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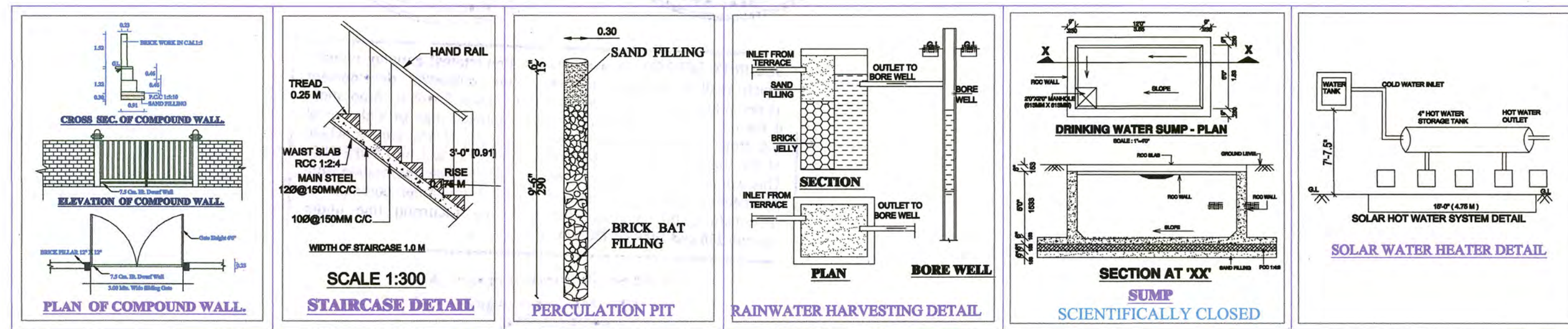
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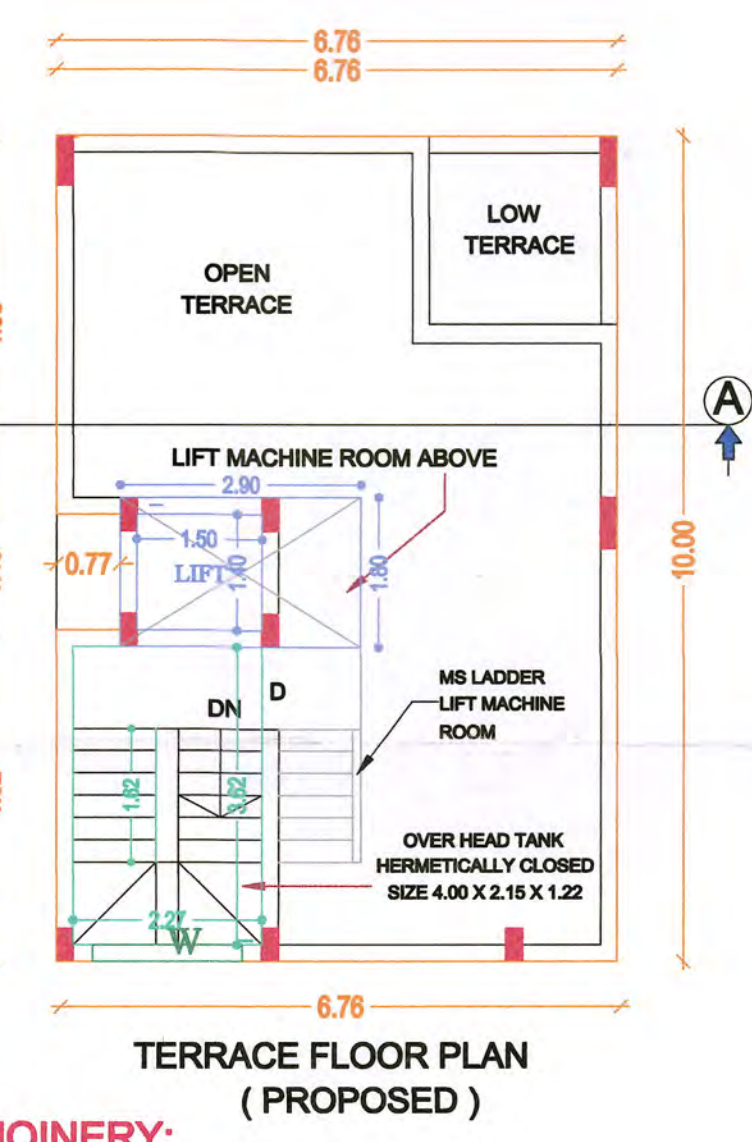
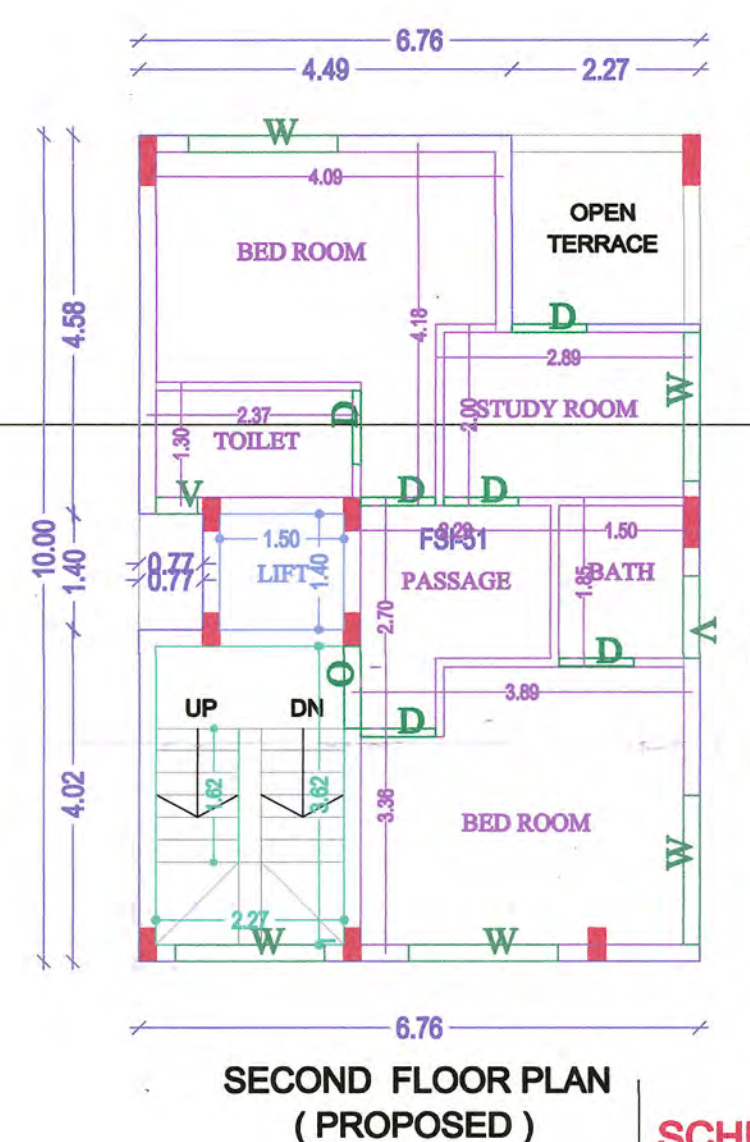
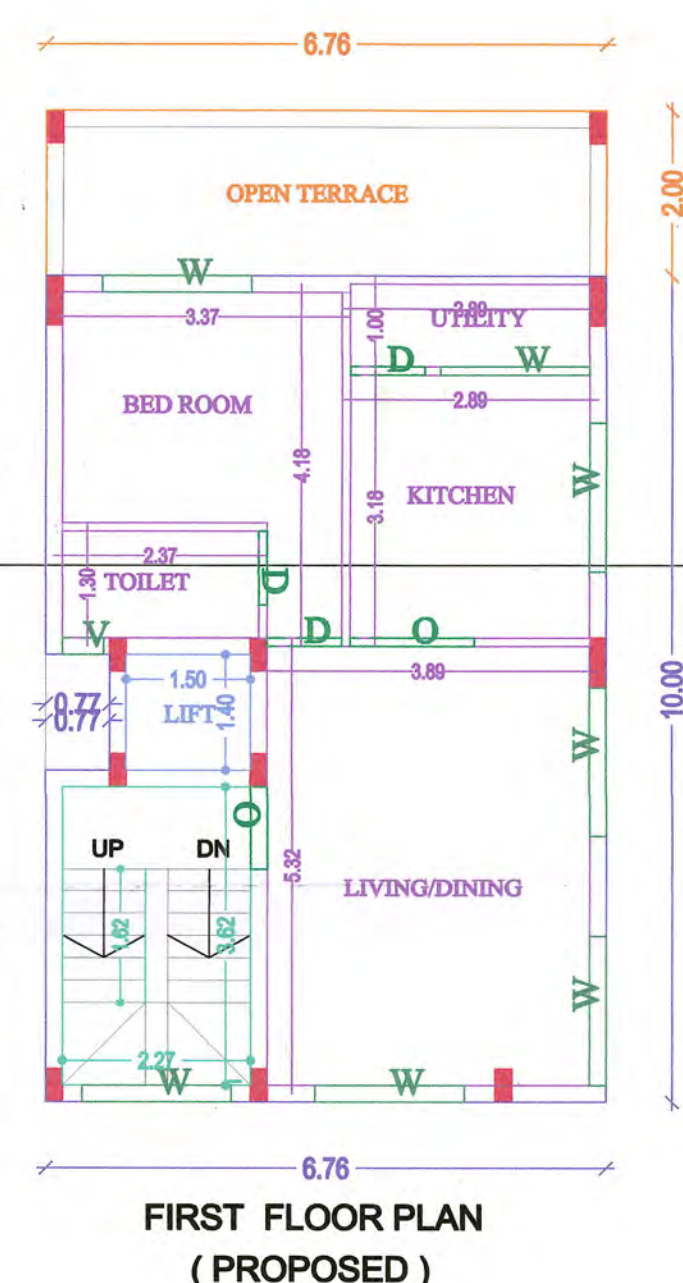
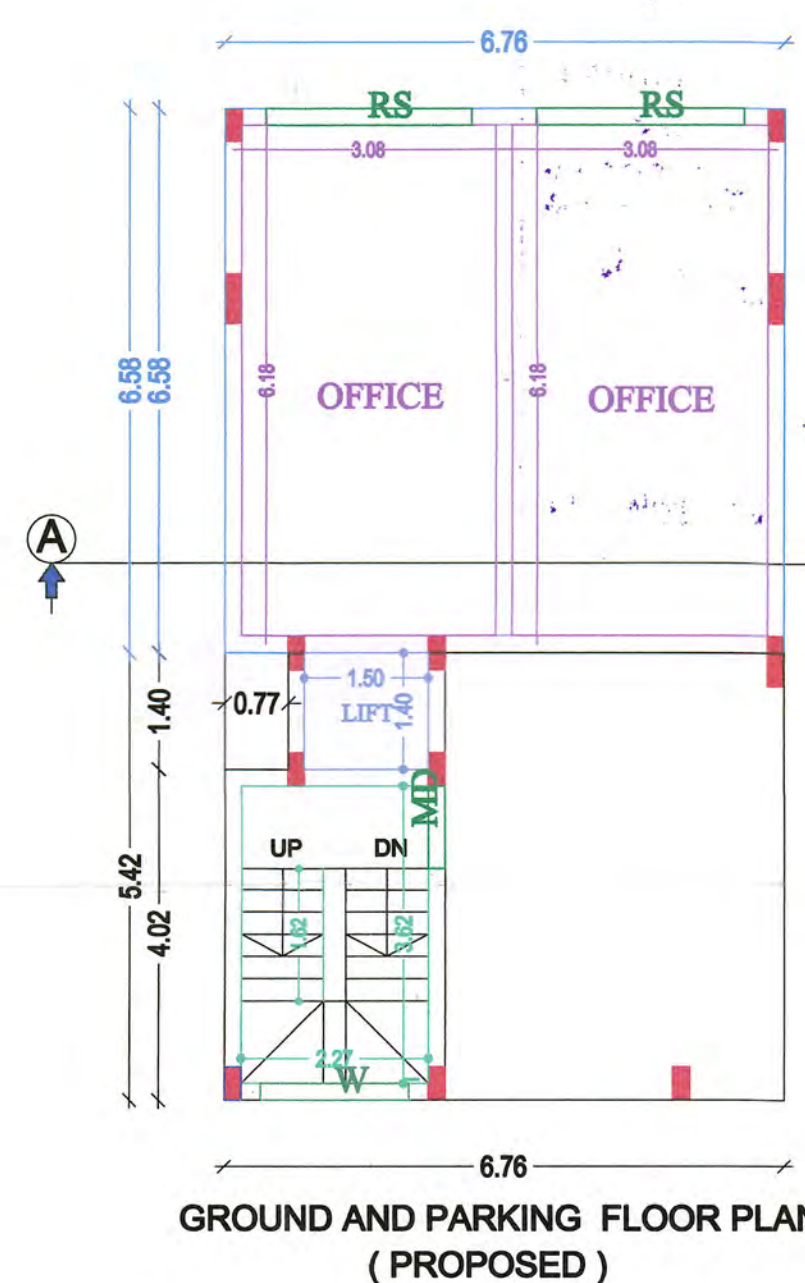
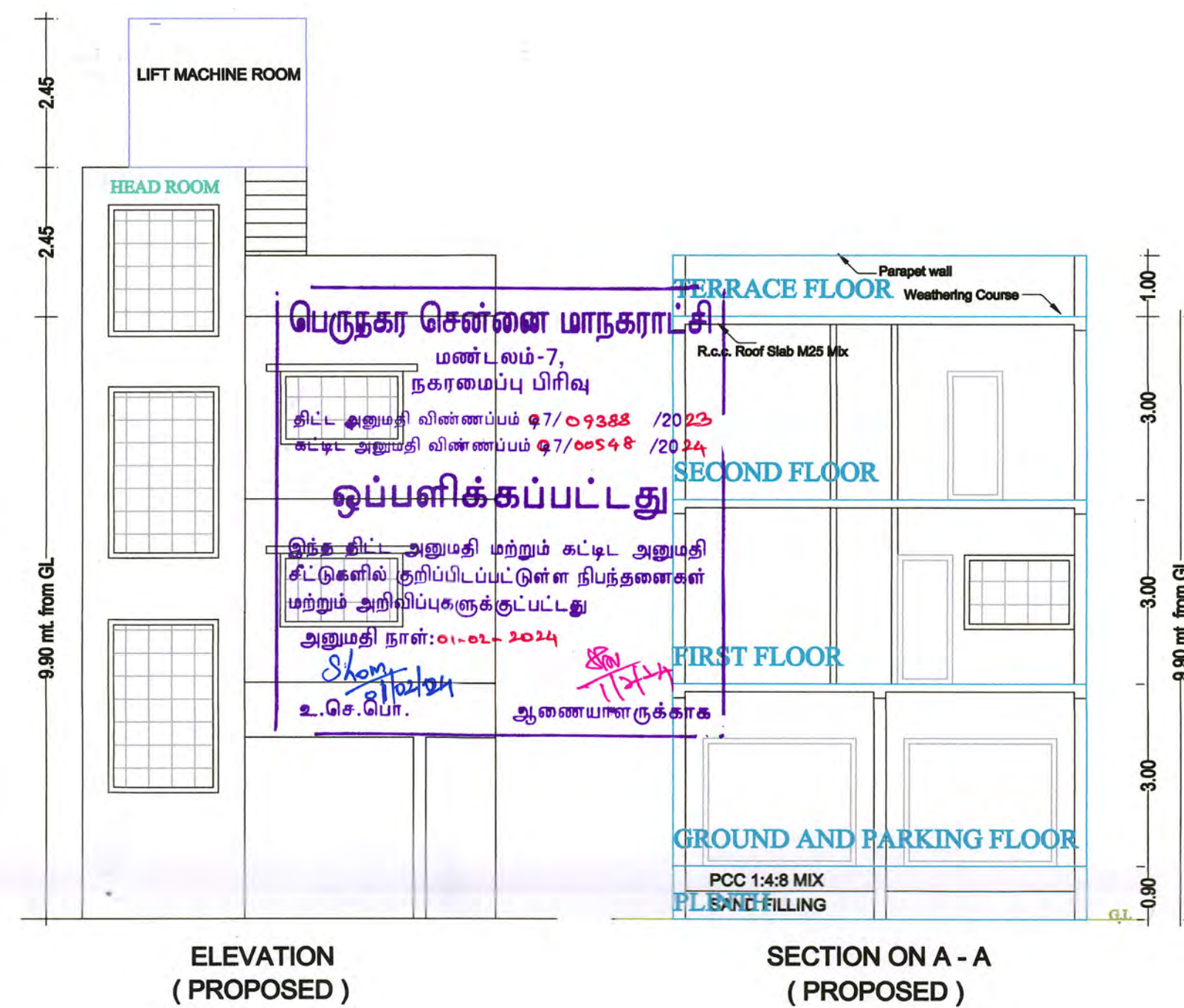
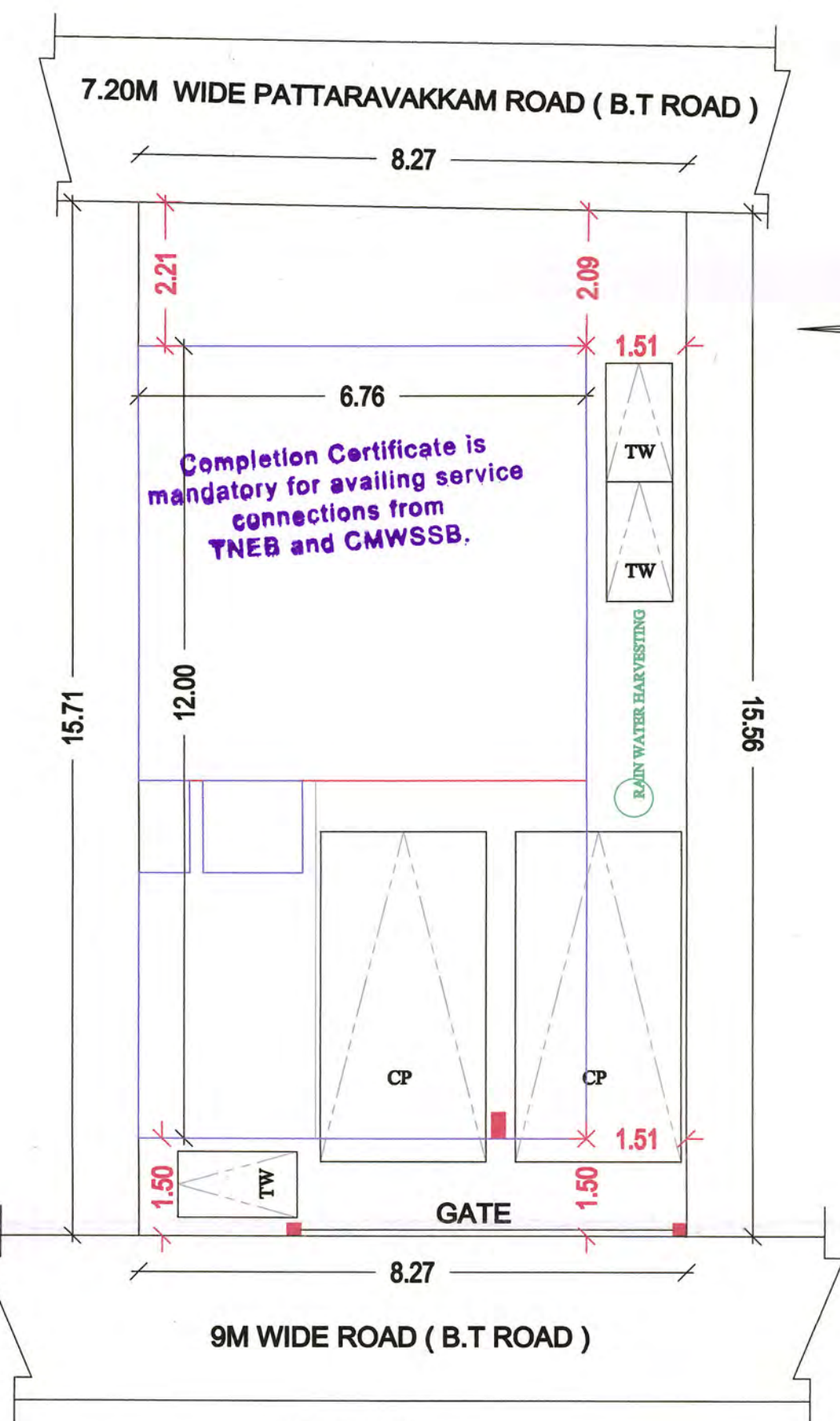
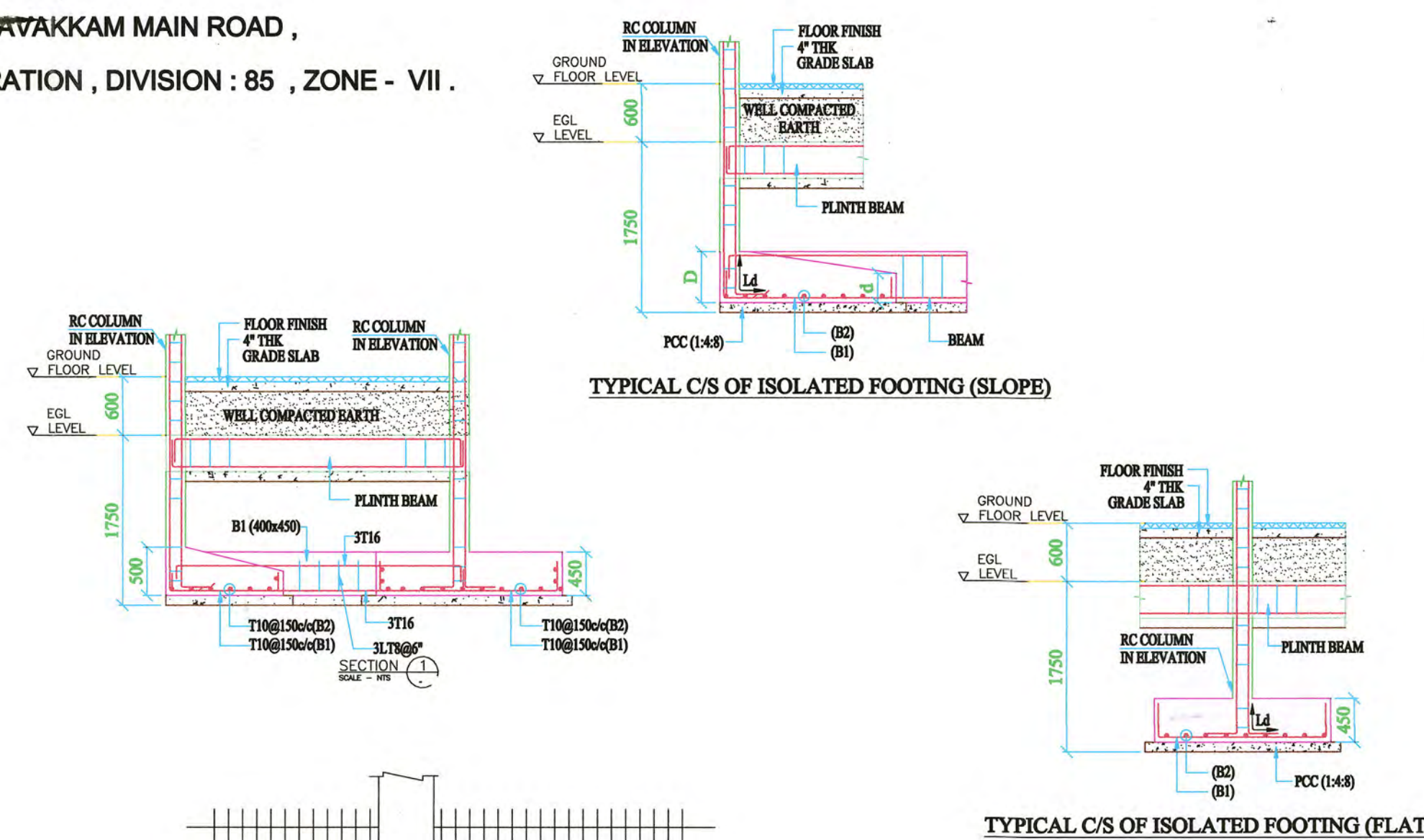
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO - 33, PATTARAVAKKAM MAIN ROAD ,
COMPRISED IN S.NO. 196 / 1A Part , T.S.NO. 43 / 4 , 43 / 5 , 43 / 6 , BLOCK NO : 39 , WARD - B OF AMBATTUR VILLAGE , GREATER CHENNAI CORPORATION , DIVISION : 85 , ZONE - VII .

NOTE : SUB - DIVISION APPROVED BY GCC REF NO - SD / WDCN07 / 00446 / 2023 , DATE : 08 / 09 / 2023 .



GENERAL SPECIFICATION

- * RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
- * BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
- * FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
- * SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
- * ROOF SLAB WITH RCC M25 MIX 4 1/2" THICK.



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	0.00	8.22	2.10	5.22	0.00	0.00	15.54	0
SECOND FLOOR	0.00	0.00	59.25	0.00	0.00	0.00	0.00	59.25	0.00	-	2.10	-	0.00	0.00	61.35	0
FIRST FLOOR	0.00	0.00	64.42	0.00	0.00	0.00	0.00	64.42	0.00	-	2.10	-	0.00	0.00	66.52	1
GROUND AND PARKING FLOOR	0.00	44.48	0.00	0.00	0.00	0.00	0.00	44.48	0.00	8.22	2.10	-	0.00	25.24	80.04	0
Total	0.00	44.48	123.67	0.00	0.00	0.00	0.00	168.15	0.00	16.43	8.40	5.22	0.00	25.24	223.45	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.50	0.60	02
V	1.00	0.60	01
W	1.80	1.20	10

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D	0.90	2.10	09
O	1.00	2.10	02
O	1.50	2.10	01
RS	2.50	2.10	02
MD	1.00	2.10	01

AREA STATEMENT (COC)

File No.:	COC/18903/23
Case Type:	New
Type of Proposal:	Resi./Comm. Mixed
Category :	Ordinary Bldg
Zone:	Zone-07
Survey No.:	T.S.NO. 43 / 4 , 43 / 5 , 43 / 6
Land Use Zone:	Detached Area
Name of Road:	PATTARAVAKKAM MAIN ROAD
Plot No.:	33
Door No.:	-
Division :	Div - 085
Survey Village:	AMBATTUR

AREA DETAILS

	SQ.MT.
PLOT AREA AS PER PATTA	129.28
PLOT AREA AS PER DOCUMENT	129.28
PLOT AREA AS PER SITE	129.28
PLOT AREA AS PER DRAWING	129.28
PLOT AREA CONSIDERED FOR SCRUTINY	129.28
BALANCE AREA OF PLOT	129.28
NET AREA OF PLOT	129.28
NET BALANCE AREA OF PLOT	129.28
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	77.94
Total Proposed Coverage Area	77.94
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	123.67
Commercial FSI	44.48
Proposed Floor (FSI) Area	168.15
TOTAL PROPOSED FSI AREA	168.15
CONSUMED FSI	1.30
TOTAL PERM. BUILT UP AREA (For Ordinary Bldg)	300.00
TOTAL PROP. BUILT UP AREA	223.45

COLOR INDEX

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

For Hi Living Projects LLP
Partner

SIGNATURE OF OWNER

R. GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation (RE 394402919 Grade III)
UTTRA PLANNERS, Cell: 98844 11734.

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 unit	(nos) CAR (nos)	PROF. 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
Commercial	0 - 50	50	44.48	1.00 -
Commercial	> 50	-	-	- -
Total	Required	-	-	- 1
Total	Proposed	-	-	- 2

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT unit	(nos) WHEELER	PROF. by rule REQD.
Residential	0 - 25	1	0	0 0
Residential	25.01 - 75	1	0	1 0
Commercial	0 - 50	1	44.48	0 0
Commercial	> 50	0.00	0.00	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	2	25.00
-	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	-	30.40

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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.



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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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real estate journey

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