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Official Property Record



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THYAGARAYA ROAD

AS ON SITE

AS PER PATTA

கட்டட அனுமதி எண்.....நாள்.....
கோட்டம்.....
மண்டலம்-10
ஒப்பளிக்கப்பட்டது
உதவி செயற்பொறியாளர்
உதவி செயற்பொறியாளர்
சென்னை மாநகராட்சி

CMDA-FILE
P.P.A. approved by C.M.D.A. Vide
L/:No.
Dated.

50mm thk. ss double handrail at height of 900mm & 750mm from finished floor level, for physically challenged.

43.10m (As per Patta)

43.40m (As on Site)

1m wide pebble bed

Slope 1 in 25

12.5 Cm Dwarf Wall

6.00 m Wide Gate

ENTRY

For PH Person Ramp Up 1 in 12 slope (24000mm Length)

Width =1800
Tread =300
Riser =166

Ramp 1in 8 Slope (8000mm length)

Triple height Lobby

Lift lobby

3D Lift Shaft (Belgian PHC Lift with handrail for 90cm & 90cm)

Wheel chair access for PHC

Width =1200
Tread =300
Riser =159

2.00m Corridor

Structural glazing

Shop

Gymnasium

A.H.U

Duct

Toilet

Mechanical Ventilation

Physically challenged Toilet

Pantry

12 person Lift

Fire Escape staircase

Meter Room

Sump For RWH

2x2x1.5=6000 ltr scientifically closed

Two Wheeler parking

50mm thk. ss double handrail at height of 900mm & 750mm from finished floor level, for physically challenged.

16.0m (As on Site)

16.20m (As per Patta)

SITE CUM GROUND FLOOR PLAN
Scale=1:100

15.8

14.70m (As on Site)

14.90m (As per Patta)

12.3

Transformer 5.0X5.0m

Treated Water Sump

Ramp 1in 8 Slope (8000mm length)

EXIT

7.5 Cm Dwarf Wall

7.20 m Wide Gate
17.85m (As on Site)

car park for the Physically challenged

17.40m (As per Patta)

14.90m

Desking Water Sump

31.80m (As on Site)

31.70m (As per Patta)

CHEVALIER SHIVAJI GANESAN ROAD

Raman St.

Lodikhan 4th St.

The Residency Towers, Chennai

N. Boag Road

Kasi Arcade

Thyagaraya Road

Ganappa Road

Kalyan Jewellers

The Iris

Agaram Foundation

Ad Aware Tower

Chevalier Shivaji Ganesan Road

SITE

KEY PLAN
(NOT TO SCALE)

FSI & NON FSI AREA STATEMENT

PLOT EXTENT:-

As per Patta	=	1550.00 sq.m
As per Document	=	1559.83 sq.m
As Per Site (Least)		**1534.95 sq.m**

S. No.		F.S.I Area (Sq.m)	Parking (Sq.m)
1	Basement	-	647.75
2	Ground Floor	505.01	
3	1st Floor	586.71	
4	2nd Floor	586.71	
5	3rd Floor	582.43	
6	Excess Non FSI	10.13	
	Total Area	2270.99	

F.S.I Achieved (1.479 Times) 2270.99 sq.m

Car Parking Provided 37 nos.

Two Wheeler Parking Required 35 nos.
Two Wheeler Parking Provided 35 nos.

COLOUR INDEX

PROPOSED
BOUNDARY
ROAD
SEWAGE LINE

SPECIFICATIONS

(1) FOUNDATION : 0.15M SAND FILLING, 0.15M P.C.C. 1:4:8 MIX, BRICK WORK USING IN CEMENT MORTAR 1:4 AND PLINTH SLEEPER BEAM SIZE 0.15X0.23 USING R.C.C. 1:1:2.

(2) DAMP & ROOF COURSE : D.P.C. SHALL BE OF 2 CM THK. CEMENT CONCRETE 1:2 MIXED WITH 1 KG. OF IMPERMO PER BAG OF CEMENT.

(3) SUPER STRUCTURE :BRICK WORK IN CEMENT MORTAR 1:6 USING WELL BURNT BRICKS GROUND MOLDED.

(4) LINTEL & ROOF SLAB : USING R.C.C. 1:1:2 MIX AND GARAGE ROOF SHALL BE OF A.C. SHEET.

(5) WEATHERING COURSE : BRICK JELLY IN LIME MORTAR WITH PRESSED TILES ON TOP.

(6) JOINERY : MAIN DOOR- FRAME SHALL BE OF TEAK WOOD & SHUTTERS OF FLUSH SHUTTER WITH ONE SIDE TEAK FINISH. OTHER DOORS AND WINDOWS SHALL BE OF COUNTRY WOOD FRAME AND SHUTTERS OF FLUSH SHUTTER.

SCHEDULE OF JOINERY

Type	Description	Size in M
GD1	Glass door (Entrance)	2.40 x 2.10
GD2	Glass door	2.80 x 2.10
D/W1	Door/Window	9.00 x 2.10
D1	Door	1.20x2.10
D2	Door	1.50x2.10
D3	Door	0.80x2.10
D4	Door	0.90x2.10
D5	Door	1.05x2.10
D6	Door	1.00x2.10
W1	Window	12.80x2.10
W2	Window	1.00x1.80
W3	Window	1.50x1.80
V1	Ventilator	0.60x0.90
V2	Ventilator	1.20x0.60
RS1	Rolling Shutter	2.40x2.10

AREA STATEMENT REF. SHEET NO. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP BUILDING AT DOOR NO. 8, SIR THYAGARAYA ROAD & CHEVALIER SHIVAJI GANESAN ROAD COMPRISED T.S. NO. 6542/1, BLOCK NO.: 140, T.NAGAR VILLAGE, GREATER CHENNAI CORPORATION , ZONE - X DIVISION NO -136

LICENSED SURVEYOR:-

OWNER'S SIGNATURE
1) T. S. M. Qadir nissa
2) Sherin
3) Sherin

NOTE:
MINIMUM CONCRETE
- GRADE TO BE USED IS
- M25 (1:1:2)

SIDDARTH MONEY
CA/2010/50763
11/53D, Sripuram Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai - 600 016.

TITLE:
SITE CUM GROUND FLOOR PLAN, KEY PLAN & AREA STATEMENT.

Dwg.no. AP-101	
Checked: SM	Scale: 1:100

Architects:

Ksm Consultants Private Limited
Architects, Interior Designers & Engineers I.S. 8th Floor, 'E' Block, Nelson Chambers' #5/115 Nelson Manickam Road, Chennai-29.
Tel. & Fax. 2374 0238 2374 3587
Email: ksmconsultants@gmail.com

SHEET NO. - 1/5

50mm thk. ss double handrail at height of 900mm & 750mm from finished floor level. for physically challenged.

CMDA-FILE
P.P.A. approved by C.M.D.A. Vide
U/No. Dated

ஒப்பளிக்கப்பட்டது

MECHANICAL VENTILATION

Basement Car park
28 car parks - Mechanical (2 levels of Puzzle parking)
6 car parks (Basement level surface)

Car park for the Physically challenged

Ramp 1in 8 Slope (8000mm length)

EXIT

Ramp 1in 8 Slope (8000mm length)

8P Lift Shaft (Opaque PHC Lift with handrail at 750m & 900m)

Wheel chair access for PHC

Width =1200
Tread =300
Riser =166

Lumber room

Fire Escape Staircase

12 person Lift

50mm thk. ss double handrail at height of 900mm & 750mm from finished floor level. for physically challenged.

BASEMENT FLOOR PLAN

Terrace
Third floor
Second floor
First floor
Ground floor
Formed Ground Level
Existing Ground Level

Lift Machine Room
Water Tank

Structural glazing

Ramp Up 1 in 12 slope (24000mm Length)

Ramp down to basement

Formed Ground Level

50mm thk. ss double handrail at height of 900mm & 750mm from finished floor level. for physically challenged

SECTION E-E

N
W E
S

COLOUR INDEX

PROPOSED	
BOUNDARY	
ROAD	
SEWAGE LINE	

SPECIFICATIONS

(1) FOUNDATION : 0.15M SAND FILLING, 0.15M P.C.C. 1:4:8 MIX. BRICK WORK USING IN CEMENT MORTAR 1:4 AND PLINTH SLEEPER BEAM SIZE 0.15X0.23 USING R.C.C. 1:1:2.

(2) DAMP PROOF COURSE : D.P.C. SHALL BE OF 2 CM THK. CEMENT CONCRETE 1:2 MIXED WITH 1 KG. OF IMPERMO PER BAG OF CEMENT.

(3) SUPER STRUCTURE : BRICK WORK IN CEMENT MORTAR 1:6 USING WELL BURNT BRICKS GROUND MOLDED.

(4) LINTEL & ROOF SLAB : USING R.C.C.1:1:2 MIX AND GARAGE ROOF SHALL BE OF A.C. SHEET.

(5) WEATHERING COURSE : BRICK JELLY IN LIME MORTAR WITH PRESSED TILES ON TOP.

(6) JOINERY : MAIN DOOR: FRAME SHALL BE OF TEAK WOOD & SHUTTERS OF FLUSH SHUTTER WITH ONE SIDE TEAK FINISH. OTHER DOORS AND WINDOWS SHALL BE OF COUNTRY WOOD FRAME AND SHUTTERS OF FLUSH SHUTTER.

SCHEDULE OF JOINERY

Type	Description	Size in M
GD1	Glass door (Entrance)	2.40 x 2.10
GD2	Glass door	2.60 x 2.10
D/W1	Door/Window	9.00 x 2.10
D1	Door	1.20x2.10
D2	Door	1.50x2.10
D3	Door	0.80x2.10
D4	Door	0.90x2.10
D5	Door	1.05x2.10
D6	Door	1.00x2.10
W1	Window	12.60x2.10
W2	Window	1.00x1.80
W3	Window	1.60x1.80
V1	Ventilator	0.60x0.90
V2	Ventilator	1.20x0.60
RS1	Rolling Shutter	2.40x2.10

AREA STATEMENT REF. SHEET NO. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP BUILDING AT DOOR NO. 8, SIR THYAGARAYA ROAD & CHEVALIER SHIVAJI GANESAN ROAD COMPRISED T.S. NO. 6542/1, BLOCK NO. 140, T.NAGAR VILLAGE, GREATER CHENNAI CORPORATION ZONE - X DIVISION NO - 136

LICENSED SURVEYOR:-

OWNER'S SIGNATURE

1) T.S.M. Sathyanarayana
2) Sharmin
2) Sharmin

NOTE:

MINIMUM CONCRETE
- GRADE TO BE USED IS
- M25 (1:1:2)

SIDDARTH MONEY
CA/2010/50763
11/53D, Sripuram Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai - 600 016.

TITLE:
BASEMENT FLOOR PLAN & SECTION E-E

Dwg.no: AP-102

Checked: SM

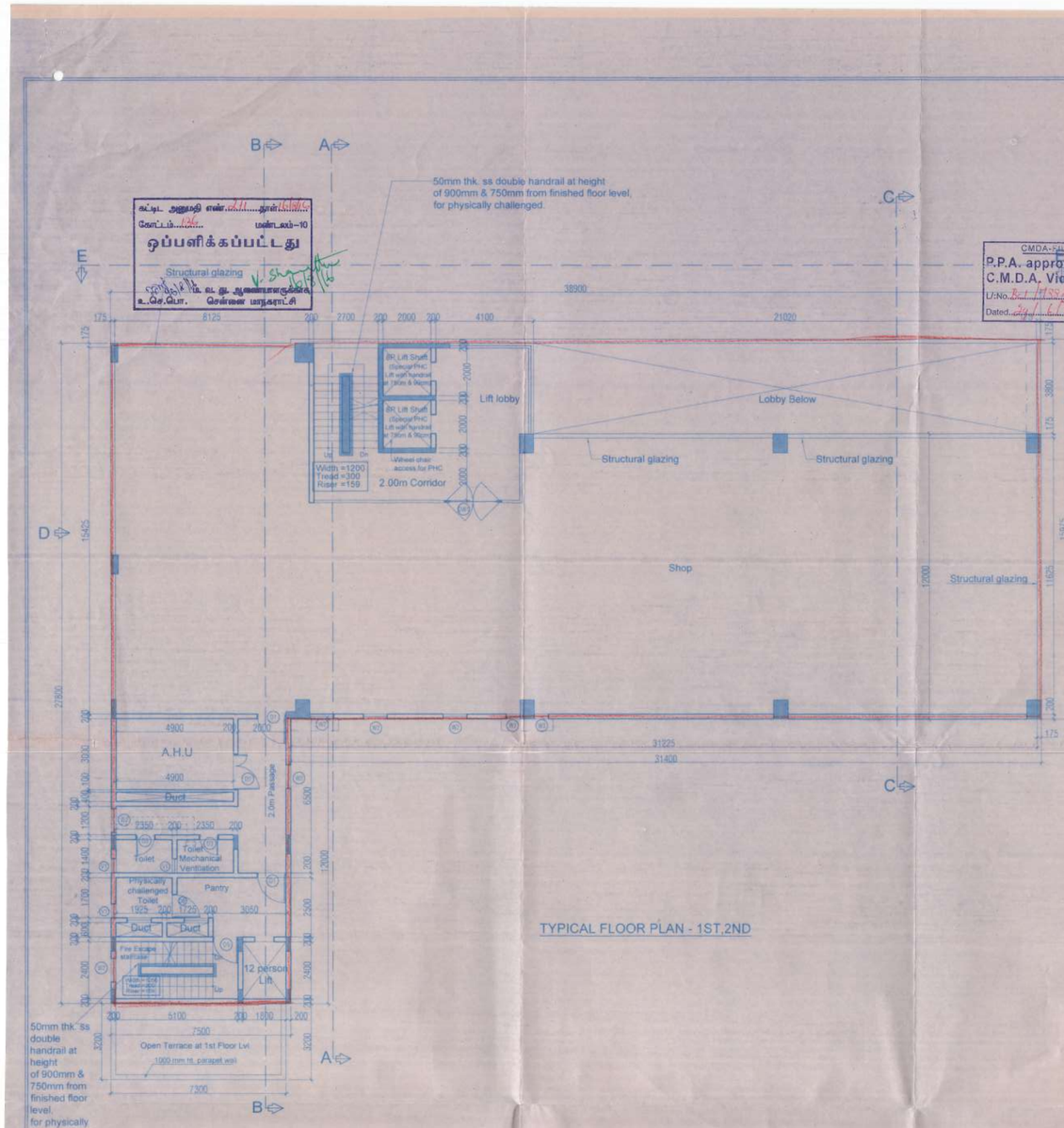
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Architects:

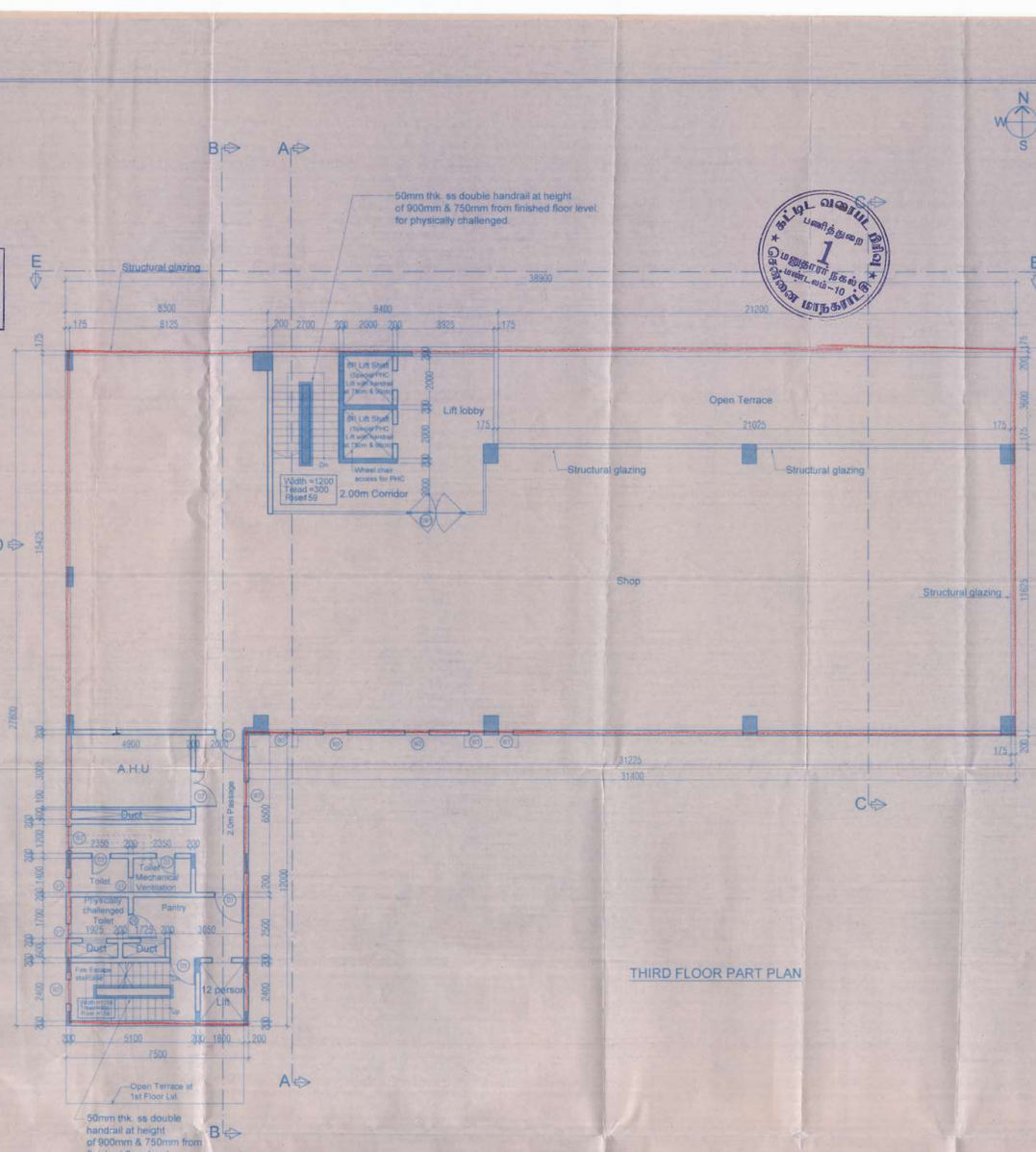
Ksm Consultants Private Limited

Architects, Interior Designers & Engineers | 6, 6th Floor 'E' Block, Nabon Chambers' 45/115 Nelson Manickam Road, Chennai -29
Tel. & Fax: 2374 0238 2374 3567
Email: ksmconsultants@gmail.com

SHEET NO.- 2/5



TYPICAL FLOOR PLAN - 1ST,2ND



THIRD FLOOR PART PLAN

கட்டட அனுமதி எண்.211/2015/B.....நாள்.15/5/15.....
கோட்டம்.10A..... மண்டலம்-10
ஒப்பளிக்கப்பட்டது
Structural glazing
உதவி செயற்பொறியாளர்
உதவி வரைவாளர்
உதவி செயற்பொறியாளர்
உ.செ.பொ. சென்னை மாநகராட்சி

CMDA-FILE
P.P.A. approved by C.M.D.A. Vide
U.No. Ref 1139/15
Dated 27.5.2015

சென்னை மாநகராட்சி
மண்டலம்-10
1

N
W E
S

COLOUR INDEX

PROPOSED	
BOUNDARY	
ROAD	
SEWAGE LINE	

SPECIFICATIONS

(1) FOUNDATION : E.15M BAND FILLING 2:1:5M.P.C.C. 1:4:8 MIX, BRICK WORK USING IN CEMENT MORTAR 1:4 AND PLINTH &SLEEPER BEAM SIZE 0.15M&.23 USING R.C.C. 1:2
(2) DAMP PROOF COURSE : D.P.C. SHALL BE OF 2 CM.THK. CEMENT CONCRETE 1:2 MIXED WITH 1 KG. OF IMPERMIC PER BAG OF CEMENT.
(3) SUPER STRUCTURE: BRICK WORK IN CEMENT MORTAR 1:6 USING WELL BURNT BRICKS GROUND MOLDED.
(4) LINTEL & ROOF SLAB : USING R.C.C.1:2 MIX AND GARAGE ROOF SHALL BE OF A.C. SHEET.
(5) WEATHERING COURSE : BRICK JELLY IN LIME MORTAR WITH PRESSED TILES ON TOP.
(6) JOINERY : MAIN DOOR- FRAME SHALL BE OF TEAK WOOD & SHUTTERS OF FLUSH SHUTTER WITH ONE SIDE TEAK FINISH, OTHER DOORS AND WINDOWS SHALL BE OF COUNTRY WOOD FRAME AND SHUTTERS OF FLUSH SHUTTER.

SCHEDULE OF JOINERY

Type	Description	Size in M
GD1	Glass door (Entrance)	2.40 x 2.10
GD2	Glass door	2.60 x 2.10
D/W1	Door/Window	9.00 x 2.10
D1	Door	1.20x2.10
D2	Door	1.50x2.10
D3	Door	0.80x2.10
D4	Door	0.90x2.10
D5	Door	1.05x2.10
D6	Door	1.20x2.10
W1	Window	12.80x2.10
W2	Window	1.00x1.80
W3	Window	1.80x1.80
V1	Ventilator	0.60x0.90
V2	Ventilator	1.20x0.60
RS1	Rolling Shutter	2.40x2.10

AREA STATEMENT REF. SHEET NO. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP BUILDING AT DOOR NO: 8, SIR THYAGARAYA ROAD & CHEVALIER SHIVAJI GANESAN ROAD COMPRISED T.S. NO. 6542/1, BLOCK NO. 140, T.NAGAR VILLAGE, GREATER CHENNAI CORPORATION , ZONE - X DIVISION NO - 136

LICENSED SURVEYOR:-

OWNER'S SIGNATURE
1) T.S.M. Sadanandan
2) Sharmin
3) Sharmin

NOTE:
MINIMUM CONCRETE
- GRADE TO BE USED IS
- M25 (1:1:2)

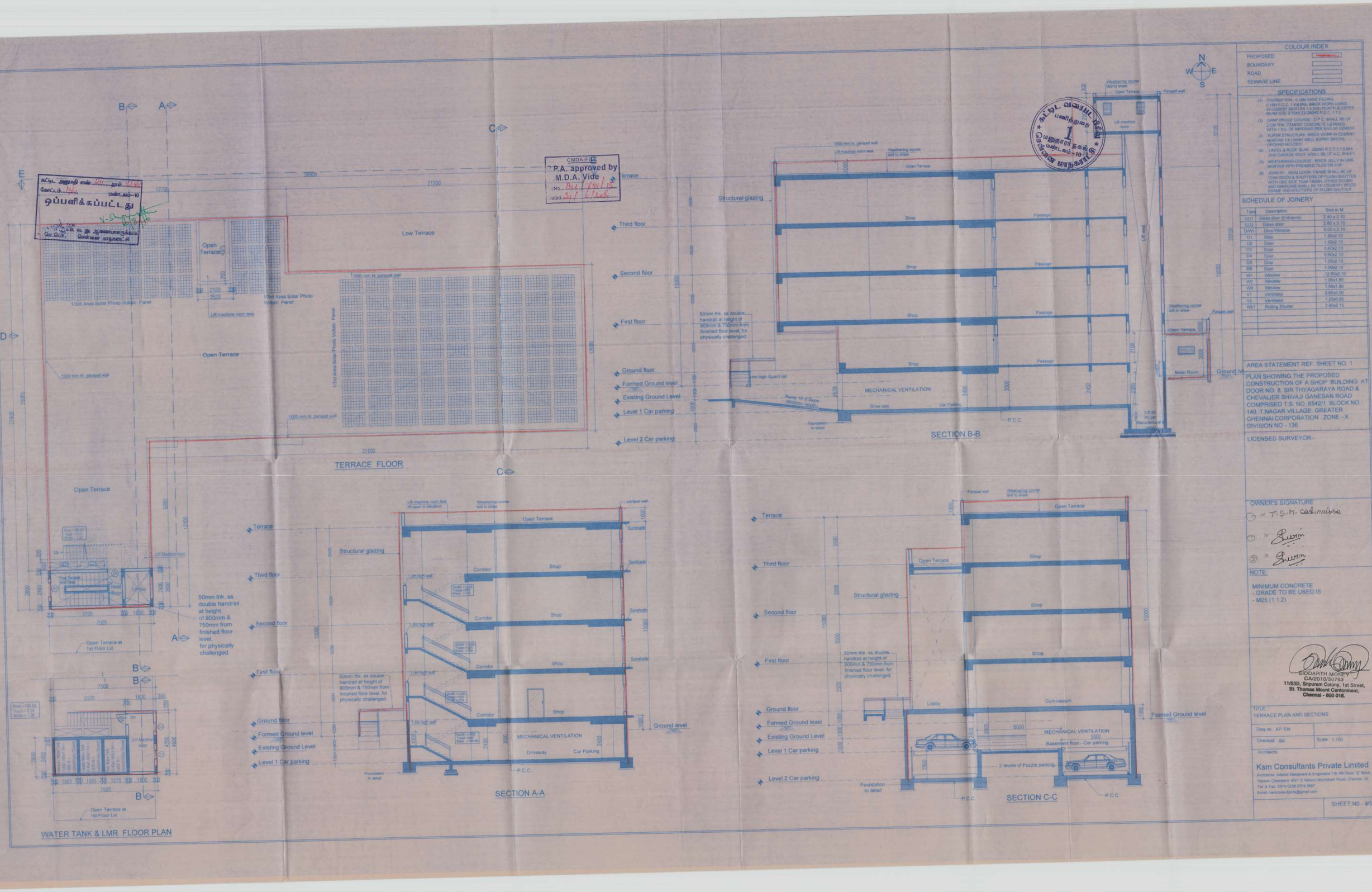
SIDDARTH MONEY
CA/2010/50763
11/53D, Sripuram Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai - 600 016.

TITLE
1ST, 2ND & 3RD FLOOR PLAN

Dwg.no. AP-103	
Checked SM	Scale: 1:100

Architects
Ksm Consultants Private Limited
Architects, Interior Designers & Engineers 1 B, 8th Floor, 'E' Block, Nelson Chambers' 45/115 Nelson Manickam Road, Chennai -29.
Tel. & Fax: 2374 0238 2374 3567
Email: ksmconsultants@gmail.com

SHEET NO - 3/5



N
W E
S

COLOUR INDEX

PROPOSED	
BOUNDARY	
ROAD	
SEWAGE LINE	

SPECIFICATIONS

(1) FOUNDATION : 0.15M SAND FILLING, 0.15M P.C.C. 1:4:8 MIX, BRICK WORK USING IN CEMENT MORTAR 1:4 AND PLINTH BLEEPER BEAM SIZE 0.75X0.23 LINEND R.C.C. 1:1:2

(2) DAMP PROOF COURSE : D.P.C. SHALL BE OF 2 CM THK. CEMENT CONCRETE 1:2 MIXED WITH 1 KG. OF IMPERMO PER BAG OF CEMENT.

(3) SUPER STRUCTURE : BRICK WORK IN CEMENT MORTAR 1:6 USING WELL BURNT BRICKS GROUND MOLDED

(4) LINTEL & ROOF SLAB : USING R.C.C.1:1:2 MIX AND GARAGE ROOF SHALL BE OF A.C. SHEET

(5) WEATHERING COURSE : BRICK JELLY IN LIME MORTAR WITH PRESSED TILES ON TOP

(6) JOINERY : MAIN DOOR : FRAME SHALL BE OF TEAK WOOD & SHUTTERS OF FLUSH SHUTTER WITH ONE SIDE TEAK VENEER, OTHER DOORS AND WINDOWS SHALL BE OF COUNTRY WOOD FRAME AND SHUTTERS OF FLUSH SHUTTER.

SCHEDULE OF JOINERY

Type	Description	Size in M
GD1	Glass door (Entrance)	2.40 x 2.10
GD2	Glass door	2.60 x 2.10
D/W1	Door/Window	9.00 x 2.10
D1	Door	1.20x2.10
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D4	Door	0.90x2.10
D5	Door	1.05x2.10
D6	Door	1.00x2.10
W1	Window	12.80x2.10
W2	Window	1.00x1.80
W3	Window	1.60x1.80
V1	Ventilator	0.60x0.90
V2	Ventilator	1.20x0.60
RS1	Rolling Shutter	2.40x2.10

AREA STATEMENT REF. SHEET NO. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP BUILDING AT DOOR NO. 8, SIR THYAGARAYA ROAD & CHEVALIER SHIVAJI GANESAN ROAD COMPRISED T.S. NO. 6542/1, BLOCK NO 140, T.NAGAR VILLAGE, GREATER CHENNAI CORPORATION ZONE - X DIVISION NO - 136

LICENSED SURVEYOR:-

OWNER'S SIGNATURE

NOTE:

MINIMUM CONCRETE - GRADE TO BE USED IS - M25 (1:1:2)

SIDDARTH MONEY
CA/2010/50783
11/53D, Sripuram Colony, 1st Street, St. Thomas Mount Cantonment, Chennai - 600 016.

TITLE:
TERRACE PLAN AND SECTIONS

Dwg no. AP-104

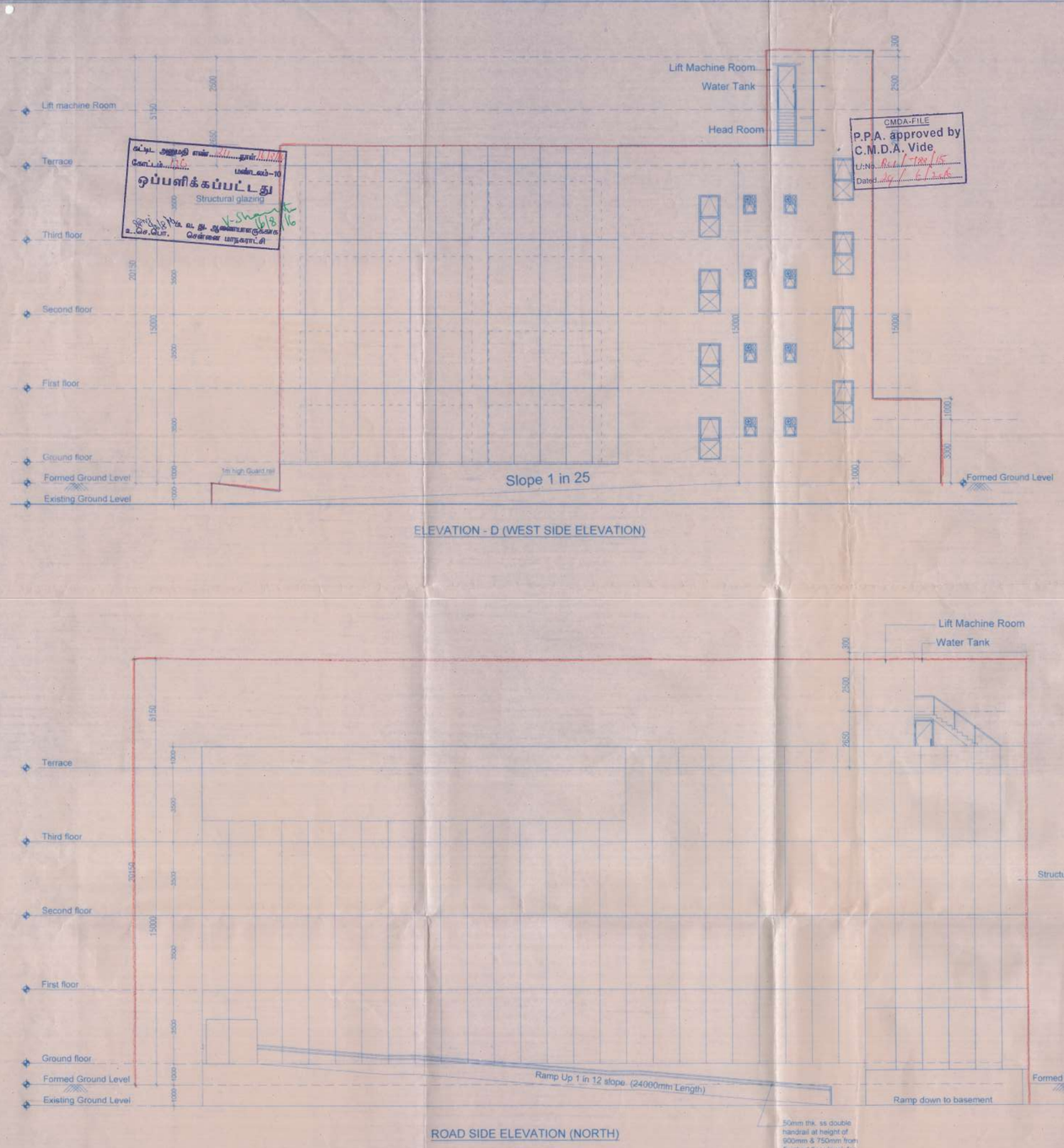
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Architects:

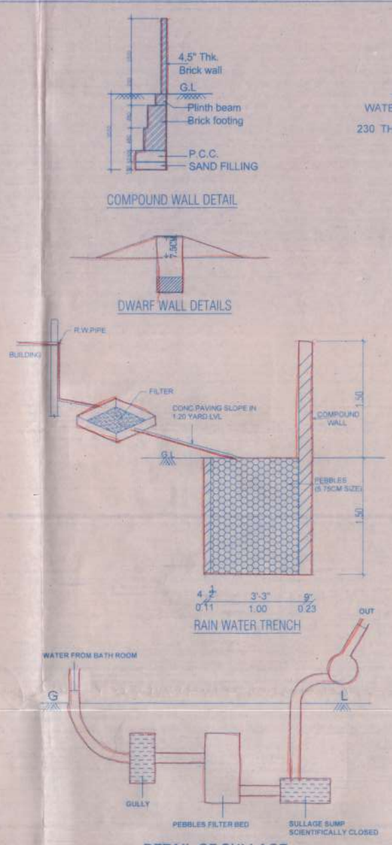
Ksm Consultants Private Limited
Architects, Interior Designers & Engineers T.B. 6th Floor 'E' Block, Nelson Chambers 45/115 Nelson Manickam Road, Chennai -29
Tel. & Fax: 2374 0236 2374 3587
Email: kamconsultants@gmail.com

SHEET NO. - 4/5



ELEVATION - D (WEST SIDE ELEVATION)

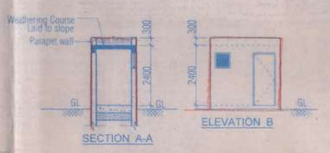
ROAD SIDE ELEVATION (NORTH)

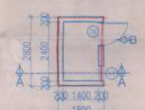


COMPOUND WALL DETAIL

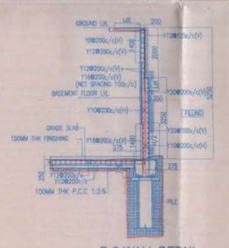
DWARF WALL DETAILS

DETAIL OF SULLAGE WATER

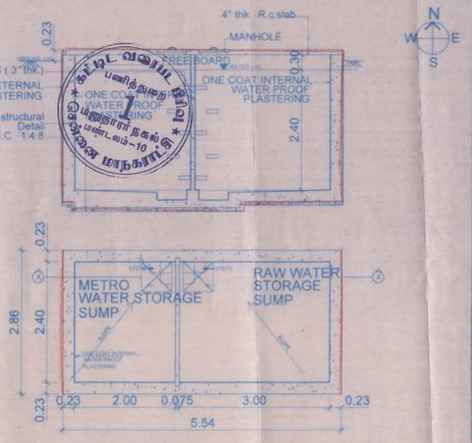




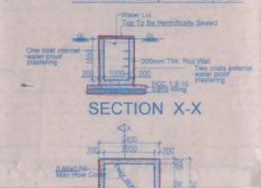
WC for physically challenged person



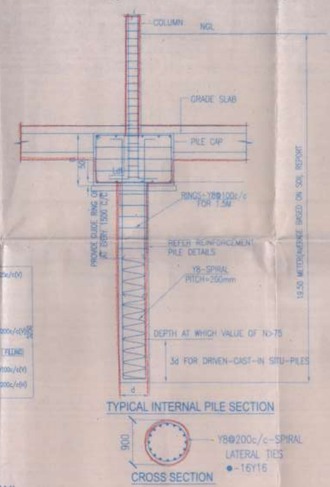
TYPICAL FOUNDATION DETAIL



PLAN OF U.G SUMP
Capacity = 28,800 Ltr.
Metro water sump = 11520 Ltr
Raw water sump = 17280 Ltr



Sump for "RWH" -2nos.
Treated Water Sump-1no. & Drinking Water Sump-1no.
(2.0x2.0x1.5) 6,000 ltrs.
Scientifically closed & Hermetically sealed



COLOUR INDEX

PROPOSED	
BOUNDARY	
ROAD	
SEWAGE LINE	

SPECIFICATIONS

(1) FOUNDATION : 0.15M SAND FILLING, 0.15M P.C.C. 1:4:8 MIX, BRICK WORK USING IN CEMENT MORTAR 1:4 AND PLINTH SLEEPER BEAM SIZE 0.15X0.23 USING R.C.C. 1:1:2.

(2) DAMP PROOF COURSE : D.P.C. SHALL BE OF 2 CM THK. CEMENT CONCRETE 1:2 MIXED WITH 1 KG. OF IMPERMO PER BAG OF CEMENT.

(3) SUPER STRUCTURE : BRICK WORK IN CEMENT MORTAR 1:6 USING WELL BURNT BRICKS GROUND MOLDED.

(4) LINTEL & ROOF SLAB : USING R.C.C. 1:1:2 MIX AND GARAGE ROOF SHALL BE OF A.C. SHEET.

(5) WEATHERING COURSE : BRICK JELLY IN LIME MORTAR WITH PRESSED TILES ON TOP.

(6) JOINERY : MAIN DOOR, FRAME SHALL BE OF TEAK WOOD & SHUTTERS OF FLUSH SHUTTER WITH ONE SIDE TEAK FINISH, OTHER DOORS AND WINDOWS SHALL BE OF COUNTRY WOOD FRAME AND SHUTTERS OF FLUSH SHUTTER.

SCHEDULE OF JOINERY

Type	Description	Size in M
GD1	Glass door (Entrance)	2.40 x 2.10
GD2	Glass door	2.80 x 2.10
DWV1	Door/Window	9.00 x 2.10
D1	Door	1.20x2.10
D2	Door	1.50x2.10
D3	Door	0.80x2.10
D4	Door	0.90x2.10
D5	Door	1.05x2.10
D6	Door	1.00x2.10
W1	Window	12.80x2.10
W2	Window	1.80x1.80
W3	Window	1.80x1.80
V1	Ventilator	0.60x0.90
V2	Ventilator	1.20x0.60
RS1	Rolling Shutter	2.40x2.10

AREA STATEMENT REF. SHEET NO. 1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP BUILDING AT DOOR NO. 8, SIR THYAGARAYA ROAD & CHEVALIER SHIVAJI GANESAN ROAD COMPRISED T.S. NO. 854/1, BLOCK NO. 140, T.NAGAR VILLAGE, GREATER CHENNAI CORPORATION ZONE - X DIVISION NO - 136

LICENSED SURVEYOR :-

OWNER'S SIGNATURE

1) T. S. M. Sadurmissa
2) Sreenivasan
3) Sreenivasan

NOTE:

MINIMUM CONCRETE - GRADE TO BE USED IS - M25 (1:1:2)

SIDDARTH MONEY
CA/2010/50763
11/53D, Sripuram Colony, 1st Street,
St. Thomas Mount Cantonment,
Chennai - 600 016.

TITLE:
SECTION, ELEVATION AND DETAILS

Dwg.no.: AP-105

Checked: SM

Scale: 1:100

Architects:

Ksm Consultants Private Limited
Architects, Interior Designers & Engineers 1 B, 5th Floor, 'E' Block Nelson Chambers' 45/115 Nelson Manickam Road, Chennai- 29. Tel. & Fax: 2374 0298 2374 3967
Email: ksmconsultants@gmail.com

SHEET NO.- 5/5

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

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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

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