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Official Property Record



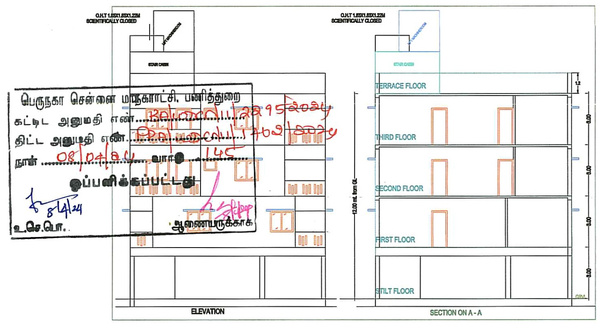
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO : 8 , " SAMUEL COLONY "PERUMAL KOIL STREET, BALWADI STREET EXTENSION, NERKUNDRAM, CHENNAI - 600 107.
COMPRISED IN S.NO : 72 PART, NEW S.NO : 72/1A1B OF NERKUNDRAM VILLAGE, GREATER CHENNAI CORPORATION. DIVISION -145 , ZONE - 11

SPECIFICATION		
BRICK WORK	:	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:6 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C.	:	M25 GRADE CONCRETE FOR SLABS & LINTELS
WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING	:	B.JELLY LIME MORTAR OVER ROOF
COURSE	:	SLAB ONE LAYER OF COUNTRY TILES
STEPS	:	RISER 7", TREAD 10" & WIDTH 3'

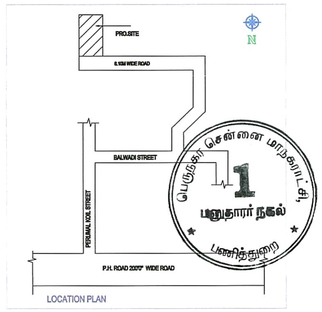
General Specification

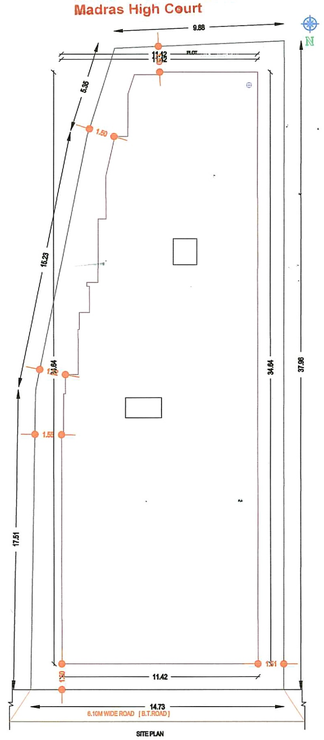
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

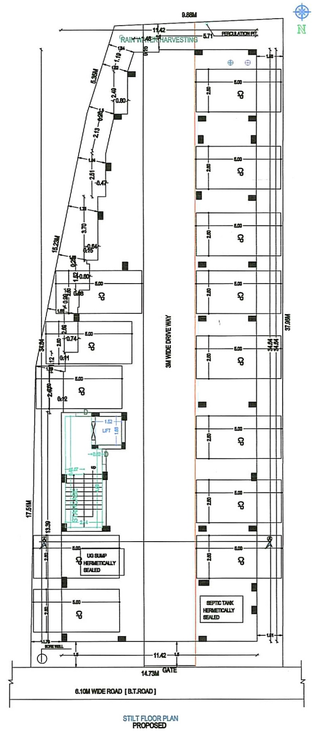


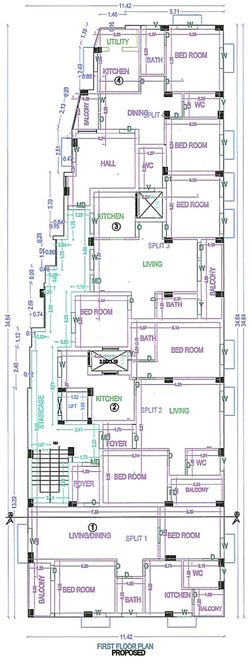
SUB - DIVISION APPROVED DETAILS
SD NO : DXI 678/2013
DATED : 21.01.2014

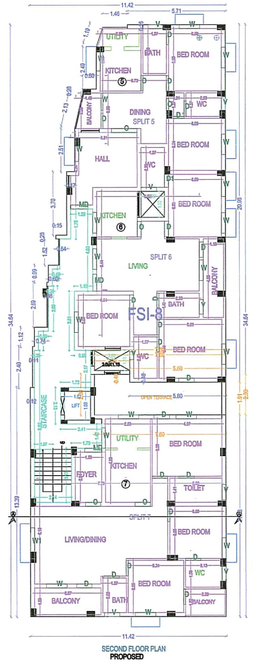
Completion Certificate is mandatory for availing service connections from TNEB and CMWSSB.

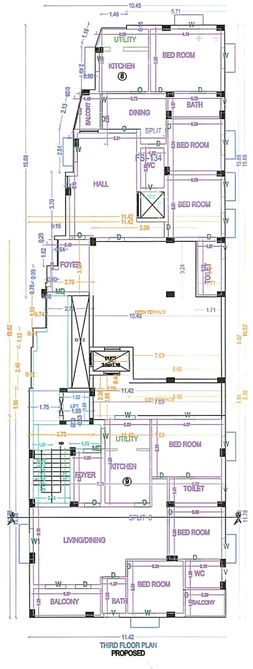


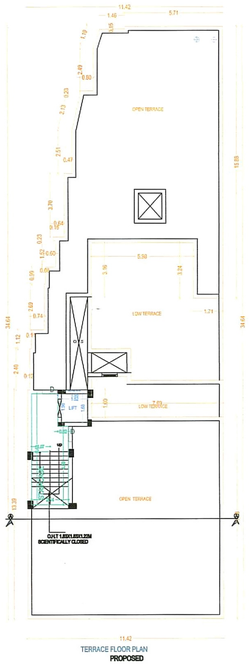


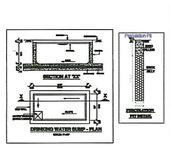


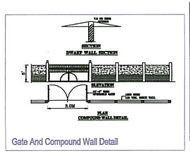


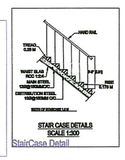


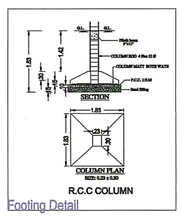












FLOORWISE FSI STATEMENT FOR: A (B)

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	12.71	2.55	3.92	0.00	0.00	19.19	0
THIRD FLOOR	0.00	0.00	251.90	0.00	0.00	0.00	0.00	251.90	0.00	-	2.55	-	0.00	0.00	254.46	2
SECOND FLOOR	0.00	0.00	329.82	0.00	0.00	0.00	0.00	329.82	0.00	-	2.55	-	0.00	0.00	332.37	3
FIRST FLOOR	0.00	0.00	345.43	0.00	0.00	0.00	0.00	345.43	0.00	-	2.55	-	0.00	0.00	347.98	4
STILT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.71	2.55	-	0.00	337.28	352.54	0
Total	0.00	0.00	927.15	0.00	0.00	0.00	0.00	927.15	0.00	25.41	12.77	3.92	0.00	337.28	1306.54	9

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	02
D	0.90	2.10	58
O	0.00	2.10	14
FD	0.90	2.10	01
MD	1.00	2.10	08
O	1.50	2.10	01
O	1.70	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.46	0.60	02
V	0.90	0.60	20
W	1.00	1.20	03
W	1.20	1.20	49
W1	1.80	1.20	03

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/5766/24		
Case Type:	New	Name of Road:	BALWADI STREET EXTENSION
Type of Proposal:	Primary Residential	Plot No.:	8
Category :	Ordinary Bldg	Door No.:	–
Zone:	Zone-11	Division :	Div - 145
Survey No.:	NEW S.NO : 72/1A1B	Survey Village:	NERKUNDRAM
Land Use Zone:	Detached Area		

AREA DETAILS

		SQ.MT.
PLOT AREA AS PER PATTA		570.00
PLOT AREA AS PER DOCUMENT		572.00
PLOT AREA AS PER SITE		505.48
PLOT AREA AS PER DRAWING		505.47
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	505.47
BALANCE AREA OF PLOT	(B)	505.47
NET AREA OF PLOT	(C)	505.47
NET BALANCE AREA OF PLOT	(D)	505.47
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		350.46
Total Proposed Coverage Area	(69.33%)	350.46
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	1010.93
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	1010.93
Residential FSI		927.15
Proposed Floor (FSI) Area		927.15
TOTAL PROPOSED FSI AREA		927.15
CONSUMED FSI		1.83
TOTAL PROP. BUILT UP AREA		1306.54

COLOR INDEX

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

For VINOTH BUILDERS

PARTNER

SIGNATURE OF OWNER

M.VENKATESAN B.Tech
CMDA: RE/GR-II/19/04/043
DTCP RE/GR-I/018/2021
CORP : RE200072019
No:15, L-Block,7th Street,
12th Main Road, Anna Nagar, Ch-40
Mob: 9841919096

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.

BUILDING DETAILS

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

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	5	1.00	3
Residential	> 75	1	4	1.00	10
Total	Required	-	-	-	13
Total	Proposed	-	-	-	13

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	5	1	5
Total	Required	-	-	-	5
Total	Proposed	-	-	-	0

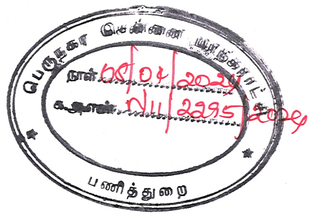
PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	Area	PROPOSED No.	Area
-	Car	13	162.50	14	499.78
-	Two Wheeler	5	9.00	0	0.00
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	171.50	-	499.78

TOTAL FSI STATEMENT

BUILDING	FSI AREA Existing	COMM.	RESI.	IND.	SPEC.	TOTAL FSIAREA	TOTAL BUILTUP
A-1 (B)	0.00	0.00	927.15	0.00	0.00	927.15	1306.54
Total	0.00	0.00	927.15	0.00	0.00	927.15	1306.54





SECURITY DEPOSIT is a refundable non-interest earning amount which shall be refunded on claim after completion of development as per approved plan as certified by the Greater Chennai Corporation. If there is any deviation(s) from the approved plan or violation of the Development Regulations / Building Rules or change of use of any part or whole of the Building / Site, the **SECURITY DEPOSIT** will be **FORFEITED**. This will not Prevent the Greater Chennai Corporation from proceeding against the Owner / Builder / any other persons to take enforcement action as per provisions by Lockings, Sealing and Demolishing the premises.

The project promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Tamil Nadu Real Estate Regulatory Authority as per the orders G.O.Ms.No.112, H & UD Department dated 22.06.2017 and Secretary (H & UD and TNRERA) Lr.No.TNRERA/261/2017 dated 09.08.2017.

Applicant / Developer / Promoter to Erect A Display Board of a Minimum Size of 80 Cm X 120 Cm with the Following Particulars:

Description	Particulars
Name of the Applicant / Developer / promoter	
Site Address With Survey Number, Block Number, Village Name	
Name of The Registered Architect / Registered Engineer On Record	
Planning Permission / Building Permit Number	
Date of Expiry of Permit	
Number of Floors	
Front Set Back	
Side Set Back -1	
Side Set Back 2	
Rear Set Back	

No construction materials shall be placed in the Roads / footpath thereby obstructing the usage of it.

Our services go beyond

Buying & Selling Services

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

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

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

Compliance & Special Services

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

Smarter Tools, Stronger Decisions

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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