

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.6 , VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATT A S.NO. 598 / 1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598 / 1A1B, AS PER PATT A NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE, AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

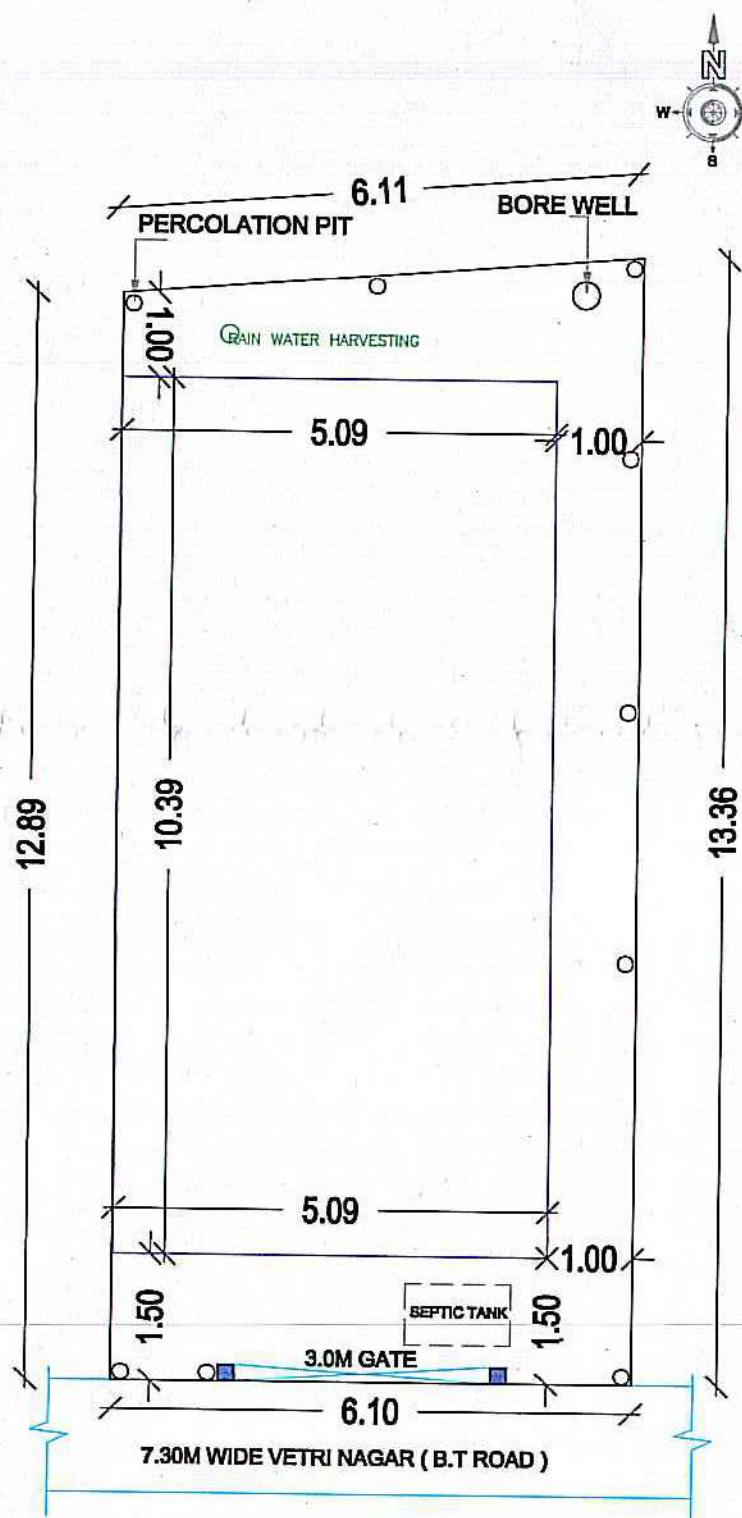
SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE & BASEMENT R.C.C [M25] FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3 PLASTERING THE WALL IN C M 1:4 OUTSIDE AND INSIDE IN 12 mm THICK WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4 WHITE AND COLOUR WASHING FOR WALLS&CEILING

ELECTRICAL SPECIFICATIONS

1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification



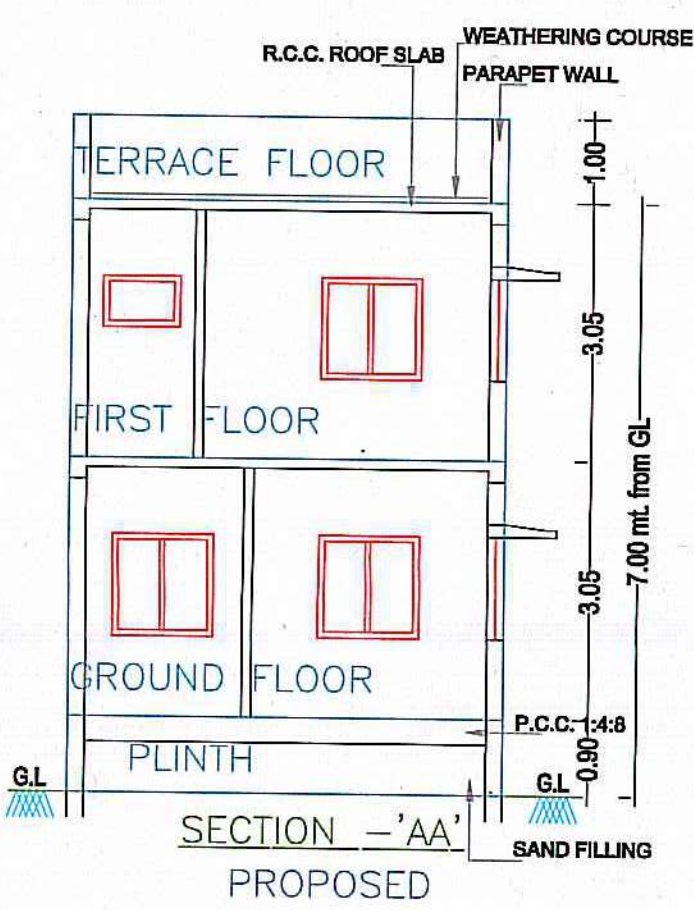
SITE PLAN

SCHEDULE OF JOINERY:

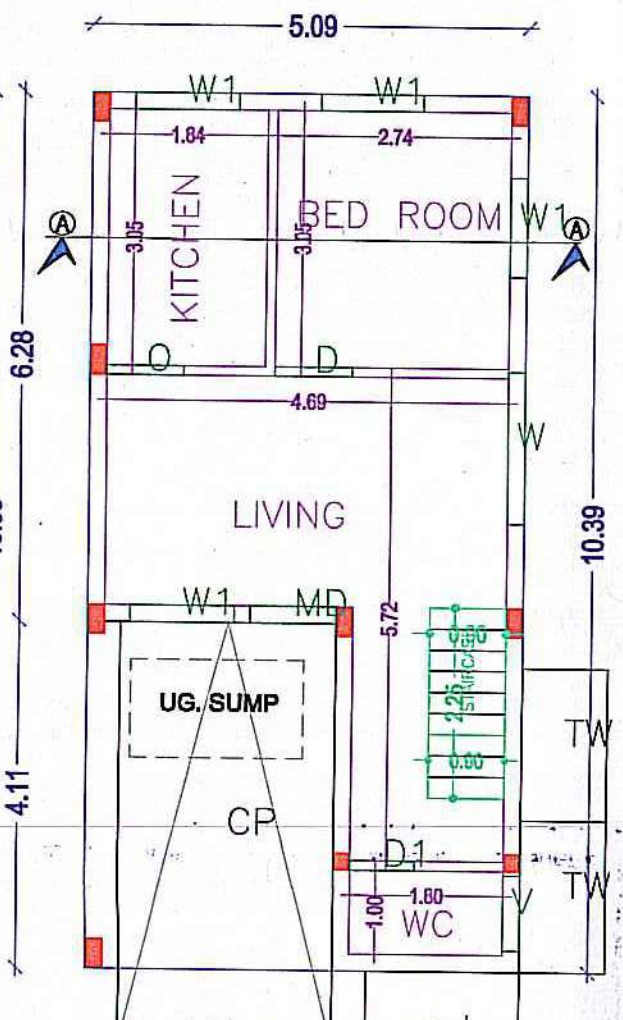
NAME	LENGTH	HEIGHT	NOS.
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D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01



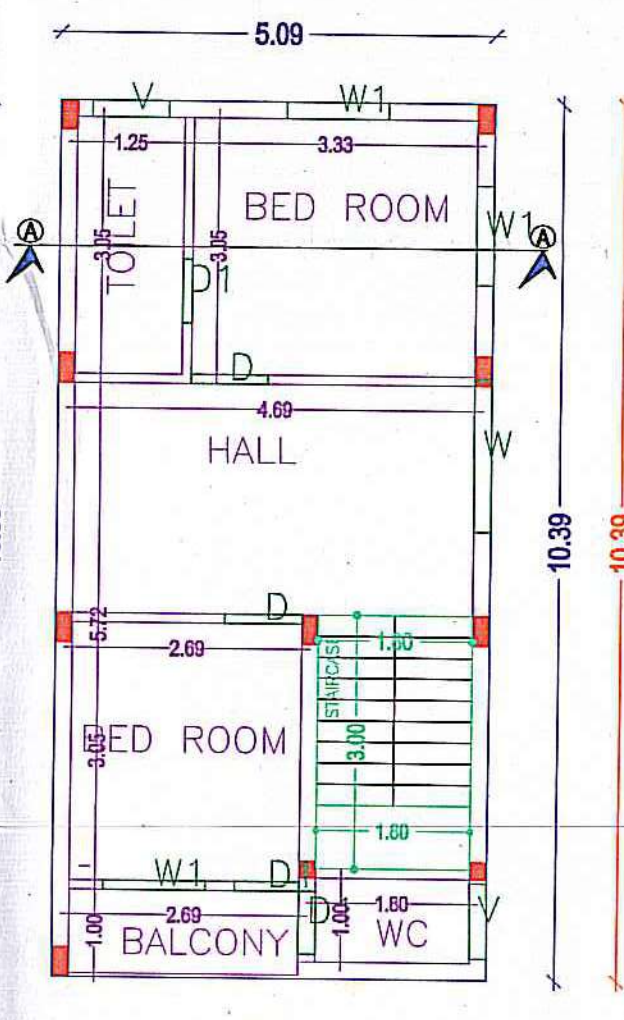
ELEVATION
PROPOSED



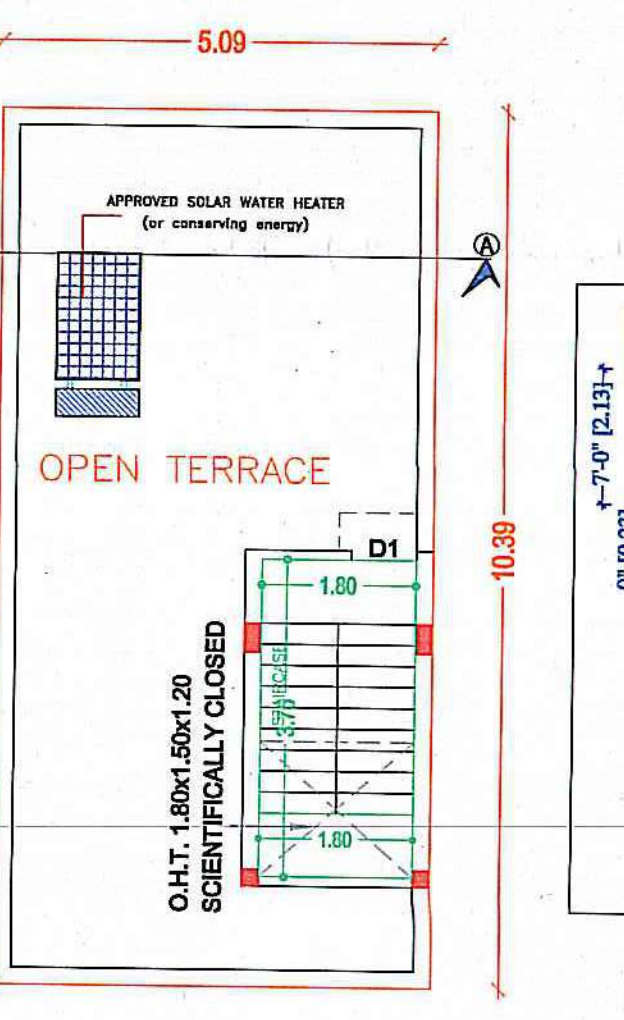
SECTION - 'AA'
PROPOSED



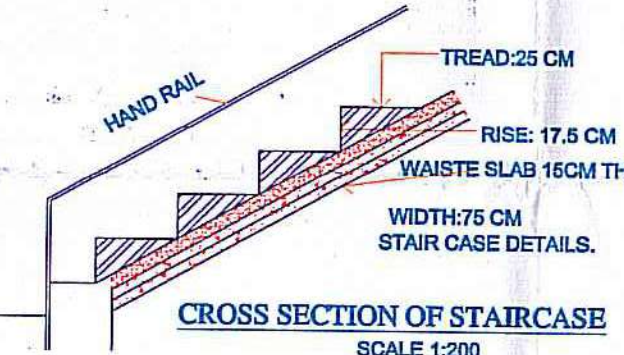
GROUND FLOOR PLAN
PROPOSED



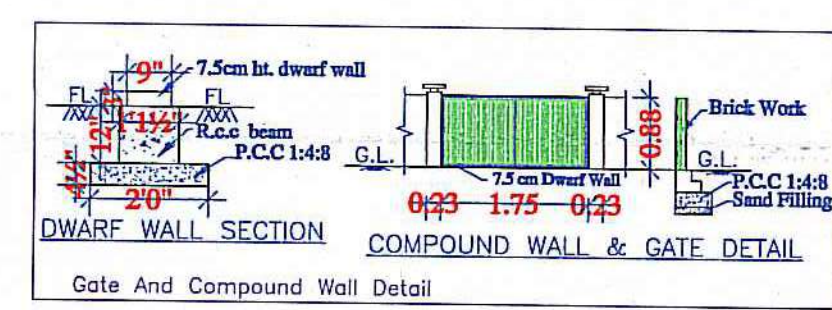
FIRST FLOOR PLAN
PROPOSED



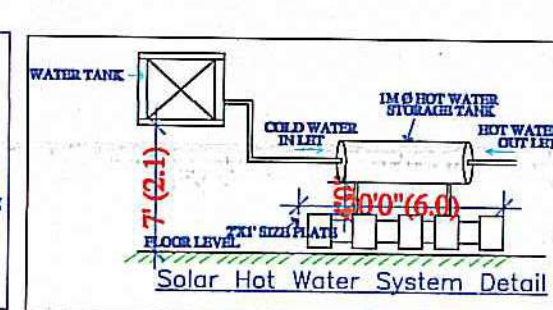
TERRACE FLOOR PLAN
PROPOSED



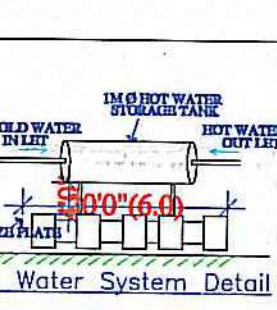
CROSS SECTION OF STAIRCASE
SCALE 1:200



DWARF WALL SECTION



COMPOUND WALL & GATE DETAIL

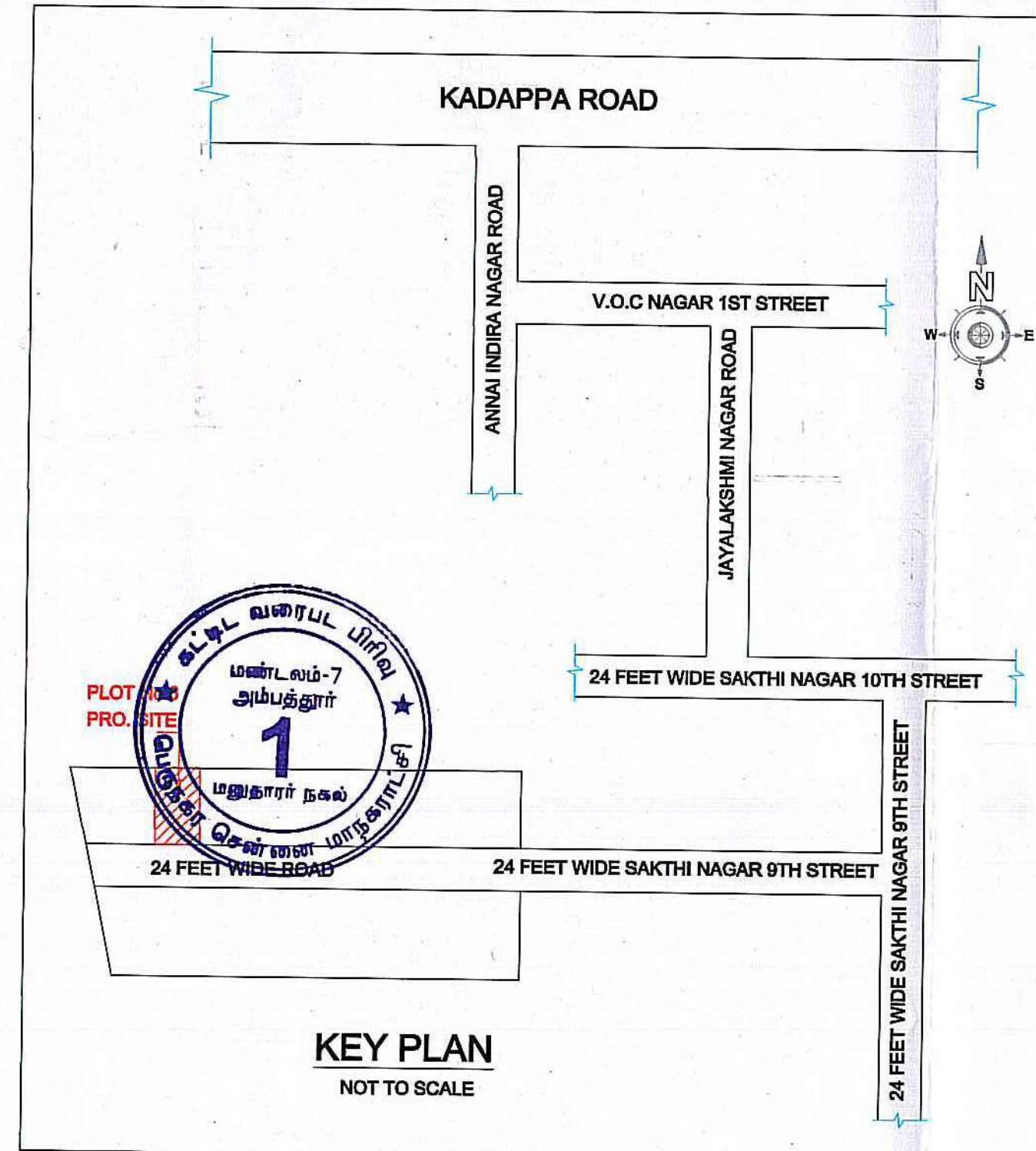


Solar Hot Water System Detail

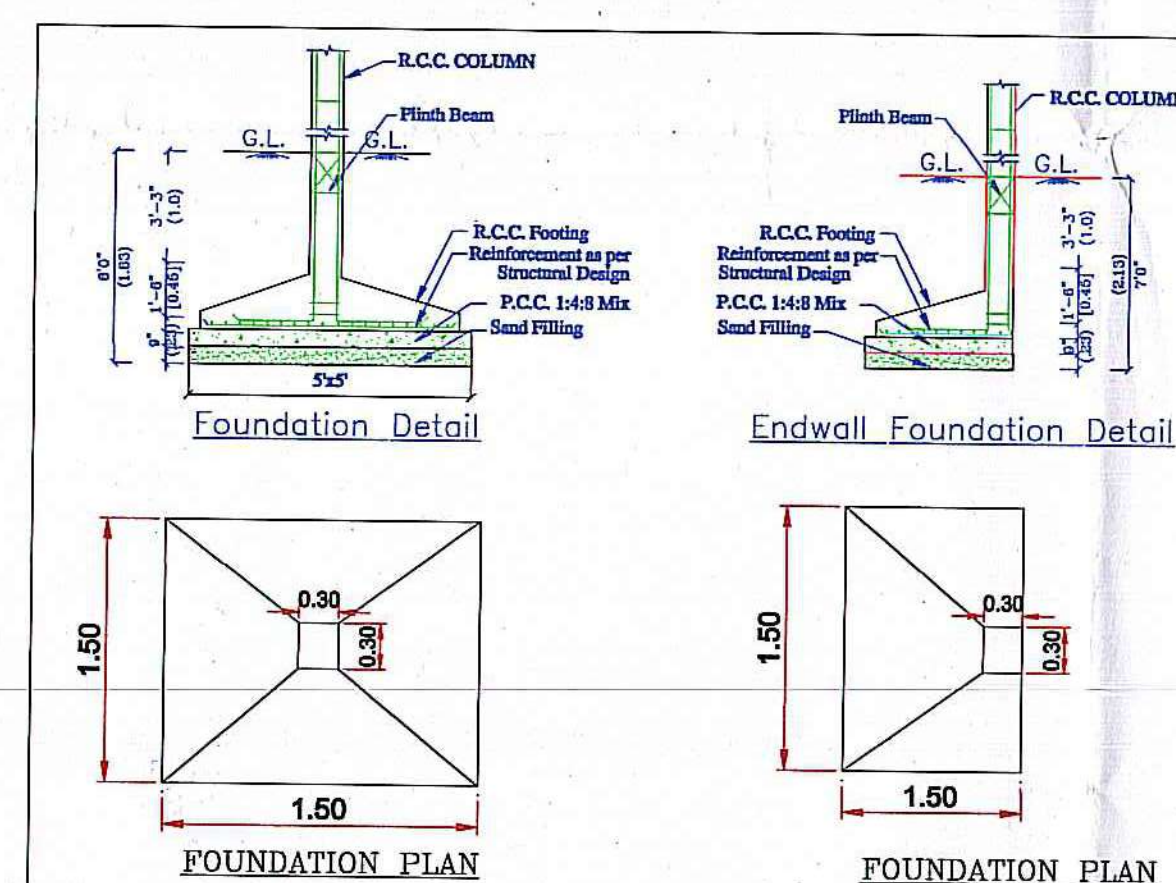
NOTE:-

LAYOUT APPROVED No. SD/WDCN07/00457/2023

DATED:- 06/10/2023

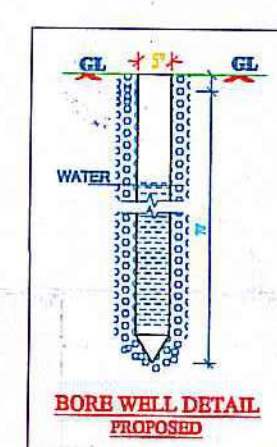


KEY PLAN
NOT TO SCALE

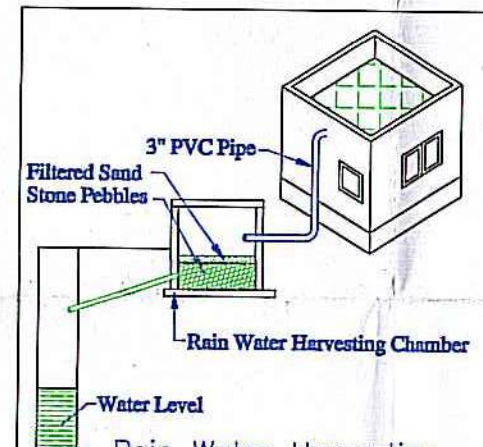


FOUNDATION PLAN

FOUNDATION PLAN



Well Detail



Rain Water Harvesting

AREA STATEMENT (COC)		VERSION NO.: 1.03	VERSION DATE: 09/12/2016
PROJECT DETAIL			
File No.:		COC/20628/23	
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	6
Category :	Ordinary Bldg	Door No.:	-
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:		Detached Area	
AREA DETAILS		SQ.MT.	
PLOT AREA AS PER PATT A		80.22	
PLOT AREA AS PER DOCUMENT		80.22	
PLOT AREA AS PER SITE		80.00	
PLOT AREA AS PER DRAWING		80.01	
PLOT AREA CONSIDERED FOR SCRUTINY		(A)	80.00
BALANCE AREA OF PLOT		(B)	80.00
NET AREA OF PLOT		(C)	80.00
NET BALANCE AREA OF PLOT		(D)	80.00
MAX. PERMISSIBLE COVERAGE AREA		-	-
Proposed Coverage Area		52.87	
Total Proposed Coverage Area		(66.09%)	52.87
BALANCE COVERAGE AREA		-	
PERMISSIBLE FSI AREA		2.00	160.00
PREMIUM FSI AREA		-	-
MAX. PERMISSIBLE FSI AREA		2.00	160.00
Residential FSI		105.74	
Proposed Floor (FSI) Area		105.74	
TOTAL PROPOSED FSI AREA		105.74	
CONSUMED FSI		1.32	
TOTAL PROP. BUILT UP AREA		112.49	
COLOR INDEX			
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED WORK (COVERAGE AREA)			
EXISTING (To be retained)			
EXISTING (To be demolished)			

For PAWAN CASTLES PRIVATE LIMITED
Director.

SIGNATURE OF OWNER

For JALEX CHRISTOPHER HEJBA, N.S. (M)
REGISTERED ENGINEER No. 200282018
GREATER CHENNAI CORPORATION
No. 1, Gopuram Nagar, Korattur,
Chennai - 600 090.
Mob: 94449 43507 / 94883 85808

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)	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
Total	Required	-	-	- 1
Total	Proposed	-	-	- 1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos)	Two WHEELER (nos)	PROF. by rule REQD.
Residential	0 - 25	1	0	0 0
Residential	25.01 - 75	1	0	1 0
Total	Required	-	-	- 0
Total	Proposed	-	-	- 3

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	Area	PROPOSED No.	Area
-	Car	1	12.50	1	12.50
-	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	-	17.90

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	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	6.75	-	-	0.00	6.75	0
FIRST FLOOR	0.00	0.00	52.87	0.00	0.00	0.00	52.87	0.00	-	-	-	0.00	52.87	0
GROUND FLOOR	0.00	0.00	52.87	0.00	0.00	0.00	52.87	0.00	-	-	-	0.00	52.87	1
Total	0.00	0.00	105.74	0.00	0.00	0.00	105.74	0.00	6.75	-	-	0.00	112.49	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.80	03
W1	1.20	1.20	07
W	1.80	1.20	02



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
தகவல் பிளவு

குறிப்பு
மதுரை தஞ்சை விடுதலைப் போராட்ட சேகரிப்பு
முறைகள் கண்டிப்பாக பின்பற்ற வேண்டும்

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

NO CONSTRUCTION MATERIALS SHALL BE
PLACED IN THE ROADS/FOOTPATH THEREBY
OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 7, VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598 / 1A1B, AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE, AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

SPECIFICATIONS

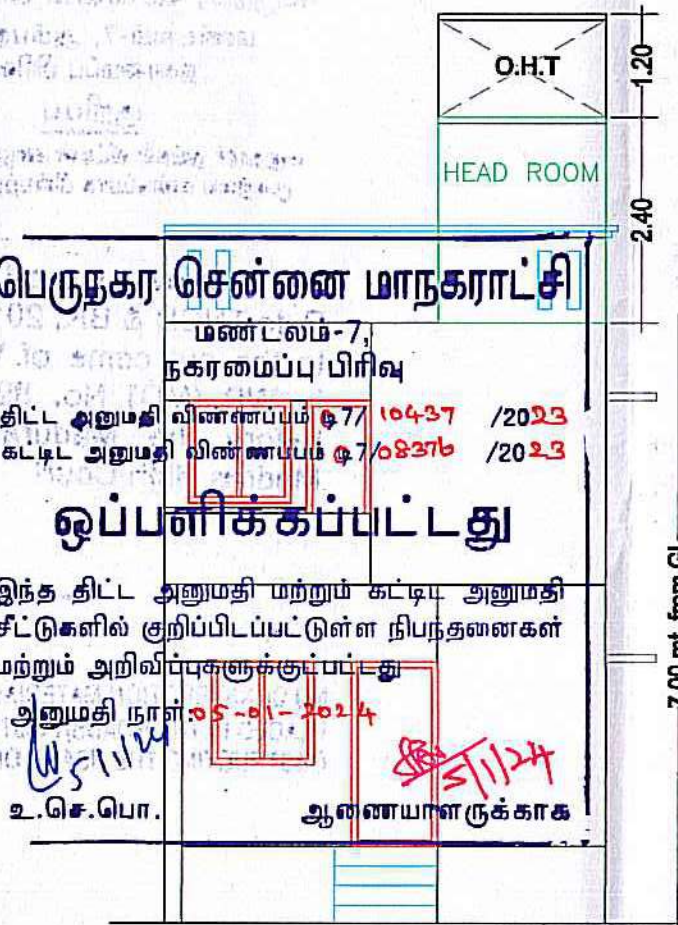
BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE & BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M IN 1:3
PLASTERING THE WALL IN C M 1:4 OUTSIDE AND INSIDE IN 12 mm THICK WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR WALLS&CEILING

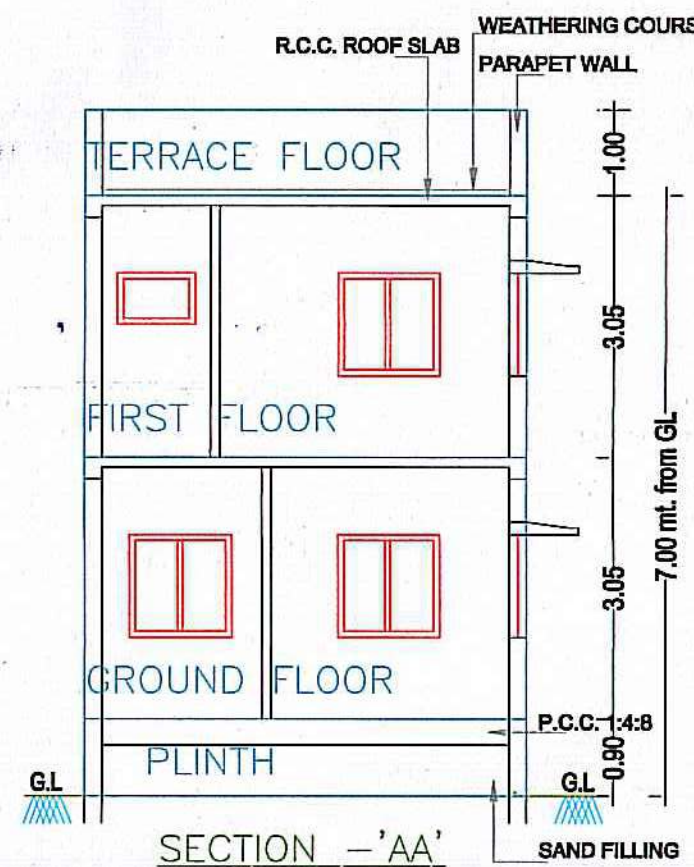
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2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification



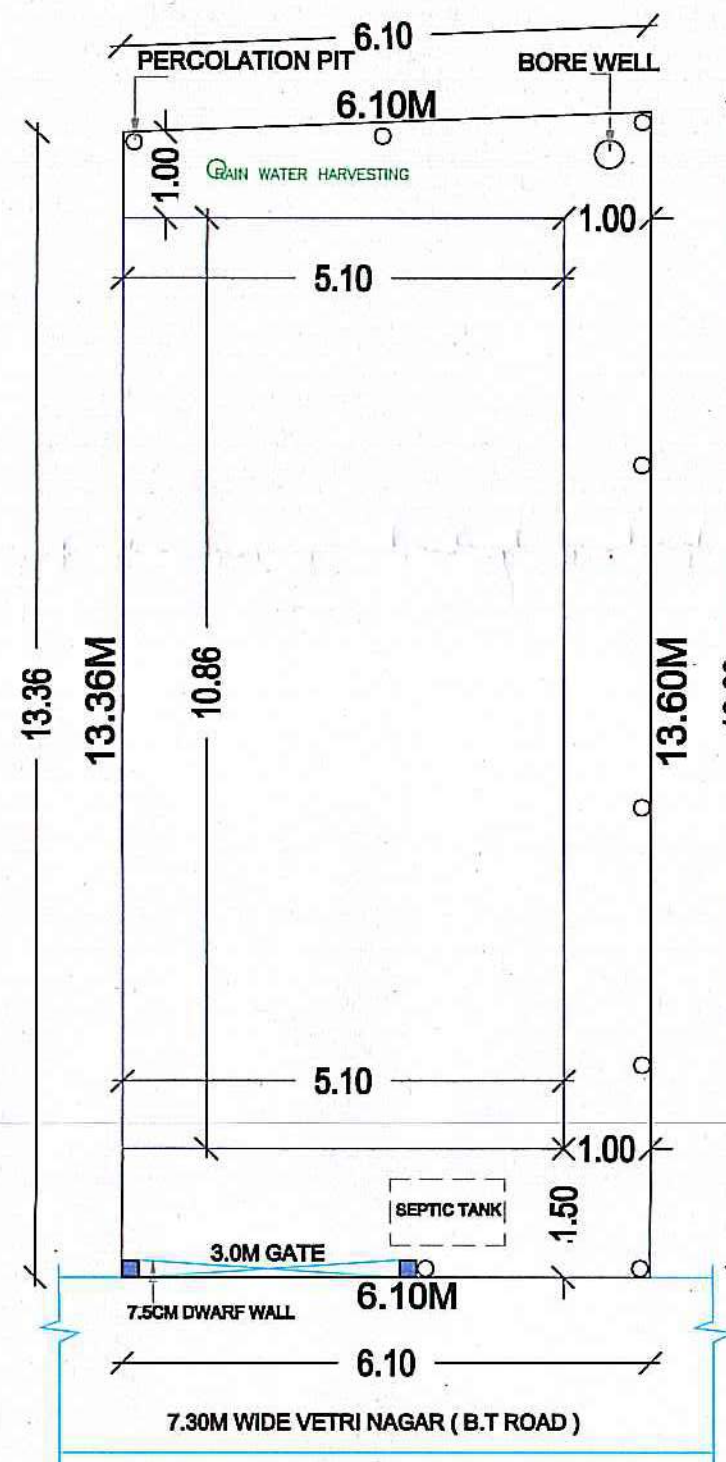
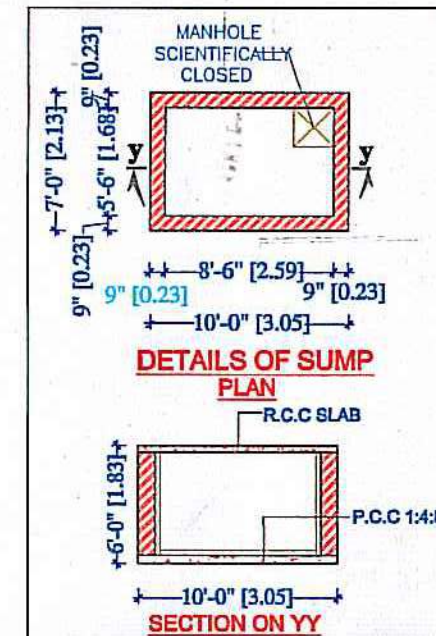
ELEVATION
PROPOSED



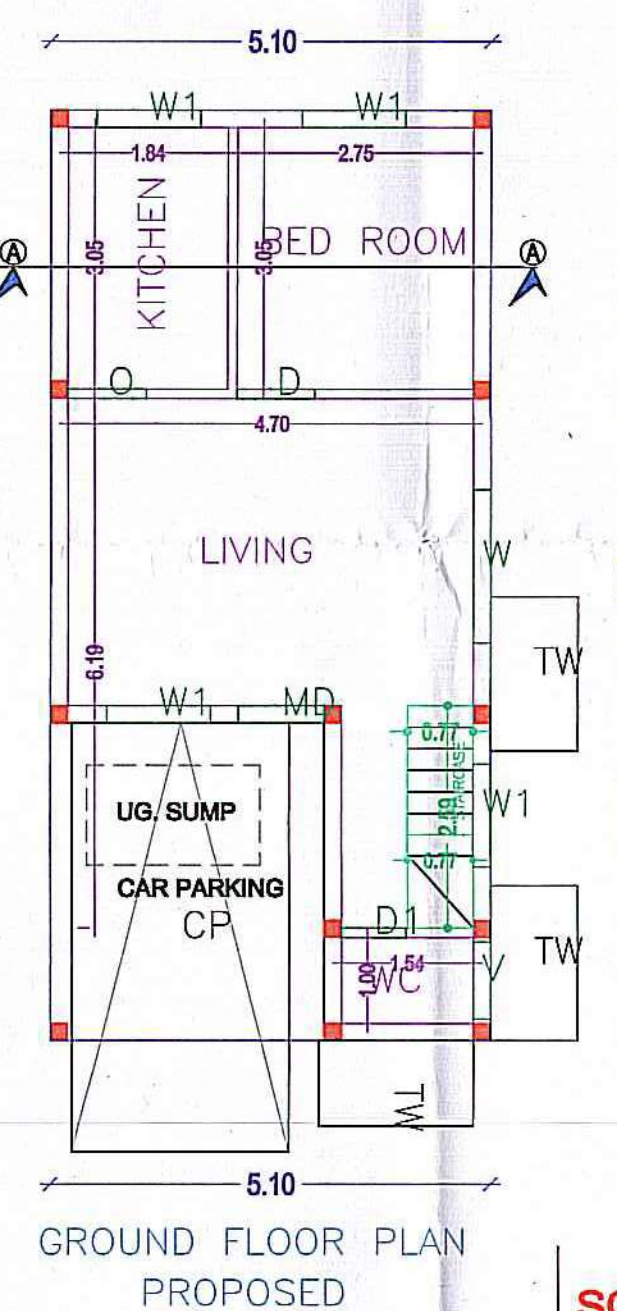
SECTION - 'AA'
PROPOSED

NOTE:-

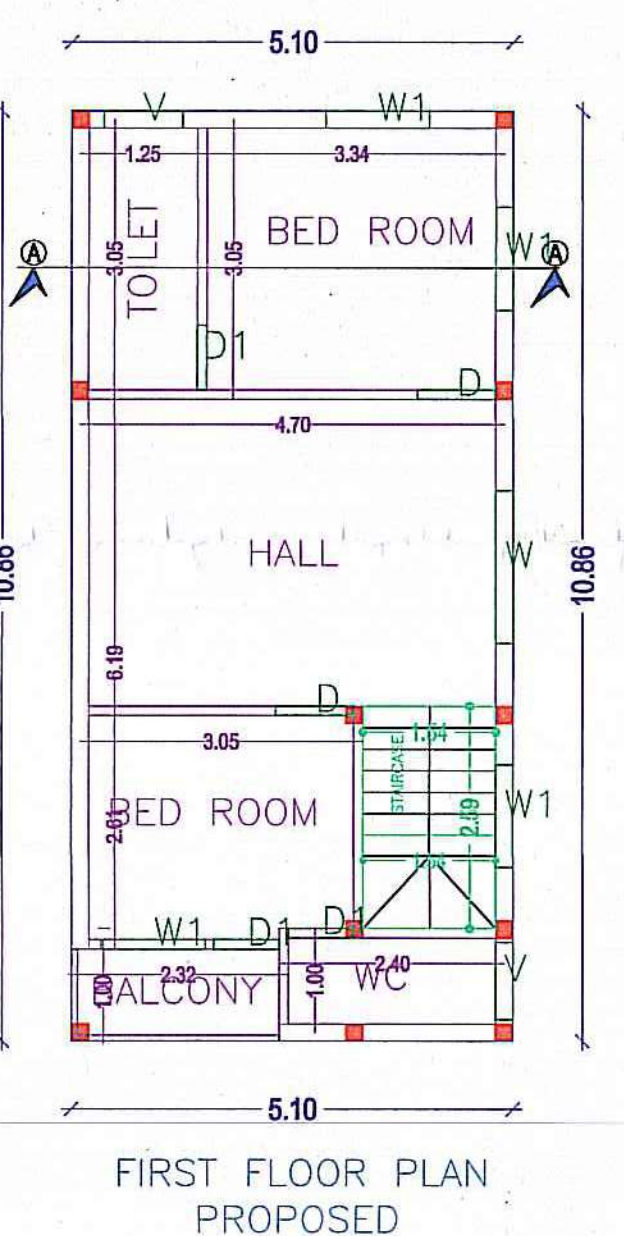
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 06/10/2023



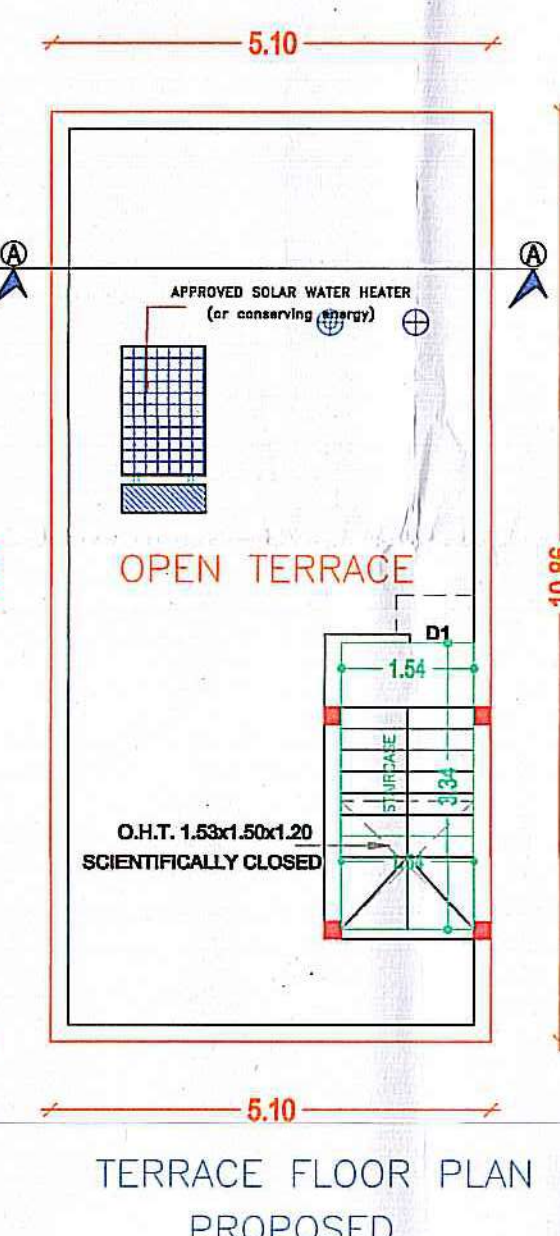
SITE PLAN



GROUND FLOOR PLAN
PROPOSED



FIRST FLOOR PLAN
PROPOSED



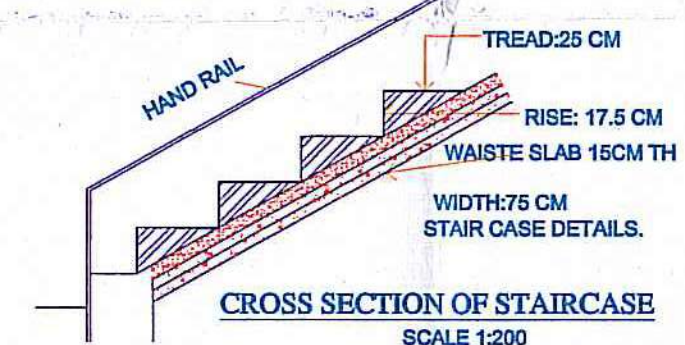
TERRACE FLOOR PLAN
PROPOSED

SCHEDULE OF JOINERY:

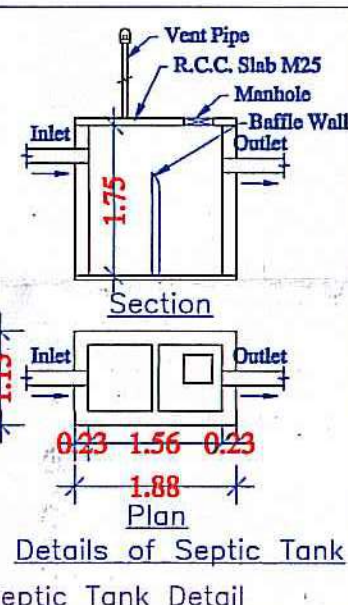
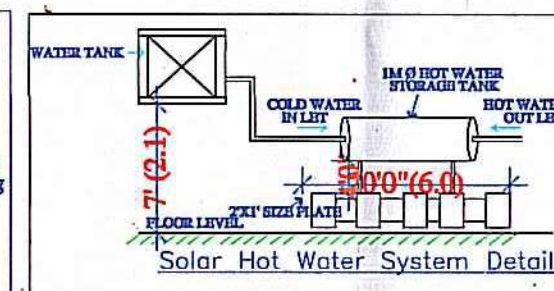
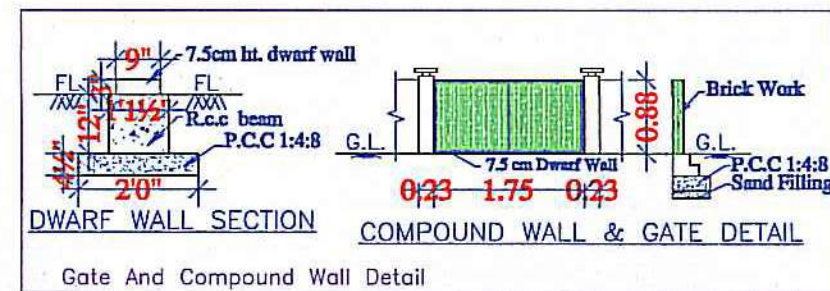
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

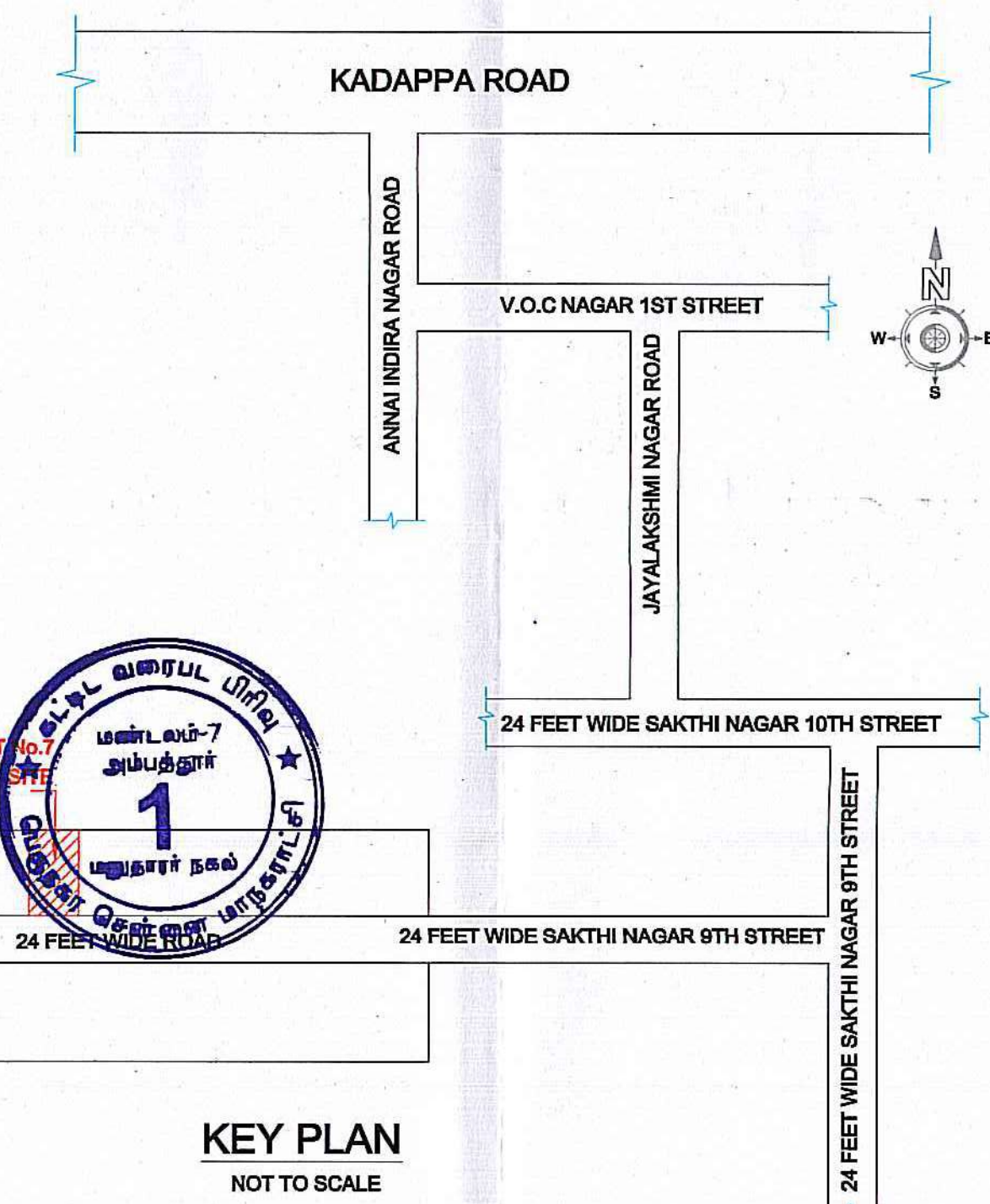
NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.80	03
W1	1.20	1.20	08
W	1.80	1.20	02



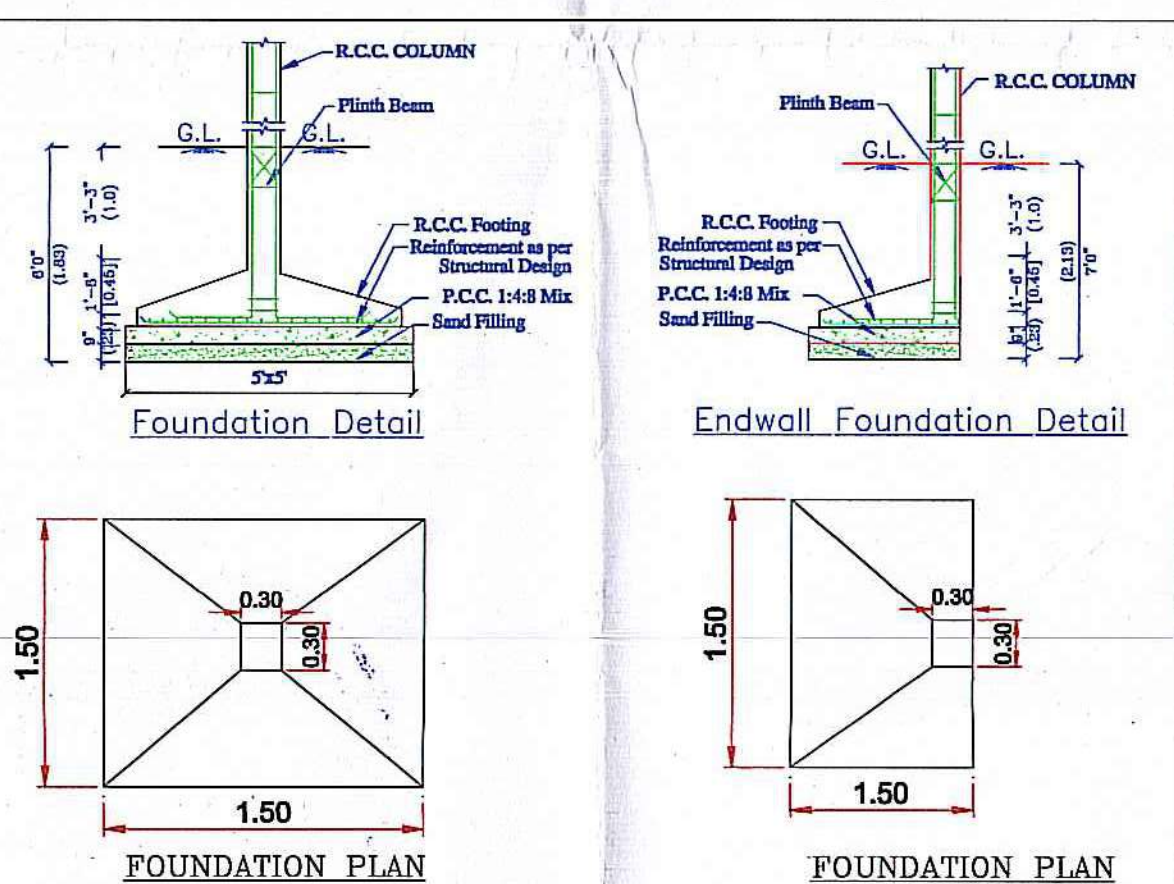
CROSS SECTION OF STAIRCASE
SCALE 1:200



Septic Tank Detail

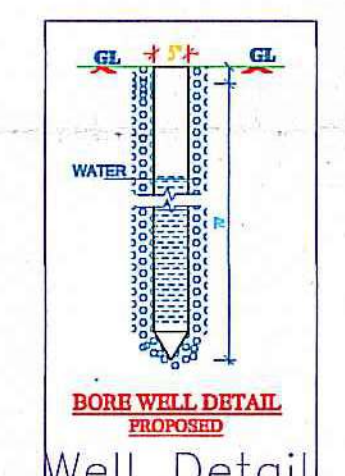


KEY PLAN
NOT TO SCALE

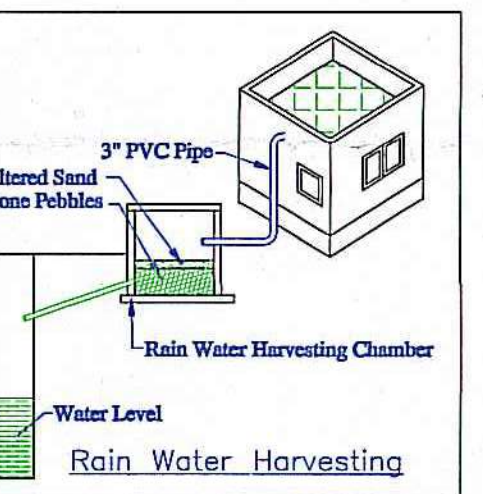


FOUNDATION PLAN

FOUNDATION PLAN



Bore Well Detail



Rain Water Harvesting

AREA STATEMENT (COC)		VERSION NO.: 1.03
PROJECT DETAIL		VERSION DATE: 09/12/2016
File No.:	COC/18353/23	
Case Type:	New	Name of Road: VETRI NAGAR
Type of Proposal:	Primary Residential	Plot No.: 7
Category :	Ordinary Bldg	Door No.: -
Zone:	Zone-07	Division : Div - 083
Survey No.:	T.S. No.3/16	Survey Village: KORATTUR
Land Use Zone:	Detached Area	
AREA DETAILS		SQ.MT.
PLOT AREA AS PER PATTA		82.30
PLOT AREA AS PER DOCUMENT		82.30
PLOT AREA AS PER SITE		82.19
PLOT AREA AS PER DRAWING		82.20
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	82.19
BALANCE AREA OF PLOT	(B)	82.19
NET AREA OF PLOT	(C)	82.19
NET BALANCE AREA OF PLOT	(D)	82.19
MAX. PERMISSIBLE COVERAGE AREA	-	-
Proposed Coverage Area		55.36
Total Proposed Coverage Area	(67.36%)	55.36
BALANCE COVERAGE AREA		-
PERMISSIBLE FSI AREA	2.00	164.38
PREMIUM FSI AREA	-	-
MAX. PERMISSIBLE FSI AREA	2.00	164.38
Residential FSI		110.71
Proposed Floor (FSI) Area		110.71
TOTAL PROPOSED FSI AREA		110.71
CONSUMED FSI		1.35
TOTAL PROP. BUILT UP AREA		115.84
COLOR INDEX		
PLOT BOUNDARY		
ABUTTING ROAD		
PROPOSED WORK (COVERAGE AREA)		
EXISTING (To be retained)		
EXISTING (To be demolished)		

For PAWAN CASTLES PRIVATE LIMITED
Director.

Er.J.ALEX CHRISTOPHER M.E.MBA,M.Sc(NM)
REGISTERED ENGINEER No.2002202019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Korattur,
Chennai - 600 085.
Mob: 94449 43507 / 94983 85806

SIGNATURE OF OWNER

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 an 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	PROP. by rule	CAR (nos)
Residential	0-50	1	0	0.00
Residential	50.01-75	2	0	1.00
Residential	> 75	1	1	1.00
Total	Required	-	-	-
Total	Proposed	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT unit	PROP. by rule	WHEELER
Residential	0-25	1	0	0
Residential	25.01-75	1	0	1
Total	Required	-	-	-
Total	Proposed	-	-	3

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	REQUIRED Area	PROPOSED No.	PROPOSED Area
-	Car	1	12.50	1	12.50
-	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	-	17.90

FLOORWISE FSI STATEMENT FOR:

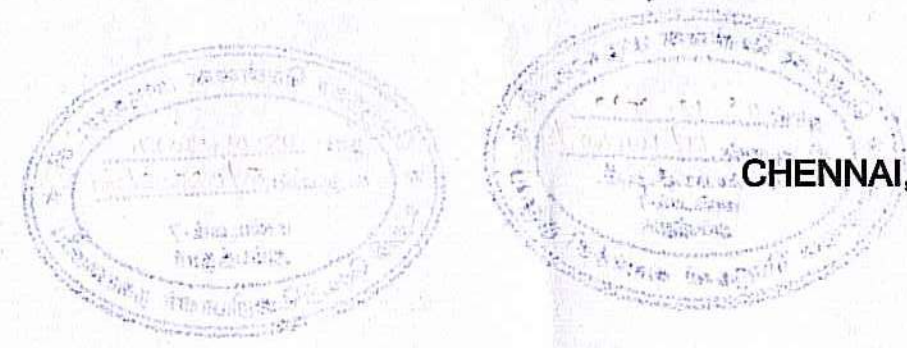
FLOORS	FSI AREA					BALCONY ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	PARKING STRUCT.	TOTAL BUILTUP	TENE.
	Existing	COMM.	RESI.	IND	SPEC.									
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.13	-	-	0.00	5.13	0
FIRST FLOOR	0.00	0.00	55.36	0.00	0.00	0.00	0.00	0.00	-	-	-	0.00	55.36	0
GROUND FLOOR	0.00	0.00	55.36	0.00	0.00	0.00	0.00	0.00	-	-	-	0.00	55.36	1
Total	0.00	0.00	110.71	0.00	0.00	0.00	0.00	0.00	5.13	-	-	0.00	115.84	1



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகராட்சிப் பகுதி
குறிப்பு
பகுதிகளில் தஞ்சை விடிகள் கட்டிப் போட்டு
குறைவை கண்டிப்பாக பின்பற்ற வேண்டும்

நிர்ணயம்: The approval issued under New
Rule TNCD & BR, 2019 is subject
to the out come of Writ Petition
in WP (MD) No. 6948 of 2019
before the Madurai Bench of
Madras High Court

NO CONSTRUCTION MATERIALS SHALL BE
PLACED IN THE ROADS/FOOTPATH THEREBY
OBSTRUCTING THE USAGE OF IT.

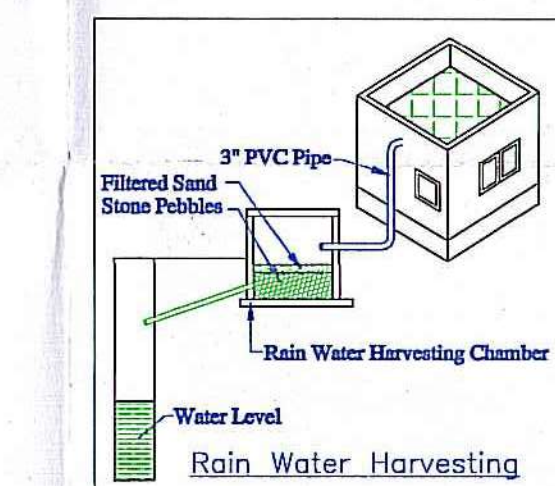
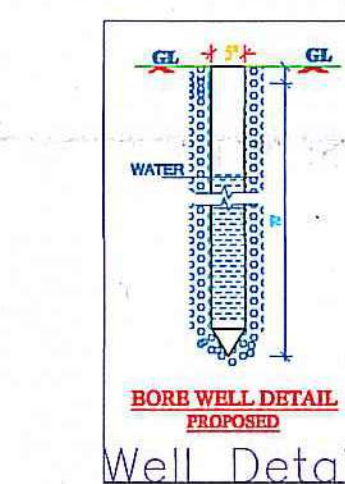
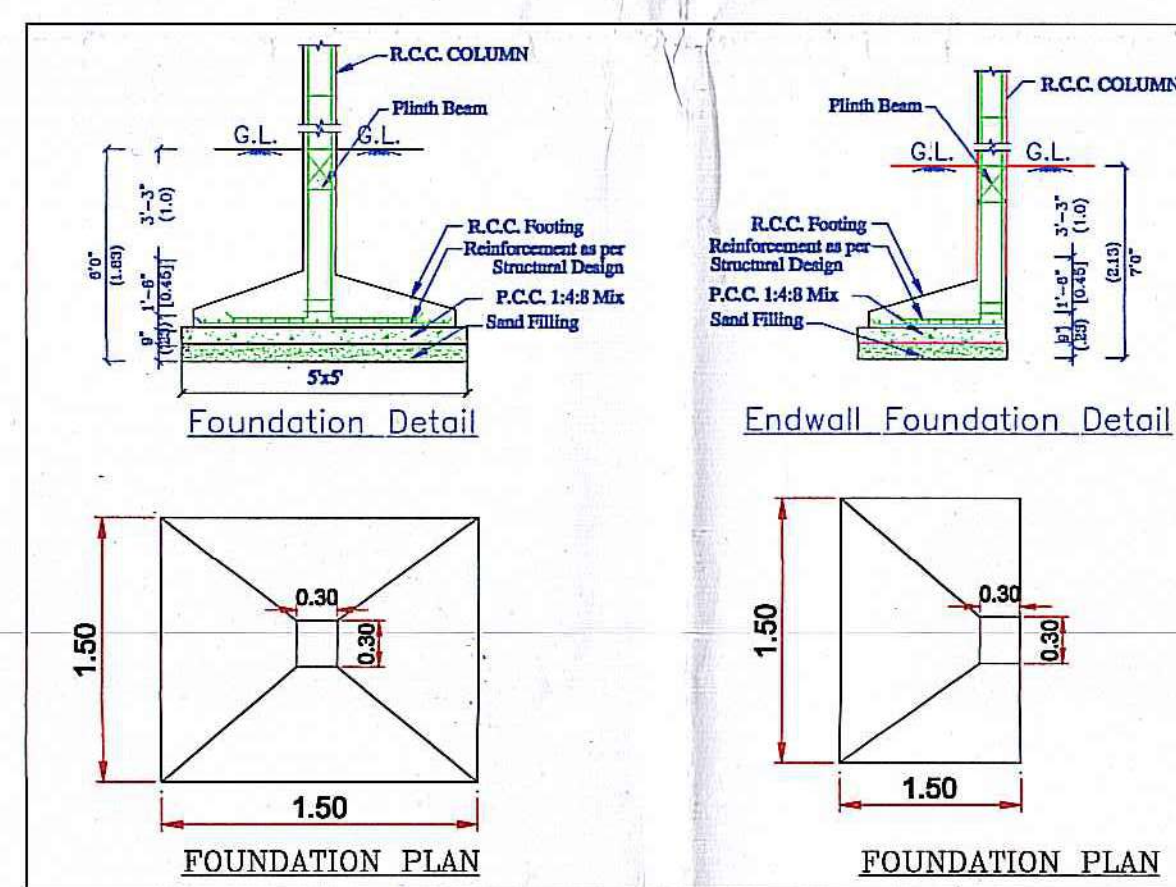
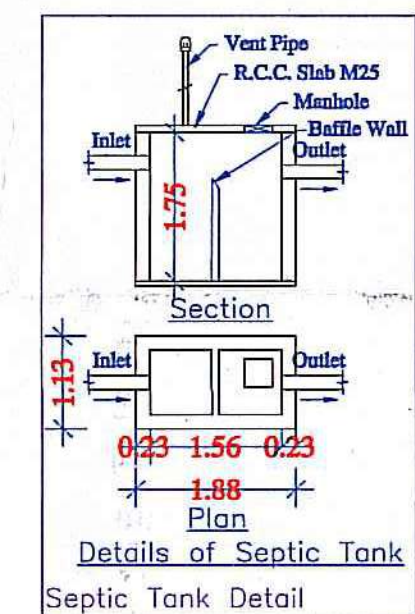
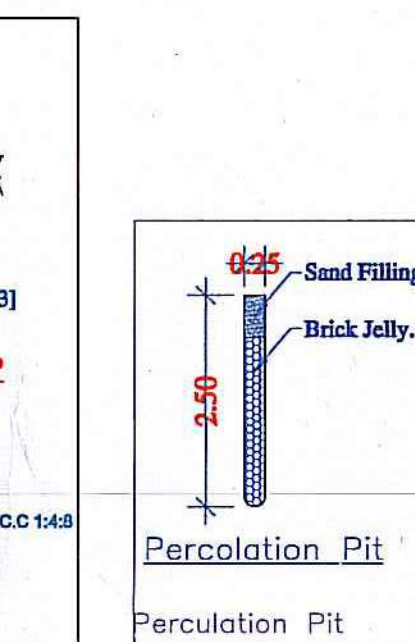
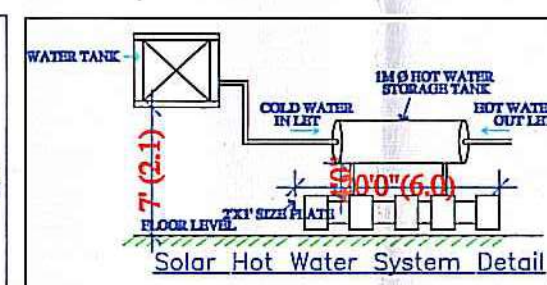
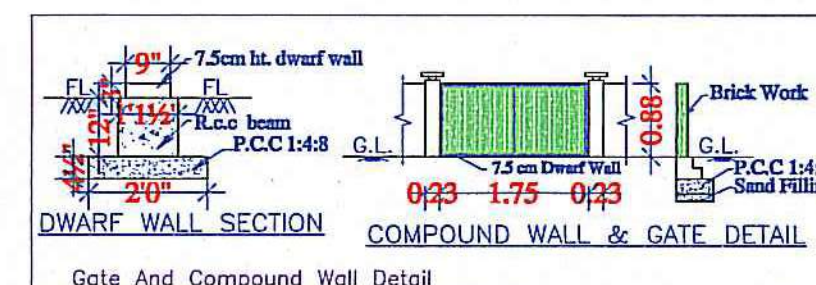
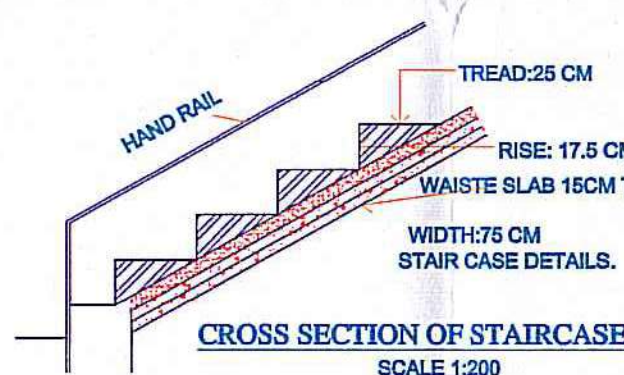
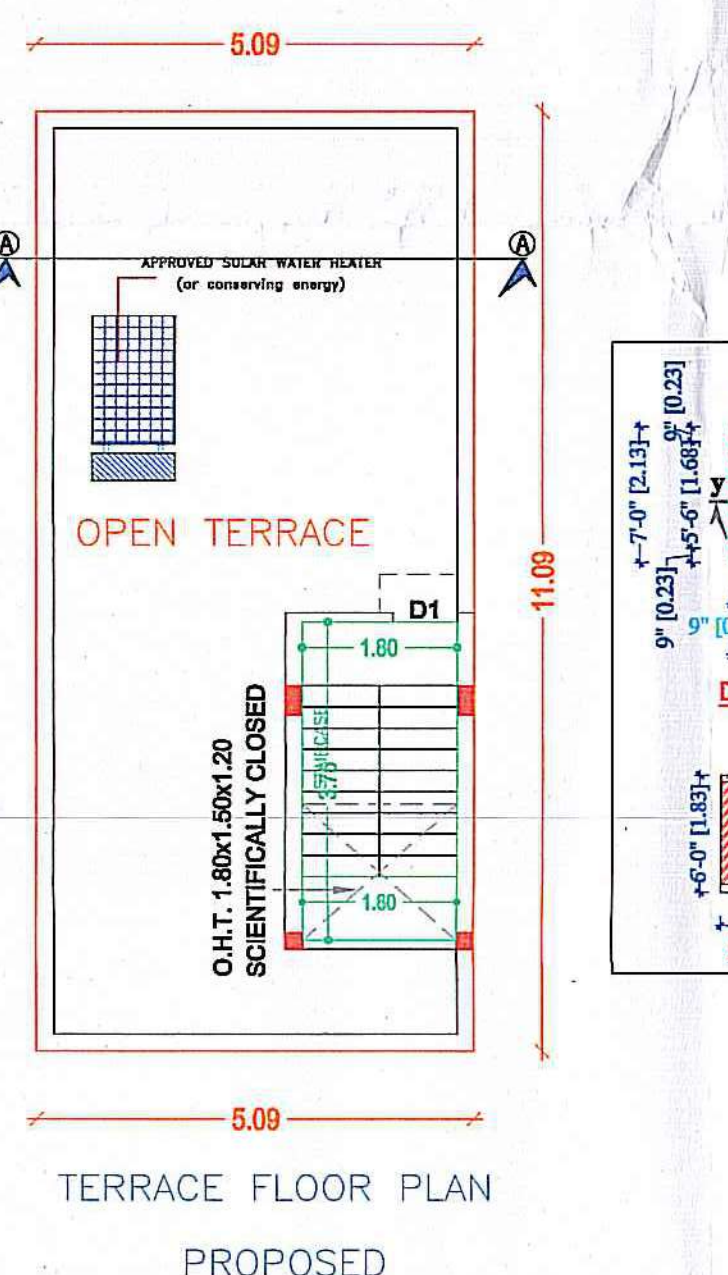
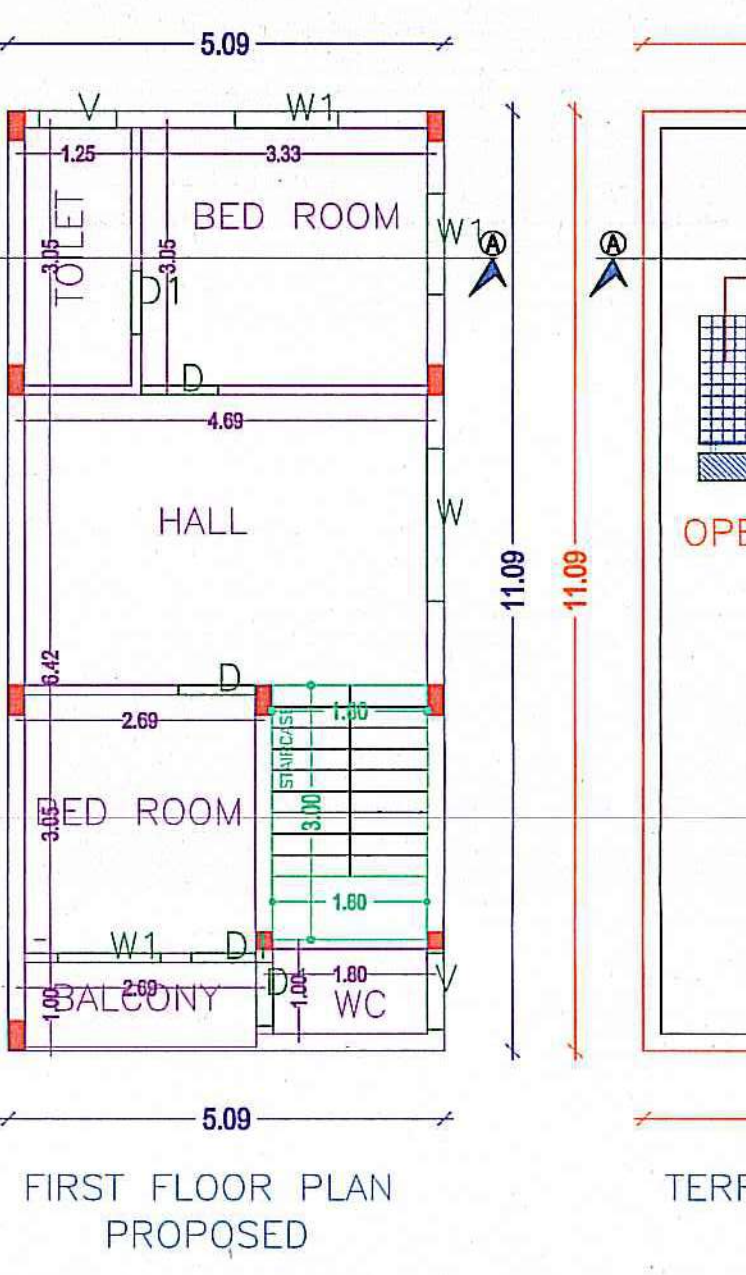
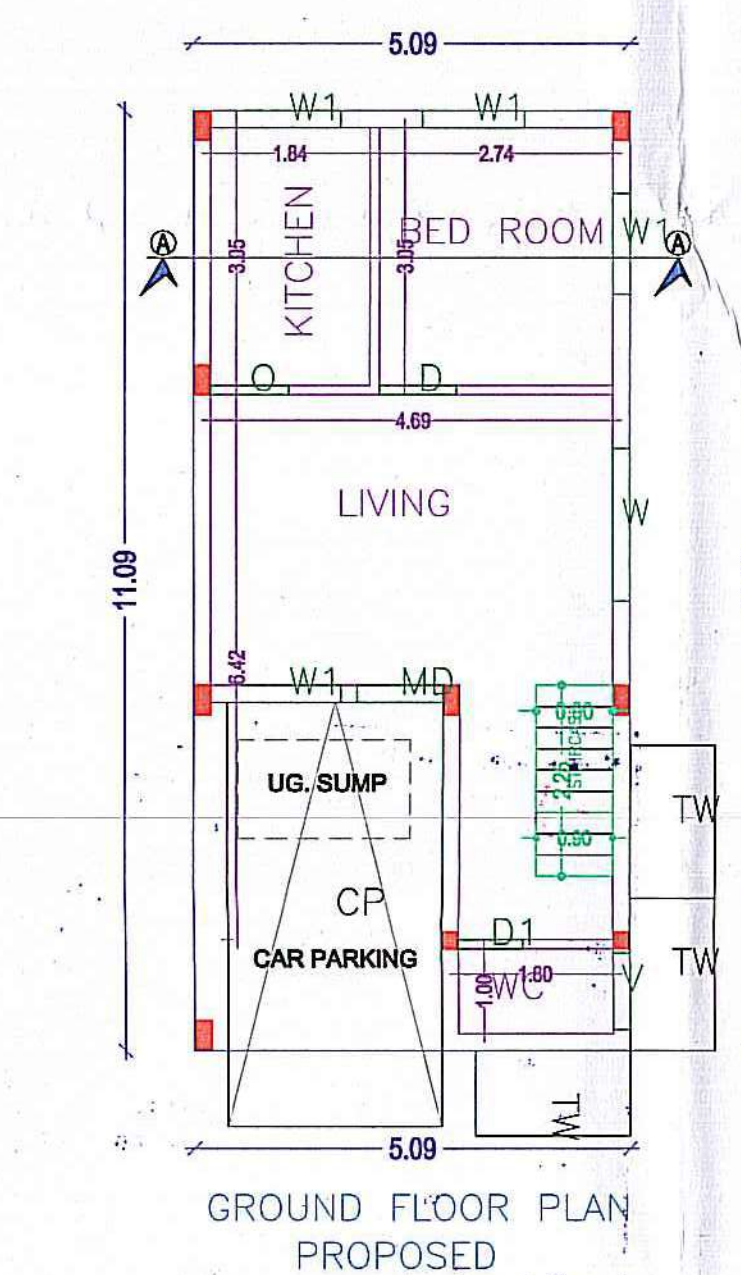
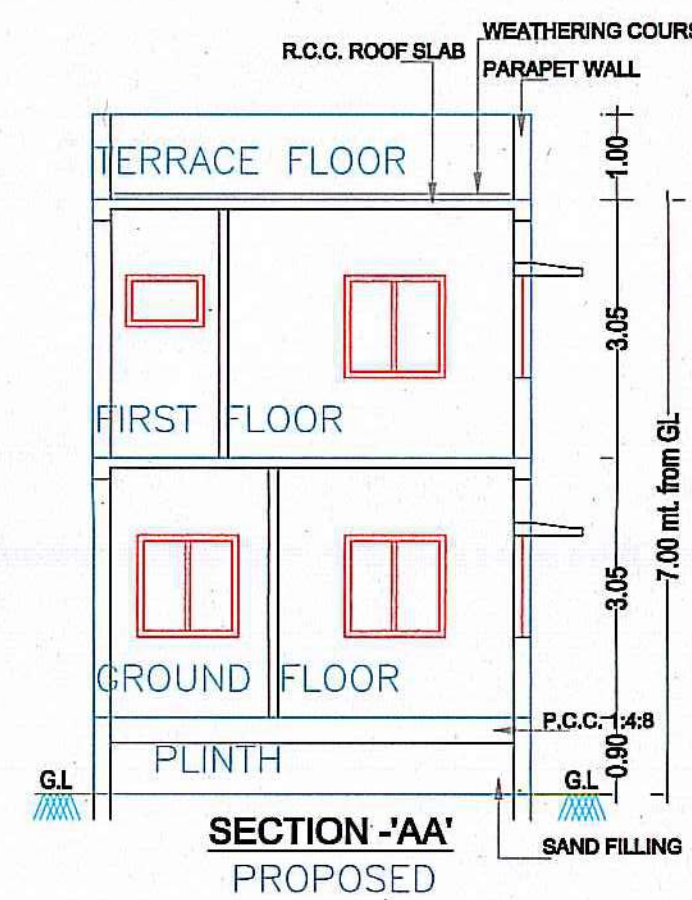
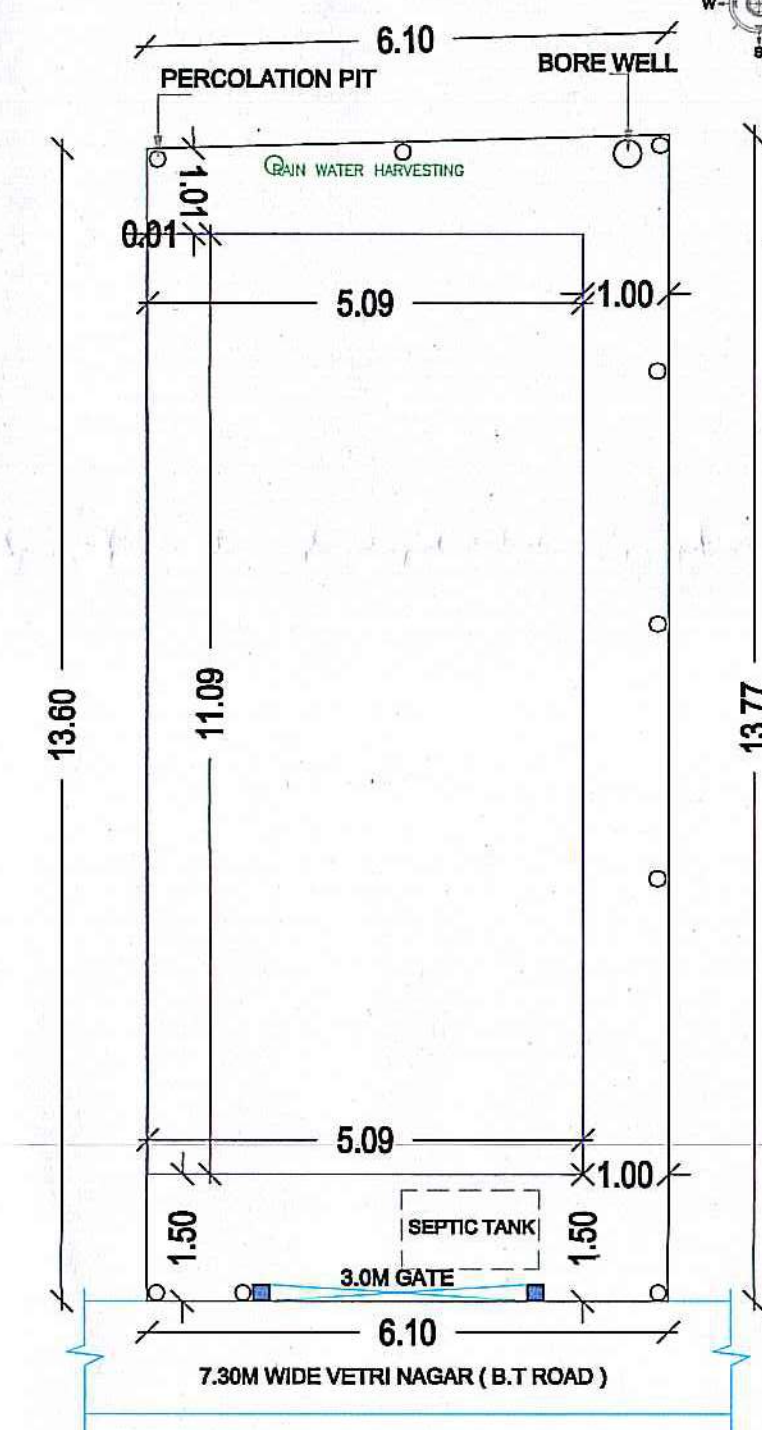


PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.8, VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTA S.NO. 598 / 1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598 / 1A1B, AS PER PATTA NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE, AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

NOTE:-
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 06/10/2023

SPECIFICATIONS
BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE & BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM
LINTEL, SUNSHADE & ROOF SLAB &
FLOOR FINISHING IN C M IN 1:3
PLASTERING THE WALL IN C M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK
WEATHERING COURSE WITH TWO LAYERS
OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR
WALLS & CEILING
ELECTRICAL SPECIFICATIONS
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS
TO BE USED.

General Specification



FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	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	6.75	-	-	0.00	6.75	0
FIRST FLOOR	0.00	0.00	56.43	0.00	0.00	0.00	56.43	0.00	-	-	-	0.00	56.43	0
GROUND FLOOR	0.00	0.00	56.43	0.00	0.00	0.00	56.43	0.00	-	-	-	0.00	56.43	1
Total	0.00	0.00	112.87	0.00	0.00	0.00	112.87	0.00	6.75	-	-	0.00	119.62	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.80	03
W1	1.20	1.20	07
W	1.80	1.20	02

AREA STATEMENT (COC) VERSION NO.: 1.03 VERSION DATE: 08/12/2016

PROJECT DETAIL

File No.:		COC/20624/23	
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal	Primary Residential	Plot No.:	8
Category :	Ordinary Bldg	Door No.:	—
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:		Detached Area	

AREA DETAILS	SQ.MT.
PLOT AREA AS PER PATTA	83.42
PLOT AREA AS PER DOCUMENT	83.42
PLOT AREA AS PER SITE	83.46
PLOT AREA AS PER DRAWING	83.46
PLOT AREA CONSIDERED FOR SCRUTINY (A)	83.42
BALANCE AREA OF PLOT (B)	83.42
NET AREA OF PLOT (C)	83.42
NET BALANCE AREA OF PLOT (D)	83.42
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	56.43
Total Proposed Coverage Area (67.65%)	56.43
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	112.87
Proposed Floor (FSI) Area	112.87
TOTAL PROPOSED FSI AREA	112.87
CONSUMED FSI	1.35
TOTAL PROP. BUILT UP AREA	119.62

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

For PAWAN CASTLES PRIVATE LIMITED
Director.
SIGNATURE OF OWNER
SIGNATURE OF LICENSED SURVEYOR
E.J.ALEX CHRISTOPHER M.E.MBA,M.Sc (Ph)
REGISTERED ENGINEER No.200252019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Korattur,
Chennai - 600 083.
Mob: 94448 43507 / 94483 85906

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 80 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.

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos)			PROF. by rule REQD.
		unit	CAR	nos	
Residential	0 - 50	1	0	0.00	0
Residential	50.01 - 75	2	0	1.00	0
Residential	> 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos)			PROF. by rule REQD.
		unit	Two WHEELER	nos	
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	1	0
Total	Required	-	-	-	0
Total	Proposed	-	-	-	3

TYPE	Type of Parking	REQUIRED		PROPOSED	
		No.	Area	No.	Area
-	Car	1	12.50	1	12.50
-	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	-	17.90



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
தகராண்மப்பு பிரிவு

குறிப்பு
பணிகளைத் தங்களை விட்டால் மனமுடன் சேகரிப்பு
முறைமை கண்டிப்பாக பின்பற்ற வேண்டும்

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

NO CONSTRUCTION MATERIALS SHALL BE
PLACED IN THE ROADS/FOOTPATH THEREBY
OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.9, VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTAS NO. 598 / 1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598 / 1A1B, AS PER PATTAS NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD - E OF KORATTUR VILLAGE, AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83, ZONE - VII.

SPECIFICATIONS

BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE & BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M 1:3 PLASTERING THE WALL IN C M 1:4 OUTSIDE AND INSIDE IN 12 mm THICK WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4 WHITE AND COLOUR WASHING FOR WALLS & CEILING

ELECTRICAL SPECIFICATIONS

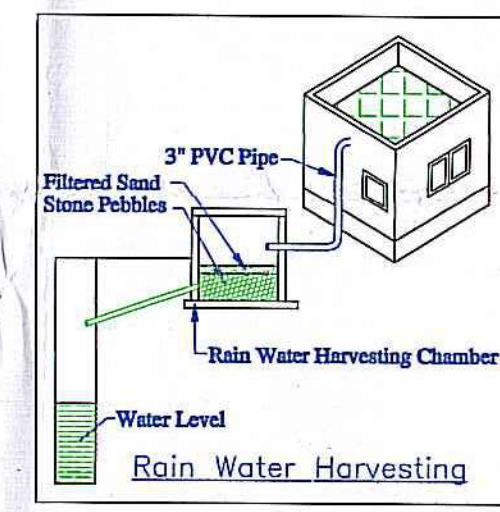
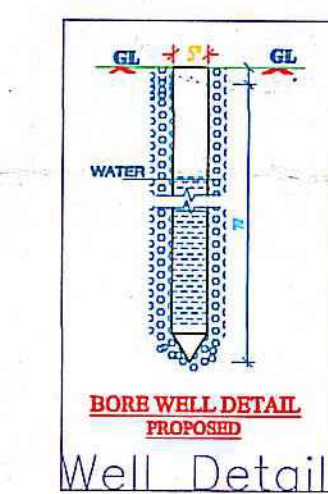
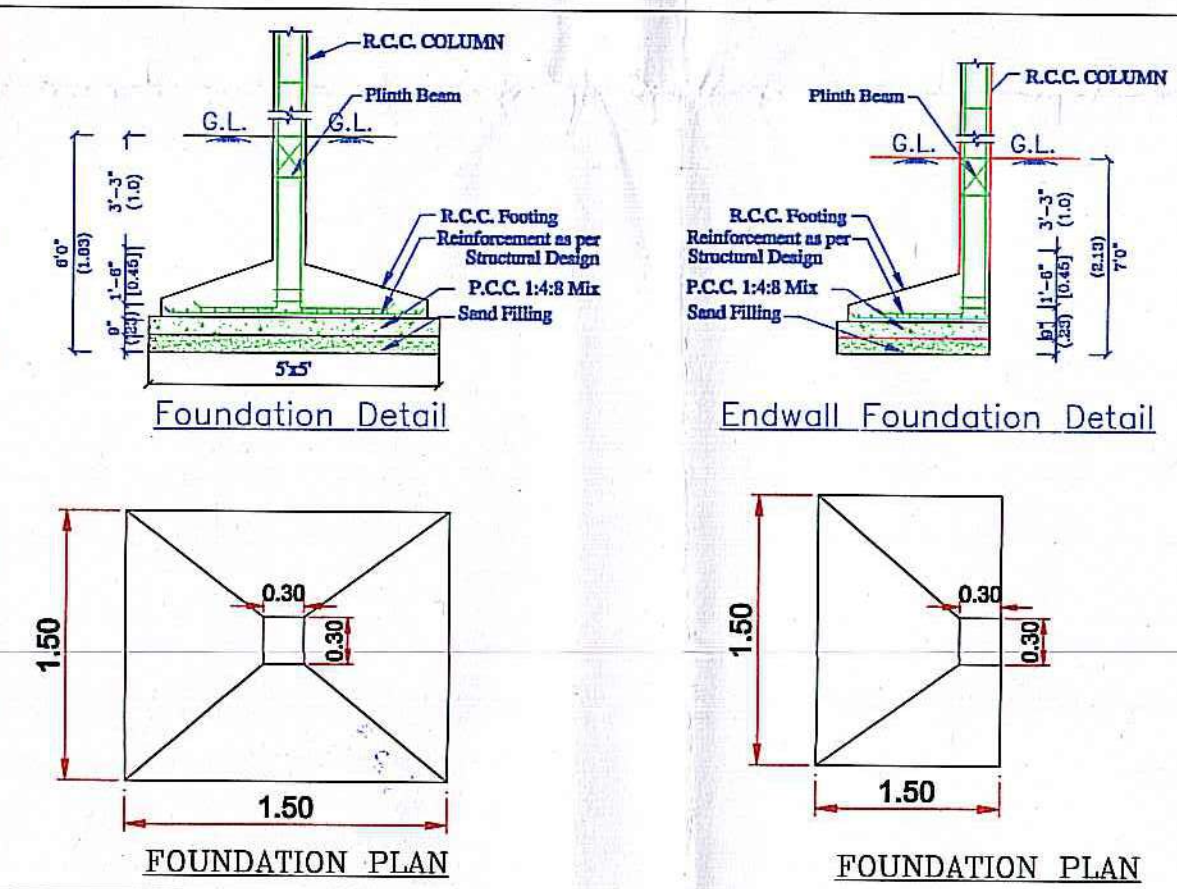
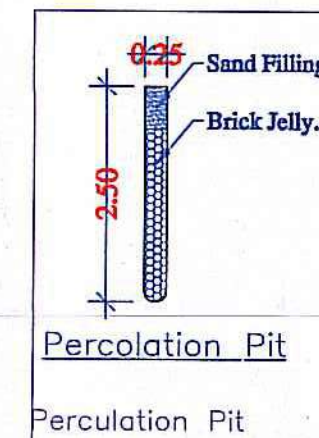
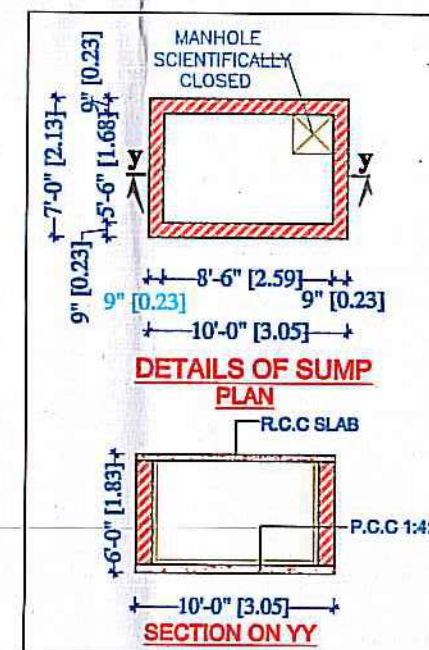
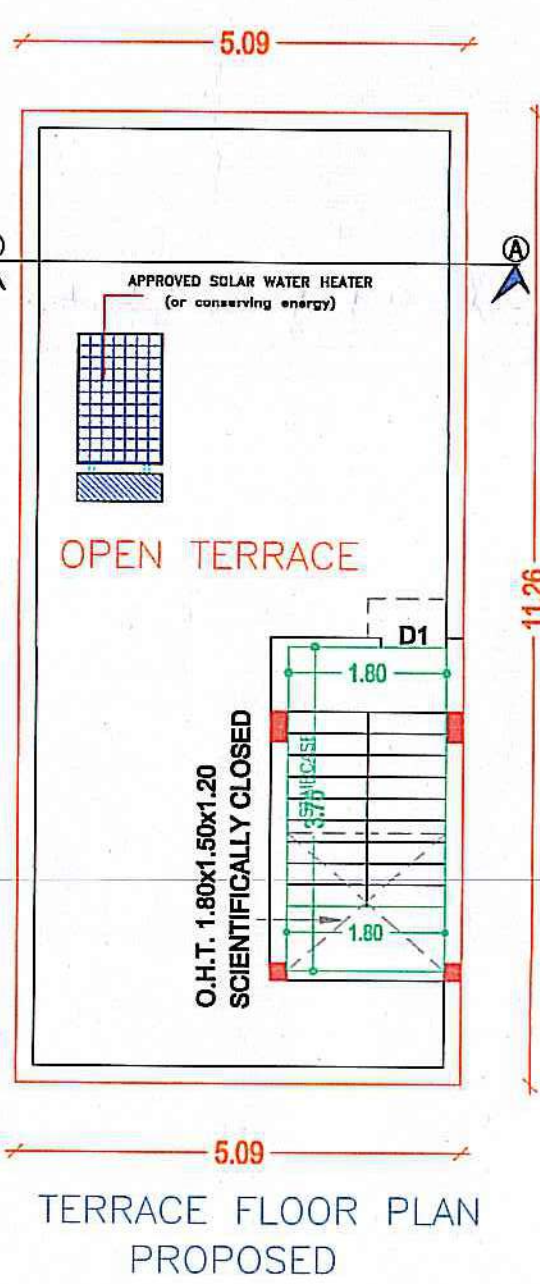
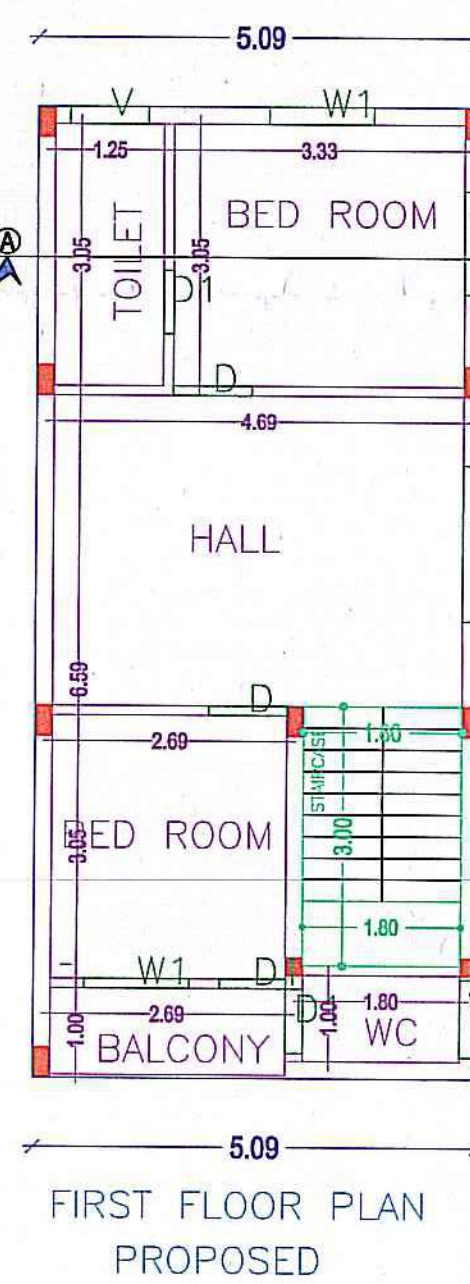
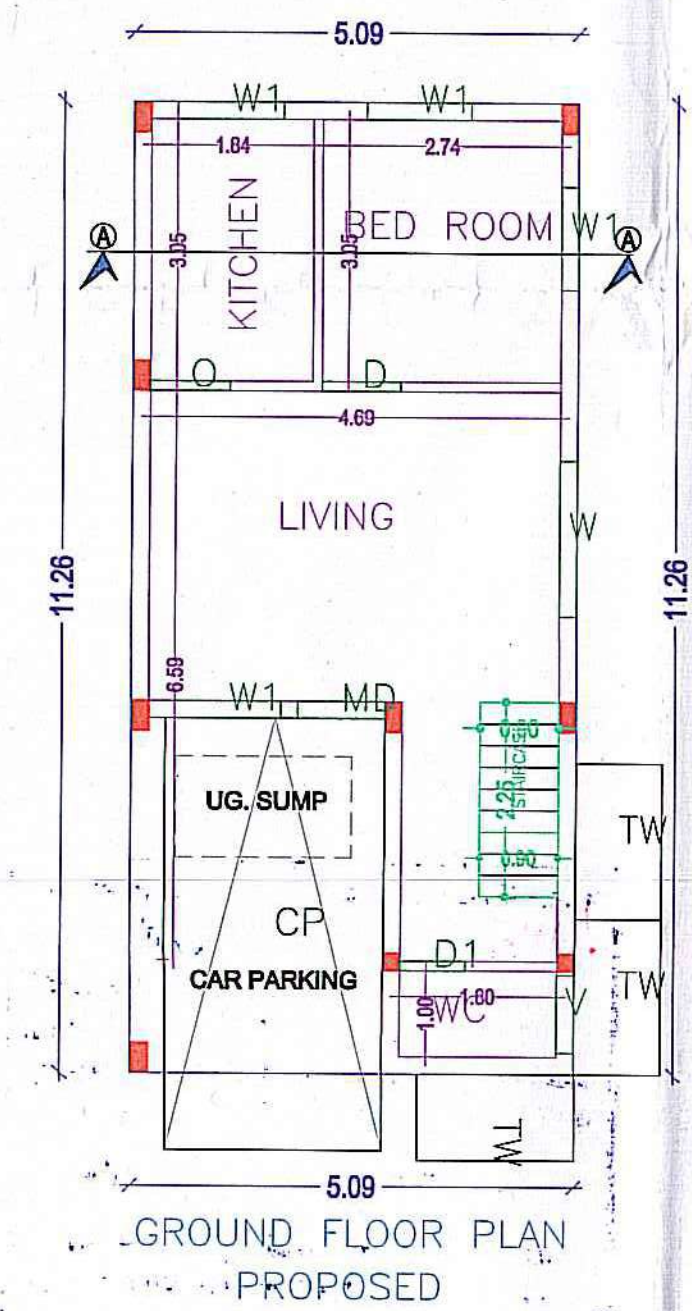
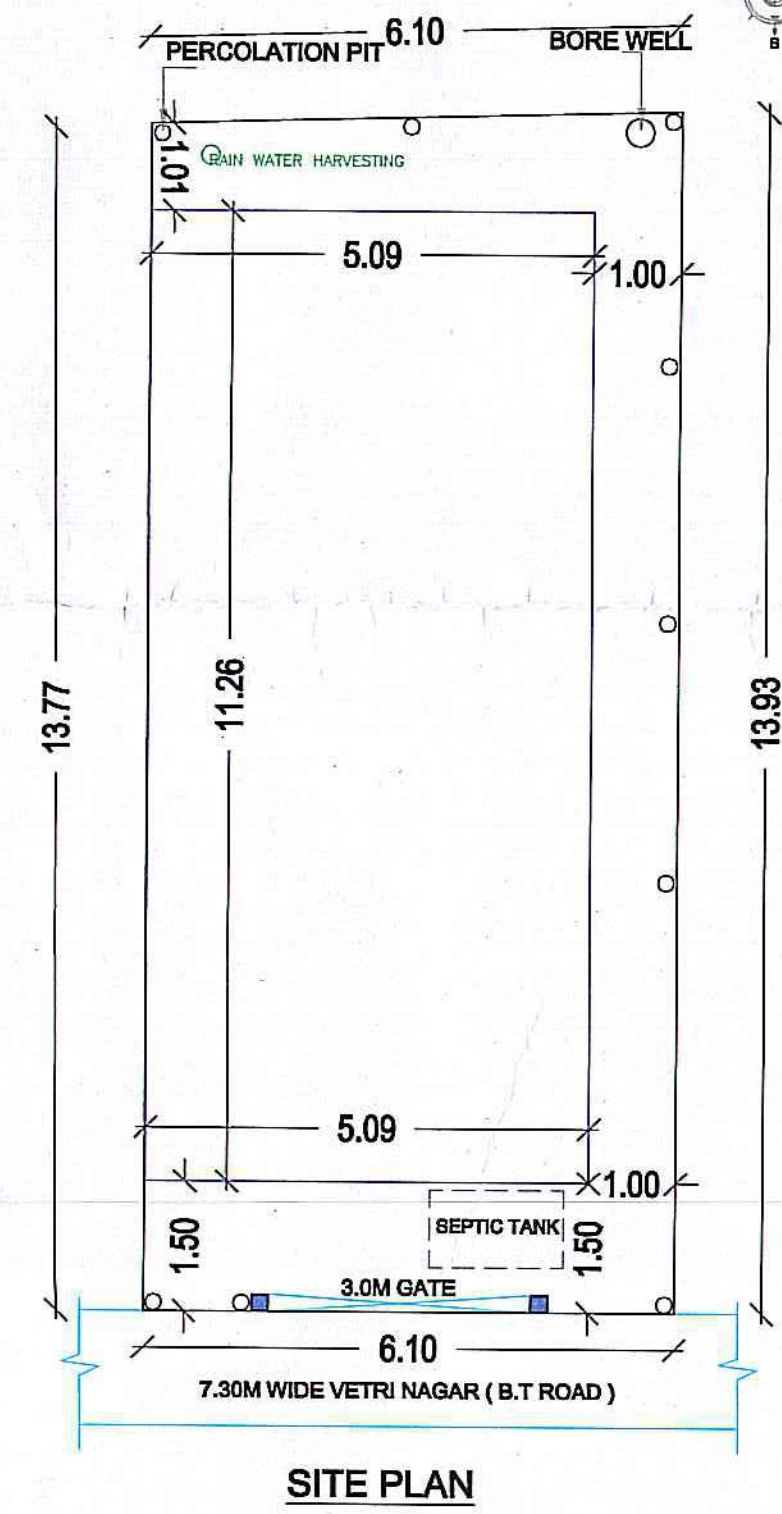
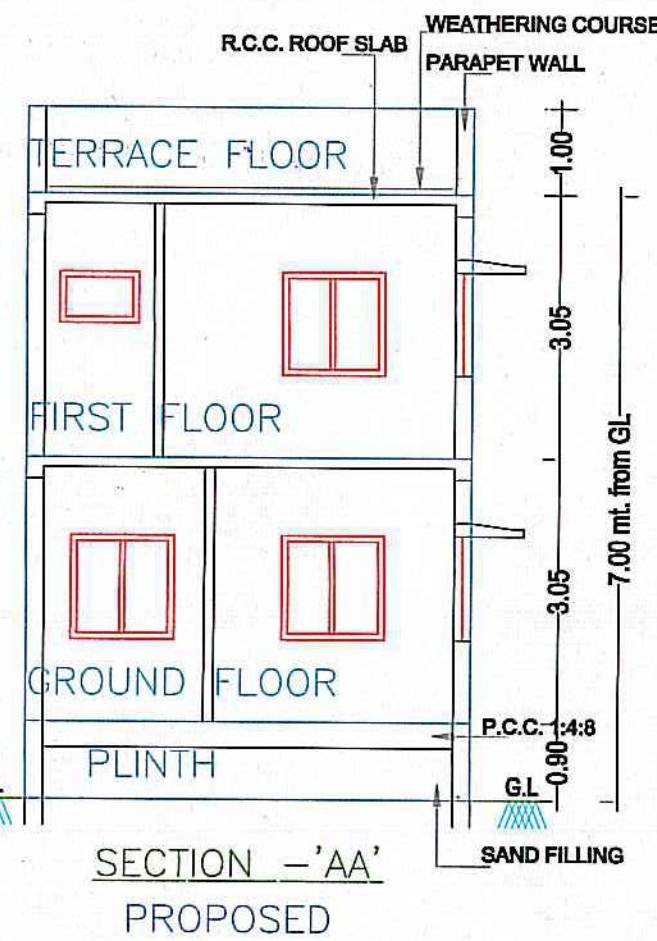
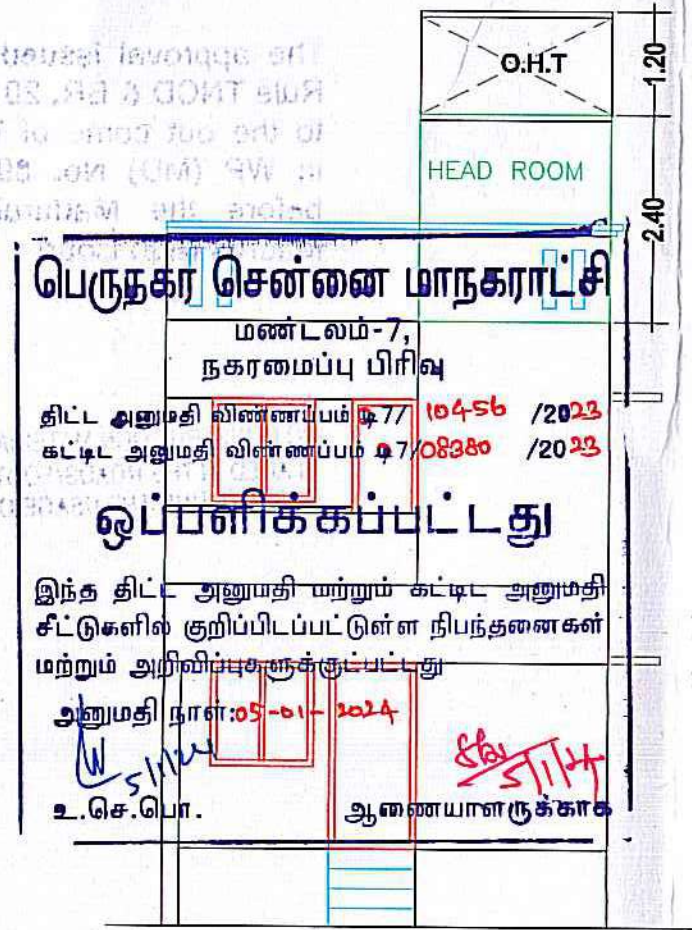
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification

NOTE:-

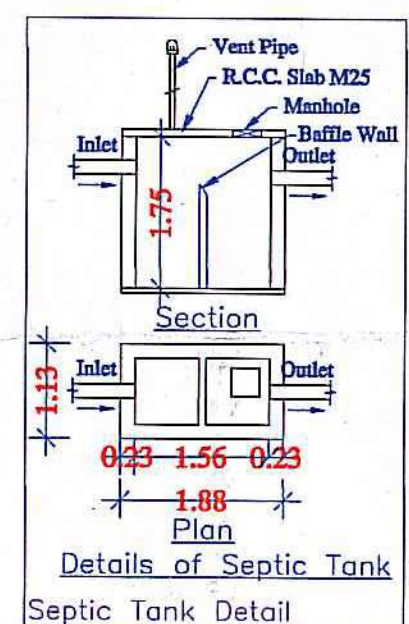
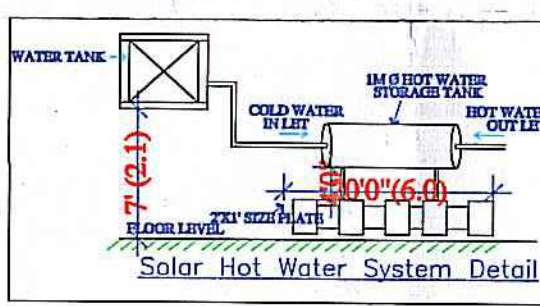
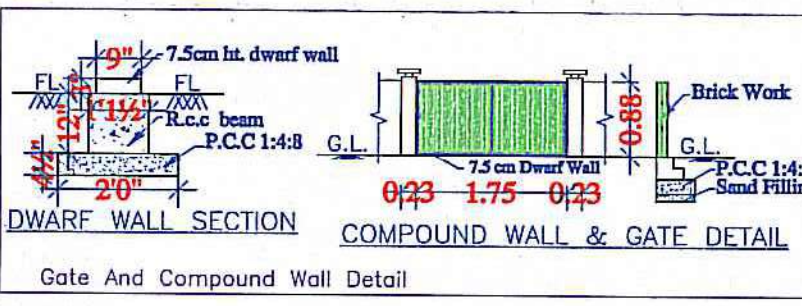
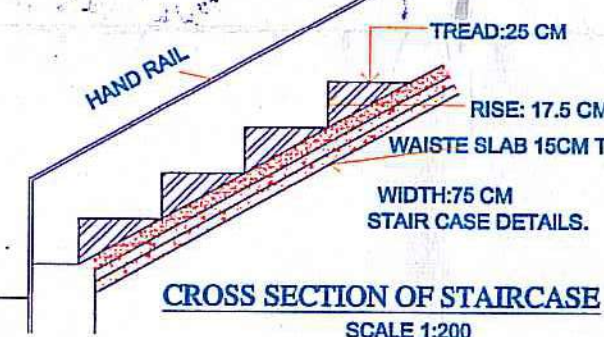
LAYOUT APPROVED No. SD/WDCN07/00457/2023

DATED:- 06/10/2023



SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	03
W1	1.20	1.20	07
W	1.80	1.20	02



FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY	ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	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	6.75	-	-	0.00	6.75	0
FIRST FLOOR	0.00	0.00	57.30	0.00	0.00	0.00	0.00	57.30	0.00	-	-	-	0.00	57.30	0
GROUND FLOOR	0.00	0.00	57.30	0.00	0.00	0.00	0.00	57.30	0.00	-	-	-	0.00	57.30	1
Total	0.00	0.00	114.60	0.00	0.00	0.00	0.00	114.60	0.00	6.75	-	-	0.00	121.35	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.90	2.10	03
D	0.90	2.10	01
MD	1.00	2.10	01

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/20621/23	
Case Type:	New	Name of Road: VETRI NAGAR
Type of Proposal:	Primary Residential	Plot No.: 9
Category:	Ordinary Bldg	Door No.: -
Zone:	Zone-07	Division: Div - 083
Survey No.:	T.S.No.3/16	Survey Village: KORATTUR
Land Use Zone:	Detached Area	

AREA DETAILS

SQ.MT.

PLOT AREA AS PER PATTAS	84.42
PLOT AREA AS PER DOCUMENT	84.42
PLOT AREA AS PER SITE	84.47
PLOT AREA AS PER DRAWING	84.42
PLOT AREA CONSIDERED FOR SCRUTINY	(A) 84.42
BALANCE AREA OF PLOT	(B) 84.42
NET AREA OF PLOT	(C) 84.42
NET BALANCE AREA OF PLOT	(D) 84.42
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	57.30
Total Proposed Coverage Area	(67.87%) 57.30
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	114.60
Proposed Floor (FSI) Area	114.60
TOTAL PROPOSED FSI AREA	114.60
CONSUMED FSI	1.36
TOTAL PROP. BUILT UP AREA	121.35

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED
Director

For ALEX CHRISTOPHER M.E.MBA,M.Sc(PhD)
REGISTERED ENGINEER No.220282019
GREATER CHENNAI CORPORATION
No.1, Conasapathy Nagar, Korattur,
Chennai - 600 039.
Mob: 94449 43507 / 94583 85808

SIGNATURE OF OWNER

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 an 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)	PROP. 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
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT unit	(nos) TWO WHEELER	PROP. by rule	REQD.
Residential	0 - 25	1	0	0	0
Residential	25.01 - 75	1	0	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	1	12.50
-	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	-	17.90



பெருந்தர் சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகராட்சிப் பிளவு
குறிப்பு
மதுரை தலைநிலையம் மதுரை சென்னை
குளியல் கட்டிடம் பின்பற்ற வேண்டும்

The approval issued under New
Rule TNCD & BR, 2019 is subject
to the out come of Writ Petition
in WP (MD) No. 6948 of 2019
before the Madurai Bench of
Madras High Court

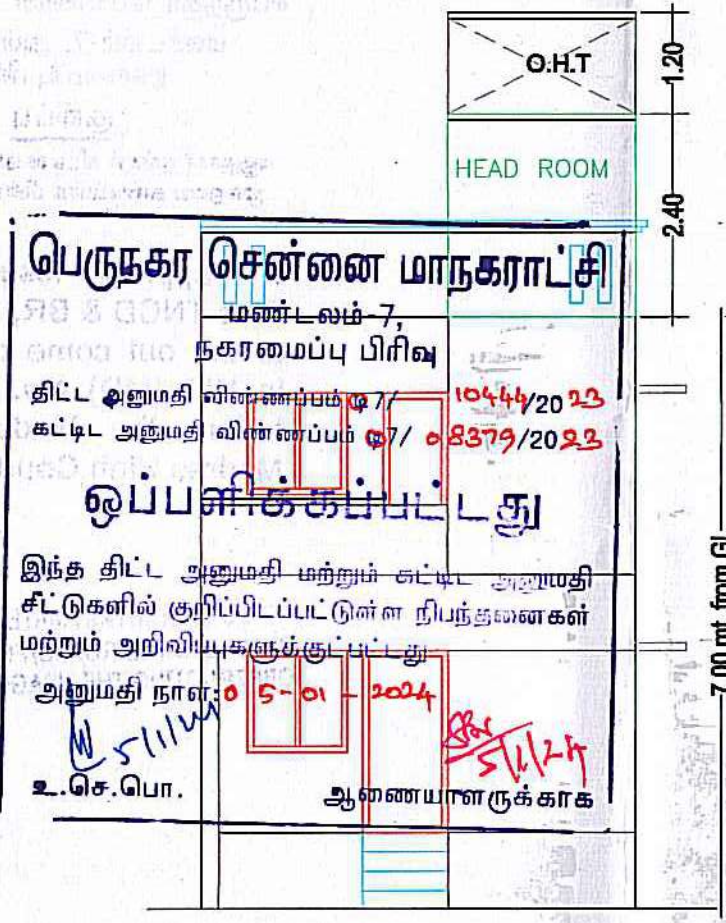
NO CONSTRUCTION MATERIALS SHALL BE
PLACED IN THE ROADS/FOOTPATH THEREBY
OBSTRUCTING THE USAGE OF IT.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.10 , VETRI NAGAR, KORATTUR,
CHENNAI, COMPRISED IN AS PER PATTAS NO. 598 / 1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598 / 1A1B , AS PER PATTAS NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E
OF KORATTUR VILLAGE , AMBATTUR TALUK, GREATER CHENNAI CORPORATION, DIVISION - 83,ZONE - VII.

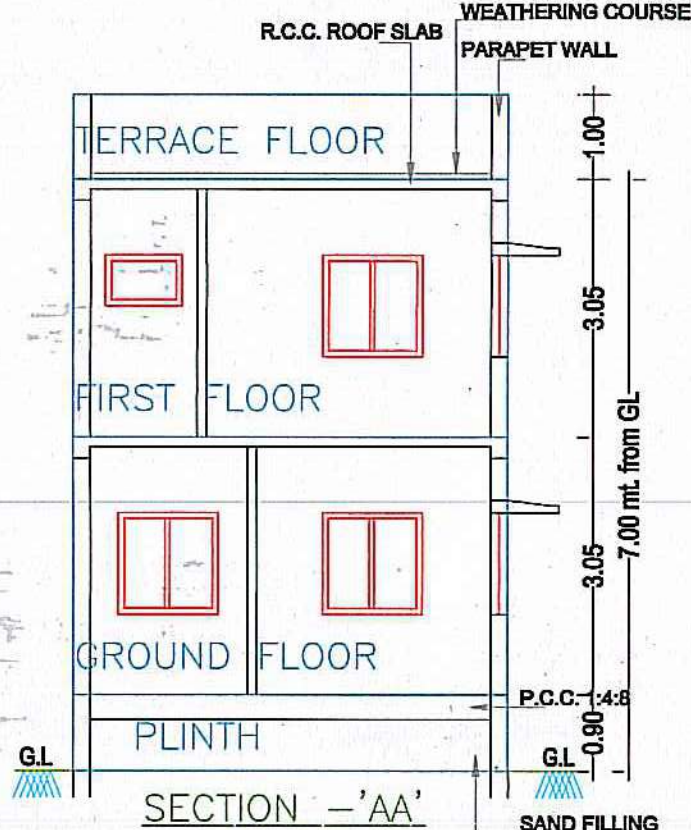
NOTE:-
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 06/10/2023

SPECIFICATIONS
BRICK WORK IN C M 1:5 FOR SUPER
STRUCTURE & BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM
LINTEL, SUNSHADE & ROOF SLAB &
FLOOR FINISHING IN C M 1:3
PLASTERING THE WALL IN C.M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK
WEATHERING COURSE WITH TWO LAYERS
OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR
WALLS & CEILING
ELECTRICAL SPECIFICATIONS
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS
TO BE USED.

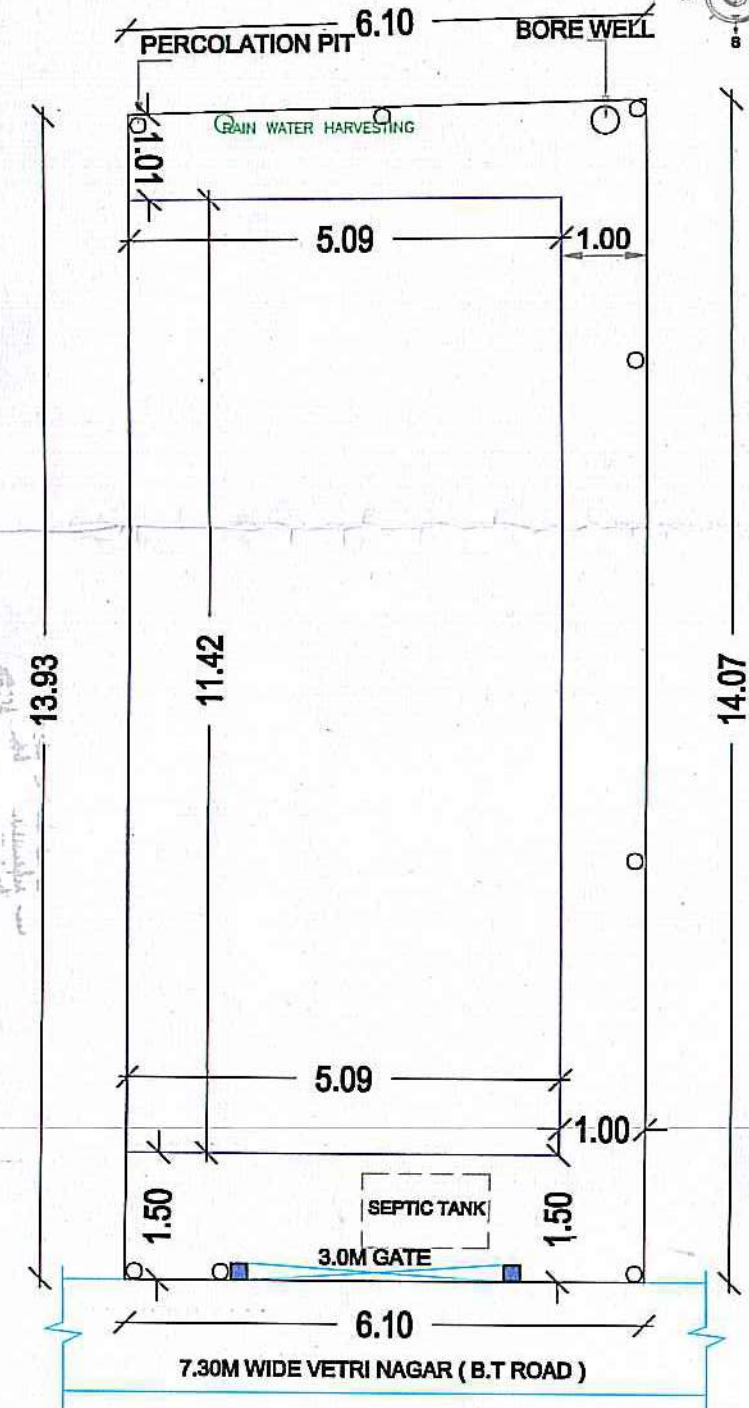
General Specification



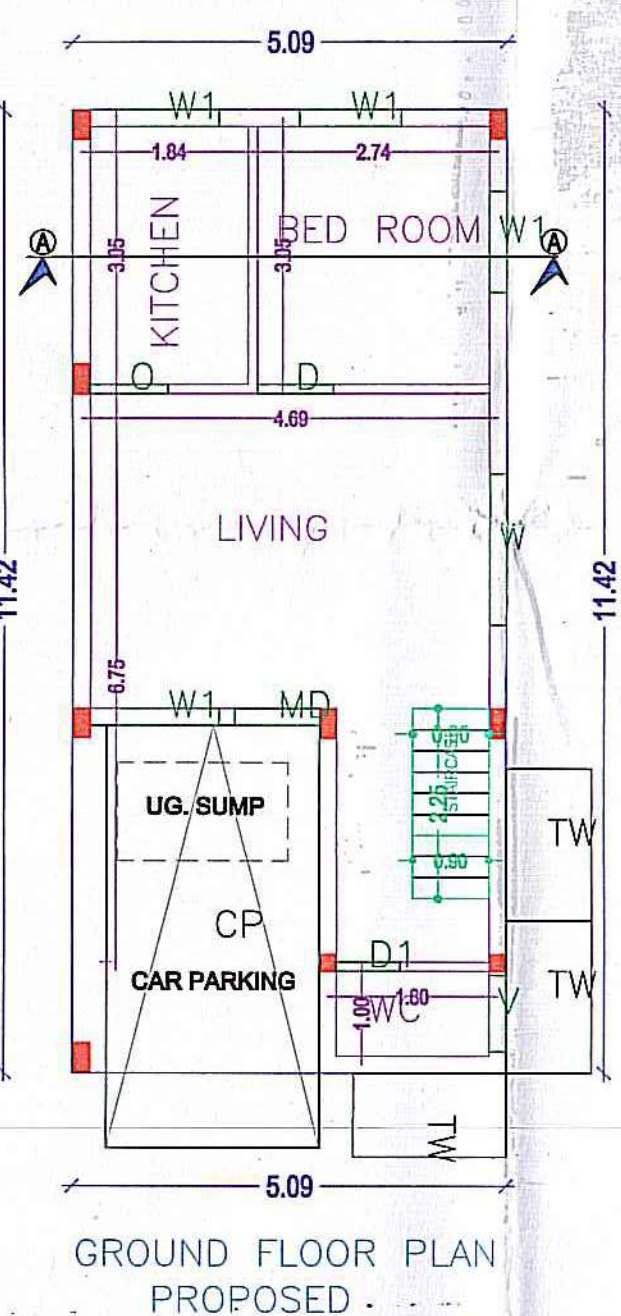
ELEVATION
PROPOSED



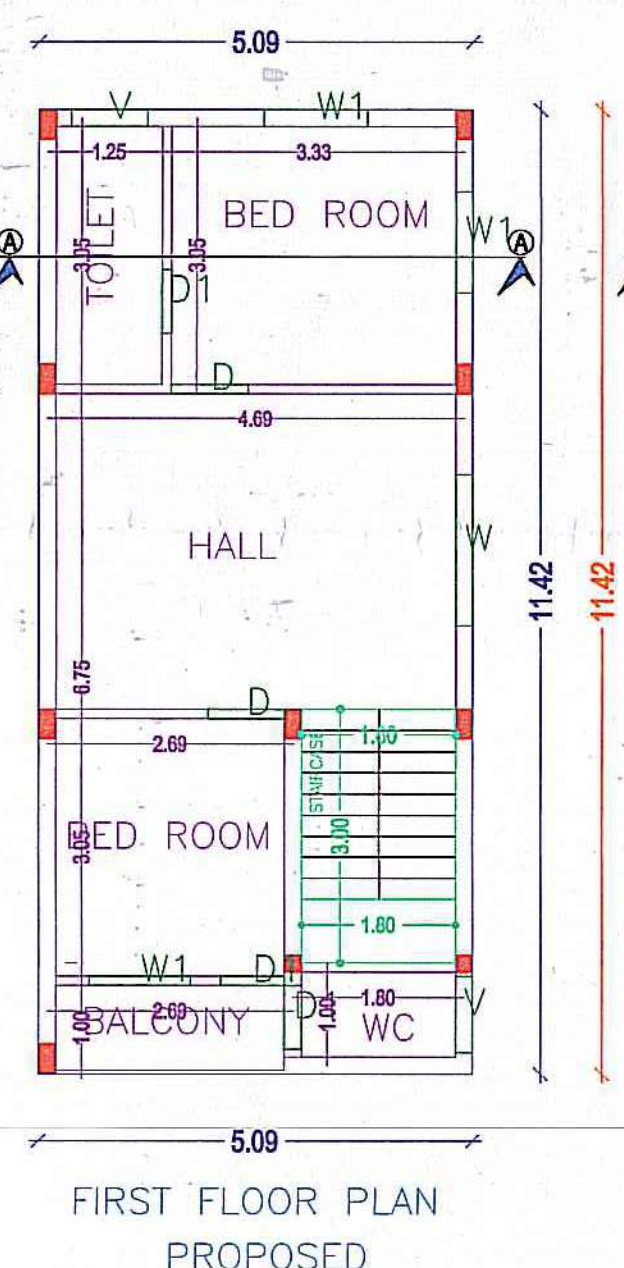
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PROPOSED



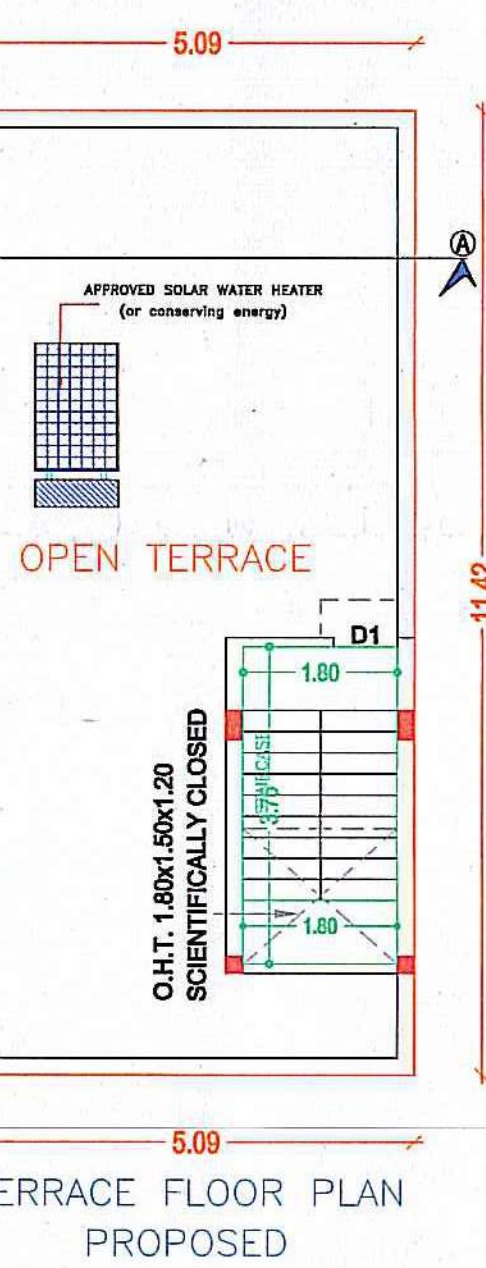
SITE PLAN



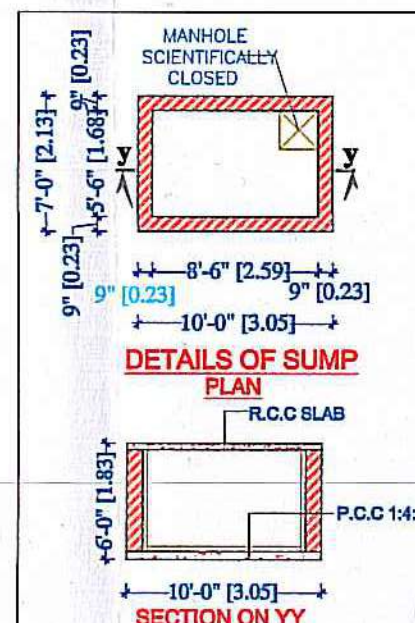
GROUND FLOOR PLAN
PROPOSED



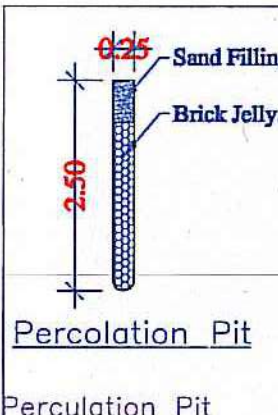
FIRST FLOOR PLAN
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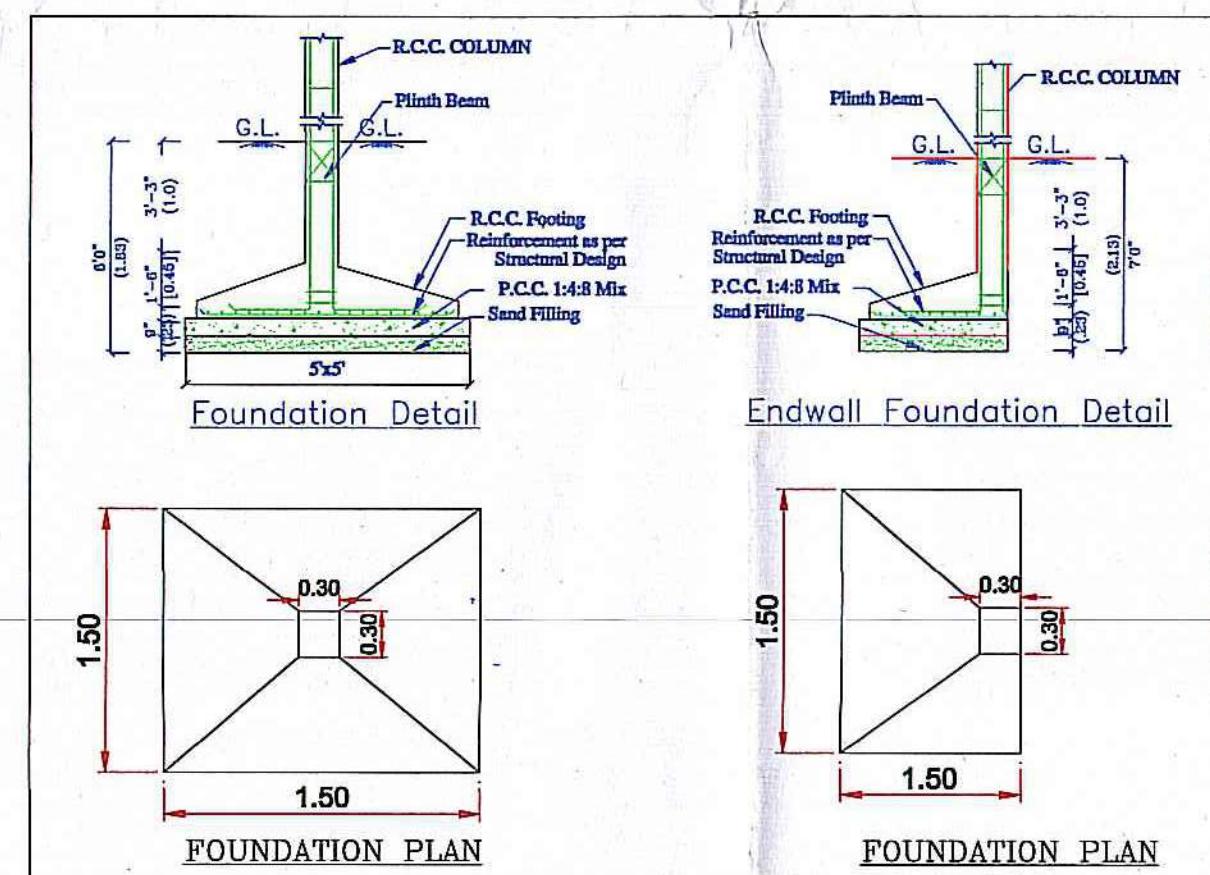
TERRACE FLOOR PLAN
PROPOSED



DETAILS OF SUMP
PLAN

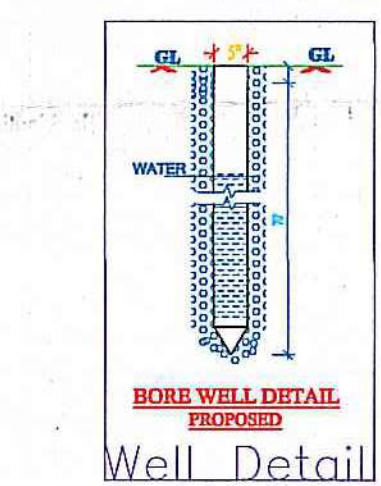


Percolation Pit

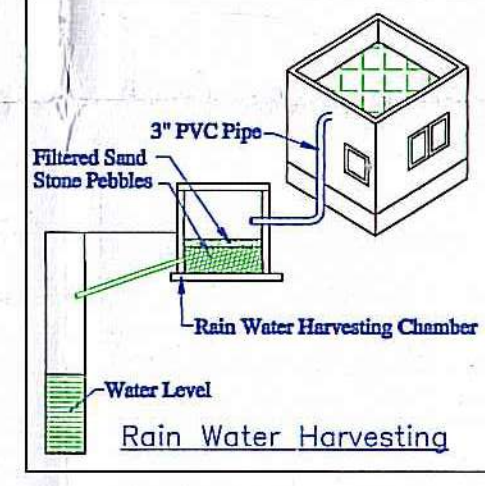


FOUNDATION PLAN

FOUNDATION PLAN



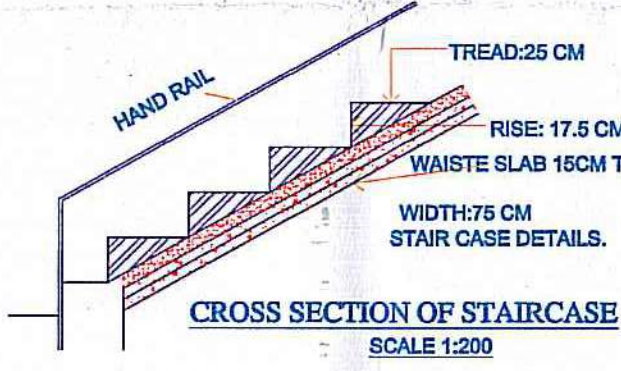
BORE WELL DETAIL
PROPOSED



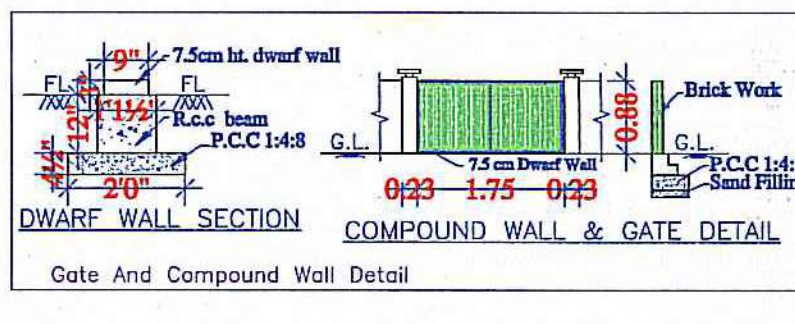
Rain Water Harvesting

SCHEDULE OF JOINERY:

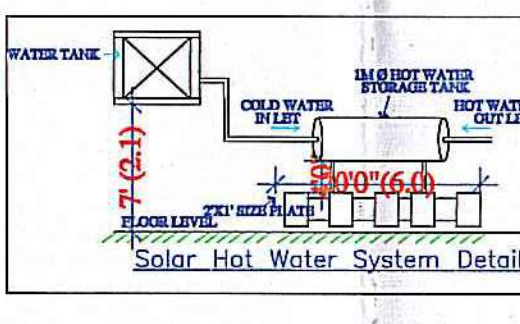
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.90	2.10	03
O	0.90	2.10	01
MD	1.00	2.10	01



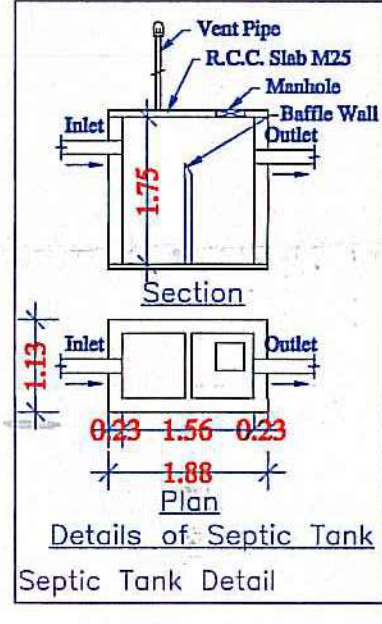
CROSS SECTION OF STAIRCASE
SCALE 1:200



Gate And Compound Wall Detail



Solar Hot Water System Detail



Details of Septic Tank

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY	ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	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	6.75	-	-	0.00	6.75	0
FIRST FLOOR	0.00	0.00	58.11	0.00	0.00	0.00	0.00	58.11	0.00	-	-	-	0.00	58.11	0
GROUND FLOOR	0.00	0.00	58.11	0.00	0.00	0.00	0.00	58.11	0.00	-	-	-	0.00	58.11	1
Total	0.00	0.00	116.22	0.00	0.00	0.00	0.00	116.22	0.00	6.75	-	-	0.00	122.97	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.80	03
W1	1.20	1.20	07
W	1.80	1.20	02

AREA STATEMENT (COC)		VERSION NO.: 1.03	VERSION DATE: 09/12/2016
PROJECT DETAIL			
File No.:	COC/20617/23		
Case Type:	New	Name of Road:	VETRI NAGAR
Type of Proposal:	Primary Residential	Plot No.:	10
Category :	Ordinary Bldg	Door No.:	-
Zone:	Zone-07	Division :	Div - 083
Survey No.:	T.S.No.3/16	Survey Village:	KORATTUR
Land Use Zone:	Detached Area		
AREA DETAILS		SQ.MT.	
PLOT AREA AS PER PATTAS		85.37	
PLOT AREA AS PER DOCUMENT		85.37	
PLOT AREA AS PER SITE		85.37	
PLOT AREA AS PER DRAWING		85.37	
PLOT AREA CONSIDERED FOR SCRUTINY	(A)	85.37	
BALANCE AREA OF PLOT	(B)	85.37	
NET AREA OF PLOT	(C)	85.37	
NET BALANCE AREA OF PLOT	(D)	85.37	
MAX. PERMISSIBLE COVERAGE AREA	-	-	
Proposed Coverage Area		58.11	
Total Proposed Coverage Area	(68.07%)	58.11	
BALANCE COVERAGE AREA		-	
PERMISSIBLE FSI AREA	2.00	170.74	
PREMIUM FSI AREA	-	-	
MAX. PERMISSIBLE FSI AREA	2.00	170.74	
Residential FSI		116.22	
Proposed Floor (FSI) Area		116.22	
TOTAL PROPOSED FSI AREA		116.22	
CONSUMED FSI		1.36	
TOTAL PROP. BUILT UP AREA		122.97	
COLOR INDEX			
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED WORK (COVERAGE AREA)			
EXISTING (To be retained)			
EXISTING (To be demolished)			

For PAWAN CASTLES PRIVATE LIMITED
Director.
E. JALEX CHRISTOPHER M.E. M.B. M.Sc. (Hd)
REGISTERED ENGINEER No. 200282019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur,
Chennai - 600 088.
Mob: 94445 43507 / 94455 85606

SIGNATURE OF OWNER
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	REQD.
Residential	0 - 50	1	0	0.00
Residential	50.01 - 75	2	0	1.00
Residential	> 75	1	1	1.00
Total	Required	-	-	1
Total	Proposed	-	-	1

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT unit	(nos) WHEELER	REQD.
Residential	0 - 25	1	0	0
Residential	25.01 - 75	1	0	1
Total	Required	-	-	0
Total	Proposed	-	-	3

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	PROPOSED No.
-	Car	1	12.50
-	Two Wheeler	0	3
-	Lorry	0	0
-	Cycle	0	0
Total	Total Area	-	17.50



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு
மனுதாரர் தங்கள் வீட்டின் மூலநீர் சேகரிப்பு
முறையை கண்டியாக பின்பற்ற வேண்டும்

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

NO CONSTRUCTION MATERIALS SHALL BE
PLACED IN THE ROADS/FOOTPATH THEREBY
OBSTRUCTING THE USAGE OF IT.