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Official Property Record



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NO-1 ONE

P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/DP/URB/N/0308/2022
Dated.21.05.2022.

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

பெருநகர சென்னை மாநகராட்சி, பனித்துறை
கட்டட அனுமதி எண்: CEPA/1301/07/00250/2023
நாள்: 11/07/2023 வார்டு: 083
ஒப்பளிக்கப்பட்டது
உ.செ.பொ.
ஆணையருக்காக

AS PER SITE 44.45M
AS PER FMB 44.40M
AS PER SITE 8.73M
0.36M
AS PER FMB 29.30M
AS PER SITE 20.93M
AS PER FMB 47.40M
AS PER SITE 47.76M
AS PER SITE 1.63M
1.71M As per FMB
AS PER FMB 29.80M
AS PER FMB 29.20M
AS PER SITE 40.72M
AS PER FMB 11.40M

PERCULATION PIT
Sewage Treatment Plant Scientifically closed Hermatically Sealed 15.0 X 3.0M
RAINWATER UG SUMP 5.0x3.3x2.0m 37,000 LTS CAPACITY
EXTENDED BASEMET FLOOR LINE
3.0m Wide Drive Way
+ 12.850 lvl
FIRE ESCAPE STAIRCASE
Drivers Bath 1.91x1.22 +0.91 lvl
Lift 8'0"x6'0"
Lift 6'3"x6'6"
Servant W.C 1.91x1.22 +0.91 lvl
Hand rail provided for Physically handicapped size 75 cm x 90 cm
DRINKING WATER SUMP 7.6X3.3X2.5M 63,000 LTS CAPACITY
Generator Room 3.01x5.75
Exhaust Fan
Meter Room 3.41x2.93
Drivers wc 1.91x1.22 +0.91 lvl
Electrical Transformer Room 4.04x6.52
Rs
Ramp 1:8 Existing Basement level to Ground level 19.52 M LONG & 2.4 M HIGH RAMP
Ramp Out
Ramp IN
Ramp 1:8 Existing ground level to Basement level 19.52 M LONG & 2.4 M HIGH RAMP
SULLAGE WATER UG SUMP 5.0x3.3x2.0m 37,000 LTS CAPACITY
SOLID WASTE WATER STORAGE TANK
Weather Both
IN
ENTRY
OUT
EXIT
5.0m wide sliding Gate 7.5cm height Dwarf wall
WATER CANAL ROAD 60.0m ROAD

SITE CUM STILT FLOOR PLAN

PRO SITE
Aavin Hi-tech Parlour
WATER CANAL ROAD 60.0m ROAD
LOCATION PLAN DETAILS
Not To Scale

SECTION OF METRO WATER SUMP
PLAN OF DRINKING WATER SUMP
SECTION OF SUMP
TYPICAL PLAN OF SUMP RAIN WATER
SECTION OF SUMP
TYPICAL PLAN OF SUMP SULLAGE WATER
Proposed Rain Water Harvesting System Provided As Per CBE Norms Drawing NO:3A (Not to Scale)
To motar connection
P.V.C. pipe
15 Dia BORE WELL P.V.C. pipe
BORE WELL DETAIL (NOT TO SCALE)

RC DET OF PILE (500Ø)
L.S OF PILE(Typ.)
(TYP. NUM DET. OF PILE, PILE CAP & COLUMN)
L.S OF COLUMN

Perforated Slab 1½" Thick
Silt Arrester
River Sand
Brick work for Supporting slab
Pebble/Broken Bricks
Silt Arrester
PERCOLATION PIT

SECURITY CABIN SCALE 1:100
PLAN
SECTION -00
ELEVATION

DWARF WALL DETAILS
SOLAR HOT WATER SYSTEM DETAIL NOT TO SCALE
PROPOSED COMPOUND WALL
ENTRANCE GATE (NOT TO SCALE)
TYPICAL FOUNDATION DETAIL

SHEET NO :1/6

SPECIFICATION

FOUNDATION	R.C.COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT
SUPER STRUCTURE:	R.C.C. COLUMN, R.C.C. SLABS AND BEAMS WITH BRICK WALLS.
WALLS	BRICK WORK WITH 1:3 PLASTERING
FLOORINGS:	GRANO AND GRANAMITE AS SPECIFIED
FINISHES:	INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED AGGREGATE FINISH
ROOF:	1:2:4 R.C.C. SLAB.
WOOD WORK	TEAK AND COUNTRY WOOD.

	SCHEDULE OF JOINERY	SIZES OF JOINERY [SQ.M]	[SQ.FT]
MD	T.W MAIN DOOR TO DETAIL	1.07Mx2.13M	3'6"X7'0"
FD	T.W FRENCH DOOR TO DETAIL	2.44Mx2.13M	8'0"X7'0"
D	C.W DOOR TO DETAIL	0.91Mx2.13M	3'0"X7'0"
D1	C.W DOOR TO DETAIL	0.76Mx2.13M	2'6"X7'0"
W1	C.W GLAZED WINDOW TO DETAIL	1.83Mx1.37M	6'0"X4'6"
W	C.W GLAZED WINDOW TO DETAIL	1.22Mx1.37M	5'0"X4'6"
W2	C.W GLAZED WINDOW TO DETAIL	1.143Mx1.37M	2'0"X4'6"
V	C.W GLAZED VENTILATOR TO DETAIL	0.61Mx1.37M	2'0"X2'0"
O	OPENING	0.91Mx2.13M	3'0"X7'0"

COLOUR INDEX

PROPOSED ☐ SITE ☐ ROAD ☐

THE PLAN SHOWING PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTAL BUILDING WITH EXTENDED BASEMENT(PARKING) + STILT FLOOR(PARKING)+ 10 FLOORS + 11TH FLOOR PART RESIDENTIAL BUILDING WITH 63 DWELLING UNITS AT S.NO: 613/2C & 610B/2, T.S.NO 110/9 & 111/21, BLOCK NO 19,WARD NO E OF KORATTUR VILLAGE AMBATHUR TALUK, WITHIN GREATER CHENNAI CORPORATION.

ZONE:VII DIV: 87

SCALE : 1"=8'0"(1: 100)

AREA STATEMENT IN SQM

AS PER PATTA 2228.00 SQM
AS PER DOCUMENT 2226.22 SQM

FLOOR	F.S.I AREA IN SQM
BASEMENT	55.76
STILT PART	75.51
FIRST FLOOR	681.76
SECOND FLOOR	681.76
THIRD FLOOR	681.76
FOURTH FLOOR	681.76
FIFTH FLOOR	681.76
SIXTH FLOOR	681.76
SEVENTH FLOOR	681.76
EIGHT FLOOR	681.76
NINETH FLOOR	681.76
TENTH FLOOR	681.76
ELEVENTH FLOOR	402.67
TOTAL BUILTUP AREA	7351.54 Sqm

FSI : 3.302
PLOT COVERAGE : 30.907%
DWELLING UNITS : 63

REQUIRED CAR PARKING : 69 NOS
PROVIDED CAR PARKING : 69 NOS

SIGNATURE OF OWNER/GPA

N. KARTHIKEYAN, B.E., (Civil), M.I.E.
CMDA Reg. No. : Senior Inspector
Chartered Engineer (M-1644942/19)
No.15, Flat-B, Sri Ayyan Illam, 1st Floor,
1st Street, Narasimman Nagar,
Ramapuram, Chennai - 600 089.
Mobile : 98842 42633
Email : karthikeyan.nick@gmail.com

STRUCTURAL ENGINEER

K. Cheralathan B Arch, M L Arch
RA/GR.I/19/03/087 (CMDA)
Cheralathan Associates
13 Santhi Enclave, 25, Venkatakrishna Road
R.A. Puram, Chennai - 600 028.
cheral.ca@gmail.com / Mobile : 99410 75430

REGISTERED ARCHITECT

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/URB-I/0306/2022
Dated. 21/05/2023

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

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CERTIFICATION 07/0289/2023
நாள் 11/07/2023 வார்டு D 83
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. 11/7/23
ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி 1 மணலி நகல்

AS PER SITE 44.45M
AS PER FMB 44.40M
AS PER SITE 8.73M
0.36M
AS PER FMB 29.30M
AS PER SITE 20.93M
AS PER FMB 47.40M
AS PER SITE 47.76M
1.71M
AS PER SITE 1.63M
AS PER FMB 11.40M
AS PER FMB 29.80M
AS PER FMB 29.20M
AS PER SITE 40.72M
WATER CANAL ROAD
60.0m ROAD

3.0m Wide Drive Way
FIRE ESCAPE STAIRCASE
Hand rail provided for Physically handicapped size 75 cm x 90 cm.
Lift 8'0"x6'0"
Lift 6'3"x6'6"
MECHANICAL VENTILATION
Ramp 1:8 Existing Baserlent level to Ground level
Ramp Out
Ramp IN
Ramp 1:8 Existing ground level to Basement level
FIRE RESERVE UG SUMP CAPACITY: 70000 SIZE: SWD (+0.90m FB)
RAW WATER UG SUMP CAPACITY: 28000 SIZE: 3.00 X 3.40 X 2.75m SWD (+0.90m FB)
PUMP ROOM

BASEMET FLOOR PLAN

PLAN OF u=FIRE FIGHTING SUMP

SHEET NO :2/6

SPECIFICATION

FOUNDATION	R.C.COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT
SUPER STRUCTURE:	R.C.C. COLUMN, R.C.C. SLABS AND BEAMS WITH BRICK WALLS.
WALLS	BRICK WORK WITH 1:3 PLASTERING
FLOORINGS:	GRANO AND GRANAMITE AS SPECIFIED
FINISHES:	INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED AGGREGATE FINISH
ROOF:	1:2:4 R.C.C. SLAB.
WOOD WORK	TEAK AND COUNTRY WOOD.

	SCHEDULE OF JOINERY	SIZES OF JOINERY [SQ.M]	[SQ.FT]
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COLOUR INDEX

PROPOSED SITE ROAD

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ZONE:VII DIV: 87

SCALE : 1"=8'0"(1: 100)

SIGNATURE OF OWNER/GPA

N. KARTHALA, M.E.(Struc.Engg.), Ltd
CMDA Reg. No : SE/Struc-0/19/0012
Chartered Engineer (M-1644642/19)
No.15, Flat-B, Sri Ayyan Illam, 1st Floor,
1st Street, Narasimman Nagar,
Ramapuram, Chennai - 600 089
Mobile : 98842 46033
Email : nkarthalan1985@gmail.com

STRUCTURAL ENGINEER

A. Cheralathan B Arch, M L Arch
RA/GR.I/19/03/087 (CMDA)
Cheralathan Associates
13 Santh.. Enclave, 25, Venkatakrishna Road,
R.A. Puram, Chennai - 600 028.
[illegible]@gmail.com / Mobile : 98410 73430

REGISTERED ARCHITECT

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

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/TPP/HPB.IV/0306/2022
Dated. 31/05/2023

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CE/2023/01/00250/2023
நாள். 11/07/2023 வார்டு 083
ஒப்பளிக்கப்பட்டது
உதவி/செயற்பொறியாளர்
உதவி/செயற்பொறியாளர்
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ஆணையருக்காக

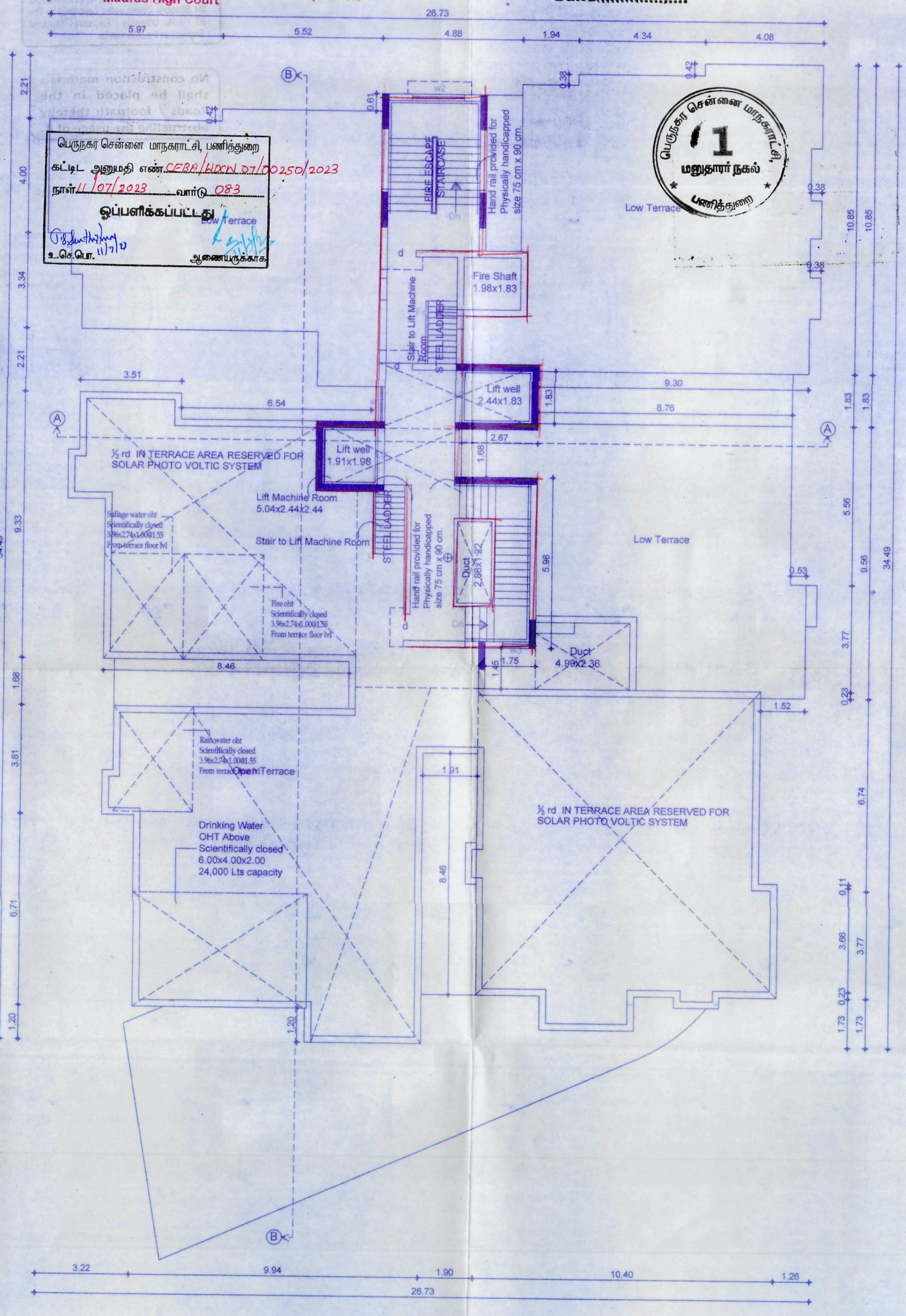
Open Terrace @ First Floor Level
Open Terrace @ First Floor Level
Open Terrace @ First Floor Level

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

P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PPP/HRB/N/0306/2022
Dated. 31/05/2023

பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண். CERA/WDCN 07/00250/2023
நாள் 11/07/2023 வார்டு 083
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. 11/7/23 ஆணையருக்காக

பெருநகர சென்னை மாநகராட்சி, 1 மண்டலம் பணித்துறை



TERRACE FLOOR PLAN

SPECIFICATION

SHEET NO :4/6

FOUNDATION	R.C.COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT
SUPER STRUCTURE:	R.C.C. COLUMN, R.C.C. SLABS AND BEAMS WITH BRICK WALLS.
WALLS	BRICK WORK WITH 1:3 PLASTERING
FLOORINGS:	GRANO AND GRANAMITE AS SPECIFIED
FINISHES:	INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED AGGREGATE FINISH
ROOF:	1:2:4 R.C.C. SLAB.
WOOD WORK	TEAK AND COUNTRY WOOD.

	SCHEDULE OF JOINERY	SIZES OF JOINERY [SQ.M]	[SQ.FT]
MD	T.W MAIN DOOR TO DETAIL	1.07Mx2.13M	3'6"X7'0"
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COLOUR INDEX

PROPOSED SITE ROAD

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ZONE:VII DIV: 87

SCALE : 1"=8'0"(1: 100)

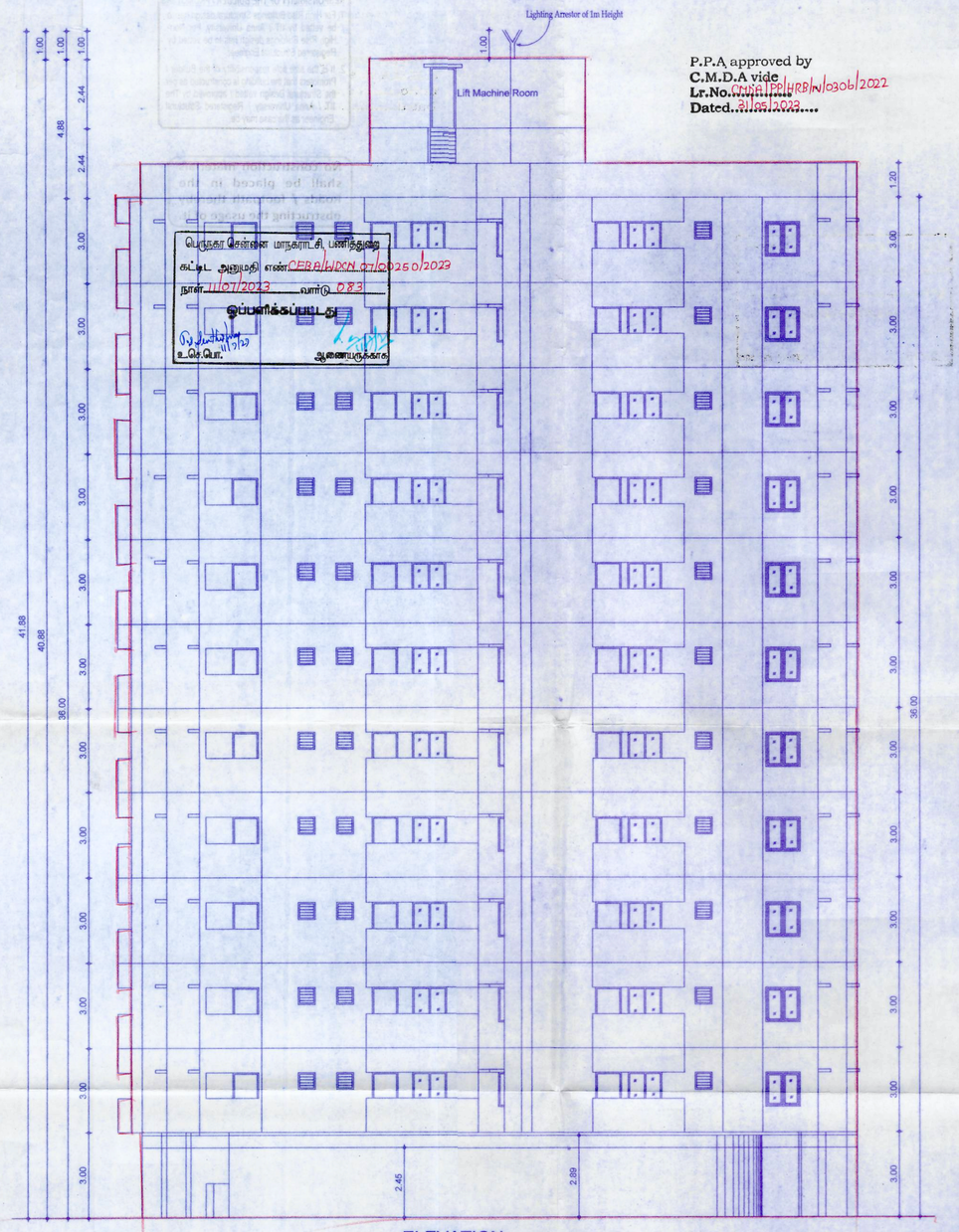
SIGNATURE OF OWNER/GPA

N. KARIKALAN, M.E.,(Struc.Engg.), MIE
CMDA Reg. No : SE/CR-I/19/03/012
Chartered Engineer (M-1644542/19)
No.15, Flat-B, Sri Ayyan Illam, 1st Floor,
1st Street, Narasimman Nagar,
Ramapuram, Chennai - 600 089
Mobile : 98942 45633
Email : nkarikalan1985@gmail.com
STRUCTURAL ENGINEER

K. Cheralathan B Arch, M L Arc.
RA/GR.I/19/03/087 (CMDA)
Cheralathan Associates
13 Santhi Enclave, 25, Venkatakrishna Road
R.A. Puram, Chennai - 600 028.
cheral.ca@gmail.com / Mobile : 98410 79430
REGISTERED ARCHITECT

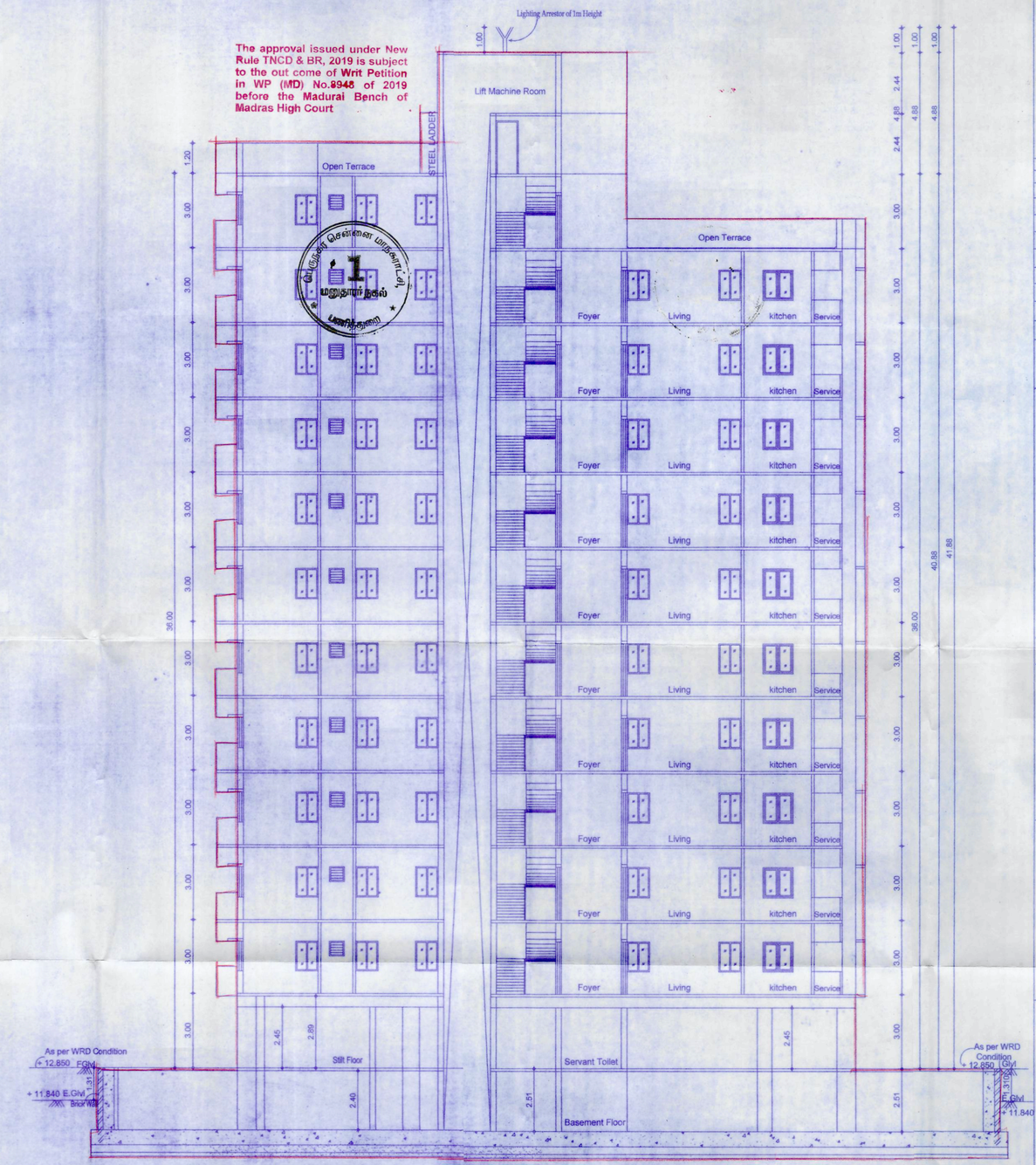
P.P.A approved by
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Lr.No.CMDA/PP/HRBN/0306/2022
Dated.31/05/2023....

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பெருநகர சென்னை மாநகராட்சி பணித்துறை
கட்டிட அனுமதி எண்:CERA/19004/2020/2023
நாள்:11/07/2023 வார்டு 083
ஒப்புளிக்கப்பட்டது
உ.செ.பொ. ஆணையருக்காக

ELEVATION



SECTION ON 'AA'

SHEET NO :5/6

SPECIFICATION

FOUNDATION	R.C.COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT
SUPER STRUCTURE:	R.C.C. COLUMN, R.C.C. SLABS AND BEAMS WITH BRICK WALLS.
WALLS	BRICK WORK WITH 1:5 PLASTERING
FLOORINGS:	GRANO AND GRANAMITE AS SPECIFIED
FINISHES:	INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED AGGREGATE FINISH
ROOF:	1:2:4 R.C.C. SLAB.
WOOD WORK	TEAK AND COUNTRY WOOD.

	SCHEDULE OF JOINERY.	SIZES OF JOINERY [SQ.M]	[SQ.FT]
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V	C.W GLAZED VENTILATOR TO DETAIL	0.61Mx1.37M	2'0"X2'0"
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COLOUR INDEX

PROPOSED , SITE , ROAD

THE PLAN SHOWING PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTAL BUILDING WITH EXTENDED BASEMENT (PARKING) + STILT FLOOR (PARKING)+ 10 FLOORS + 11TH FLOOR PART RESIDENTIAL BUILDING WITH 63 DWELLING UNITS AT S.NO: 613/2C & 610B/2, T.S.NO 110/9 & 111/21, BLOCK NO 19,WARD NO E OF KORATTUR VILLAGE AMBATHUR TALUK, WITHIN GREATER CHENNAI CORPORATION.

ZONE:VII DIV: 87

SCALE : 1"=8'0"(1: 100)

SIGNATURE OF OWNER/GPA

N. KARTHIK M.E. (Struc.Engg.), MIE
Chartered Engineer (M-164454/19)
No.1C, Flat-B, Sri Ayyan Illam, 1st Floor,
1st Cross, Narasimman Nagar,
Ramapuram, Chennai - 600 089
Phone : 89942 45833

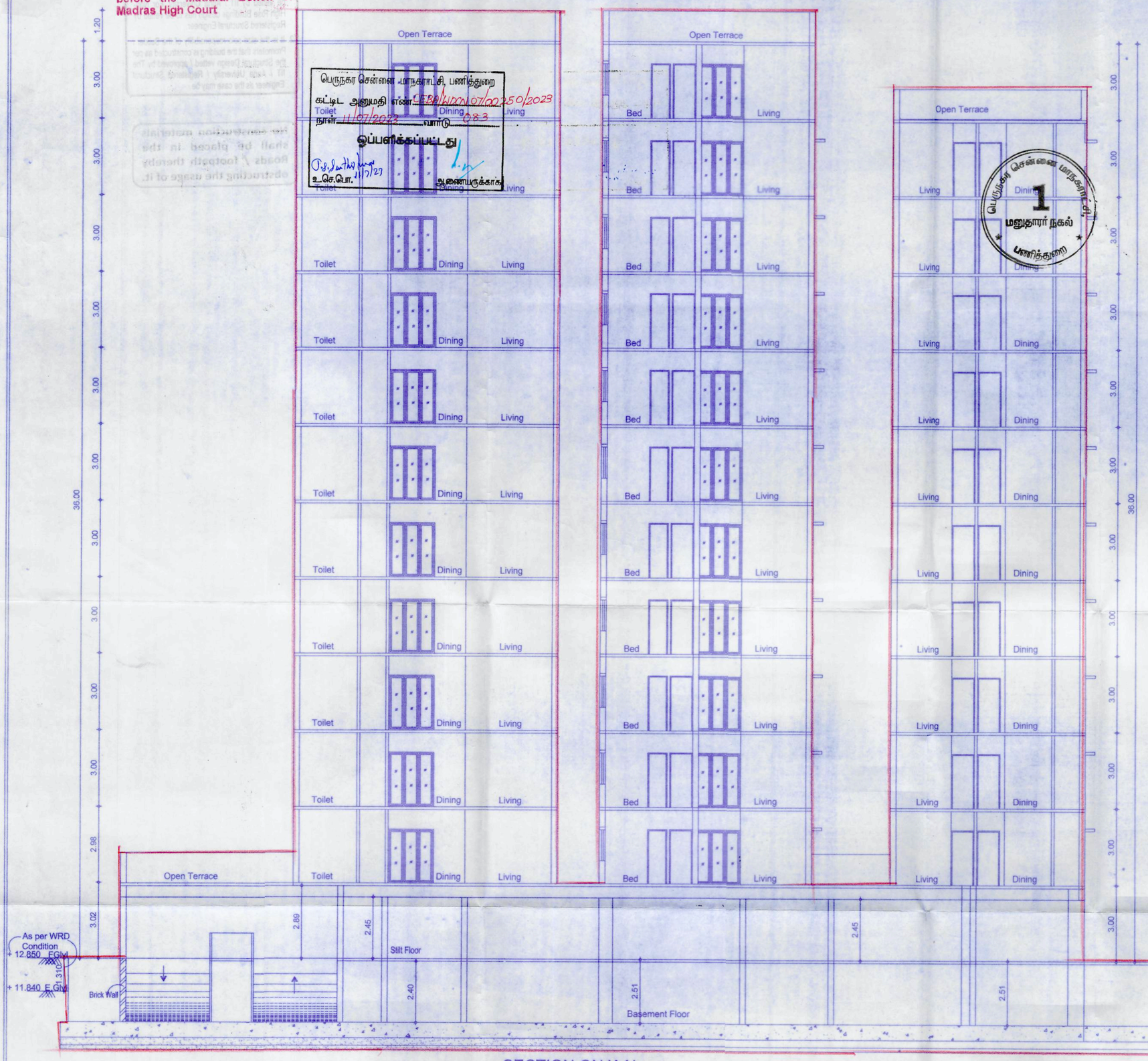
STRUCTURAL ENGINEER

K. Cheralathan B Arch, M L Arch
RA/GR.I/19/03/067 (CMDA)
Cheralathan Associates
13 Santhi Enclave, 25, Venkatakrishna Road,
R.A. Puram, Chennai - 600 028.
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REGISTERED ARCHITECT

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P.P.A approved by
C.M.D.A vide
Lr.No. CMDA/PP/HRB/N/030b/2022
Dated 31/05/2023



பெருநகர சென்னை மாநகராட்சி, பணித்துறை
கட்டிட அனுமதி எண்: CEB/11220/07/2023 50/2023
நாள் 11/07/2023 வாரம் 083
ஒப்பளிக்கப்பட்டது
உ.செ.பொ. 11/7/23
அனைபருக்காக

பெருநகர சென்னை மாநகராட்சி
1
மணுதாரர் நகல்
பணித்துறை

SECTION ON 'AA'

SHEET NO :6/6

SPECIFICATION

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SUPER STRUCTURE:	R.C.C. COLUMN, R.C.C. SLABS AND BEAMS WITH BRICK WALLS.
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FLOORINGS:	GRANO AND GRANAMITE AS SPECIFIED
FINISHES:	INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED AGGREGATE FINISH
ROOF:	1:2:4 R.C.C. SLAB.
WOOD WORK	TEAK AND COUNTRY WOOD.

	SCHEDULE OF JOINERY	SIZES OF JOINERY [SQ.M]	[SQ.FT]
MD	T.W MAIN DOOR TO DETAIL	1.07Mx2.13M	3'6"X7'0"
FD	T.W FRENCH DOOR TO DETAIL	2.44Mx2.13M	8'0"X7'0"
D	C.W DOOR TO DETAIL	0.91Mx2.13M	3'0"X7'0"
D1	C.W DOOR TO DETAIL	0.76Mx2.13M	2'6"X7'0"
W1	C.W GLAZED WINDOW TO DETAIL	1.83Mx1.37M	6'0"X4'6"
W	C.W GLAZED WINDOW TO DETAIL	1.22Mx1.37M	5'0"X4'6"
W2	C.W GLAZED WINDOW TO DETAIL	1.143Mx1.37M	2'0"X4'6"
V	C.W GLAZED VENTILATOR TO DETAIL	0.61Mx1.37M	2'0"X2'0"
O	OPENING	0.91Mx2.13M	3'0"X7'0"

COLOUR INDEX

PROPOSED SITE ROAD

THE PLAN SHOWING PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTAL BUILDING WITH EXTENDED BASEMENT (PARKING)+ STILT FLOOR (PARKING) + 10 FLOORS + 11TH FLOOR PART RESIDENTIAL BUILDING WITH 63 DWELLING UNITS AT S.NO: 613/2C & 610B/2, T.S.NO 110/9 & 111/21, BLOCK NO 19,WARD NO E OF KORATTUR VILLAGE AMBATHUR TALUK, WITHIN GREATER CHENNAI CORPORATION.

ZONE:VII DIV: 87

SCALE : 1"=8'0"(1: 100)

SIGNATURE OF OWNER/GPA

N. KANNAN, B.E., M.E.(Struc.Engg.), MIE
CMDA Reg. No : S/SOR-I/19/03/012
Chartered Engineer (M-1644542/19)
No.15, Flat-B, Sri Ayyan Illam, 1st Floor,
1st Street, Narasimman Nagar,
Ramapuram, Chennai - 600 089.
Mobile : 98842 45833
Email : nkannan1965@gmail.com

STRUCTURAL ENGINEER

K. Cheralathan B.Arch, M.L.Arch.
RA/GR.I/19/03/087 (CMDA)
Cheralathan Associates
13 Santhi Enclave, 25, Venkatakrishna Road
R.A. Puram, Chennai - 600 028.
cheral.ca@gmail.com / Mobile : 98410 79430

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Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

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

hello@verified.realestate
+91 9996 12 9996
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