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SHEET NO: 1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CONSULTING OFFICE & APARTMENT RESIDENTIAL BUILDING IN BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR & FORTH FLOOR, FIFTH FLOOR PLAN, AT S.F. NO: 603/4A, 604/1B2B, KATPADI VILLAGE, KATPADI TALUK, VELLORE DISTRICT.

ALL DIMENSIONS ARE IN METER. SCALE : 1:100

AREA DETAILS:-

SITE AREA AS PER PATTA — 1741.00 SQ.MT
SITE AREA AS PER DOCUMENT — 1703.00 SQ.MT
SUPER IMPOSED SITE AREA — 1703.00 SQ.MT

FLOOR DETAILS:-

FLOOR	RESIDENTIAL FSI AREA	OFFICE FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
BASEMENT FLOOR			1002.42 (PARKING)	1002.42
GROUND FLOOR		353.10	649.32 (PARKING)	1002.42
FIRST FLOOR	450.98	492.55	59.17	1002.70
SECOND FLOOR	922.68		68.48	991.16
THIRD FLOOR	922.68		68.48	991.16
FOURTH FLOOR	922.68		68.48	991.16
FIFTH FLOOR	922.68		68.48	991.16
HEAD ROOM			57.30	57.30
TOTAL AREA	4141.70	845.65	2042.13	7029.48

TOTAL FSI AREA = 4987.35 SQ.M

FLOOR SPACE INDEX = 4987.35 / 1703.00 = 2.03

PARKING DETAILS :-

I-RESIDENTIAL CAR PARKING :-

DWELLING UNIT ABOVE 75 SQ.Mt = 1 Car PARKING REQUIRED
TOTAL DWELLING UNIT ABOVE 75 SQ.Mt - 36 NOS
VISITOR'S PARKING 10 % - 04 NOS
CAR REQUIRED FOR RESIDENCE - 40 NOS ------ (1)

II-OFFICE CAR PARKING :-

EVERY 100 SQ.Mt = 1 Car PARKING REQUIRED
845.65/100 = 8.45 SQ.MT ------ 9 NOS
VISITOR'S PARKING 10 % - 01 NO
CAR REQUIRED FOR OFFICE - 10 NOS ------ (2)

RESIDENTIAL + OFFICE CAR PARKING REQUIRED = 45 + 5PCP = 50 NOS
TOTAL CAR PARKING PROVIDED = 45 + 5PCP = 50 NOS

I-OFFICE TWO WHEELER PARKING :-

EVERY 25.00 SQ.Mt = 1 TWO WHEELER PARKING REQUIRED
845.65/25 = 33.82 SQ.MT ---------- 34 NOS
VISITOR'S PARKING 10 % - 04 NOS
TWO WHEELER REQUIRED - 38 NOS
TOTAL TWO WHEELER PROVIDED - 40 NOS

DWELLING DETAILS:-

FLOOR	DWELLING REFERENCE	DWELLING SQ.MT
FIRST FLOOR	1A	161.09
	1B	129.77
	1C	96.16
SECOND FLOOR	2A	160.07
	2B	134.15
	2C	96.06
	2D	94.59
	2E	120.17
	2F	115.84
	2G	114.69
THIRD FLOOR	3A	160.07
	3B	134.15
	3C	96.06
	3D	94.59
	3E	120.17
	3F	115.84
	3G	114.69
FOURTH FLOOR	4A	160.07
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	4C	96.06
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	4E	120.17
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	4G	114.69
FIFTH FLOOR	5A	160.07
	5B	134.15
	5C	96.06
	5D	94.59
	5E	120.17
	5F	115.84
	5G	114.69

JOINERIES:-

		Sq.mt
GD	GLASS DOOR	1.52 X 2.13
MD	DOOR	1.22 X 2.13
D	DOOR	1.05 X 2.13
D1	DOOR	0.09 X 2.13
LD	LIFT DOOR	1.22 X 2.13
GW	GRILL WINDOW	1.83 X 1.83
W	WINDOW	1.83 X 1.83
V	VENTILATOR	0.91 X 0.61

NOTE :-

(1) — FIRE EXTINGUISHER
CRD — MECHANICAL VENTILATION

Reference:

For Bath and wash seperate pipeline is to be provided and directly connected to the STP Plant for recycling purpose.

Note:

Owner's Boundary shown in Green ------
Proposed Construction area shown in Red ------
Drive way shown in Brown ------
Existing road shown in Yellow ------

ELEVATION

SECTION A-B

BASEMENT FLOOR PLAN

SITE CUM STILT FLOOR PLAN

Technical Concurrence in Rec No: 15662/22/A2/DTCP, Sheet no: 1/2
Dt: 16.11.2022 is given

for DIRECTOR OF TOWN AND COUNTRY PLANNING

ARCHITECT / REGISTERED ENGINEER

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Deputy Director of Town and Country Planning (Rtd.),
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ARCHITECT / REGISTERED ENGINEER

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REGISTERED STRUCTURAL ENGINEER

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VALLALAR, VELLORE - 632 009.
Mobile : 9788220994, 95004 22003

SHEET NO:2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF CONSULTING OFFICE & APARTMENT RESIDENTIAL BUILDING IN BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR & FORTH FLOOR, FIFTH FLOOR PLAN,

AT S.F. NO: 603/4A, 604/1B2B, KATPADI VILLAGE, KATPADI TALUK, VELLORE DISTRICT.

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FIFTH FLOOR	922.68		68.48	991.16
HEAD ROOM			57.30	57.30
TOTAL AREA	4141.70	845.65	2042.13	7029.48

TOTAL FSI AREA = 4987.35 SQ.M

FLOOR SPACE INDEX = 4987.35 / 1703.00 = 2.93

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NOTE :-

FIRE EXTINGUISHER
MECHANICAL VENTILATION

Reference:
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Note:
Owner's Boundary shown in Green ------
Proposed Construction area shown in Red ------
Drive way shown in Brown ------
Existing road shown in Yellow ------

ARCHITECT / REGISTERED ENGINEER :

Er. D. THIRUGNANASAMBANDAM, B.E.(Civil), M.Tech.(Structure Engg.), M.I.E.,
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VALLALAR, VELLORE - 632 115.
Mobile : 9788220656, 95004 64883.

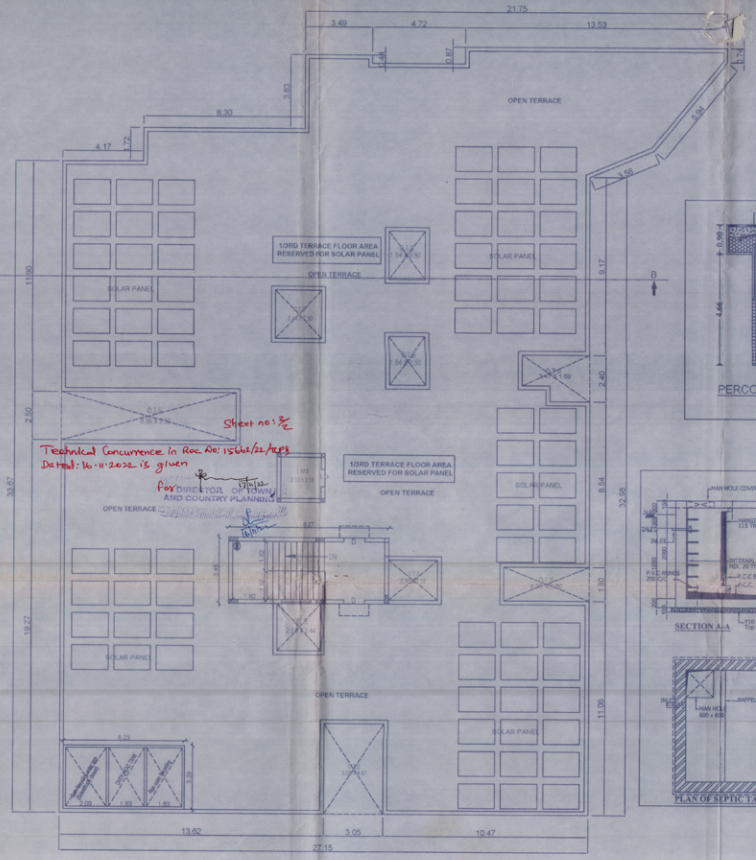
REGISTERED STRUCTURAL ENGINEER :

DWELLING DETAILS:-

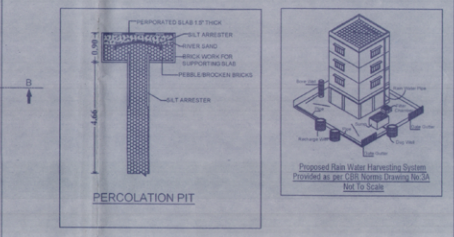
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	3D	94.59		5G	114.69
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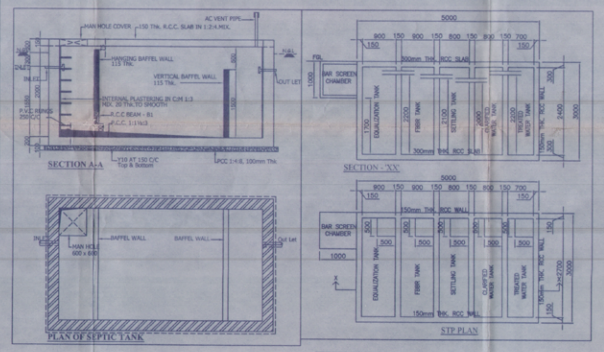


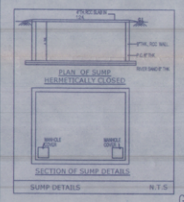
TERRACE FLOOR PLAN

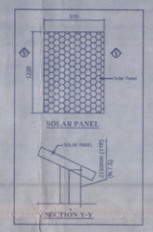


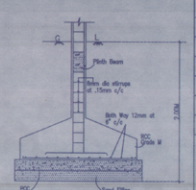
PERCOLATION PIT

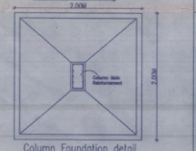
Proposed Rain Water Harvesting System Provided as per CMA Norms/ Drawing No.3A Not To Scale



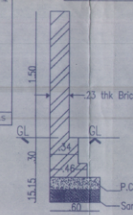




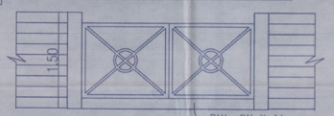




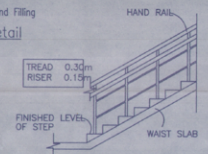
Column Foundation detail
Plan of Footing



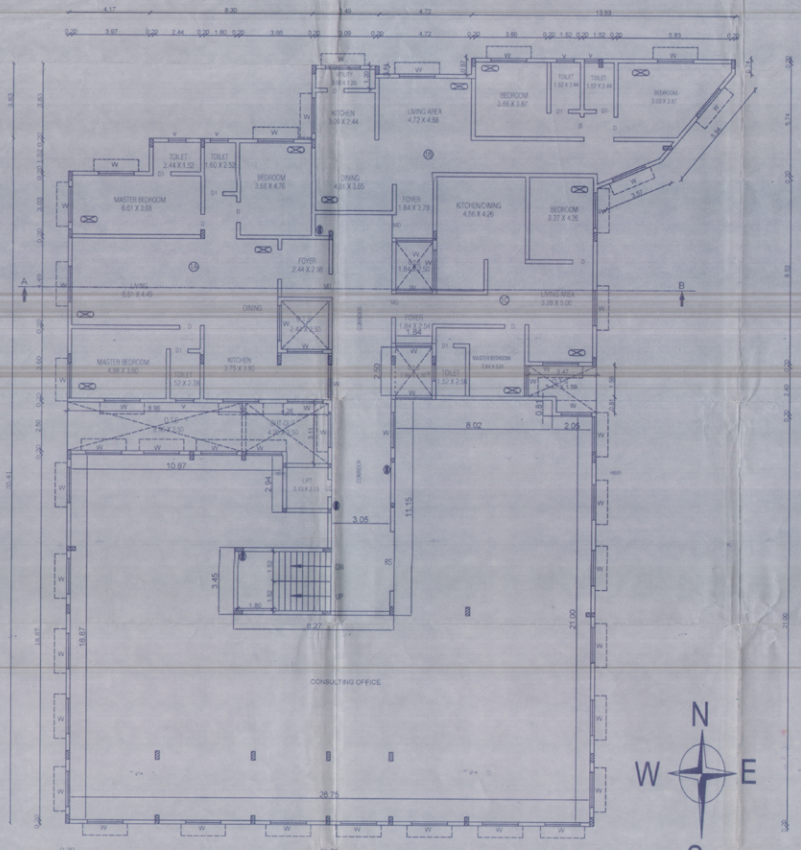
CompoundWall detail



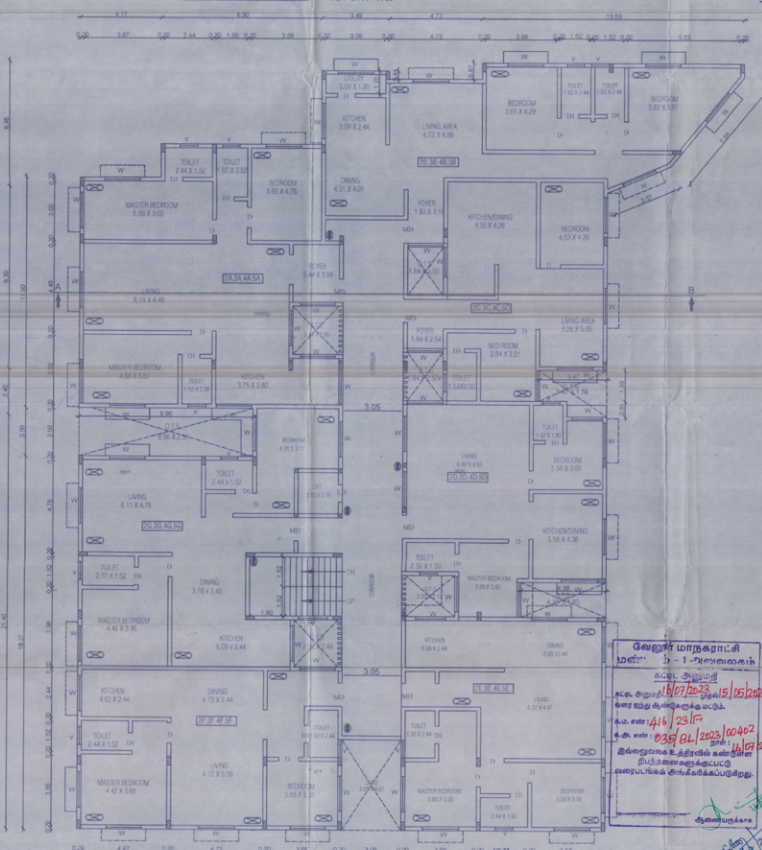
GATE DETAIL



STAIRCASE DETAIL



PRO. FIRST FLOOR PLAN



TYPICAL - SECOND, THIRD, FOURTH, FIFTH FLOOR PLAN

N
W E
S

SPECIAL CONDITION
Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. However Planning Permissions is issued subject to the condition that the applicant / developer and also the Architects / Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction

* The Tamil Nadu Government in G.O.Ms No. 112, Housing and Urban Development Department dated: 22-6-2017 have approved the Tamil nadu Real Estate (Regulation & Development) Act 2016, The Promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment of building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority.

கட்டிடங்கள் நடைபாதை இடத்தில் பொதுமக்கள் அனைவருக்கும் தெரியும் வகையில் பலகையில் வரைக்க கட்டிட விதிகளின் படி தனிப் படிப்பு வித்தம் (FSI) நிறுவிக்கள் (SET BACK) வாகன நிறுத்தம் மற்றும் பல நிறுவப்படுகிறக் வேண்டும்.

Reference:
For Bath and wash seperate pipeline is to be provided and directly connected to the STP Plant for recycling purpose.

Note:
Owner's Boundary shown in Green ------
Proposed Construction area shown in Red ------
Drive way shown in Brown ------
Existing road shown in Yellow ------

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Er. D. THIRUGNANASAMBANDAM, B.E.(Civil), M.Tech.(Structure Engg.), M.I.E.,
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Deputy Director of Town and Country Planning (DD, T&CP)

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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