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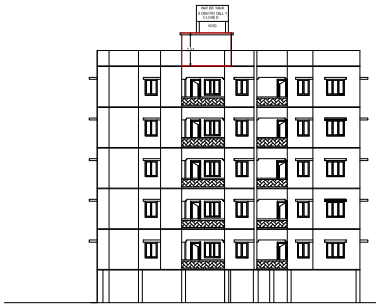
Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

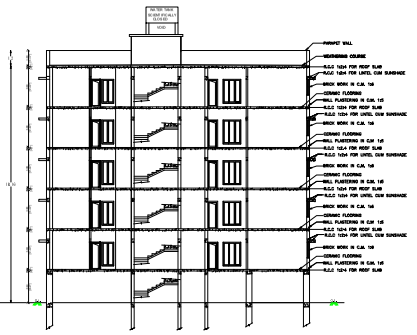


PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT SURVEY No. 244/3A1, PATTA No. 1153, PLOT Nos. 50, 51 & 52, "ROYAL AVENUE", VILLAGE No. 07, KARANAIPUDUCHERY, VANDALUR TALUK, CHENGALPATTU DISTRICT.

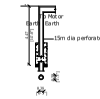
SCALE :- 1 INCH = 8 FEET (OR) 1:100



FRONT ELEVATION

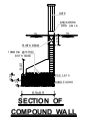


SECTION ON "RC"

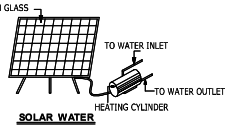


PLAN

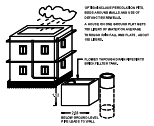
BORE WELL DETAIL



SECTION OF COMPOUND WALL AND GATE



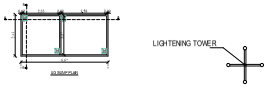
SOLAR WATER HEATING SYSTEM



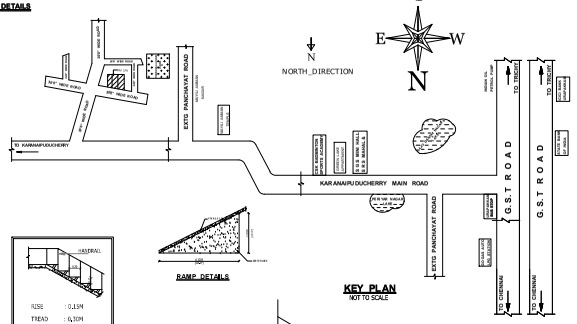
BORE (OR) WELL AND RAIN WATER STORAGE DETAILS

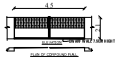


DWARF WALL DETAIL











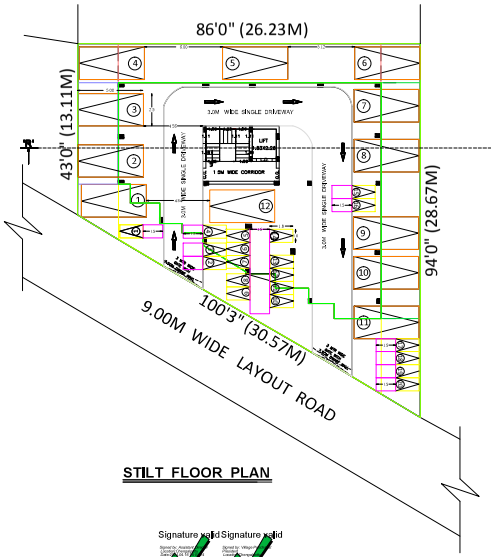
FOUNDATION DETAILS



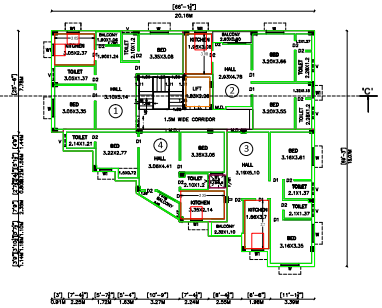
STAIRS DETAILS

RAMP DETAILS

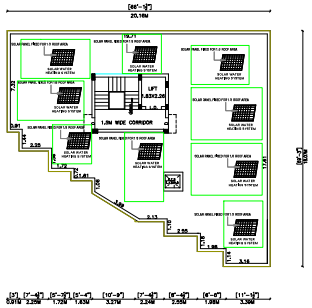
KEY PLAN
NOT TO SCALE



STILT FLOOR PLAN



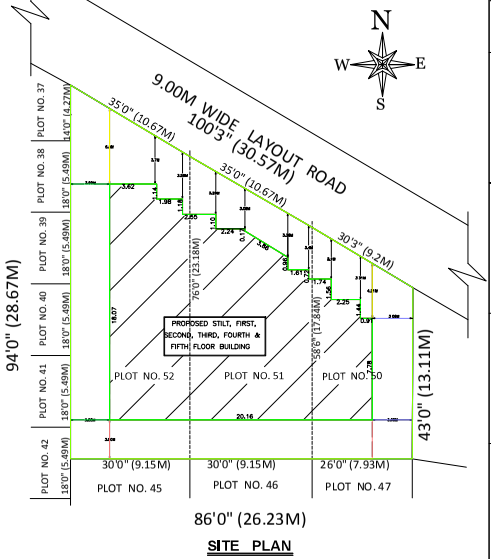
TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

EXISTING APPROVAL NO
APPROVED LAYOUT LP/DTCP No. 174/2020
FILE No. TNRERA/4448/2022,TN/01/LAYOUT/5056/2022,
Dated 24.6.2022

Reference No.TN/08/Bldg/
Online Application No. SWP/BPA/143003/2024
SITE BOUNDARY SHOWN AS "A" TO "D"
BUILT-UP TO ROAD, APPROVED PLANNING PERMIT NO & DATE, BUILDING NO.
A/L/DTCP/2023/NO., 30/2024



SITE PLAN

SCALE : 1 INCH : 8 FEET (OR) 1:100

DWELLING UNIT AREA DETAILS		SQ.FT.	SQ.MT.
FIRST FLOOR BUILDING - F1	:	657.00	61.06
FIRST FLOOR BUILDING - F2	:	665.18	61.82
FIRST FLOOR BUILDING - F3	:	722.74	67.17
FIRST FLOOR BUILDING - F4	:	645.60	60.00
SECOND FLOOR BUILDING - S1	:	657.00	61.06
SECOND FLOOR BUILDING - S2	:	665.18	61.82
SECOND FLOOR BUILDING - S3	:	722.74	67.17
SECOND FLOOR BUILDING - S4	:	645.60	60.00
THIRD FLOOR BUILDING - T1	:	657.00	61.06
THIRD FLOOR BUILDING - T2	:	665.18	61.82
THIRD FLOOR BUILDING - T3	:	722.74	67.17
THIRD FLOOR BUILDING - T4	:	645.60	60.00
FOURTH FLOOR BUILDING - FO1	:	657.00	61.06
FOURTH FLOOR BUILDING - FO2	:	665.18	61.82
FOURTH FLOOR BUILDING - FO3	:	722.74	67.17
FOURTH FLOOR BUILDING - FO4	:	645.60	60.00
FIFTH FLOOR BUILDING - FI1	:	657.00	61.06
FIFTH FLOOR BUILDING - FI2	:	665.18	61.82
FIFTH FLOOR BUILDING - FI3	:	722.74	67.17
FIFTH FLOOR BUILDING - FI4	:	645.60	60.00

COMMON AREA DETAILS (STAIRCASE, LIFT & CORRIDOR)		SQ.FT.	SQ.MT.
STILT FLOOR BUILDING	:	317.74	29.53
FIRST FLOOR BUILDING	:	317.74	29.53
SECOND FLOOR BUILDING	:	317.74	29.53
THIRD FLOOR BUILDING	:	317.74	29.53
FOURTH FLOOR BUILDING	:	317.74	29.53
FIFTH FLOOR BUILDING	:	317.74	29.53

OFFICE USE

APPROVED LAYOUT LP/DTCP No. 174/2020

FILE No. TNRERA/4448/2022,TN/01/LAYOUT/5056/2022, Dated 24.6.2022

SCHEDULE OF JOINERY		
M.D. DOOR	1.06 X 2.10	
D1 DOOR	0.90 X 2.10	
D2 DOOR	0.75 X 2.10	
W WINDOW	1.37 X 1.22	
W1 WINDOW	0.90 X 1.22	
F/W.BY/WS WINDOW	0.90 X 1.83	
V VENTILATOR	0.90 X 0.60	
L.D. LIFT DOOR	1.20 X 2.10	

COLOUR INDEX	
PRO.BUILDING	
PLOT BOUNDARY	
ROAD	

AREA DETAILS		SQ.FT.	SQ.MT.
PLOT AREA (AS PER DOCUMENT)			
PLOT NO. 50	:	1321.00	122.88
PLOT NO. 51	:	2025.00	188.37
PLOT NO. 52	:	2560.00	238.13
	:	5906.00	549.38
PLOT AREA (AS PER PATTA)	:	5906.00	549.00
PLOT AREA (AS PER SITE)	:	5896.00	548.51
SUPER IMPOSED AREA	:	5896.00	548.51

RESIDENTIAL BUILDING NAME	NON FSI AREA in Sqm	FSI AREA in Sqm	TOTAL BUILDUP AREA in Sqm
PRO.STILT FLOOR PARKING	280.93	-	280.93
PRO.FIRST FLOOR BUILDING	-	280.93	280.93
PRO.SECOND FLOOR BUILDING	-	280.93	280.93
PRO.THIRD FLOOR BUILDING	-	280.93	280.93
PRO.FOURTH FLOOR BUILDING	-	280.93	280.93
PRO.FIFTH FLOOR BUILDING	-	280.93	280.93
TOTAL	280.93	1404.65	1685.58

FLOOR SPACE INDEX = 1404.65 / 548.51 : 2.50

COVERAGE : 51%

OPEN S P A C E AREA : 267.585q.m

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	10 Nos	12 Nos
TWO WHEELER PARKING	18 Nos	20 Nos
PHYSICALLY CHALLENGED CAR PARKING	2 Nos	2 Nos

SANITARY REQUIREMENTS

FLOOR	NO. OF DWELLING UNIT	REQUIRED			PROVIDED		
		TOILET	W.B.	WASH BASIN	TOILET	W.B.	WASH BASIN
STILT FLOOR	4	6	4	16	6	4	24
SECOND FLOOR	4	6	4	16	6	4	24
THIRD FLOOR	4	6	4	16	6	4	24
FOURTH FLOOR	4	6	4	16	6	4	24
FIFTH FLOOR	4	6	4	16	6	4	24

OWNER'S NAME: Mr. B. VISHNU SASHANKAR

for SASHANKAR Developers

Partner

R. MANIMANDAN, M.Tech. (Structures)
Registered Structural Engineer Regd.S.NO.STCP
Civil Engineer Regd.No.
AURA ENGINEERS & CONSULTANTS
Ph. 044-48597100 Cell: 9790751378

STRUCTURAL ENGINEER

K.S. RAMPRASAD, D.C.E., F.I.V.
Regd. No: 0501/2010/00310-GA17/12449
M/s. RANTS CONSTRUCTION
Consulting Architects, Engineers, Valuers
Contractors & Developers
Nandanam, Chennai-600 035
Vandalur, No. 1/2, Kilmambakkam, Chennai-600 001
Ph. 044-48597100 Cell: 9790751378

REGISTERED ENGINEER

Er.G.Manoj Kumar B.E (Civil) M.E (Geotech)
Registered Geotechnical Consultant
GTE/1903012-CM04 & GTE/TL/R01-2015-DTCP
GLOBE GEOTECHNIQUES
Cell : 9445315710 & 6381663653
Email : globegeotechniques@gmail.com

GEOTECH ENGINEER

Regd. No. Civil Engineer (CE)
SOLUTIONS
PARVATHY CONSTRUCTION
No. 2/2, Old Mahabalipuram Road
Chennai-600 001
Cell: 9500230 9625

CONSTRUCTION ENGINEER

Signature valid Signature valid



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Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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