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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 1 , VETRI NAGAR, KORATTUR,

CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E

OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

NOTE:-
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 08/10/2023

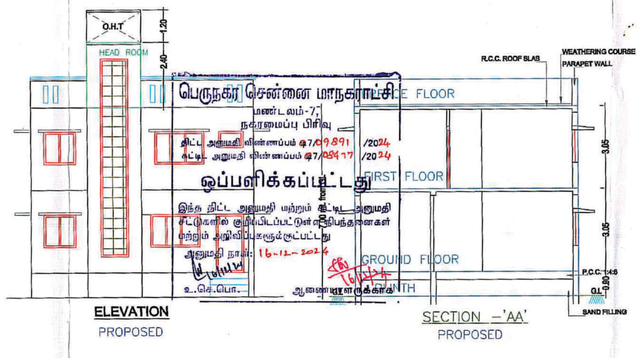
SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM
LINTEL, SUNSHADE & ROOF SLAB &
FLOOR FINISHING IN C M IN 1:3
PLASTERING THE WALL IN C.M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK
WEATHERING COURSE WITH TWO LAYERS
OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR
WALLS&CEILING

ELECTRICAL SPECIFICATIONS

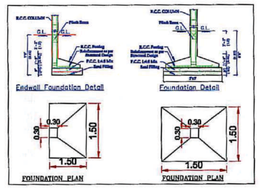
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

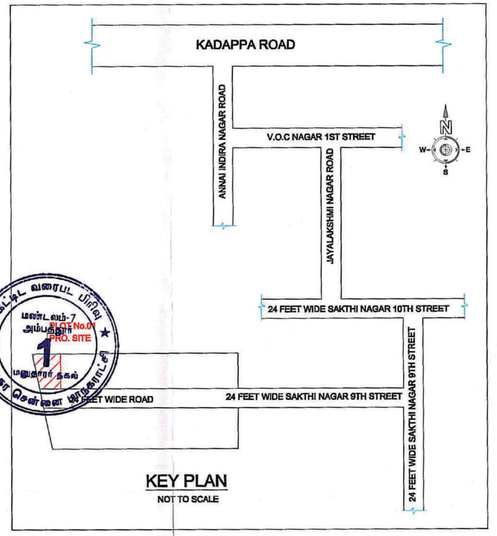
General Specification

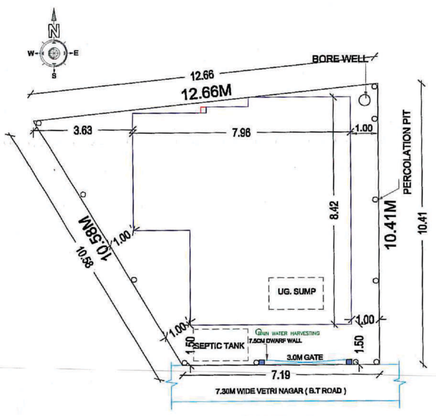


ELEVATION
PROPOSED

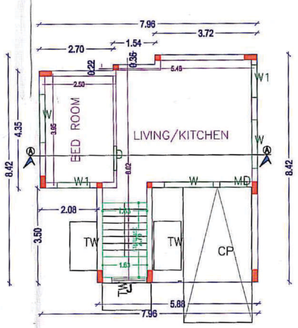
SECTION –'AA'
PROPOSED



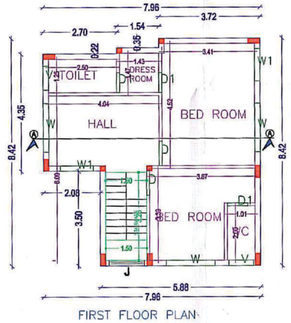




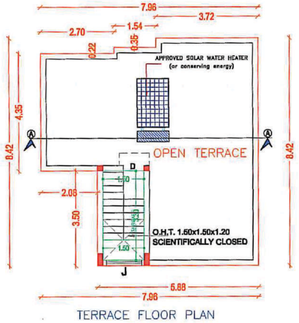
SITE PLAN



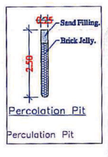
GROUND FLOOR PLAN
PROPOSED

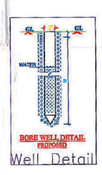


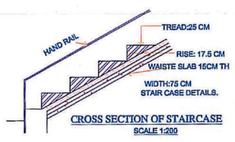
FIRST FLOOR PLAN
PROPOSED



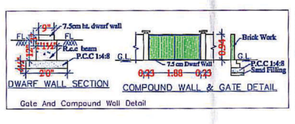
TERRACE FLOOR PLAN
PROPOSED



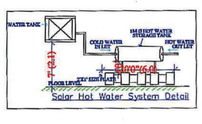


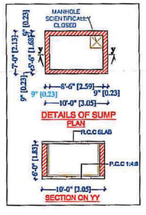


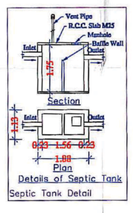
CROSS SECTION OF STAIRCASE
SCALE 1:200

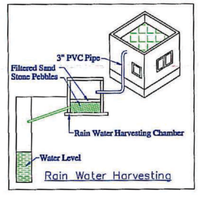


Gate And Compound Wall Detail









FLOORWISE FSI STATEMENT FOR: A (B)

FLOORS	FSI AREA Existing	COMM.	RESI.	IND	SPEC.	BALCONY	ARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.95	-	-	0.00	0.00	4.95	0
FIRST FLOOR	0.00	0.00	57.65	0.00	0.00	0.00	0.00	57.65	0.00	-	-	-	0.00	0.00	57.65	0
GROUND FLOOR	0.00	0.00	57.65	0.00	0.00	0.00	0.00	57.65	0.00	-	-	-	0.00	0.00	57.65	1
Total	0.00	0.00	115.31	0.00	0.00	0.00	0.00	115.31	0.00	4.95	-	-	0.00	0.00	120.26	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	03
D	0.90	2.10	03
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	02
W1	1.20	1.20	04
W	1.80	1.20	06

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 05/12/2018

PROJECT DETAIL

File No.:	COC/19627/24		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	01
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		98.22
PLOT AREA AS PER DOCUMENT		98.22
PLOT AREA AS PER SITE		98.22
PLOT AREA AS PER DRAWING		98.22
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	98.22
BALANCE AREA OF PLOT	(B)	98.22
NET AREA OF PLOT	(C)	98.22
NET BALANCE AREA OF PLOT	(D)	98.22
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		57.65
Total Proposed Coverage Area	(58.69%)	57.65
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	196.44
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	196.44
Residential FSI		115.31
Proposed Floor (FSI) Area		115.31
TOTAL PROPOSED FSI AREA		115.31
CONSUMED FSI		1.17
TOTAL PROP. BUILT UP AREA		120.26

COLOR INDEX

PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

For PAWAN CASTLES PRIVATE LIMITED
Director
SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER M.E.,MBA.,M.Sc.(Ed)
REGISTERED ENGINEER No.200282024
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur, CH-99.
Mob: 9444943507 / 9498385806
SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.

* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	CAR (nos) PROP.	by rule	REQD.
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	Two WHEELER PROP.	by rule	REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	3

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	Area	PROPOSED No.	Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	3	5.40
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	17.90





பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மதுரார் தங்கள் வீட்டின் மழைநீர் சேகரிப்பு முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No. 8948 of 2019 before the Madurai Bench of Madras High Court

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 2 , VETRI NAGAR, KORATTUR,

CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E

OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

NOTE:-

LAYOUT APPROVED No. SD/WDCN07/00457/2023

DATED:- 06/10/2023

SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3

PLASTERING THE WALL IN C.M 1:4

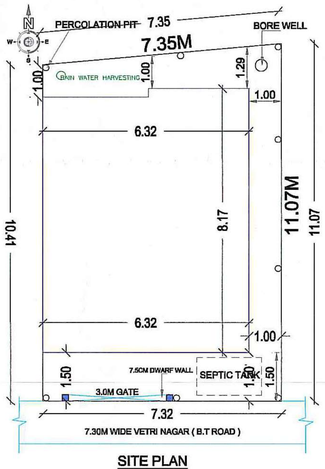
OUTSIDE AND INSIDE IN 12 mm THICK WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4

WHITE AND COLOUR WASHING FOR WALLS&CEILING

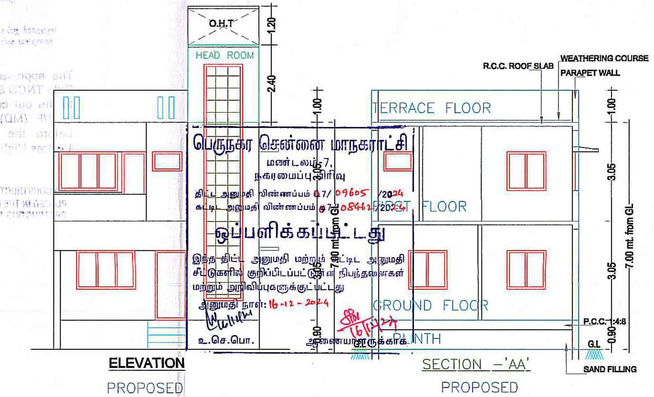
ELECTRICAL SPECIFICATIONS

1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification

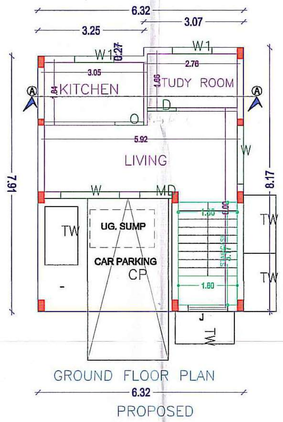


SITE PLAN

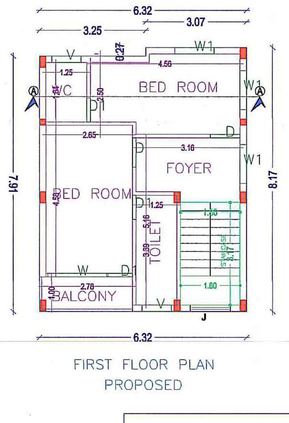


ELEVATION PROPOSED

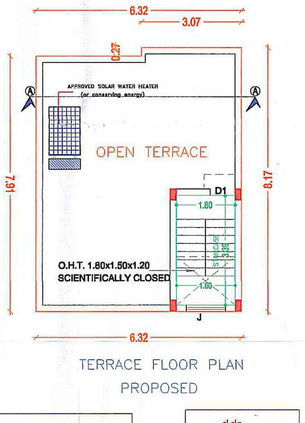
SECTION –'AA' PROPOSED



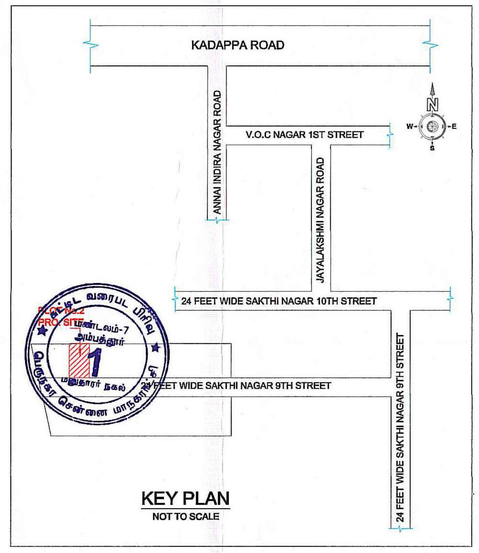
GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN PROPOSED



TERRACE FLOOR PLAN PROPOSED

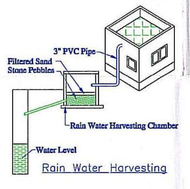


KEY PLAN

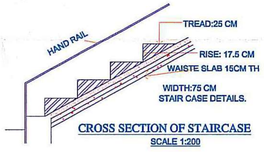
NOT TO SCALE

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	03
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01

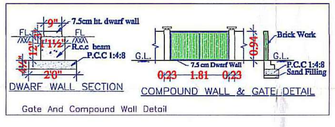


Rain Water Harvesting



CROSS SECTION OF STAIRCASE

SCALE 1:200



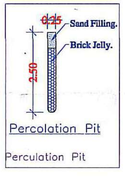
DWARF WALL SECTION

COMPOUND WALL & GATE DETAIL

Gate And Compound Wall Detail

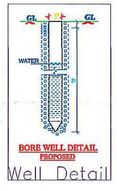
SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	02
W1	1.20	1.20	05
W	1.80	1.20	03

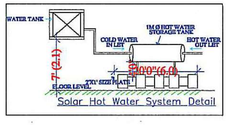


Percolation Pit

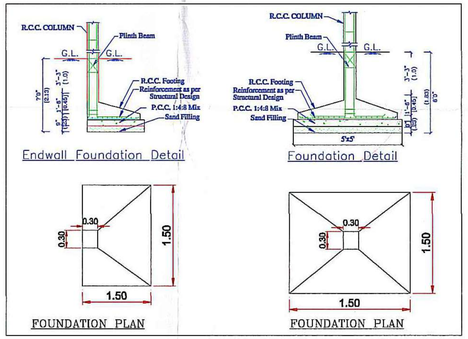
Perculation Pit



Well Detail



Solar Hot Water System Detail

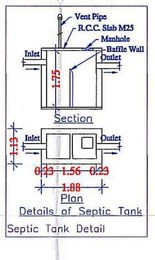


Endwall Foundation Detail

Foundation Detail

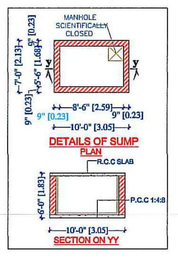
FOUNDATION PLAN

FOUNDATION PLAN



Details of Septic Tank

Septic Tank Detail



AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2016

PROJECT DETAIL

File No.:	COC/17913/24		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	2
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		78.54
PLOT AREA AS PER DOCUMENT		78.54
PLOT AREA AS PER SITE		78.54
PLOT AREA AS PER DRAWING		78.54
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	78.54
BALANCE AREA OF PLOT	(B)	78.54
NET AREA OF PLOT	(C)	78.54
NET BALANCE AREA OF PLOT	(D)	78.54
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		50.79
Total Proposed Coverage Area	(64.67%)	50.79
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	157.08
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	157.08
Residential FSI		101.57
Proposed Floor (FSI) Area		101.57
TOTAL PROPOSED FSI AREA		101.57
CONSUMED FSI		1.29
TOTAL PROP. BUILT UP AREA		107.67

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

For PAWAN CASTLES PRIVATE LIMITED

Director

SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER M.E,MBA, M.Sc(Vol)
REGISTERED ENGINEER No.200282024
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur, CH-99.
Mob: 9444943507 / 9498385806

SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.

* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP. by rule	CAR (nos) REQD.
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP. by rule	TWO WHEELER REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	4

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	4	7.20
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	19.70

FLOORWISE FSI STATEMENT FOR: A (B)

FLOORS	FSI AREA Existing	COMM.	RESI.	IND	SPEC.	BALCONY	YARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.10	-	-	0.00	0.00	6.10	0
FIRST FLOOR	0.00	0.00	50.79	0.00	0.00	0.00	0.00	50.79	0.00	-	-	-	0.00	0.00	50.79	0
GROUND FLOOR	0.00	0.00	50.79	0.00	0.00	0.00	0.00	50.79	0.00	-	-	-	0.00	0.00	50.79	1
Total	0.00	0.00	101.57	0.00	0.00	0.00	0.00	101.57	0.00	6.10	-	-	0.00	0.00	107.67	1

பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மனுதாரர் அவர் வீட்டின் மழைநீர் சேகரிப்பு முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No. 8948 of 2019 before the Madurai Bench of Madras High Court

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 3 , VETRI NAGAR, KORATTUR,

CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E

OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3

PLASTERING THE WALL IN C.M 1:4 OUTSIDE AND INSIDE IN 12 mm THICK

WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4

WHITE AND COLOUR WASHING FOR WALLS&CEILING

ELECTRICAL SPECIFICATIONS

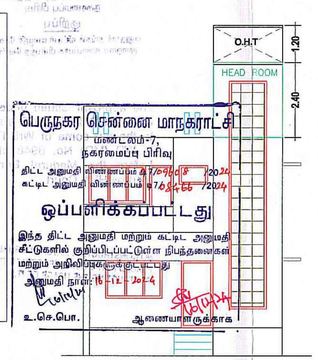
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification

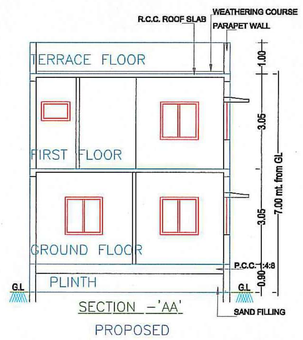
NOTE:-

LAYOUT APPROVED No. SD/WDCN07/00457/2023

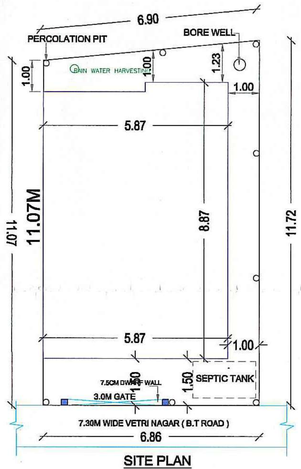
DATED:- 06/10/2023



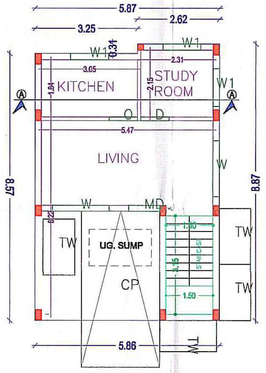
ELEVATION
PROPOSED



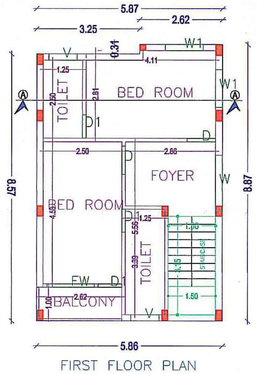
SECTION –'AA'
PROPOSED



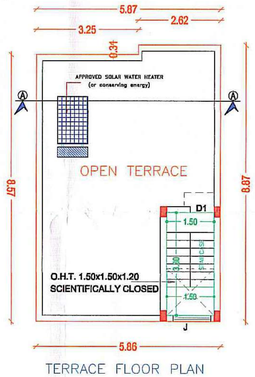
SITE PLAN



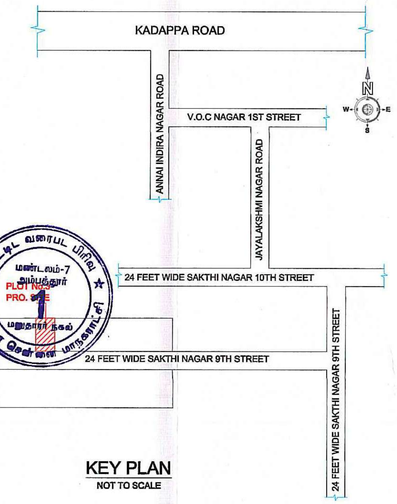
GROUND FLOOR PLAN
PROPOSED



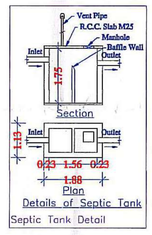
FIRST FLOOR PLAN
PROPOSED



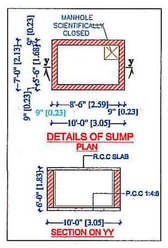
TERRACE FLOOR PLAN
PROPOSED

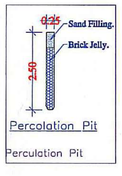


KEY PLAN
NOT TO SCALE

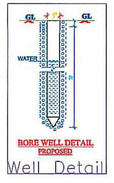


Details of Septic Tank
Septic Tank Detail

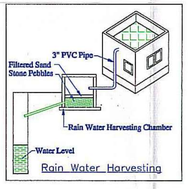




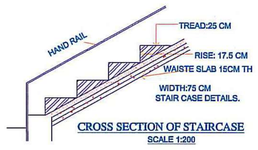
Percolation Pit
Perculation Pit



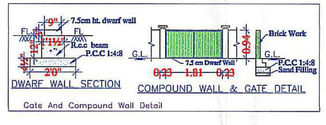
Well Detail



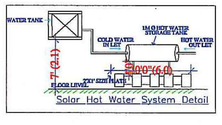
Rain Water Harvesting



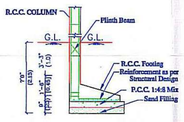
CROSS SECTION OF STAIRCASE
SCALE 1:200



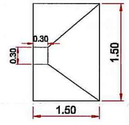
DWARF WALL SECTION
COMPOUND WALL & GATE DETAIL
Gate And Compound Wall Detail



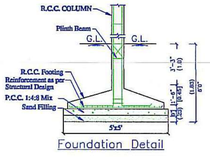
Solar Hot Water System Detail



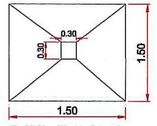
Endwall Foundation Detail



FOUNDATION PLAN



Foundation Detail



FOUNDATION PLAN

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY	ARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
	Existing	COMM.	RESI.	IND	SPEC.											
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.95	-	-	0.00	0.00	4.95	0
FIRST FLOOR	0.00	0.00	51.04	0.00	0.00	0.00	0.00	51.04	0.00	-	-	-	0.00	0.00	51.04	0
GROUND FLOOR	0.00	0.00	51.04	0.00	0.00	0.00	0.00	51.04	0.00	-	-	-	0.00	0.00	51.04	1
Total	0.00	0.00	102.08	0.00	0.00	0.00	0.00	102.08	0.00	4.95	-	-	0.00	0.00	107.03	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	03
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	02
W1	1.20	1.20	05
FW	1.50	1.20	01
W	1.80	1.20	03

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2016

PROJECT DETAIL

File No.:	COC/17916/24		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	3
Category :	Ordinary Bldg	Door No.:	--
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T. S. No. : 3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		78.14
PLOT AREA AS PER DOCUMENT		78.14
PLOT AREA AS PER SITE		78.22
PLOT AREA AS PER DRAWING		78.14
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	78.14
BALANCE AREA OF PLOT	(B)	78.14
NET AREA OF PLOT	(C)	78.14
NET BALANCE AREA OF PLOT	(D)	78.14
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		51.04
Total Proposed Coverage Area	(65.32%)	51.04
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	156.28
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	156.28
Residential FSI		102.08
Proposed Floor (FSI) Area		102.08
TOTAL PROPOSED FSI AREA		102.08
CONSUMED FSI		1.31
TOTAL PROP. BUILT UP AREA		107.03

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

For PAWAN CASTLES PRIVATE LIMITED

Director

SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER M.E.,MBA.,M.Sc.(Nat)
REGISTERED ENGINEER No.200282024
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur, CH-99.
Mob: 9444943507 / 9498385806

SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.

* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP. by rule	CAR (nos) REQD.
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP. by rule	Two WHEELER REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	4

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	4	7.20
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	19.70





பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மனுதாரர் நன்கள் வீட்டின் மாடிதீர் சேவிப்பு
முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No. 8948 of 2019 before the Madurai Bench of Madras High Court

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 4 , VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

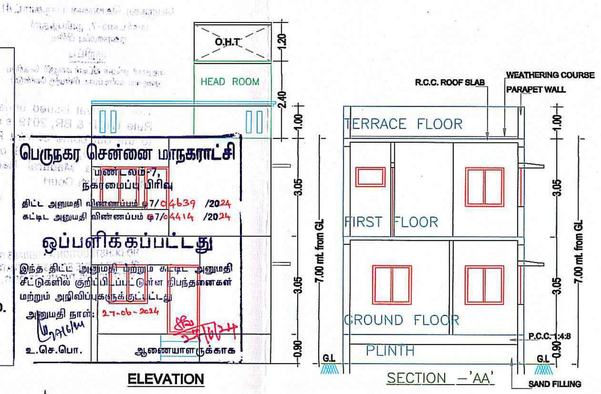
SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3
PLASTERING THE WALL IN C.M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR WALLS&CEILING

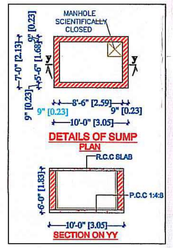
ELECTRICAL SPECIFICATIONS

1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

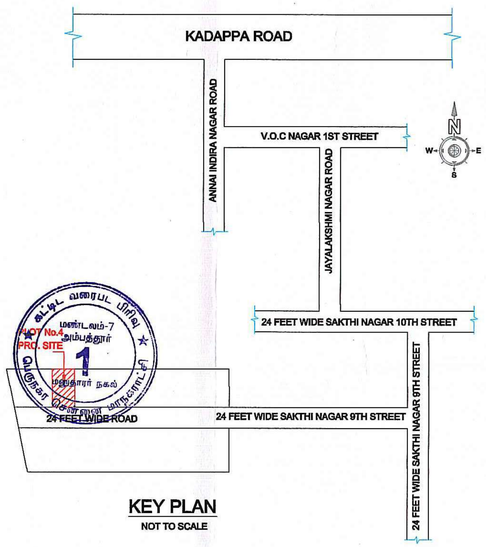
General Specification



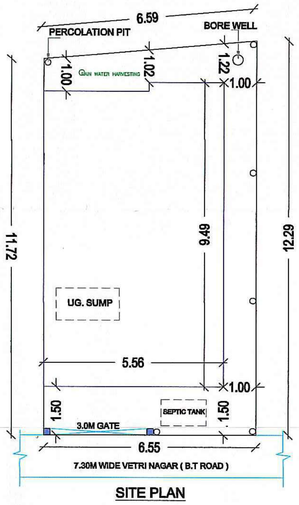
ELEVATION



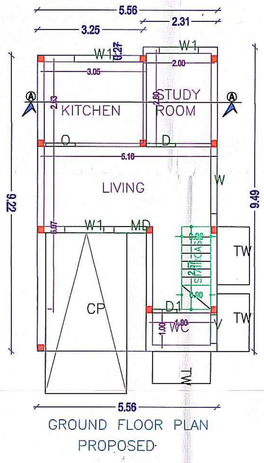
NOTE:-
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 06/10/2023

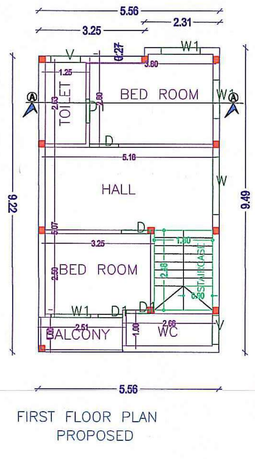


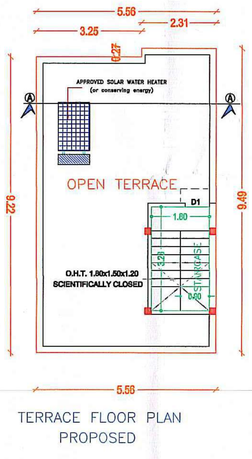
KEY PLAN
NOT TO SCALE

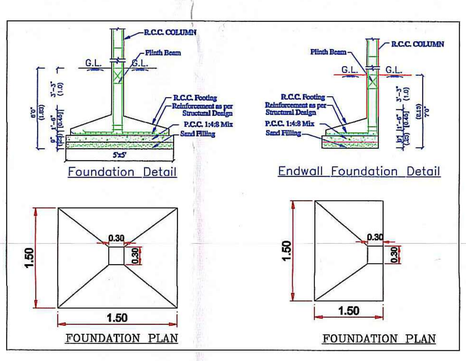


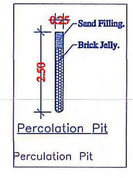
SITE PLAN

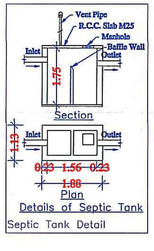


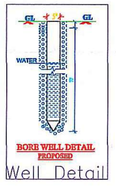


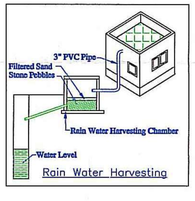


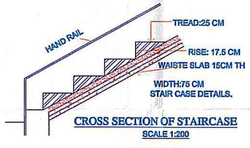




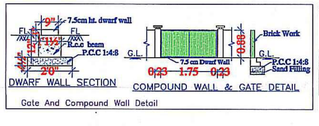


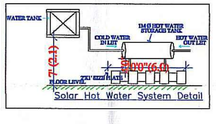






CROSS SECTION OF STAIRCASE
SCALE 1:200





FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY	ARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
	Existing	COMM.	RESI.	IND	SPEC.											
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.81	-	-	0.00	0.00	5.81	0
FIRST FLOOR	0.00	0.00	51.85	0.00	0.00	0.00	0.00	51.85	0.00	-	-	-	0.00	0.00	51.85	0
GROUND FLOOR	0.00	0.00	51.85	0.00	0.00	0.00	0.00	51.85	0.00	-	-	-	0.00	0.00	51.85	1
Total	0.00	0.00	103.70	0.00	0.00	0.00	0.00	103.70	0.00	5.81	-	-	0.00	0.00	109.51	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	03
W1	1.20	1.20	06
W	1.80	1.20	02

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2016

PROJECT DETAIL

File No.:	COC/8375/24		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	4
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		78.69
PLOT AREA AS PER DOCUMENT		78.69
PLOT AREA AS PER SITE		78.69
PLOT AREA AS PER DRAWING		78.69
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	78.69
BALANCE AREA OF PLOT	(B)	78.69
NET AREA OF PLOT	(C)	78.69
NET BALANCE AREA OF PLOT	(D)	78.69
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		51.85
Total Proposed Coverage Area	(65.89%)	51.85
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	157.38
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	157.38
Residential FSI		103.70
Proposed Floor (FSI) Area		103.70
TOTAL PROPOSED FSI AREA		103.70
CONSUMED FSI		1.32
TOTAL PROP. BUILT UP AREA		109.51

COLOR INDEX

- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED WORK (COVERAGE AREA)
- EXISTING (To be retained)
- EXISTING (To be demolished)

For PAWAN CASTLES PRIVATE LIMITED
Director.
SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER M.E.,MBA.,M.Sc.(Vol)
REGISTERED ENGINEER No.200282019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur,
Chennai -600 099.
Mob: 94449 43507 / 94863 65606
SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.
* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	CAR (nos) by rule	REQD.
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	TWO WHEELER by rule	REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	3

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	3	5.40
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	17.90



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மதுரார் அங்கன் வீட்டின் மழைநீர் சேகரிப்பு முறைகள் கண்டிப்பாக பின்பற்ற வேண்டும்

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No. 8948 of 2019 before the Madurai Bench of Madras High Court

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 5 , VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3

PLASTERING THE WALL IN C.M 1:4

OUTSIDE AND INSIDE IN 12 mm THICK

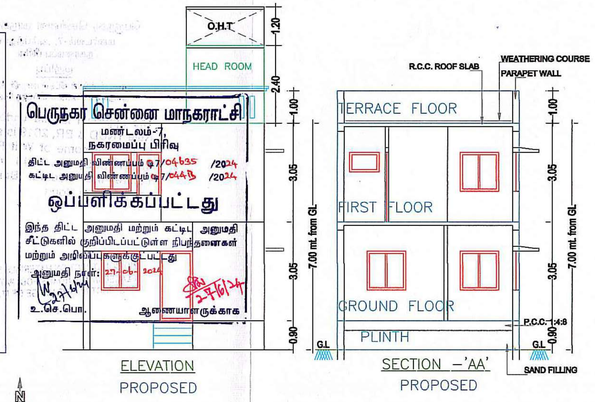
WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4

WHITE AND COLOUR WASHING FOR WALLS&CEILING

ELECTRICAL SPECIFICATIONS

1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification



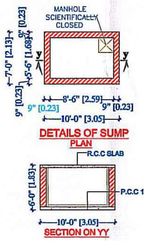
ELEVATION PROPOSED

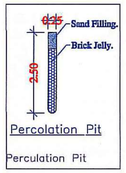
SECTION –'AA' PROPOSED

NOTE:-

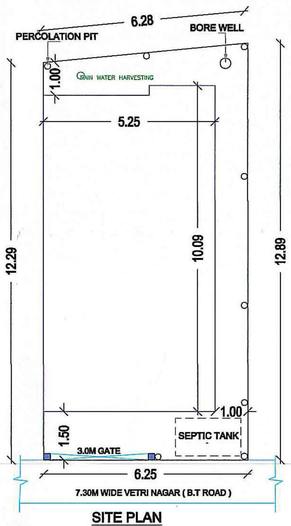
LAYOUT APPROVED No. SD/WDCN07/00457/2023

DATED:- 06/10/2023

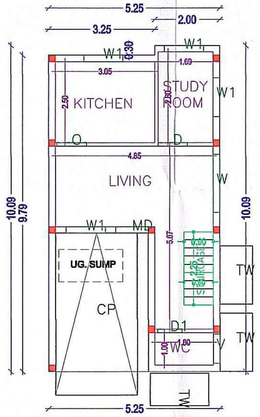




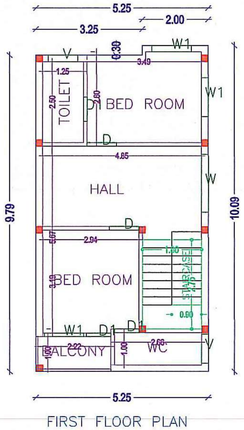
Perculation Pit



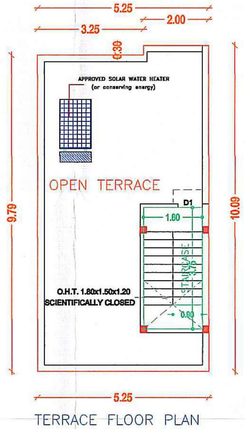
SITE PLAN



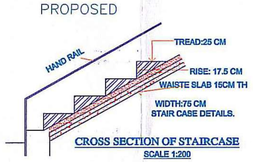
GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN PROPOSED

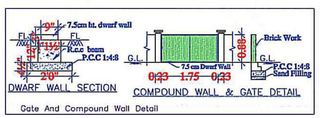


TERRACE FLOOR PLAN PROPOSED

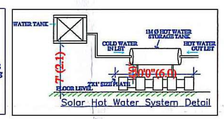


CROSS SECTION OF STAIRCASE

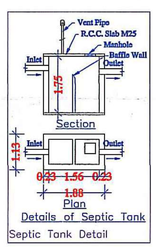
SCALE 1:200



Gate And Compound Wall Detail

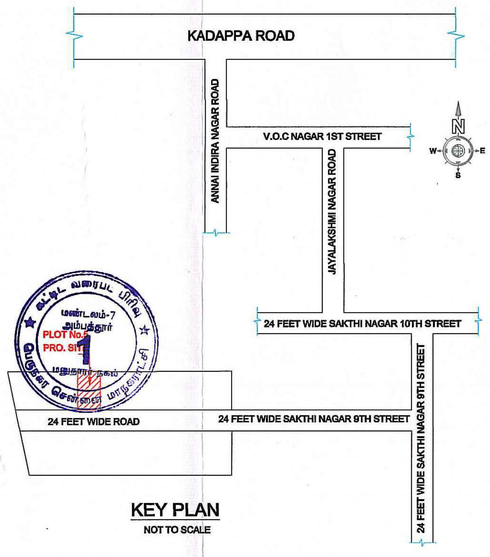


Solar Hot Water System Detail



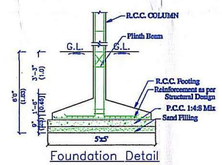
Details of Septic Tank

Septic Tank Detail

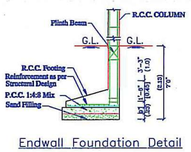


KEY PLAN

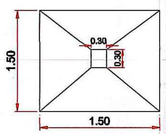
NOT TO SCALE



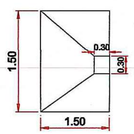
Foundation Detail



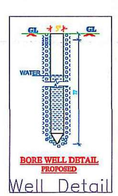
Endwall Foundation Detail



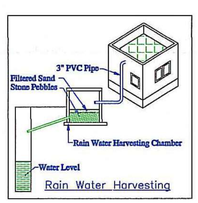
FOUNDATION PLAN



FOUNDATION PLAN



Well Detail



Rain Water Harvesting

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA Existing	COMM.	RESI.	IND	SPEC.	BALCONY	ARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.75	-	-	0.00	0.00	6.75	0
FIRST FLOOR	0.00	0.00	51.98	0.00	0.00	0.00	0.00	51.98	0.00	-	-	-	0.00	0.00	51.98	0
GROUND FLOOR	0.00	0.00	51.98	0.00	0.00	0.00	0.00	51.98	0.00	-	-	-	0.00	0.00	51.98	1
Total	0.00	0.00	103.95	0.00	0.00	0.00	0.00	103.95	0.00	6.75	-	-	0.00	0.00	110.70	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	03
W1	1.20	1.20	07
W	1.80	1.20	02

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2016

PROJECT DETAIL

File No.:	COC/8378/24		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	5
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		78.57
PLOT AREA AS PER DOCUMENT		78.57
PLOT AREA AS PER SITE		78.57
PLOT AREA AS PER DRAWING		78.70
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	78.57
BALANCE AREA OF PLOT	(B)	78.57
NET AREA OF PLOT	(C)	78.57
NET BALANCE AREA OF PLOT	(D)	78.57
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		51.98
Total Proposed Coverage Area	(66.16%)	51.98
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	157.14
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	157.14
Residential FSI		103.95
Proposed Floor (FSI) Area		103.95
TOTAL PROPOSED FSI AREA		103.95
CONSUMED FSI		1.32
TOTAL PROP. BUILT UP AREA		110.70

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

For PAWAN CASTLES PRIVATE LIMITED

Director

SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER M.E.,MBA.,M.Sc.(Wil)
REGISTERED ENGINEER No.202282/2019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur,
Chennai -600 099.
Mob: 94449 43507 / 94983 85906

SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.

* Percolation pits of 30centimeter diameter and 3 metres depth may be made and filled with broken bricks (or pebbles) for 2.85 metres and the top covered with perforated Reinforced Concrete Cement (R.C.C.) slab. These percolation pits may be made at intervals of 3 metres center to center along the plinth boundary. The rain water collected in the open terrace may be collected through a 150 millimetre PVC Poly Vinyl Chloride Pipe laid on the ground and may be allowed to fall in the percolation pits or into a open well through a seepage filter of 60cm x 60 cm (filter media broken bricks) provided before the open well which will improve the ground water level. A dwarf wall of 7.5 centimeter height is built across the entry and exit gates to retain water and allow it to percolate within.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	CAR (nos) by rule	REQD.
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	TWO WHEELER by rule	REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	3

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	3	5.40
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	17.90





பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மனுதார் தங்கள் வீட்டின் மாடிநீர் கேரிப்பு முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No. 8948 of 2019 before the Madurai Bench of Madras High Court

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

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.