

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 1, 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/WCN07/00457/2023
DATED:- 08/10/2023

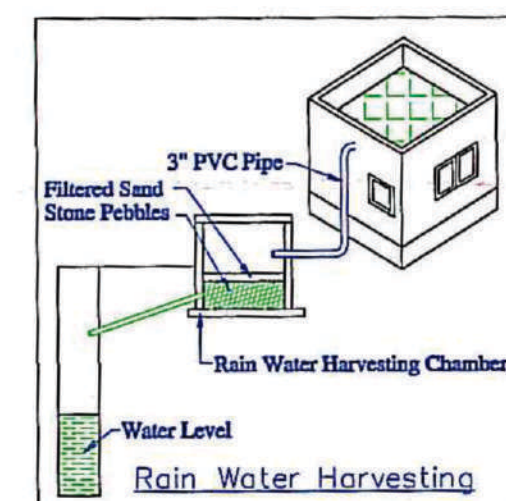
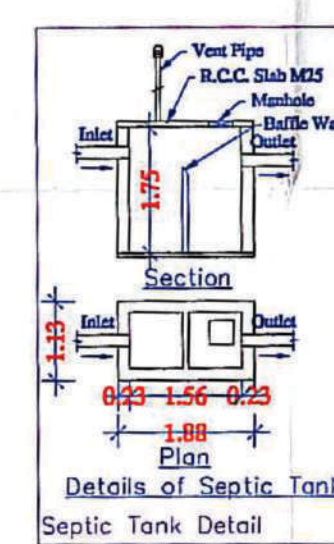
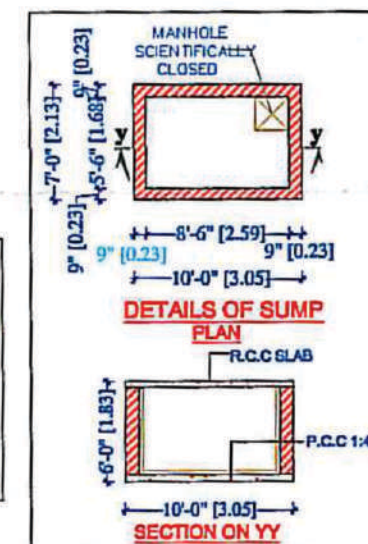
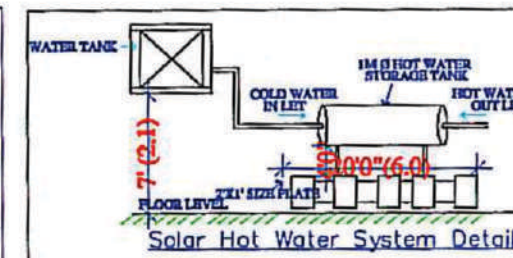
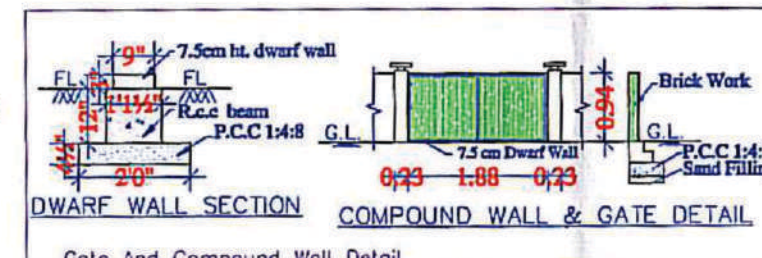
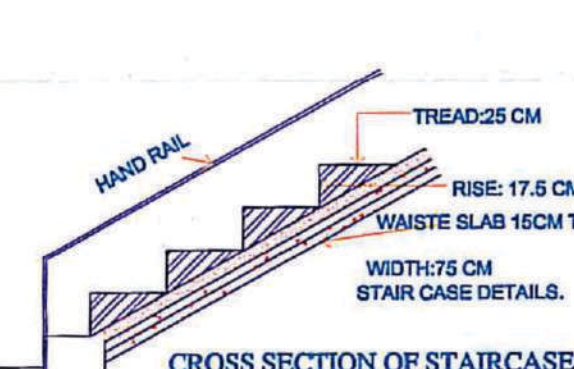
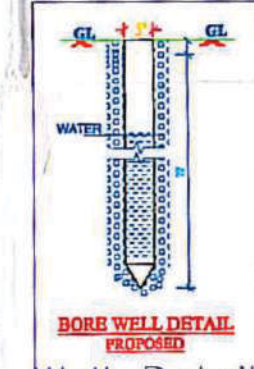
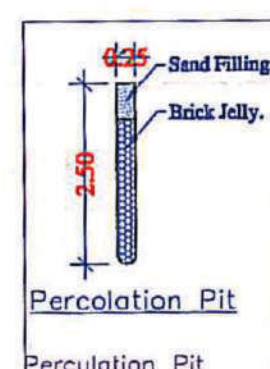
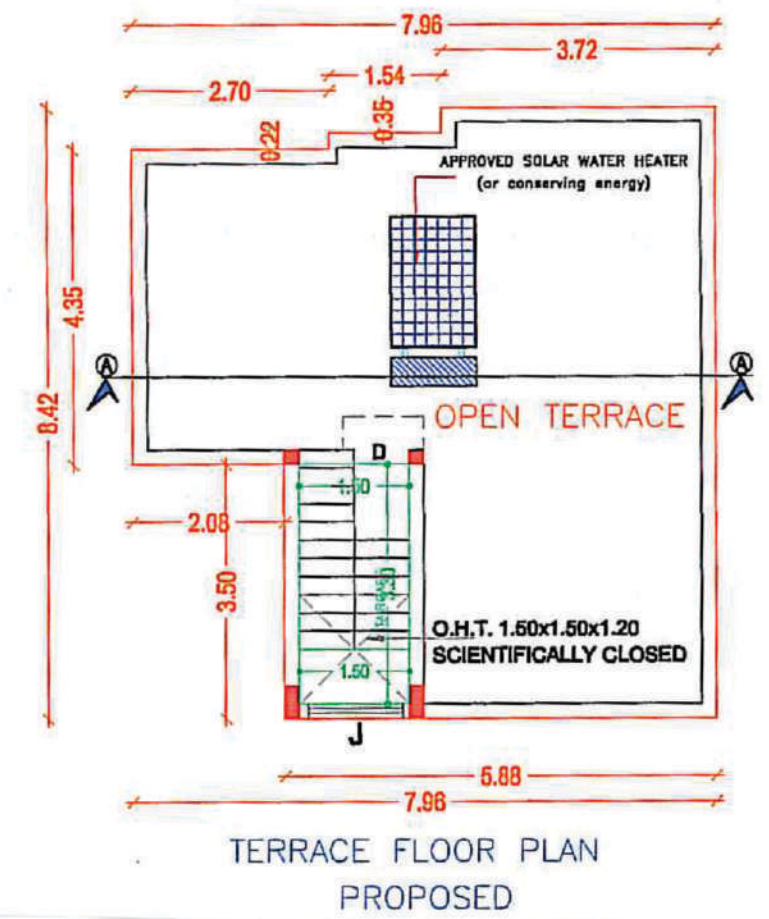
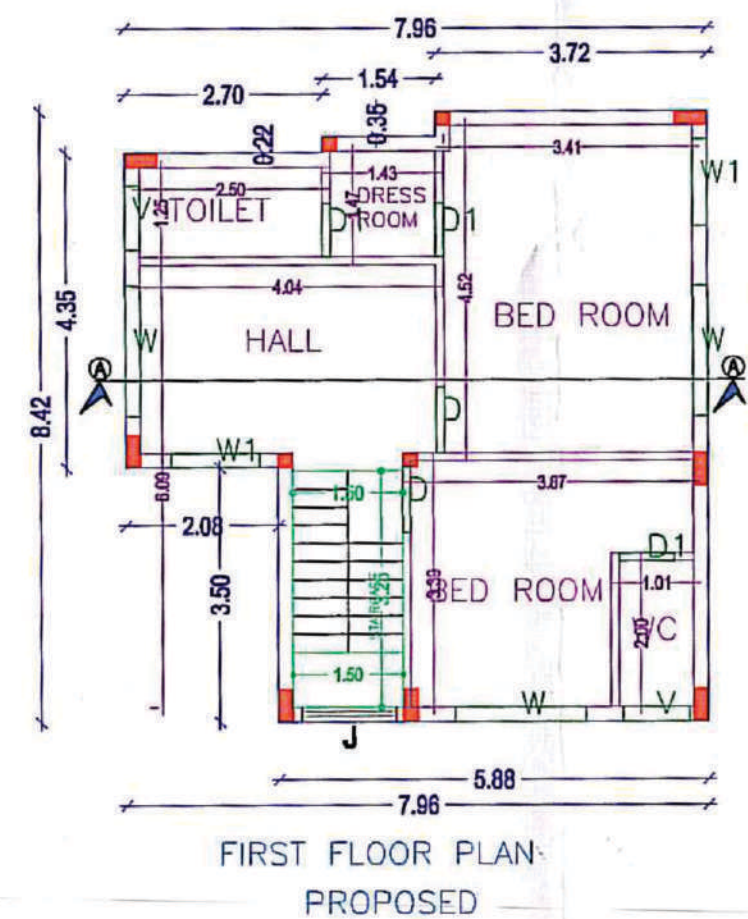
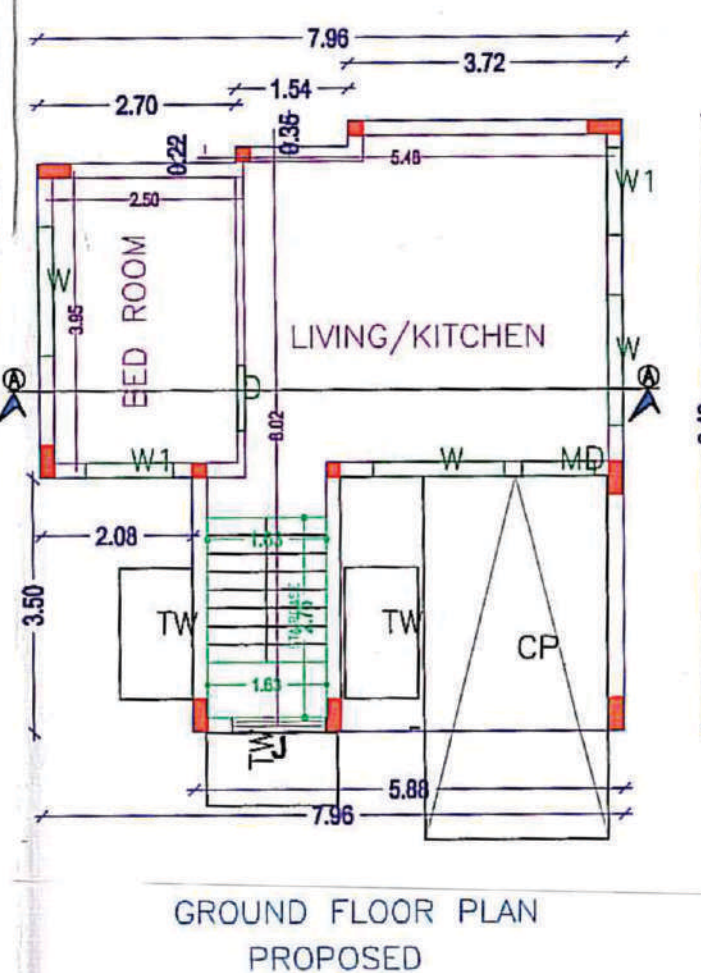
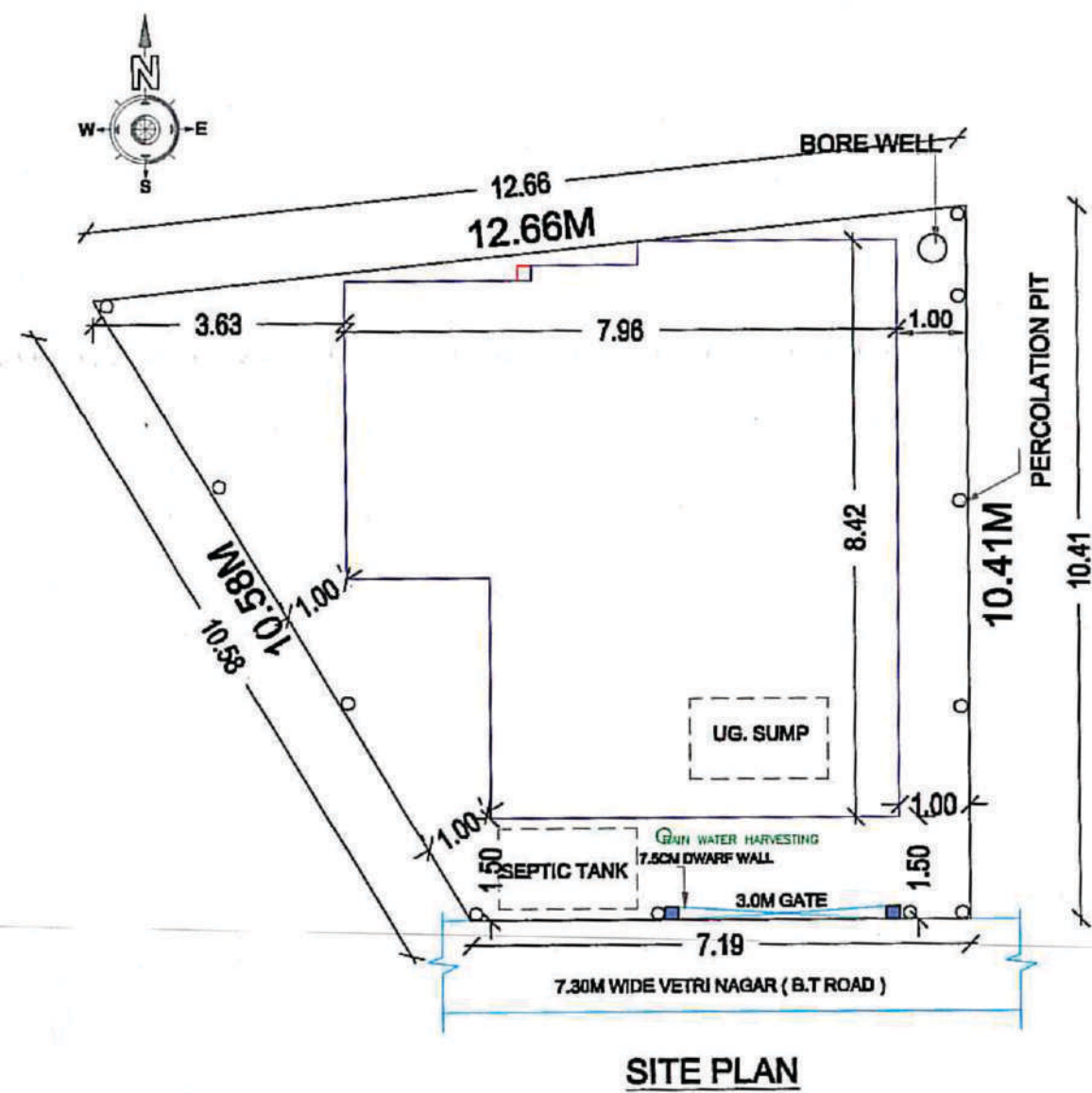
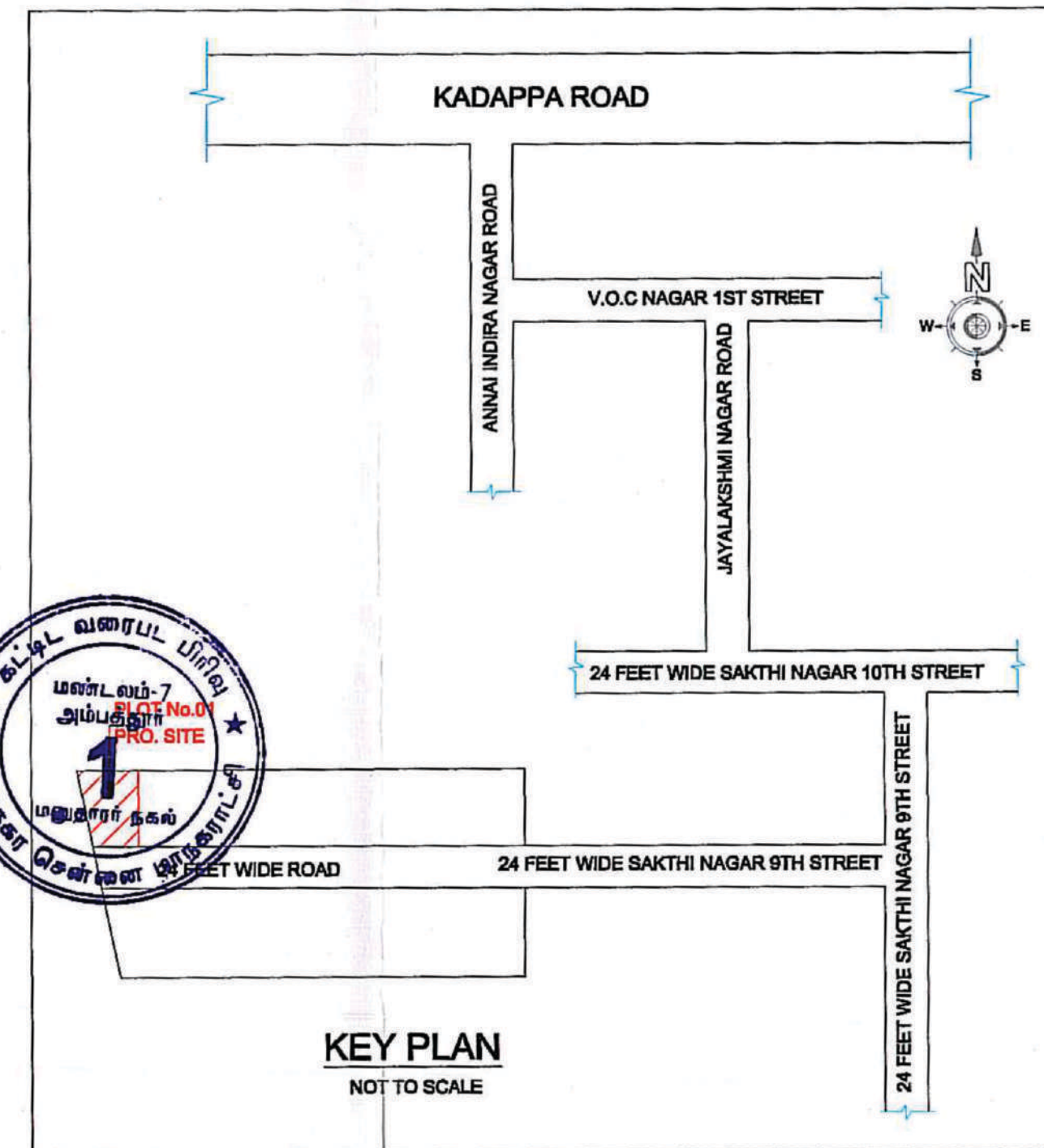
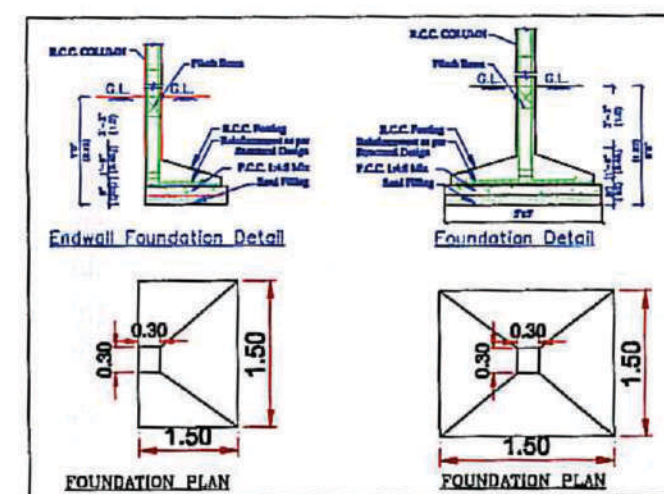
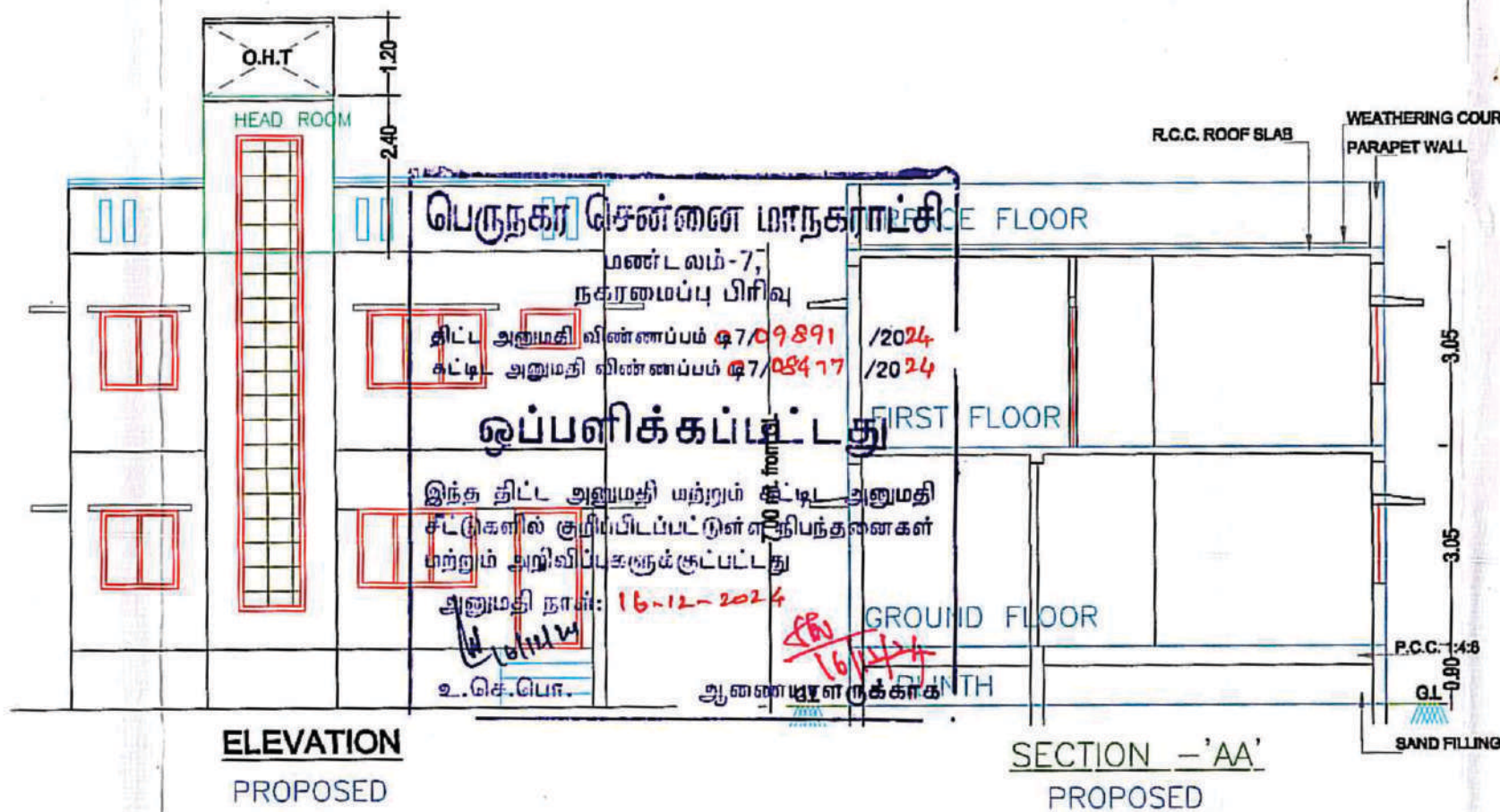
SPECIFICATIONS

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 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



FLOORWISE FSI STATEMENT FOR: A (B)

FLOORS	FSI AREA				BALCONY ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	PARKING	TOTAL BUILT UP	TENE.
	Existing	COMM.	RESI.	IND. SPEC.									
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.95	-	-	0.00	4.95	0
FIRST FLOOR	0.00	0.00	57.65	0.00	0.00	57.65	0.00	-	-	-	0.00	57.65	0
GROUND FLOOR	0.00	0.00	57.65	0.00	0.00	57.65	0.00	-	-	-	0.00	57.65	1
Total	0.00	0.00	115.31	0.00	0.00	115.31	0.00	4.95	-	-	0.00	120.26	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	03
D	0.90	2.10	03
W	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	02
W1	1.20	1.20	04
W	1.80	1.20	06

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/19627/24
Case Type:	New
Type of Proposal:	Primary Residential
Category:	Ordinary Bldg
Zone:	Zone-07
Survey No.:	T.S.No.3/16
Land Use Zone:	Detached Area
Name of Road:	VETRI NAGAR
Plot No.:	01
Door No.:	-
Division:	Div - 083
Survey Village:	KORATTUR

AREA DETAILS

	SQ.MT.
PLOT AREA AS PER PATTA	98.22
PLOT AREA AS PER DOCUMENT	98.22
PLOT AREA AS PER SITE	98.22
PLOT AREA AS PER DRAWING	98.22
PLOT AREA CONSIDERED FOR SCRUTINY (A)	98.22
BALANCE AREA OF PLOT (B)	98.22
NET AREA OF PLOT (C)	98.22
NET BALANCE AREA OF PLOT (D)	98.22
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	57.65
Total Proposed Coverage Area	(58.69%) 57.65
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	115.31
Proposed Floor (FSI) Area	115.31
TOTAL PROPOSED FSI AREA	115.31
CONSUMED FSI	1.17
TOTAL PROP. BUILT UP AREA	120.26

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

For JALEX CHRISTOPHER
REGISTERED ENGINEER No. 200282024
GREATER CHENNAI CORPORATION
No. 4, Gansapathy Nagar, Kolathur, CH-99,
Mob: 9444949407 / 9449355506

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 millimetres 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 unit	PROF. by rule	REQD.
Residential	0 - 50	1	0	0.00
Residential	50.01 - 75	2	0	1.00
Residential	> 75	1	1	1.00
Total	Required	-	-	-
Total	Proposed	-	-	-

PARKING CALCULATION (Two Wheeler)

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

PARKING CALCULATION

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



பெருநகர சென்னை மாநகராட்சி
மண்டலக்-7, அம்பத்தூர்
நகராட்சிப் பிளவு

குறிப்பு
மதுரை தங்கள் வீட்டுக் கட்டிடக் கட்டுமானம்
செய்யக் கூடிய பிளவு வேண்டும்

The approval issued under New
Rule TNCD & BR, 2019 is subject
to the outcome of Writ Petition
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. 2, 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

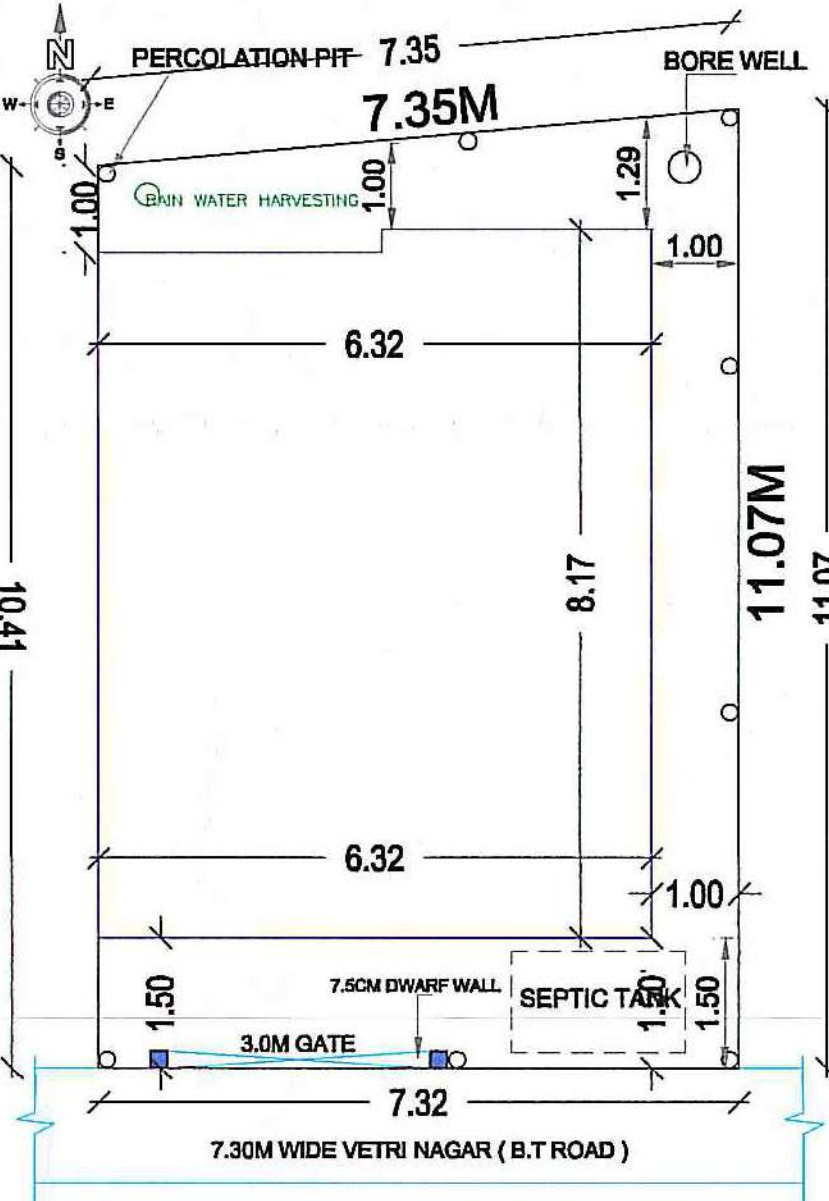
SPECIFICATIONS

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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

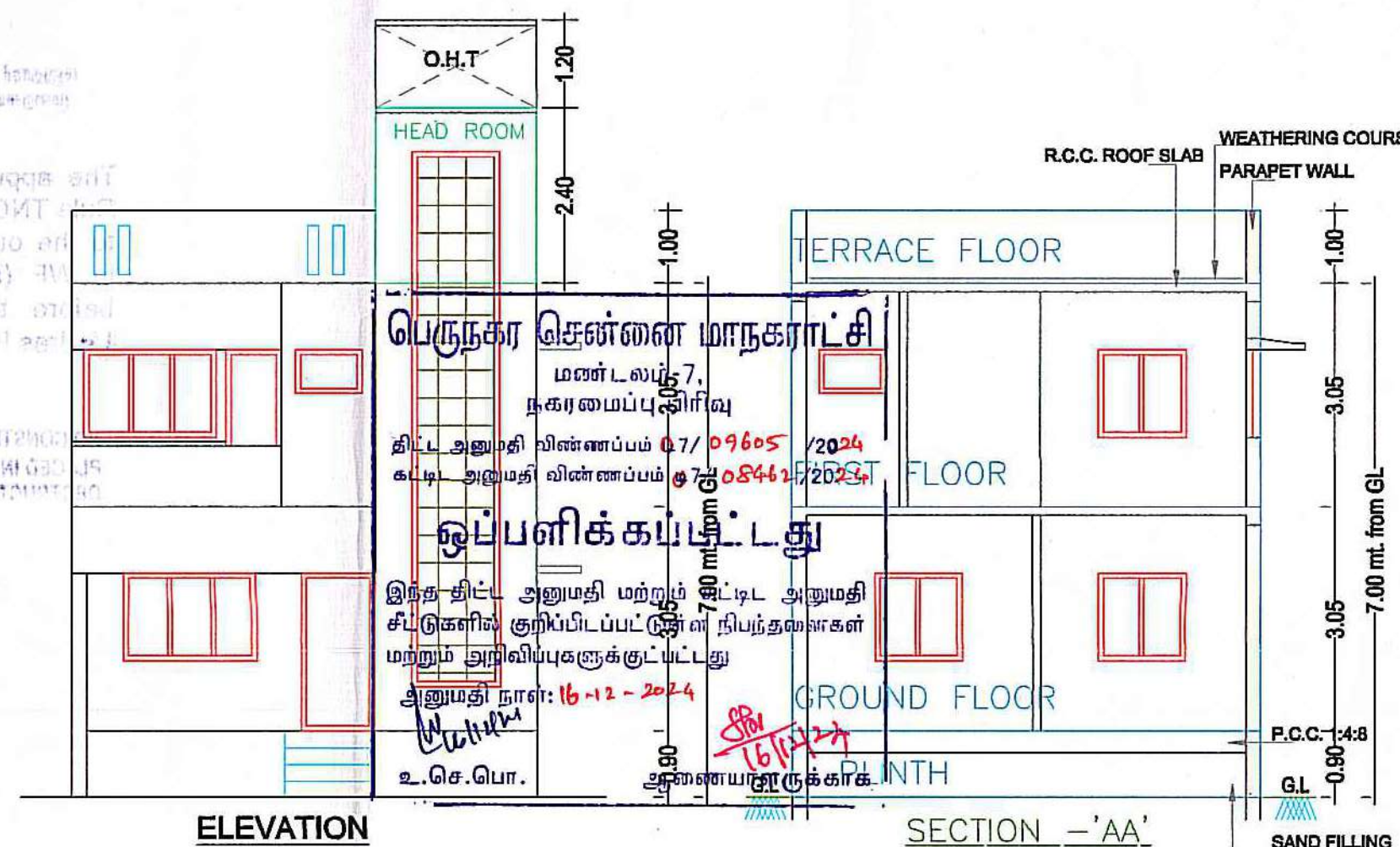
ELECTRICAL SPECIFICATIONS

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

General Specification

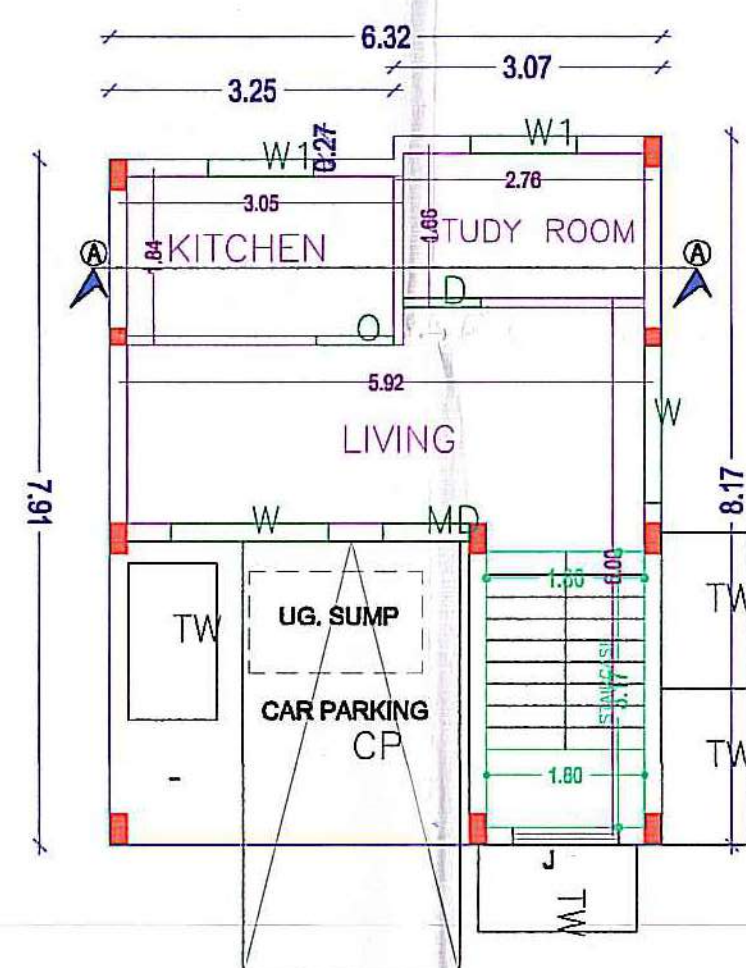


SITE PLAN

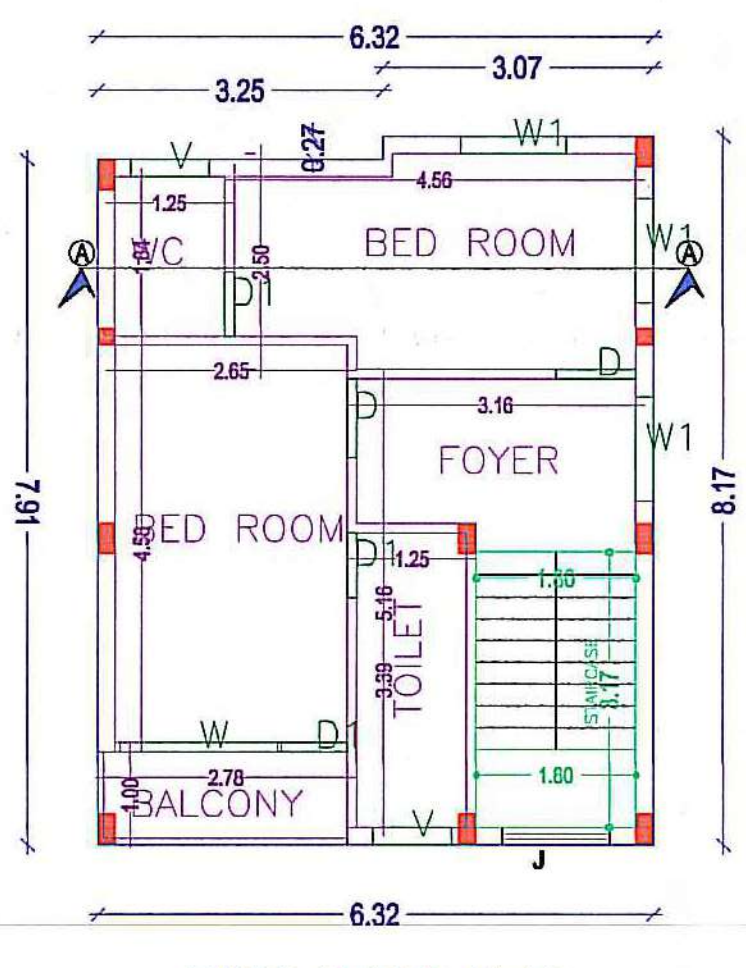


ELEVATION
PROPOSED

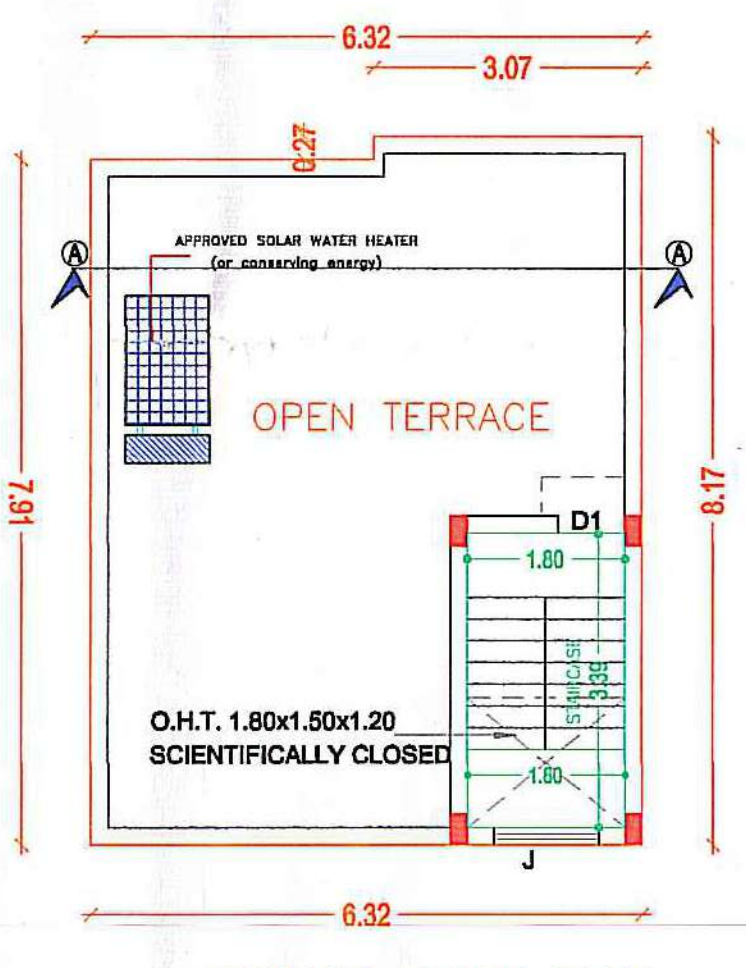
SECTION - 'AA'
PROPOSED



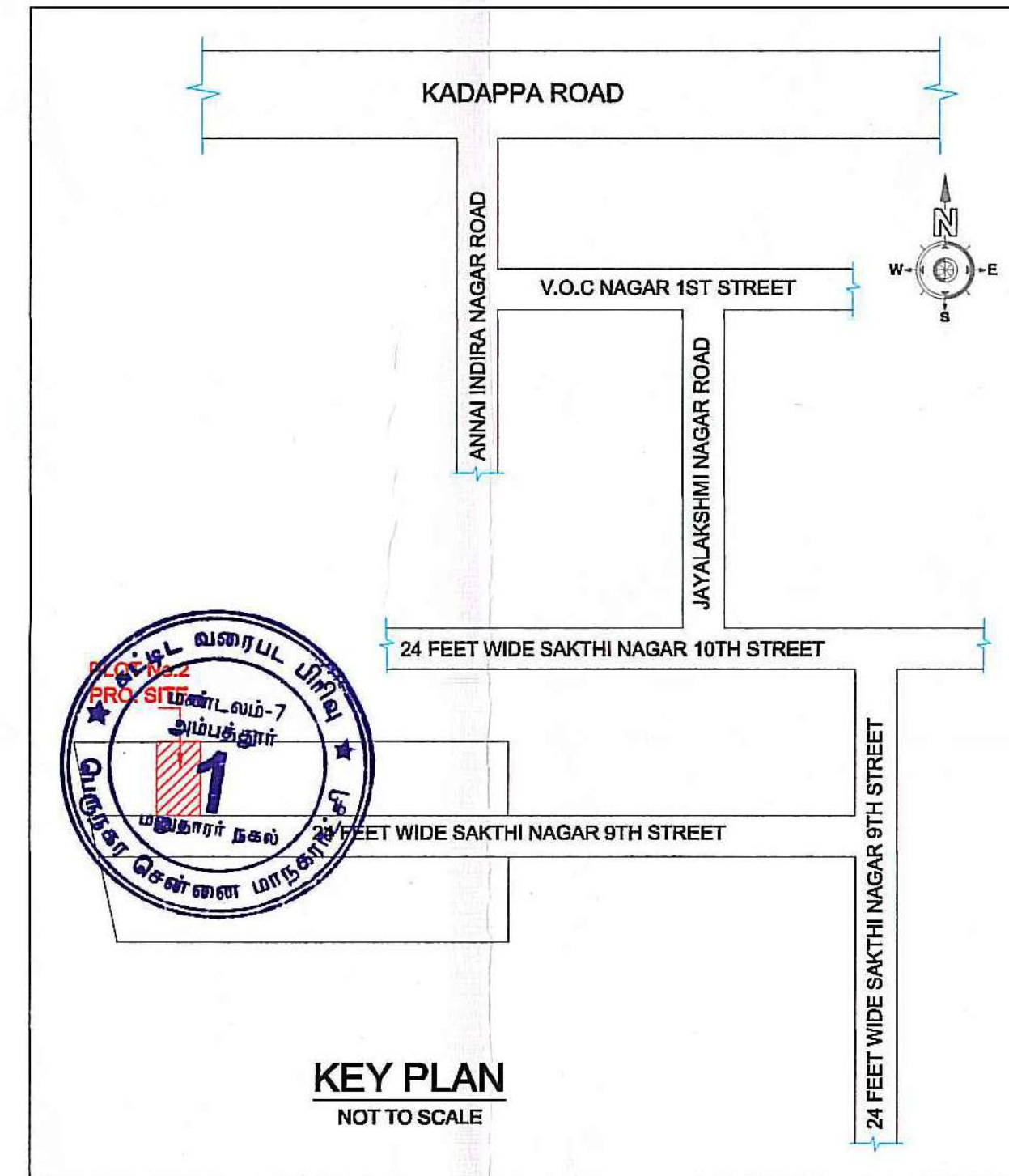
GROUND FLOOR PLAN
PROPOSED



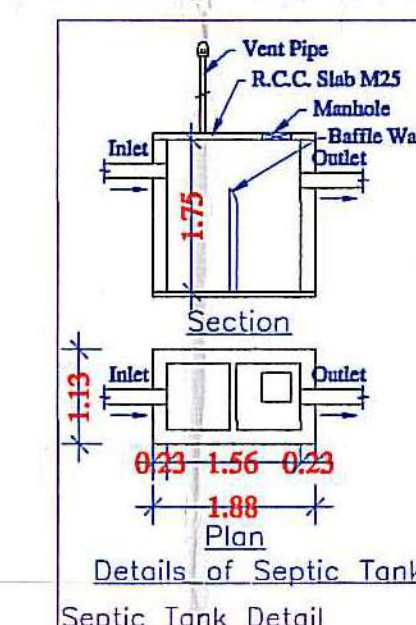
FIRST FLOOR PLAN
PROPOSED



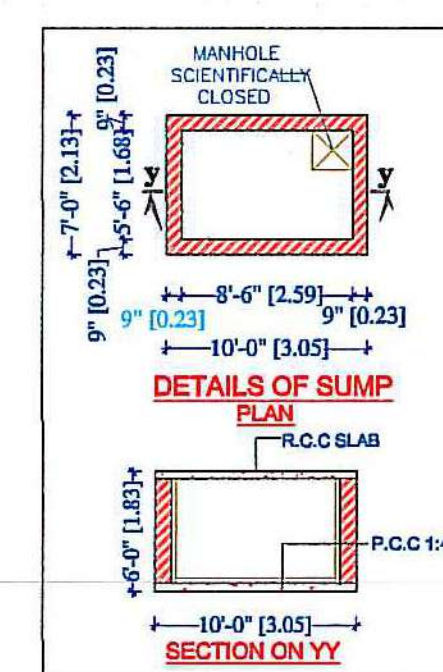
TERRACE FLOOR PLAN
PROPOSED



KEY PLAN
NOT TO SCALE



Septic Tank Detail

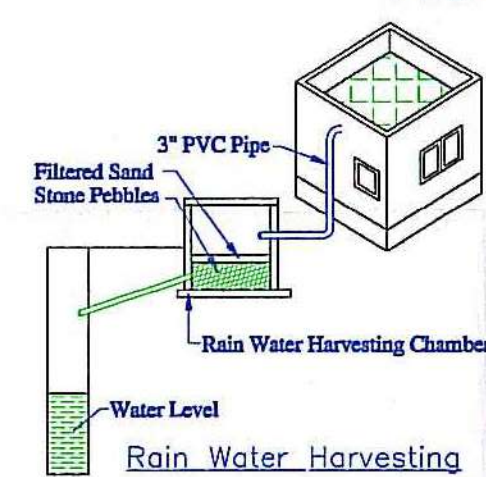


DETAILS OF SUMP
PLAN

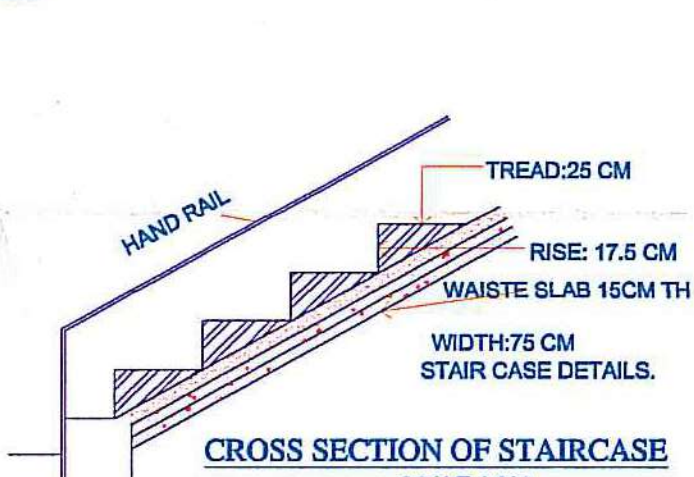
SECTION ON YY

SCHEDULE OF JOINERY:

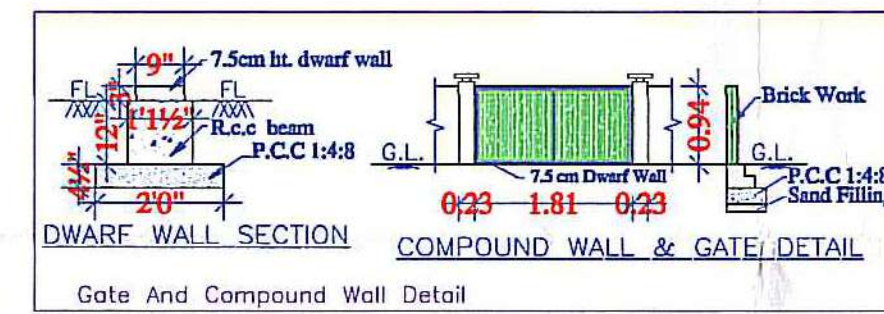
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	03
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01



Rain Water Harvesting



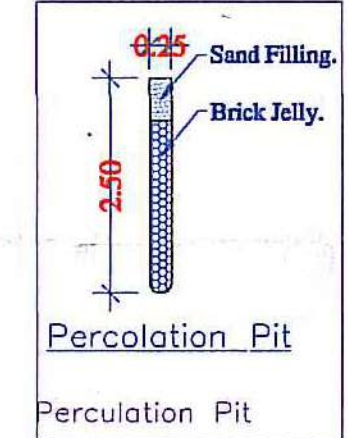
CROSS SECTION OF STAIRCASE
SCALE 1:200



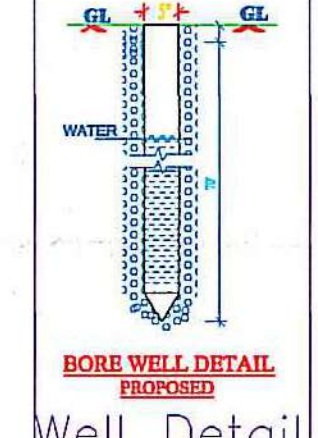
Compound Wall & Gate Detail

SCHEDULE OF JOINERY:

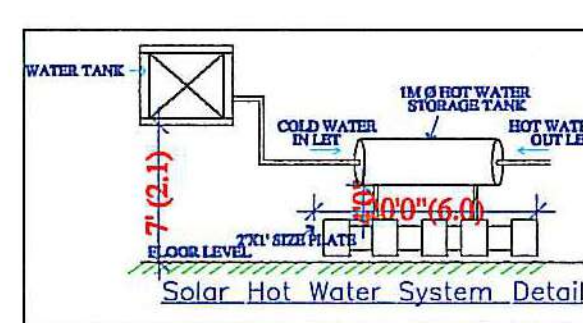
NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	02
W1	1.20	1.20	05
W	1.80	1.20	03



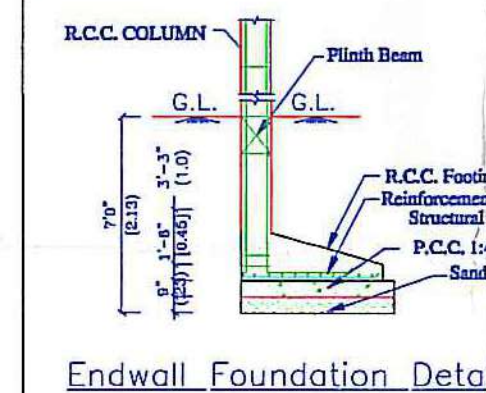
Percolation Pit



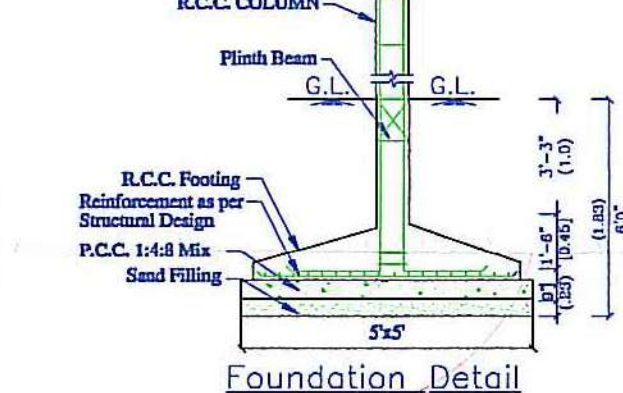
Bore Well Detail



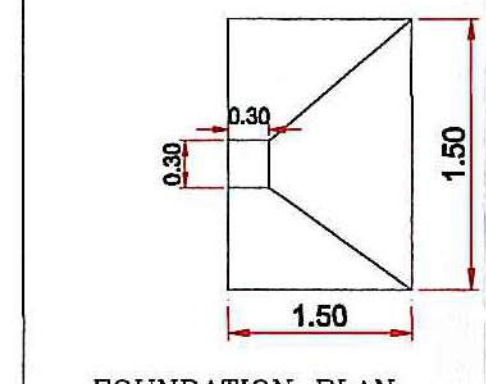
Solar Hot Water System Detail



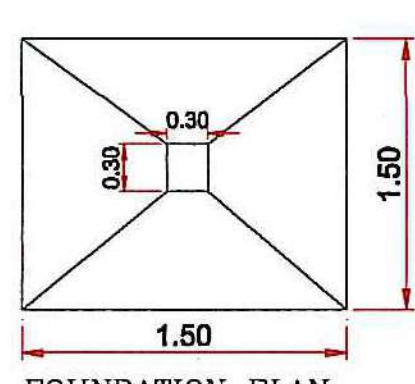
End wall Foundation Detail



Foundation Detail



FOUNDATION PLAN



FOUNDATION PLAN

FLOORWISE FSI STATEMENT FOR: A (B)

FLOORS	FSI AREA				BALCONY	ARCH.	TOTAL	BALCONY	STAIR	LIFT	LIFT M/CSUB	PARKING	TOTAL	TENE.
	Existing	COMM.	RESI.	IND			FSI AREA							
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.10	-	-	0.00	6.10	0
FIRST FLOOR	0.00	0.00	50.79	0.00	0.00	0.00	50.79	0.00	-	-	-	0.00	50.79	0
GROUND FLOOR	0.00	0.00	50.79	0.00	0.00	0.00	50.79	0.00	-	-	-	0.00	50.79	1
Total	0.00	0.00	101.57	0.00	0.00	0.00	101.57	0.00	6.10	-	-	0.00	107.67	1

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/17913/24
Case Type:	New
Name of Road:	VETRI NAGAR
Type of Proposal:	Primary Residential
Plot No.:	2
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	78.54
PLOT AREA AS PER DOCUMENT	78.54
PLOT AREA AS PER SITE	78.54
PLOT AREA AS PER DRAWING	78.54
PLOT AREA CONSIDERED FOR SCRUTINY (A)	78.54
BALANCE AREA OF PLOT (B)	78.54
NET AREA OF PLOT (C)	78.54
NET BALANCE AREA OF PLOT (D)	78.54
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	50.79
Total Proposed Coverage Area (64.67%)	50.79
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	101.57
Proposed Floor (FSI) Area	101.57
TOTAL PROPOSED FSI AREA	101.57
CONSUMED FSI	1.29
TOTAL PROP. BUILT UP AREA	107.67

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED

Signature of Owner

SIGNATURE OF OWNER

Signature of Licensed Surveyor

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)	CAR (nos)
Residential	0 - 50	1	0.00
Residential	50.01 - 75	2	0.00
Residential	> 75	1	1.00
Total	Required	-	-
Total	Proposed	-	-

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos)	WHEELER (nos)
Residential	0 - 25	1	0
Residential	25.01 - 75	1	0
Total	Required	-	-
Total	Proposed	-	-

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	PROPOSED No.
-	Car	12.50	12.50
-	Two Wheeler	0.00	4.72
-	Lorry	0.00	0.00
-	Cycle	0.00	0.00
Total	Total Area	12.50	19.70



பெருநகர் சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகராட்சிப் பரிவு

குறிப்பு
மதுரை தங்கள் வீட்டில் மழைத் தேய்வு
குழாய்கள் கையாடல் 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. 3, VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATT A S.NO. 598 / 1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598 / 1A1B, AS PER PATT A NEW TOWN SURVEY NO.3/16, BLOCK NO-21, WARD -E OF KORATTUR VILLAGE, AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

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DATED:- 06/10/2023

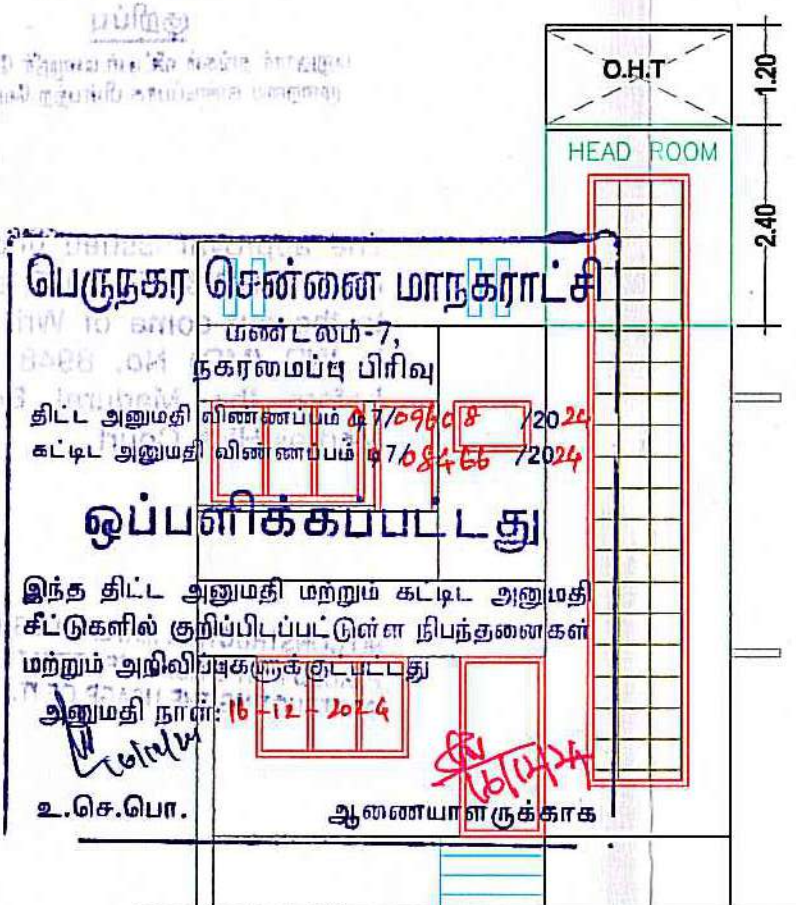
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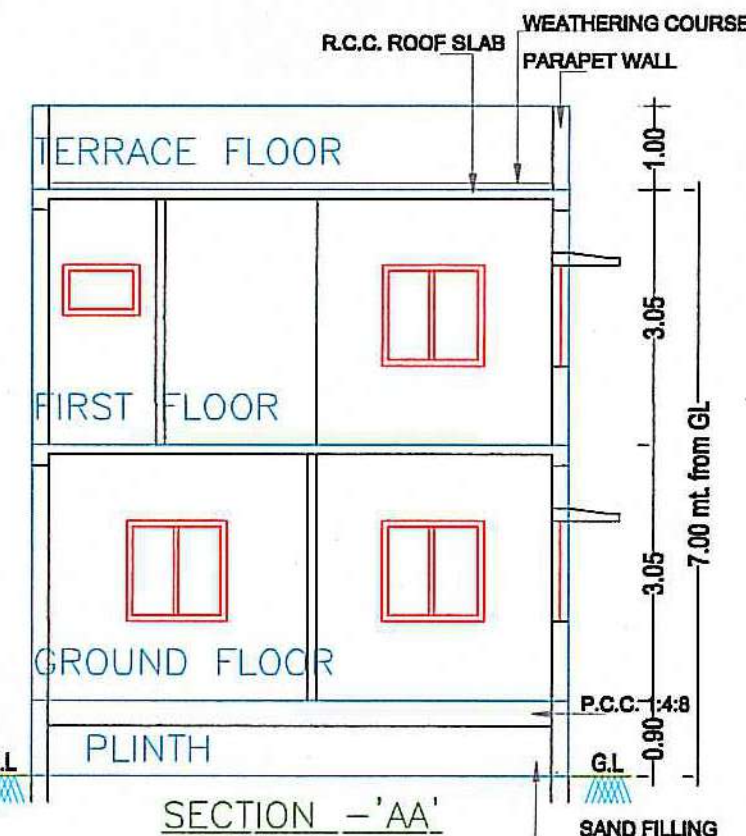
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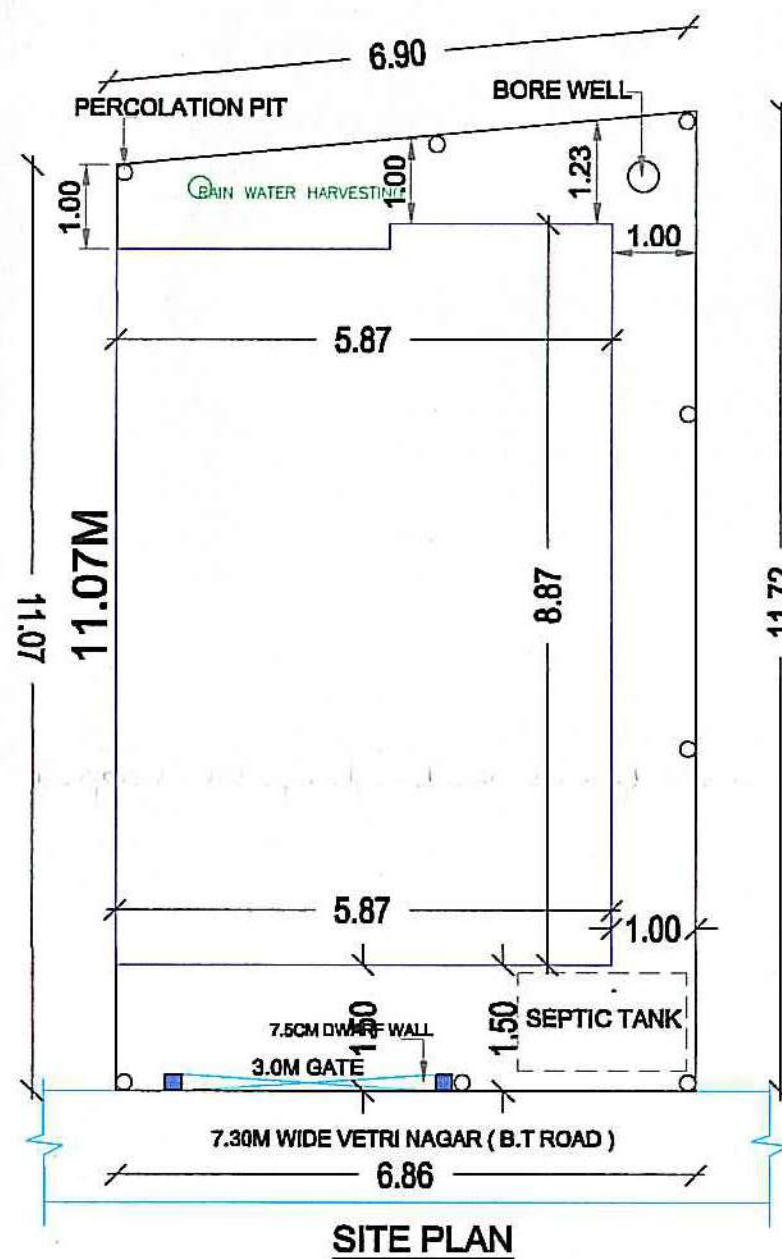
General Specification



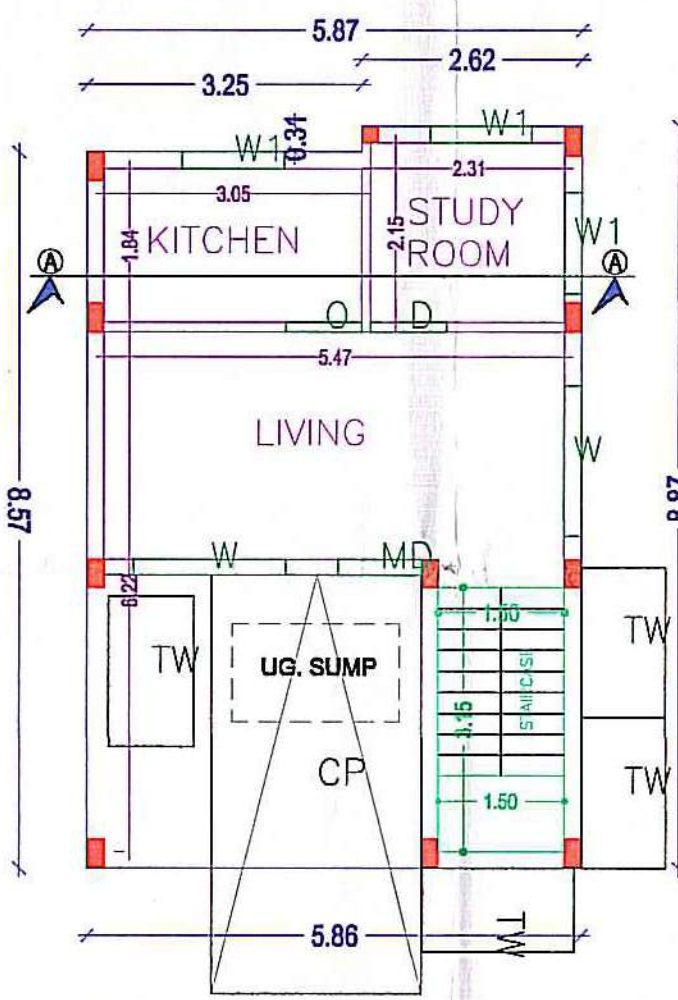
ELEVATION PROPOSED



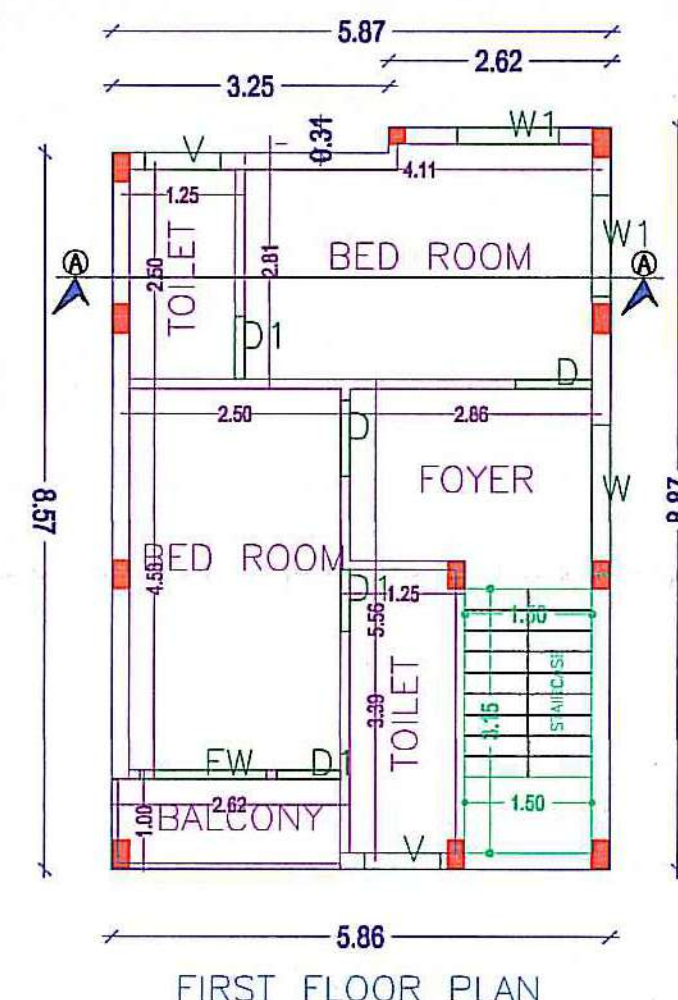
SECTION - 'AA' PROPOSED



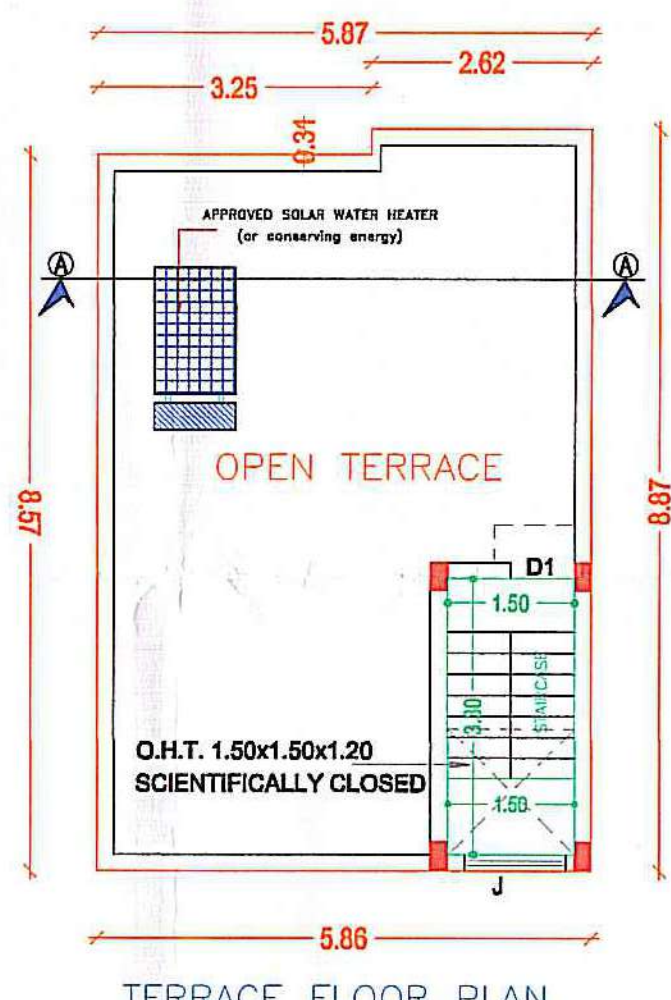
SITE PLAN



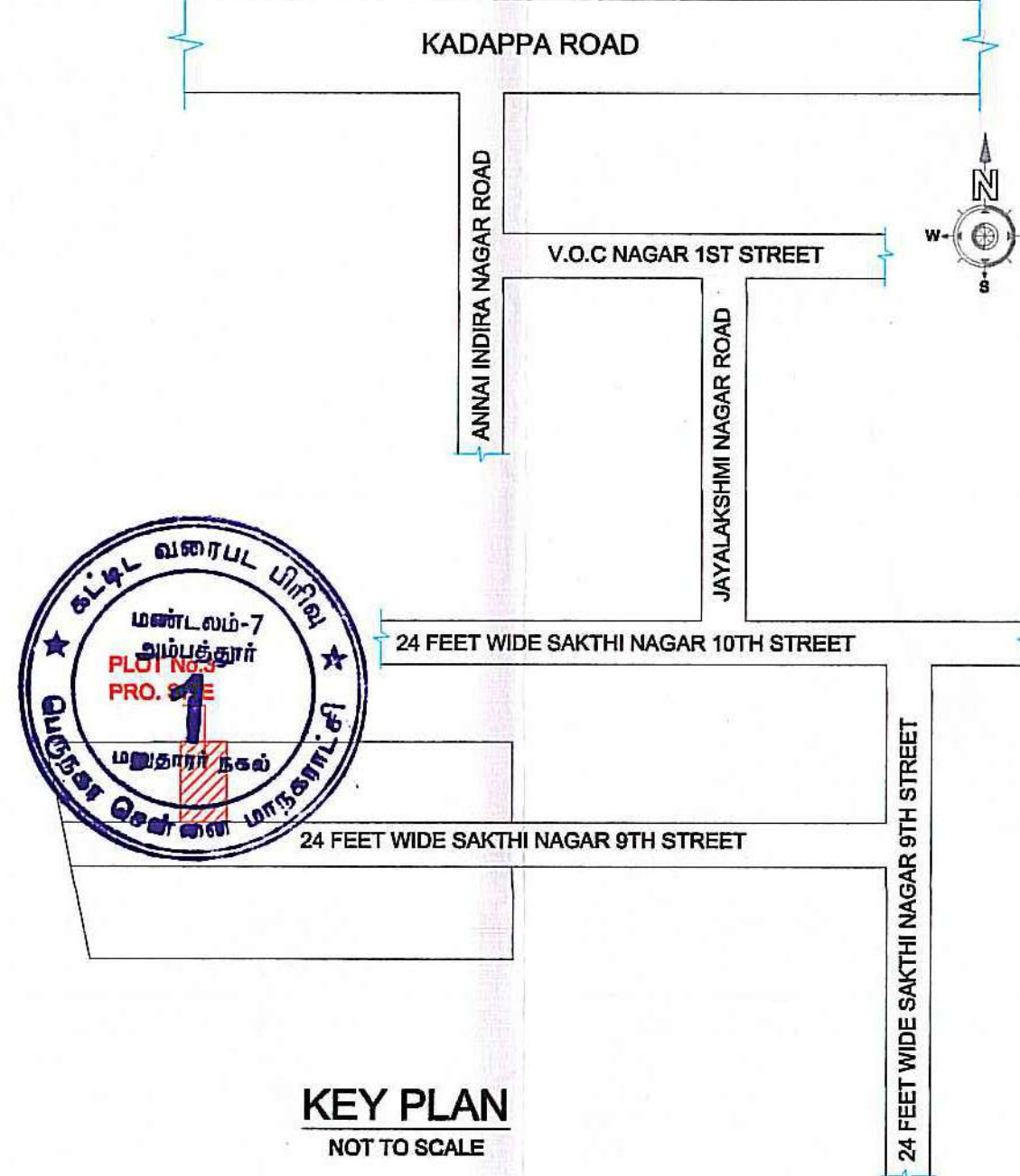
GROUND FLOOR PLAN PROPOSED



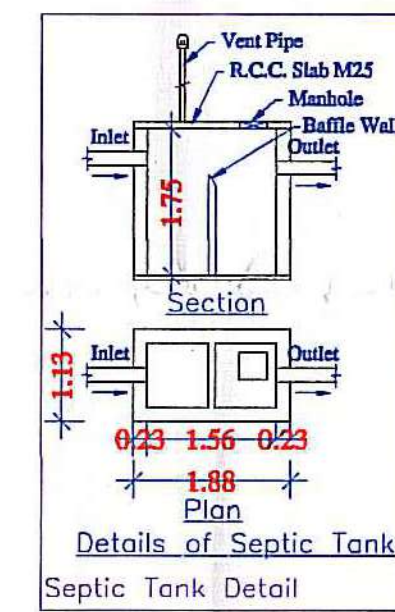
FIRST FLOOR PLAN PROPOSED



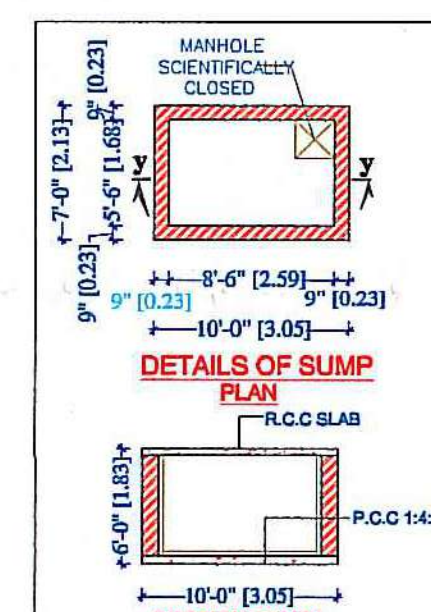
TERRACE FLOOR PLAN PROPOSED



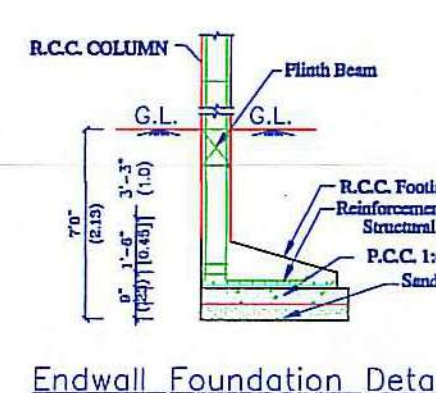
KEY PLAN NOT TO SCALE



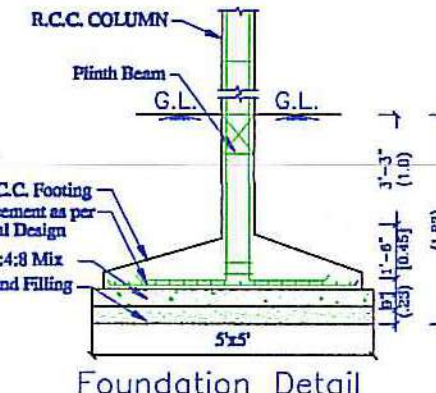
Details of Septic Tank



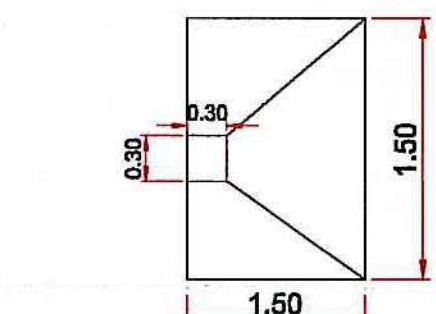
DETAILS OF SUMP PLAN



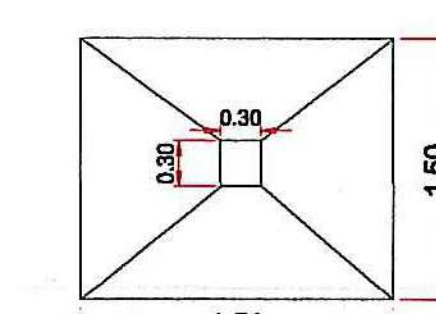
End wall Foundation Detail



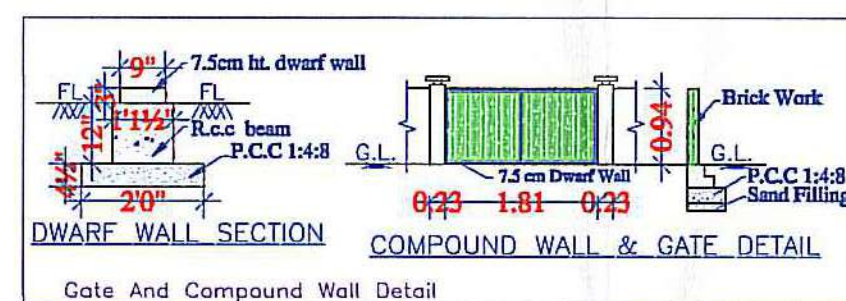
Foundation Detail



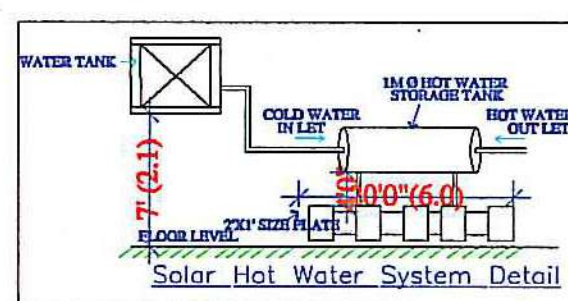
FOUNDATION PLAN



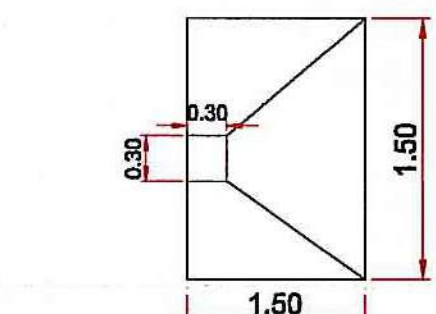
FOUNDATION PLAN



DWARF WALL SECTION



COMPOUND WALL & GATE DETAIL



Solar Hot Water System Detail

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY	ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	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	4.95	-	-	0.00	4.95	0
FIRST FLOOR	0.00	0.00	51.04	0.00	0.00	0.00	0.00	51.04	0.00	-	-	-	0.00	51.04	0
GROUND FLOOR	0.00	0.00	51.04	0.00	0.00	0.00	0.00	51.04	0.00	-	-	-	0.00	51.04	1
Total	0.00	0.00	102.08	0.00	0.00	0.00	0.00	102.08	0.00	4.95	-	-	0.00	107.03	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	03
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	05
FW	1.50	1.20	01
W	1.80	1.20	03

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2019

PROJECT DETAIL

File No.:		COC/17916/24	
Case Type:	New	Name of Road: VETRI NAGAR	
Type of Proposal	Primary Residential	Plot No.:	3
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 PATT A	78.14
PLOT AREA AS PER DOCUMENT	78.14
PLOT AREA AS PER SITE	78.22
PLOT AREA AS PER DRAWING	78.14
PLOT AREA CONSIDERED FOR SCRUTINY (A)	78.14
BALANCE AREA OF PLOT (B)	78.14
NET AREA OF PLOT (C)	78.14
NET BALANCE AREA OF PLOT (D)	78.14
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	51.04
Total Proposed Coverage Area (65.32%)	51.04
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	102.08
Proposed Floor (FSI) Area	102.08
TOTAL PROPOSED FSI AREA	102.08
CONSUMED FSI	1.31
TOTAL PROP. BUILT UP AREA	107.03

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED

Director

For ALEX CHRISTOPHER

REGISTERED ENGINEER No. 200282024
GREATER CHENNAI CORPORATION
No. 1, Ganapathy Nagar, Korattur, CH-39:
Mob: 9444943507 / 9498385606

SIGNATURE OF OWNER

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 160 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 unit	PROF. by rule	REQD.
Residential	0 - 50	1	0	0.00
Residential	50.01 - 75	2	0	1.00
Residential	> 75	1	1	1.00
Total	Required	-	-	-
Total	Proposed	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT unit	PROF. by rule	REQD.
Residential	0 - 25	1	0	0
Residential	25.01 - 75	1	0	1
Total	Required	-	-	0
Total	Proposed	-	-	4

PARKING CALCULATION

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



புருதகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகராட்சிப் பிரிவு
குறிப்பு
மதுராட்சி அமைச்சர் அலுவலர் சென்னை
குறைவை அமைப்பாக பின்பற்ற வேண்டும்

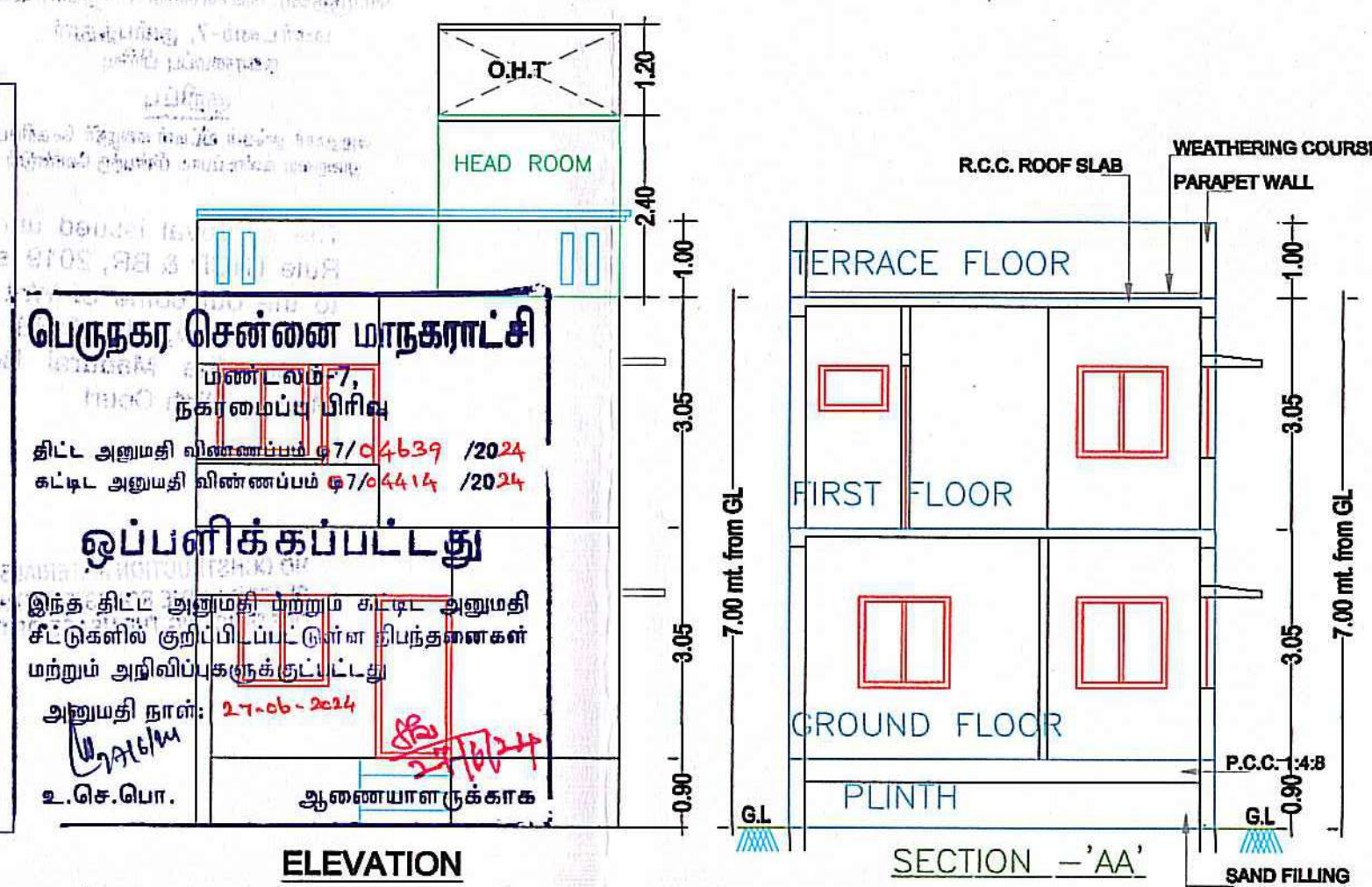
The approval issued under No. 37
Rule TNCD & BR, 2019 is subject
to the out come of Writ Petition
in WP (MD) No. 8948 of 2019
before the Madurai Bench of
Madras High Court

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

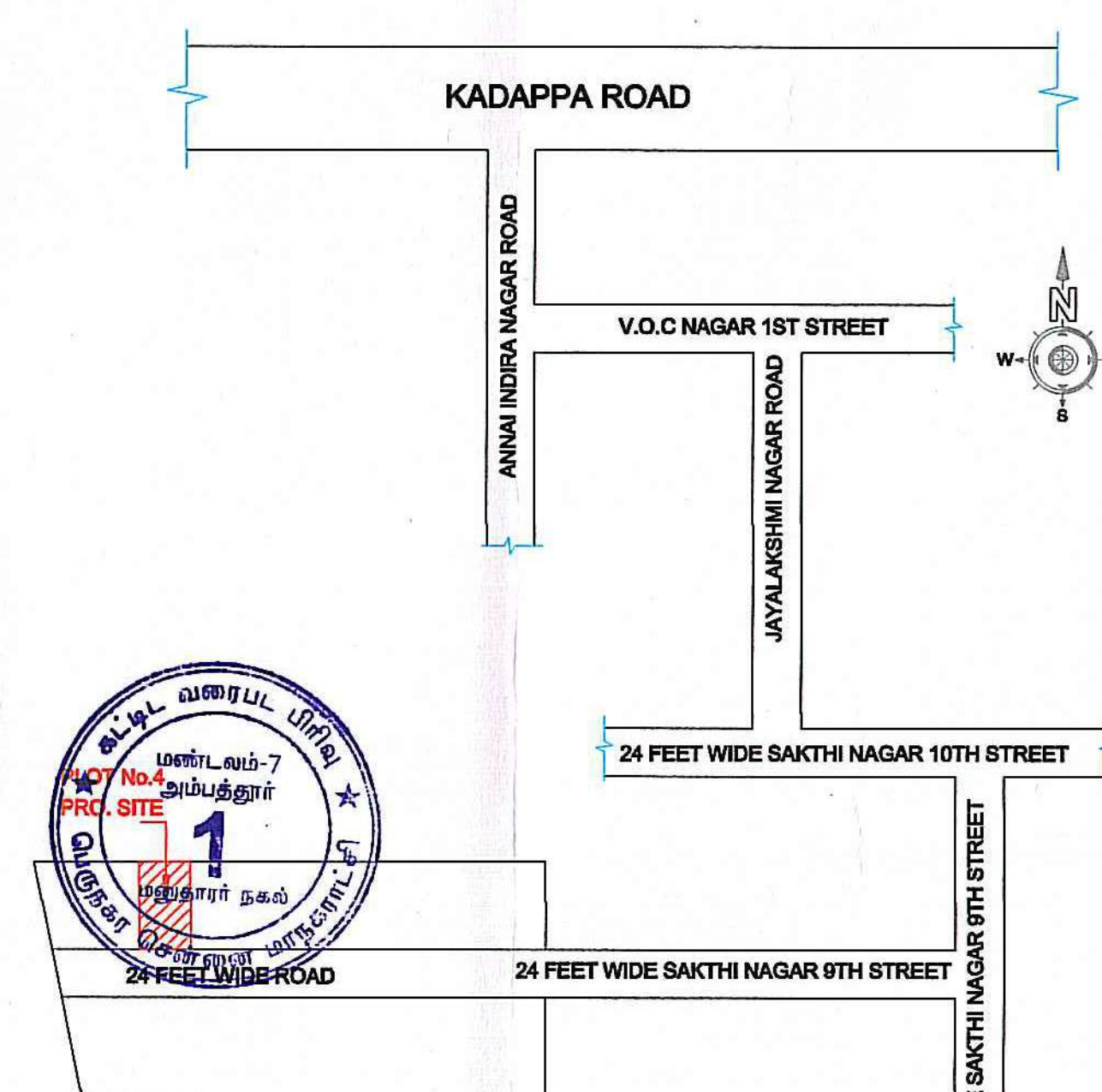
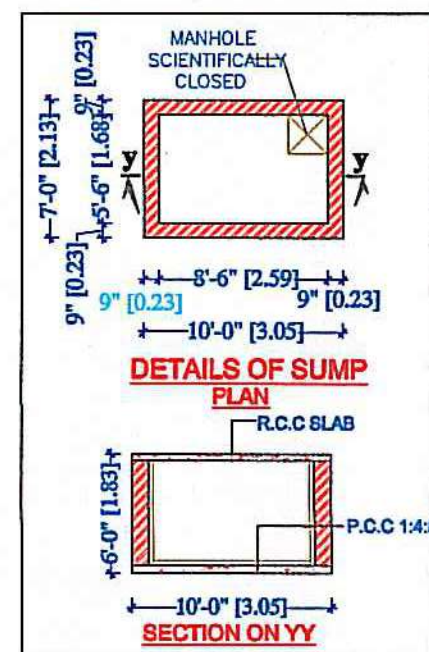
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 4 , VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE , AMBATTUR TALUK, 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.

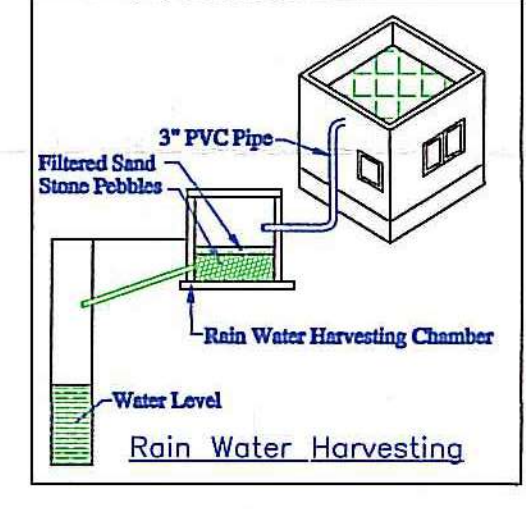
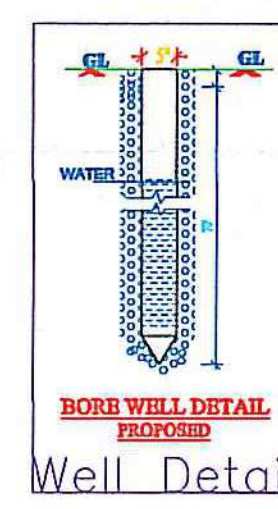
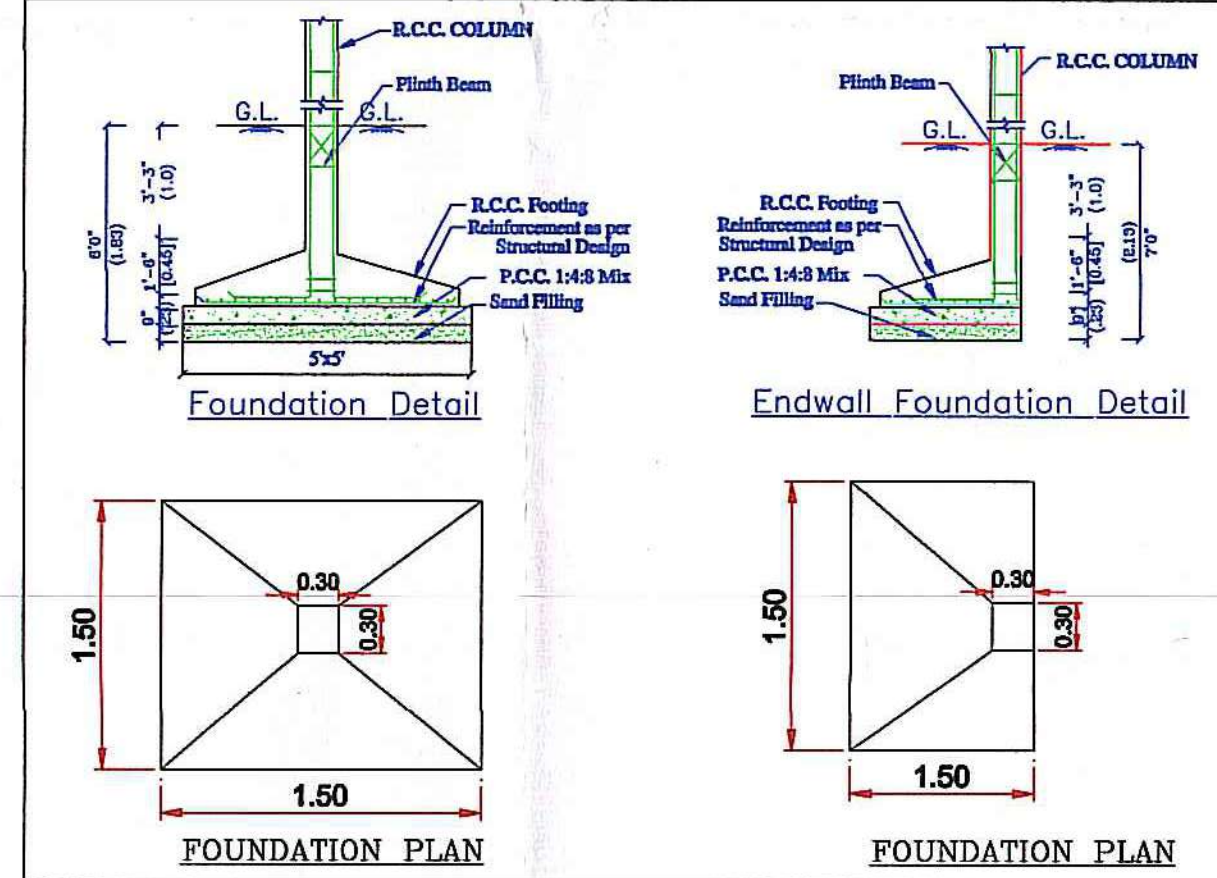
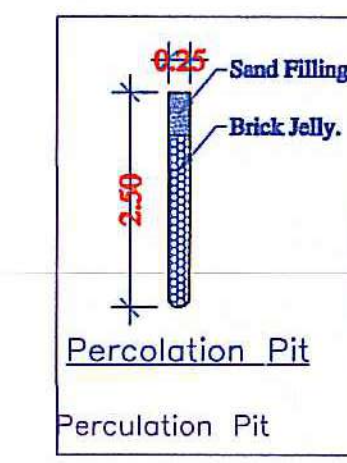
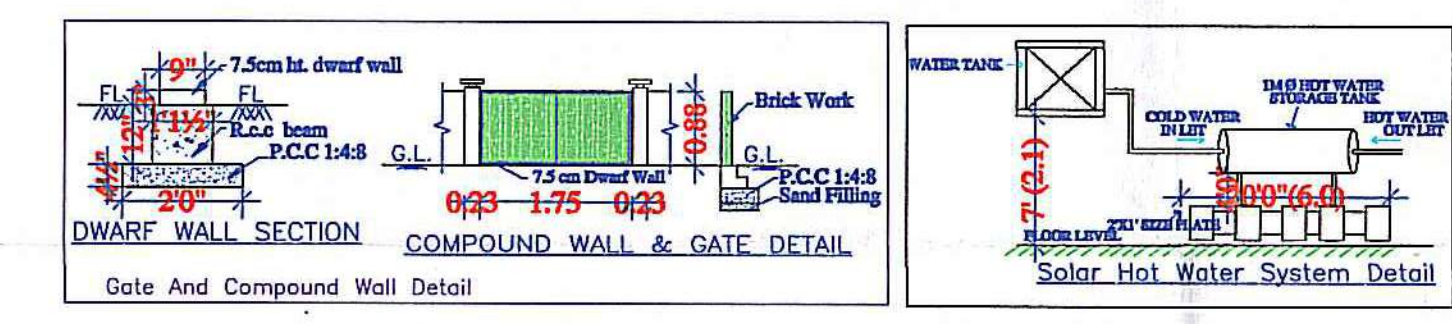
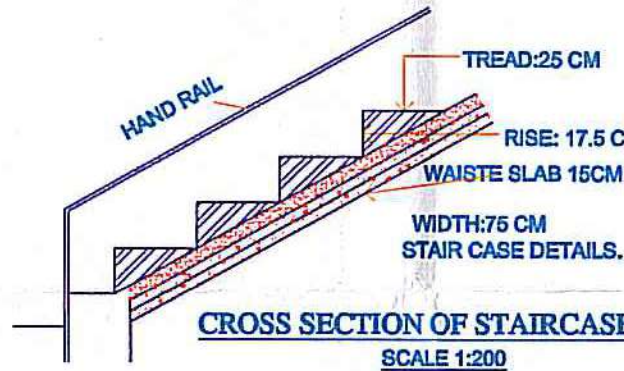
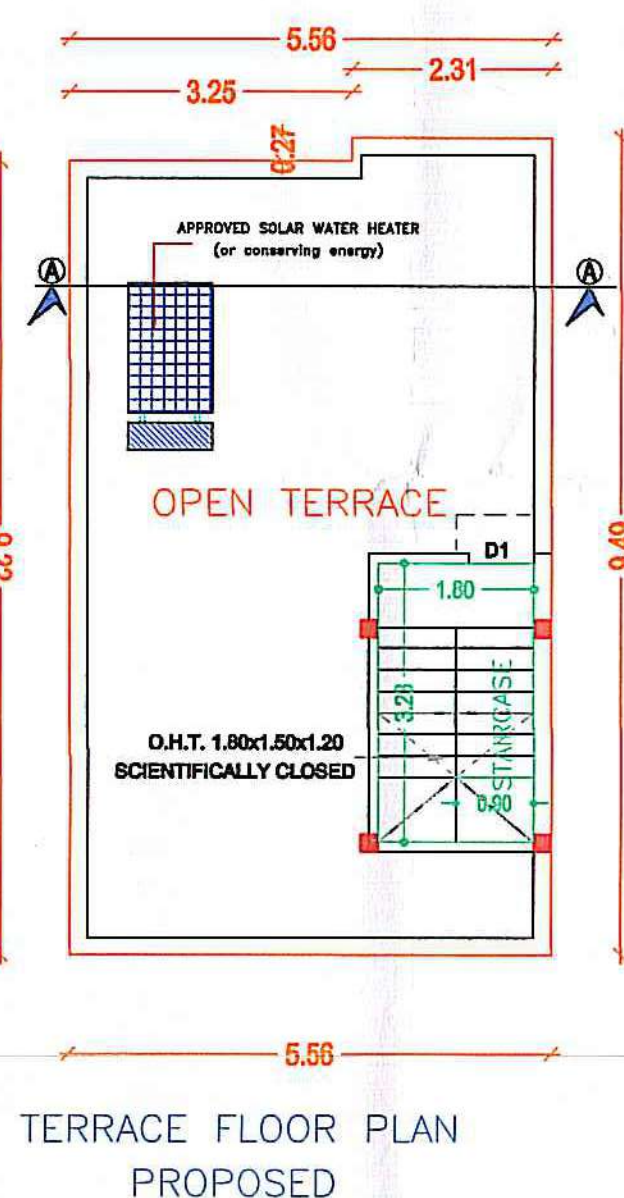
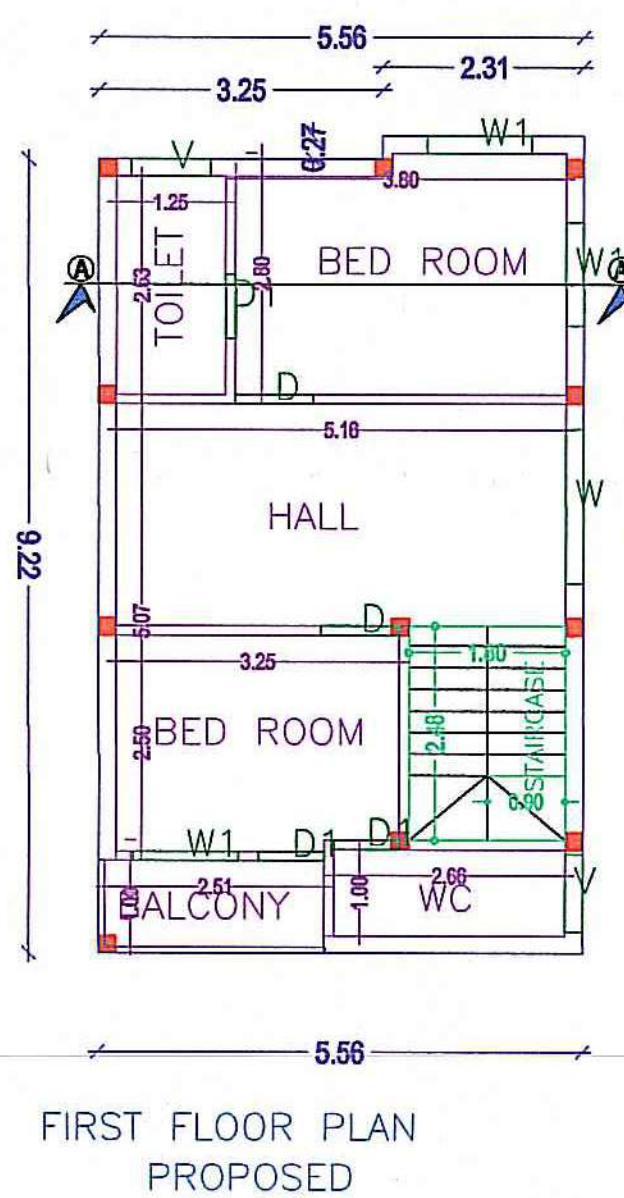
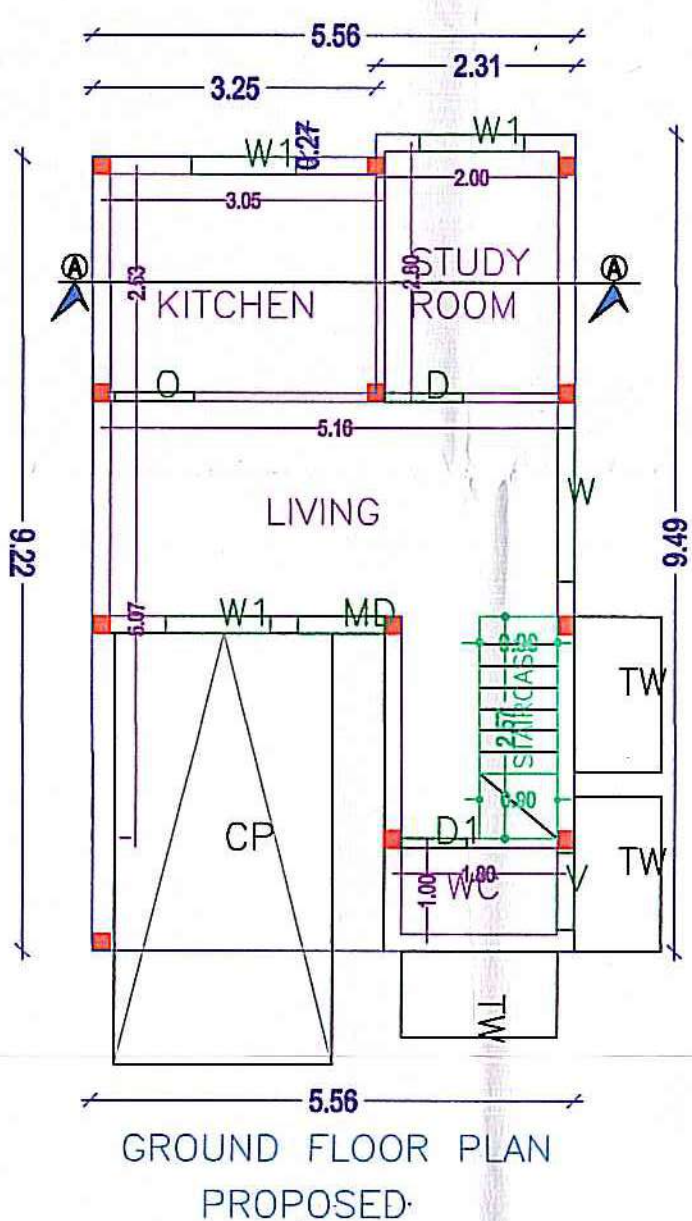
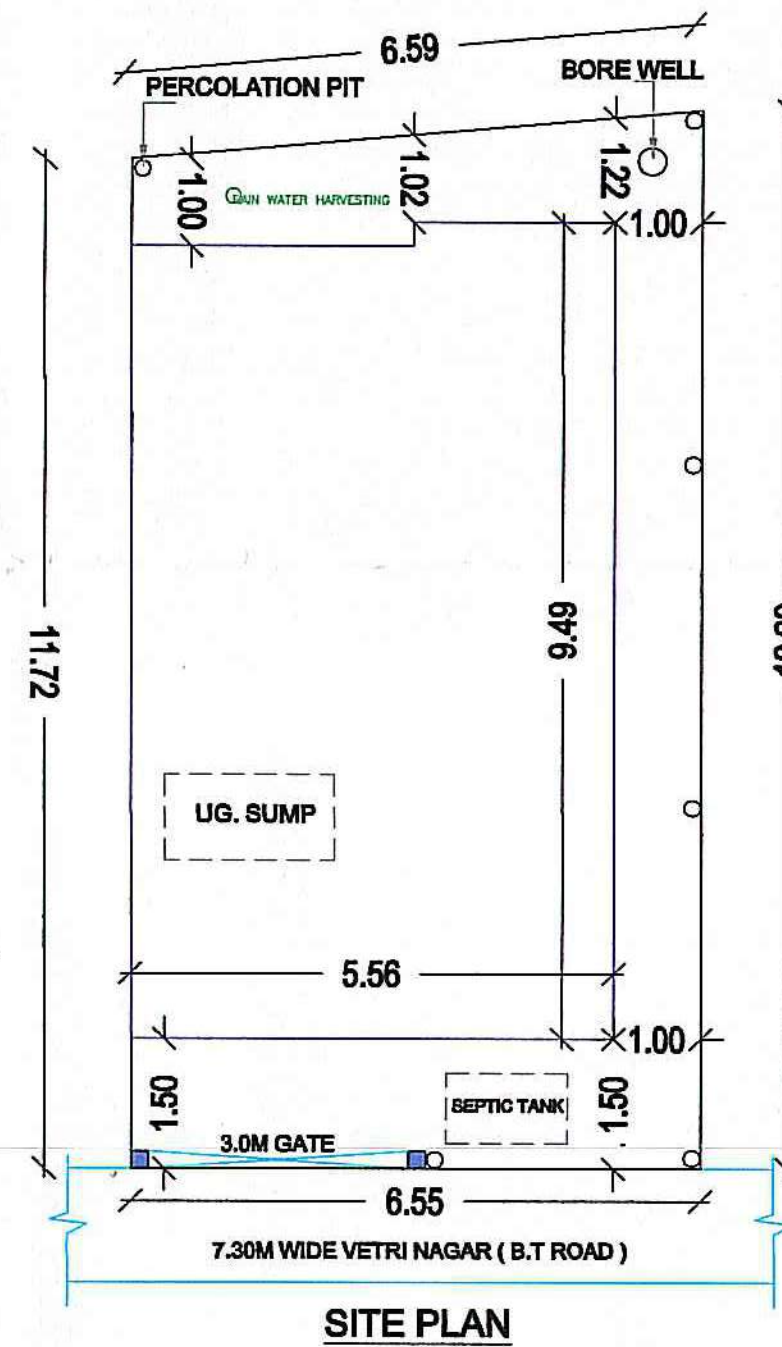
General Specification



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



KEY PLAN
NOT TO SCALE



FLOORWISE FSI STATEMENT FOR:

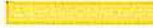
FLOORS	FSI AREA					BALCONY ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	PARKING	TOTAL BUILTUP	TENE.
	Existing	COMM.	RESI.	IND	SPEC.									
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.81	-	-	0.00	5.81	0
FIRST FLOOR	0.00	0.00	51.85	0.00	0.00	0.00	51.85	0.00	-	-	-	0.00	51.85	0
GROUND FLOOR	0.00	0.00	51.85	0.00	0.00	0.00	51.85	0.00	-	-	-	0.00	51.85	1
Total	0.00	0.00	103.70	0.00	0.00	0.00	103.70	0.00	5.81	-	-	0.00	109.51	1

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	03
W1	1.20	1.20	06
W	1.80	1.20	02

AREA STATEMENT (COC)		VERSION NO.: 1.03	VERSION DATE: 09/12/2016
PROJECT DETAIL			
File No.:		COC/8375/24	
Case Type: New		Name of Road: VETRI NAGAR	
Type of Proposal: Primary Residential		Plot No.: 4	
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		78.69	
PLOT AREA AS PER DOCUMENT		78.69	
PLOT AREA AS PER SITE		78.69	
PLOT AREA AS PER DRAWING		78.69	
PLOT AREA CONSIDERED FOR SCRUTINY		(A) 78.69	
BALANCE AREA OF PLOT		(B) 78.69	
NET AREA OF PLOT		(C) 78.69	
NET BALANCE AREA OF PLOT		(D) 78.69	
MAX. PERMISSIBLE COVERAGE AREA		- -	
Proposed Coverage Area		51.85	
Total Proposed Coverage Area		(65.89%) 51.85	
BALANCE COVERAGE AREA		-	
PERMISSIBLE FSI AREA		2.00 157.38	
PREMIUM FSI AREA		- -	
MAX. PERMISSIBLE FSI AREA		2.00 157.38	
Residential FSI		103.70	
Proposed Floor (FSI) Area		103.70	
TOTAL PROPOSED FSI AREA		103.70	
CONSUMED FSI		1.32	
TOTAL PROP. BUILT UP AREA		109.51	
COLOR INDEX			
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED WORK (COVERAGE AREA)			
EXISTING (To be retained)			
EXISTING (To be demolished)			
For PAWAN CASTLES PRIVATE LIMITED		En.JALEX CHRISTOPHER M.E.,MBA,M.Sc (Ist)	
SIGNATURE OF OWNER		REGISTERED ENGINEER No.200252019	
SIGNATURE OF LICENSED SURVEYOR		GREATER CHENNAI CORPORATION	
		No.1, Ganapathy Nagar, Kolathur,	
		Chennai -600 059,	
		Mob: 94449 43507 / 94493 65606	
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 an 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 unit	(nos) CAR	(nos) REQD.
Residential	0 - 50	1	0	0
Residential	50.01 - 75	2	0	1
Residential	> 75	1	1	1
Total	Required	-	-	1
Total	Proposed	-	-	1

PARKING CALCULATION (Two Wheeler)				
TYPE	CARPET AREA / FSI (m2)	TENEMENT unit	(nos) WHEELER	(nos) REQD.
Residential	0 - 25	1	0	0
Residential	25.01 - 75	1	0	1
Total	Required	-	-	0
Total	Proposed	-	-	3

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



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகராட்சிப் பகுதி
குறிப்பு
மதுரை தங்கன் வீட்டுகள் மதுரை சேலம்
குறைவை விரைவில் 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. 5 , VETRI NAGAR, KORATTUR,
CHENNAI, COMPRISED IN AS PER PATTAS NO. 598 / 1B1A Part , 1B1A2 , 1B1A3 , 1B1A4 , 2B Part , 598 / 1A1B , AS PER PATTAS NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E
OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

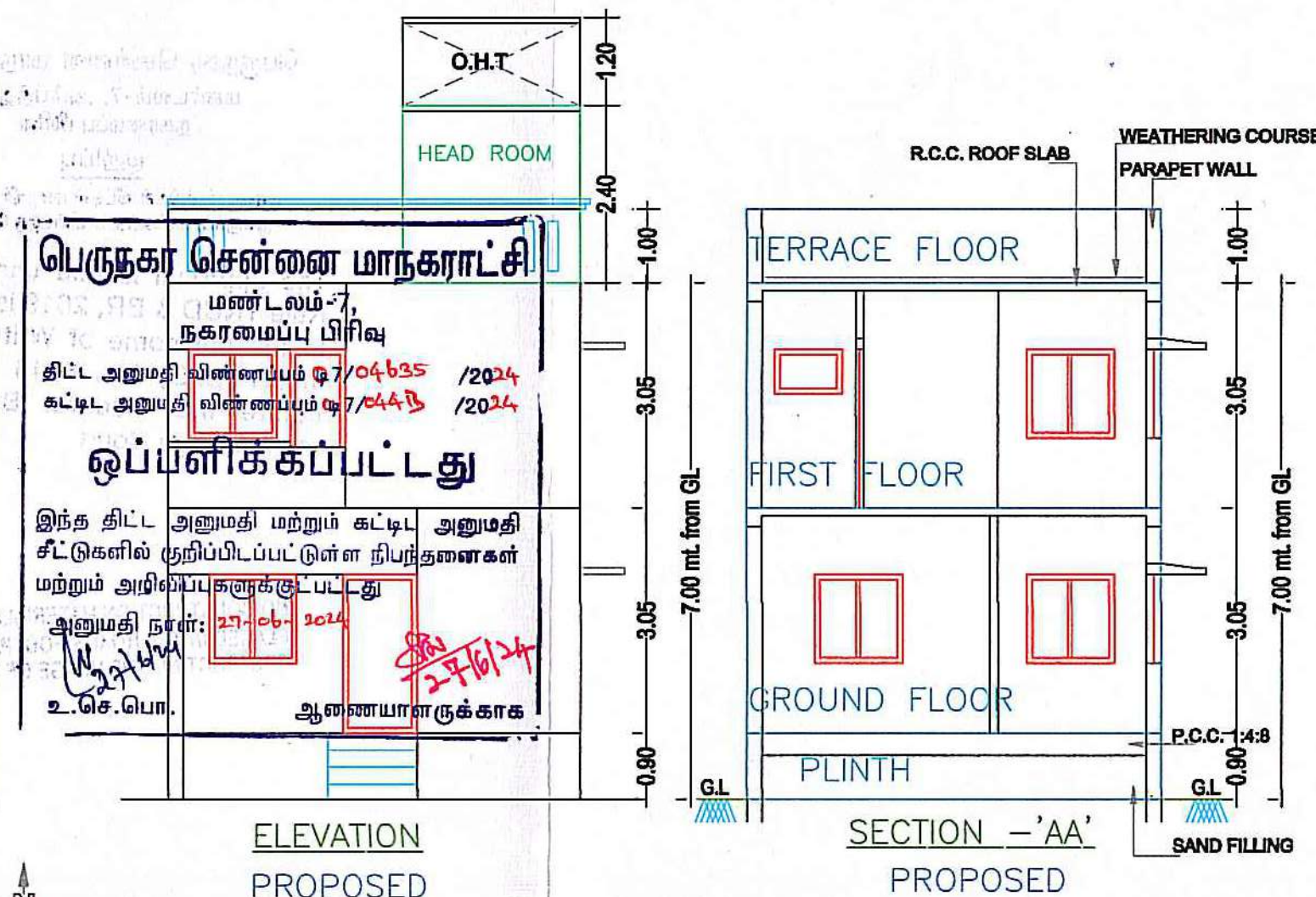
SPECIFICATIONS

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.

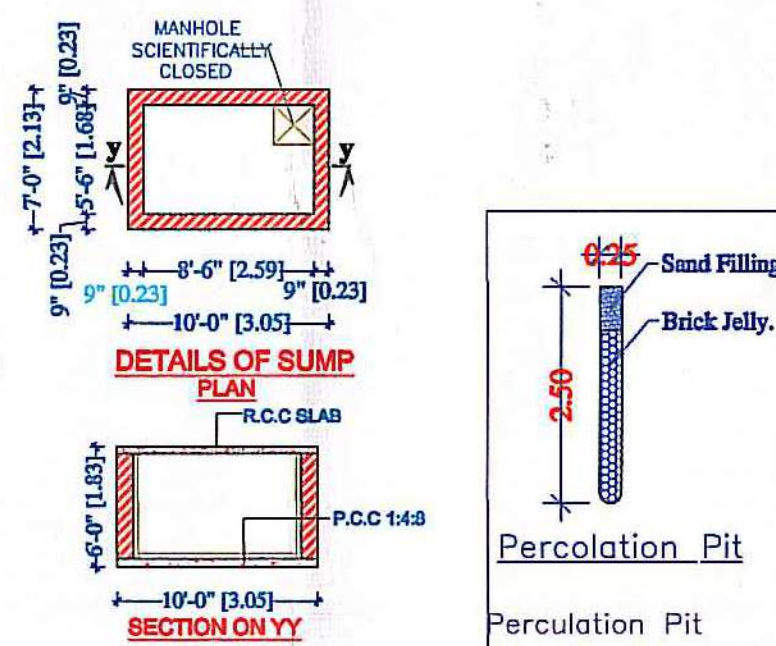
General Specification



NOTE:-

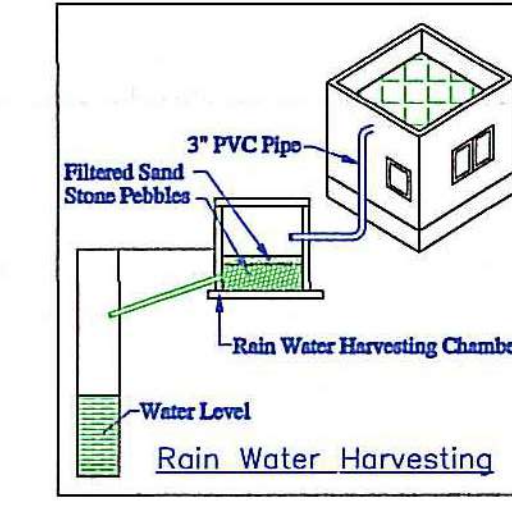
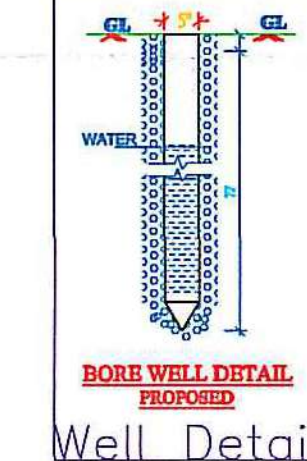
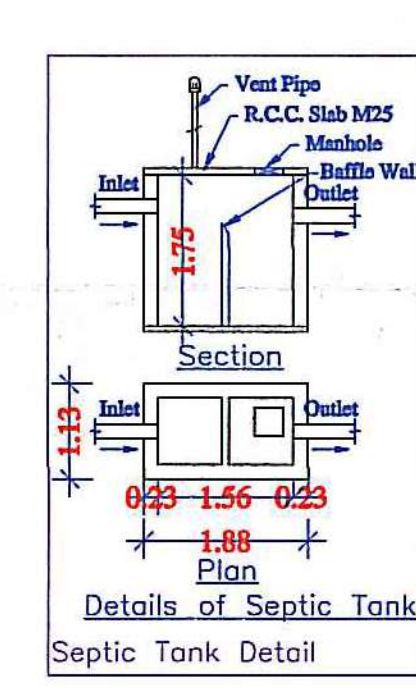
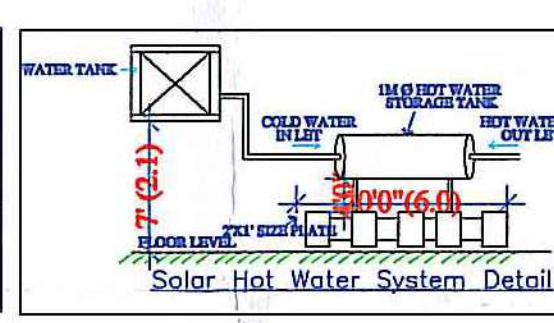
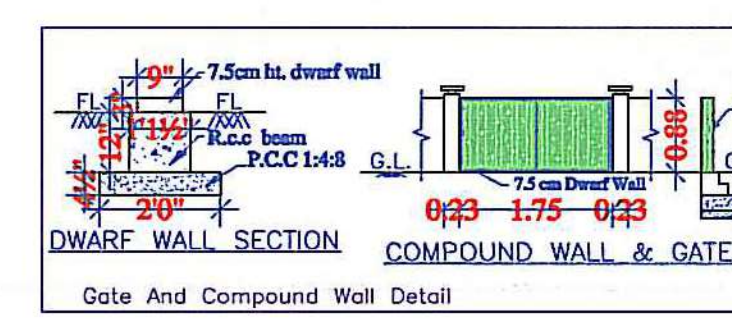
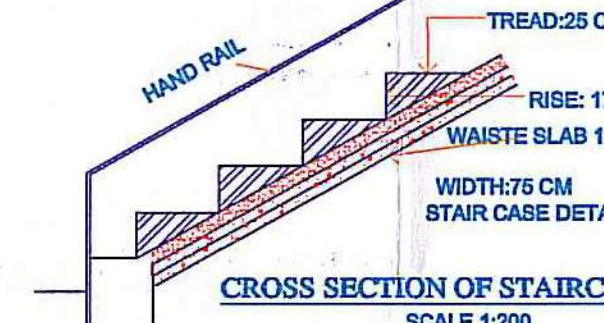
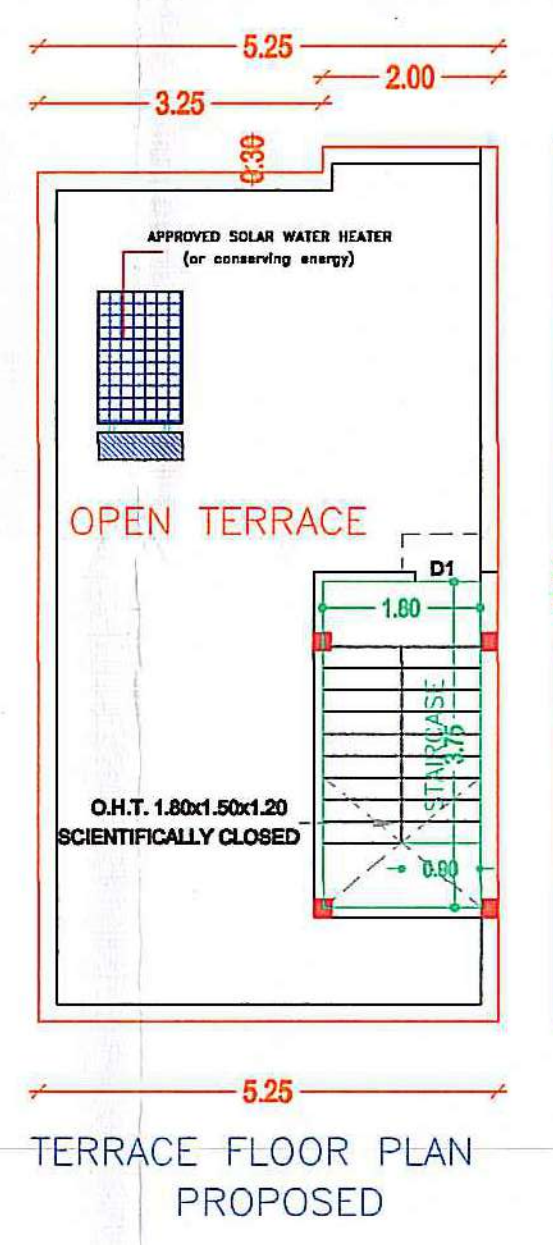
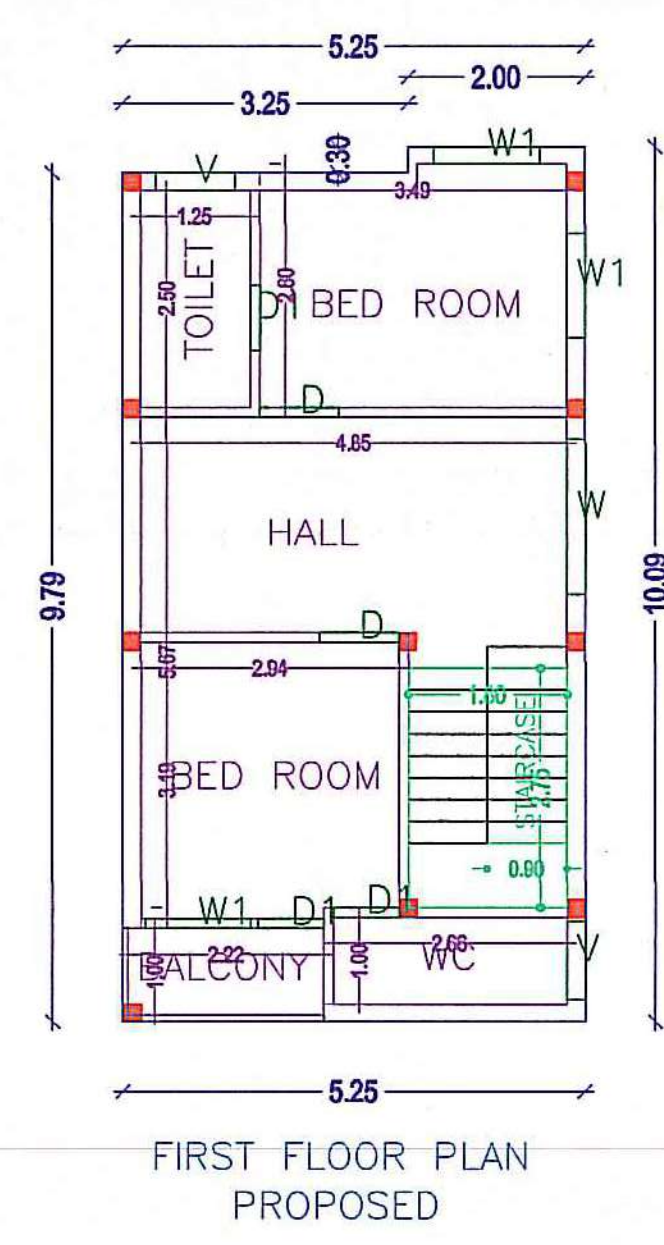
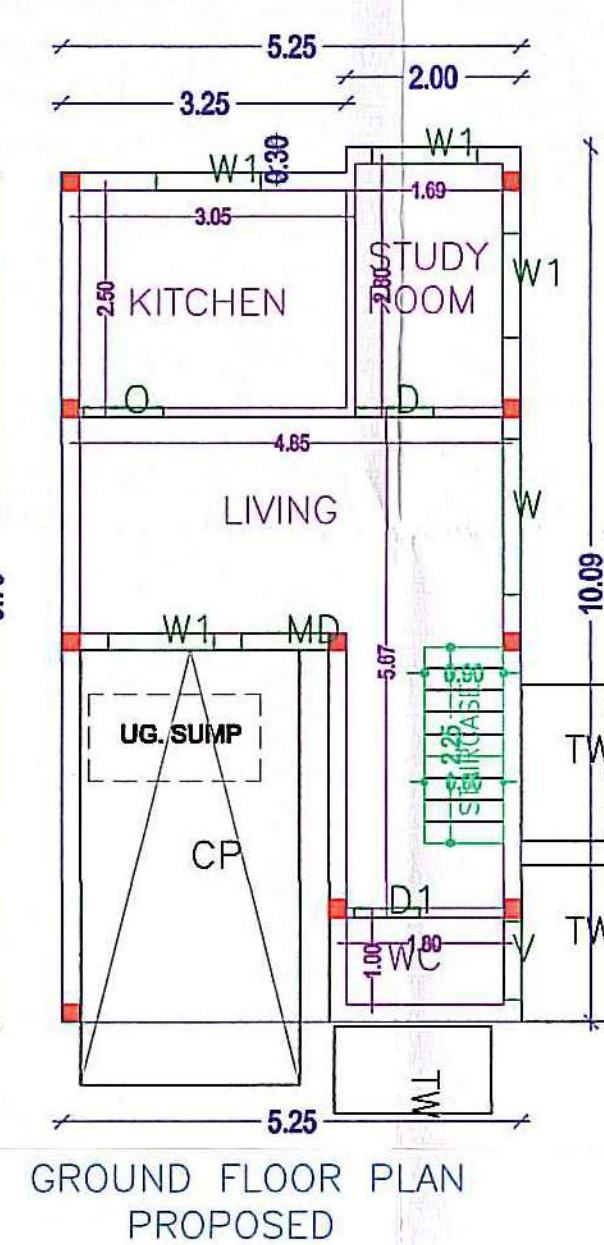
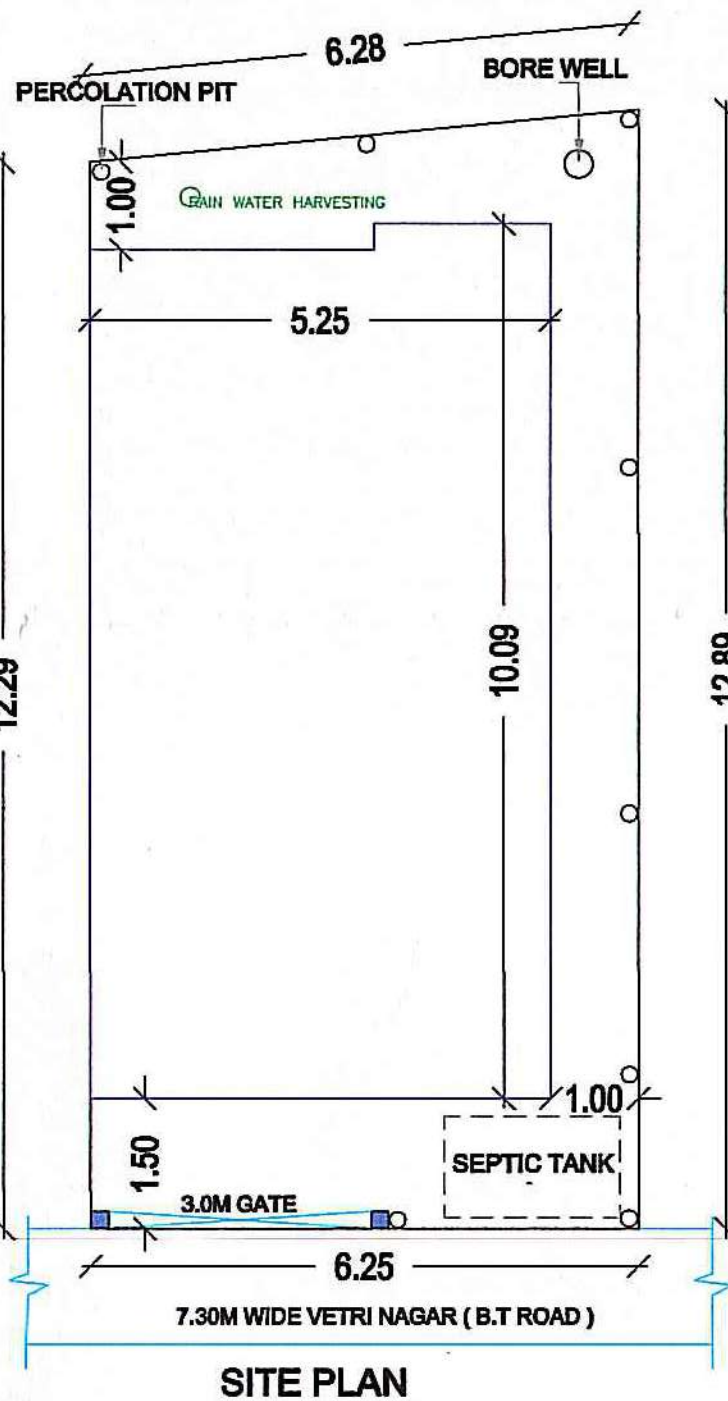
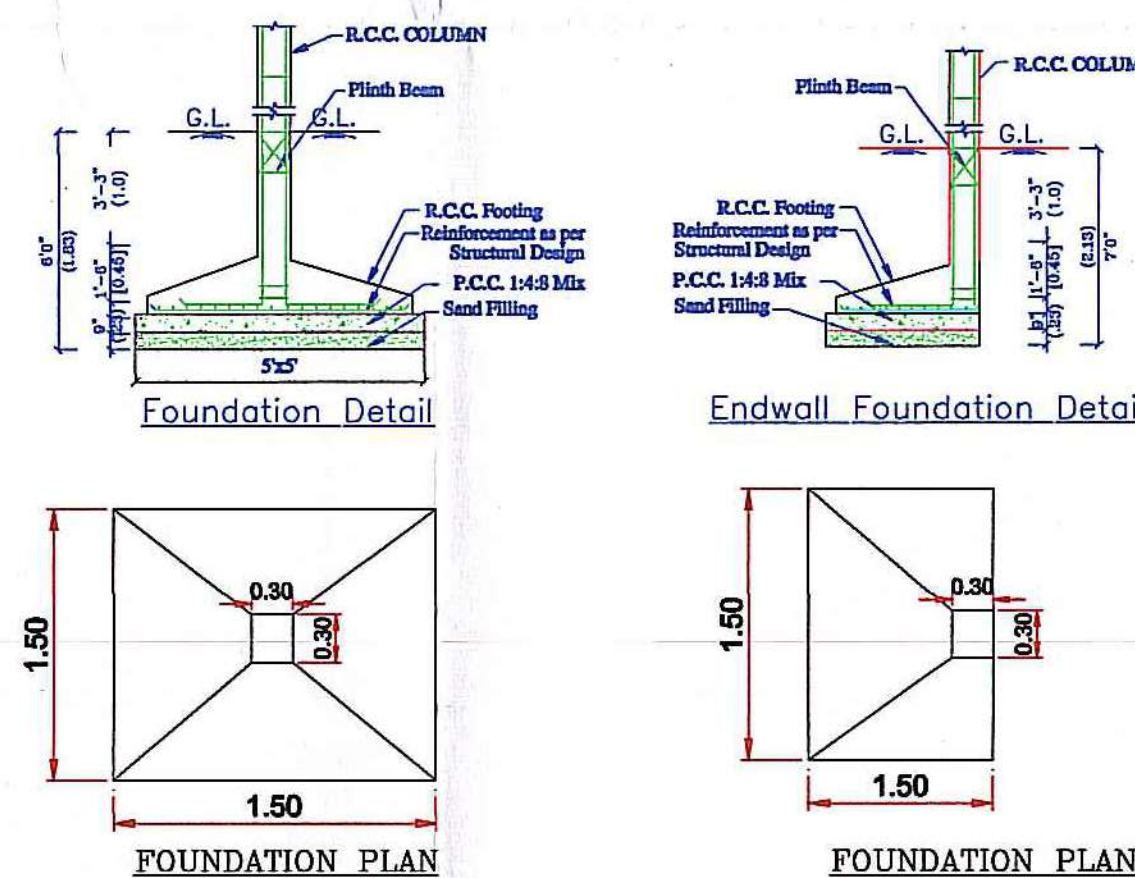
LAYOUT APPROVED No. SD/WDCN07/00457/2023

DATED:- 06/10/2023



KEY PLAN

NOT TO SCALE



FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM 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	6.75	-	-	0.00	6.75	0
FIRST FLOOR	0.00	0.00	51.98	0.00	0.00	0.00	51.98	0.00	-	-	-	0.00	51.98	0
GROUND FLOOR	0.00	0.00	51.98	0.00	0.00	0.00	51.98	0.00	-	-	-	0.00	51.98	1
Total	0.00	0.00	103.95	0.00	0.00	0.00	103.95	0.00	6.75	-	-	0.00	110.70	1

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	0.90	03
W1	1.20	1.20	07
W	1.80	1.20	02

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/8378/24
Case Type:	New
Name of Road:	VETRI NAGAR
Type of Proposal:	Primary Residential
Plot No.:	5
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 PATTAS	78.57
PLOT AREA AS PER DOCUMENT	78.57
PLOT AREA AS PER SITE	78.57
PLOT AREA AS PER DRAWING	78.70
PLOT AREA CONSIDERED FOR SCRUTINY (A)	78.57
BALANCE AREA OF PLOT (B)	78.57
NET AREA OF PLOT (C)	78.57
NET BALANCE AREA OF PLOT (D)	78.57
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	51.98
Total Proposed Coverage Area (66.16%)	51.98
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	103.95
Proposed Floor (FSI) Area	103.95
TOTAL PROPOSED FSI AREA	103.95
CONSUMED FSI	1.32
TOTAL PROP. BUILT UP AREA	110.70

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED
Director

Er. JALEX CHRISTOPHER M.E.M.B.A.J.S.(V)
REGISTERED ENGINEER No. 200803019
GREATER CHENNAI CORPORATION
No. 1, Ganapathy Nagar, Korattur,
Chennai - 600 095.
Mob: 94449 43507 / 94983 85908

SIGNATURE OF OWNER
SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.
* Percolation pits of 30 centimeter 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)	CAR (nos)
Residential	0 - 50	1	0
Residential	50.01 - 75	2	0
Residential	> 75	1	1
Total	Required	-	-
Total	Proposed	-	-

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos)	WHEELER (nos)
Residential	0 - 25	1	0
Residential	25.01 - 75	1	0
Total	Required	-	-
Total	Proposed	-	-

PARKING CALCULATION

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



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகராட்சிப் பிளவு

குறிப்பு
மனுதாரர் ஓசை வீட்டின் மனதூர் சேகரிப்பு
முறைமை கண்டிப்பாக பின்பற்ற வேண்டும்

The approval issued under New
Rule TNCD & BR, 2019 is subject
to the outcome 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.