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3/350/2 Mettukuppam,
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Official Property Record

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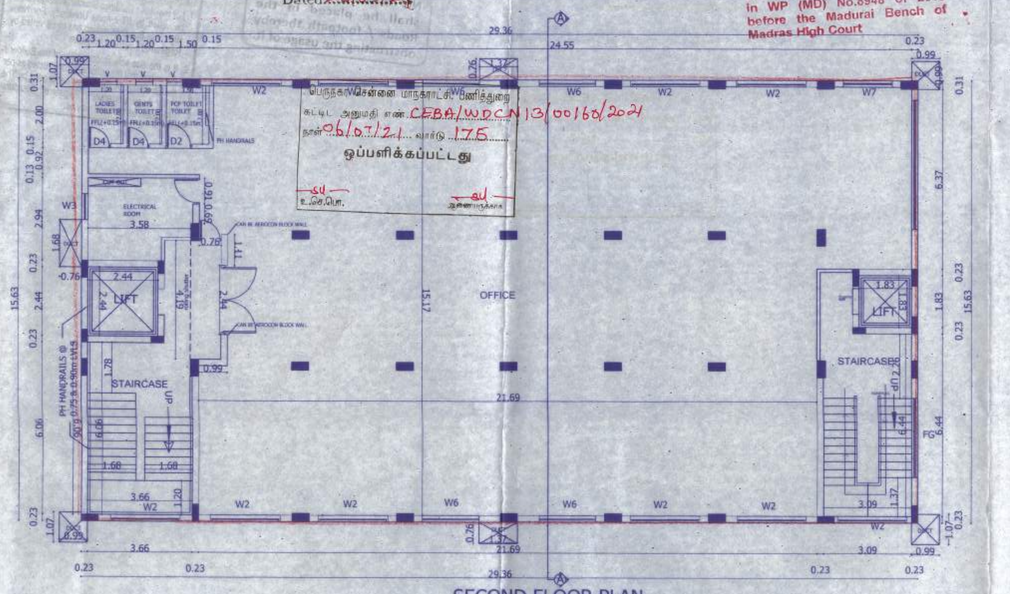
P.P.A approved by C.M.D.A vide P.P.A.No. PPANLR-B/BSB2J/639/2020 Dated 26.07.2021

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

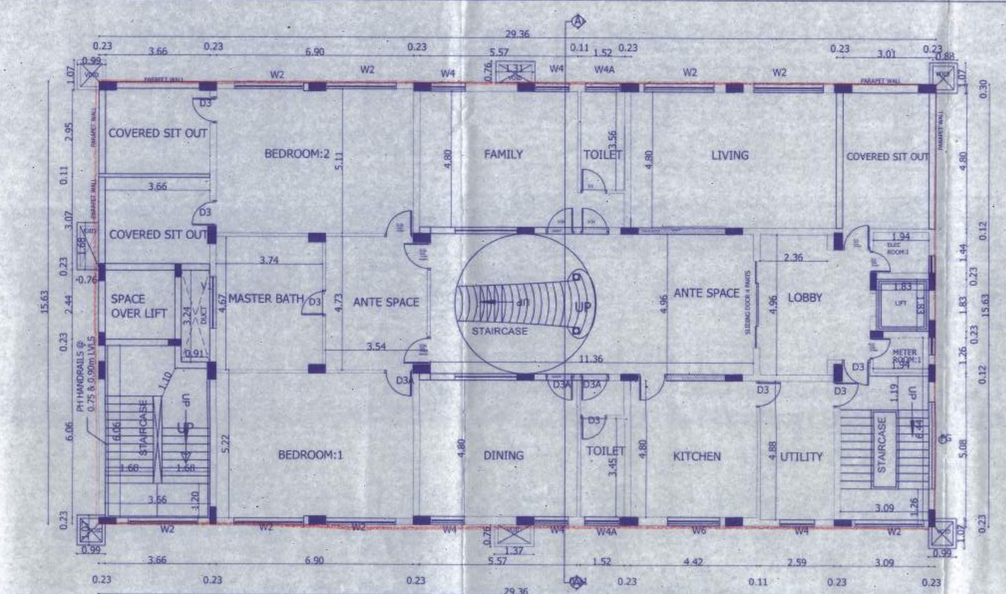
Lr.No. CEBA/WDCN13/00160/2021 Dated 26/07/21 with 175

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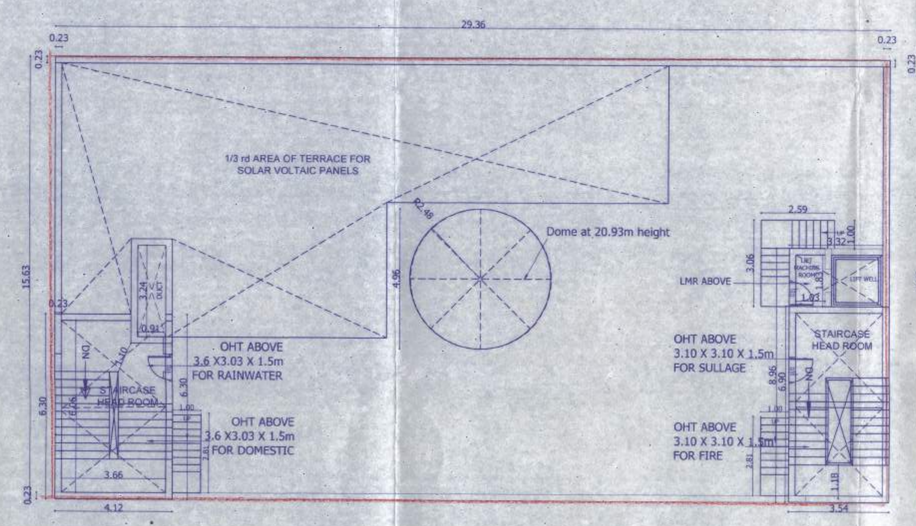
SECOND FLOOR PLAN



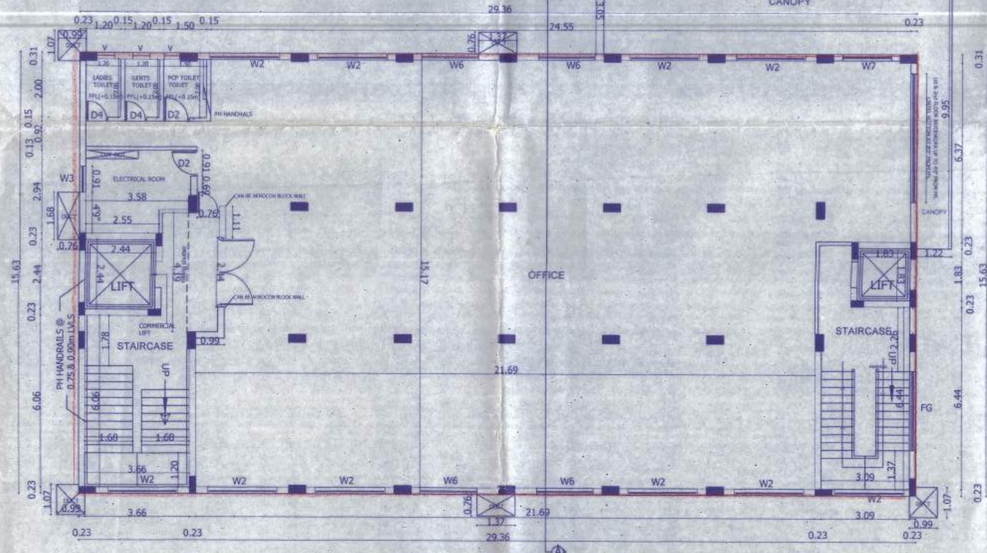
PROPOSED FOURTH FLOOR PLAN



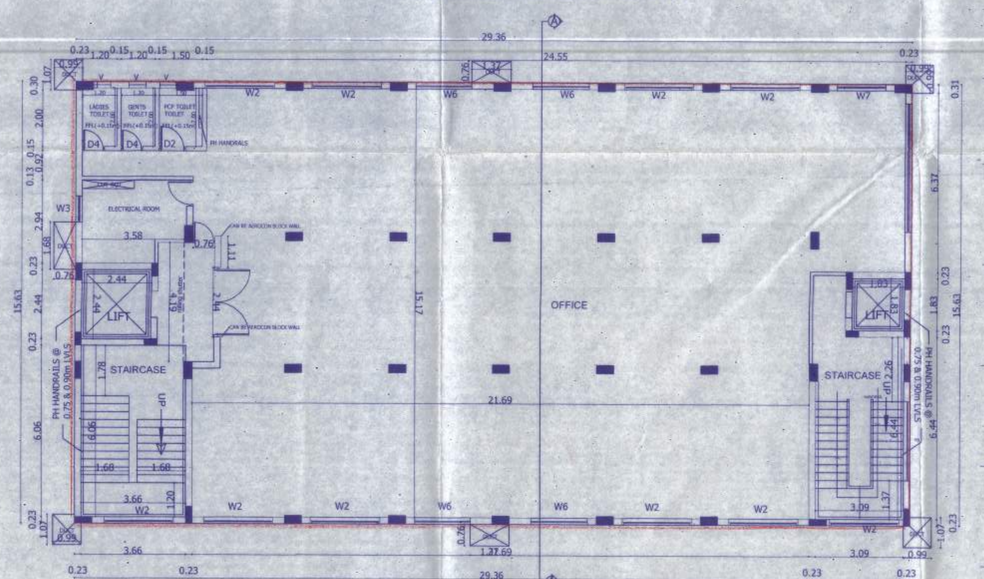
TERRACE FLOOR PLAN



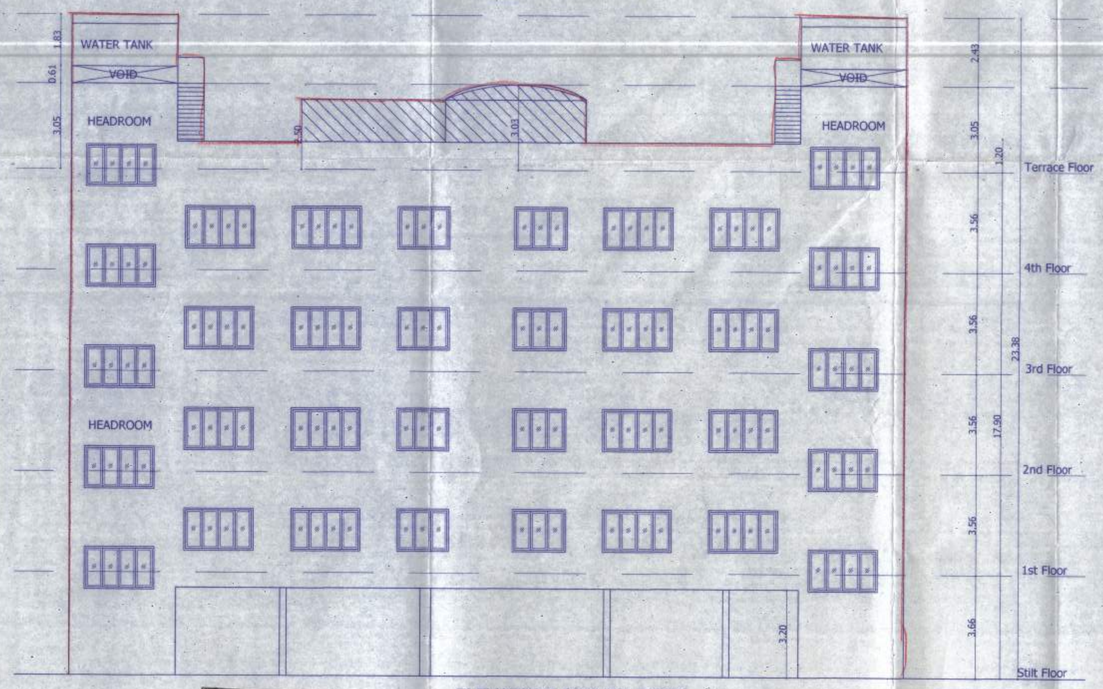
FIRST FLOOR PLAN



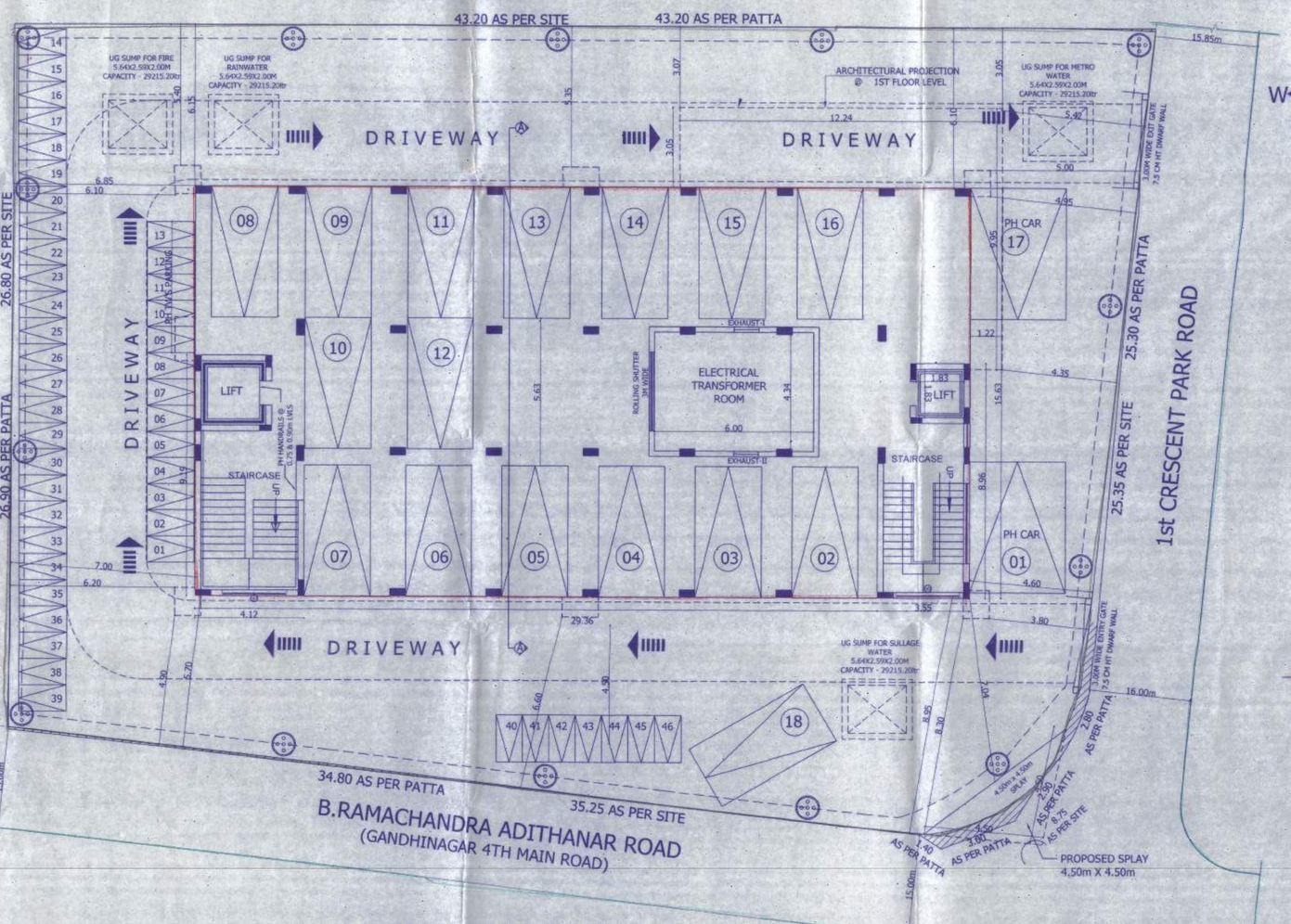
PROPOSED THIRD FLOOR PLAN



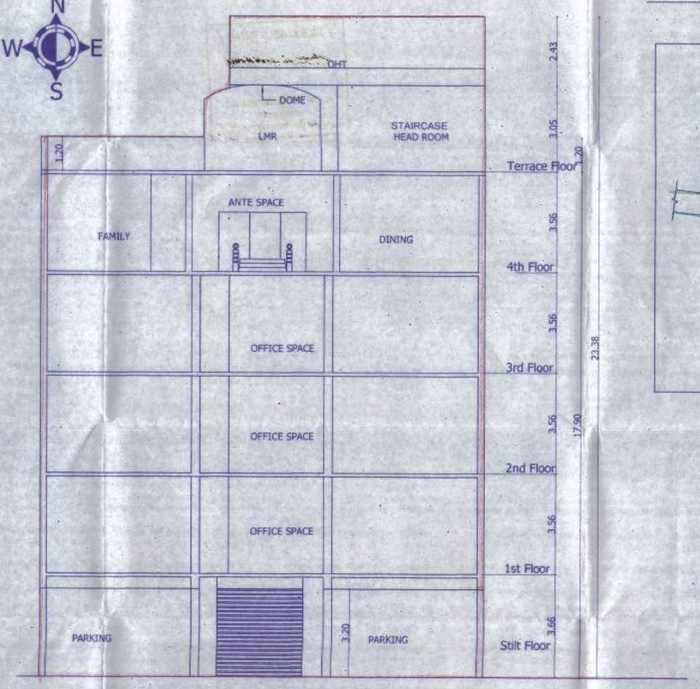
ELEVATION (SOUTH SIDE)



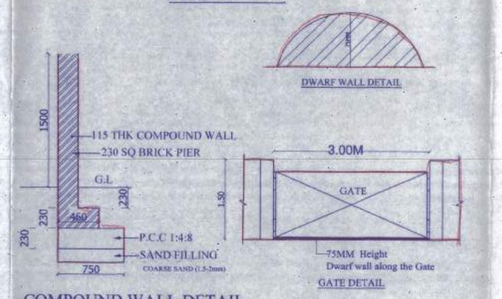
SITE CUM STILT FLOOR PLAN



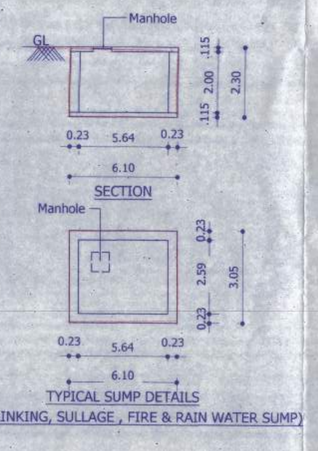
SECTION A-A



COMPOUND WALL DETAIL



TYPICAL SUMP DETAILS (DRINKING, SULLAGE , FIRE & RAIN WATER SUMP)



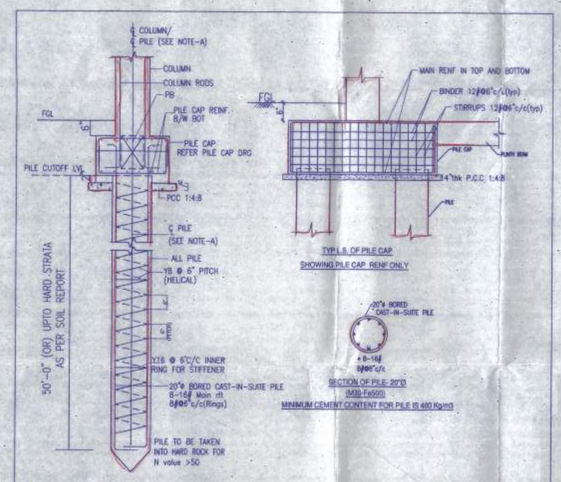
KEY PLAN



Not to Scale)

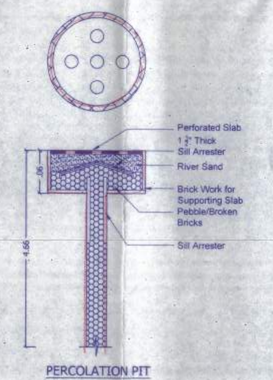
SECTION THRU' PILE

(NOT TO SCALE)



FOUNDATION DETAILS

PERCOLATION PIT



PROJECT:-

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 4 FLOORS OFFICE USE (1399.61M2) WITH ONE DWELLING UNIT OF RESIDENTIAL BUILDING WITH(17.90M HEIGHT) OF COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO.17, DOOR NO.1, B.RAMACHANDRA ADITHANAR ROAD (GANDHI NAGAR 4TH MAIN ROAD) AND 1ST CRESCENT PARK ROAD, GANDHI NAGAR, ADYAR, CHENNAI – 600 020.COMPRISED IN T.S.NO.49/2 (AS PER PATTA), BLOCK NO.34 OF KOTTUR VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI ZONE-XIII, DIVISION-175.

NOTE:-

- EARLIER PPA WAS OBTAINED IN B/SPL BLDG/334 A&B/2017 VIDE CMDA LETTER NO. B1/10956/2017 AND PLANNING PERMIT NO. 11679.
- EARLIER BUILDING PERMIT APPROVAL NO. CEBA/WDCN13/00084/2018, DATED 15.03.2018

SCHEDULE OF JOINERY

D1	DOOR	1.22 X 2.10
D2	DOOR	0.91 X 2.10
D3	DOOR	1.83 X 2.10
D4	DOOR	0.76 X 2.10
D5	DOOR	0.99 X 2.10
SD	SLIDING DOOR	1.22 X 2.10
SD1	SLIDING DOOR	0.76 X 2.10
W1	WINDOW	1.83 X 1.50
W2	WINDOW	2.44 X 1.50
W3	WINDOW	1.22 X 1.50
V	VENTILATOR	0.60 X 0.60
V1	VENTILATOR	2.44 X 0.90
V2	VENTILATOR	1.52 X 0.60
RS	ROLLING SHUTTER	3.05 x 2.10

SPECIFICATIONS:-

1. FOUNDATION IN P.C.C 1:5:10 OVER SAND FILLING
2. SUPER STRUCTURE IN BLOCK WORK
3. FOUNDATION WITH R.C.C COLUMNS M25 MIX
4. FLOORING USING CEMENT CONCRETE IN UTILITY AREA
5. VACUUM DEWATERING FLOORING IN BASEMENT
6. INTERNAL PLASTERING OF 12mm THK. C.M. 1:3 AND EXTERNAL PLASTERING OF 18mm THK. C.M 1:6
7. RCC ROOF SLAB AND BEAMS OF M25 WITH REQUIRED DEPTH.
8. RCC LINTEL OF M25 WITH REQUIRED DEPTH
9. WEATHERING COURSE PROVIDED OVER ROOF SLAB
10. JOINERY - UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS

LEGEND:-

SITE BOUNDARY

PROPOSED BUILDING

ROAD

N W E S

AREA STATEMENT:-

SITE EXTENT

AS PER DOCUMENT : 1224.92 SQM.,

AS PER PATTA : 1225.00 SQM.,

DESCRIPTIONS	FSI AREA	USAGE
STILT FLOOR	31.73	PARKING
FIRST FLOOR	501.74	OFFICE
SECOND FLOOR	455.96	OFFICE
THIRD FLOOR	455.96	OFFICE
FOURTH FLOOR	458.96	RESIDENTIAL
TOTAL	1904.35	

ACHIEVED FSI = 1.55

PARKING PROVISIONS:-

CARS : 18 Nos

TWO WHEELER : 46 Nos

SCALE:-

ALL DIMENSIONS ARE IN "METER" AND 1:100 @ A0

OWNER'S SIGNATURE:-

ARCHITECT:-

SARA L HUSAIN
Registered Architect
Reg. No. 1996/13415

STRUCTURAL ENGINEER:-

R.V. NARENDRAN, BE., M.S.,
Registered Structural Engineer Grade-I
Regd. No. : STR/1/E/2/2017
Greater Chennai Corporation
24/25, VRC Estate, Sidco Nagar,
T.Nagar, Chennai-600 017.



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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