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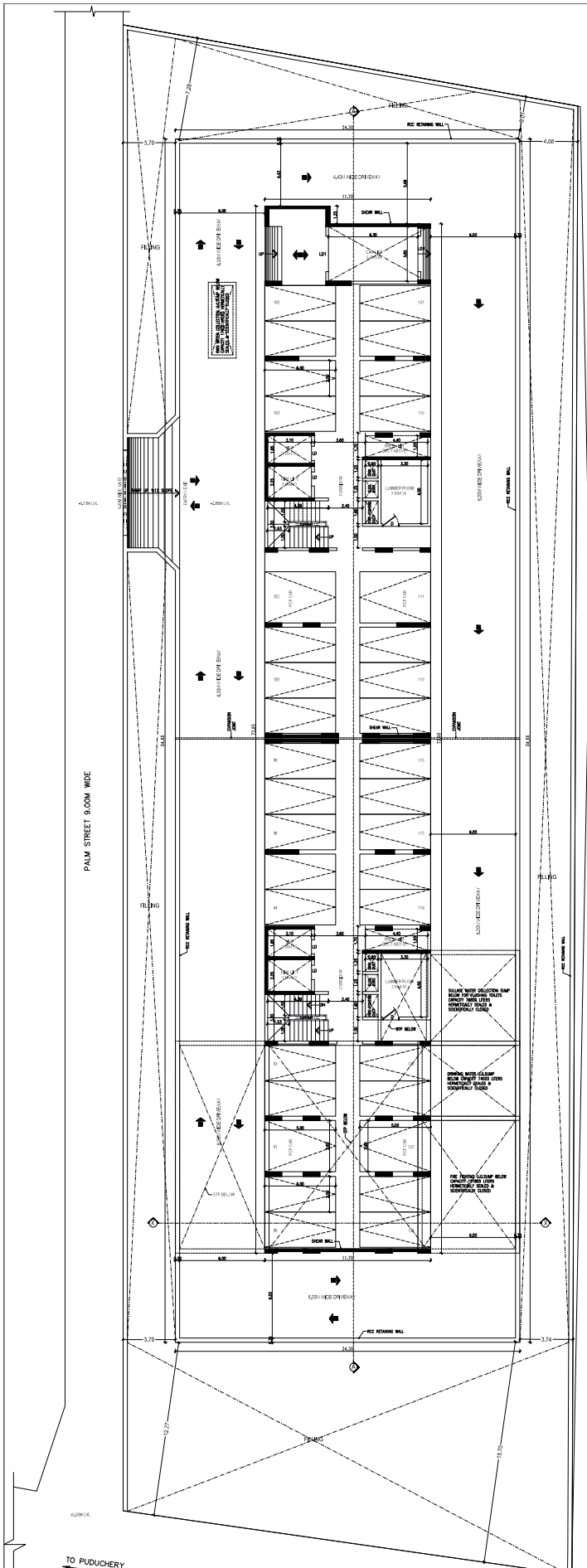
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OMR Thoraipakkam,
Chennai, India

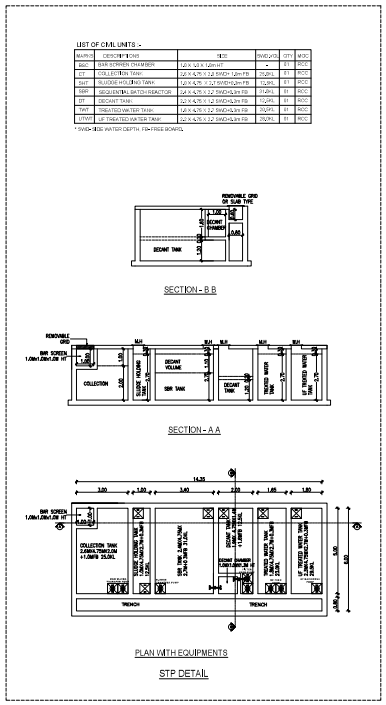
hello@verified.realestate
+91 9996 12 9996

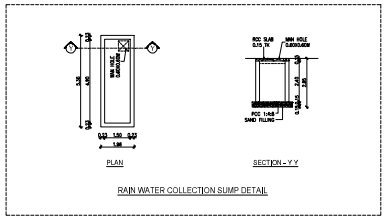
**Official Property Record**

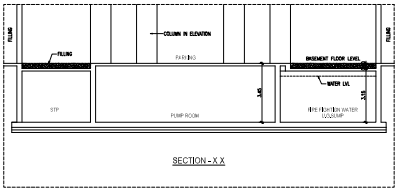
Digitally Verified Record - Powered by Verified RealEstate™

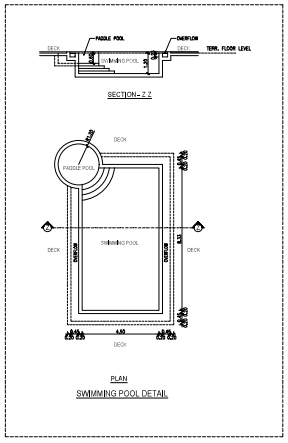





## SHEET No. 02 / 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + STILT FLOOR + 14 FLOORS HIGH RISE BUILDING WITH 55 DWELLING UNITS, GYM, PARTY HALL @ 14th FLOOR PART AND SWIMMING POOL @ TERRACE FLOOR AT EAST COAST ROAD, MUTTUKADU - 603112, COMPRISED IN S.No. 95 / 52 OF MUTTUKADU VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.

### SPECIFICATIONS

1. R.C.C FRAMED STRUCTURE – WITH PILE FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BLOCK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE 1:2:4.
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

### SCHEDULE OF JOINERY

| | | |
|---|---|---|
| D | DOOR | 1.20 X 2.10 |
| LD | LIFT DOOR | 1.00 X 2.10 |
| LD1 | LIFT DOOR 1 | 2.50 X 2.10 |

FILE No. SWP / BPA / 315302 / 2024 / TCP
SCRUTINY REFERENCE No. LNN6NH6Q

ALL DIMENSIONS ARE IN METER

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
FIRE LIFT

N

SCALE - 1:100

| | | | |
|---|---|---|---|
| DRAWING NO | 1714–AT–AP–A0–02 | REV | R4 / 01.04.2024 |
| DRAWN | PSD | DATE | 10.07.2024 |

For Rajeshri Civil Constructions
Partner

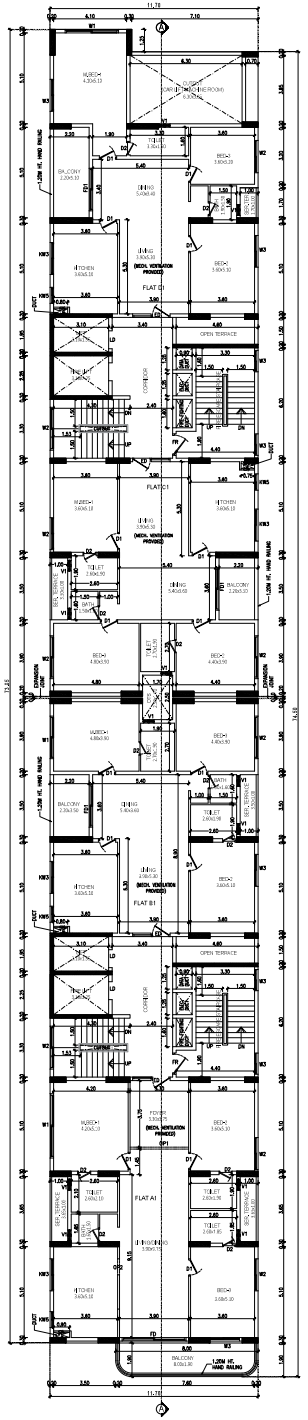
OWNER'S SIGNATURE

S. P. S. INBARAJAN
M.E., (Structural) A.M.I.E.,
Structural Consultant
Registered Structural Engineer
Grade-I(SE) with vettore LPA DTCP
Reg. No. SE/Gr-I/19058/21 dt. 04.02.2010
Door No.50, Kaypakkam Street
West Mambalam, Chennai-600 033.

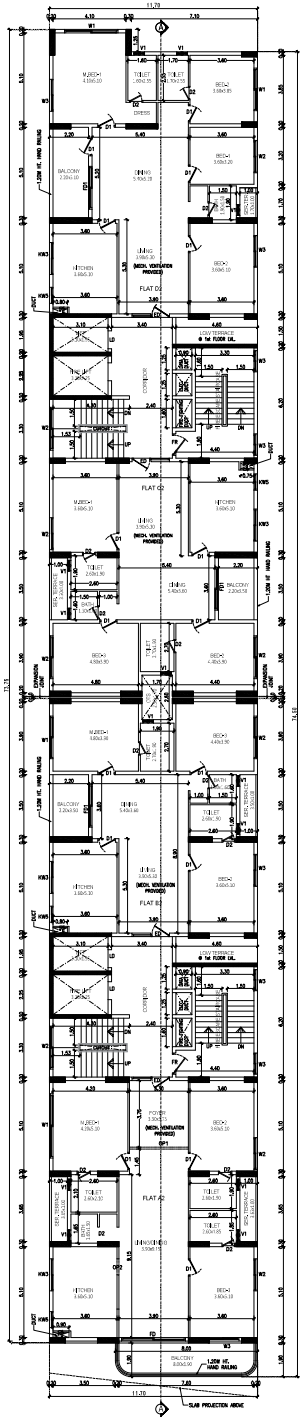
STRUCTURAL ENGINEER SIGNATURE

T. S. SARAVANAN, B.Arch.,FIIA,
REGISTERED ARCHITECT
Council Regn. No. CA/91/14340,
No. 6, Venus Colony 2nd Street,
Alwarpet, Chennai-600 018.

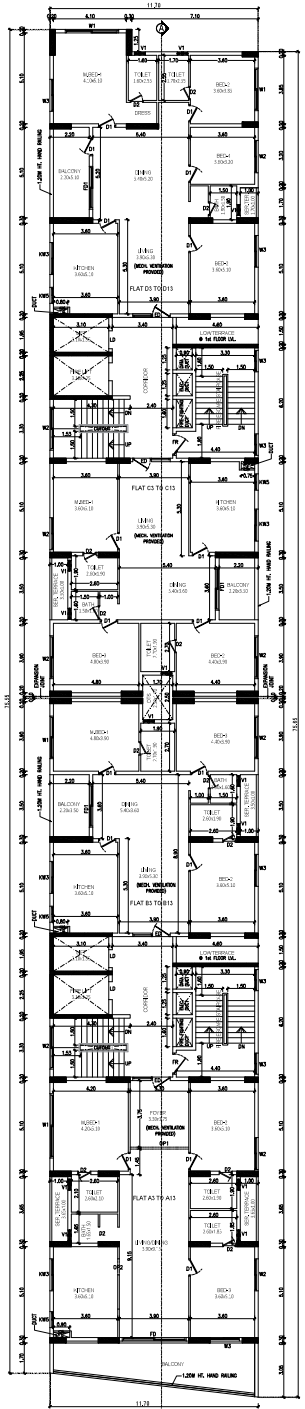
ARCHITECT SIGNATURE



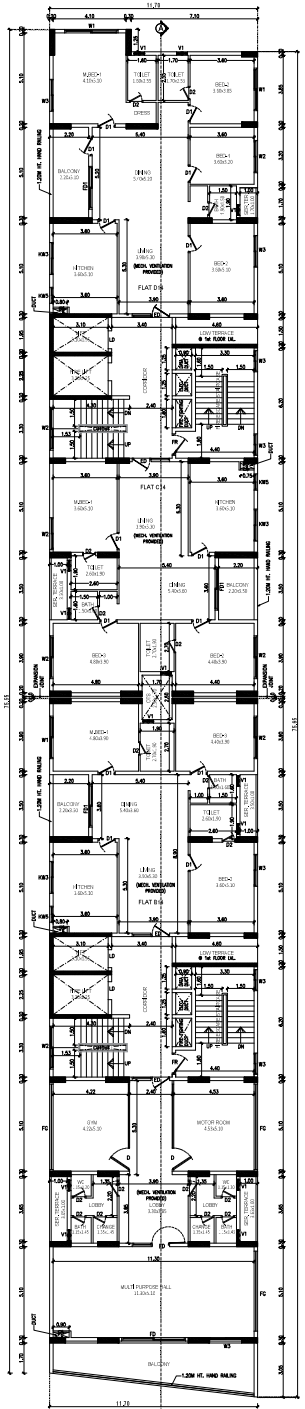
FIRST FLOOR PLAN



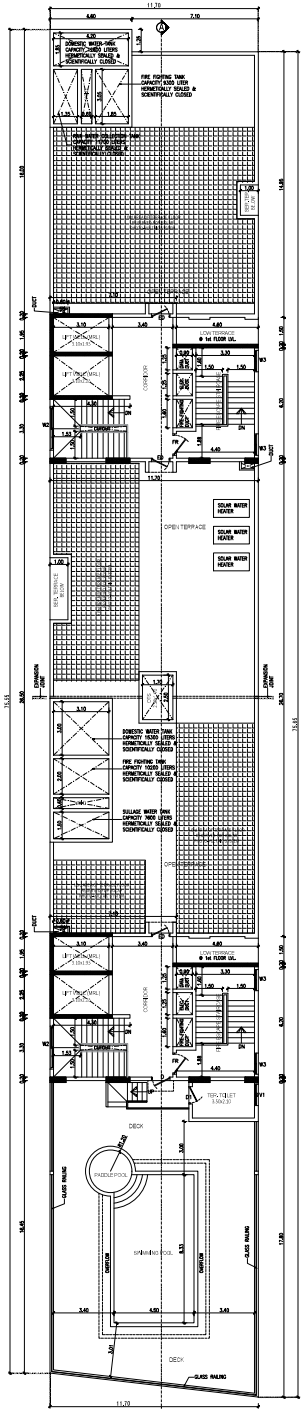
SECOND FLOOR PLAN



TYPICAL FLOOR PLAN
(3rd TO 13th FLOORS)



FOURTEENTH FLOOR PLAN



TERRACE FLOOR PLAN

SHEET No. 03 / 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + STILT FLOOR + 14 FLOORS HIGH RISE BUILDING WITH 55 DWELLING UNITS, GYM, PARTY HALL @ 14th FLOOR PART AND SWIMMING POOL @ TERRACE FLOOR AT EAST COAST ROAD, MUTTUKADU - 603112, COMPRISED IN S.No. 95 / 52 OF MUTTUKADU VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.

SPECIFICATIONS

1. R.C.C FRAMED STRUCTURE – WITH PILE FOUNDATION.
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BLOCK WORK IN BASEMENT AND SUPER STRUCTURE IN C.M 1:5.
5. WALLS ARE PLASTERED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE 1:2:4.
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

SCHEDULE OF JOINERY

| | | |
|---|---|---|
| DD | DOUBLE DOOR | 1.80 X 2.10 |
| FR | FIRE DOOR | 1.20 X 2.10 |
| ED | ENTRANCE DOOR | 1.05 X 2.10 |
| D1 | DOOR 1 | 0.97 X 2.10 |
| D2 | DOOR 2 | 0.82 X 2.10 |
| D3 | DOOR 3 | 0.75 X 2.10 |
| FD | FRENCH DOOR | 3.60 X 2.10 |
| FD1 | FRENCH DOOR 1 | 2.70 X 1.35 |
| LD | LIFT DOOR | 1.00 X 2.10 |
| OP1 | OPENING 1 | 3.30 X 2.10 |
| OP2 | OPENING 2 | 1.15 X 2.10 |
| OP3 | OPENING 3 | 0.90 X 2.10 |
| FG | FIXED GLASS | 4.80 X 1.80 |
| W1 | WINDOW 1 | 2.40 X 1.35 |
| W2 | WINDOW 2 | 1.80 X 1.35 |
| W3 | WINDOW 3 | 1.20 X 1.35 |
| KW3 | KITCHEN WINDOW 3 | 1.20 X 1.05 |
| KW5 | KITCHEN WINDOW 5 | 0.90 X 1.05 |
| V1 | VENTILATOR 1 | 0.90 X 0.90 |
| V2 | VENTILATOR 2 | 0.60 X 0.90 |

FILE No. SWP / BPA / 315302 / 2024 / TCP
SCRUTINY REFERENCE No. LNN6NH6Q

ALL DIMENSIONS ARE IN METER

COLOUR INDEX :

PROPOSED

FIRE LIFT

N

SCALE - 1:100

| | | | |
|---|---|---|---|
| DRAWING NO | 1714-AT-AP-A0-03 | REV | R4 / 01.04.2024 |
| DRAWN | PSD | DATE | 10.07.2024 |

For Rajparis Civil Constructions

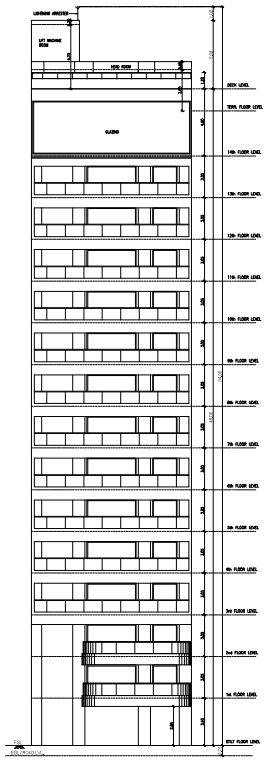
OWNER'S SIGNATURE

S. F. S. INBARAJAN
M.E. (Structural) & M.I.E.,
Structural Consultant
Registered Structural Engineer
Grade(SE) with valtere LPA DTCP
Reg. No. IE(I)-I/9580/21 dt. 04.01.2019
Door No.50, Kirupasankari Street
West Mambalam, Chennai-600 033.

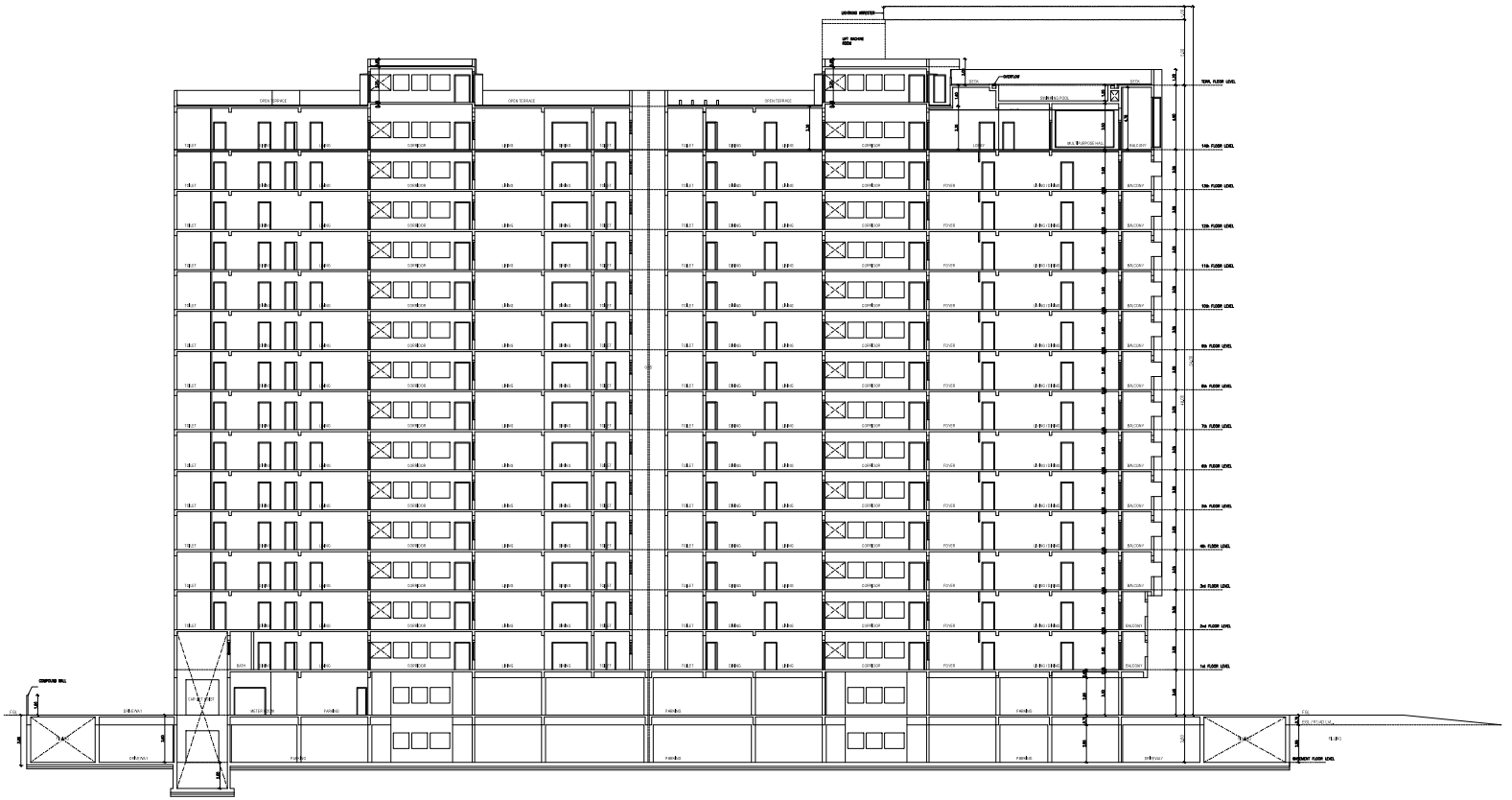
STRUCTURAL ENGINEER SIGNATURE

T. S. SARAVANAN, B.Arch.,FIIA,
REGISTERED ARCHITECT
Council Regn. No. CA/91/13430,
No. 6, Venus Colony 2nd Street,
Alwarpet, Chennai-600 018.

ARCHITECT SIGNATURE



FRONT ELEVATION



SECTION - A A

SHEET No. 04 / 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + STILT FLOOR + 14 FLOORS HIGH RISE BUILDING WITH 55 DWELLING UNITS, GYM, PARTY HALL @ 14th FLOOR PART AND SWIMMING POOL @ TERRACE FLOOR AT EAST COAST ROAD, MUTTUKADU - 603112, COMPRISED IN S.No. 95 / 52 OF MUTTUKADU VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.

SPECIFICATIONS

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FILE No. SWP / BPA / 315302 / 2024 / TCP
SCRUTINY REFERENCE No. LNW6NHBQ

ALL DIMENSIONS ARE IN METER

COLOUR INDEX :

PROPOSED

SCALE - 1:100

| | | | |
|---|---|---|---|
| DRAWING NO | 1714-AT-AP-AD-05 | REV | R4 / 01.04.2024 |
| DRAWN | PSD | DATE | 10.07.2024 |

For Rajesh Civil Constructions
Proprietor

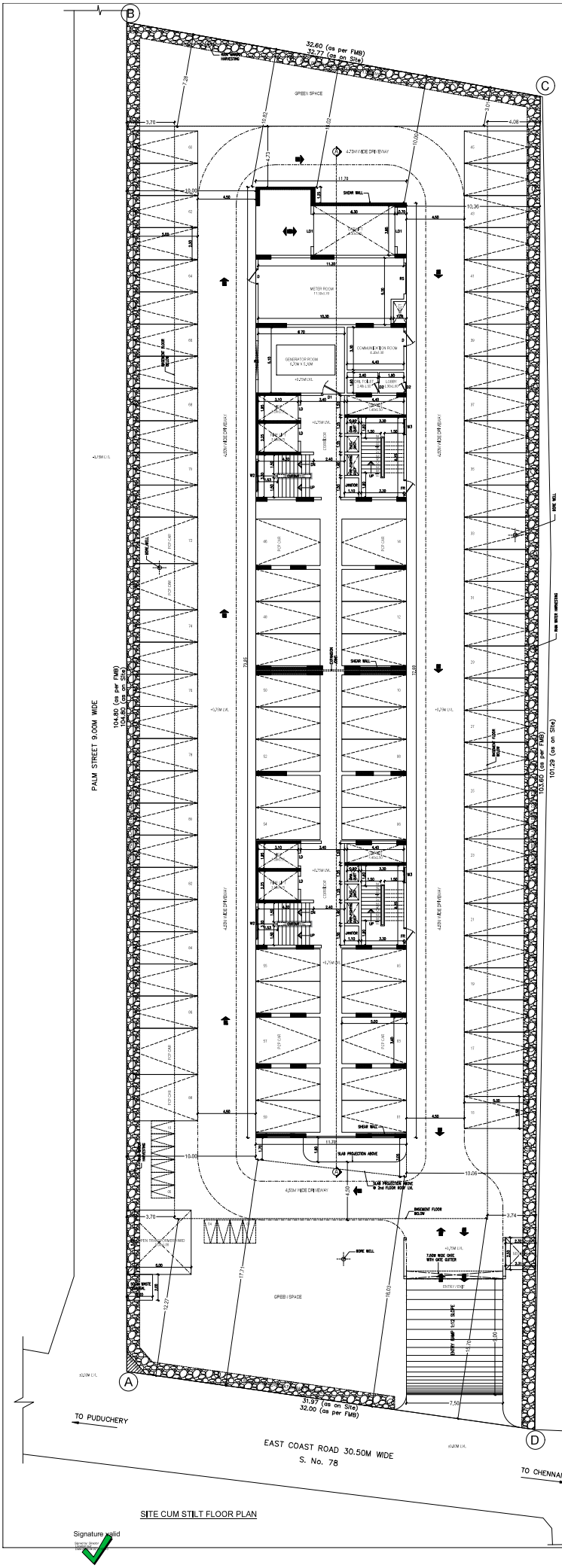
OWNER'S SIGNATURE

S. P. S. INBARAJAN
M.E. (Structural Eng.)
Structure Consultant
Registered Structural Engineer
Grade I (SE) with effect (IR.STCP
Reg. No. SE/Gr-I/6788/20 dt. 24.05.2019
Door No.10, Kaluvankarai Street
West Mambalam, Chennai-600 033.

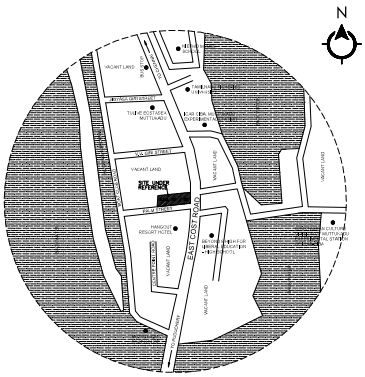
STRUCTURAL ENGINEER SIGNATURE

T. S. SARAVANAN, B.Arch.,FIA,
REGISTERED ARCHITECT
Council Regn. No. CA/91/14340,
No. 6, Venus Colony 2nd Street,
Alwarpet, Chennai-600 018.

ARCHITECT SIGNATURE

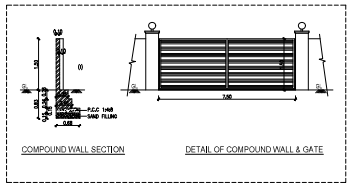



SITE CUM STILT FLOOR PLAN




KEY PLAN
(NOT TO SCALE)

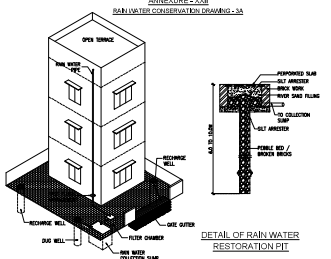
| S.NO | SURVEY NUMBER | SITE EXTENT (SQ.M) |
|---|---|---|
| 1 | 95/52 | 3370.00 |




COMPOUND WALL SECTION

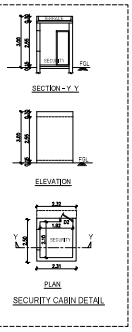
DETAIL OF COMPOUND WALL & GATE

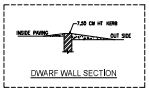
ANNEXURE - XXII
RAIN WATER CONSERVATION DRAWING - 3A



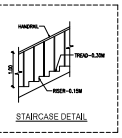

DETAIL OF RAIN WATER HARVESTING SYSTEM

DETAIL OF RAIN WATER RESTORATION PIT

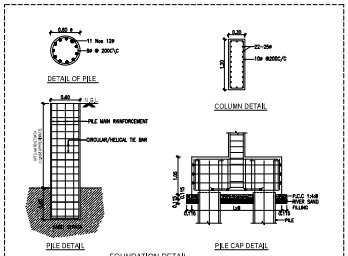



DWARF WALL SECTION




STAIRCASE DETAIL




FOUNDATION DETAIL

# SHEET No. 01 / 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BASEMENT FLOOR + STILT FLOOR + 14 FLOORS HIGH RISE BUILDING WITH 55 DWELLING UNITS, GYM, PARTY HALL @ 14th FLOOR PART AND SWIMMING POOL @ TERRACE FLOOR AT EAST COAST ROAD, MUTTUKADU - 603112, COMPRISED IN S.No. 95 / 52 OF MUTTUKADU VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT.

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9. ALL R.C.C WORK IN CEMENT CONCRETE 1:2:4.
10. WEATHERING COURSE LAID WITH PROPER SLOPE OVER R.C SLAB.

## SCHEDULE OF JOINERY

| FR | | |
|---|---|---|
| D | FIRE DOOR | 1.20 X 2.10 |
| D1 | DOOR | 1.20 X 2.10 |
| D2 | DOOR 1 | 1.50 X 2.10 |
| LD | DOOR 2 | 0.75 X 2.10 |
| LD1 | LIFT DOOR | 1.00 X 2.10 |
| W2 | LIFT DOOR 1 | 2.50 X 2.10 |
| W3 | WINDOW 2 | 1.80 X 1.35 |
| RS | WINDOW 3 | 1.20 X 1.35 |
| | ROLLING SHUTTER | 2.40 X 2.10 |

## AREA STATEMENT IN SQUARE METER

| | |
|---|---|
| PLOT EXTENT - AS PER PATTA | 3370.00 |
| PLOT EXTENT - AS AT SITE | 3375.62 |

### HIGH RISE RESIDENTIAL BUILDING

| DESCRIPTION | FSI AREA IN SQM | NON FSI AREA IN SQM | DEDUCTIONS | TOTAL BUILT UP AREA IN SQM | NO. OF DWELLING UNITS |
|---|---|---|---|---|---|
| BASEMENT FLOOR | 36.36 | 2026.32 (PARKING) | - | 2062.68 | - |
| STILT FLOOR | 126.16 | 726.02 (PARKING) | - | 865.17 | - |
| 1st FLOOR | 817.20 | - | 39.41 | 817.20 | 04 |
| 2nd FLOOR | 844.00 | - | 12.61 | 844.00 | 04 |
| 3rd FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 4th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 5th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 6th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 7th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 8th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 9th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 10th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 11th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 12th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 13th FLOOR | 856.94 | - | 12.61 | 856.94 | 04 |
| 14th FLOOR | 856.94 | - | 12.61 | 856.94 | 03 |
| TERRACE FLOOR | - | 178.42 | - | 178.42 | - |
| SUB TOTAL | 12106.89 | 2934.78 | 203.34 | 15041.65 | 55 |
| SECURITY CABIN | - | 5.78 | - | 5.78 | - |
| GRAND TOTAL | 12106.89 | 2940.54 | 203.34 | 15047.43 | 55 |
| FSI ACHIEVED | (12106.89 / 3370.00) | | | 3.593 | |
| PLOT COVERAGE | (856.94 / 3370.00) | | | 25.42 % | |
| No. OF BLOCK | | | | 01 No | |
| No. OF UNITS | | | | 55 Nos | |

## PARKING DETAILS

| PARKING CATEGORY | TYPE OF UNITS | REQUIRED | PROVIDED |
|---|---|---|---|
| RESIDENTIAL FROM 75 TO 100 | - | - | - |
| RESIDENTIAL FROM 100 TO 200 | 55 | 55 | - |
| GYM | - | 1 | 1 |
| MULTIPURPOSE HALL (87.93 SQ.M) | - | 2 | - |
| VISITORS 10 % | - | 7 | 1 |
| TOTAL | 55 | 65 | 02 |

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| CAR PARKING | 55+(1/PCP) = 65 Nos | 112+12(PCP) = 124 Nos |
| TWO WHEELER PARKING | 1+(1/PCP) = 02 Nos | 9+(1/PCP) = 10 Nos |

## UNIT AREA STATEMENT

| FLOOR NAME | UNIT NAME | UNITS AREA IN SQM | NO. OF PARKING | NO. OF DWELLING UNITS |
|---|---|---|---|---|
| FIRST FLOOR | A1 | 182.29 | 1 | 1 |
| | B1 | 151.44 | 1 | 1 |
| | C1 | 151.24 | 1 | 1 |
| | D1 | 150.02 | 1 | 1 |
| SECOND FLOOR | A2 | 182.29 | 1 | 1 |
| | B2 | 151.44 | 1 | 1 |
| | C2 | 151.24 | 1 | 1 |
| | D2 | 179.16 | 1 | 1 |
| TYP. FLOORS (3rd TO 13th) | A3 TO A13 | 195.40 | 11 | 11 |
| | B3 TO B13 | 151.44 | 11 | 11 |
| | C3 TO C13 | 151.24 | 11 | 11 |
| | D3 TO D13 | 179.16 | 11 | 11 |
| 14th FLOOR | B14 | 151.44 | 1 | 1 |
| | C14 | 151.24 | 1 | 1 |
| | D14 | 179.16 | 1 | 1 |
| TOTAL | | | 55 | 55 |

FILE No. SWP / BPA / 315302 / 2024 / TCP
SCRUTINY REFERENCE No. LNN6NH8Q

ALL DIMENSIONS ARE IN METER

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
FIRE LIFT
DRIVEWAY

N

SCALE - 1:100

| | | | |
|---|---|---|---|
| DRAWING NO | 1714-AT-AP-A0-01 | REV | R4 / 01.04.2024 |
| DRAWN | PSD | DATE | 10.07.2024 |

For Rajapriti Civil Constructions
Partner

OWNER'S SIGNATURE

S. P. S. INBARAJAN
M.E. (Structural) A.M.I.E.,
Structural Consultant
Registered Structural Engineer
Grade-I(SE) with vellore LPA DTCP
Reg. No. SE/Gr-I/MISC/21 dt. 04.05.2010
Door No.50, Kapaleeshwar Street
West Mambalam, Chennai-600 033.

STRUCTURAL ENGINEER SIGNATURE

T. S. SARAVANAN, B.Arch.,FIA,
REGISTERED ARCHITECT
Council Regn. No. CA/91/14340,
No. 6, Venus Colony 2nd Street,
Alwarpet, Chennai-600 018.

ARCHITECT SIGNATURE

Signature Valid
Signed by: Director
Date: 2024.07.10 15:47:39 IST



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

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### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

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



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## Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

## Vastu & Property Management Tools

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