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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL AND RESIDENTIAL BUILDING STILL FLOOR + FIRST FLOOR (SHOWROOM AND OFFICE) + SECOND FLOOR (SERVICE AREA) + THIRD FLOOR (1DWELLING UNIT) + FOURTH FLOOR (PART) (1DWELLING UNIT) AT OLD DOOR NO : 28, NEW DOOR NO : 61/28, 63/29, MEDAVAKKAM TANK ROAD, OLD T.S.NO.7, BLOCK NO.38, NEW T.S.NO.7/1, 7/2, 7/3 BLOCK NO.38 OF AYANAVARAM VILLAGE WITHIN THE LIMIT OF GREATER CHENNAI CORPORATION. ZONE - 06 DIVISION - 74 STREET ALIGNMENT PORTION (76.54 SQ.M.) GIFTED VIDE REGISTERED GIFT DEED DOC. NO. 734/2021 DATED - 10.02.2021

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE (M x M)
MD	DOOR	1.31 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
O	OPEN	0.76 X 2.13
W	WINDOW	2.55 X 2.00
W1	WINDOW	2.13 X 1.37
V	VENTILATION	0.61 X 0.61

SPECIFICATIONS

FOUNDATION	- COLUMN FOOTING
BRICK WORK	- C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	- C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	- C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	- 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C. WORK	- 1:2:4 FOR SLABS & LINTELS
WOOD WORK	- ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING COURSE	- B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES

COLOUR INDEX

PROPOSED BOUNDARY	ROAD
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AREA STATEMENT

	SQ. MT.
AS PER PATTA	550.00
AS PER DOCUMENT	545.71
AS FOR STREET ALIGNMENT	76.54 SQ.MT.

FLOOR	COMMERCIAL FSI SQ. MT.	RESIDENTIAL FSI SQ. MT.
STILT FLOOR	---	---
FIRST FLOOR	289.49	28.51
SECOND FLOOR	209.90	28.51
THIRD FLOOR	---	232.36
FOURTH FLOOR	---	92.88
TERRACE FLOOR	---	---
TOTAL	499.39	382.26

TOTAL FSI AREA =	881.65 SQ.MT.
PROPOSED FSI =	881.65
	545.71 = 1.62
NO. OF CAR PROVIDED	= 10 NOS.
NO. OF TWO WHEELER PROVIDED	= 08 NOS.

SCALE:- 1" = 8'-0" (1:100)

For SVM MOTORS PVT. LTD.

Managing Director

OWNER'S

GOMATHI MALAISAMY, B.Arch.

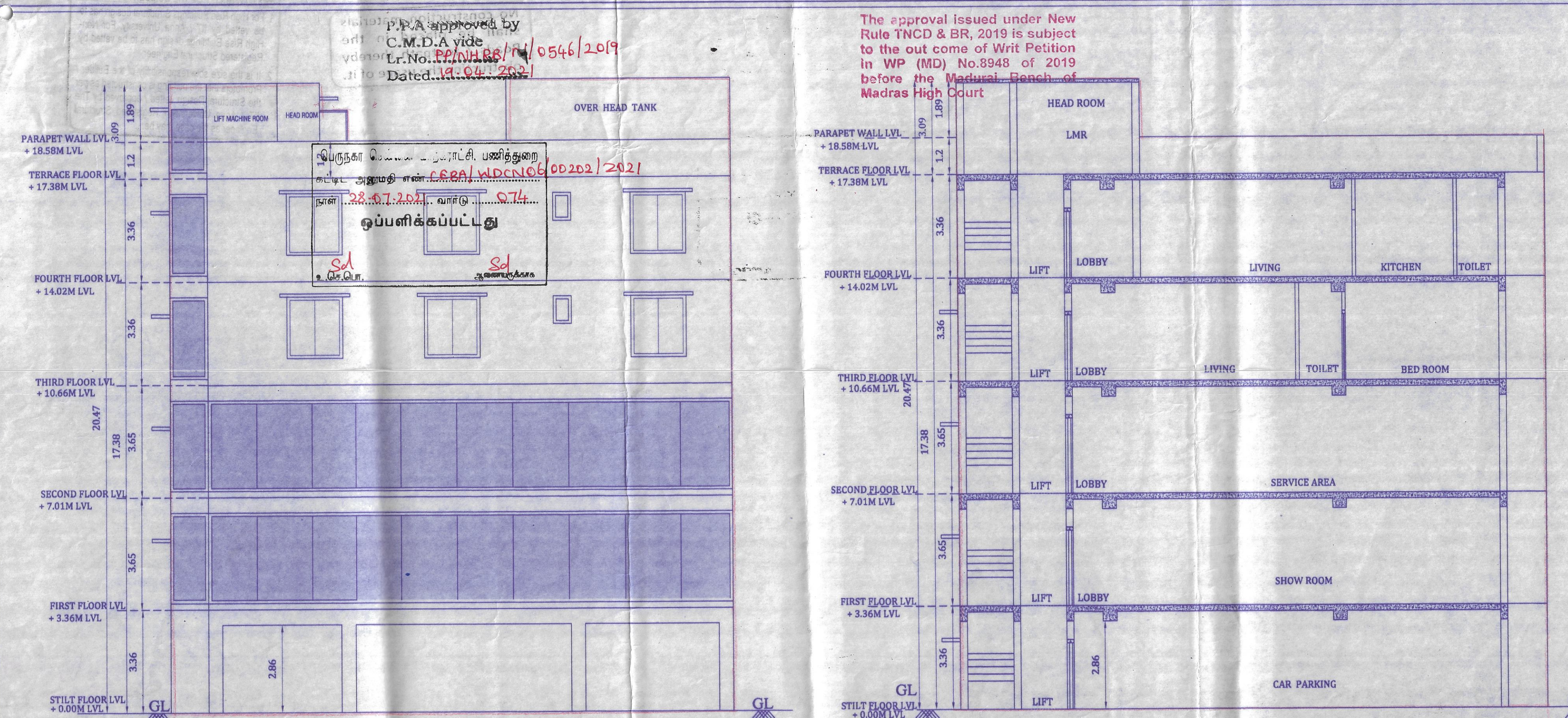
Reg No. GA221646492, RA002482021

No 12/40, Ambekar Street, Keshavnagar, Nager Kovvur Street, Chennai - 600 084

Encl. No. 9954308004

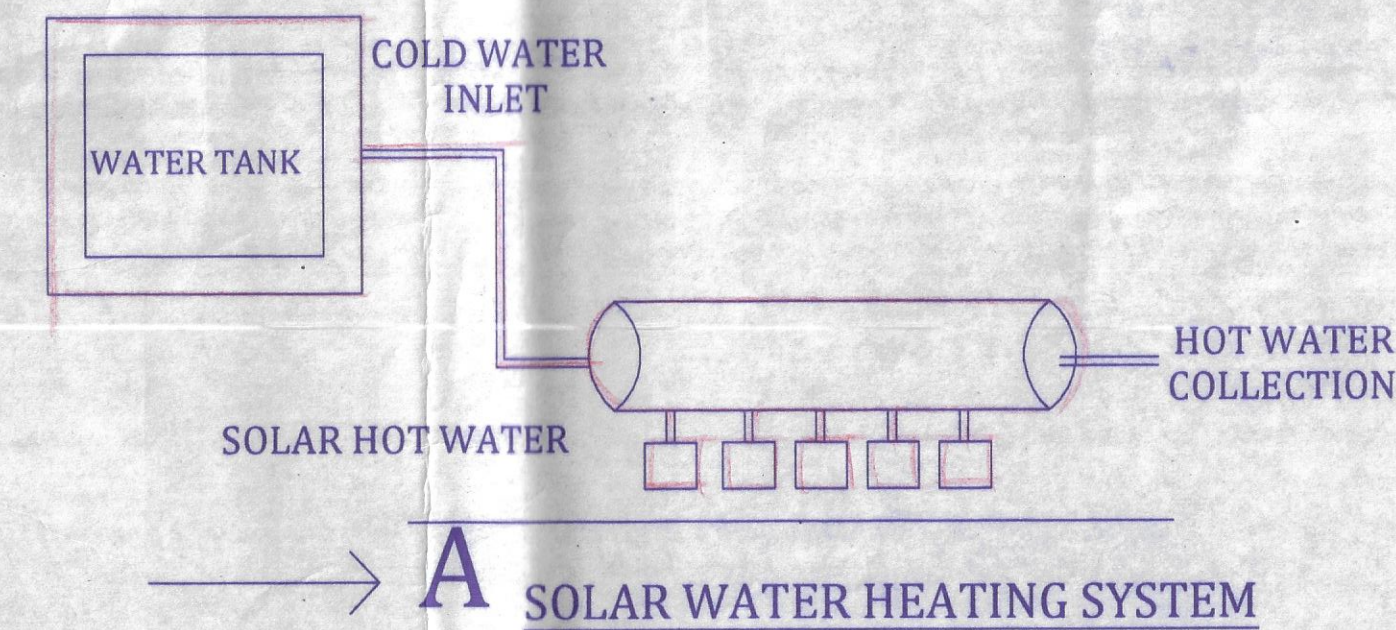
ARCHITECT

STRUCTURAL ENGINEER

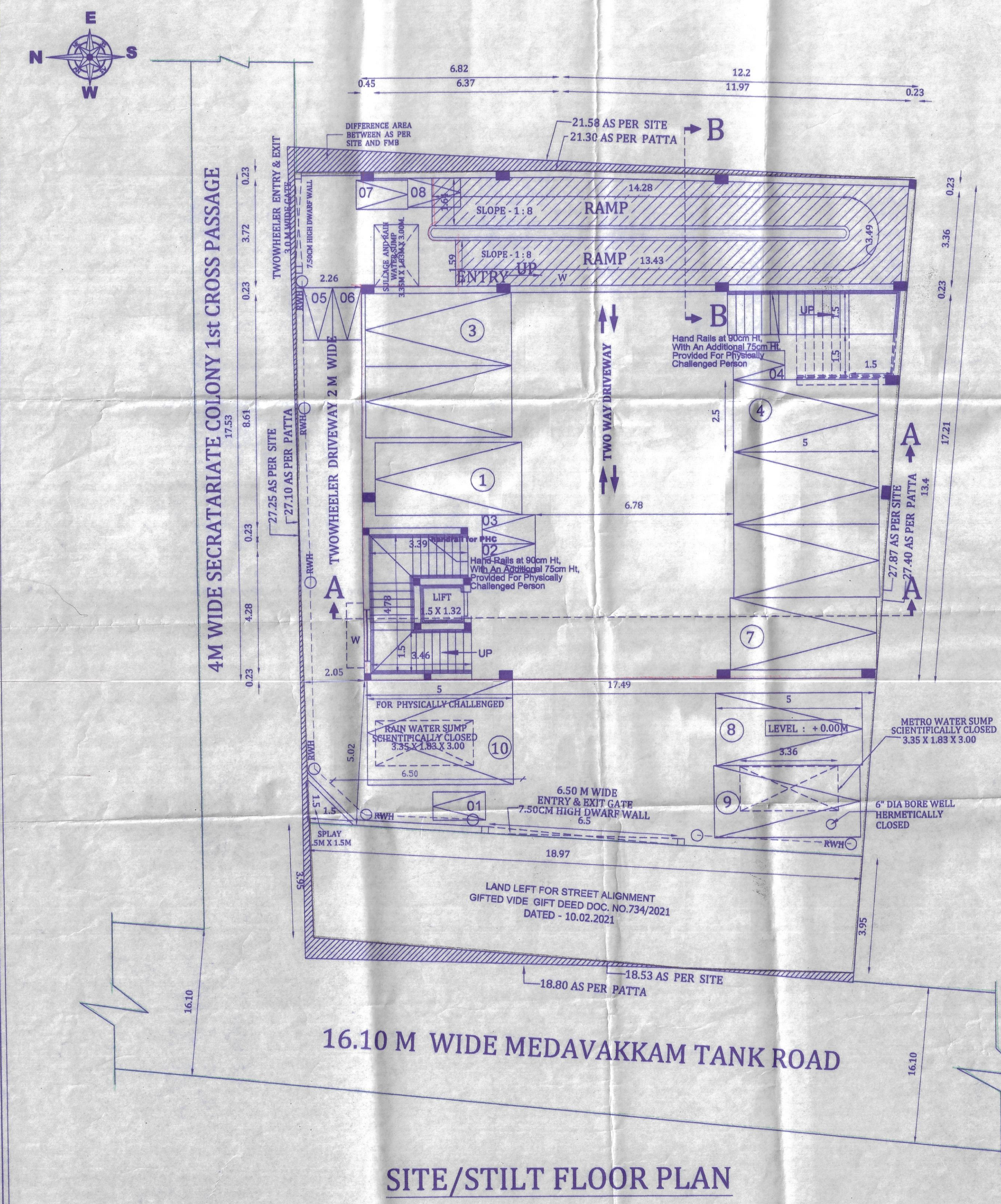


FRONT ELEVATION

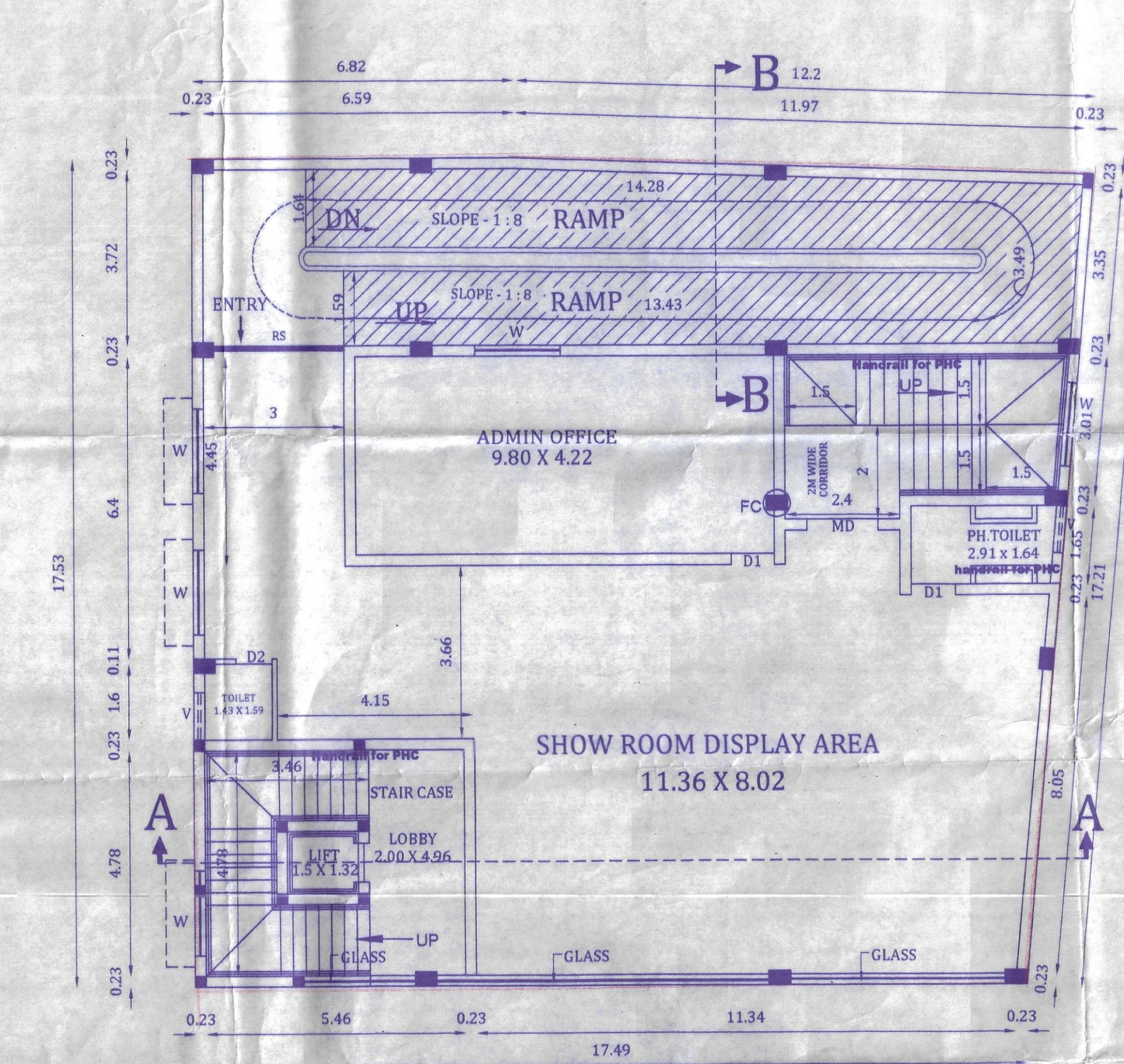
AA SECTION

SECTION FOR RAMP
SECTION - B-B

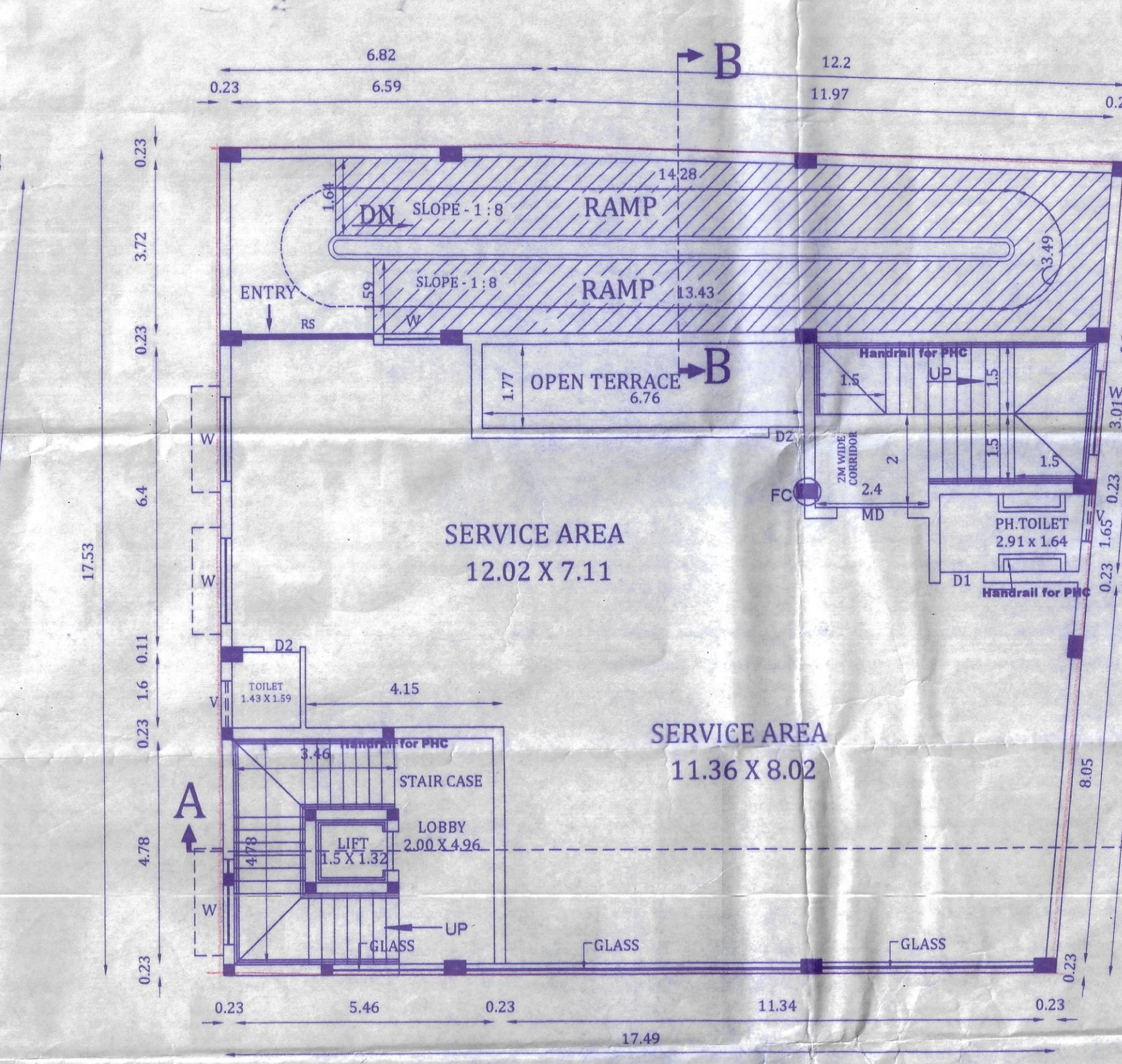
SOLAR WATER HEATING SYSTEM



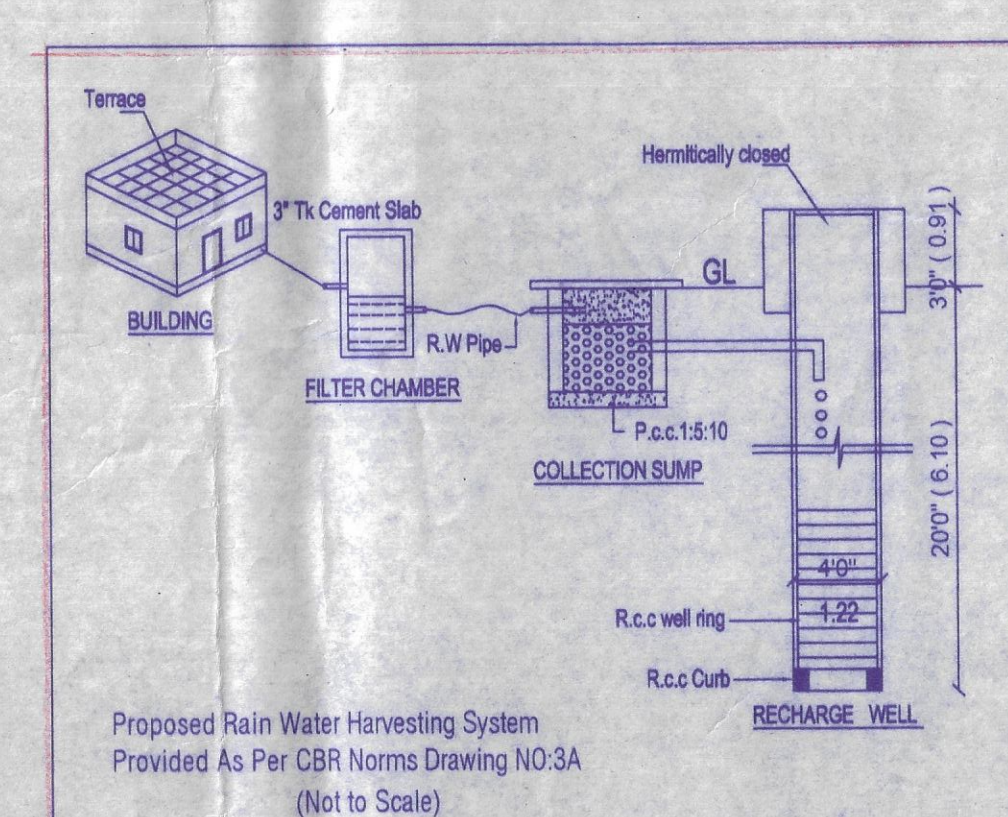
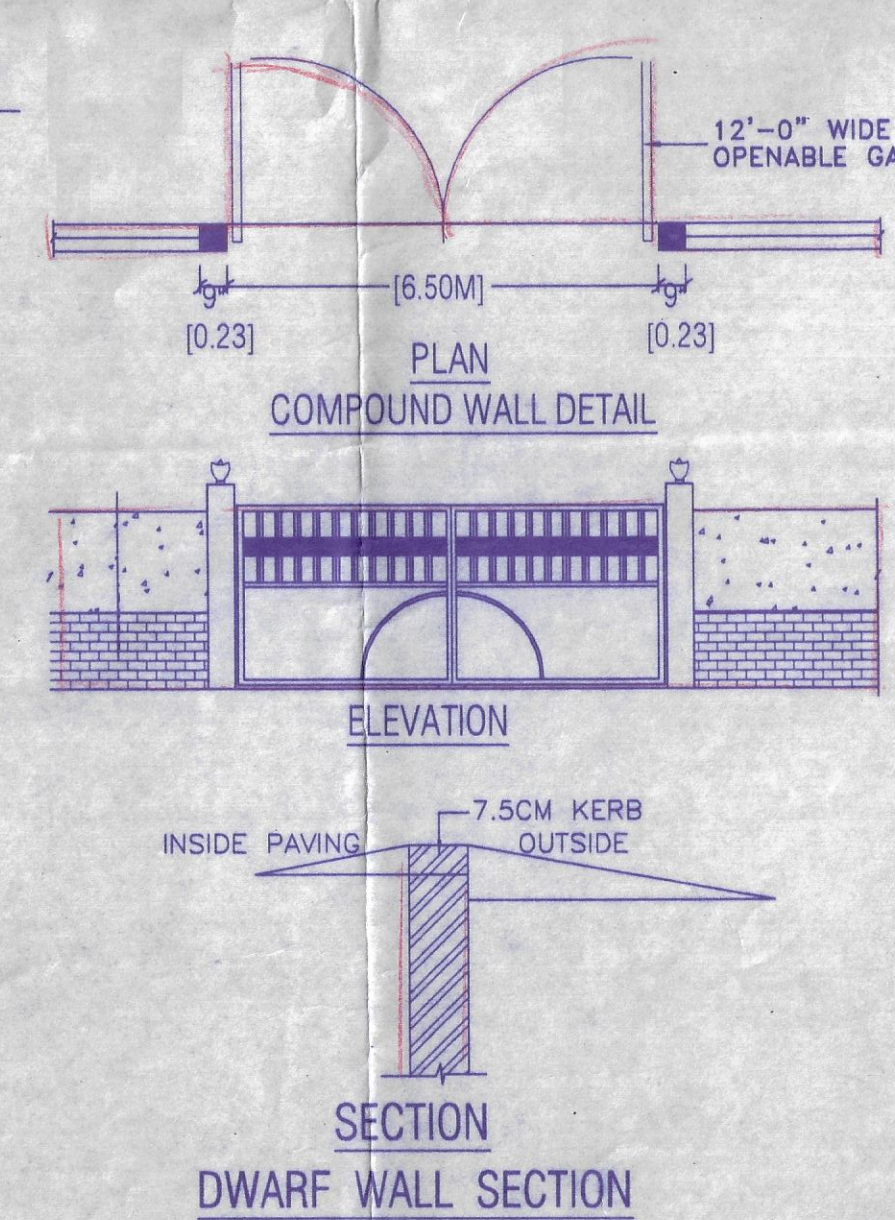
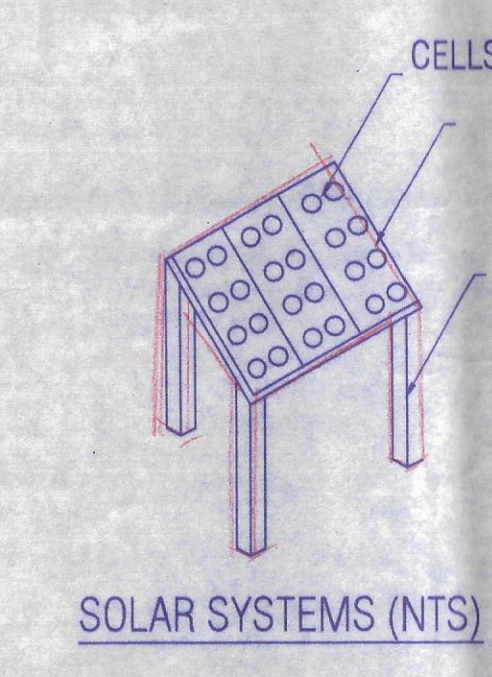
SITE/STILT FLOOR PLAN



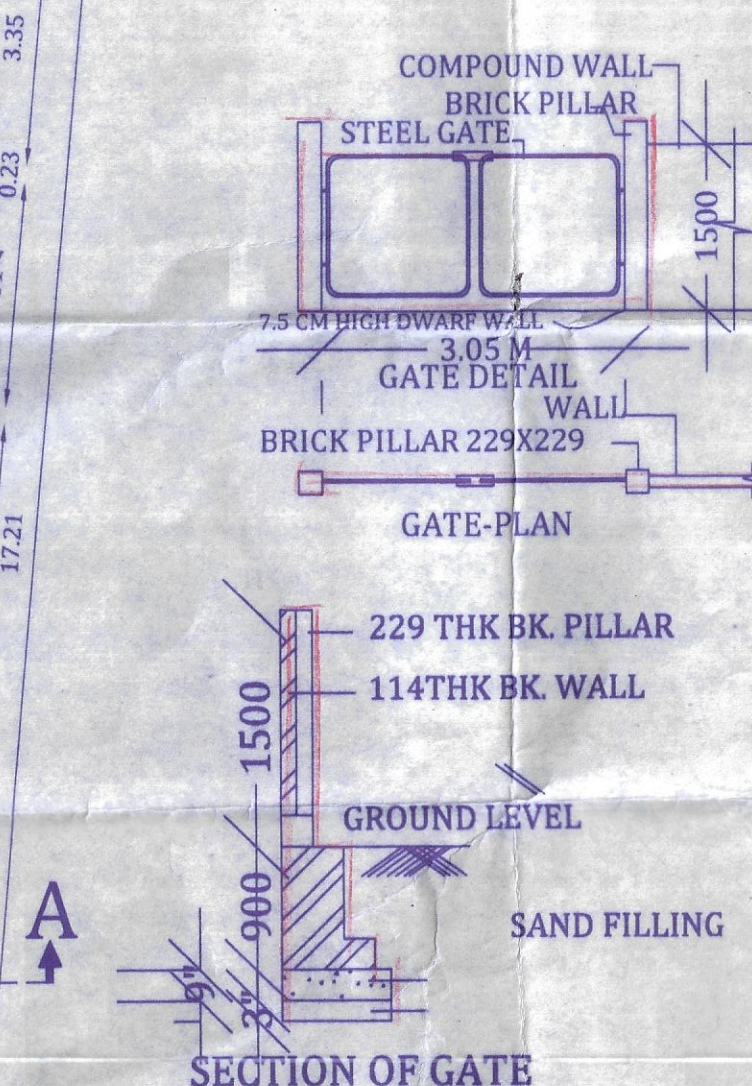
FIRST FLOOR PLAN



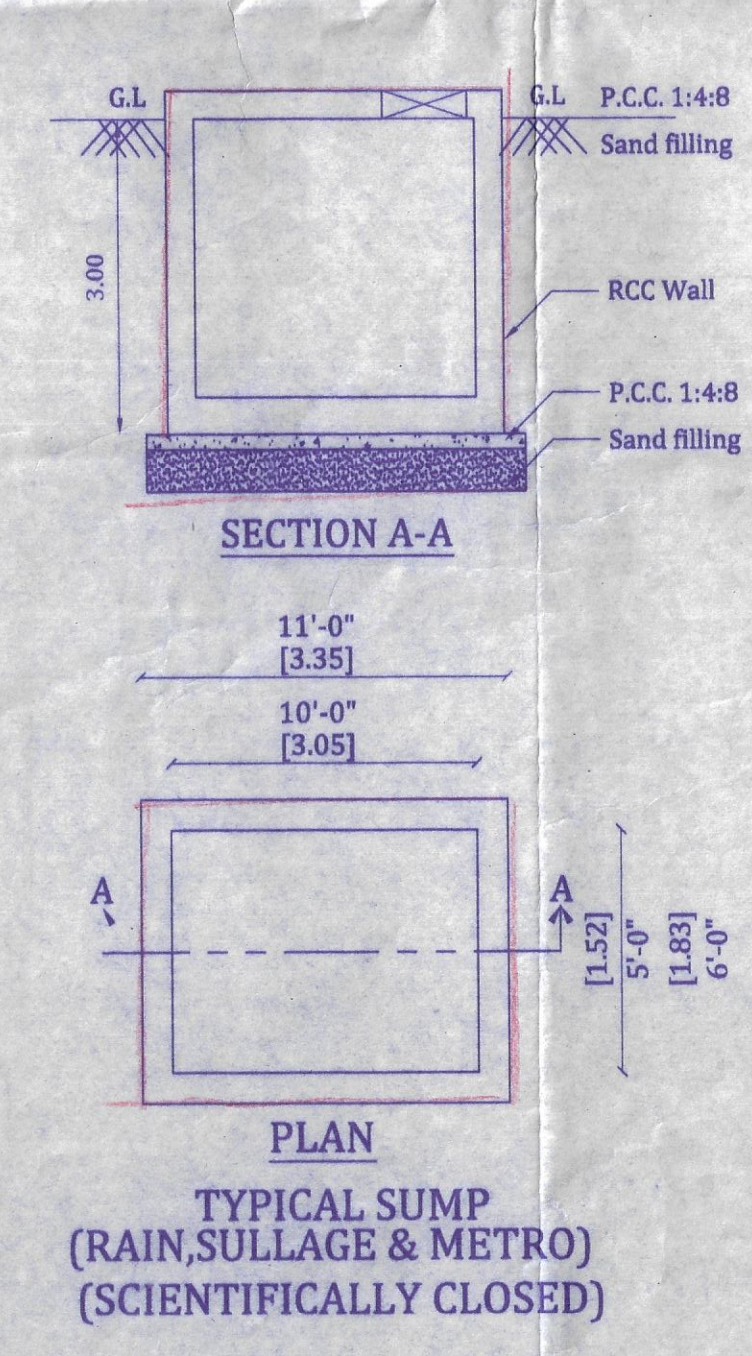
SECOND FLOOR PLAN

Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO-3A
(Not to Scale)SECTION
DWARF WALL SECTION

SOLAR SYSTEMS (NTS)



SECTION OF GATE

TYPICAL SUMP
(RAIN, SULLAGE & METRO)
(SCIENTIFICALLY CLOSED)

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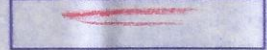
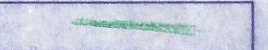
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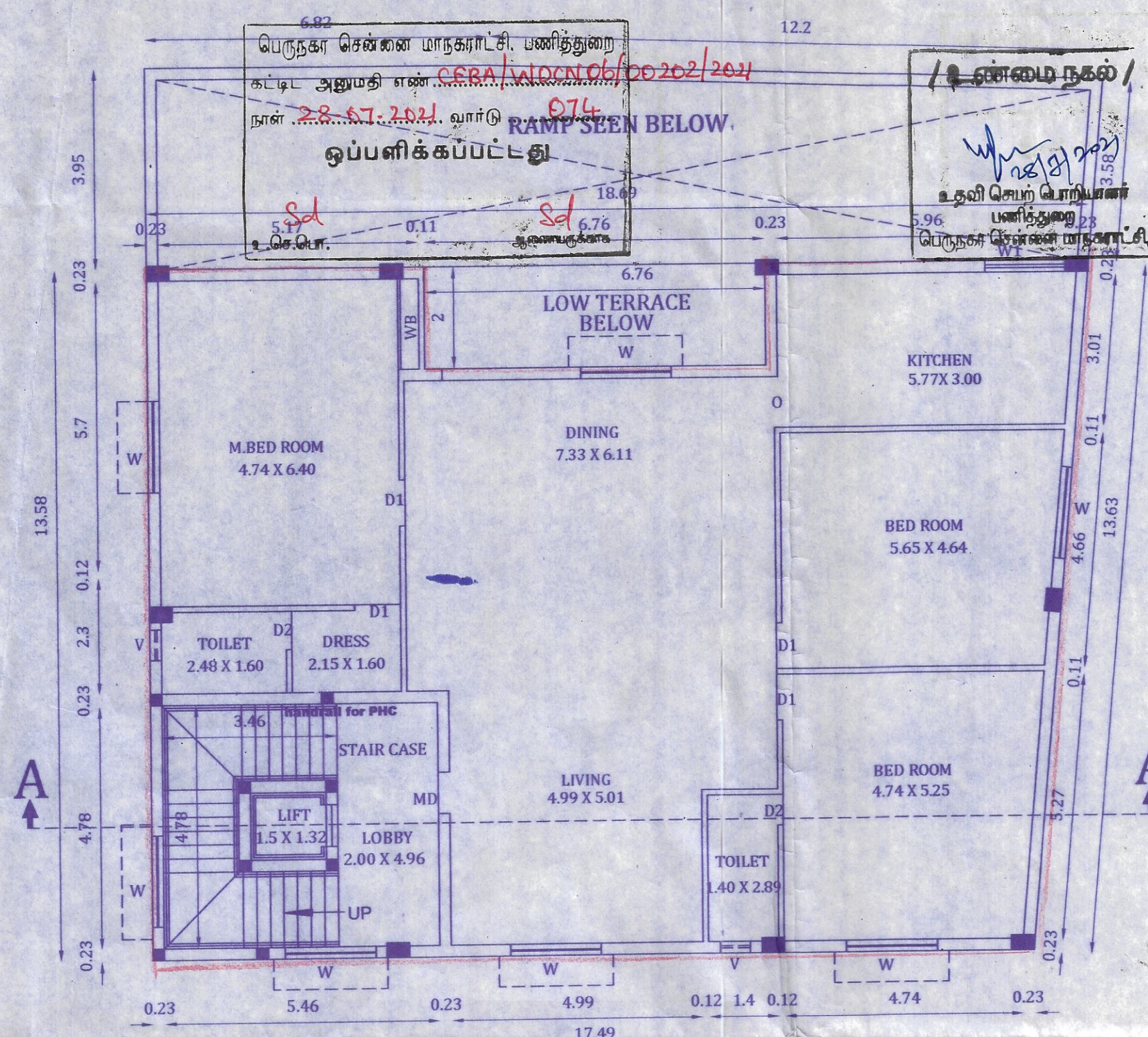
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Email: chandrasekar@gmail.com

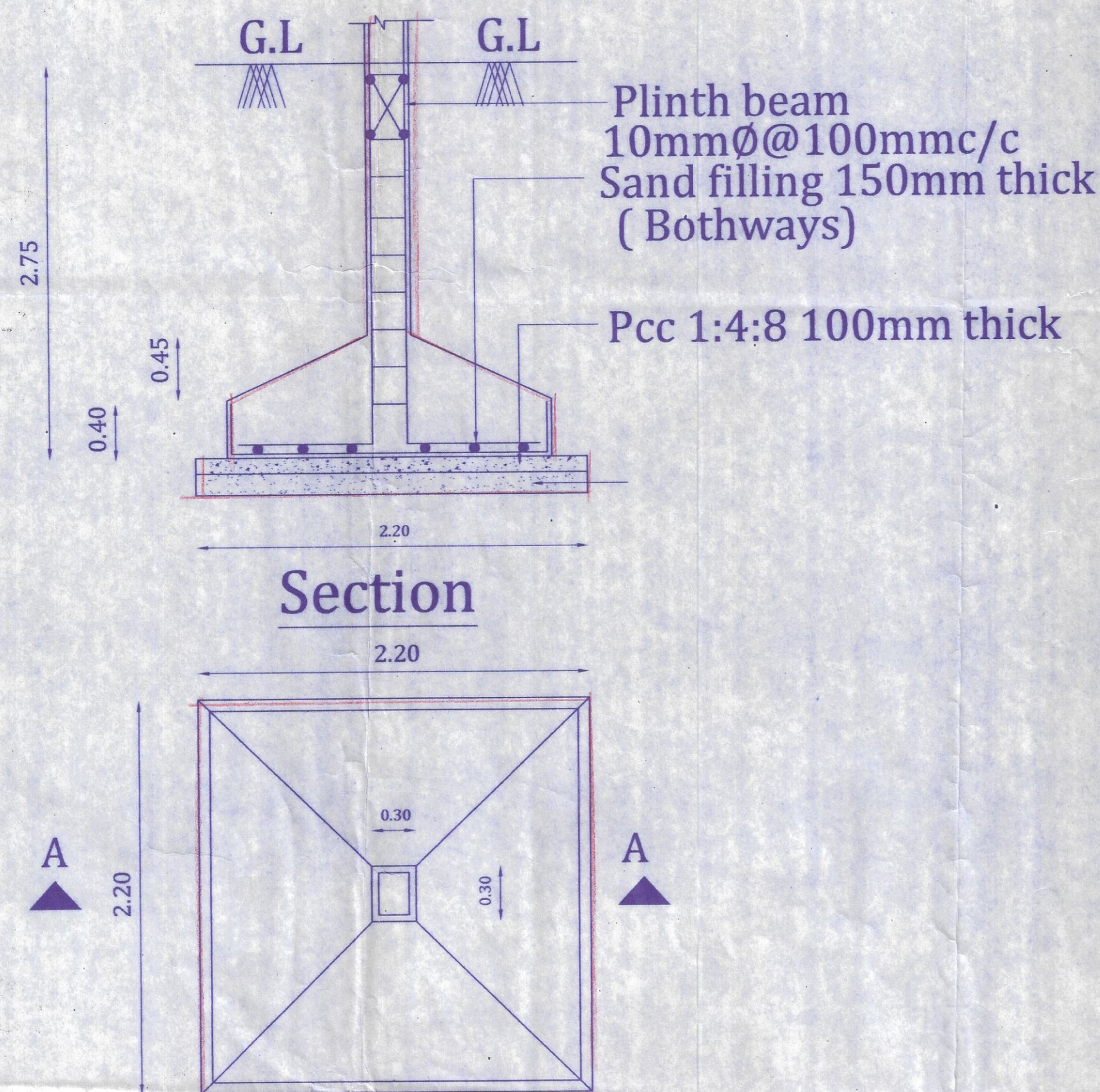
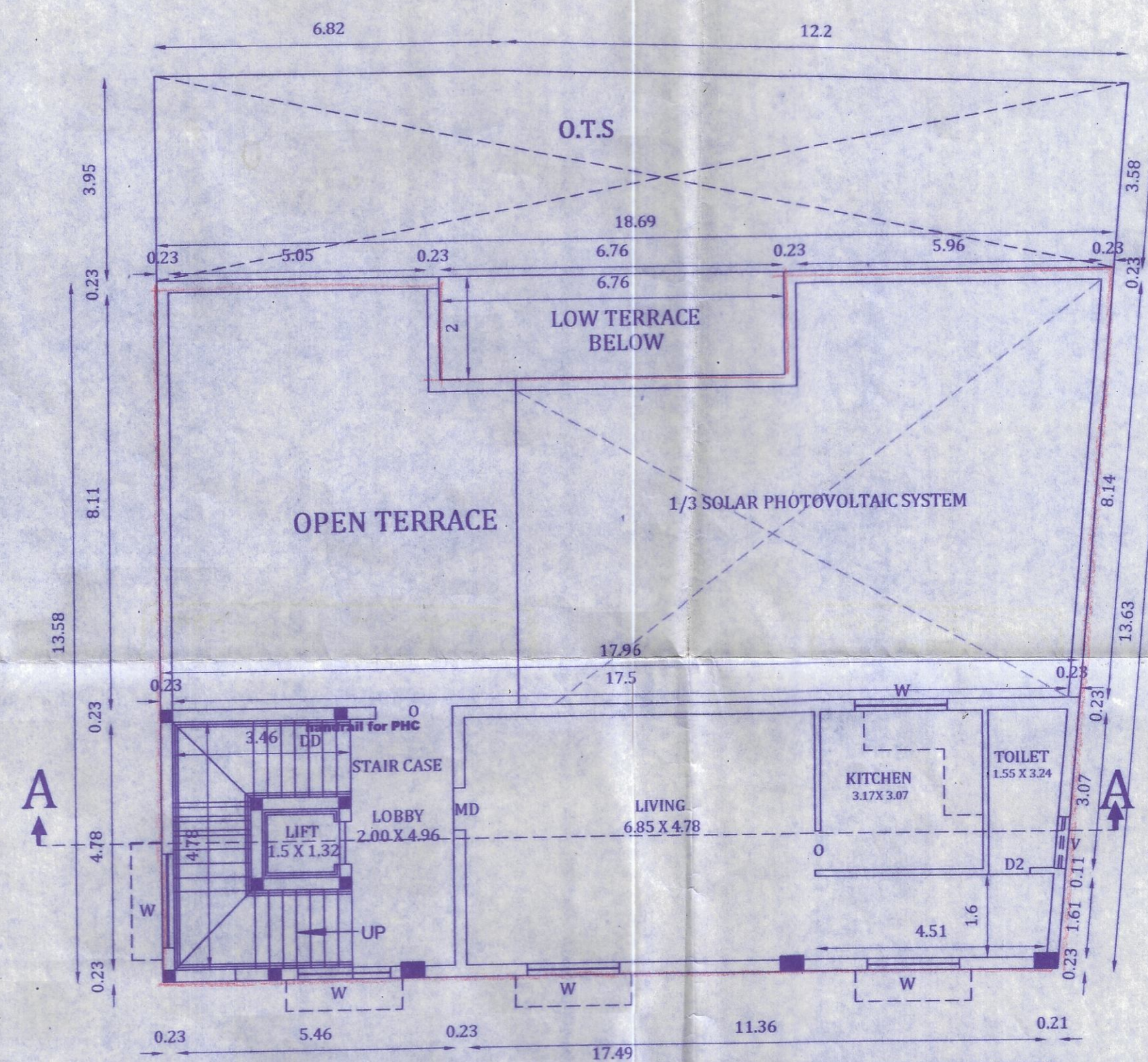
STRUCTURAL ENGINEER

R.P.A approved by
C.M.D.A vide
Lr.No.PE/MDR/2019/0546/2019
Dated.13.04.2019...

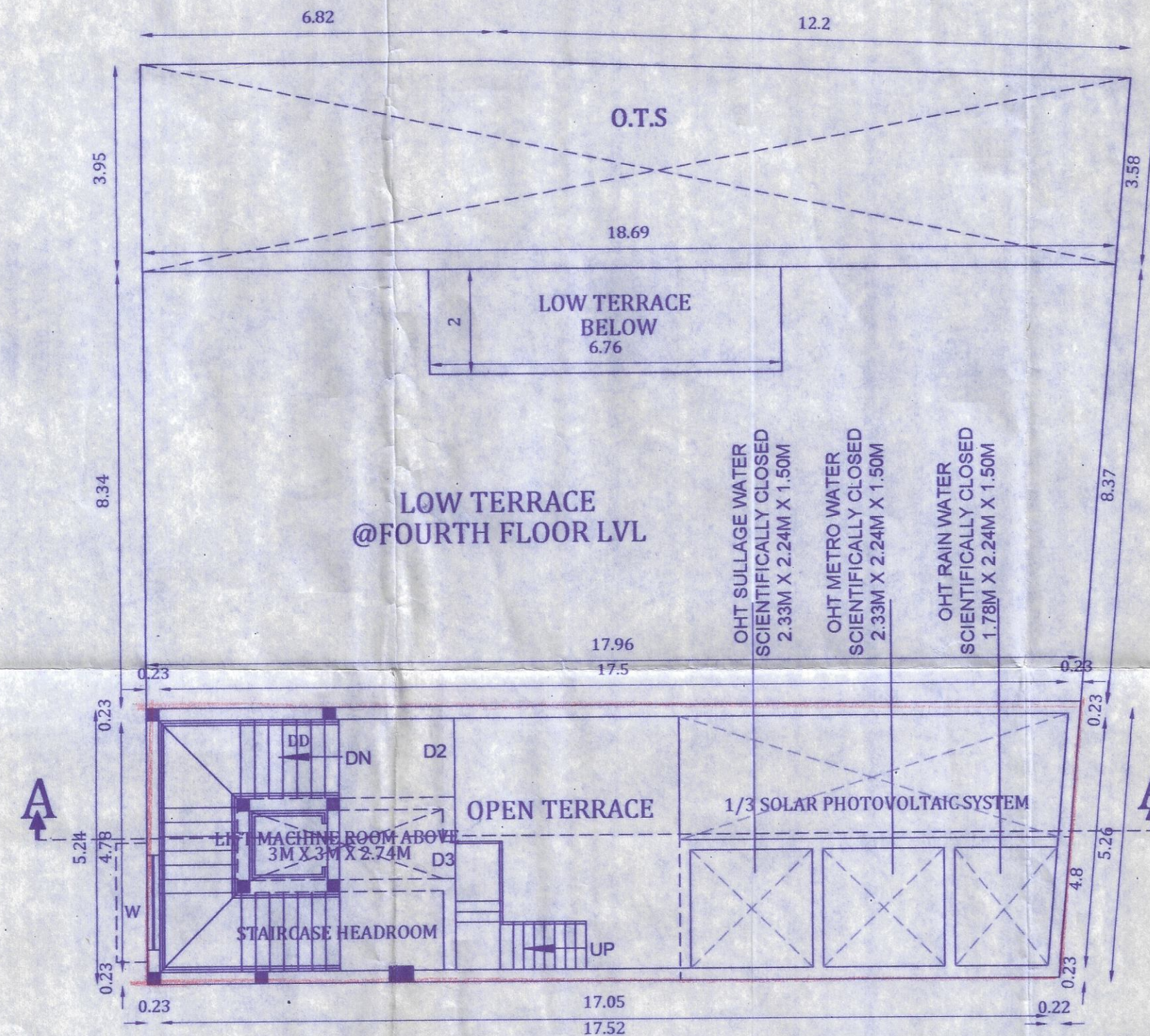
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court



THIRD FLOOR PLAN

Plan
Detail of column footing

FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



our services doesn't just end there



Buying & Selling Services

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.



Property Development & Approvals

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.



 **empowering your real estate decisions**
with smart tools



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



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

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