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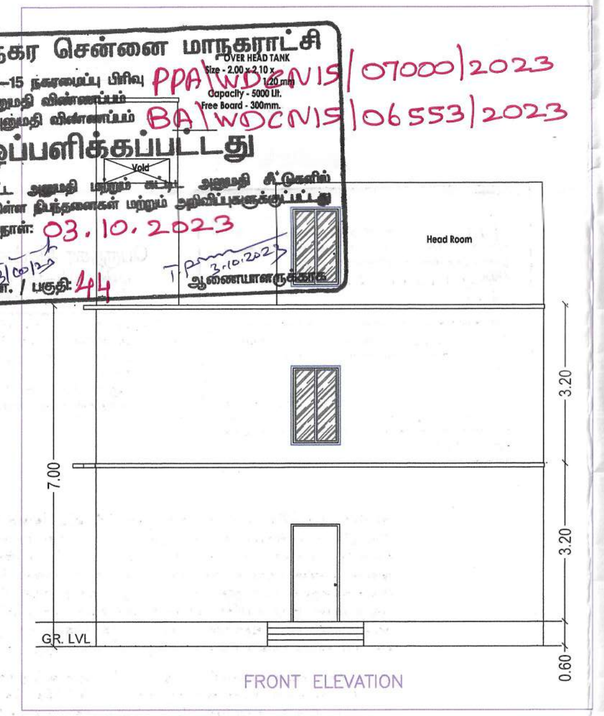
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A COMMERCIAL BUILDING AT PLOT NO - 27, KALAIGAR KARUNANITHI SALAI, SHOLINGANALLUR, CHENNAI - 600 119.

COMPRESSED IN S.NO: 180/ 2E2,180/1C2A,180/2F2,181/3A1,181/3A2,181/3B,181/3C AND 181/3D OF SHOLINGANALLUR VILLAGE, GREATER CHENNAI CORPORATION DIVISION - 197, ZONE - XV.

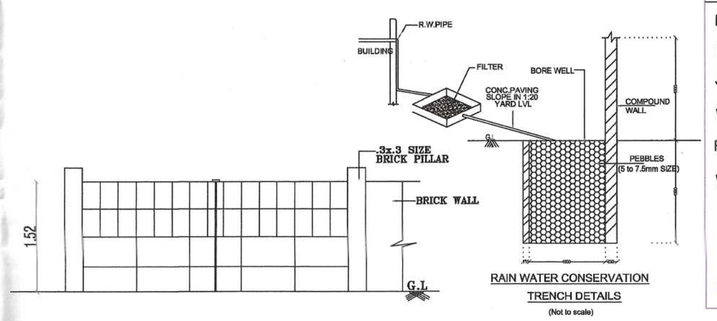
NOTE : LAYOUT APPROVED VIDE NO : LA/WDCN15/00011/2023

: SD/WDCN15/00463/2022 DT : 02/05/2023

பெருநகர சென்னை மாநகராட்சி
மண்டலம்-15 நகரமைப்பு பிரிவு PPA/WDCN15/07000/2023
திட்ட அனுமதி விண்ணப்பம் BA/WDCN15/06553/2023
கட்டிட அனுமதி விண்ணப்பம்
ஒப்பளிக்கப்பட்டது
இந்த திட்ட அனுமதி பற்றும் வரைபட அனுமதி சீட்டுகளில் குறிப்பிட்டுள்ள நிபந்தனைகள் மற்றும் அறிவிப்புகளுக்குட்பட்டு அனுமதி நாள்: 03.10.2023
உதவி செயற்பொறியாளர்
உதவி செயற்பொறியாளர்



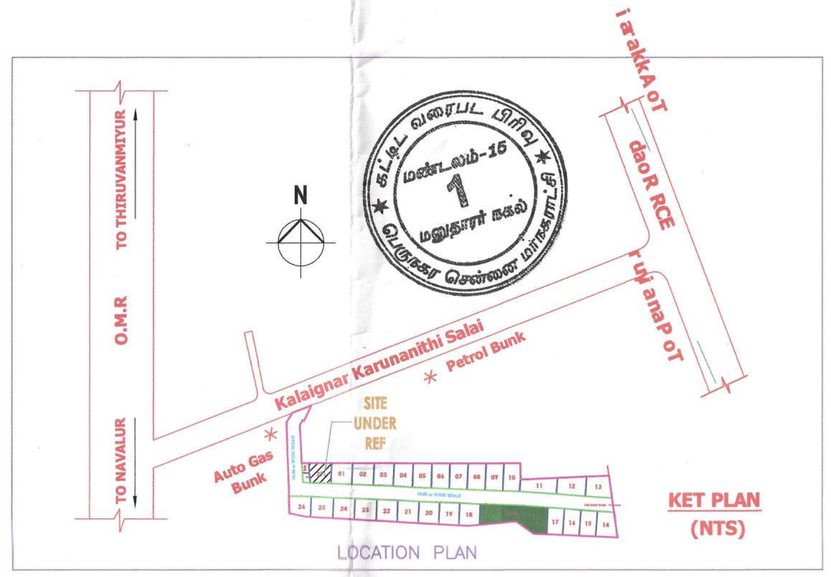
FRONT ELEVATION

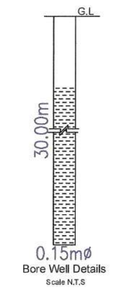


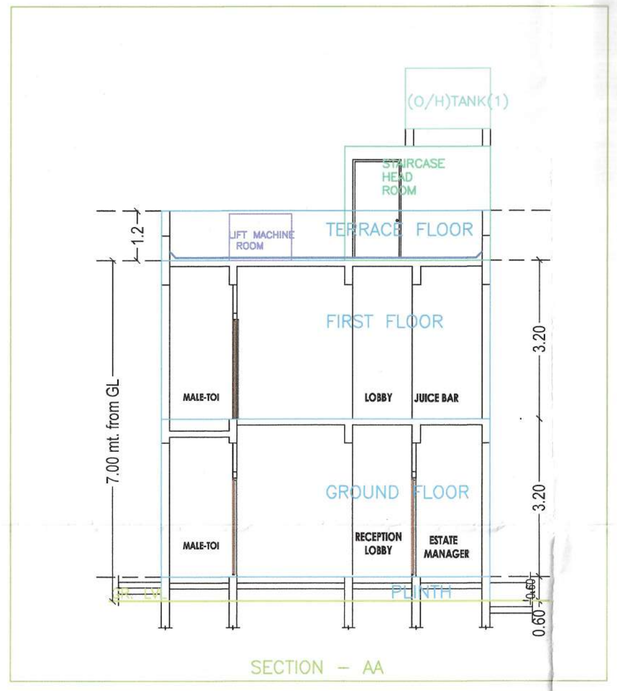
RAIN WATER CONSERVATION TRENCH DETAILS
(Not to scale)

SPECIFICATION
FOUNDATION R.C.C COLUMN IN MIX m25
ROOF SLAB, LINTEL, AND SUNSHADE IN MIX m25
JOINERY -TK WOOD DOORS AND TK WOOD FRAME
WITH GLAZED WINDOWS
FLOORING- MOSAIC
WEATHERING COURSE- BRICK JELLY LIME
CONCRETE WITH WEATHERING PROOF TILES.
PAINTING- TWO COATS OF ENAMEL PAINTS.

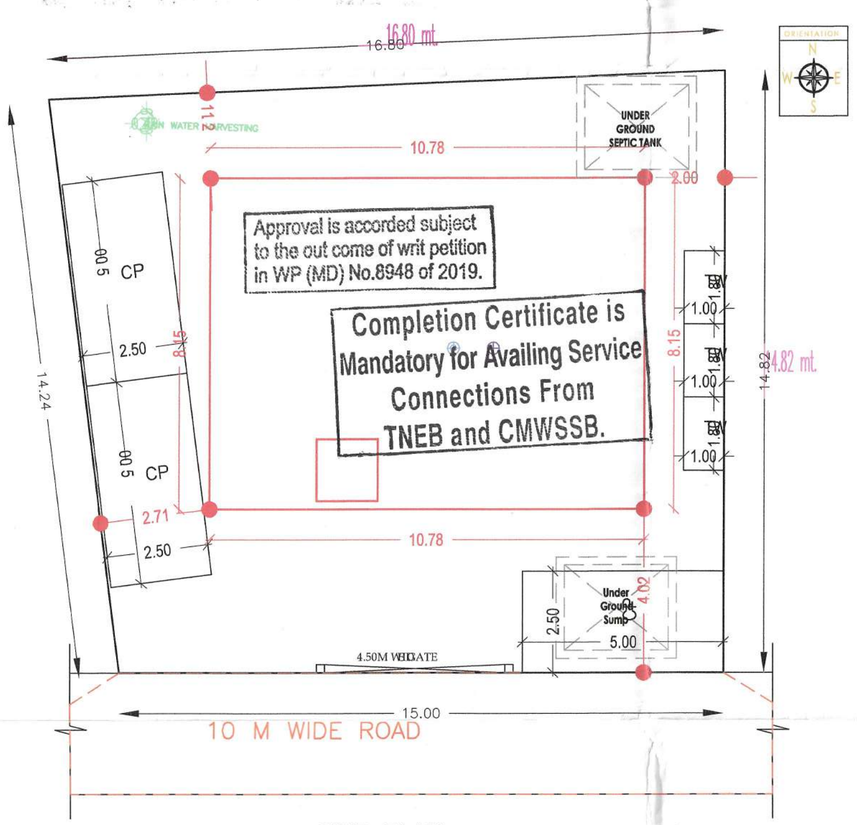
General Specification



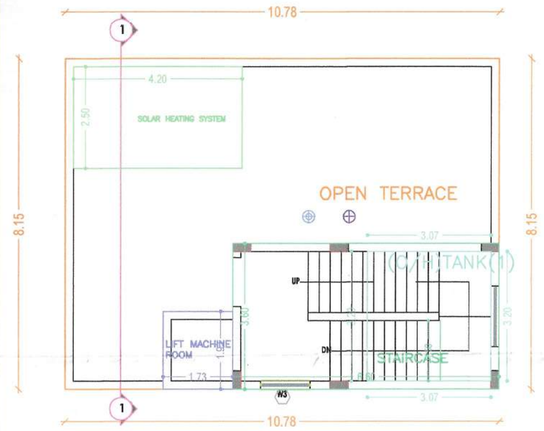




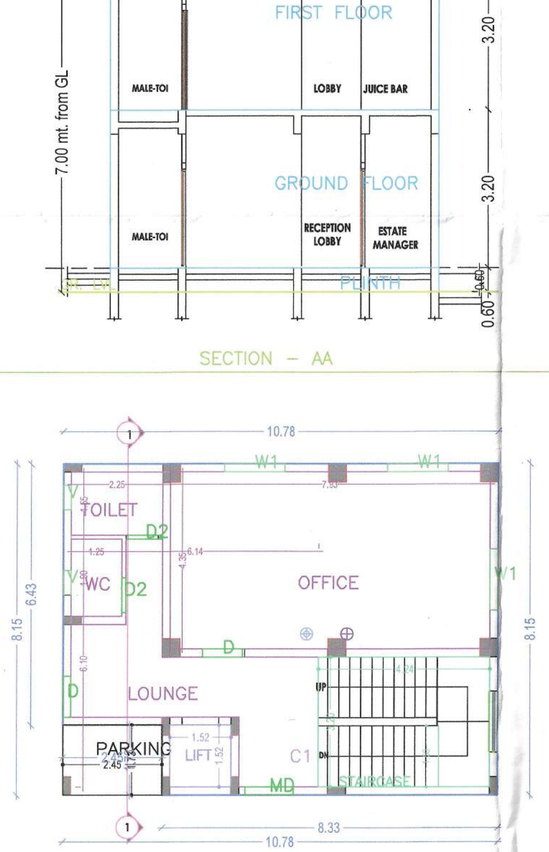
SECTION – AA



SITE PLAN

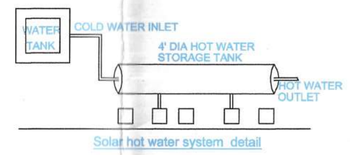


TERRACE FLOOR PLAN
(PROPOSED)

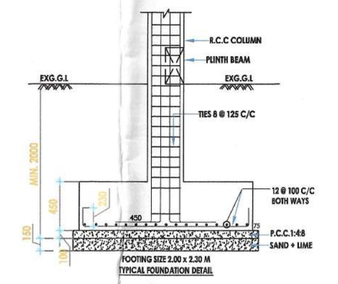


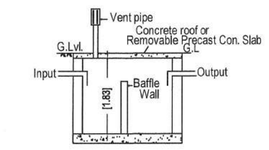
GROUND FLOOR PLAN
(PROPOSED)

FIRST FLOOR PLAN
(PROPOSED)

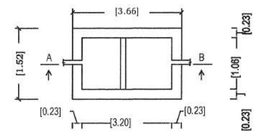


Solad hot water system detail



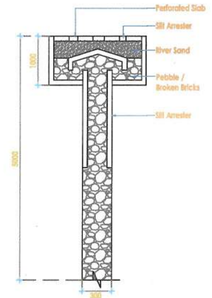


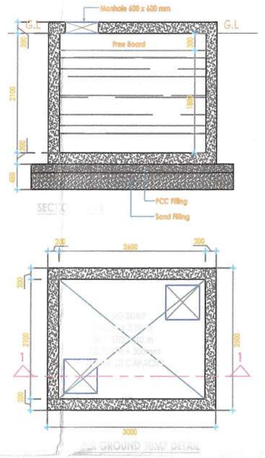
Section AB

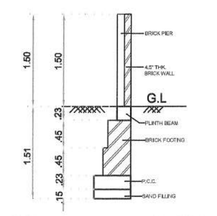


Plan of Septic Tank

DWARF WALL DETAILS







COMPOUND WALL DETAIL
(NOT TO SCALE)

AREA STATEMENT (COC)

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

PROJECT DETAIL			
File No.:	COC/13316/23		
Case Type:	New	Name of Road:	KALAIGAR KARUNANITHI SALAI
Type of Proposal:	Commercial / Departmental Stores	Plot No.:	27
Category :	Ordinary Bldg	Door No.:	
Zone:	Zone-15	Division :	Div - 197
Survey No.:	180/ 2E2,1C2A,2F2,181/3A1,3A2,3B,3C AND 3D	Survey Village:	SOLINGANALLUR
Land Use Zone:	Aquifer Recharge Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		227.30
PLOT AREA AS PER DOCUMENT		227.30
PLOT AREA AS PER SITE		227.30
PLOT AREA AS PER DRAWING		230.31
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	227.30
BALANCE AREA OF PLOT	(B)	227.30
NET AREA OF PLOT	(C)	227.30
NET BALANCE AREA OF PLOT	(D)	227.30
MAX. PERMISSIBLE COVERAGE AREA	(40%)	90.92
Proposed Coverage Area		85.50
Total Proposed Coverage Area	(37.62%)	85.50
BALANCE COVERAGE AREA		5.42
PERMISSIBLE FSI AREA	0.80	181.84
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	0.80	181.84
Commercial FSI		166.77
Proposed Floor (FSI) Area		166.77
TOTAL PROPOSED FSI AREA		166.77
CONSUMED FSI		0.73
TOTAL PERM. BUILT UP AREA (For Ordinary Bldg)		300.00
TOTAL PROP. BUILT UP AREA		198.53

COLOR INDEX

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

FOR NOVITECH REALTY PRIVATE LIMITED
Director
SIGNATURE OF OWNER

ARVINDAN RANGAN
Registered Architect - CA/1991 / 14238
"Sharada Krupa"
No. 149, Chamiers Road,
R.A. Puram, Chennai - 600028.
SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

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

* 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.

BUILDING DETAILS

Building Name	Use	SubUse	Structure
A (RES)	Commercial	Commercial Bldg	Bldg Upto 15.25mt. Ht.

PARKING CALCULATION (Car)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	CAR (nos) by rule	REQD.
Commercial	0 - 50	-	-	-	-
Commercial	> 50	50	166.77	1.00	3
Total	Required	-	-	-	3
Total	Proposed	-	-	-	3

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	PROP.	TWo WHEELER by rule	REQD.
Commercial	0 - 50	0.00	0.00	0	0
Commercial	> 50	50	166.77	1	3
Total	Required	-	-	-	3
Total	Proposed	-	-	-	3

FLOORWISE FSI STATEMENT FOR: A (RES)

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	23.78	3.32	-	0.00	0.00	27.10	0
FIRST FLOOR	0.00	85.50	0.00	0.00	0.00	0.00	0.00	85.50	0.00	-	2.33	-	0.00	0.00	87.82	0
GROUND FLOOR	0.00	81.28	0.00	0.00	0.00	0.00	0.00	81.28	0.00	-	2.33	-	0.00	0.00	83.60	0
Total	0.00	166.77	0.00	0.00	0.00	0.00	0.00	166.77	0.00	23.78	7.97	-	0.00	0.00	198.53	0

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D2	0.85	2.10	04
D	1.00	2.10	03
MD	1.20	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	04
W2	0.90	1.20	01
W1	1.50	1.20	07

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	Area	PROPOSED No.	Area
-	Car	3	37.50	3	37.50
-	Two Wheeler	3	5.40	0	0.00
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	42.90	-	41.72

TOTAL FSI STATEMENT

BUILDING	FSI AREA Existing	COMM.	RESI.	IND.	SPEC.	TOTAL FSIAREA	TOTAL BUILTUP
A-1 (RES)	0.00	166.77	0.00	0.00	0.00	166.77	198.53
Total	0.00	166.77	0.00	0.00	0.00	166.77	198.53



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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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