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PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.16, VETRI NAGAR, KORATTUR,

CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E

OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

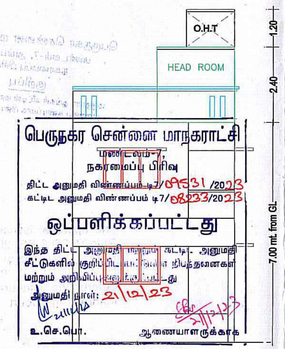
SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB &
FLOOR FINISHING IN C M IN 1:3
PLASTERING THE WALL IN C.M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK
WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR WALLS&CEILING

ELECTRICAL SPECIFICATIONS

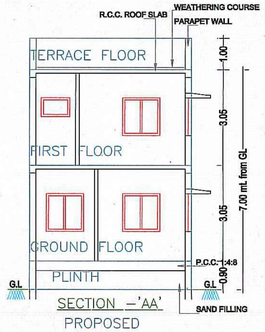
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification

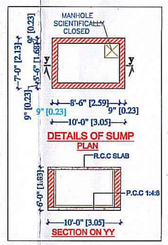


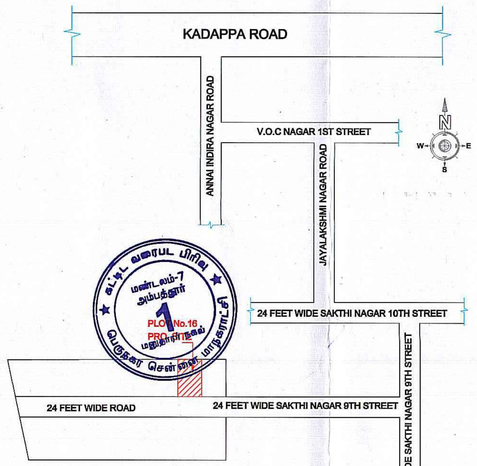
ELEVATION
PROPOSED

NOTE:-
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 06/10/2023

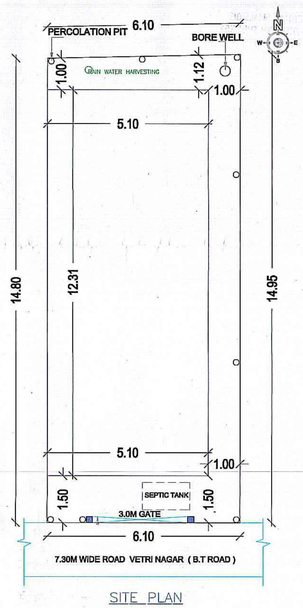


SECTION –'AA'
PROPOSED

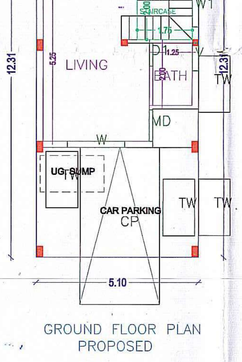




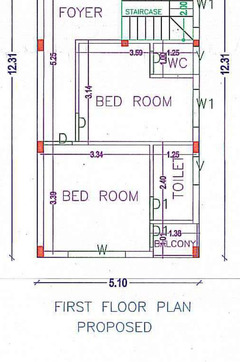
KEY PLAN
NOT TO SCALE



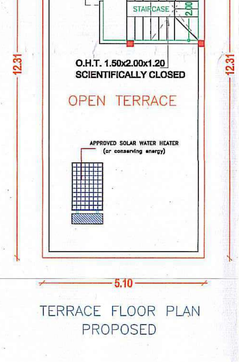
SITE PLAN



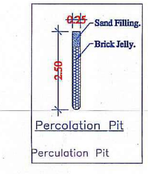
GROUND FLOOR PLAN
PROPOSED



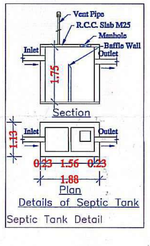
FIRST FLOOR PLAN
PROPOSED



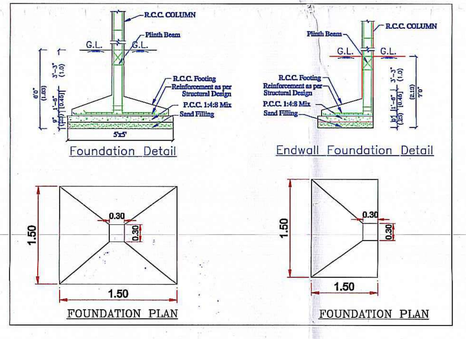
TERRACE FLOOR PLAN
PROPOSED

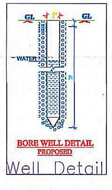


Perculation Pit

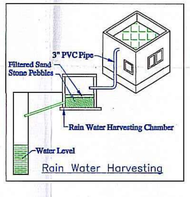


Details of Septic Tank
Septic Tank Detail

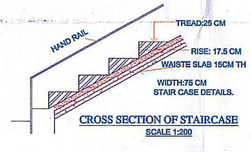




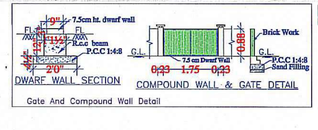
Well Detail



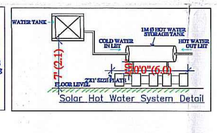
Rain Water Harvesting



CROSS SECTION OF STAIRCASE
SCALE 1:200



DWARF WALL SECTION
COMPOUND WALL & GATE DETAIL
Gate And Compound Wall Detail



Solar Hot Water System Detail

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	04
W1	1.20	1.20	08
W	1.80	1.20	02

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	05
D	0.90	2.10	04
O	0.90	2.10	01
MD	1.00	2.10	01

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY ARCH. PROJ.		TOTAL FSI AREA	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	6.00	-	-	0.00	0.00	6.00	0
FIRST FLOOR	0.00	0.00	62.77	0.00	0.00	0.00	0.00	62.77	0.00	-	-	-	0.00	0.00	62.77	0
GROUND FLOOR	0.00	0.00	62.77	0.00	0.00	0.00	0.00	62.77	0.00	-	-	-	0.00	0.00	62.77	1
Total	0.00	0.00	125.54	0.00	0.00	0.00	0.00	125.54	0.00	6.00	-	-	0.00	0.00	131.54	1

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/18338/23		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	16
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		90.69
PLOT AREA AS PER DOCUMENT		90.69
PLOT AREA AS PER SITE		90.72
PLOT AREA AS PER DRAWING		90.73
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	90.69
BALANCE AREA OF PLOT	(B)	90.69
NET AREA OF PLOT	(C)	90.69
NET BALANCE AREA OF PLOT	(D)	90.69
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		62.77
Total Proposed Coverage Area	(69.21%)	62.77
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	181.38
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	181.38
Residential FSI		125.54
Proposed Floor (FSI) Area		125.54
TOTAL PROPOSED FSI AREA		125.54
CONSUMED FSI		1.38
TOTAL PROP. BUILT UP AREA		131.54

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED
Director.

SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER M.E.,MBA.,M.Sc (Ph)
REGISTERED ENGINEER No.200282019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur,
Chennai -600 099.
Mob: 94449 43007 / 94983 85806

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.

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	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

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	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	4

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	4	7.20
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	19.70





பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மனுதார் தங்கள் வீட்டின் மழைநீர் சேகரிப்பு முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

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

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.17, VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTA S.No.598/1B1A Part,1B1A2,1B1A3,1B1A4,2B Part, 598/1A1B, AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

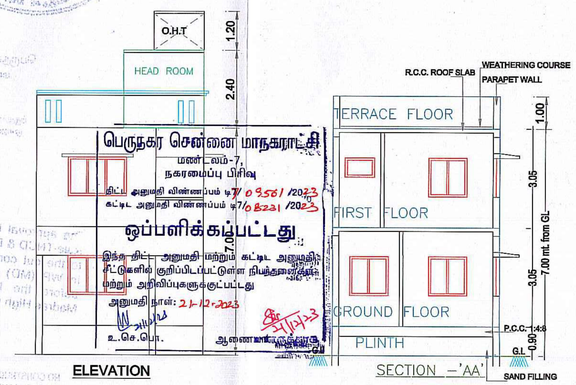
NOTE:-
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 06/10/2023

SPECIFICATIONS

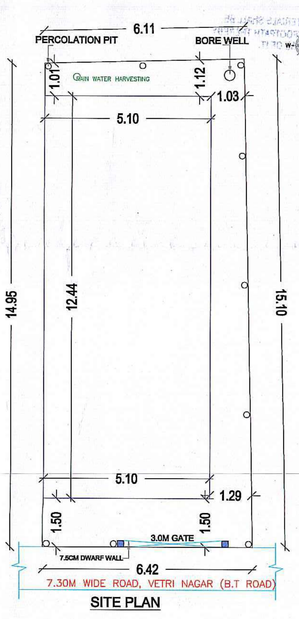
BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB &
FLOOR FINISHING IN C M IN 1:3
PLASTERING THE WALL IN C.M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK
WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR WALLS&CEILING

ELECTRICAL SPECIFICATIONS

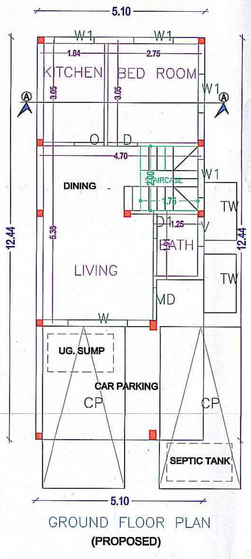
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2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.



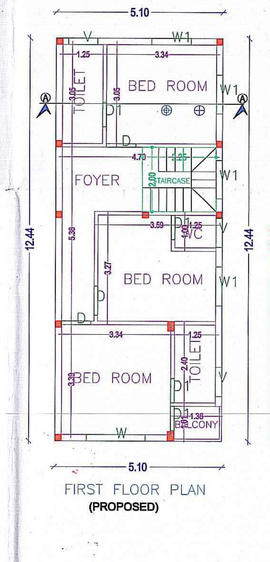
ELEVATION



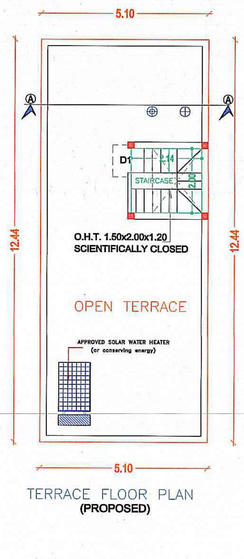
SITE PLAN



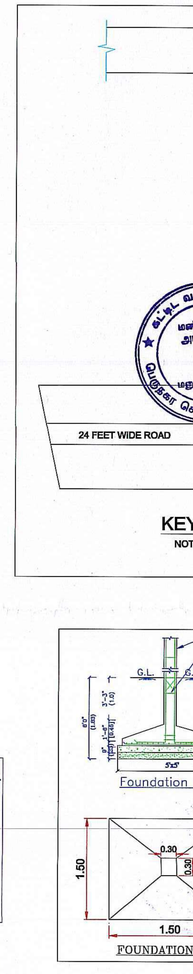
GROUND FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)



KEY PLAN
NOT TO SCALE

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/20715/23		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	17
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		94.15
PLOT AREA AS PER DOCUMENT		94.15
PLOT AREA AS PER SITE		94.11
PLOT AREA AS PER DRAWING		94.12
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	94.11
BALANCE AREA OF PLOT	(B)	94.11
NET AREA OF PLOT	(C)	94.11
NET BALANCE AREA OF PLOT	(D)	94.11
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		63.44
Total Proposed Coverage Area	(67.41%)	63.44
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	188.22
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	188.22
Residential FSI		126.89
Proposed Floor (FSI) Area		126.89
TOTAL PROPOSED FSI AREA		126.89
CONSUMED FSI		1.35
TOTAL PROP. BUILT UP AREA		131.17

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED
Director.
SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER M.E.,MBA.,M.Sc (Vil)
REGISTERED ENGINEER No.200282019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur,
Chennai -600 099.
Mob: 84449 43507 / 94983 85808
SIGNATURE OF LICENSED SURVEYOR

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PARKING CALCULATION (Car)

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

PARKING CALCULATION (Two Wheeler)

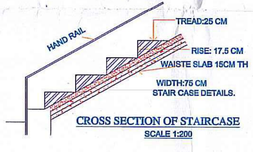
TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	TWO WHEELER PROP.	by rule	REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	2

PARKING CALCULATION

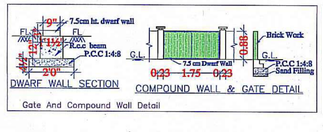
TYPE	Type of Parking	REQUIRED No.	Area	PROPOSED No.	Area
-	Car	1	12.50	2	25.00
-	Two Wheeler	0	0.00	2	3.60
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	28.60

SCHEDULE OF JOINERY:

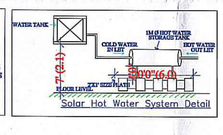
NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	04
W1	1.20	1.20	08
W	1.80	1.20	02

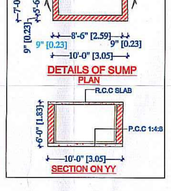


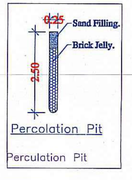
CROSS SECTION OF STAIRCASE
SCALE 1:200

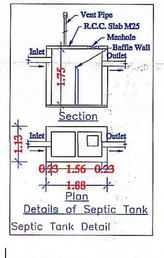


Gate And Compound Wall Detail

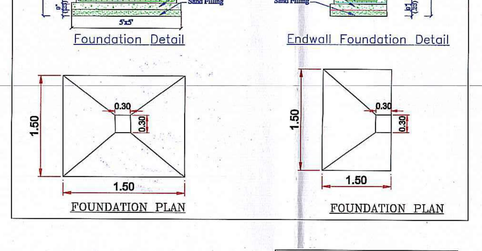


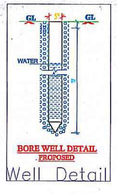




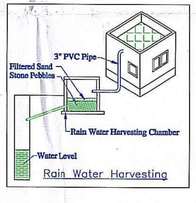


Septic Tank Detail





Well Detail



Rain Water Harvesting

FLOORWISE FSI STATEMENT FOR:

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	4.28	-	-	0.00	0.00	4.28	0
FIRST FLOOR	0.00	0.00	63.44	0.00	0.00	0.00	0.00	63.44	0.00	-	-	-	0.00	0.00	63.44	0
GROUND FLOOR	0.00	0.00	63.44	0.00	0.00	0.00	0.00	63.44	0.00	-	-	-	0.00	0.00	63.44	1
Total	0.00	0.00	126.89	0.00	0.00	0.00	0.00	126.89	0.00	4.28	-	-	0.00	0.00	131.17	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	05
D	0.90	2.10	04
O	0.90	2.10	01
MD	1.00	2.10	01

பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மனுதார் தங்கள் வீட்டின் மனுதீர் சேகரிப்பு முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

ing 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 Madural Bench of Madras High Court

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 18 , VETRI NAGAR, KORATTUR,

CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E

OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3

PLASTERING THE WALL IN C.M 1:4 OUTSIDE AND INSIDE IN 12 mm THICK

WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4

WHITE AND COLOUR WASHING FOR WALLS&CEILING

ELECTRICAL SPECIFICATIONS

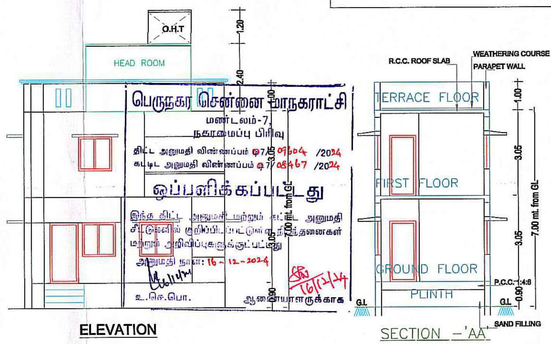
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification

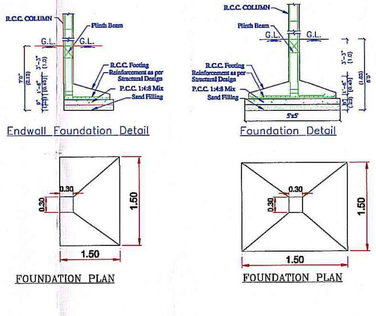
NOTE:-

LAYOUT APPROVED No. SD/WDCN07/00457/2023

DATED:- 06/10/2023



ELEVATION

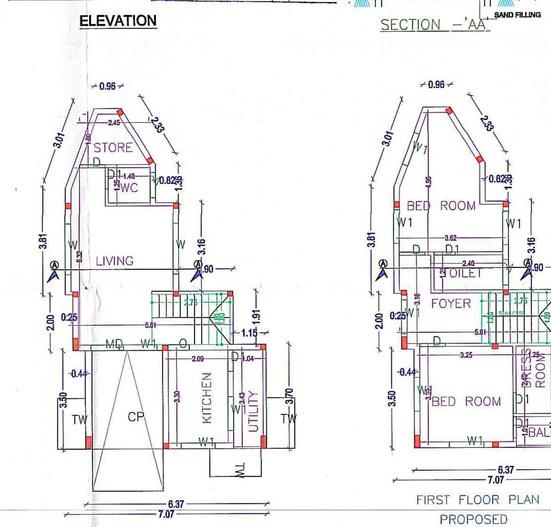


Endwall Foundation Detail

Foundation Detail

FOUNDATION PLAN

FOUNDATION PLAN



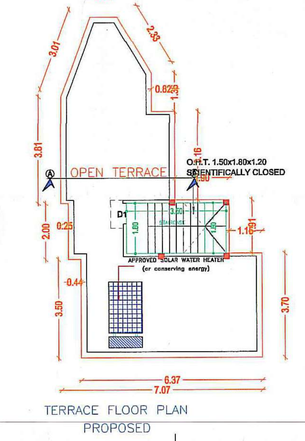
SITE PLAN

GROUND FLOOR PLAN

PROPOSED

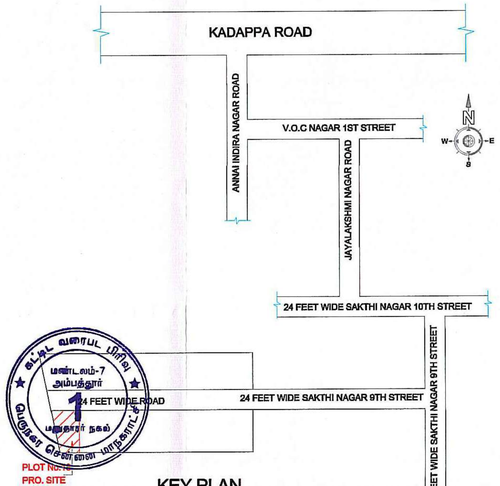
FIRST FLOOR PLAN

PROPOSED



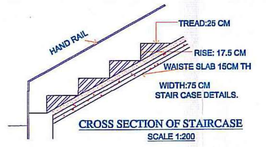
TERRACE FLOOR PLAN

PROPOSED



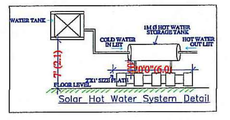
KEY PLAN

NOT TO SCALE

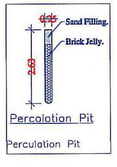


CROSS SECTION OF STAIRCASE

SCALE 1:200

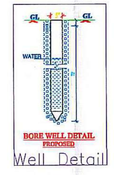


Solar Hot Water System Detail

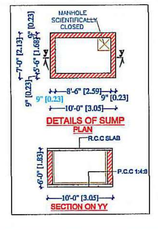


Percolation Pit

Percolation Pit



Well Detail



AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 06/12/2016

PROJECT DETAIL

File No.:	COC/18864/24		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	18
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		100.00
PLOT AREA AS PER DOCUMENT		100.00
PLOT AREA AS PER SITE		100.00
PLOT AREA AS PER DRAWING		100.00
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	100.00
BALANCE AREA OF PLOT	(B)	100.00
NET AREA OF PLOT	(C)	100.00
NET BALANCE AREA OF PLOT	(D)	100.00
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		55.32
Total Proposed Coverage Area	(55.32%)	55.32
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	200.00
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	200.00
Residential FSI		110.64
Proposed Floor (FSI) Area		110.64
TOTAL PROPOSED FSI AREA		110.64
CONSUMED FSI		1.11
TOTAL PROP. BUILT UP AREA		116.94

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED

Director

SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER BE,MIE,M.Sc.(Tech)
REGISTERED ENGINEER No.200202024
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur, CH-99.
Mob: 9444943507 / 9498385808

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 seapage 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.

PARKING CALCULATION (Car)

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

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos) unit	TWO WHEELER PROP.	by rule	REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	3

PARKING CALCULATION

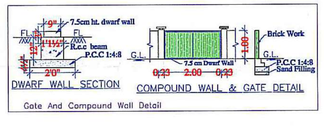
TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	3	5.40
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	17.90

SCHEDULE OF JOINERY:

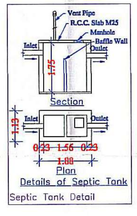
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	06
O	0.75	2.10	01
D	0.90	2.10	03
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

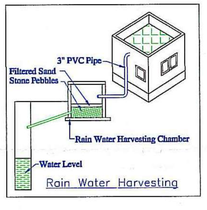
NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	03
W1	1.20	1.20	09
W	1.80	1.20	02



Gate And Compound Wall Detail



Septic Tank Detail



Rain Water Harvesting

FLOORWISE FSI STATEMENT FOR:

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	6.30	-	-	0.00	0.00	6.30	0
FIRST FLOOR	0.00	0.00	55.32	0.00	0.00	0.00	0.00	55.32	0.00	-	-	-	0.00	0.00	55.32	0
GROUND FLOOR	0.00	0.00	55.32	0.00	0.00	0.00	0.00	55.32	0.00	-	-	-	0.00	0.00	55.32	1
Total	0.00	0.00	110.64	0.00	0.00	0.00	0.00	110.64	0.00	6.30	-	-	0.00	0.00	116.94	1



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மனுதார் தங்கள் வீட்டின் மழைநீர் சேகரிப்பு முறையை கண்டிப்பாக ஏற்படுத்த வேண்டும்

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

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 19 , VETRI NAGAR , KORATTUR ,

CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E

OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

NOTE:-

LAYOUT APPROVED No. SD/WDCN07/00457/2023

DATED:- 06/10/2023

SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3

PLASTERING THE WALL IN C.M 1:4

OUTSIDE AND INSIDE IN 12 mm THICK

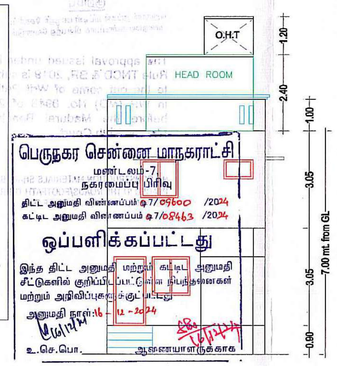
WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4

WHITE AND COLOUR WASHING FOR WALLS&CEILING

ELECTRICAL SPECIFICATIONS

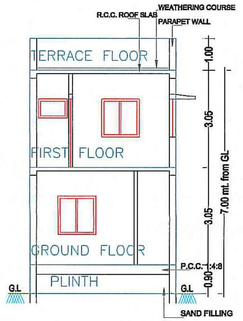
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification



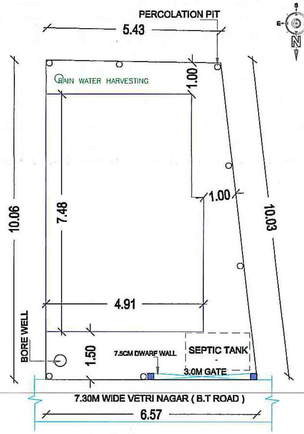
ELEVATION

PROPOSED

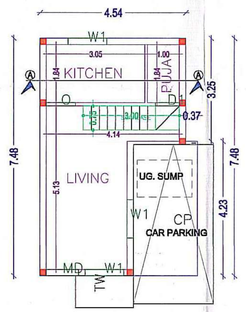


SECTION –'AA'

PROPOSED

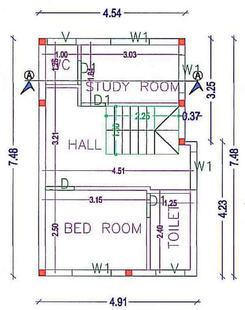


SITE PLAN



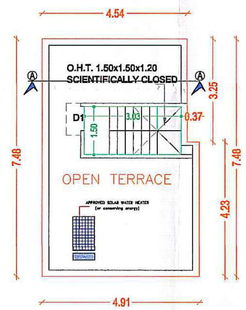
GROUND FLOOR PLAN

PROPOSED



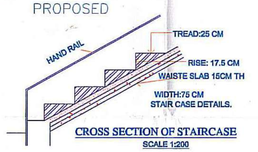
FIRST FLOOR PLAN

PROPOSED



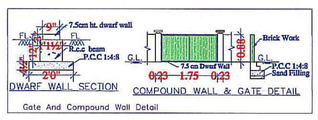
TERRACE FLOOR PLAN

PROPOSED

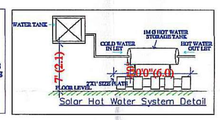


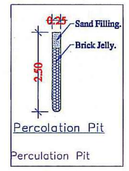
CROSS SECTION OF STAIRCASE

SCALE 1:200



Gate And Compound Wall Detail

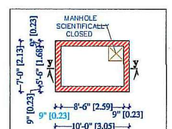


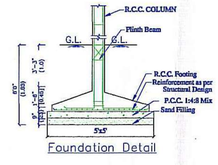


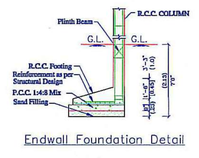


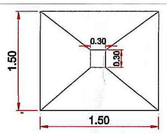
KEY PLAN

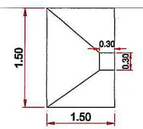
NOT TO SCALE

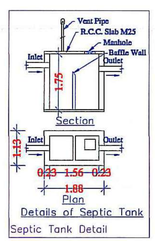


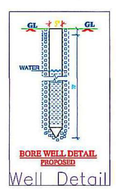


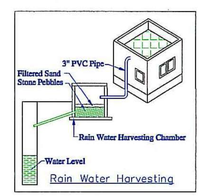












FLOORWISE FSI STATEMENT FOR:

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	4.54	-	-	0.00	0.00	4.54	0
FIRST FLOOR	0.00	0.00	35.50	0.00	0.00	0.00	0.00	35.50	0.00	-	-	-	0.00	0.00	35.50	0
GROUND FLOOR	0.00	0.00	35.50	0.00	0.00	0.00	0.00	35.50	0.00	-	-	-	0.00	0.00	35.50	1
Total	0.00	0.00	71.00	0.00	0.00	0.00	0.00	71.00	0.00	4.54	-	-	0.00	0.00	75.54	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.90	2.10	01
O	0.80	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	02
W1	1.20	1.20	07

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 05/12/2016

PROJECT DETAIL

File No.:	COC/17921/24		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	19
Category :	Ordinary Bldg	Door No.:	-
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS

		SQ.MT.
PLOT AREA AS PER PATTA		60.14
PLOT AREA AS PER DOCUMENT		60.14
PLOT AREA AS PER SITE		60.14
PLOT AREA AS PER DRAWING		60.04
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	60.04
BALANCE AREA OF PLOT	(B)	60.04
NET AREA OF PLOT	(C)	60.04
NET BALANCE AREA OF PLOT	(D)	60.04
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		35.50
Total Proposed Coverage Area	(59.12%)	35.50
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	120.09
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	120.09
Residential FSI		71.00
Proposed Floor (FSI) Area		71.00
TOTAL PROPOSED FSI AREA		71.00
CONSUMED FSI		1.18
TOTAL PROP. BUILT UP AREA		75.54

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED

Director

SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER M.E,MBA.,M.Sc(Tech)
REGISTERED ENGINEER No.200282024
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur, Ch-99.
Mob: 9444943567

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.

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	1	1.00	1
Residential	> 75	1	0	0.00	0
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

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	1	1	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	1	1.80	1	1.80
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	14.30	-	14.30





பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு

மதுரைகார் தங்கள் வீட்டின் மழைநீர் சேகரிப்பு முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

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

NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.20 , VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

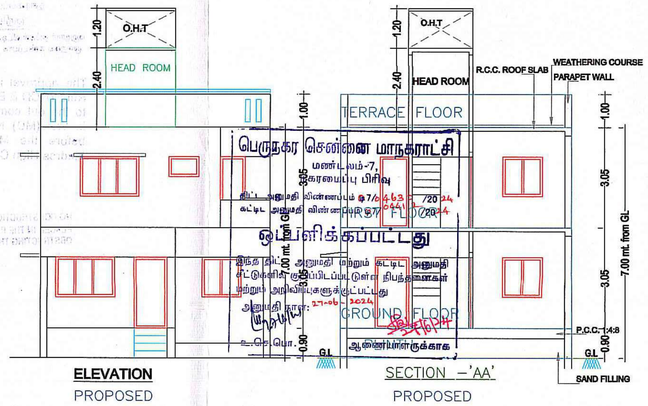
SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE& BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3
PLASTERING THE WALL IN C.M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK
WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR WALLS&CEILING

ELECTRICAL SPECIFICATIONS

1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

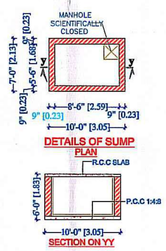
General Specification

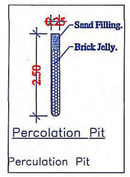


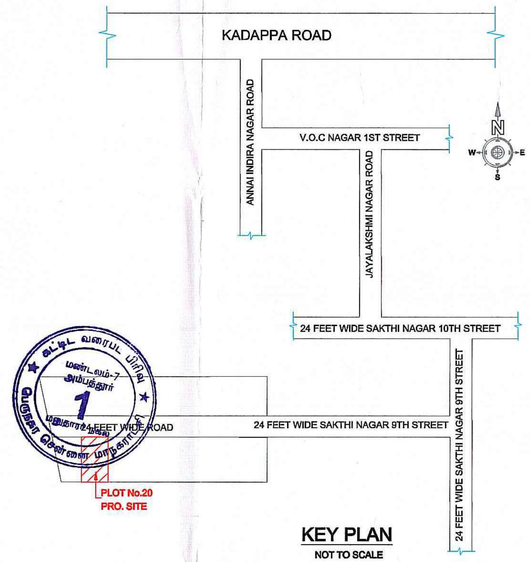
ELEVATION
PROPOSED

SECTION –'AA'
PROPOSED

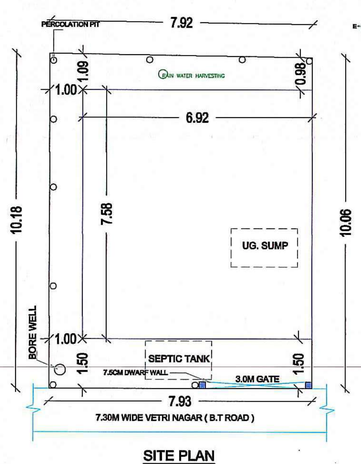
NOTE:-
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 06/10/2023



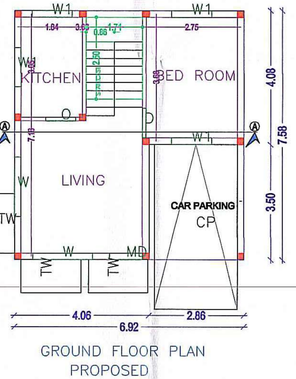




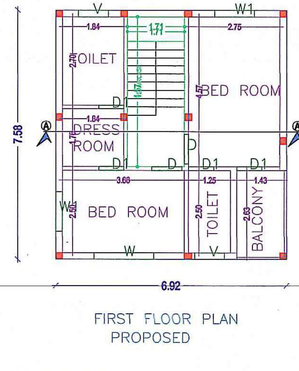
KEY PLAN
NOT TO SCALE



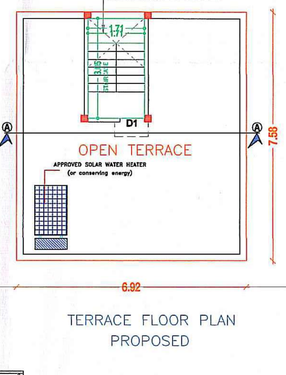
SITE PLAN



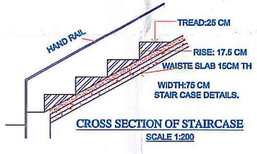
GROUND FLOOR PLAN
PROPOSED



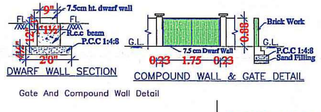
FIRST FLOOR PLAN
PROPOSED



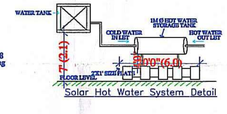
TERRACE FLOOR PLAN
PROPOSED



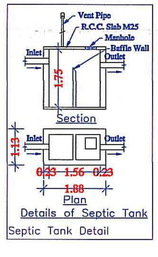
CROSS SECTION OF STAIRCASE
SCALE 1:200



Gate And Compound Wall Detail



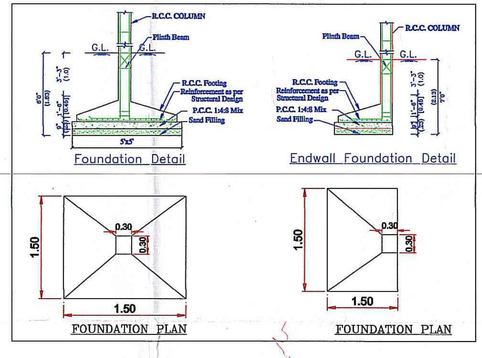
Solar Hot Water System Detail

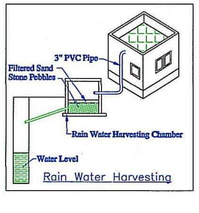


Septic Tank Detail



Well Detail





SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	02
W1	1.20	1.20	06
W	1.80	1.20	03

FLOORWISE FSI STATEMENT FOR:

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	5.22	-	-	0.00	0.00	5.22	0
FIRST FLOOR	0.00	0.00	52.42	0.00	0.00	0.00	0.00	52.42	0.00	-	-	-	0.00	0.00	52.42	0
GROUND FLOOR	0.00	0.00	52.42	0.00	0.00	0.00	0.00	52.42	0.00	-	-	-	0.00	0.00	52.42	1
Total	0.00	0.00	104.84	0.00	0.00	0.00	0.00	104.84	0.00	5.22	-	-	0.00	0.00	110.06	1

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2018

PROJECT DETAIL

File No.:	COC/8381/24		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	20
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		

AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		80.22
PLOT AREA AS PER DOCUMENT		80.22
PLOT AREA AS PER SITE		80.22
PLOT AREA AS PER DRAWING		80.20
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	80.20
BALANCE AREA OF PLOT	(B)	80.20
NET AREA OF PLOT	(C)	80.20
NET BALANCE AREA OF PLOT	(D)	80.20
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		52.42
Total Proposed Coverage Area	(65.36%)	52.42
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	160.39
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	160.39
Residential FSI		104.84
Proposed Floor (FSI) Area		104.84
TOTAL PROPOSED FSI AREA		104.84
CONSUMED FSI		1.31
TOTAL PROP. BUILT UP AREA		110.06

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED
Director
SIGNATURE OF OWNER

Er.J.ALEX CHRISTOPHER B.E.,MBA.,M.Sc.(Ind)
REGISTERED ENGINEER No.200282019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur,
Chennai -600 099.
Mob: 94449 43507 / 94863 85606
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.

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	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

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	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	3

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	3	5.40
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	17.90





பெருநகர சென்னை மாநகராட்சி

மண்டலம்-7, அம்பத்தூர்

நகரமைப்பு பிரிவு

குறிப்பு

மனுதாரர் தங்கள் வீட்டின் மழைநீர் சேகரிப்பு முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

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NO CONSTRUCTION MATERIALS SHALL BE PLACED IN THE ROADS/FOOTPATH THEREBY OBSTRUCTING THE USAGE OF IT.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.