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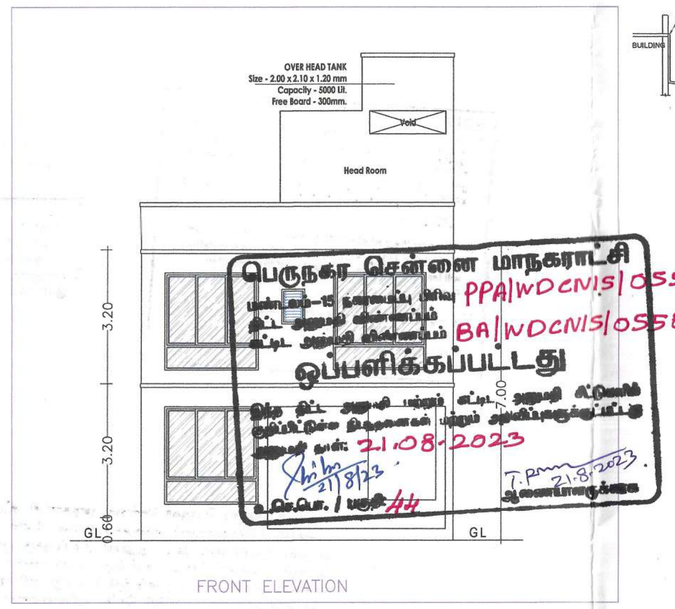
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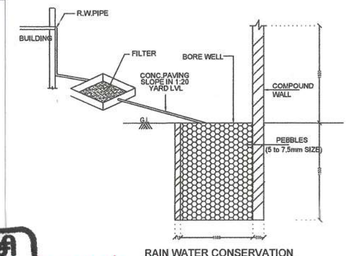
# PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO - 06, KALAIGAR KARUNANITHI SALAI, SHOLINGANALLUR, CHENNAI - 600 119. COMPRESSED IN S.NO: 180/ 2E2,180/1C2A,180/2F2,181/3A1,181/3A2,181/3B,181/3C AND 181/3D OF SHOLINGANALLUR VILLAGE, GREATER CHENNAI CORPORATION DIVISION - 197, ZONE - XV.

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

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




FRONT ELEVATION




RAIN WATER CONSERVATION
TRENCH DETAILS
(Not to scale)

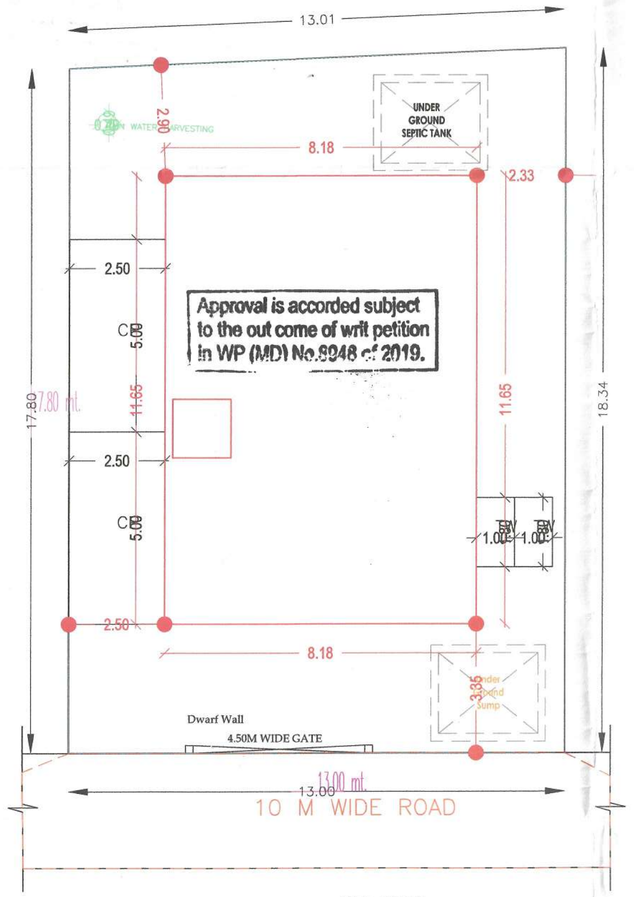



| SPECIFICATION |
|---|
| FOUNDATION R.C.C COLUMN IN MIX m25 |
| ROOF SLAB, LINTEL, AND SUNSHADE IN MIX m25 |
| JOINERY -TK WOOD DOORS AND TK WOOD FRAME |
| WITH GLAZED WINDOWS |
| FLOORING- MOSAIC |
| WEATHERING COURSE- BRICK JELLY LIME |
| CONCRETE WITH WEATHERING PROOF TILES. |
| PAINTING- TWO COATS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

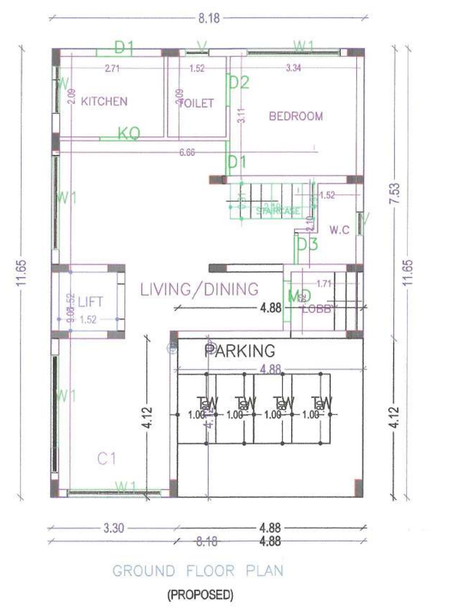
General Specification



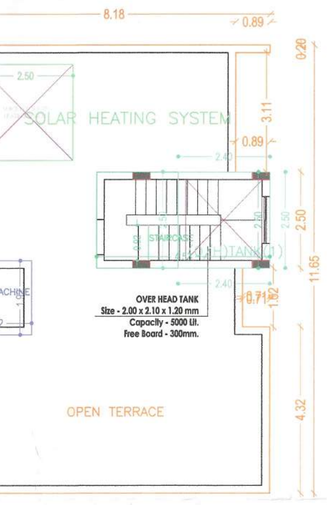

SECTION – AA



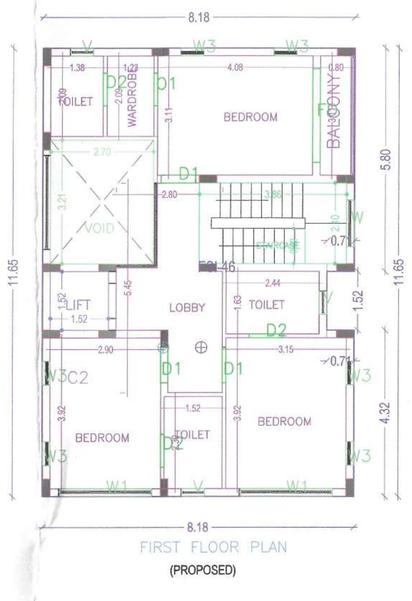

SITE PLAN



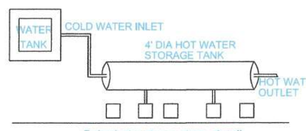

GROUND FLOOR PLAN
(PROPOSED)



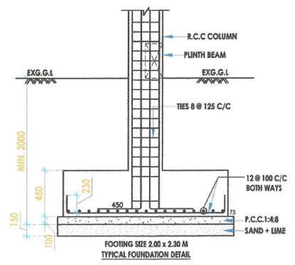

TERRACE FLOOR PLAN
(PROPOSED)

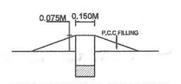



FIRST FLOOR PLAN
(PROPOSED)



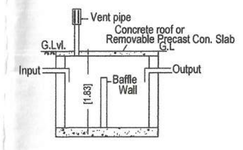

Solar hot water system detail



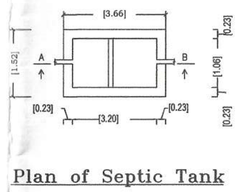




DWARF WALL DETAILS

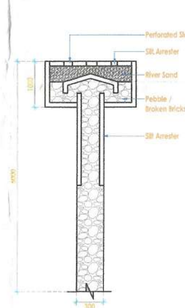


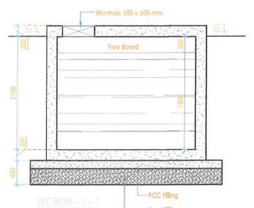



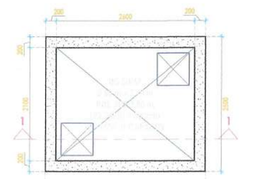

Section AB

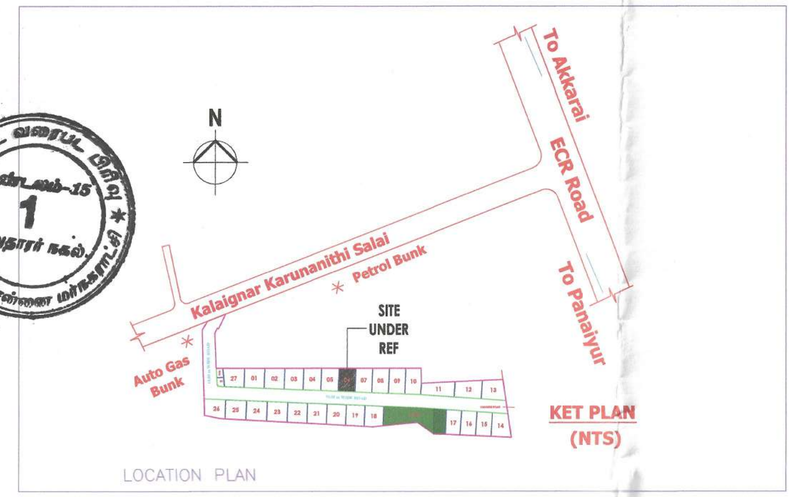



Plan of Septic Tank

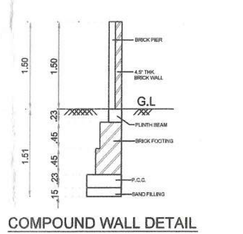


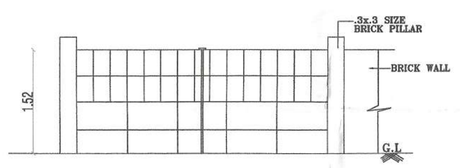




LOCATION PLAN




COMPOUND WALL DETAIL
(NOT TO SCALE)




COMPOUND WALL GATE DETAIL

## AREA STATEMENT (COC)

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

| PROJECT DETAIL | | | |
|---|---|---|---|
| File No.: | COC/10108/23 | | |
| Case Type: | New | Name of Road: | KALAIGAR KARUNANITHI SALAI |
| Type of Proposal: | Primary Residential | Plot No.: | 06 |
| 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: | SHOLINGANALLUR |
| Land Use Zone: | Aquifer Recharge Area | | |

| AREA DETAILS | | SQ.MT. |
|---|---|---|
| PLOT AREA AS PER PATTA | | 232.86 |
| PLOT AREA AS PER DOCUMENT | | 232.86 |
| PLOT AREA AS PER SITE | | 232.86 |
| PLOT AREA AS PER DRAWING | | 234.91 |
| PLOT AREA CONSIDERED FOR SCRUTINY | (A) | 232.86 |
| BALANCE AREA OF PLOT | (B) | 232.86 |
| NET AREA OF PLOT | (C) | 232.86 |
| NET BALANCE AREA OF PLOT | (D) | 232.86 |
| MAX. PERMISSIBLE COVERAGE AREA | ( 40% ) | 93.14 |
| Proposed Coverage Area | | 92.91 |
| Total Proposed Coverage Area | ( 39.9% ) | 92.91 |
| BALANCE COVERAGE AREA | | 0.23 |
| PERMISSIBLE FSI AREA | 0.80 | 186.29 |
| PREMIUM FSI AREA | - | - |
| MAX. PERMISSIBLE FSI AREA | 0.80 | 186.29 |
| Residential FSI | | 155.98 |
| Proposed Floor (FSI) Area | | 155.98 |
| TOTAL PROPOSED FSI AREA | | 155.98 |
| CONSUMED FSI | | 0.67 |
| TOTAL PROP. BUILT UP AREA | | 195.76 |

COLOR INDEX

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

For NITECH REALITY PROJECTS PVT. LTD.
Director

SIGNATURE OF OWNER

ARVINDAN RANGAN
Registered Architect - CA/1991 / 14238
"Sharada Krupa"
No. 149, Chamiers Road,
R.A. Puram, Chennai - 600 028

SIGNATURE OF LICENSED SURVEYOR

### RAIN WATER CONSERVATION

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

* 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.

### FLOORWISE FSI STATEMENT FOR: A (RES)

| FLOORS | FSI AREA | | | | | BALCONY | ARCH. PROJ. | TOTAL FSIAREA | BALCONY (Free from FSI) | STAIR | LIFT | LIFT M/C ROOM | SUB STRUCT. | PARKING | TOTAL BUILTUP | TENE. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Existing | COMM. | RESI. | IND | SPEC. | | | | | | | | | | | |
| TERRACE FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 11.34 | 3.71 | - | 0.00 | 0.00 | 15.04 | 0 |
| FIRST FLOOR | 0.00 | 0.00 | 83.15 | 0.00 | 0.00 | 0.00 | 0.00 | 83.15 | 0.00 | - | 2.33 | - | 0.00 | 0.00 | 85.48 | 0 |
| GROUND FLOOR | 0.00 | 0.00 | 72.83 | 0.00 | 0.00 | 0.00 | 0.00 | 72.83 | 0.00 | - | 2.33 | - | 0.00 | 20.09 | 95.24 | 1 |
| Total | 0.00 | 0.00 | 155.98 | 0.00 | 0.00 | 0.00 | 0.00 | 155.98 | 0.00 | 11.34 | 8.36 | - | 0.00 | 20.09 | 195.76 | 1 |

SCHEDULE OF JOINERY:

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| D3 | 0.75 | 2.10 | 01 |
| D2 | 0.85 | 2.10 | 04 |
| D1 | 0.85 | 2.10 | 01 |
| D1 | 0.92 | 2.10 | 05 |
| KO | 0.92 | 2.10 | 01 |
| MD | 1.05 | 2.10 | 01 |
| FD | 2.44 | 2.10 | 01 |

SCHEDULE OF JOINERY:

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| V | 0.60 | 0.60 | 05 |
| W3 | 0.61 | 1.20 | 06 |
| W | 1.22 | 1.20 | 01 |
| W1 | 2.40 | 1.20 | 06 |

### BUILDING DETAILS

| Building Name | Use | SubUse | Structure |
|---|---|---|---|
| A (RES) | Primary Residential | Residential Bldg | Bldg Upto 15.25mt. Ht. |

### PARKING CALCULATION

| TYPE | Type of Parking | REQUIRED | | PROPOSED | |
|---|---|---|---|---|---|
| | | No. | Area | No. | Area |
| - | Car | 1 | 12.50 | 2 | 25.00 |
| - | Two Wheeler | 2 | 3.60 | 6 | 10.80 |
| - | Lorry | 0 | 0.00 | 0 | 0.00 |
| - | Cycle | 0 | 0.00 | 0 | 0.00 |
| Total | Total Area | - | 16.10 | - | 48.69 |

### TOTAL FSI STATEMENT

| BUILDING | FSI AREA | | | | | TOTAL FSIAREA | TOTAL BUILTUP |
|---|---|---|---|---|---|---|---|
| | Existing | COMM. | RESI. | IND. | SPEC. | | |
| A-1 (RES) | 0.00 | 0.00 | 155.98 | 0.00 | 0.00 | 155.98 | 195.76 |
| Total | 0.00 | 0.00 | 155.98 | 0.00 | 0.00 | 155.98 | 195.76 |

### PARKING CALCULATION (Car)

| TYPE | CARPET AREA / FSI (m2) | TENEMENT (nos) unit | PROP. | CAR (nos) by rule | REQD. |
|---|---|---|---|---|---|
| Residential | 0 - 50 | 1 | 0 | 0.00 | 0 |
| Residential | 50.01 - 75 | 2 | 2 | 1.00 | 1 |
| Residential | > 75 | 1 | 0 | 0.00 | 0 |
| Total | Required | - | - | - | 1 |
| Total | Proposed | - | - | - | 2 |

### PARKING CALCULATION (Two Wheeler)

| TYPE | CARPET AREA / FSI (m2) | TENEMENT (nos) unit | PROP. | TWo WHEELER by rule | REQD. |
|---|---|---|---|---|---|
| Residential | 0 - 25 | 1 | 0 | 0 | 0 |
| Residential | 25.01 - 75 | 1 | 2 | 1 | 2 |
| Total | Required | - | - | - | 2 |
| Total | Proposed | - | - | - | 6 |



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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

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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