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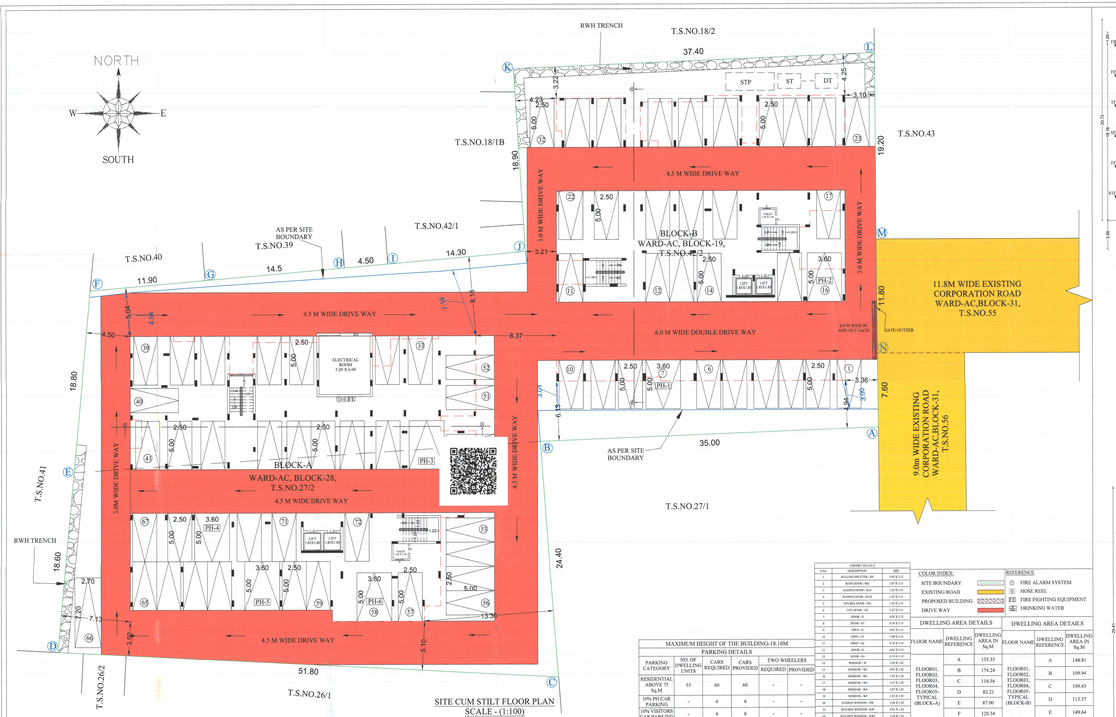
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





SITE CUM STILT FLOOR PLAN
SCALE - (1:100)

S.No	DESCRIPTION	SIZE
1	BALCONY DOOR - BD	1.05 X 2.10
2	MAIN DOOR - MD	1.07 X 2.10
3	BATHROOM DOOR - TD	0.75 X 2.10
4	SLIDING DOOR - SLDS	1.52 X 2.10
5	ENTRY DOOR - ED	1.52 X 2.10
6	LIFT DOOR - LD	1.10 X 2.10
7	DOOR - D	0.91 X 2.10
8	DOOR - D	0.76 X 2.10
9	DOOR - D	0.76 X 2.10
10	DOOR - D	0.76 X 2.10
11	WINDOW - W	1.52 X 1.52
12	WINDOW - W1	0.91 X 1.52
13	WINDOW - W2	1.83 X 1.52
14	WINDOW - W3	1.27 X 1.52
15	WINDOW - W4	0.61 X 1.52
16	WINDOW - W5	1.52 X 1.52
17	SLIDING WINDOW - SW	1.83 X 1.52
18	KITCHEN WINDOW - KW	0.91 X 1.22
19	KITCHEN WINDOW - KW1	1.83 X 1.22
20	VENTILATOR - V	0.76 X 0.31

COLOR INDEX:	
SITE BOUNDARY	
EXISTING ROAD	
PROPOSED BUILDING	
DRIVE WAY	

REFERENCE	
FA	FIRE ALARM SYSTEM
HR	HOSE REEL
FE	FIRE FIGHTING EQUIPMENT
DW	DRINKING WATER

DWELLING AREA DETAILS

FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04 TYPICAL (BLOCK-A)	A	135.33
	B	174.24
	C	116.56
	D	82.21
	E	87.00
	F	120.34

DWELLING AREA DETAILS

FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M
FLOOR01, FLOOR02, FLOOR03, FLOOR04 TYPICAL (BLOCK-B)	A	148.81
	B	109.94
	C	109.43
	D	113.37
	E	149.64

MAXIMUM HEIGHT OF THE BUILDING-18.16M					
PARKING DETAILS					
PARKING CATEGORY	NO. OF DWELLING UNITS	CARS REQUIRED	CARS PROVIDED	TWO WHEELERS REQUIRED	TWO WHEELERS PROVIDED
RESIDENTIAL FLATS ABOVE 90 SQ.M	55	60	60	-	-
10% PH CAR PARKING	-	6	6	-	-
10% VISITORS CAR PARKING	-	6	6	-	-
TOTAL	55	72	72	-	-

VERTICAL REINFORCEMENT AT JAMBS OF OPENINGS

VERTICAL REINFORCEMENT AT CORNER WALLS

VERTICAL REINFORCEMENT AT SPECIAL WALLS

COMPOUND WALL DETAIL

RAINWATER HARVESTING SYSTEM

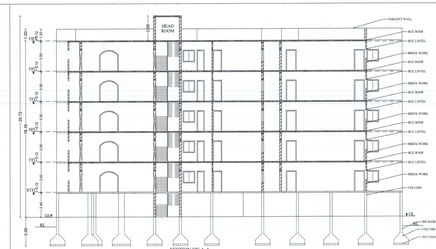
OPEN TERRACE
STORM WATER PIPE 15 CM Ø
15 CM Ø PIPE
RECHARGE WELL
CONCRETE SLAB
SUMP
SAND
PEBBLE

DETAILED PLAN OF RAINWATER HARVESTING PEBBLE BED SAND
BRICK BATS

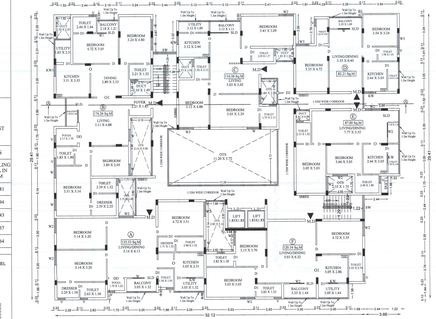
FOOTING DETAILS

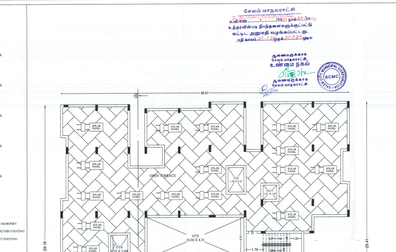
COLUMN DETAILS

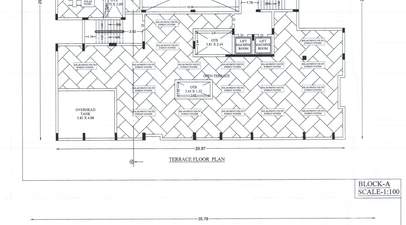
SOLAR PANEL
SIDE ELEVATION
SOLAR ENERGY (Not to scale)



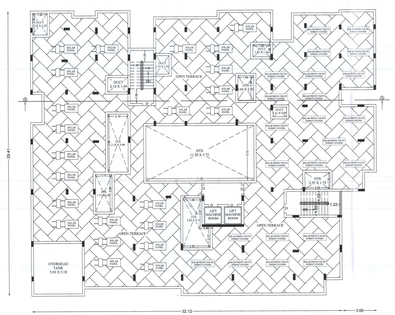


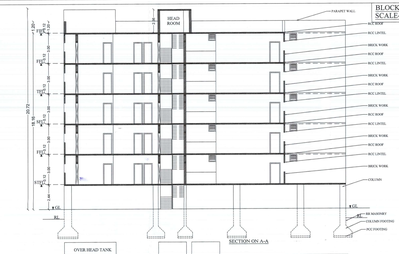




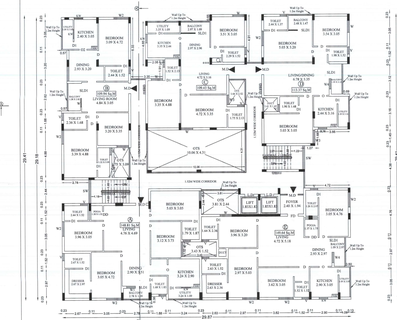


BLOCK-A
SCALE-1:100









BLOCK-B
SCALE-1:100

REVISED SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF RCC ROOF RESIDENTIAL BUILDING BLOCK-A, BLOCK-B, HAVING STILT + FIVE FLOORS IN WARD -AC, BLOCK-28 , T.S.NO.27/2, WARD -AC, BLOCK-19, T.S.NO.42/2 (OLD WARD-D, BLOCK-19, T.S.NO.43, 7/1 & 7/2) AT PERIYERI VILLAGE, SALEM CORPORATION, SALEM TALUK, SALEM DISTRICT.

SCALE:- 1:100

ALL DIMENSIONS ARE IN MEITER

ONLINE APPLICATION NO-SWRSPA/0199726/2024

NAME OF THE APPLICANT

CHOLA CHOKA BUILDERS PRIVATE LIMITED
Rep. by its Managing Director
Mr.PR. Ganesan M.Sc.,MBA(Periyar)&
Mr.S.K.Senthil Kumar S/o. Mr. Sivaji krishnan

AREA DETAILS :

AS PER PATTA/TSLR - 3077.00 Sq.m
AS PER DOCUMENT - 3078.00 Sq.m
AS PER SUPER IMPOSED SITE AREA - 3360.73 Sq.m

TECHNICAL CONCURRENCE HAS BEEN ISSUED BY DIRECTOR OF TOWN AND COUNTRY PLANNING NUMBERED AS B.P/DTCP/NO.432/2023, DATED:20.11.2023 AND ALSO ALREADY APPROVED BY THE ASSISTANT DIRECTOR / MEMBER SECRETARY, DISTRICT TOWN AND COUNTRY PLANNING OFFICE SALEM DISTRICT THE PLANNING PERMISSION NO-23/2024, DATED:08.03.2024.

S.NO	DESCRIPTION	FSI AREA (Sq.M)	NON FSI AREA (Sq.M)	TOTAL BUILT UP AREA (Sq.M)	NO.OF DWELLING UNITS
BLOCK-A					
1	STILT FLOOR	-	987.31	987.31	-
2	FIRST FLOOR	853.02	134.29	987.31	8
3	SECOND FLOOR	853.02	134.29	987.31	8
4	THIRD FLOOR	853.02	134.29	987.31	8
5	FOURTH FLOOR	853.02	134.29	987.31	8
6	FIFTH FLOOR	853.02	134.29	987.31	8
7	TERRACE FLOOR	-	46.45	46.45	-
BLOCK-B					
1	STILT FLOOR	-	810.26	810.26	-
2	FIRST FLOOR	755.02	75.24	810.26	5
3	SECOND FLOOR	755.02	75.24	810.26	5
4	THIRD FLOOR	755.02	75.24	810.26	5
5	FOURTH FLOOR	755.02	75.24	810.26	5
6	FIFTH FLOOR	755.02	75.24	810.26	5
7	TERRACE FLOOR	-	35.04	35.04	-
TOTAL :		7940.20	2926.71	10866.91	65

REVISED AREA DETAILS

S.NO	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	DEDUCTION AREA (SQ.M)	TOTAL BUILT UP AREA (SQ.M)	NO.OF DWELLING UNITS
BLOCK-A						
1	STILT FLOOR	37.71	933.28	-	970.99	-
2	FIRST FLOOR	851.39	-	117.87	851.39	6
3	SECOND FLOOR	851.39	-	117.87	851.39	6
4	THIRD FLOOR	851.39	-	117.87	851.39	6
5	FOURTH FLOOR	851.39	-	117.87	851.39	6
6	FIFTH FLOOR	851.39	-	117.87	851.39	6
7	TERRACE FLOOR	-	53.92	-	53.92	-
BLOCK-B						
1	STILT FLOOR	-	810.27	-	810.27	-
2	FIRST FLOOR	740.26	-	70.01	740.26	5
3	SECOND FLOOR	740.26	-	70.01	740.26	5
4	THIRD FLOOR	740.26	-	70.01	740.26	5
5	FOURTH FLOOR	740.26	-	70.01	740.26	5
6	FIFTH FLOOR	740.26	-	70.01	740.26	5
7	TERRACE FLOOR	-	57.75	-	57.75	-
TOTAL :		7095.98	1855.22	870.40	9851.18	55

FLOOR SPACE INDEX - FSI AREA = 7095.98 = 2.306 < 2.6(Premium FSI)
SITE AREA = 3077.00
FSI = 2.6

ALLOWABLE FSI PREMIUM FSI APPROVED ROAD WIDTH 9 M TO BELOW 12 M FSI AREA NORMALLY ALLOWABLE FSI AREA = 6154.00 Sq.m
PREMIUM FSI AREA = 1961.96 Sq.m

30% OF NORMALLY ALLOWABLE FSI (FOR BUILDING PREMIUM FSI)
= 2095.98 Sq.m

Signature and Signature &Seal

Structural Engineer

B. LA. (HONS, EGNG, A.I.I.A.
STRUCTURAL ENGINEER GRADE II
(GOVT. REGISTERED)
CHOLA BUILDERS,
119-C, GREENWAYS ROAD,
R.A.PURAM, CHENNAI-28.
PH: 9941000733/044-24611652

REGISTERED STRUCTURAL ENGINEER

Architect

JAI. SUDHAHOSEYNY
B.E.(ARCH.)
Govt. Approved Architect

REGISTERED ARCHITECT

APPLICANT:

For CHOLA CHOKA BUILDERS PVT. LTD.
Director

For CHOLA CHOKA BUILDERS PVT. LTD.
Director



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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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We're honored to be part of your real estate journey

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OMR Thoraipakkam,
Chennai, India

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