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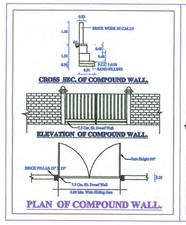
PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO - 35 , PATTARAVAKKAM MAIN ROAD ,

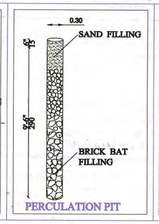
COMPRISED IN S.NO. 196 / 1A Part , T.S.NO. 43 / 4 , 43 / 5 , 43 / 6 , BLOCK NO : 39 , WARD - B OF AMBATTUR VILLAGE , GREATER CHENNAI CORPORATION , DIVISION : 85 , ZONE - VII .

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

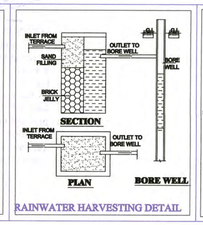


PLAN OF COMPOUND WALL.

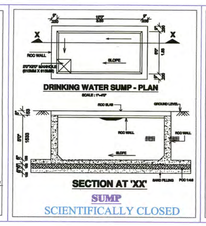
SCALE 1:300
STAIRCASE DETAIL



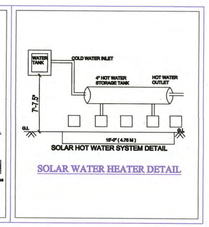
PERCULATION PIT



RAINWATER HARVESTING DETAIL



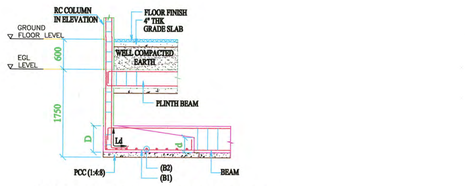
SCIENTIFICALLY CLOSED



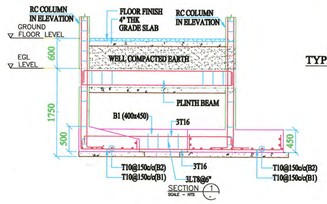
SOLAR WATER HEATER DETAIL

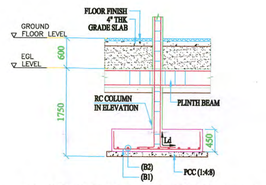
GENERAL SPECIFICATION

* 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 41/2" THICK.

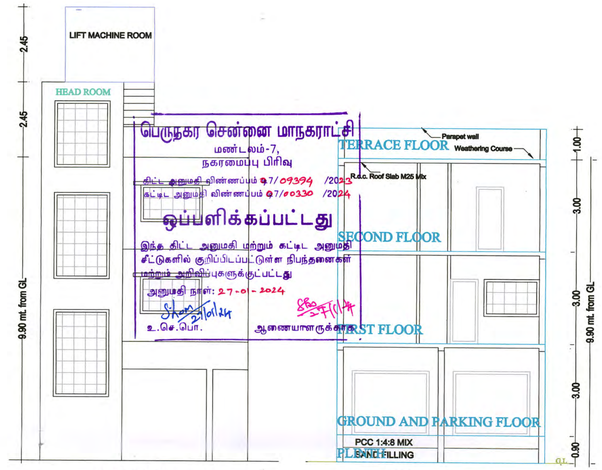


TYPICAL C/S OF ISOLATED FOOTING (SLOPE)



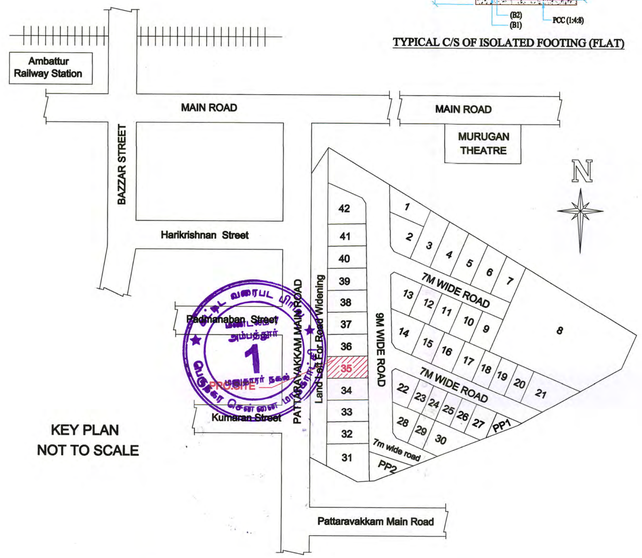


TYPICAL C/S OF ISOLATED FOOTING (FLAT)

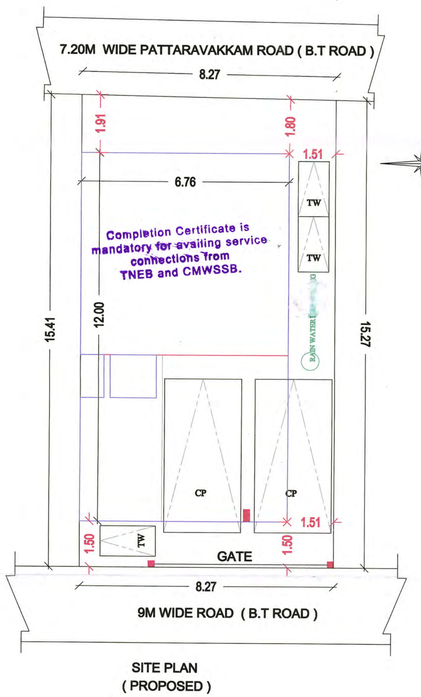


ELEVATION (PROPOSED)

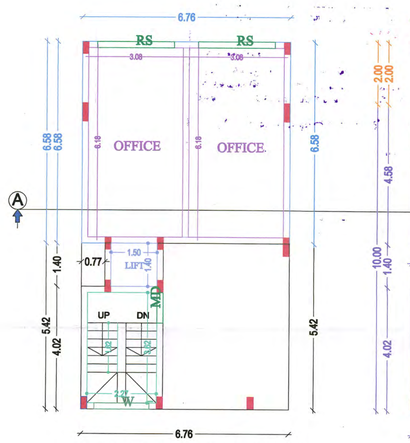
SECTION ON A - A (PROPOSED)



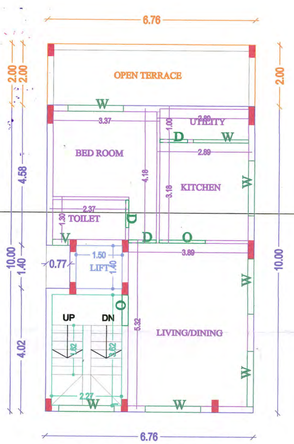
KEY PLAN NOT TO SCALE



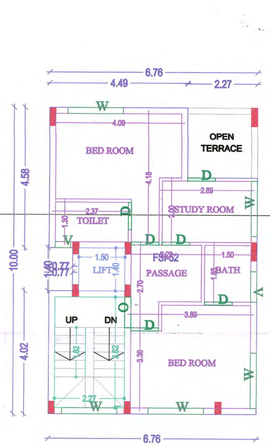
SITE PLAN (PROPOSED)



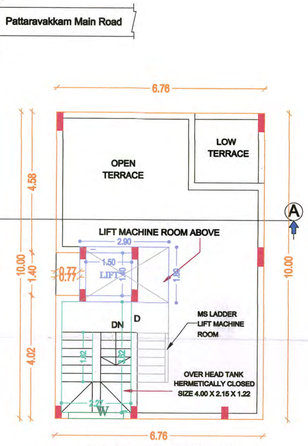
GROUND AND PARKING FLOOR PLAN (PROPOSED)



FIRST FLOOR PLAN (PROPOSED)



SECOND FLOOR PLAN (PROPOSED)



TERRACE FLOOR PLAN (PROPOSED)

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA Existing	COMM.	RESI.	IND	SPEC.	BALCONY	ARCH. PROJ.	TOTAL FSIAREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C ROOM	SUB STRUCT.	PARKING	TOTAL BUILTUP	TENE.
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)

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

PROJECT DETAIL

File No.:	COC/18905/23		
Case Type:	New	Name of Road:	PATTARAVAKKAM MAIN ROAD
Type of Proposal:	Resi./Comm. Mixed	Plot No.:	35
Category :	Ordinary Bldg	Door No.:	-
Zone:	Zone-07	Division :	Div - 085
Survey No.:	T.S.NO. 43 / 4 , 43 / 5 , 43 / 6	Survey Village:	AMBATTUR
Land Use Zone:	Detached Area		

AREA DETAILS

		SQ.MT.
PLOT AREA AS PER PATTA		126.85
PLOT AREA AS PER DOCUMENT		126.85
PLOT AREA AS PER SITE		126.85
PLOT AREA AS PER DRAWING		126.85
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	126.85
BALANCE AREA OF PLOT	(B)	126.85
NET AREA OF PLOT	(C)	126.85
NET BALANCE AREA OF PLOT	(D)	126.85
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		77.94
Total Proposed Coverage Area	(61.44%)	77.94
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	253.70
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	253.70
Residential FSI		123.67
Commercial FSI		44.48
Proposed Floor (FSI) Area		168.15
TOTAL PROPOSED FSI AREA		168.15
CONSUMED FSI		1.33
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
Authorised Signatory

SIGNATURE OF OWNER

R.GUNASEKARAN
Consulting Civil Engineer & Licensed Surveyor
Greater Chennai Corporation | RE 304402019 Grade III
UTHRA PLANNERS
No. 1/1, Venkata Swamy Street,
Ayanavaram, Chennai - 600 023.
Cell: 9884411734

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) unit	PROP.	CAR (nos) 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 (nos) unit	PROP.	TWO WHEELER 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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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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