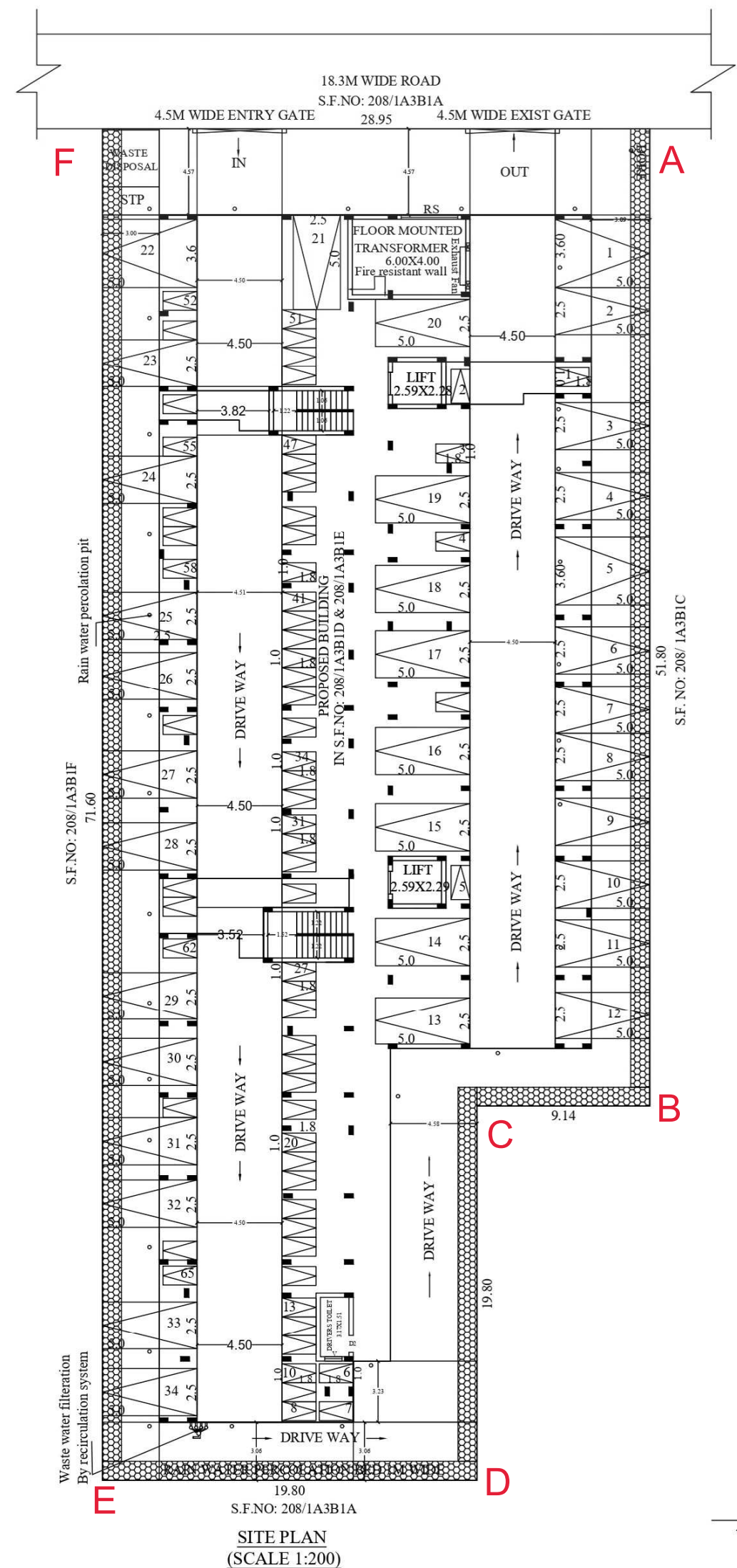
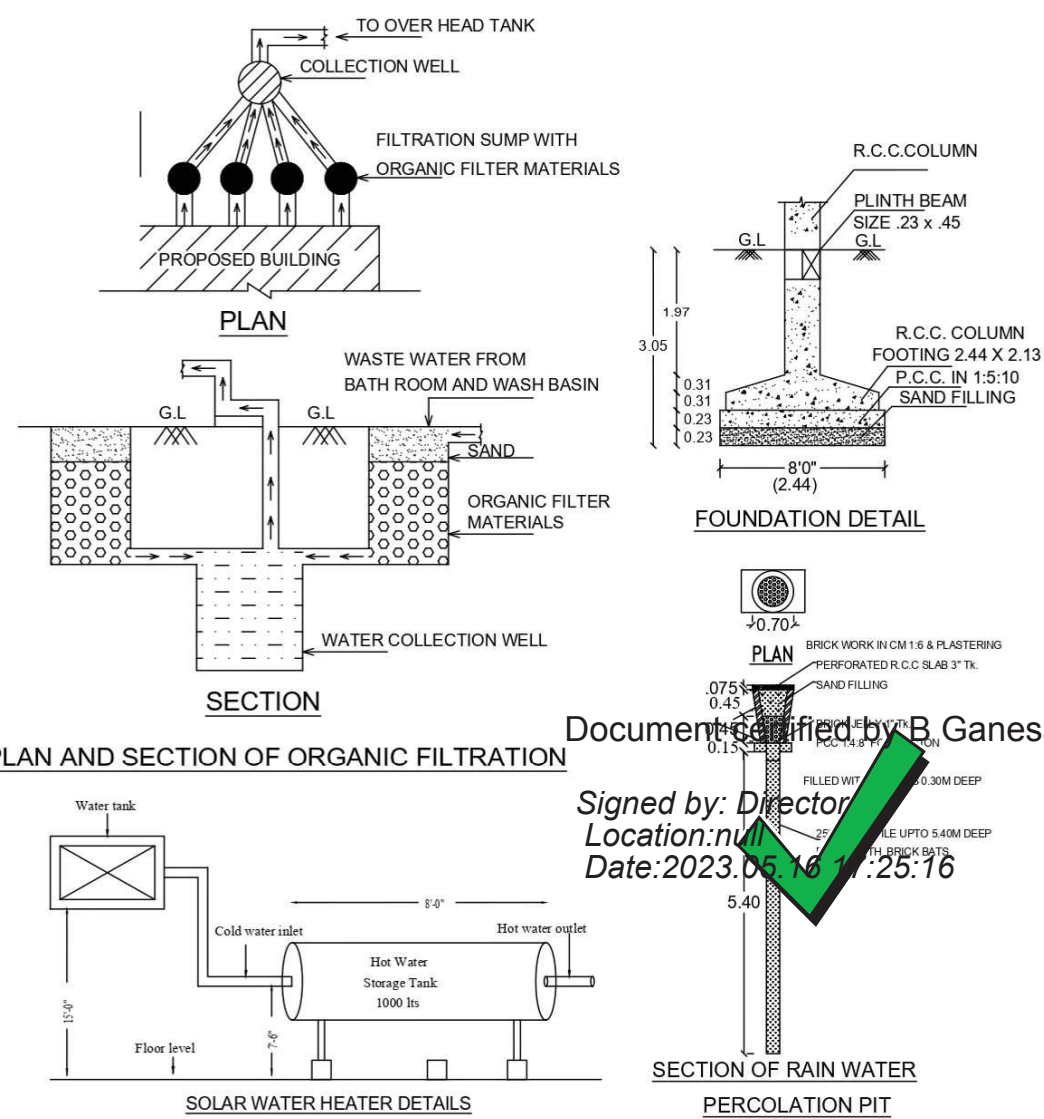
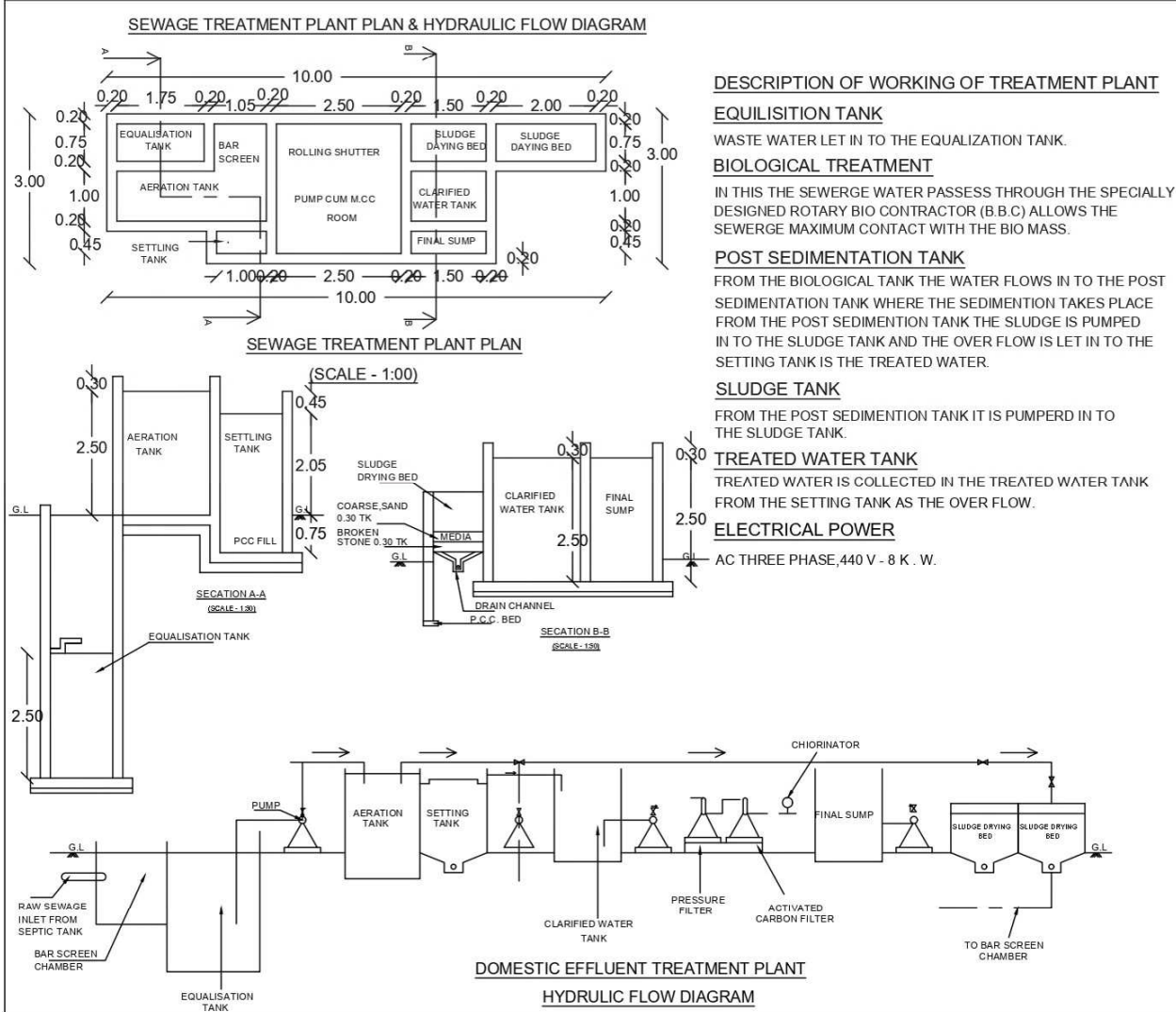

Er. N.Nanthakumar, M.E.(Struct.), Msc(REV),
Registered Structural Engineer,
Reg. No : SE/Gr.II/TLPA/July2019/135
12/A, Kakkana Colony, Airport, Trichy-07.
Mobile : 96291 27445.



- NOTE
- SULLAGE WASTE FROM TOILET WILL BE CONNECTED INTO ST.
 - BORE WELL WITH MOTAR WATER TANK AND CORPORATION WATER SUPPLY WILL BE PROVIDED.
 - RAIN WATER PERCOLATION PIT PROVIDED @ 1/30 Sqm OF PLINTH AREA @ 6 M C/C
 - RAIN WATER PERCOLATION BED 1.0m WIDE WILL BE PROVIDED AROUND THE BUILDING AS PER GO (MS) NO: 138 DATED 11-10-02.
 - RAIN WATER TAKEN TO THE BORE WELL THROUGH 150MM DIA PIPES.
 - RAIN WATER COLLECTED FROM OPEN TERRACE SHALL BE COLLECTED THROUGH PIPES AND LED INTO A FILTER PIT (SIZE 60 X 60 X 60 CM) WITH APPROPRIATE FILTER MATERIAL AND THEN LED INTO COLLECTION TANK.
 - SOLAR WATER HEATER LINE ARRANGEMENTS WILL BE PROVIDED.

TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR)
(SAME CARPET & PLINTH AREA FOR ALL FLOORS)

Unit No's	1	2	3	4	5	6
Plinth Area	83.45	72.30	78.72	88.07	91.31	84.53
Carpet Area	72.48	62.79	68.89	77.48	79.96	72.34
Unit No's	7	8	9	10	11	12
Plinth Area	81.55	81.28	81.96	71.56	73.83	88.36
Carpet Area	71.26	69.94	71.10	61.95	63.33	76.68



Signature Not Verified
Signed by: Joint Director
Location: Trichy
Date: 2023.06.12 10:08:42

Document Verified by B. Ganesan.
Signed by: Director
Location: n...
Date: 2023.05.16 14:25:16