Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

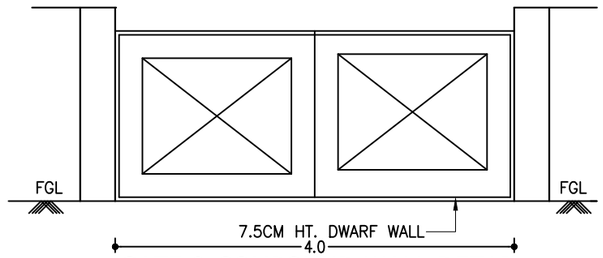
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

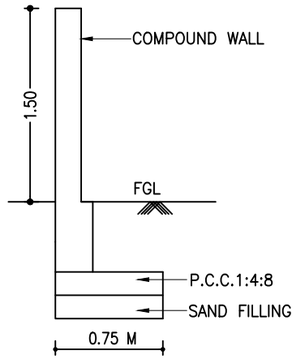
DIGITALLY VERIFIED RECORD

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

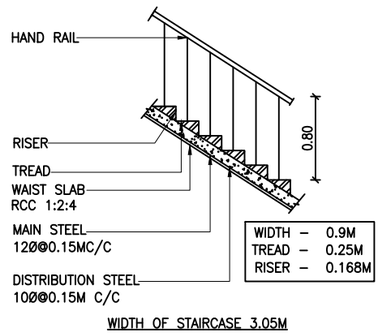
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



GATE & COMPOUND WALL DETAIL



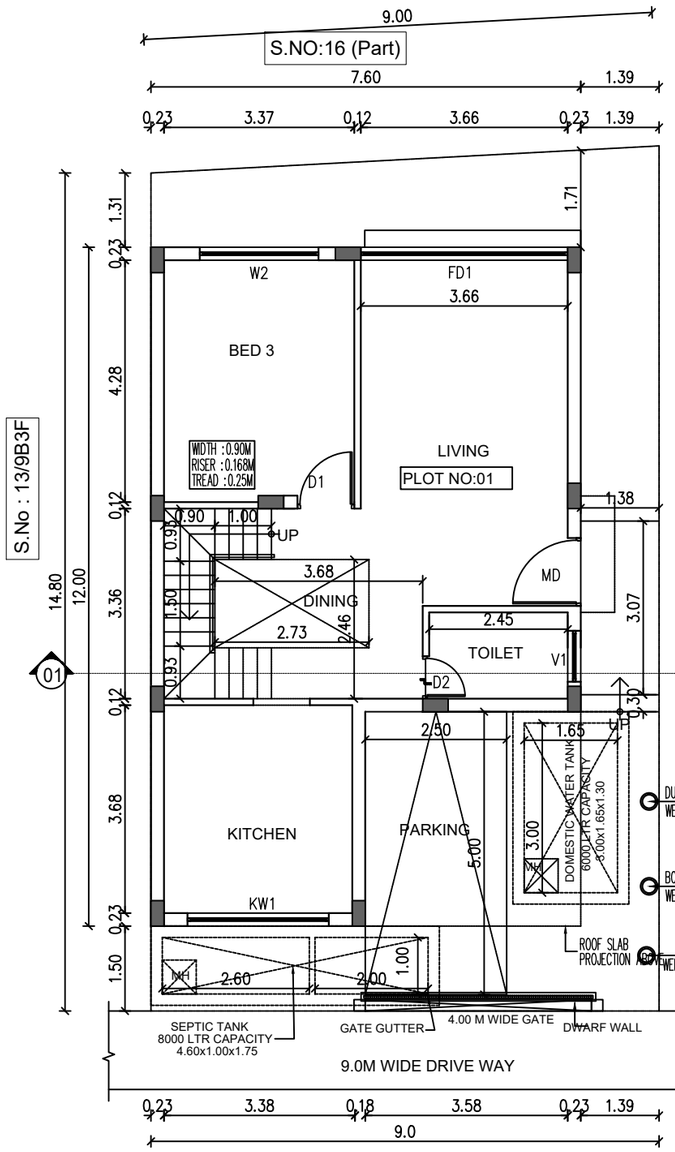
COMPOUND WALL SECTION



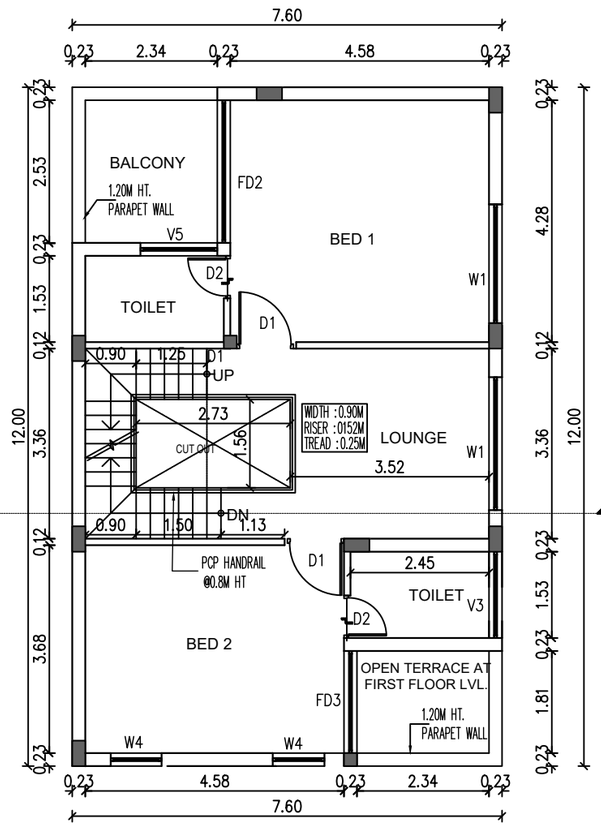
WIDTH OF STAIRCASE 3.05M

STAIRCASE DETAILS- (NTS)

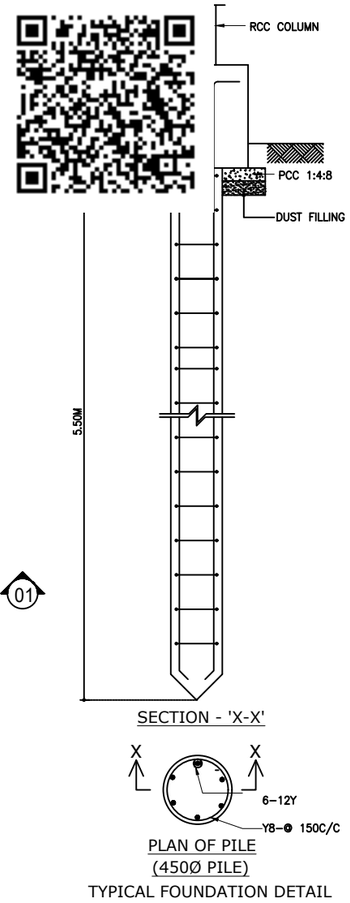
SCHEDULE OF JOINERY				
TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80X 2.40	00	2.40	DOOR
D3	0.9 X 2.1	00	2.10	DOOR
FD1	3.66X 2.40	00	2.40	FRENCH DOOR
FD2	2.52 X2.40	00	2.40	FRENCH DOOR
FD3	1.805 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS / FIXED GLASS				
W1	2.35 X 2.325	0.075	2.40	WINDOW
W2	2.10 X 2.325	0.075	2.40	WINDOW
W3	1.20 X 2.325	0.075	2.40	WINDOW
W4	0.90 X 2.300	0.100	2.40	WINDOW
FG	3.08 X 0.60	-	Beam Bottom	FIXED GLASS
FG1	2.92 X 0.60	-	Beam Bottom	FIXED GLASS
KW1	2.50 X 0.60	0.800	1.40	WINDOW
VENTILATORS				
V1	0.90 X 0.40	-	Beam Bottom	VENTILATOR
V5	1.43 X 0.40	-	Beam Bottom	VENTILATOR
V5	1.43 X 0.40	-	Beam Bottom	VENTILATOR



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION - 'X-X'

PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:01 IN COMPRISED SURVEY NO:13/9B3E OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA :135.24 sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	76.76	14.44	91.20
	FIRST FLOOR	81.73		81.73
	TERRACE FLOOR		11.84	11.84
	TOTAL AREA	158.49	26.28	184.77

TOTAL FSI AREA = 158.49/135.24= 1.17

FLOOR SPACE INDEX = 81.73/135.24= 60%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

W S E N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

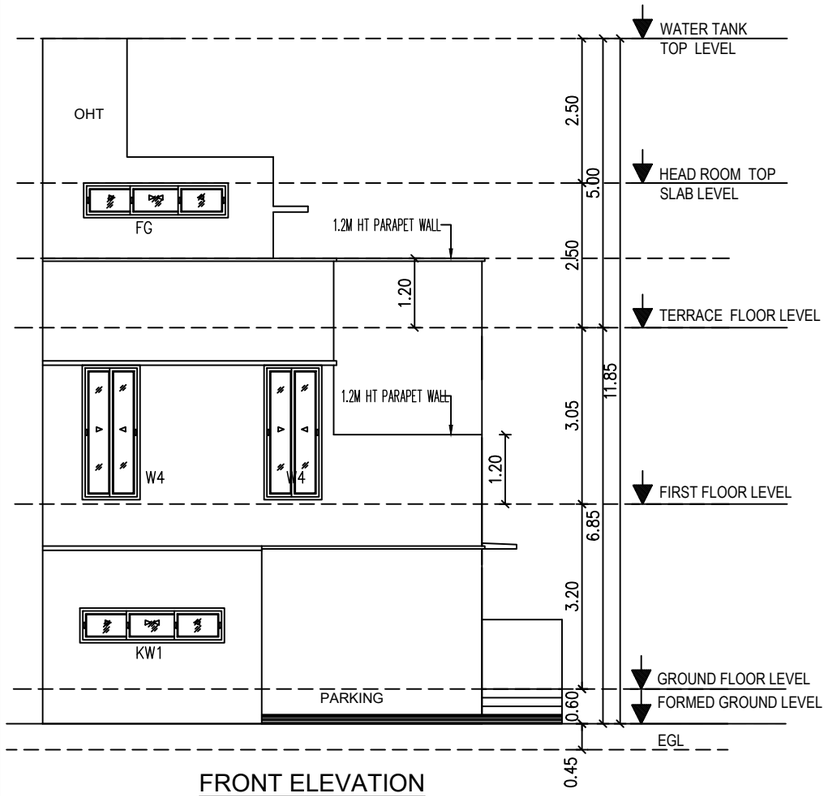
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

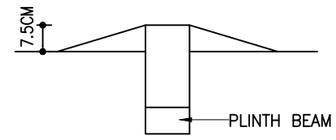
Authorised Signatory

For FELIXA AND SKY HOMES LLP

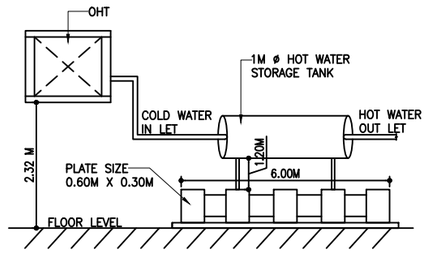
Authorised signatory



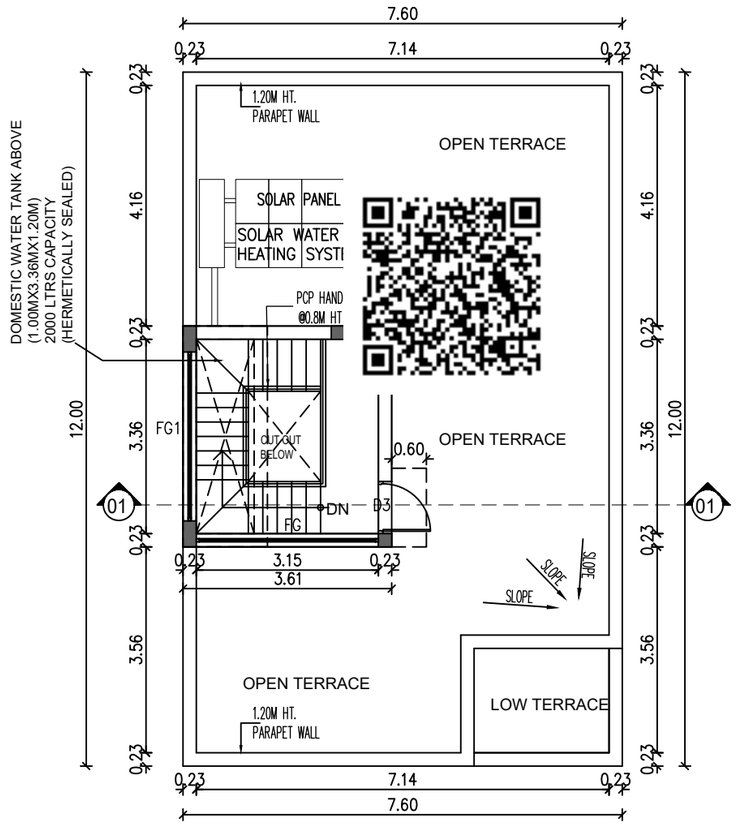
FRONT ELEVATION



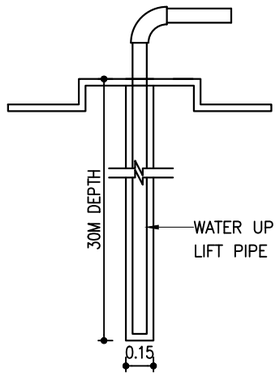
SECTION OF DWARF WALL
(NOT TO SCALE)



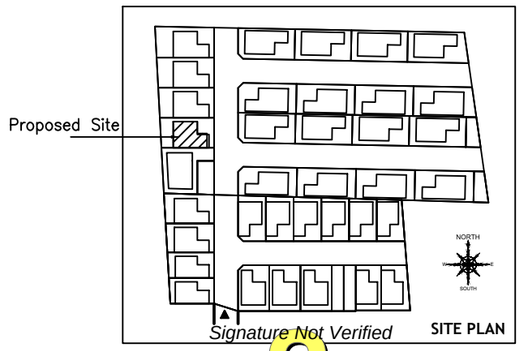
SOLAR HOT WATER SYSTEM DETAIL



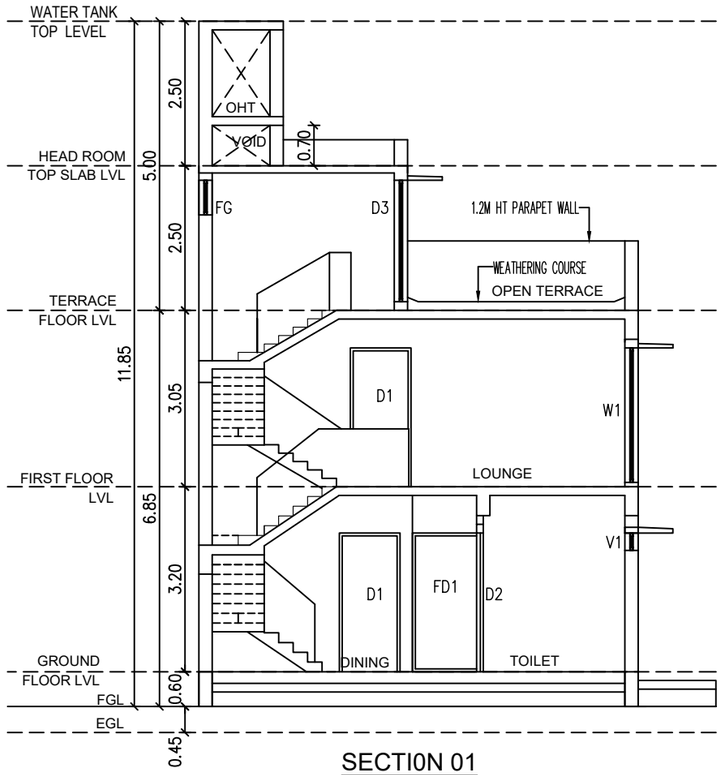
TERRACE FLOOR PLAN



BORE WELL DETAIL



SITE PLAN



SECTI0N 01

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:01 IN COMPRISED SURVEY NO:13/9B3E OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 135.24 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

W
S
N
E

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

Signature Not Verified
Signed by: TEJA Balaji
Location:Chennai
Date:2025.12.21 19:51:31

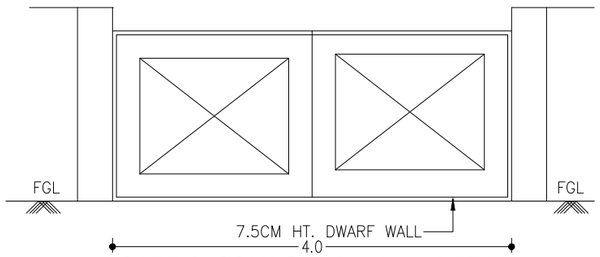
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

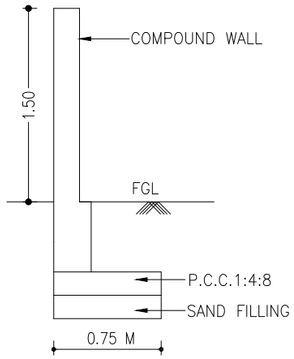
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

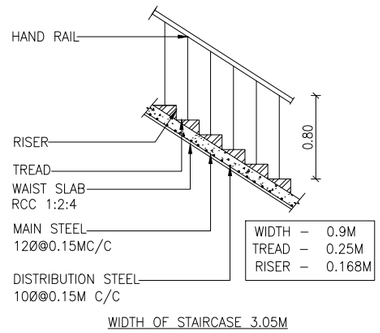
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



GATE & COMPOUND WALL DETAIL



COMPOUND WALL SECTION

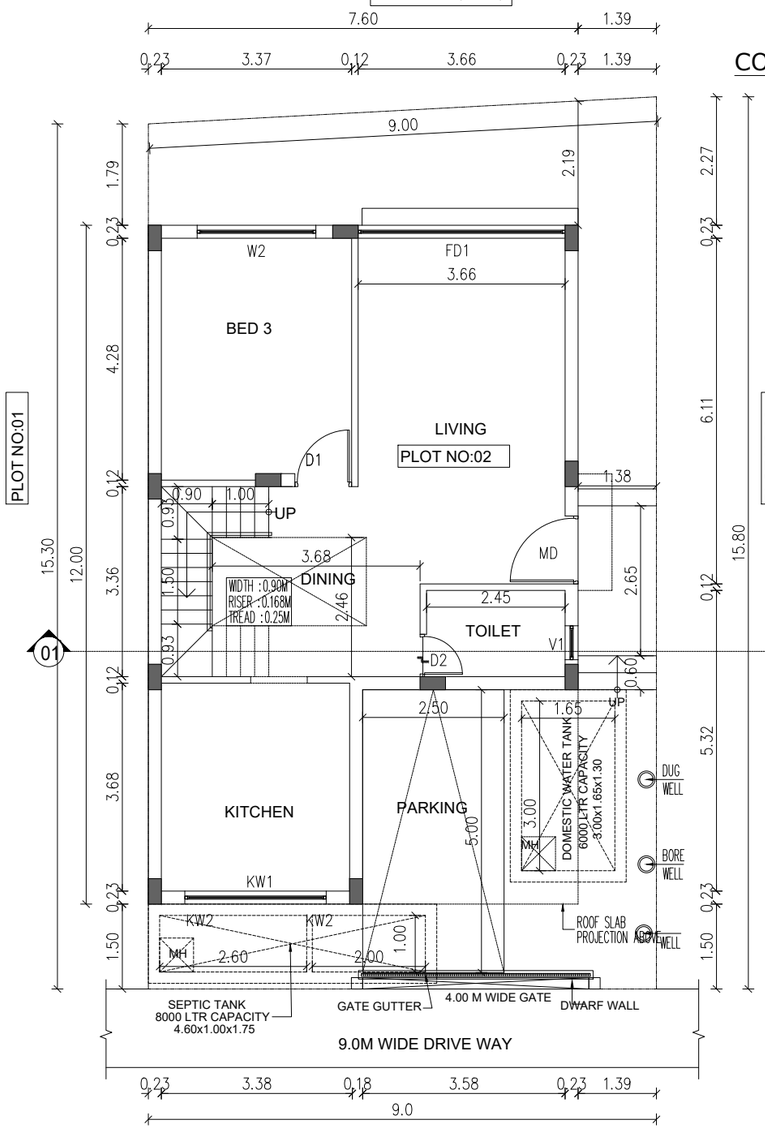


WIDTH OF STAIRCASE 3.05M

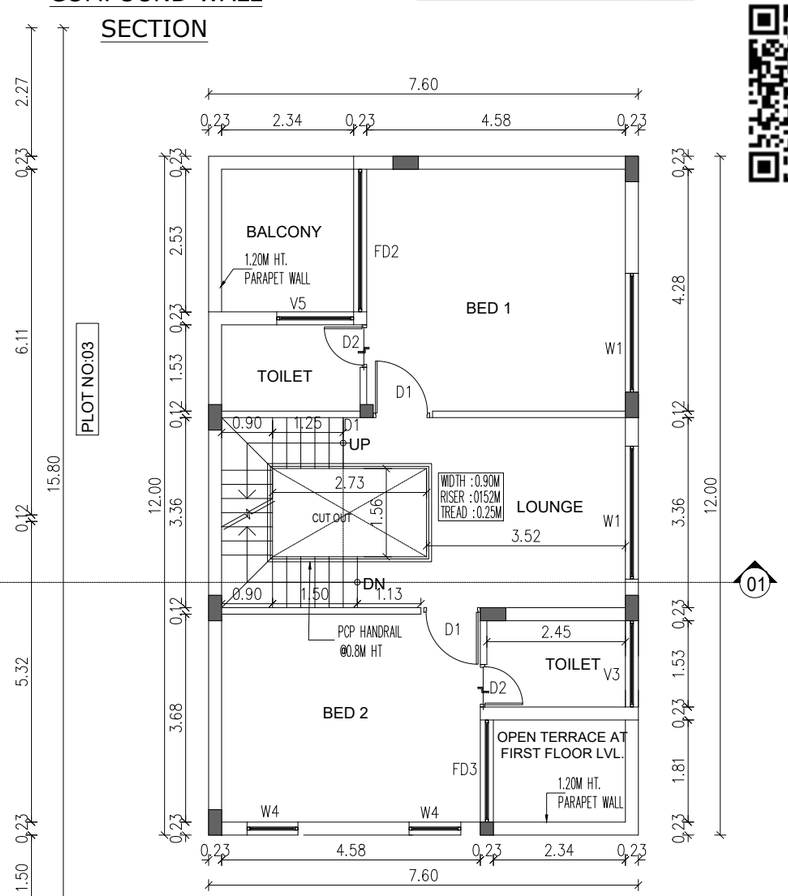
STAIRCASE DETAILS- (NTS)

SCHEDULE OF JOINERY				
TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80X 2.40	00	2.40	DOOR
D3	0.9 X 2.1	00	2.10	DOOR
FD1	3.66X 2.40	00	2.40	FRENCH DOOR
FD2	2.52 X2.40	00	2.40	FRENCH DOOR
FD3	1.805 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS / FIXED GLASS				
W1	2.35 X 2.325	0.075	2.40	WINDOW
W2	2.10 X 2.325	0.075	2.40	WINDOW
W3	1.20 X 2.325	0.075	2.40	WINDOW
W4	0.90 X 2.300	0.100	2.40	WINDOW
FG	3.08 X 0.60	-	Beam Bottom	FIXED GLASS
FG1	2.92 X 0.60	-	Beam Bottom	FIXED GLASS
KW1	2.50 X 0.60	0.800	1.40	WINDOW
VENTILATORS				
V1	0.90 X 0.40	-	Beam Bottom	VENTILATOR
V5	1.43 X 0.40	-	Beam Bottom	VENTILATOR
V5	1.43 X 0.40	-	Beam Bottom	VENTILATOR

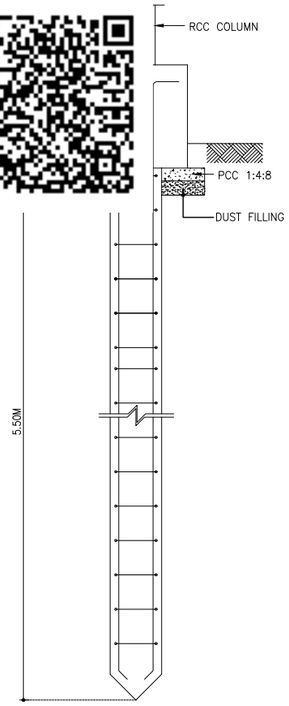
S.NO:16 (Part)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION - 'X-X'

PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:02IN COMPRISED SURVEY NO:13/9B3D OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA :139.55sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	76.76	14.44	91.20
	FIRST FLOOR	81.73		81.73
	TERRACE FLOOR		11.84	11.84
	TOTAL AREA	158.49	26.28	184.77

TOTAL FSI AREA = 158.49/139.55= 1.14

FLOOR SPACE INDEX = 81.73/139.55= 59%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

W S N E

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

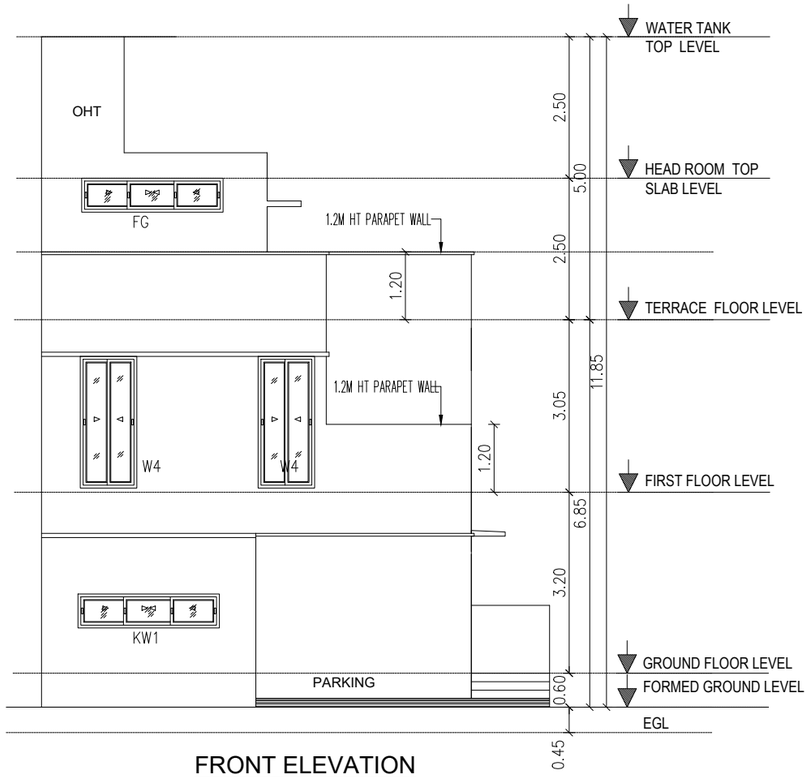
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

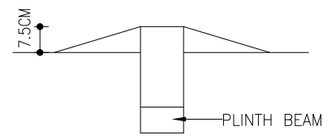
Authorised Signatory

For FELIXA AND SKY HOMES LLP

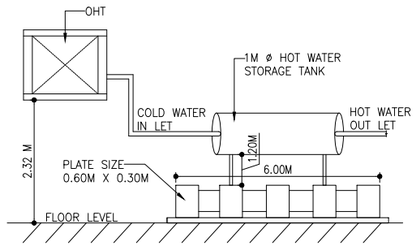
Authorised signatory



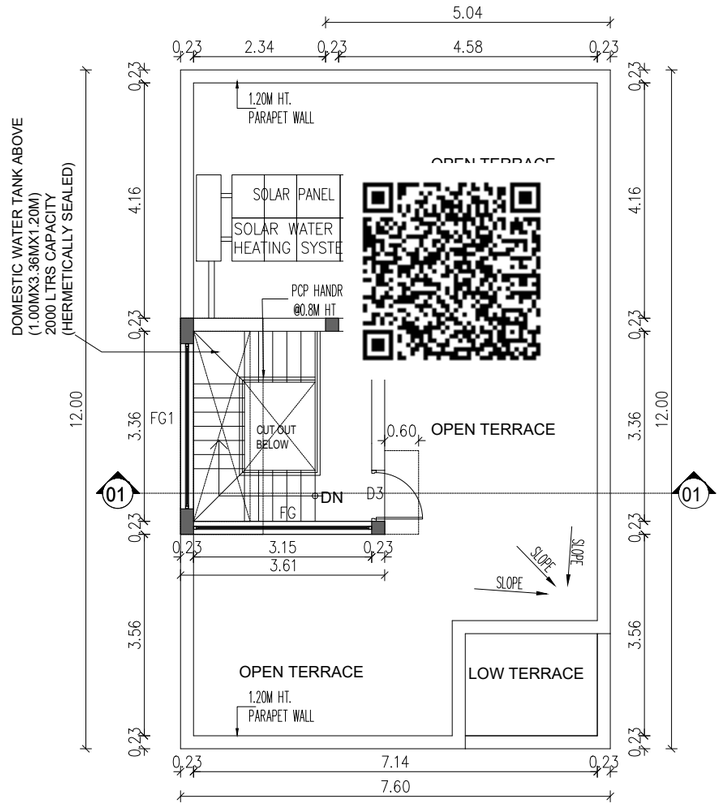
FRONT ELEVATION



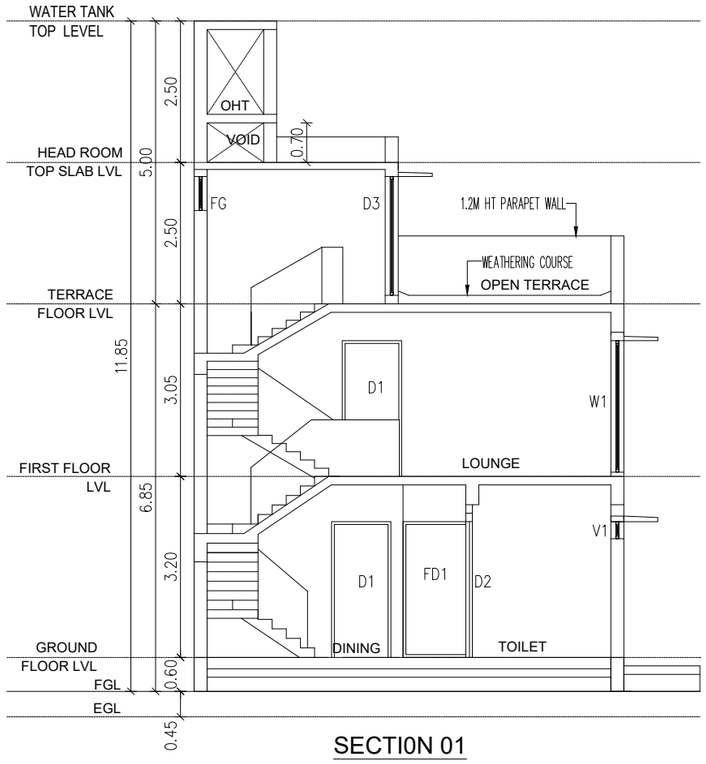
SECTION OF DWARF WALL
(NOT TO SCALE)



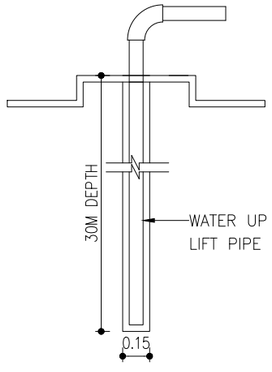
SOLAR HOT WATER SYSTEM DETAIL



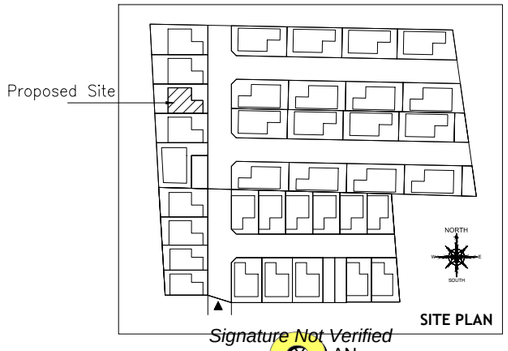
TERRACE FLOOR PLAN



SECTI0N 01



BORE WELL DETAIL



Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.24 18:58:51

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:02IN COMPRISED SURVEY NO:13/9B3D OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 139.55 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :	REFERENCE :	W / S / N / E
	SCALE :	
	DATE :	

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

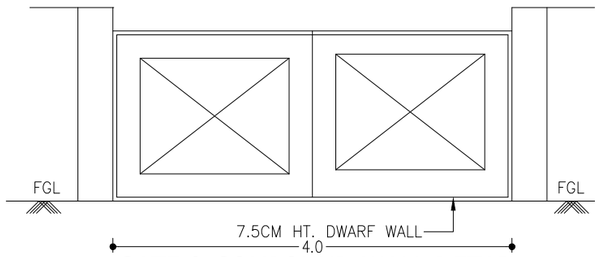
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

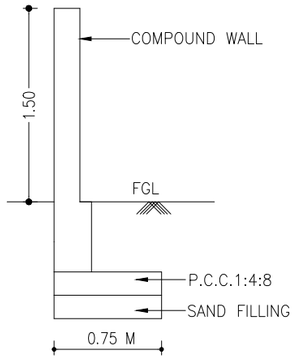
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

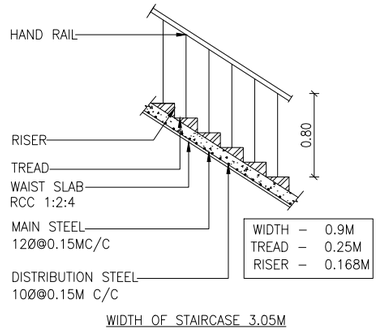
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



GATE & COMPOUND WALL DETAIL



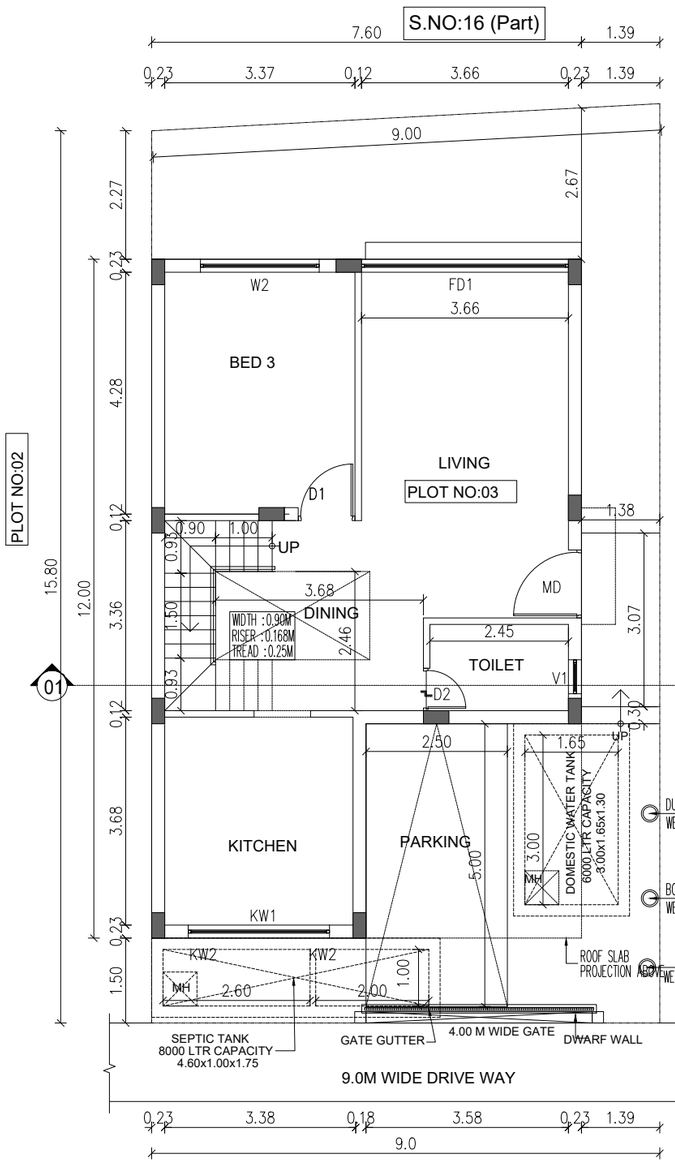
COMPOUND WALL SECTION



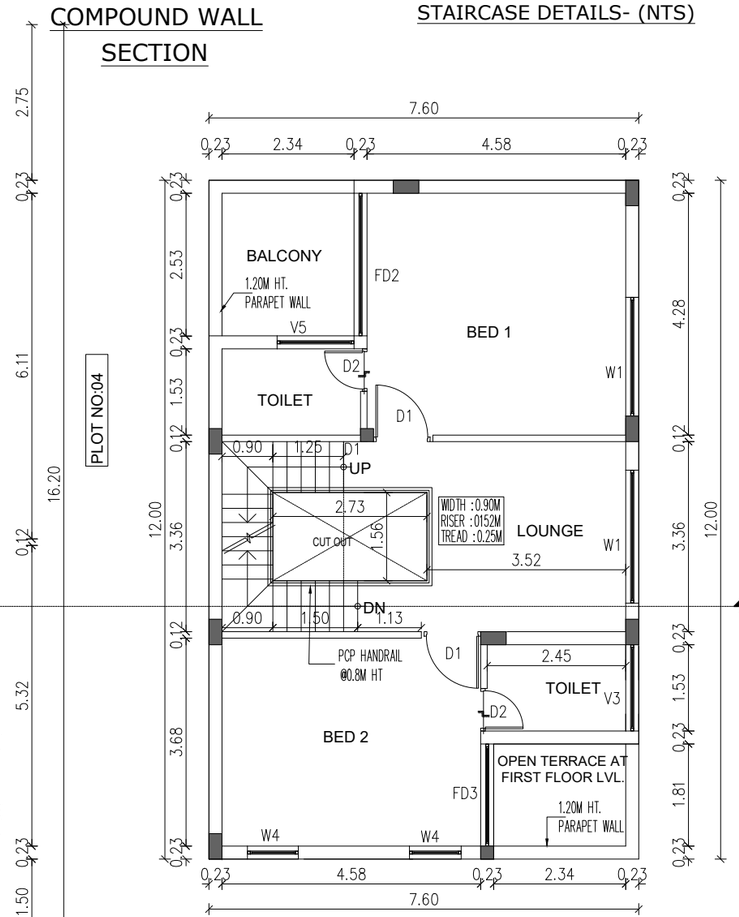
WIDTH OF STAIRCASE 3.05M

STAIRCASE DETAILS- (NTS)

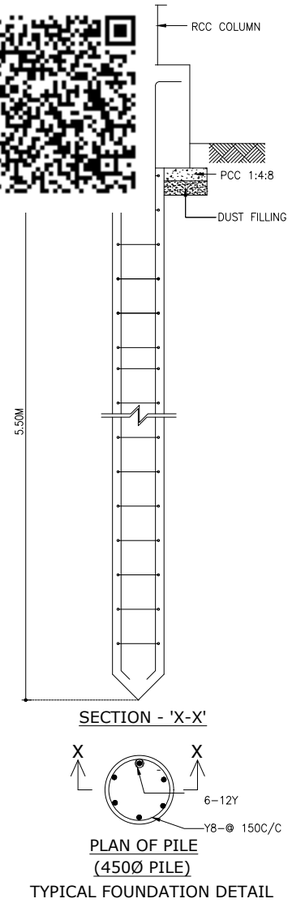
SCHEDULE OF JOINERY				
TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80X 2.40	00	2.40	DOOR
D3	0.9 X 2.1	00	2.10	DOOR
FD1	3.66X 2.40	00	2.40	FRENCH DOOR
FD2	2.52 X2.40	00	2.40	FRENCH DOOR
FD3	1.805 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS / FIXED GLASS				
W1	2.35 X 2.325	0.075	2.40	WINDOW
W2	2.10 X 2.325	0.075	2.40	WINDOW
W3	1.20 X 2.325	0.075	2.40	WINDOW
W4	0.90 X 2.300	0.100	2.40	WINDOW
FG	3.08 X 0.60	-	Beam Bottom	FIXED GLASS
FG1	2.92 X 0.60	-	Beam Bottom	FIXED GLASS
KW1	2.50 X 0.60	0.800	1.40	WINDOW
VENTILATORS				
V1	0.90 X 0.40	-	Beam Bottom	VENTILATOR
V5	1.43 X 0.40	-	Beam Bottom	VENTILATOR
V5	1.43 X 0.40	-	Beam Bottom	VENTILATOR



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION - 'X-X'

PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:03 IN COMPRISED SURVEY NO:13/9B3C OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA :143.86 sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	76.76	14.44	91.20
	FIRST FLOOR	81.73		81.73
	TERRACE FLOOR		11.84	11.84
	TOTAL AREA	158.49	26.28	184.77

TOTAL FSI AREA = 158.49/143.86= 1.10

FLOOR SPACE INDEX = 81.73/143.86= 57%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

W S N E

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

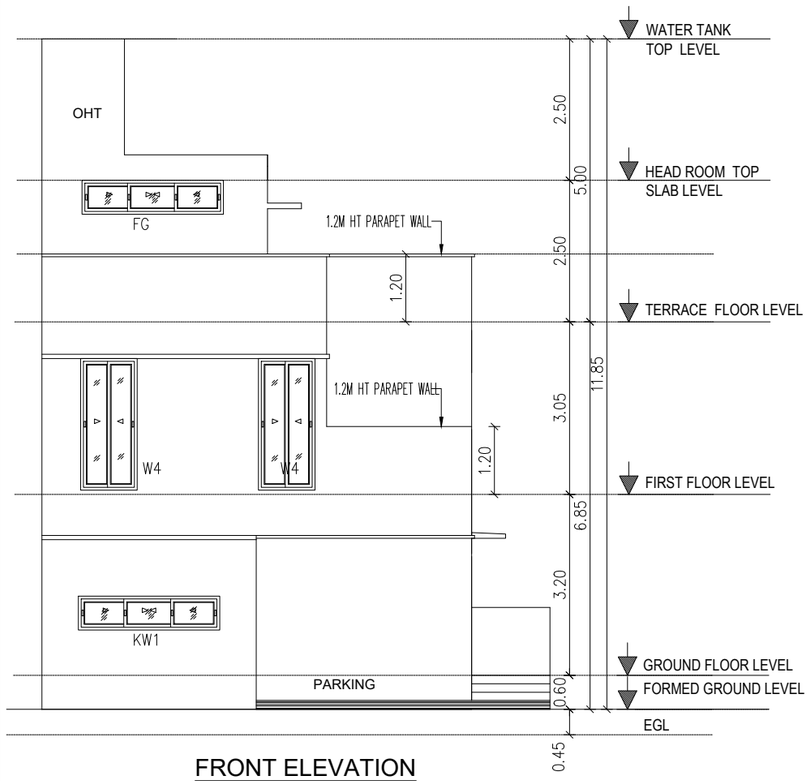
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

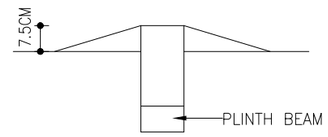
Authorised Signatory

For FELIXA AND SKY HOMES LLP

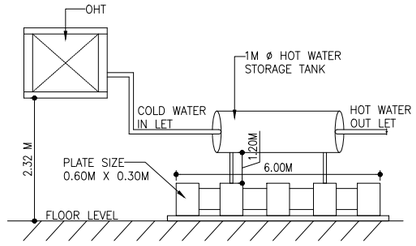
Authorised signatory



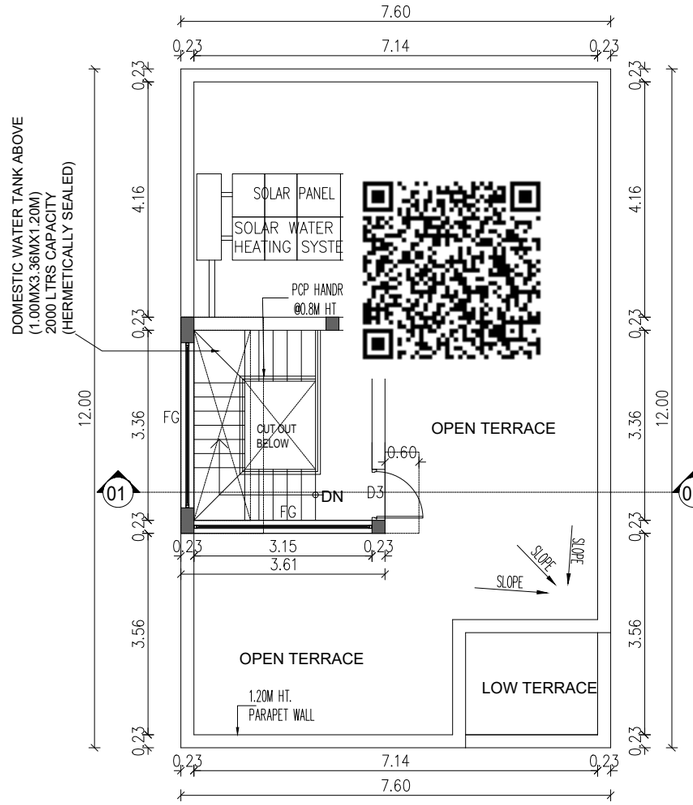
FRONT ELEVATION



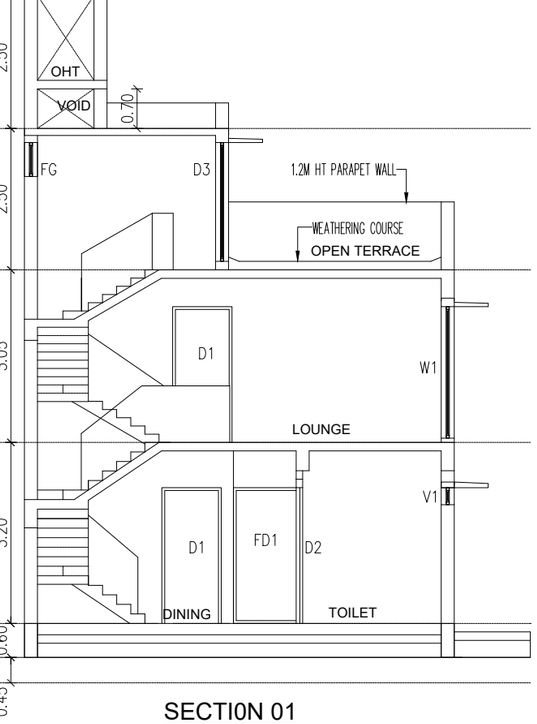
SECTION OF DWARF WALL
(NOT TO SCALE)



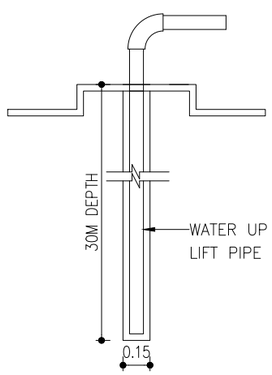
SOLAR HOT WATER SYSTEM DETAIL



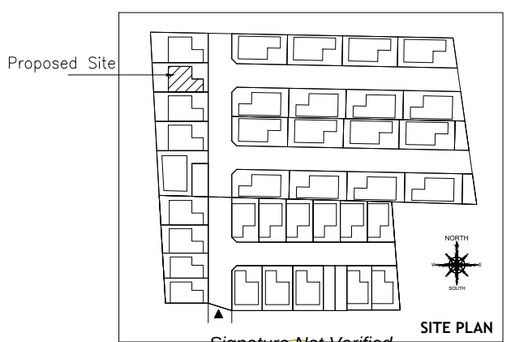
TERRACE FLOOR PLAN



SECTI0N 01



BORE WELL DETAIL



SITE PLAN

Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.23 19:23:16

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:03 IN COMPRISED SURVEY NO:13/9B3C OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 143.86 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

W
S N
E

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

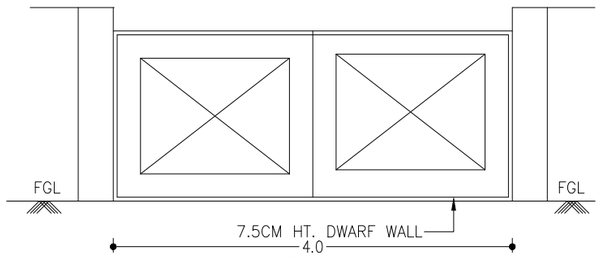
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

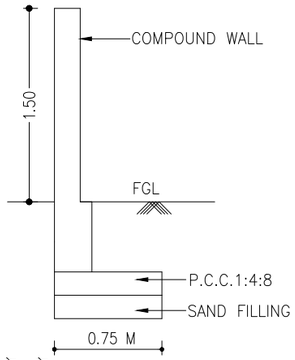
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

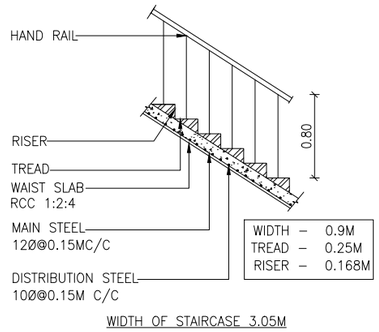
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



GATE & COMPOUND WALL DETAIL



COMPOUND WALL SECTION

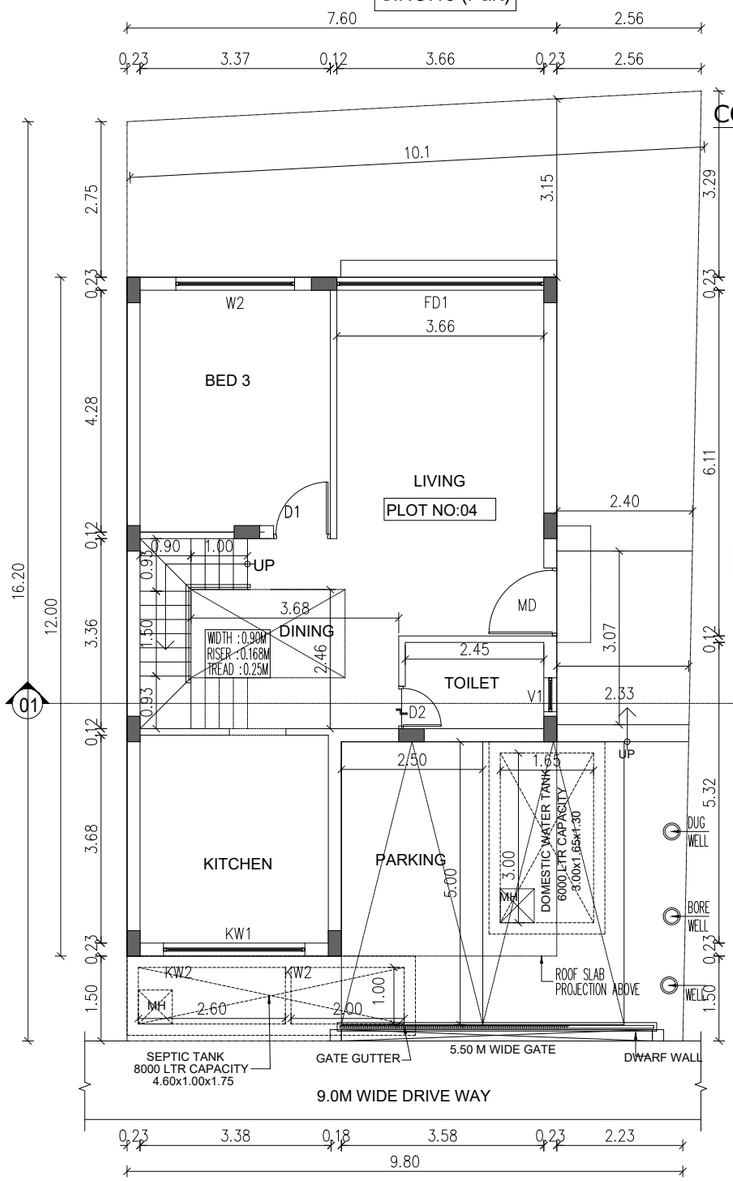


WIDTH OF STAIRCASE 3.05M

STAIRCASE DETAILS- (NTS)

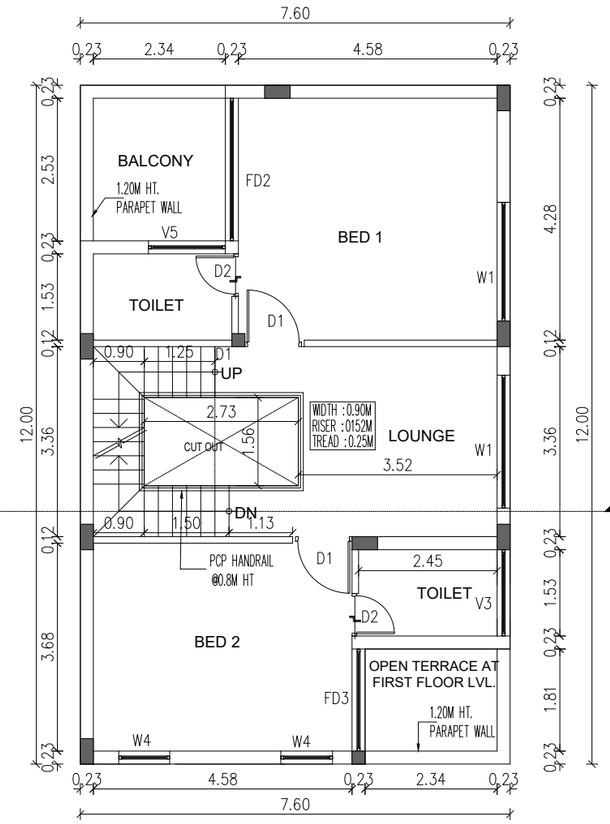
SCHEDULE OF JOINERY				
TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80X 2.40	00	2.40	DOOR
D3	0.9 X 2.1	00	2.10	DOOR
FD1	3.66X 2.40	00	2.40	FRENCH DOOR
FD2	2.52 X2.40	00	2.40	FRENCH DOOR
FD3	1.805 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS / FIXED GLASS				
W1	2.35 X 2.325	0.075	2.40	WINDOW
W2	2.10 X 2.325	0.075	2.40	WINDOW
W3	1.20 X 2.325	0.075	2.40	WINDOW
W4	0.90 X 2.300	0.100	2.40	WINDOW
FG	3.08 X 0.60	-	Beam Bottom	FIXED GLASS
FG1	2.92 X 0.60	-	Beam Bottom	FIXED GLASS
KW1	2.50 X 0.60	0.800	1.40	WINDOW
VENTILATORS				
V1	0.90 X 0.40	-	Beam Bottom	VENTILATOR
V5	1.43 X 0.40	-	Beam Bottom	VENTILATOR
V5	1.43 X 0.40	-	Beam Bottom	VENTILATOR

S.NO:16 (Part)

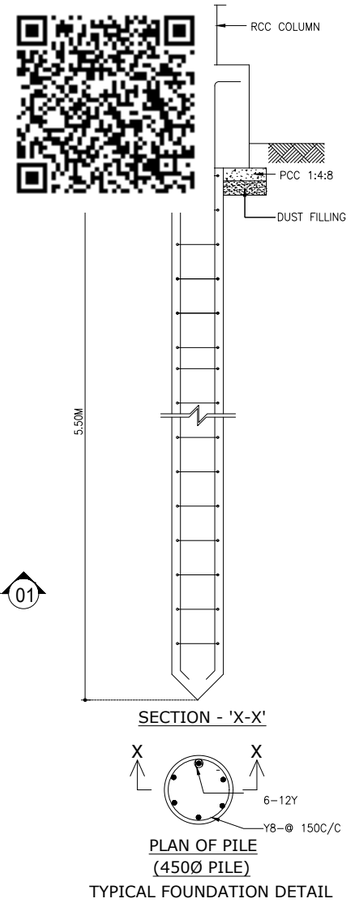


GROUND FLOOR PLAN

S.NO : 13/9B2 (Part)



FIRST FLOOR PLAN



SECTION - 'X-X'

PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:04 IN COMPRISED SURVEY NO:13/9B3B OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA :165.04 sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	76.76	14.44	91.20
	FIRST FLOOR	81.73		81.73
	TERRACE FLOOR		11.84	11.84
	TOTAL AREA	158.49	26.28	184.77

TOTAL FSI AREA = 158.49/165.04= 0.96

FLOOR SPACE INDEX = 81.73/165.04= 50%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

W S N E

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 08, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

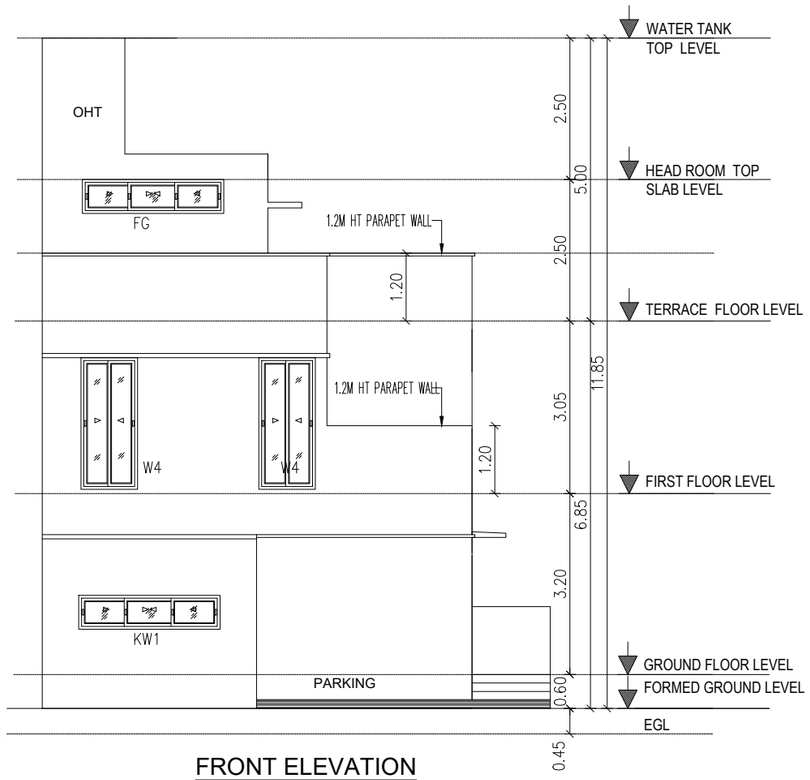
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

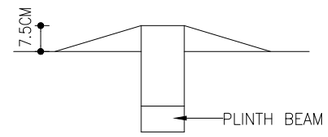
Authorised Signatory

For FELIXA AND SKY HOMES LLP

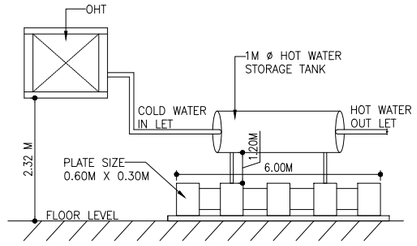
Authorised signatory



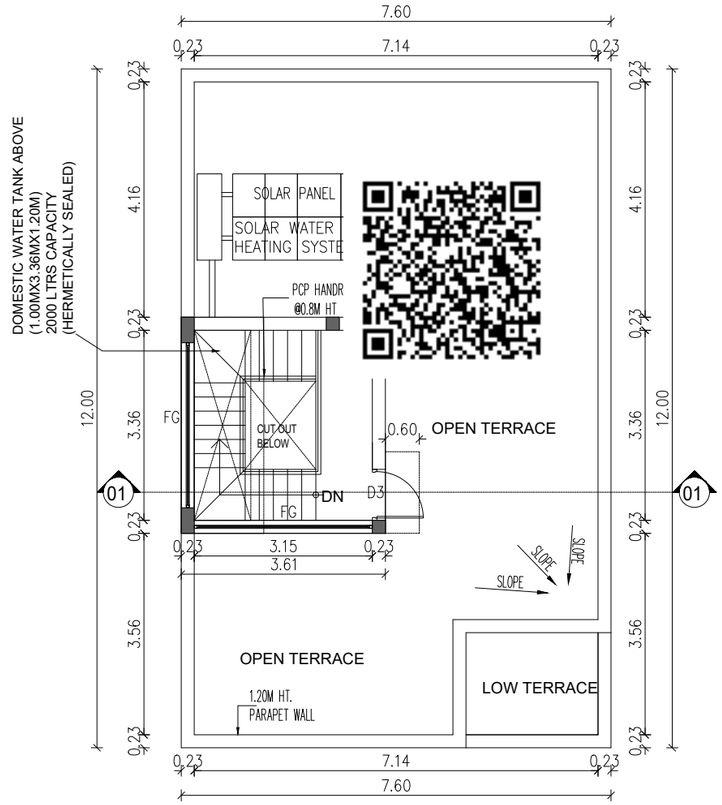
FRONT ELEVATION



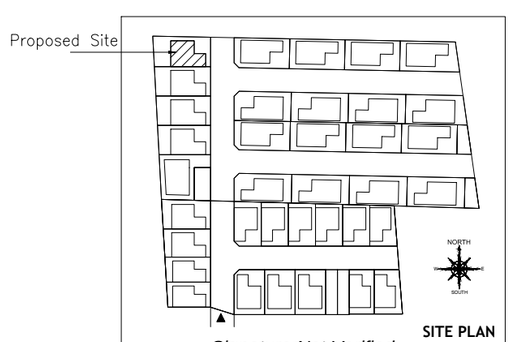
SECTION OF DWARF WALL
(NOT TO SCALE)

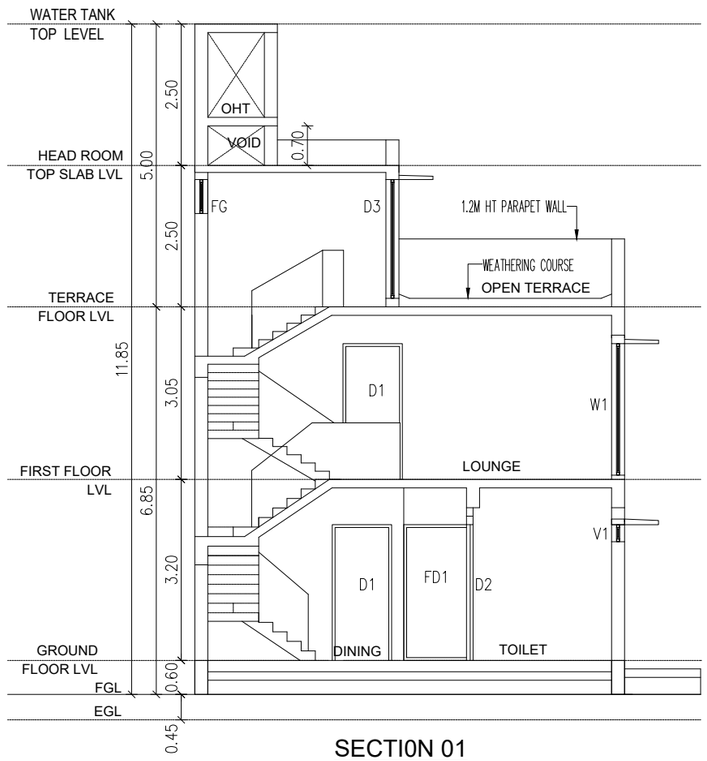


SOLAR HOT WATER SYSTEM DETAIL

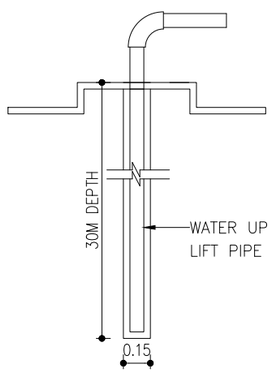


TERRACE FLOOR PLAN





SECTI0N 01



BORE WELL DETAIL

Signature Not Verified
SAY AN
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.23 19:36:56

SHEET TITLE | SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:04 IN COMPRISED SURVEY NO:13/9B3B OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 165.04 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :	REFERENCE :	W / S N / E
	SCALE :	
	DATE :	

ARCHITECT / REGISTERED ENGINEER :

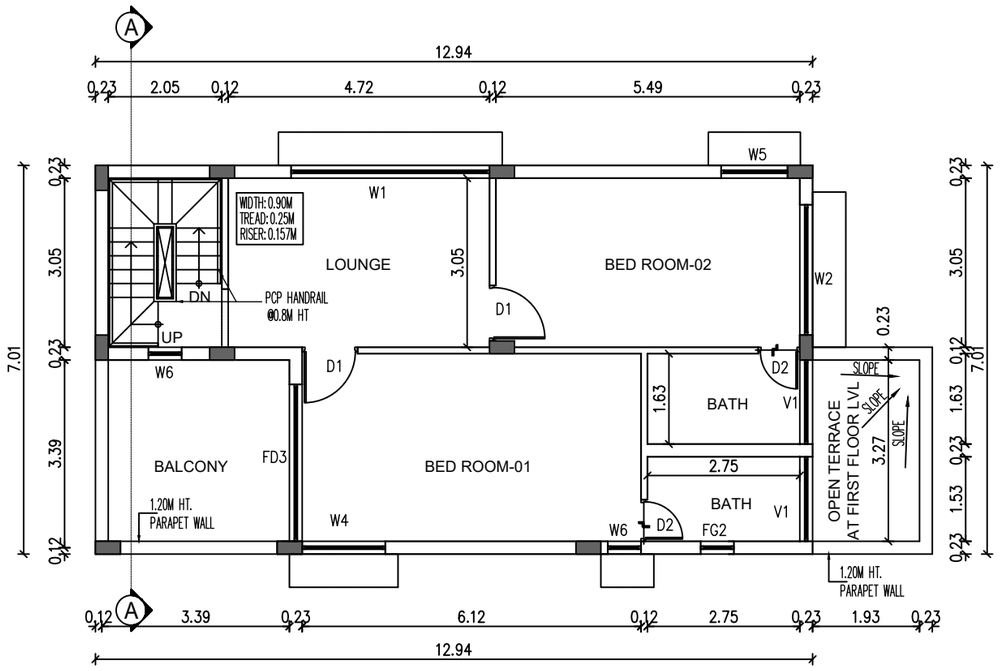
A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

APPLICANT :

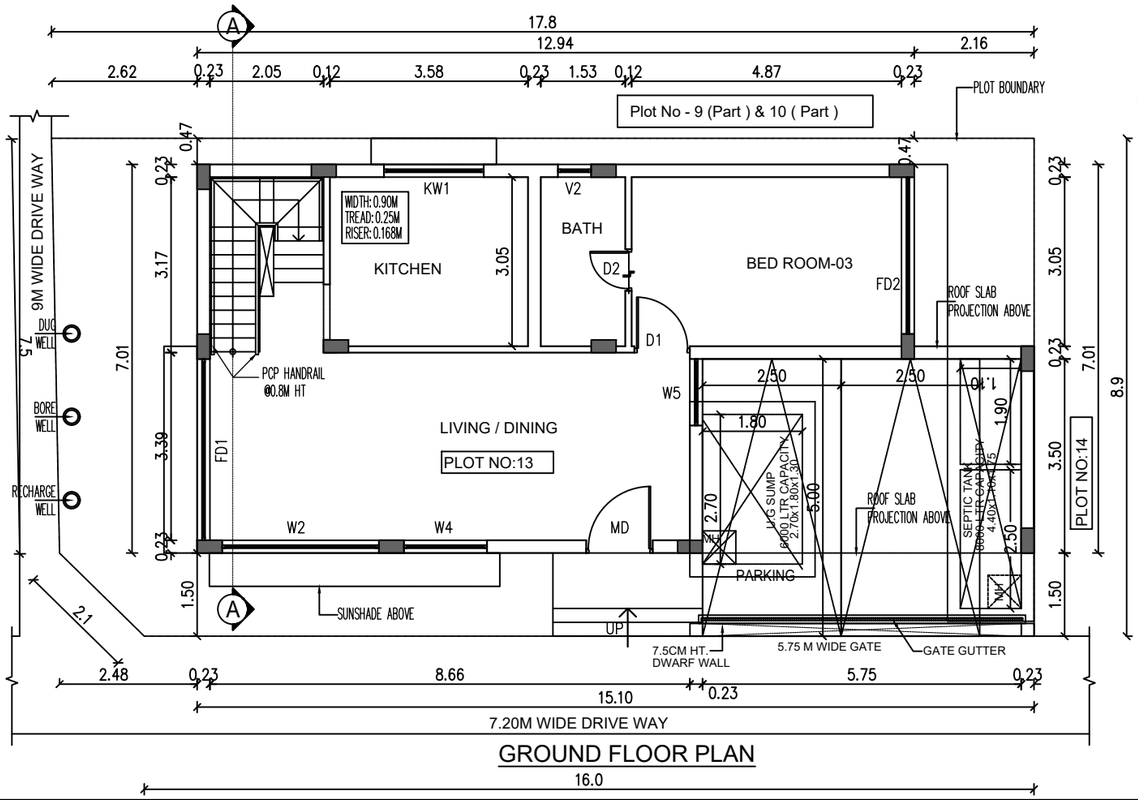
For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

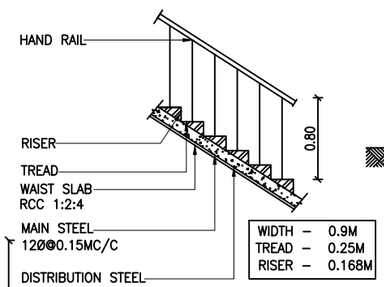
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



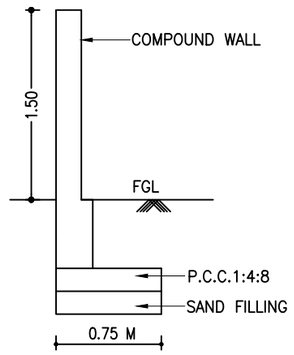
FIRST FLOOR PLAN



GROUND FLOOR PLAN



STAIRCASE DETAILS- (NTS)



COMPOUND WALL SECTION

SECTION - 'X-X'

PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SCHEDULE OF JOINERY

TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80 X 2.40	00	2.40	DOOR
D3	0.90 X 2.10	00	2.10	DOOR
FD1	3.27X 2.40	00	2.40	FRENCH DOOR
FD2	2.83 X2.40	00	2.40	FRENCH DOOR
FD3	3.05 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS				
W1	3.58X 2.325	0.075	2.40	WINDOW
W2	2.83X 2.325	0.075	2.40	WINDOW
W3	2.35 X 2.325	0.075	2.40	WINDOW
W4	1.50 X 2.300	0.100	2.40	WINDOW
W5	1.20 X 1.20	0.900	2.10	WINDOW
W6	0.60 X 2.300	0.100	2.40	WINDOW
KW1	1.80 X 0.60	0.800	1.40	WINDOW
FG1	2.610 X 0.60	-	Beam Bottom	FIXED GLASS
FG2	0.60 X 2.325	0.075	2.40	FIXED GLASS
VENTILATORS				
V1	1.525 X 0.40	-	Beam Bottom	VENTILATOR
V2	0.60 X 0.90	1.50	2.40	VENTILATOR

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:13 IN COMPRISED SURVEY NO:13/9B3Q OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA 157.32 sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	77.34	21.43	98.77
	FIRST FLOOR	90.40		90.40
	TERRACE FLOOR		10.78	10.78
	TOTAL AREA	167.74	32.21	199.95

TOTAL FSI AREA = 167.74/157.32 = 1.07

FLOOR SPACE INDEX = 90.40/157.32= 57%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

N W E S

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

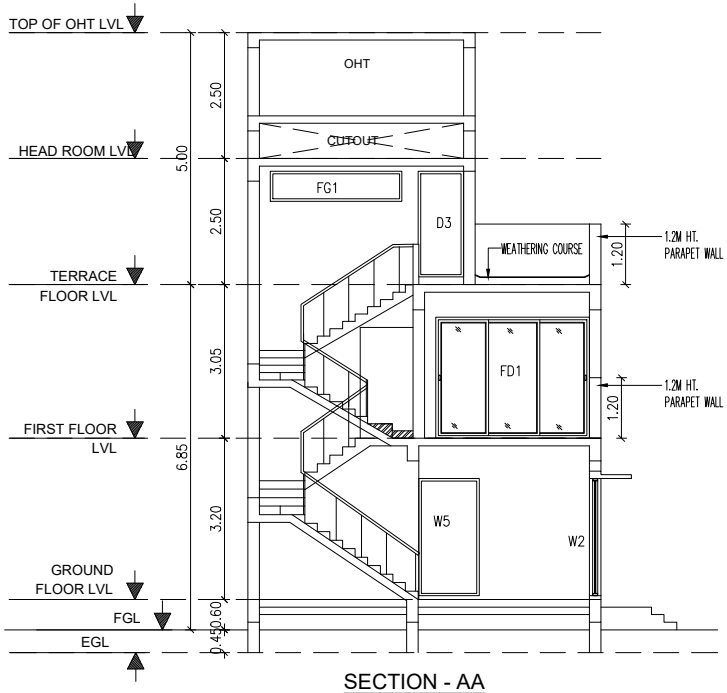
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

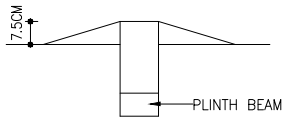
Authorised Signatory

For FELIXA AND SKY HOMES LLP

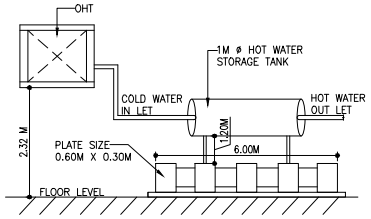
Authorised signatory



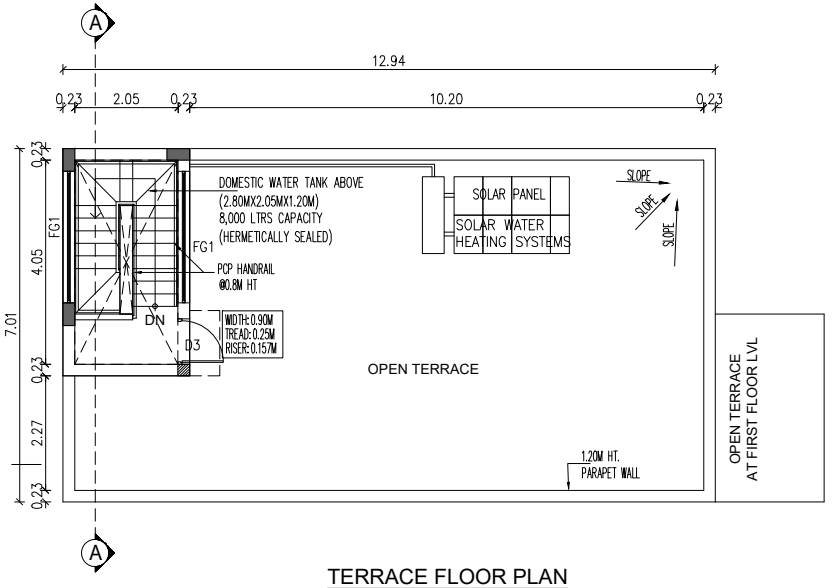
SECTION - AA



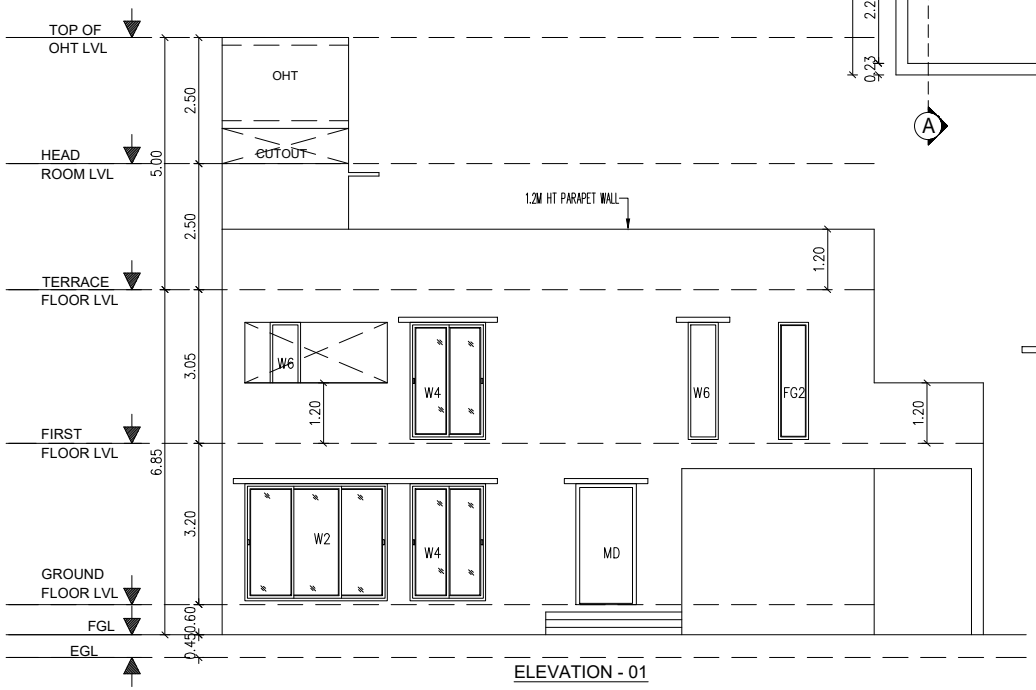
SECTION OF DWARF WALL
(NOT TO SCALE)



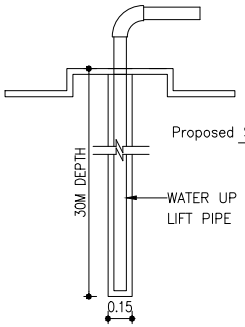
SOLAR HOT WATER SYSTEM DETAIL



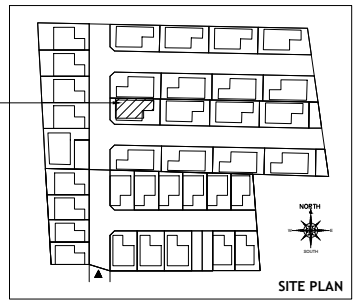
TERRACE FLOOR PLAN



ELEVATION - 01



BORE WELL DETAIL



KEY PLAN

SHEET TITLE | SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:13 IN COMPRISED SURVEY NO:13/9B3Q OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 157.32 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

N W E S

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

APPLICANT :

Signature Not Verified
Signed by:Felixa Builder
Location:Chennai
Date:2025.12.23 09:37:58

for FELIXA AND SKY HOMES PVT LTD

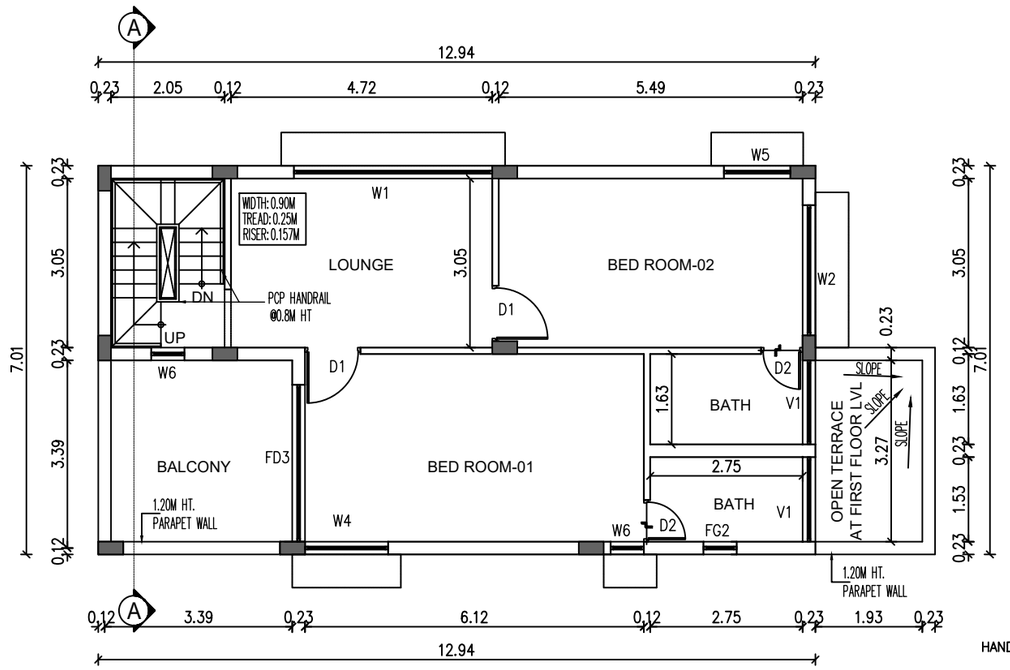
Authorised signatory

FELIXA AND SKY HOMES PVT LTD

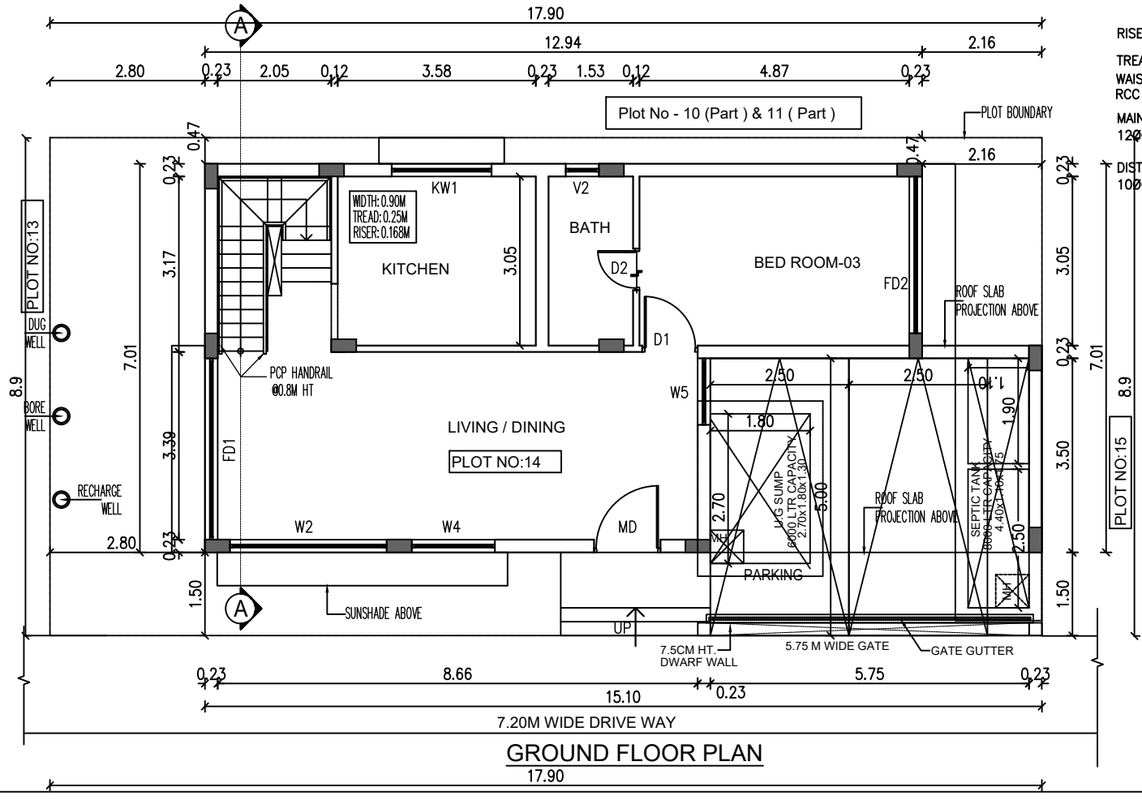
Authorised Signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

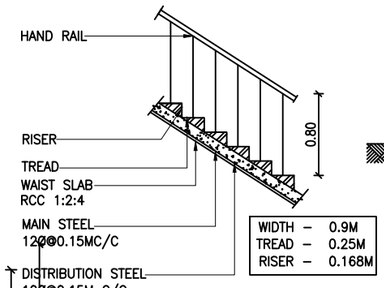
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



FIRST FLOOR PLAN

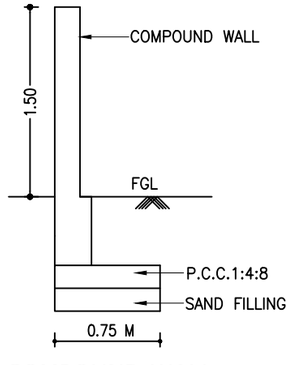


GROUND FLOOR PLAN

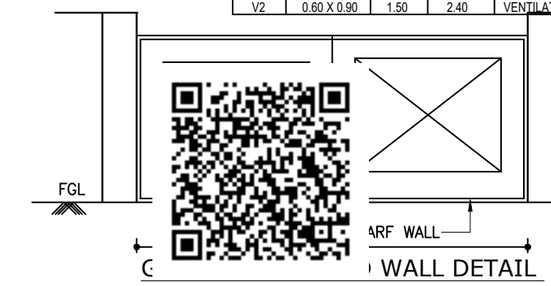


WIDTH OF STAIRCASE 3.05M

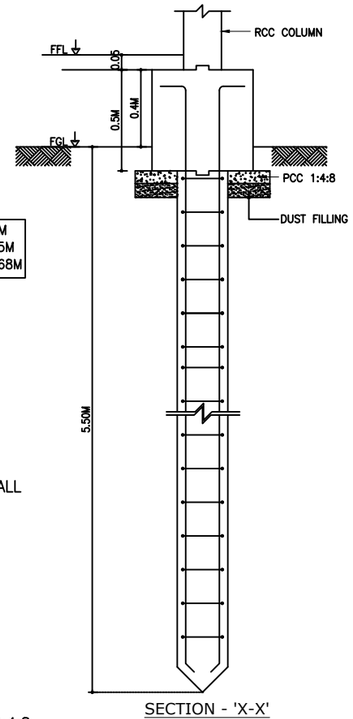
STAIRCASE DETAILS- (NTS)



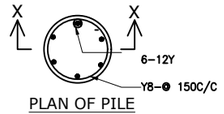
COMPOUND WALL SECTION



WALL DETAIL



SECTION - 'X-X'



PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SCHEDULE OF JOINERY				
TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80 X 2.40	00	2.40	DOOR
D3	0.90 X 2.10	00	2.10	DOOR
FD1	3.27X 2.40	00	2.40	FRENCH DOOR
FD2	2.83 X2.40	00	2.40	FRENCH DOOR
FD3	3.05 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS				
W1	3.58X 2.325	0.075	2.40	WINDOW
W2	2.83X 2.325	0.075	2.40	WINDOW
W3	2.35 X 2.325	0.075	2.40	WINDOW
W4	1.50 X 2.300	0.100	2.40	WINDOW
W5	1.20 X 1.20	0.900	2.10	WINDOW
W6	0.60 X 2.300	0.100	2.40	WINDOW
KW1	1.80 X 0.60	0.800	1.40	WINDOW
FG1	2.610 X 0.60	-	Beam Bottom	FIXED GLASS
FG2	0.60 X 2.325	0.075	2.40	FIXED GLASS
VENTILATORS				
V1	1.525 X 0.40	-	Beam Bottom	VENTILATOR
V2	0.60 X 0.90	1.50	2.40	VENTILATOR

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:14 IN COMPRISED SURVEY NO:13/9B3R OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA 160.74sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	77.34	21.43	98.77
	FIRST FLOOR	90.40		90.40
	TERRACE FLOOR		10.78	10.78
	TOTAL AREA	167.74	32.21	199.95

TOTAL FSI AREA = 167.74/160.74 = 1.04

FLOOR SPACE INDEX = 90.40/160.74= 56%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

N W E S

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

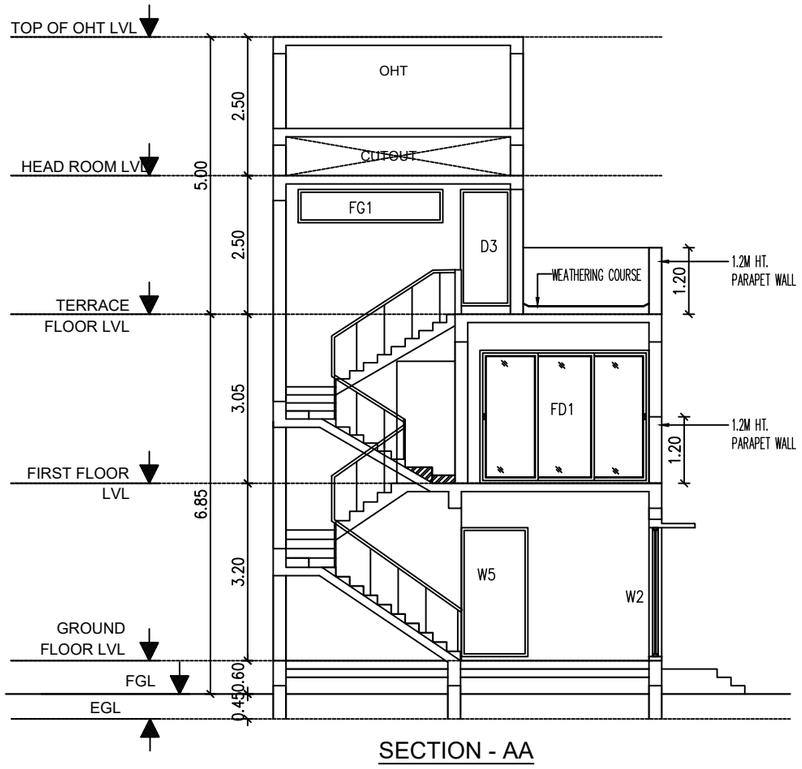
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

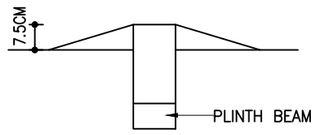
Authorised Signatory

For FELIXA AND SKY HOMES LLP

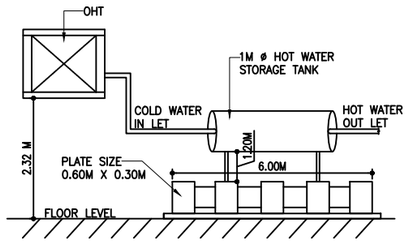
Authorised signatory



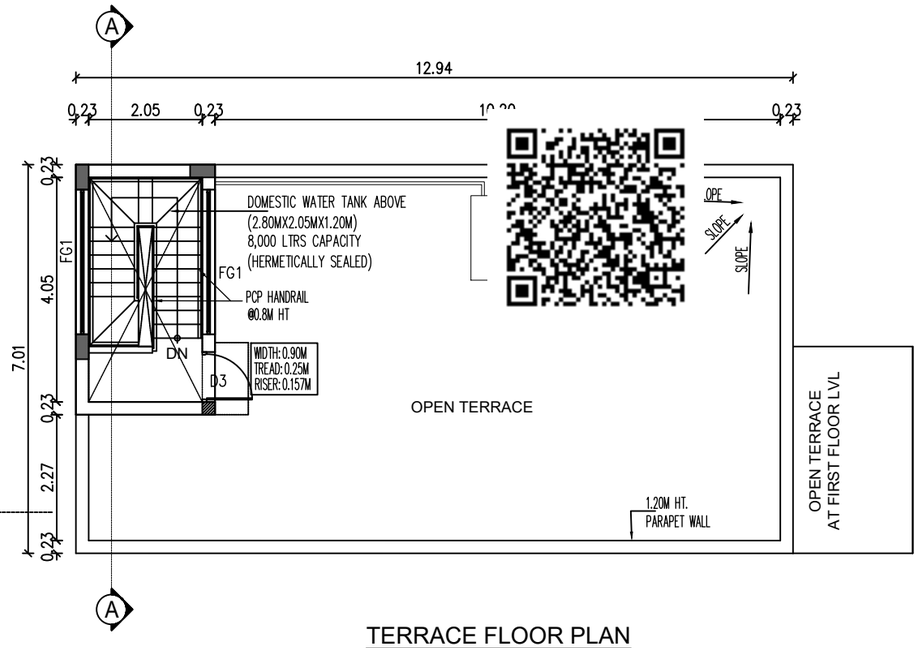
SECTION - AA



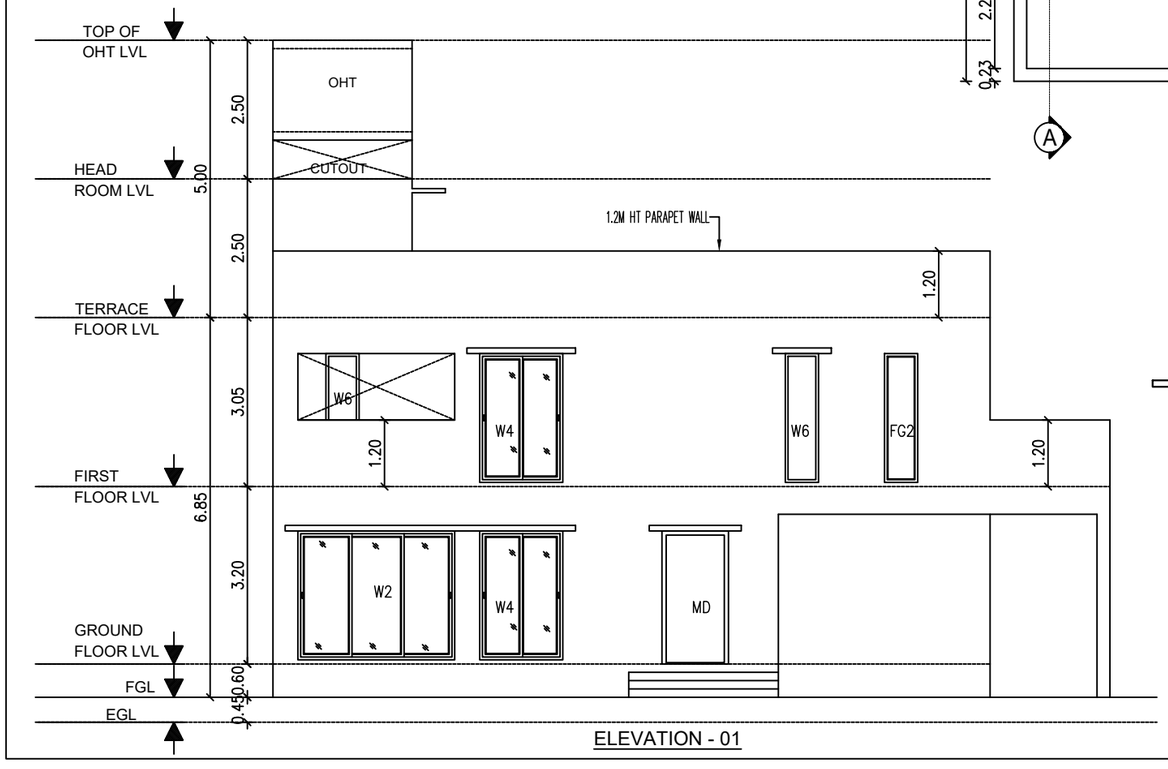
SECTION OF DWARF WALL
(NOT TO SCALE)



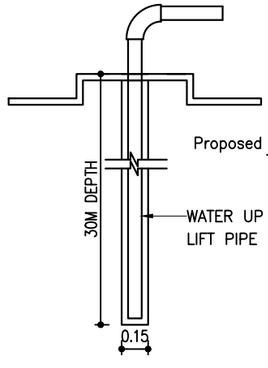
SOLAR HOT WATER SYSTEM DETAIL



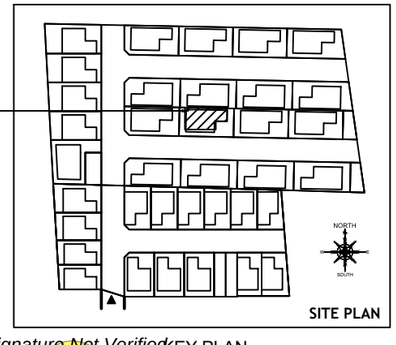
TERRACE FLOOR PLAN



ELEVATION - 01



BORE WELL DETAIL



KEY PLAN

Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.23 21:42:29

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:14 IN COMPRISED SURVEY NO:13/9B3R OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 160.74 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

N W E S

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

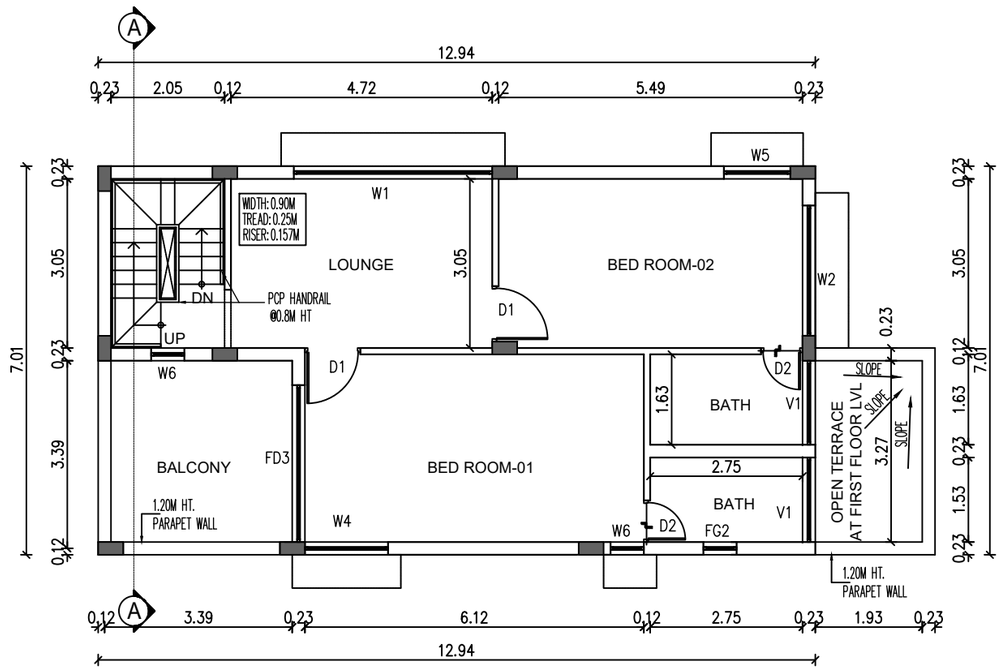
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

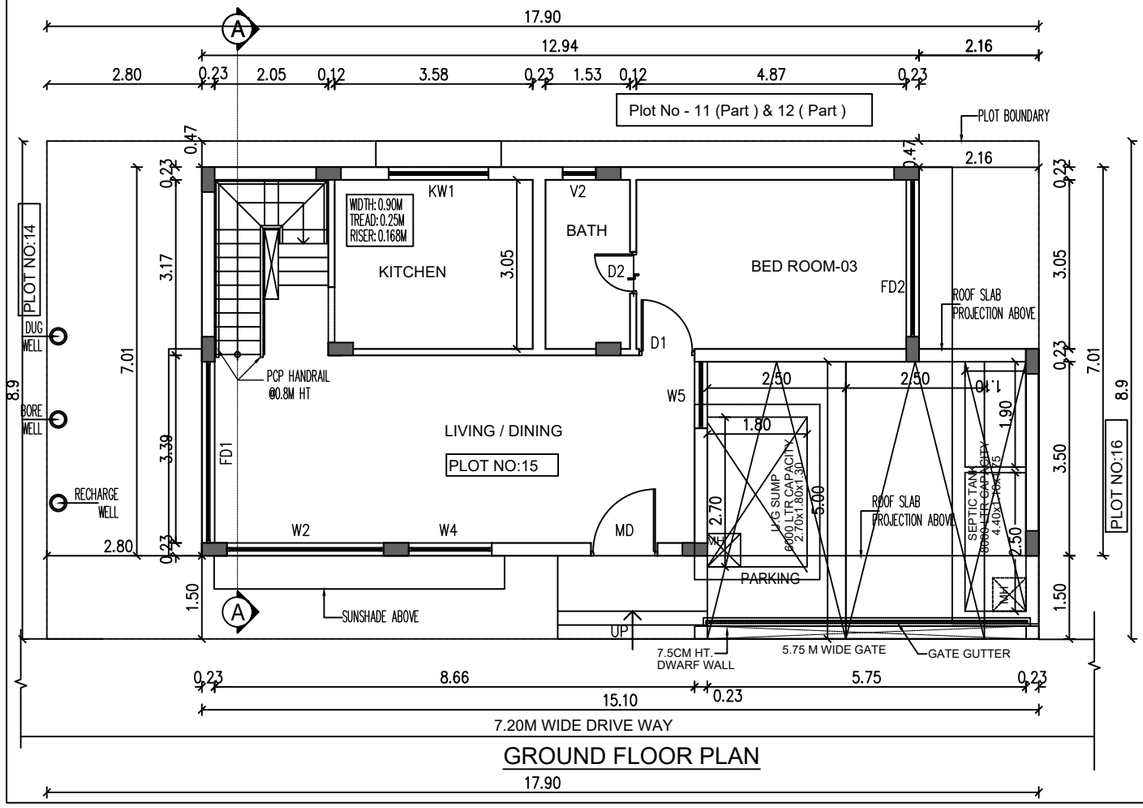
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

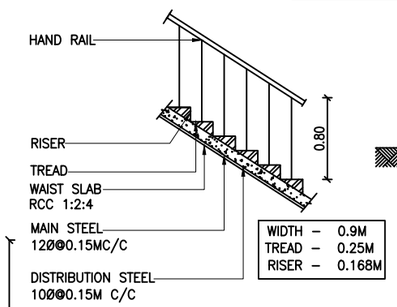
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



FIRST FLOOR PLAN

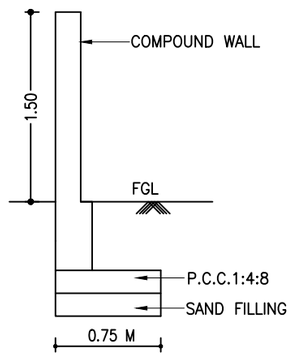


GROUND FLOOR PLAN

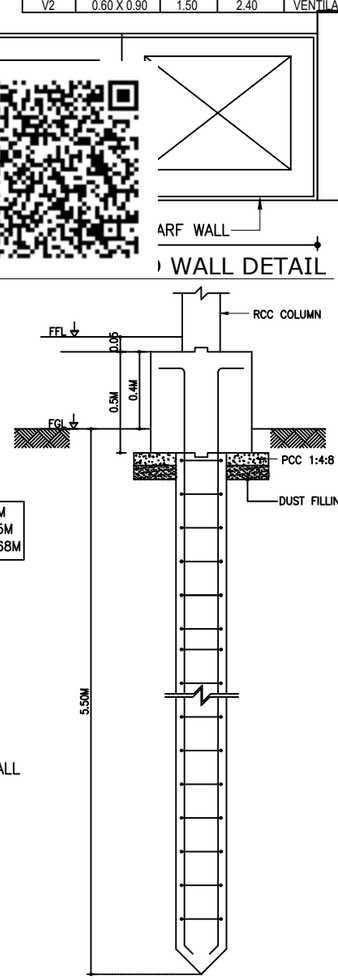


WIDTH OF STAIRCASE 3.05M

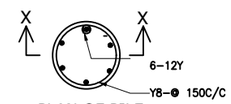
STAIRCASE DETAILS- (NTS)



COMPOUND WALL SECTION



SECTION - 'X-X'



PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SCHEDULE OF JOINERY

TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80 X 2.40	00	2.40	DOOR
D3	0.90 X 2.10	00	2.10	DOOR
FD1	3.27X 2.40	00	2.40	FRENCH DOOR
FD2	2.83 X2.40	00	2.40	FRENCH DOOR
FD3	3.05 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS				
W1	3.58X 2.325	0.075	2.40	WINDOW
W2	2.83X 2.325	0.075	2.40	WINDOW
W3	2.35 X 2.325	0.075	2.40	WINDOW
W4	1.50 X 2.300	0.100	2.40	WINDOW
W5	1.20 X 1.20	0.900	2.10	WINDOW
W6	0.60 X 2.300	0.100	2.40	WINDOW
KW1	1.80 X 0.60	0.800	1.40	WINDOW
FG1	2.610 X 0.60	-	Beam Bottom	FIXED GLASS
FG2	0.60 X 2.325	0.075	2.40	FIXED GLASS
VENTILATORS				
V1	1.525 X 0.40	-	Beam Bottom	VENTILATOR
V2	0.60 X 0.90	1.50	2.40	VENTILATOR

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:15 IN COMPRISED SURVEY NO:13/9B3S OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA 160.74sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	77.34	21.43	98.77
	FIRST FLOOR	90.40		90.40
	TERRACE FLOOR		10.78	10.78
	TOTAL AREA	167.74	32.21	199.95

TOTAL FSI AREA = 167.74/160.74 = 1.04

FLOOR SPACE INDEX = 90.40/160.74= 56%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

N W E S

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

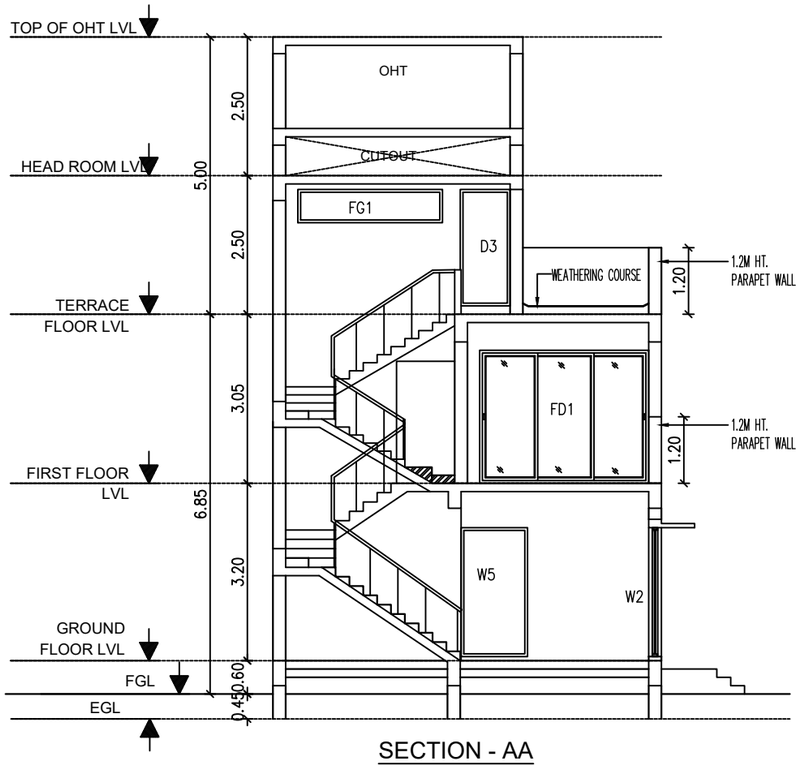
APPLICANT :

For FELIXA AND SKY HOMES LLP

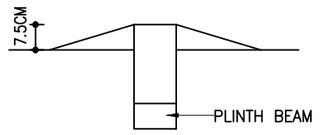
Authorised signatory

For FELIXA BUILDER PRIVATE LIMITED

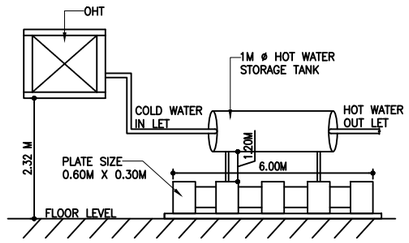
Authorised Signatory



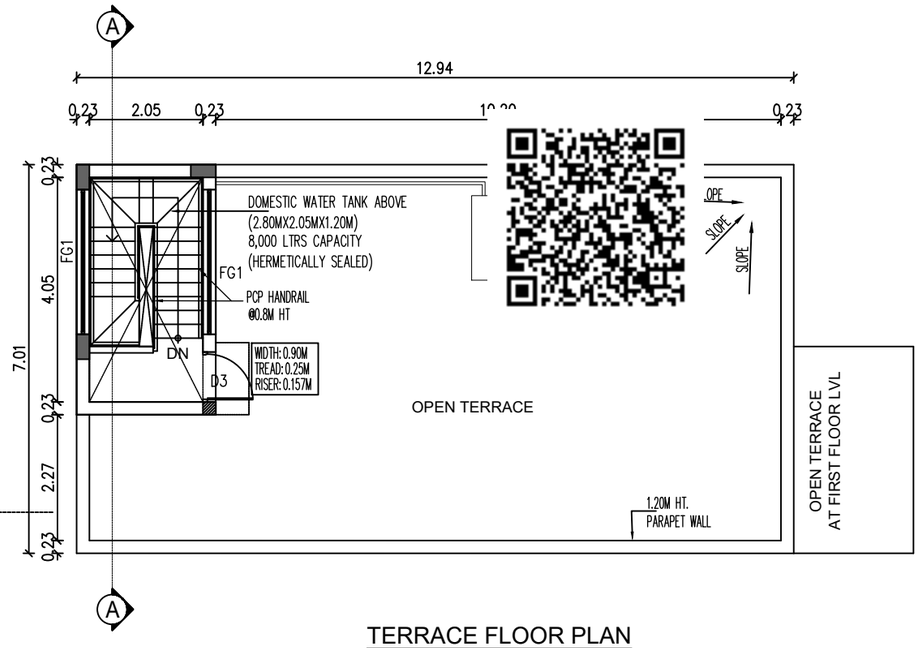
SECTION - AA



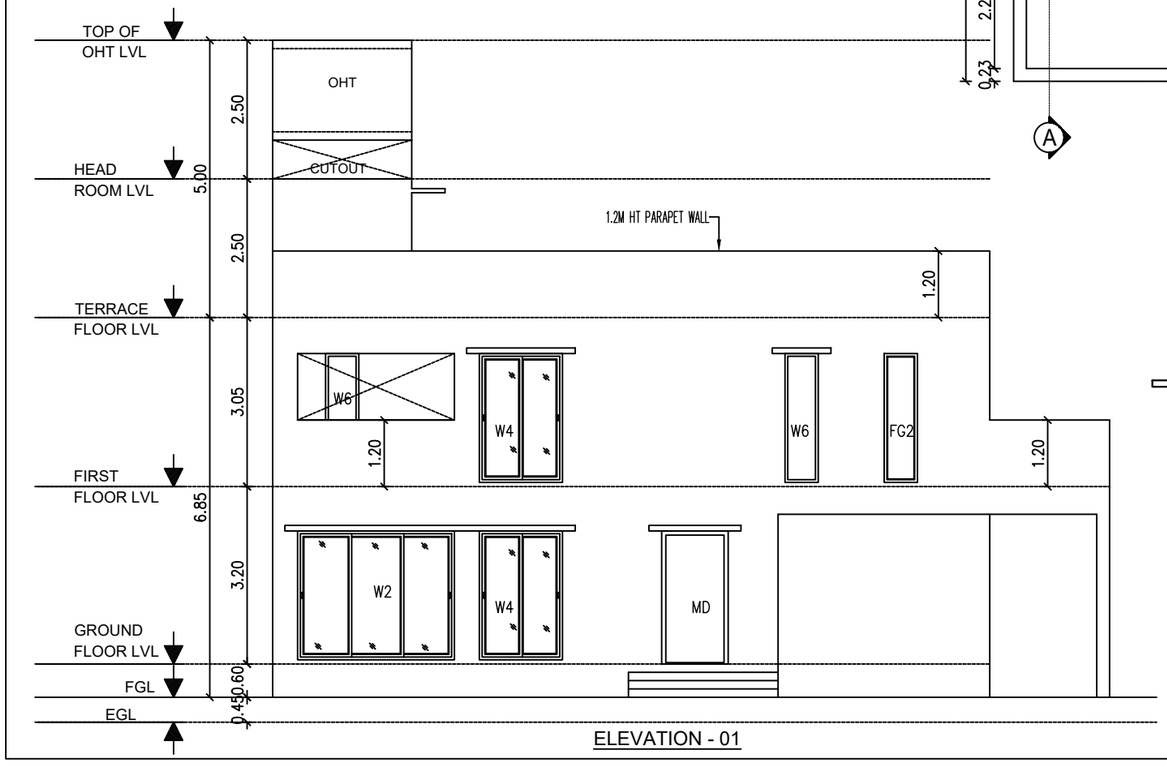
SECTION OF DWARF WALL
(NOT TO SCALE)



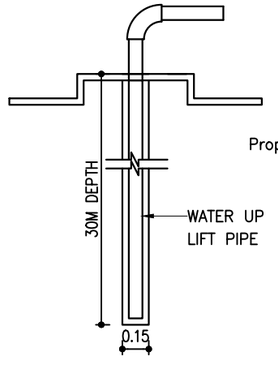
SOLAR HOT WATER SYSTEM DETAIL



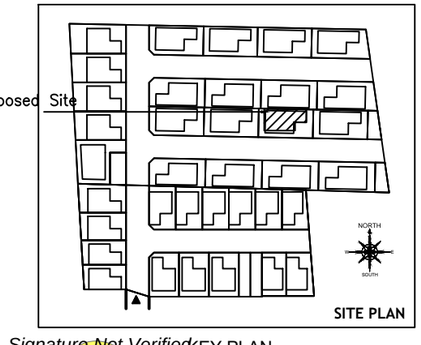
TERRACE FLOOR PLAN



ELEVATION - 01



BORE WELL DETAIL



KEY PLAN

Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.24 21:42:04

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:15 IN COMPRISED SURVEY NO:13/9B3S OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 160.74 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

N W E S

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

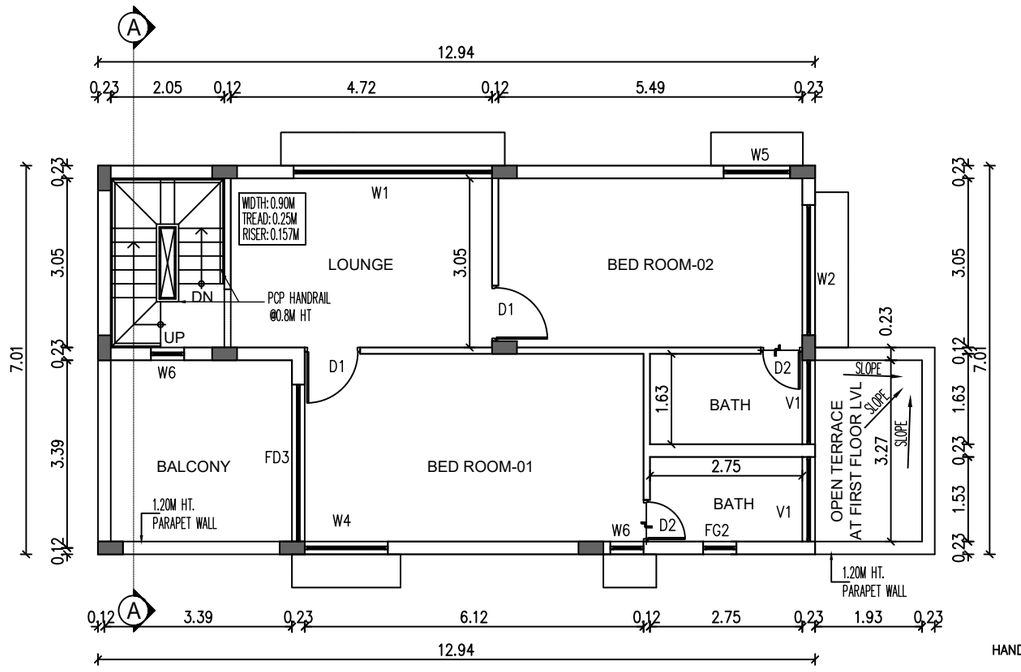
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

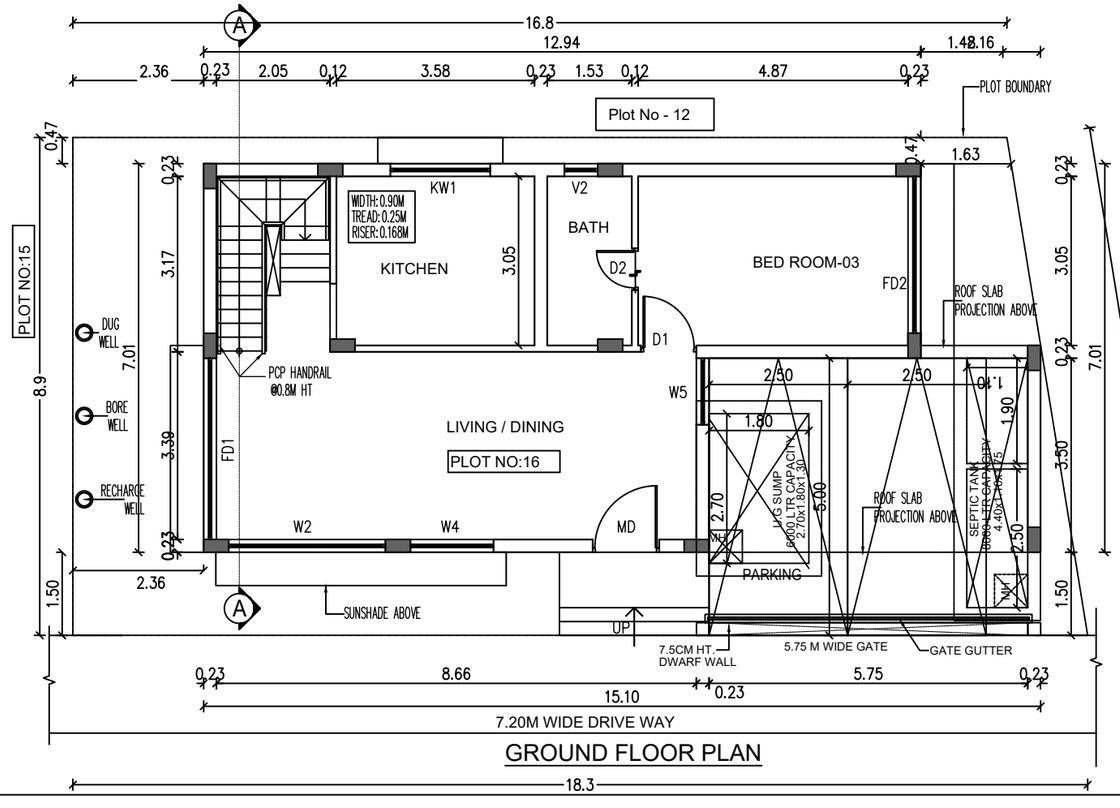
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

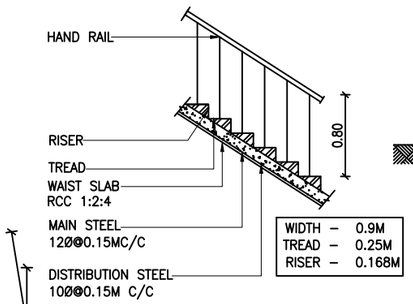
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



FIRST FLOOR PLAN

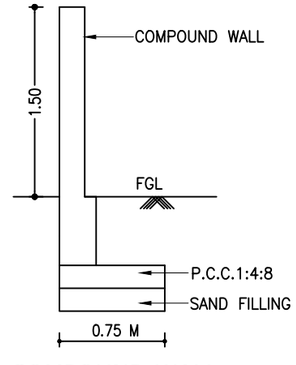


GROUND FLOOR PLAN

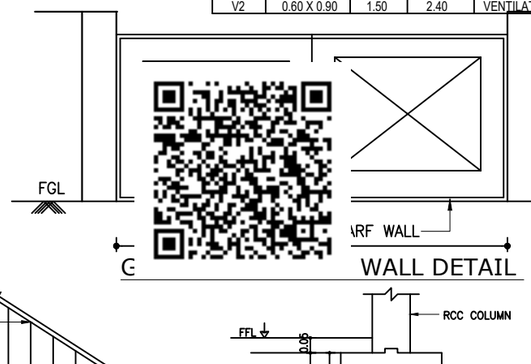


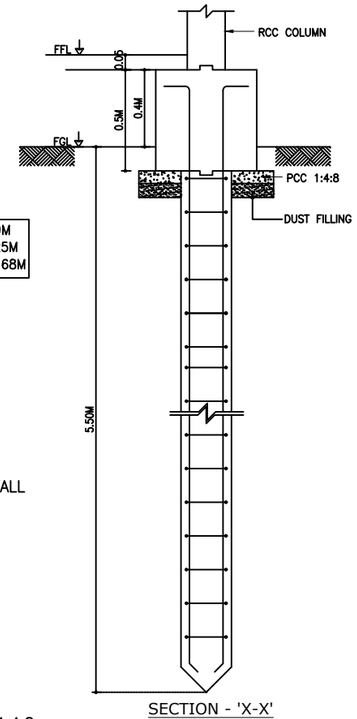
STAIRCASE DETAILS- (NTS)

S.NO:13/5B (Part) & 13/5A2 (PART)

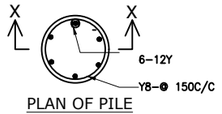


COMPOUND WALL SECTION





SECTION - 'X-X'



PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SCHEDULE OF JOINERY

TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80 X 2.40	00	2.40	DOOR
D3	0.90 X 2.10	00	2.10	DOOR
FD1	3.27X 2.40	00	2.40	FRENCH DOOR
FD2	2.83 X2.40	00	2.40	FRENCH DOOR
FD3	3.05 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS				
W1	3.58X 2.325	0.075	2.40	WINDOW
W2	2.83X 2.325	0.075	2.40	WINDOW
W3	2.35 X 2.325	0.075	2.40	WINDOW
W4	1.50 X 2.300	0.100	2.40	WINDOW
W5	1.20 X 1.20	0.900	2.10	WINDOW
W6	0.60 X 2.300	0.100	2.40	WINDOW
KW1	1.80 X 0.60	0.800	1.40	WINDOW
FG1	2.610 X 0.60	-	Beam Bottom	FIXED GLASS
FG2	0.60 X 2.325	0.075	2.40	FIXED GLASS
VENTILATORS				
V1	1.525 X 0.40	-	Beam Bottom	VENTILATOR
V2	0.60 X 0.90	1.50	2.40	VENTILATOR

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:16 IN COMPRISED SURVEY NO:13/9B3T OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA 157.90sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	77.34	21.43	98.77
	FIRST FLOOR	90.40		90.40
	TERRACE FLOOR		10.78	10.78
	TOTAL AREA	167.74	32.21	199.95

TOTAL FSI AREA = 167.74/157.90 = 1.06

FLOOR SPACE INDEX = 90.40/157.90= 57%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

N W E S

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

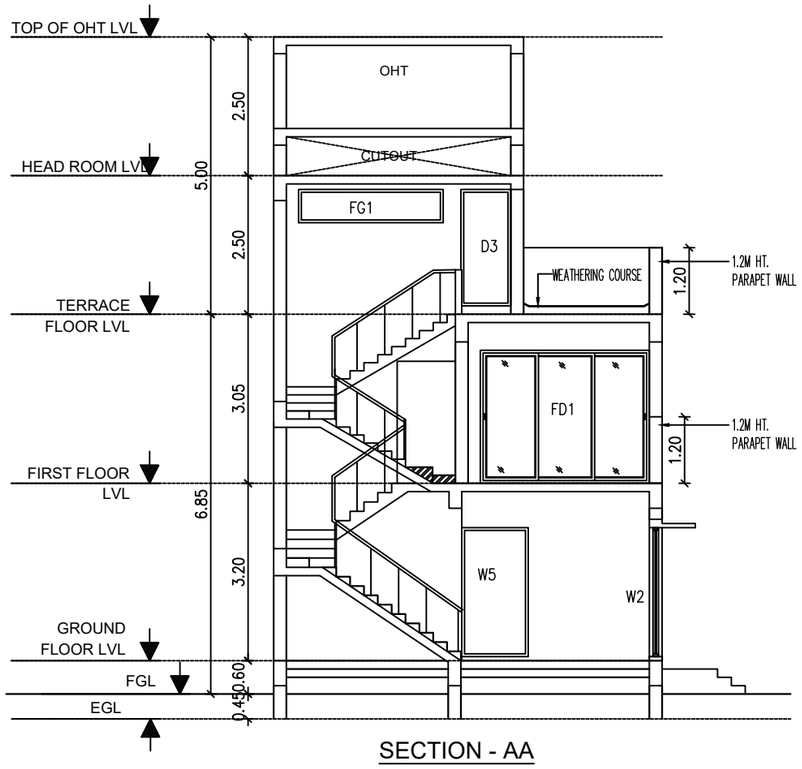
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

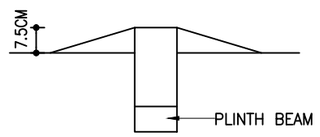
Authorised Signatory

For FELIXA AND SKY HOMES LLP

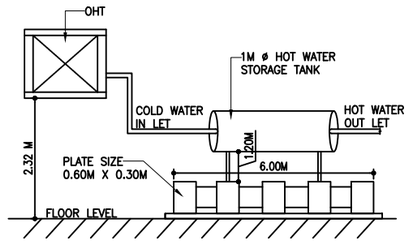
Authorised signatory



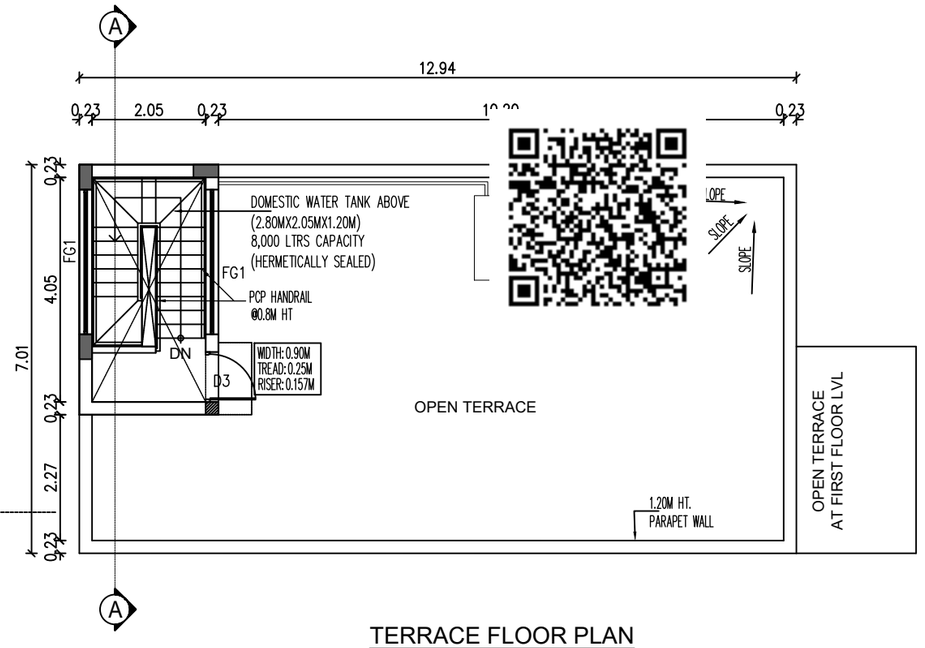
SECTION - AA



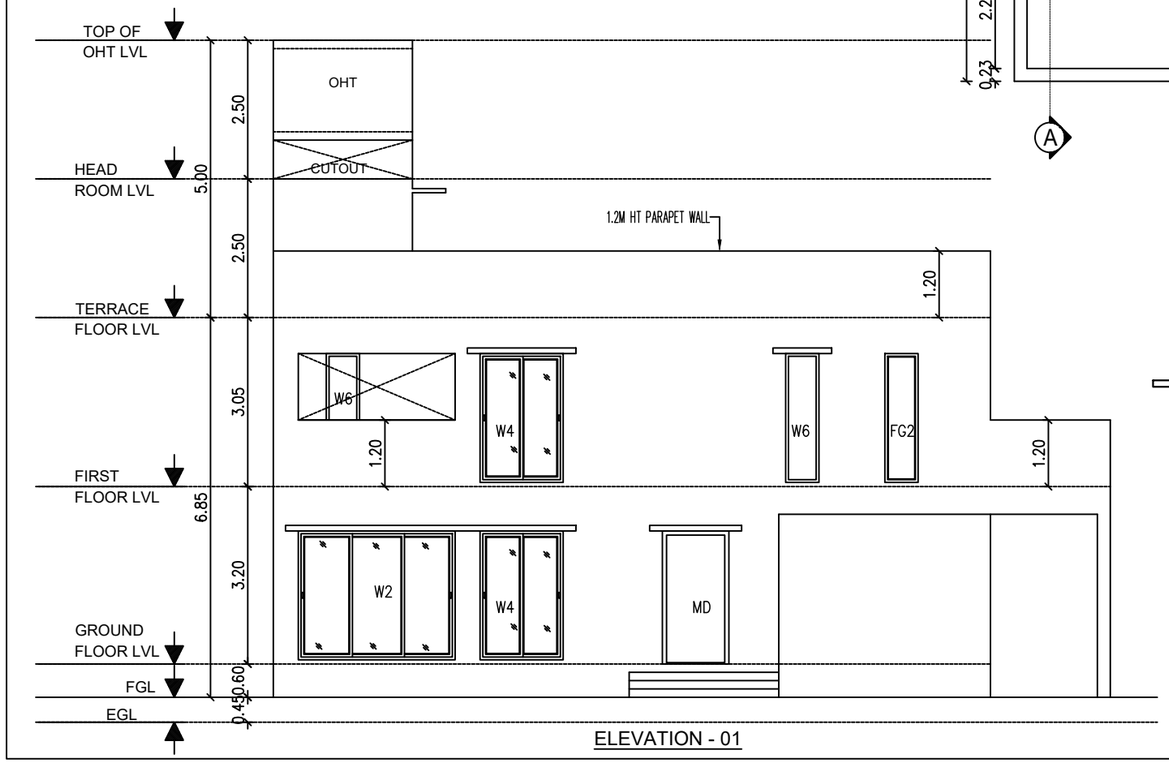
SECTION OF DWARF WALL
(NOT TO SCALE)



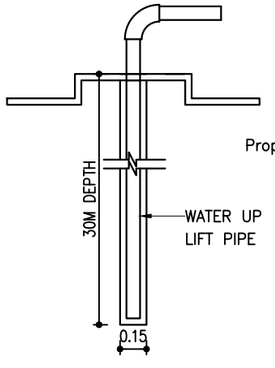
SOLAR HOT WATER SYSTEM DETAIL



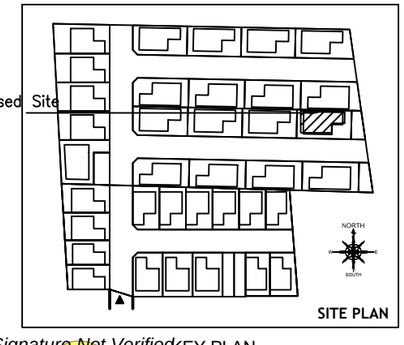
TERRACE FLOOR PLAN



ELEVATION - 01



BORE WELL DETAIL



KEY PLAN

Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.23 21:54:59

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:16 IN COMPRISED SURVEY NO:13/9B3T OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 157.90 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

N W E S

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

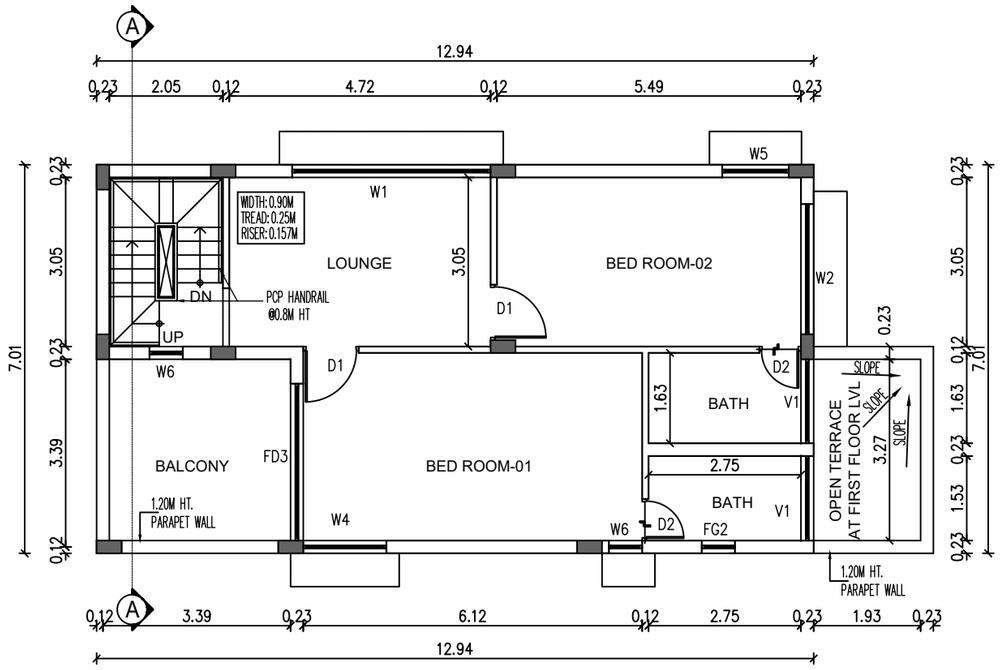
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

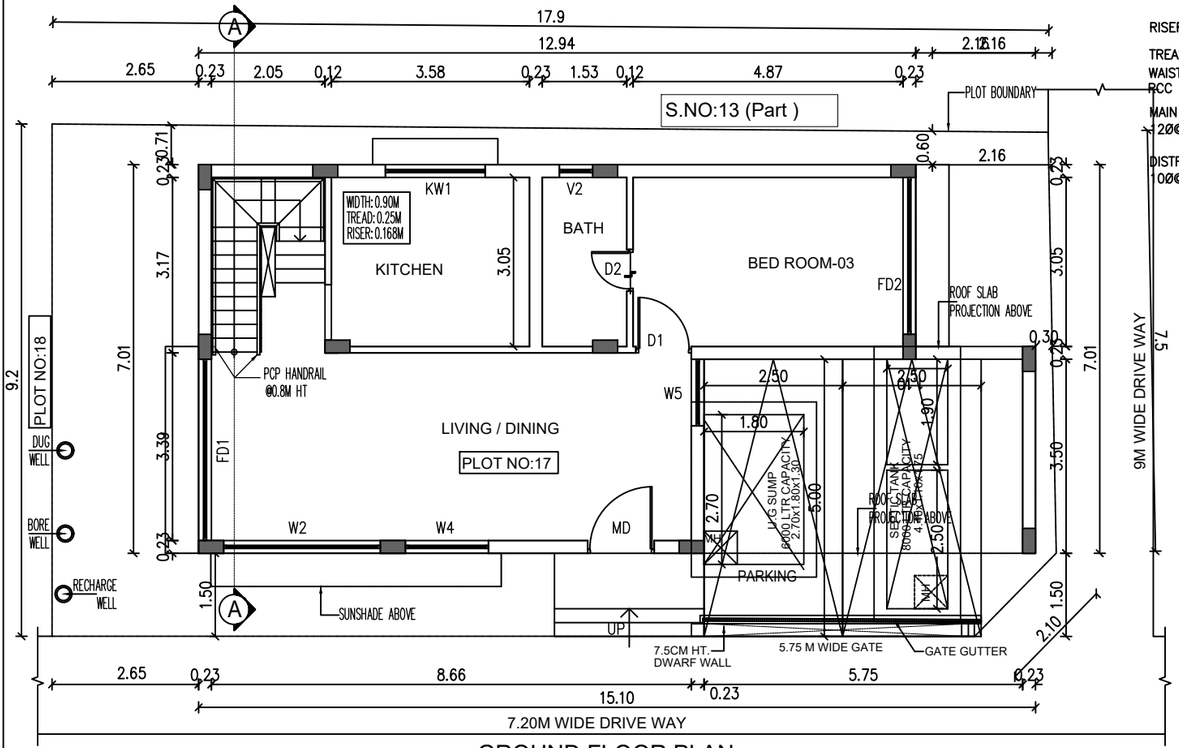
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

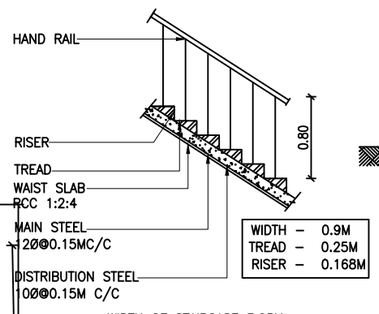
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



FIRST FLOOR PLAN

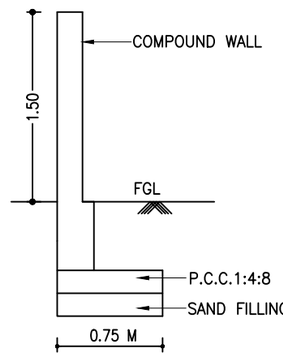


GROUND FLOOR PLAN

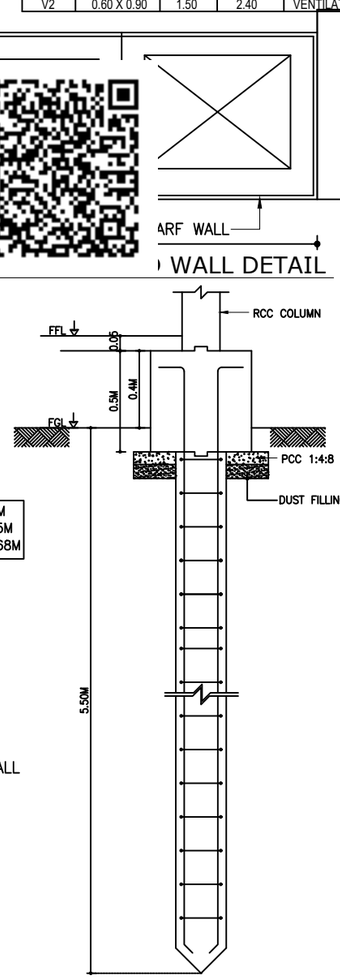


WIDTH OF STAIRCASE 3.05M

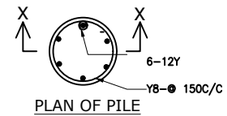
STAIRCASE DETAILS- (NTS)



COMPOUND WALL SECTION



SECTION - 'X-X'



PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SCHEDULE OF JOINERY				
TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80 X 2.40	00	2.40	DOOR
D3	0.90 X 2.10	00	2.10	DOOR
FD1	3.27X 2.40	00	2.40	FRENCH DOOR
FD2	2.83 X2.40	00	2.40	FRENCH DOOR
FD3	3.05 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS				
W1	3.58X 2.325	0.075	2.40	WINDOW
W2	2.83X 2.325	0.075	2.40	WINDOW
W3	2.35 X 2.325	0.075	2.40	WINDOW
W4	1.50 X 2.300	0.100	2.40	WINDOW
W5	1.20 X 1.20	0.900	2.10	WINDOW
W6	0.60 X 2.300	0.100	2.40	WINDOW
KW1	1.80 X 0.60	0.800	1.40	WINDOW
FG1	2.610 X 0.60	-	Beam Bottom	FIXED GLASS
FG2	0.60 X 2.325	0.075	2.40	FIXED GLASS
VENTILATORS				
V1	1.525 X 0.40	-	Beam Bottom	VENTILATOR
V2	0.60 X 0.90	1.50	2.40	VENTILATOR

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:17 IN COMPRISED SURVEY NO:13/9B3U OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA 164.42sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	77.34	21.43	98.77
	FIRST FLOOR	90.40		90.40
	TERRACE FLOOR		10.78	10.78
	TOTAL AREA	167.74	32.21	199.95

TOTAL FSI AREA = 167.74/164.42 = 1.02

FLOOR SPACE INDEX = 90.40/164.42= 55%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

S E W N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

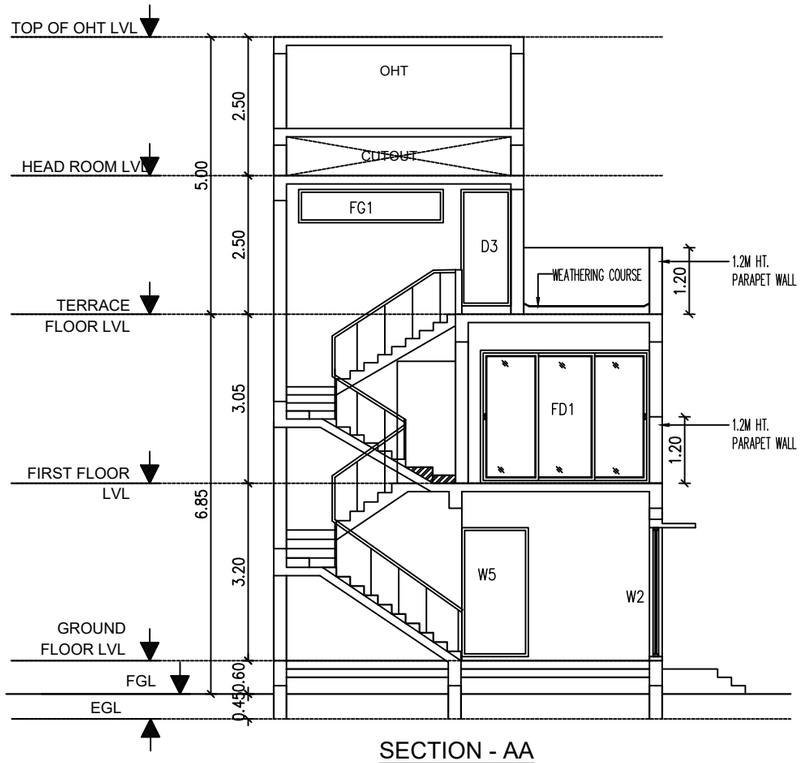
APPLICANT :

For FELIXA AND SKY HOMES LLP

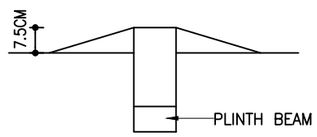
Authorised signatory

For FELIXA BUILDER PRIVATE LIMITED

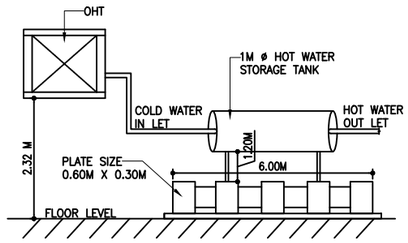
Authorised Signatory



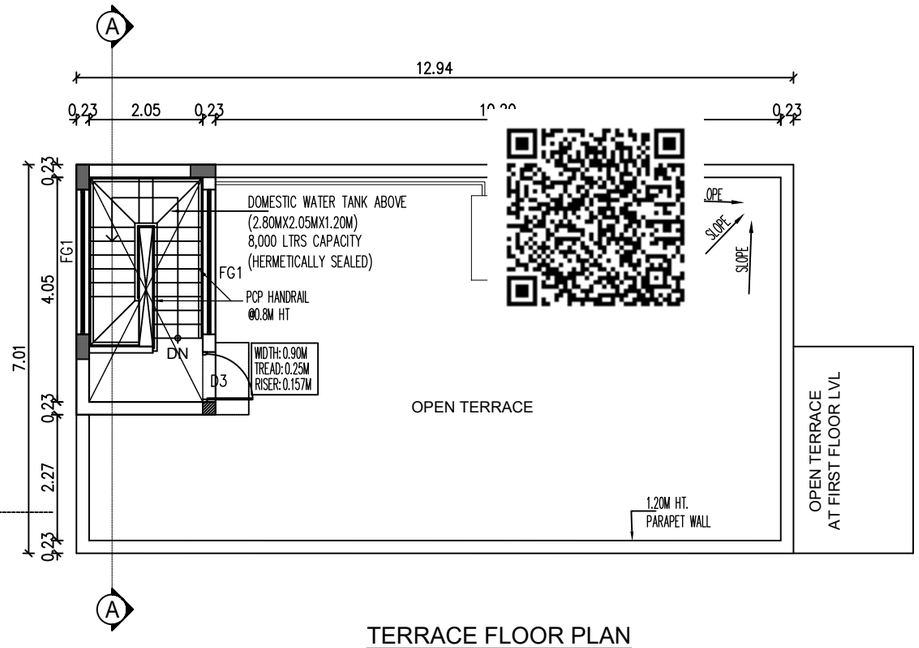
SECTION - AA



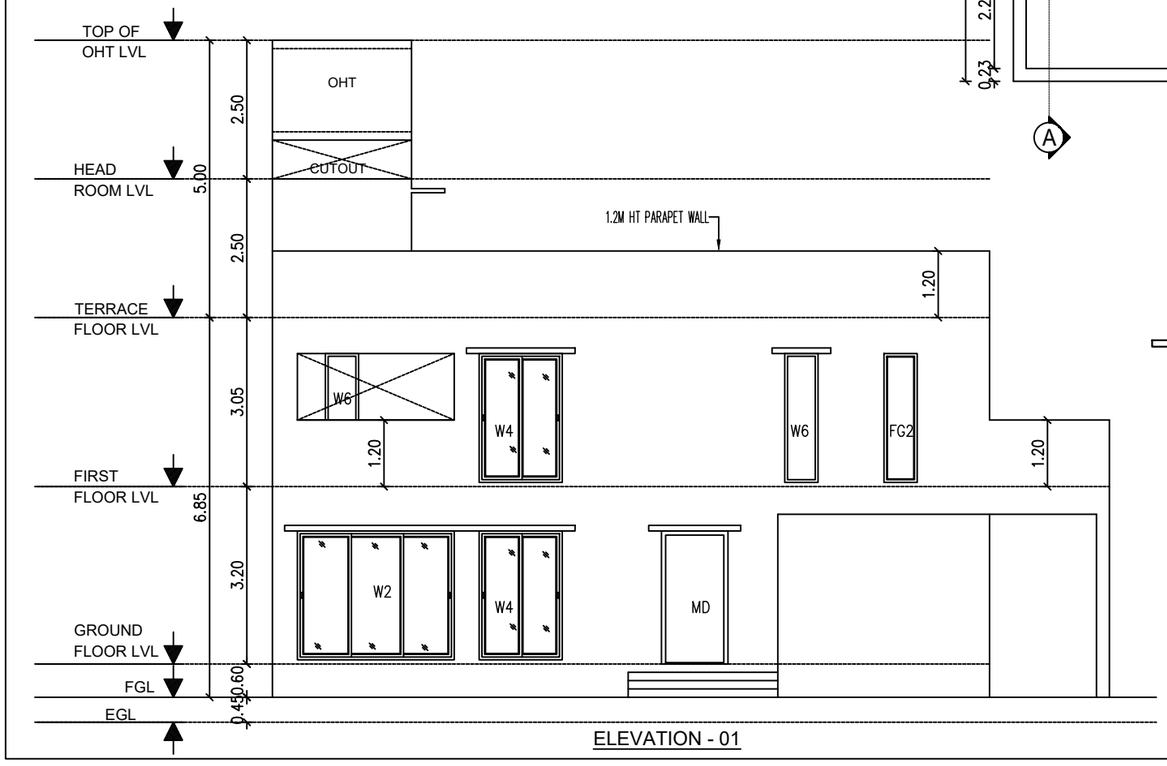
SECTION OF DWARF WALL
(NOT TO SCALE)



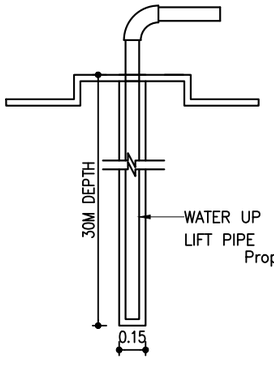
SOLAR HOT WATER SYSTEM DETAIL



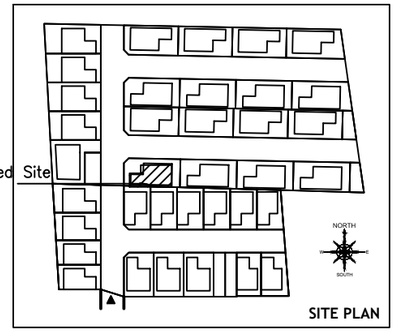
TERRACE FLOOR PLAN



ELEVATION - 01



BORE WELL DETAIL



SITE PLAN

KEY PLAN

Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.23 21:55:32

SHEET TITLE | SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:17 IN COMPRISED SURVEY NO:13/9B3U OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 164.42Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

S E W N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

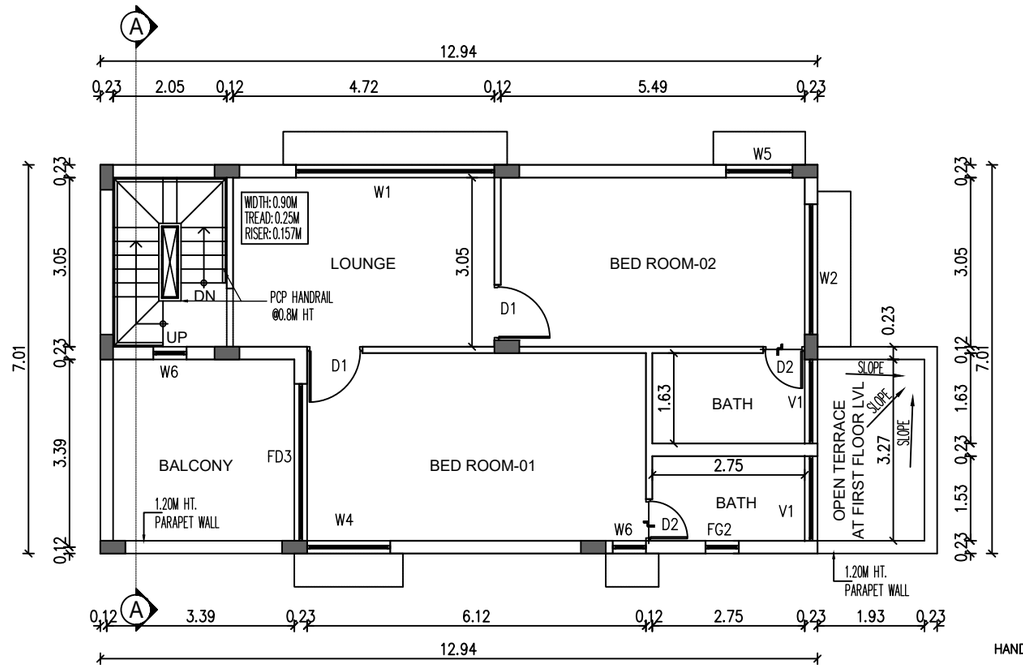
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

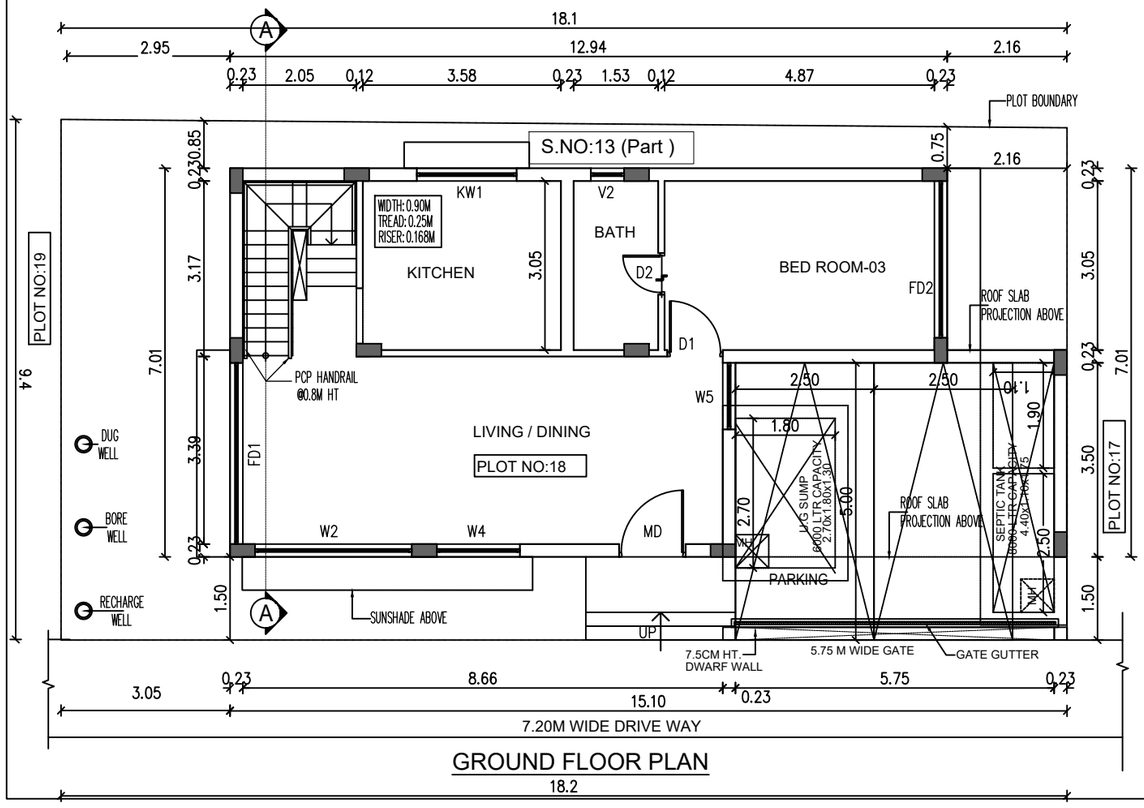
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

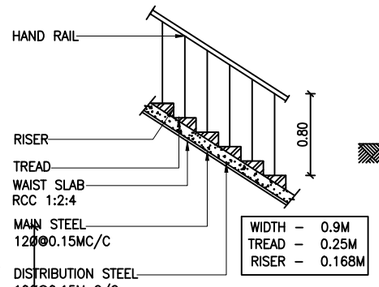
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



FIRST FLOOR PLAN

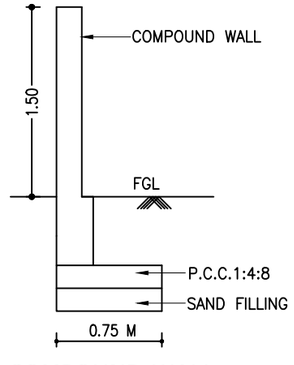


GROUND FLOOR PLAN



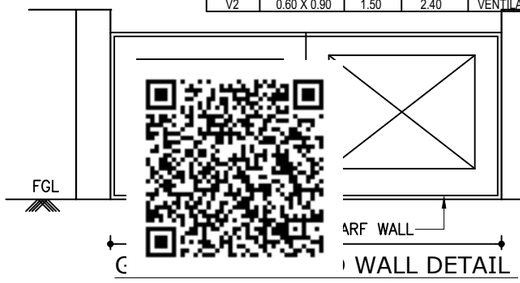
WIDTH OF STAIRCASE 3.05M

STAIRCASE DETAILS- (NTS)

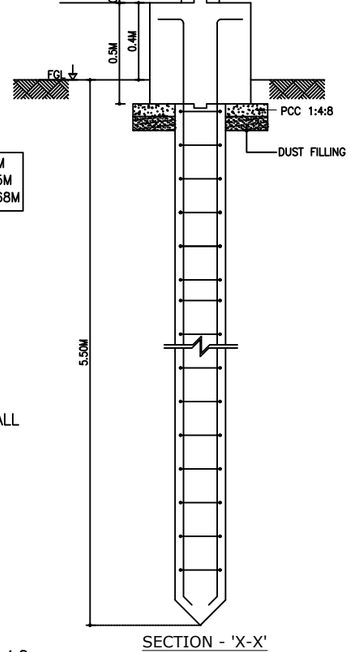


COMPOUND WALL SECTION

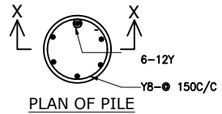
SCHEDULE OF JOINERY				
TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80 X 2.40	00	2.40	DOOR
D3	0.90 X 2.10	00	2.10	DOOR
FD1	3.27X 2.40	00	2.40	FRENCH DOOR
FD2	2.83 X2.40	00	2.40	FRENCH DOOR
FD3	3.05 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS				
W1	3.58X 2.325	0.075	2.40	WINDOW
W2	2.83X 2.325	0.075	2.40	WINDOW
W3	2.35 X 2.325	0.075	2.40	WINDOW
W4	1.50 X 2.300	0.100	2.40	WINDOW
W5	1.20 X 1.20	0.900	2.10	WINDOW
W6	0.60 X 2.300	0.100	2.40	WINDOW
KW1	1.80 X 0.60	0.800	1.40	WINDOW
FG1	2.610 X 0.60	-	Beam Bottom	FIXED GLASS
FG2	0.60 X 2.325	0.075	2.40	FIXED GLASS
VENTILATORS				
V1	1.525 X 0.40	-	Beam Bottom	VENTILATOR
V2	0.60 X 0.90	1.50	2.40	VENTILATOR



G WALL DETAIL



SECTION - 'X-X'



PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:18 IN COMPRISED SURVEY NO:13/9B3V OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA 169.10sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	77.34	21.43	98.77
	FIRST FLOOR	90.40		90.40
	TERRACE FLOOR		10.78	10.78
	TOTAL AREA	167.74	32.21	199.95

TOTAL FSI AREA = 167.74/169.10 = 0.99

FLOOR SPACE INDEX = 90.40/169.10= 53%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

S E W N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

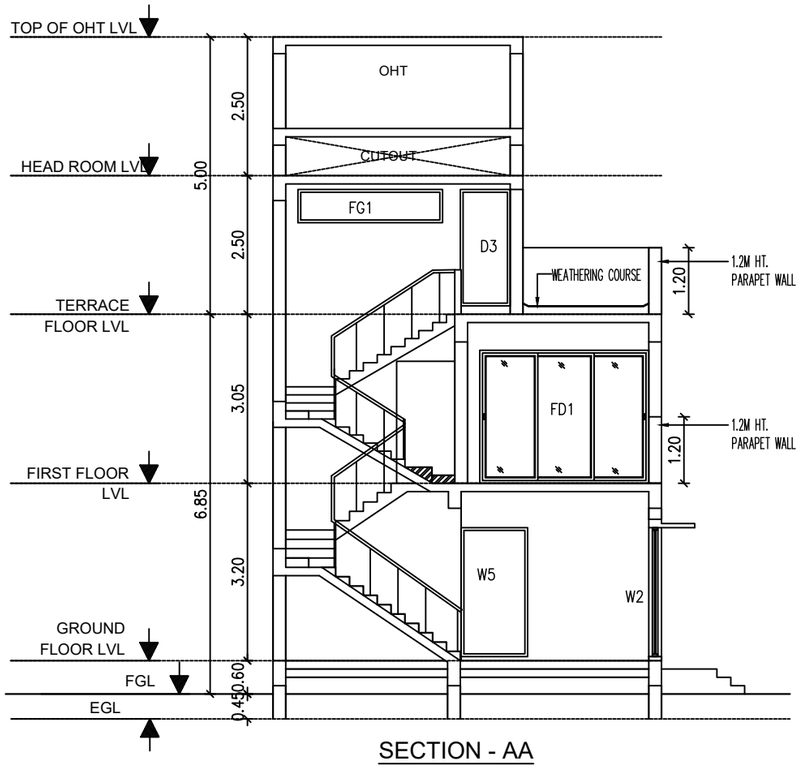
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

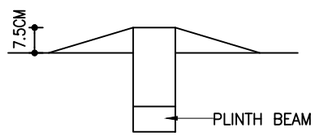
Authorised Signatory

For FELIXA AND SKY HOMES LLP

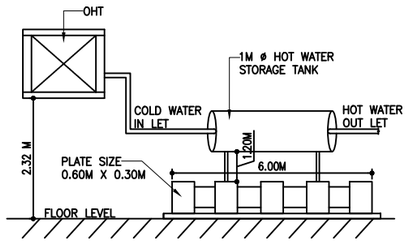
Authorised signatory



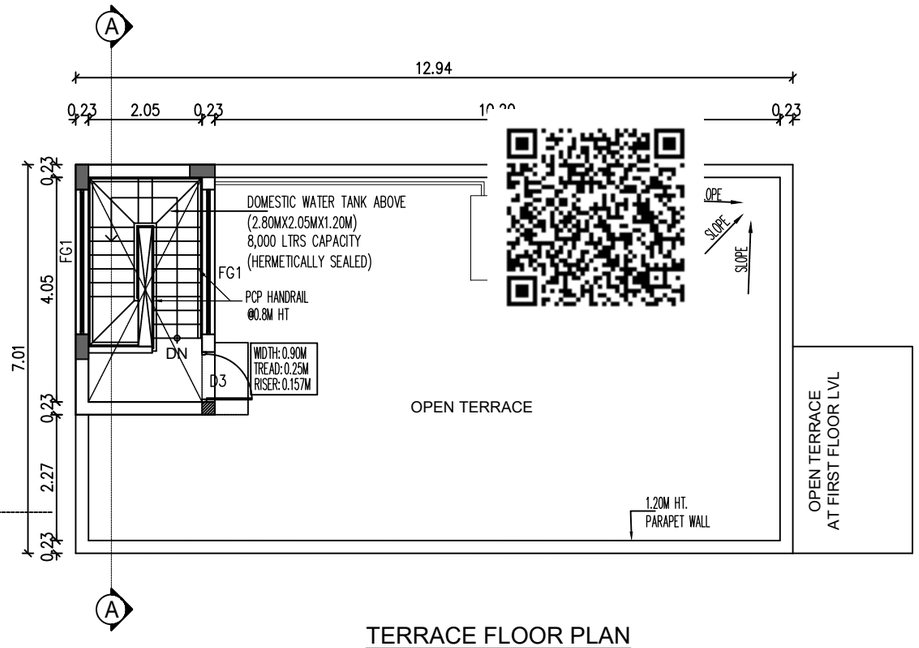
SECTION - AA



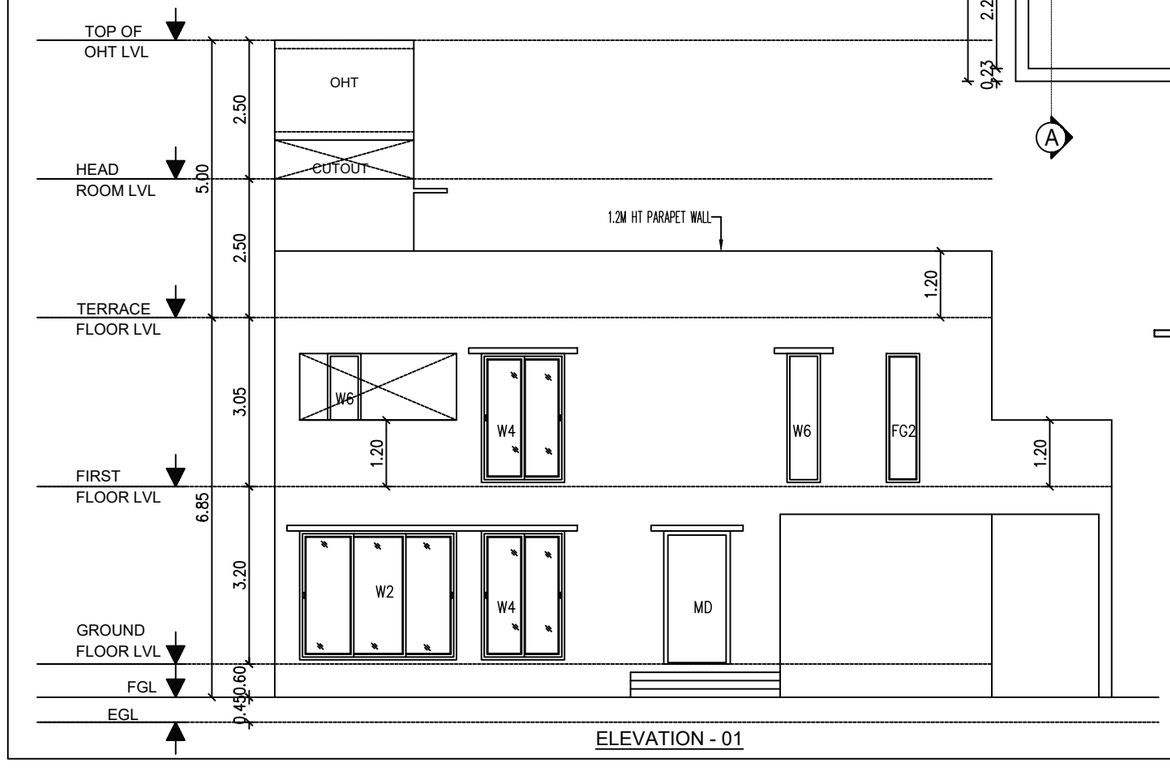
SECTION OF DWARF WALL
(NOT TO SCALE)



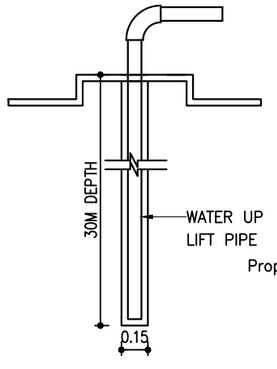
SOLAR HOT WATER SYSTEM DETAIL



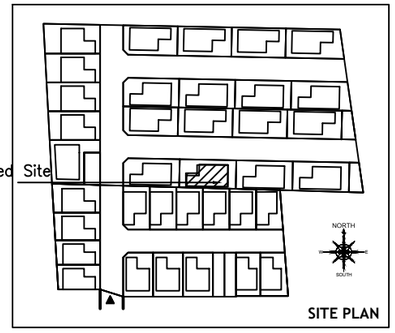
TERRACE FLOOR PLAN



ELEVATION - 01



BORE WELL DETAIL



SITE PLAN

KEY PLAN

Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.23 09:22:05

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:18 IN COMPRISED SURVEY NO:13/9B3V OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 169.10 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

S
E W
N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

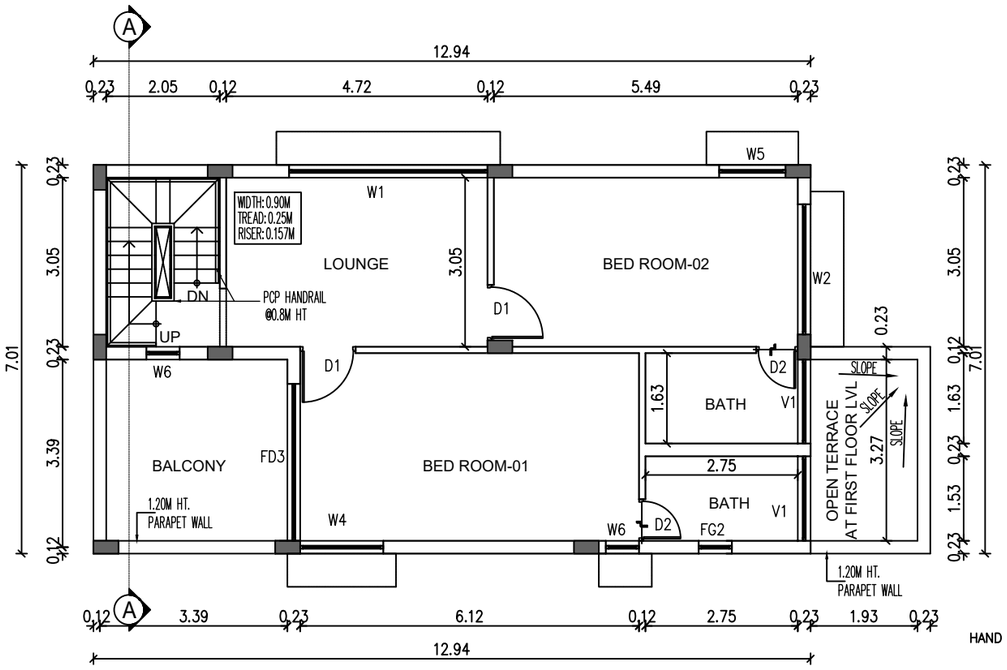
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

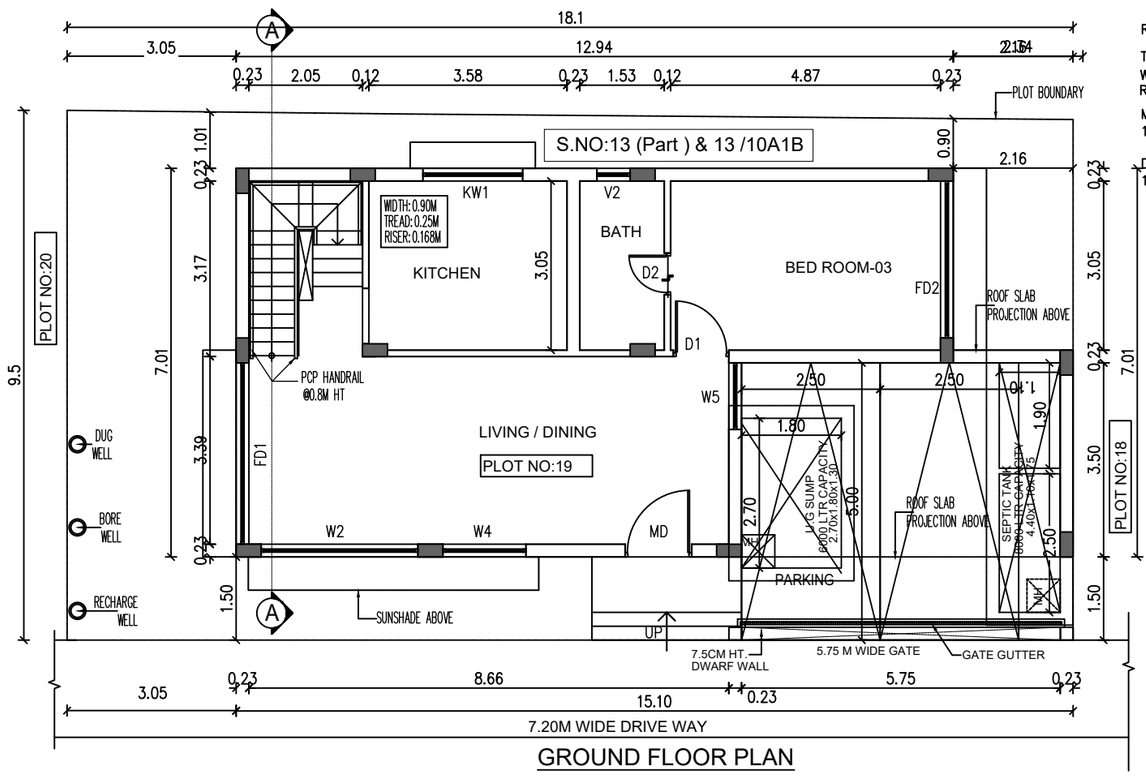
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

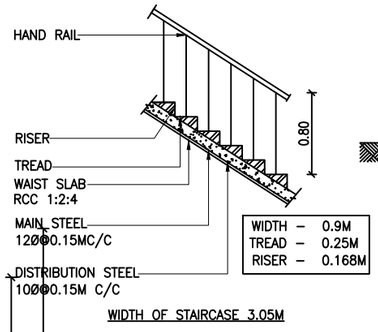
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



FIRST FLOOR PLAN

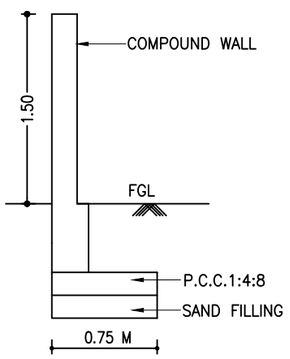


GROUND FLOOR PLAN



WIDTH OF STAIRCASE 3.05M

STAIRCASE DETAILS- (NTS)



COMPOUND WALL SECTION

WALL DETAIL

SECTION - 'X-X'

PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SCHEDULE OF JOINERY				
TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80 X 2.40	00	2.40	DOOR
D3	0.90 X 2.10	00	2.10	DOOR
FD1	3.27X 2.40	00	2.40	FRENCH DOOR
FD2	2.83 X2.40	00	2.40	FRENCH DOOR
FD3	3.05 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS				
W1	3.58X 2.325	0.075	2.40	WINDOW
W2	2.83X 2.325	0.075	2.40	WINDOW
W3	2.35 X 2.325	0.075	2.40	WINDOW
W4	1.50 X 2.300	0.100	2.40	WINDOW
W5	1.20 X 1.20	0.900	2.10	WINDOW
W6	0.60 X 2.300	0.100	2.40	WINDOW
KW1	1.80 X 0.60	0.800	1.40	WINDOW
FG1	2.610 X 0.60	-	Beam Bottom	FIXED GLASS
FG2	0.60 X 2.325	0.075	2.40	FIXED GLASS
VENTILATORS				
V1	1.525 X 0.40	-	Beam Bottom	VENTILATOR
V2	0.60 X 0.90	1.50	2.40	VENTILATOR

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:19 IN COMPRISED SURVEY NO:13/9B3W OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA 171.87sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	77.34	21.43	98.77
	FIRST FLOOR	90.40		90.40
	TERRACE FLOOR		10.78	10.78
	TOTAL AREA	167.74	32.21	199.95

TOTAL FSI AREA = 167.74/171.87= 0.98

FLOOR SPACE INDEX = 90.40/171.87= 53%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

S E W N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

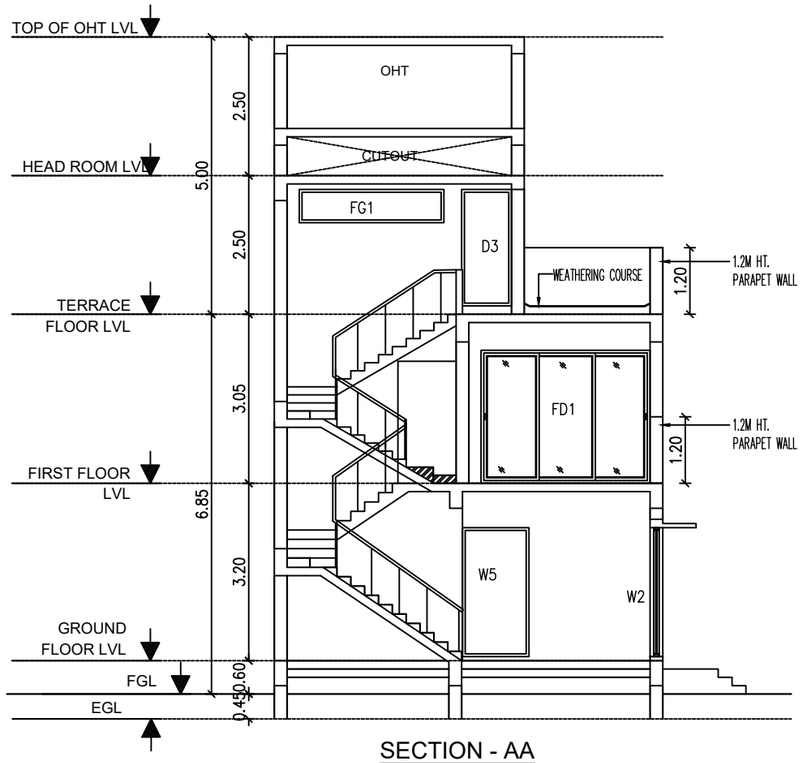
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

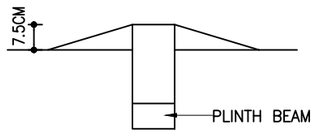
Authorised Signatory

For FELIXA AND SKY HOMES LLP

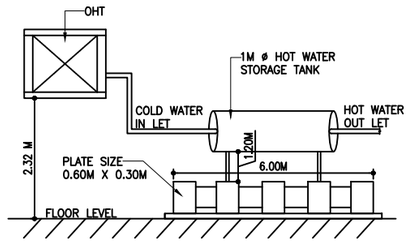
Authorised signatory



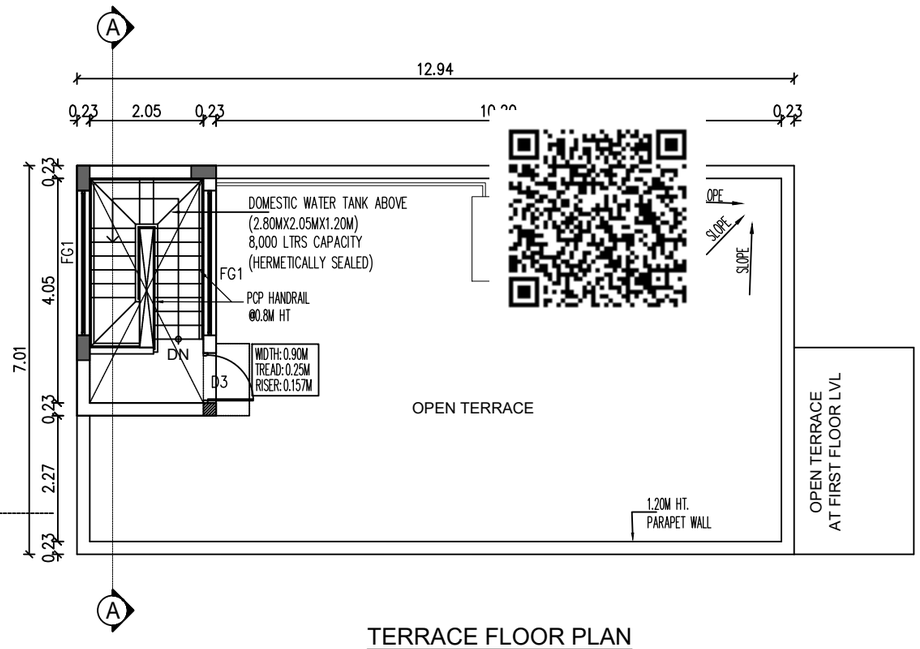
SECTION - AA



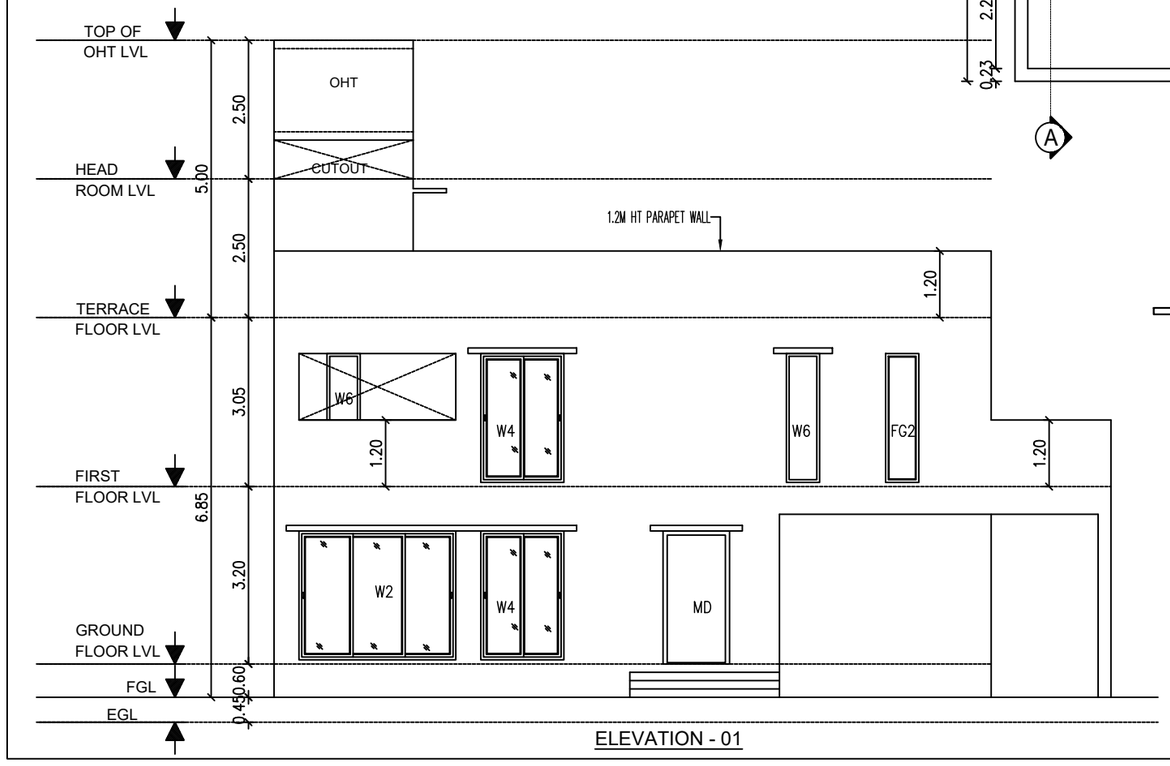
SECTION OF DWARF WALL
(NOT TO SCALE)



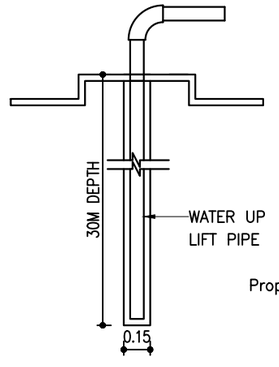
SOLAR HOT WATER SYSTEM DETAIL



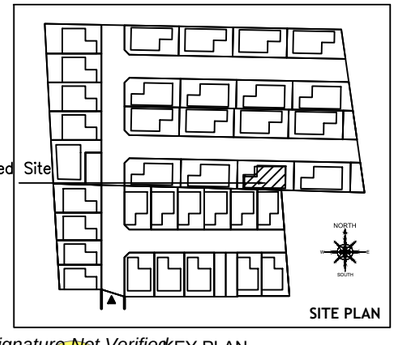
TERRACE FLOOR PLAN



ELEVATION - 01



BORE WELL DETAIL



SITE PLAN

KEY PLAN

Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.23 09:21:40

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:19 IN COMPRISED SURVEY NO:13/9B3W OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 171.87 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

S E W N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

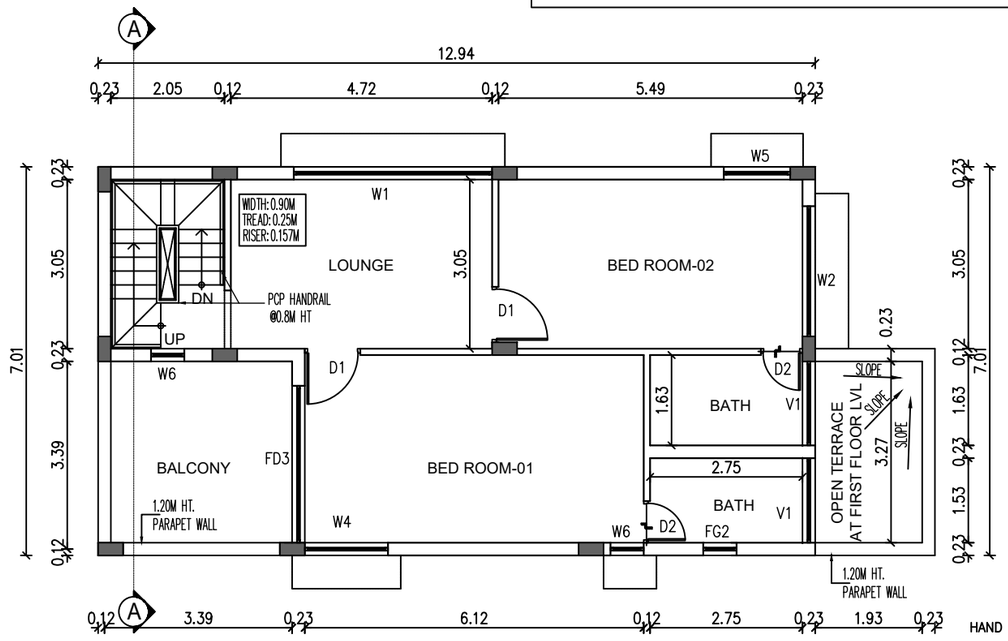
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

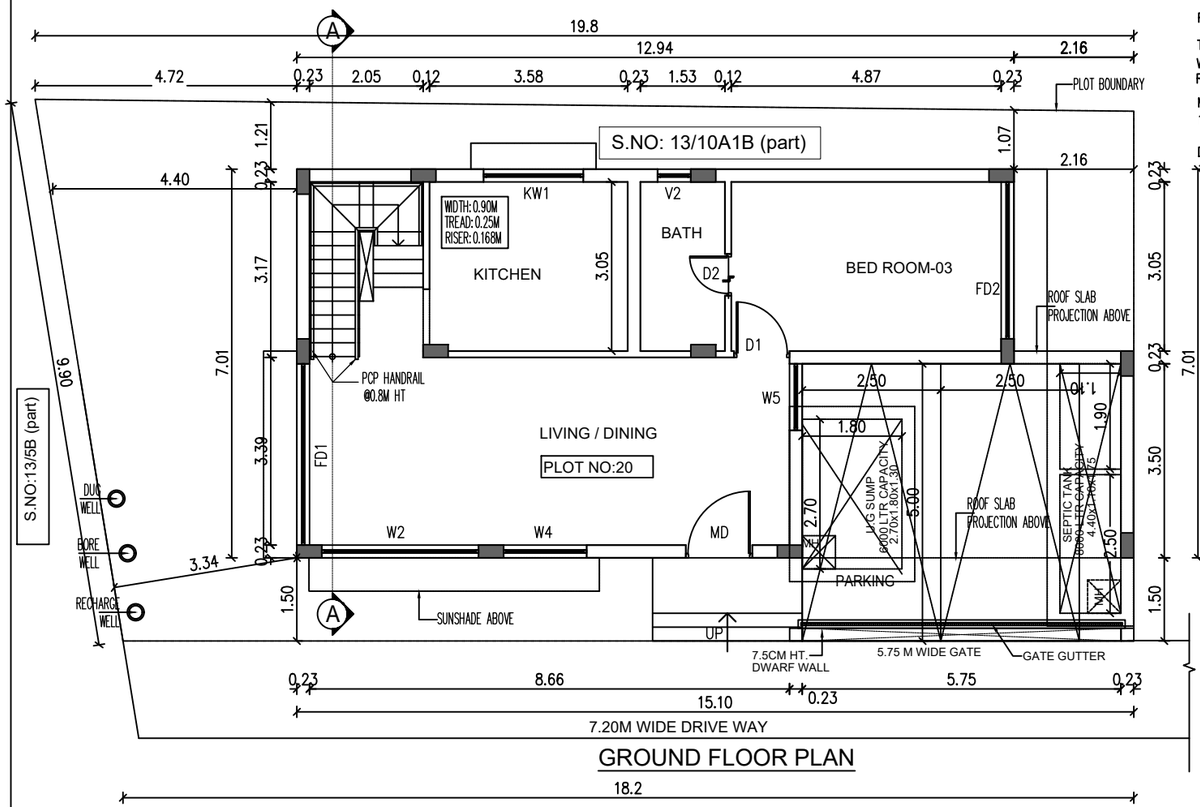
For FELIXA AND SKY HOMES LLP
Authorised signatory

DTCP LAYOUT APPROVED VIDE: L.P/MLPA (CD) No.233/2025 DATED :10/07/2025

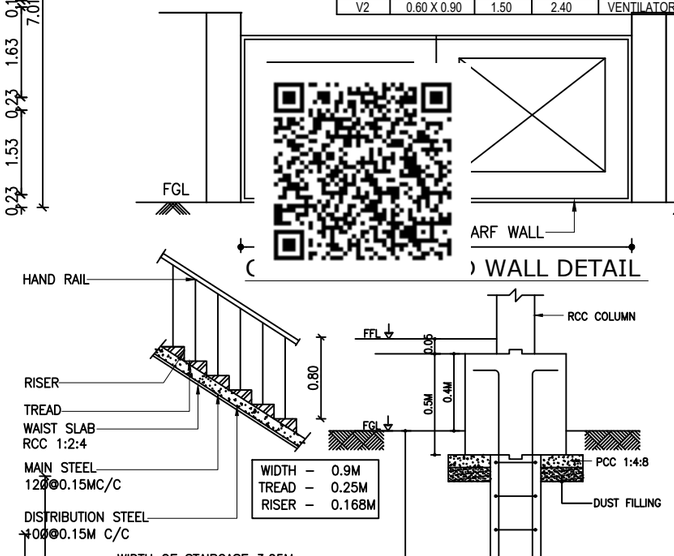
LOCAL BODY APPROVAL No: ROC No: LI3FXHG1/2025/2025/TCP, DATED : 12/09/2025



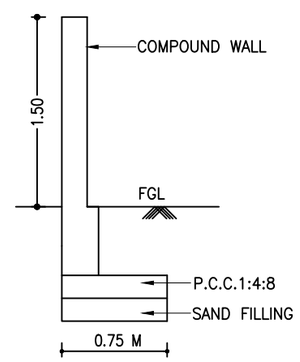
FIRST FLOOR PLAN



GROUND FLOOR PLAN

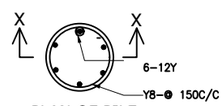


STAIRCASE DETAILS- (NTS)



COMPOUND WALL SECTION

SECTION - 'X-X'



PLAN OF PILE
(450Ø PILE)

TYPICAL FOUNDATION DETAIL

SCHEDULE OF JOINERY

TYPE	SIZE	SILL (From FFL)	LINTEL (From FFL)	DESCRIPTION
DOORS				
MD	1.20X 2.40	00	2.40	DOOR
D1	1.00 X 2.40	00	2.40	DOOR
D2	0.80 X 2.40	00	2.40	DOOR
D3	0.90 X 2.10	00	2.10	DOOR
FD1	3.27X 2.40	00	2.40	FRENCH DOOR
FD2	2.83 X2.40	00	2.40	FRENCH DOOR
FD3	3.05 X2.40	00	2.40	FRENCH DOOR
OPENING				
OP1	1.050 X 2.40	00	2.40	WALL OPENING
OP2	0.900 X 2.40	00	2.40	WALL OPENING
WINDOWS				
W1	3.58X 2.325	0.075	2.40	WINDOW
W2	2.83X 2.325	0.075	2.40	WINDOW
W3	2.35 X 2.325	0.075	2.40	WINDOW
W4	1.50 X 2.300	0.100	2.40	WINDOW
W5	1.20 X 1.20	0.900	2.10	WINDOW
W6	0.60 X 2.300	0.100	2.40	WINDOW
KW1	1.80 X 0.60	0.800	1.40	WINDOW
FG1	2.610 X 0.60	-	Beam Bottom	FIXED GLASS
FG2	0.60 X 2.325	0.075	2.40	FIXED GLASS
VENTILATORS				
V1	1.525 X 0.40	-	Beam Bottom	VENTILATOR
V2	0.60 X 0.90	1.50	2.40	VENTILATOR

SHEET TITLE

SHEET NO: 01/ 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:20 IN COMPRISED SURVEY NO:13/9B3X OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA 183.83sqm

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	77.34	21.43	98.77
	FIRST FLOOR	90.40		90.40
	TERRACE FLOOR		10.78	10.78
	TOTAL AREA	167.74	32.21	199.95

TOTAL FSI AREA = 167.74/183.83 = 0.91

FLOOR SPACE INDEX = 90.40/183.83= 49%

JOINERY SCHEDULE

INDEX :

REFERENCE :

SCALE :

DATE :

S E W N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

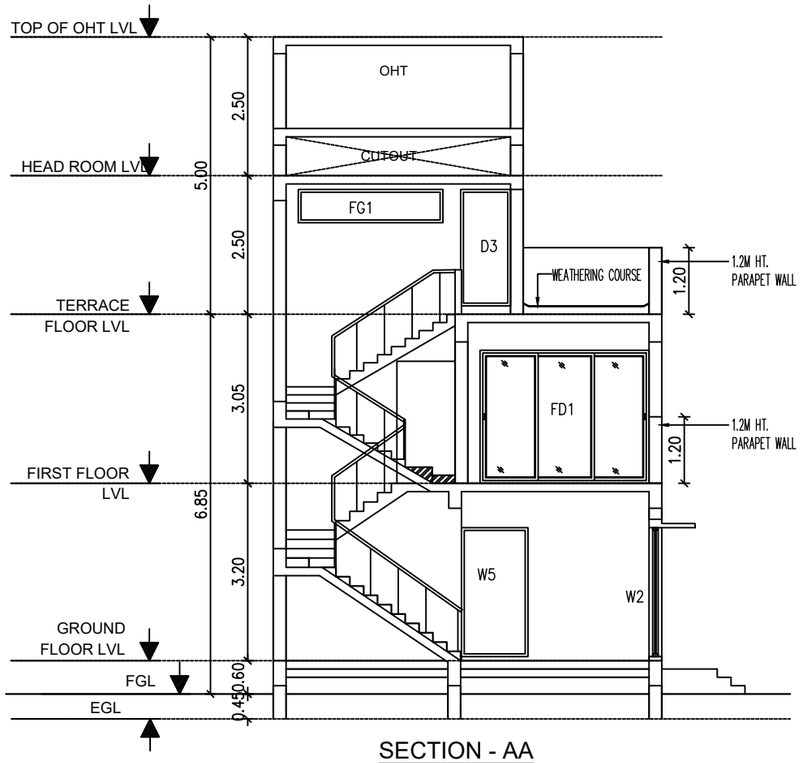
APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

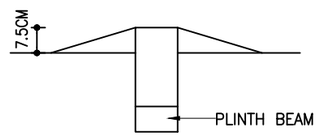
Authorised Signatory

For FELIXA AND SKY HOMES LLP

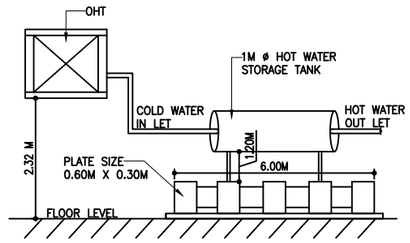
Authorised signatory



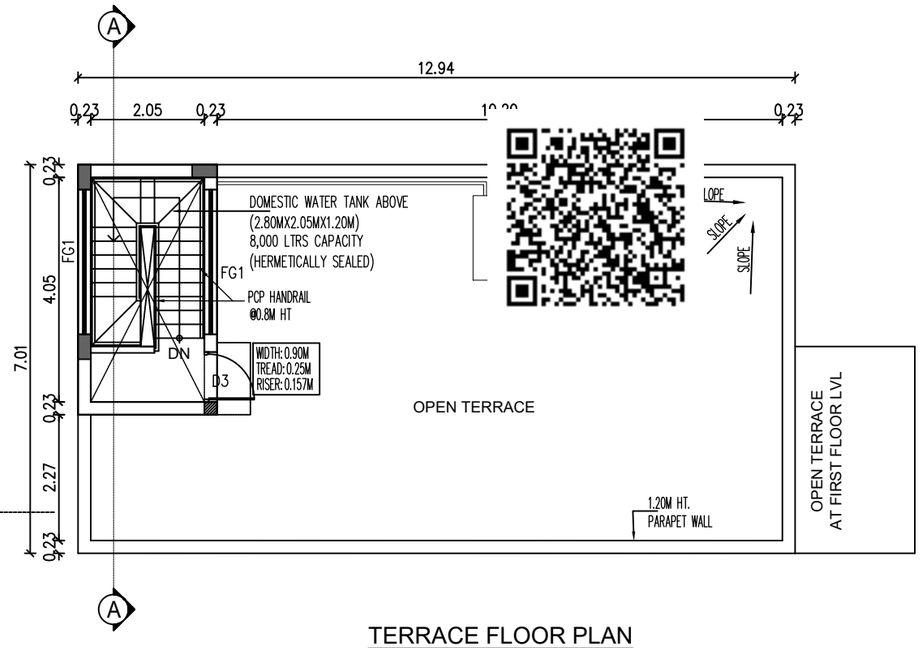
SECTION - AA



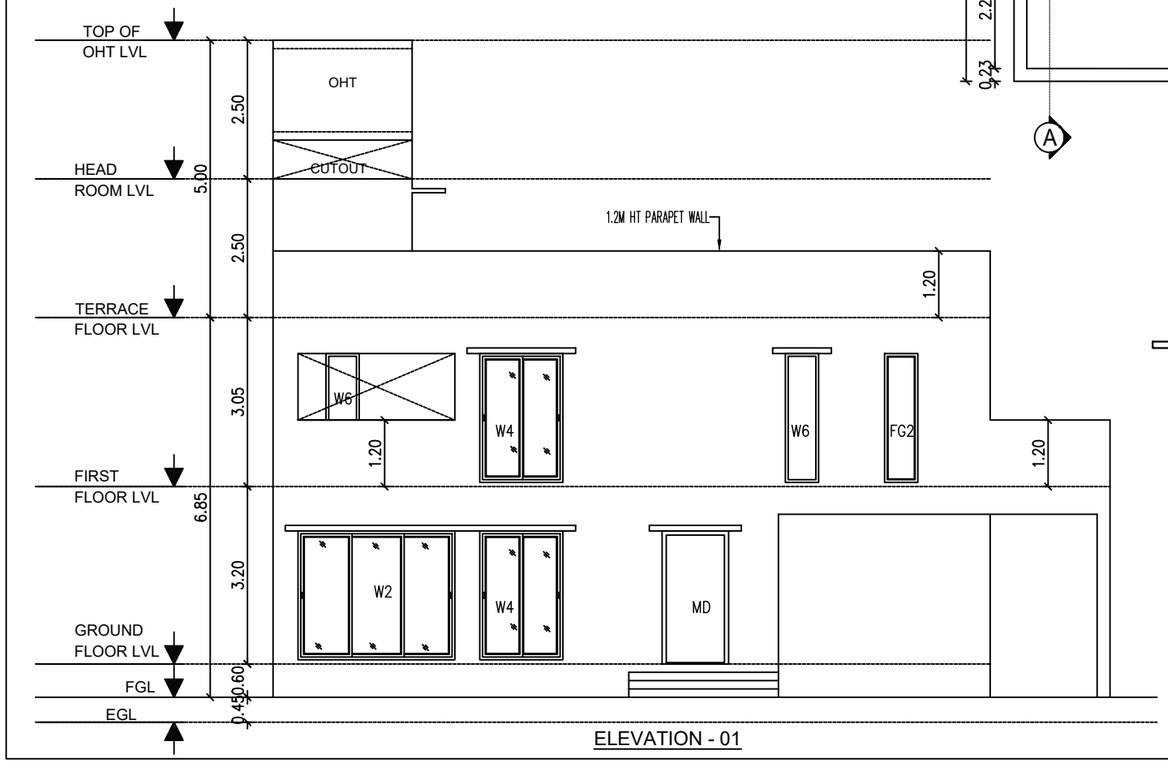
SECTION OF DWARF WALL
(NOT TO SCALE)



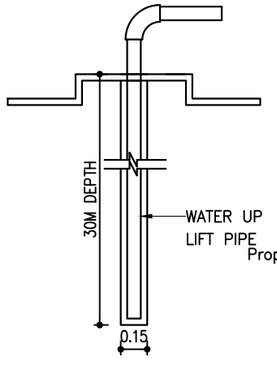
SOLAR HOT WATER SYSTEM DETAIL



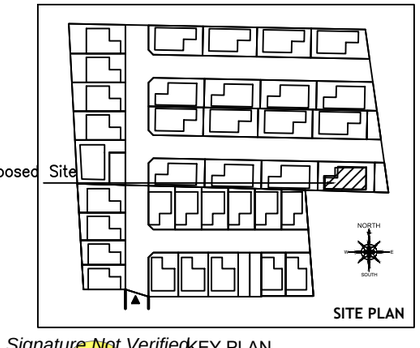
TERRACE FLOOR PLAN



ELEVATION - 01



BORE WELL DETAIL



KEY PLAN

Signature Not Verified
Signed by: Felixa Builder
Location:Chennai
Date:2025.12.23 09:40:25

SHEET TITLE

SHEET NO: 02 / 02

NAME OF WORK: PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:20 IN COMPRISED SURVEY NO:13/9B3X OF THAZHAMBUR PANCHAYAT, KARANAI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK OF CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

SITE AREA : 183.83 Sqm

SPECIFICATION :

FOUNDATION: PILE FOUNDATION

SUPER STRUCTURE: 115 THK, INTERNAL & 230THK EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME CONCRETE
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

INDEX :

REFERENCE :

SCALE :

DATE :

S
E W
N

ARCHITECT / REGISTERED ENGINEER :

A. CHARMATHI CHRISTIYANA
REGISTERED ARCHITECT
CA No: CA/2021/139540
No. 06, ROYAL CITY, RETTAVAIKAL,
TIRUCHIRAPPALLI - 620 102.
Ph : 9845632204
Email ID : charsingh98@gmail.com

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

For FELIXA AND SKY HOMES LLP

Authorised signatory

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.