

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 11, 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

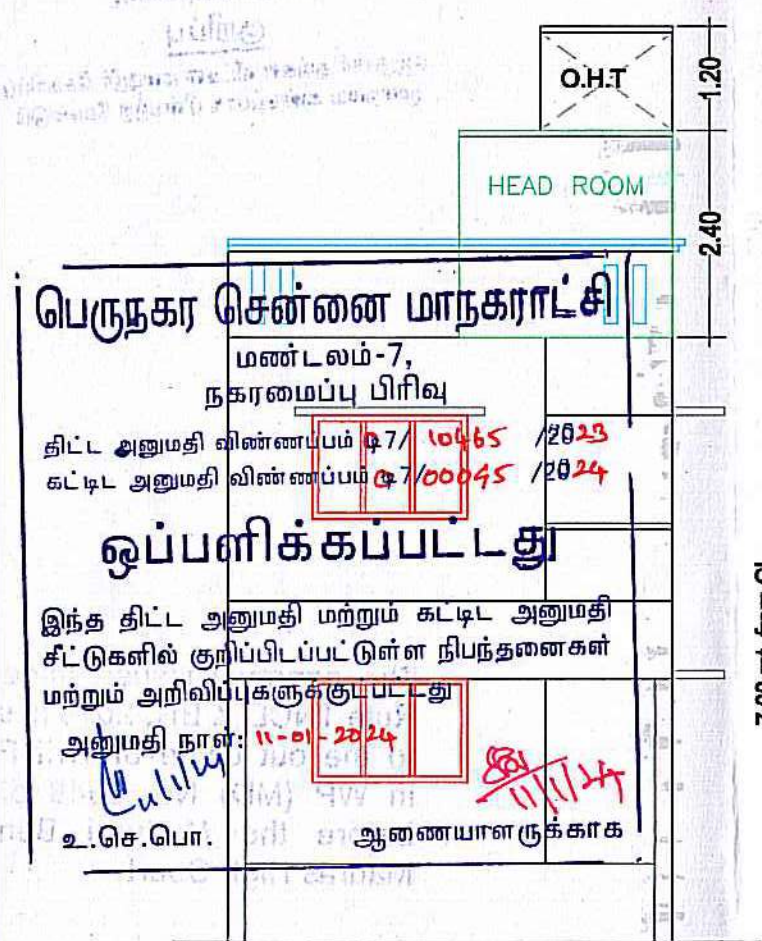
BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE & BASEMENT R.C.C [M25]

FOR COLUMN, PLINTH BEAM LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M 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

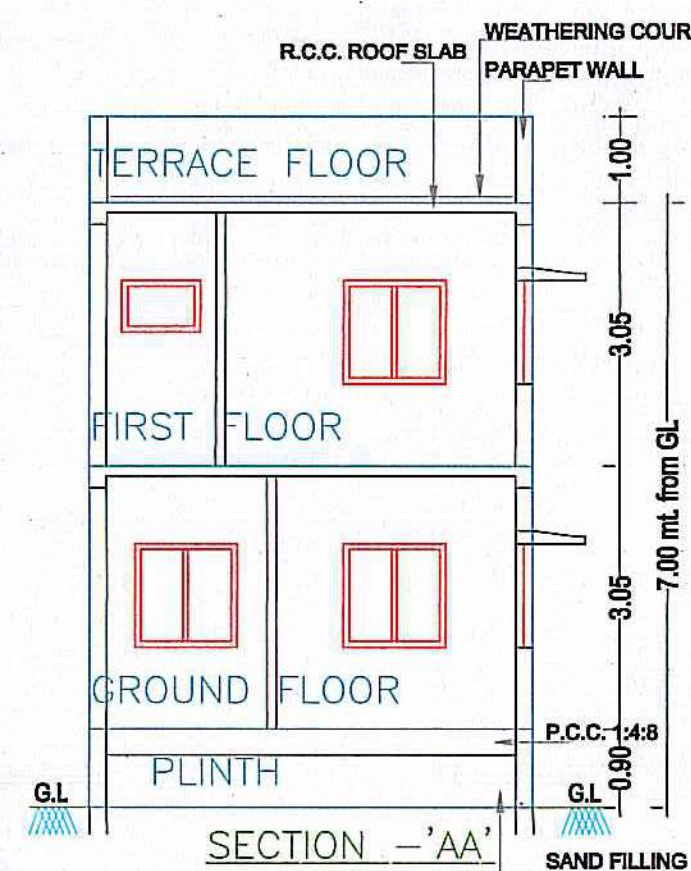
ELECTRICAL SPECIFICATIONS

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

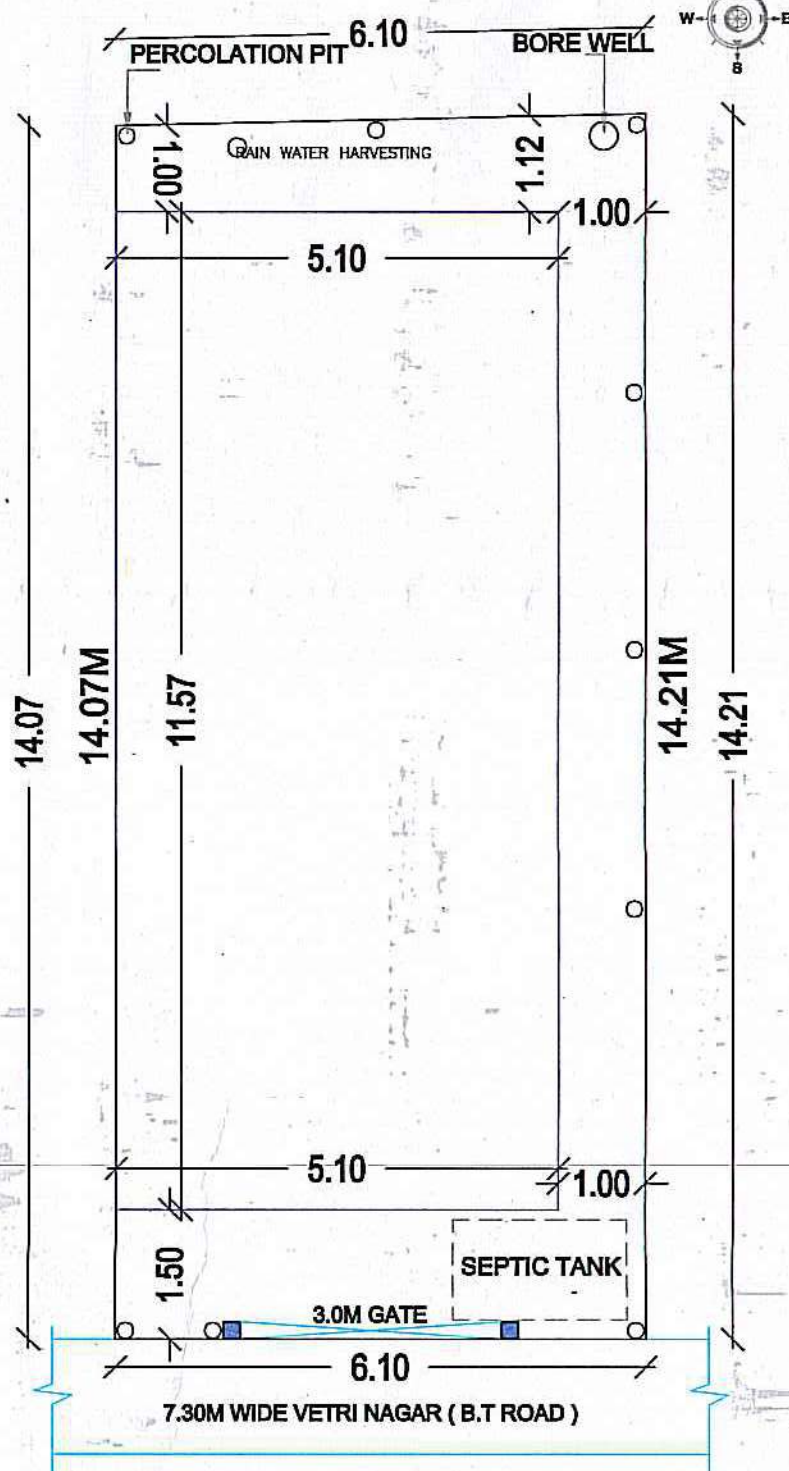
General Specification



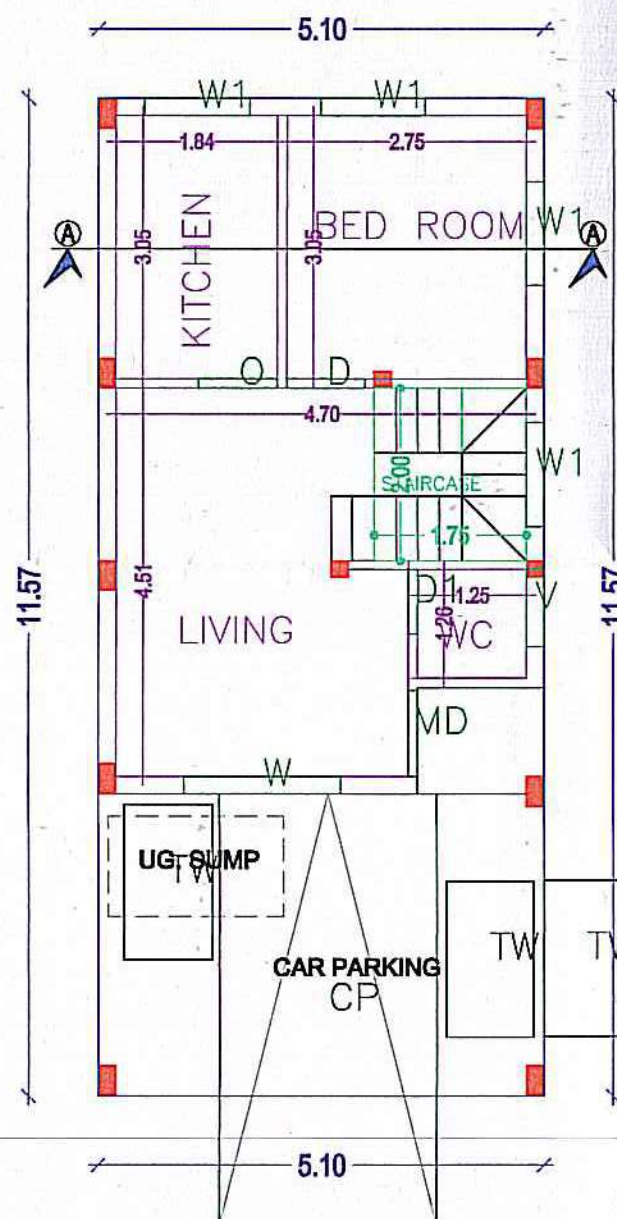
ELEVATION
PROPOSED



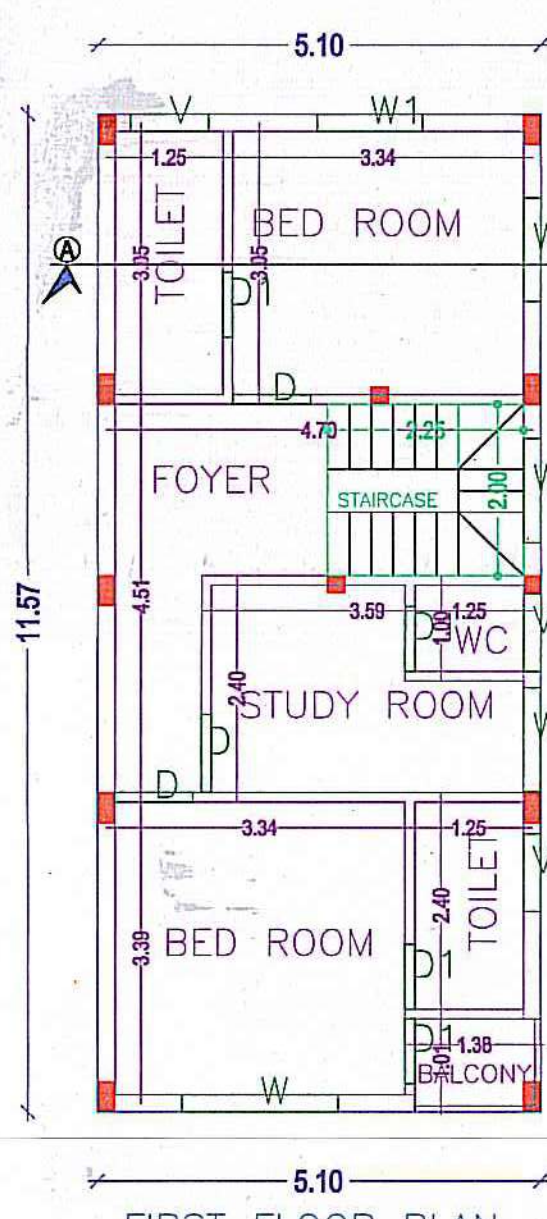
SECTION - 'AA'
PROPOSED



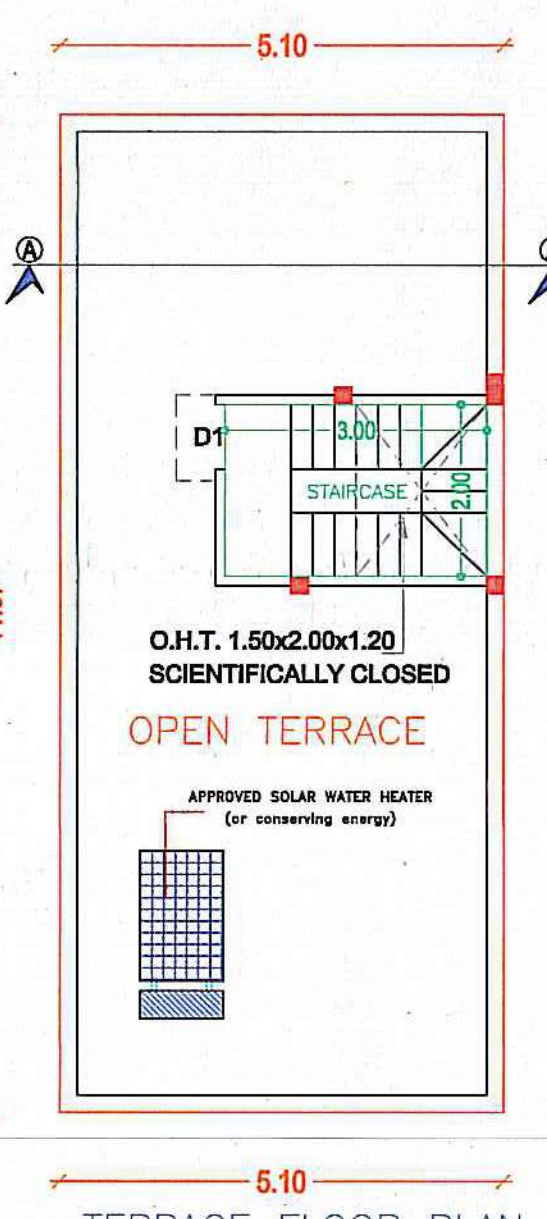
SITE PLAN



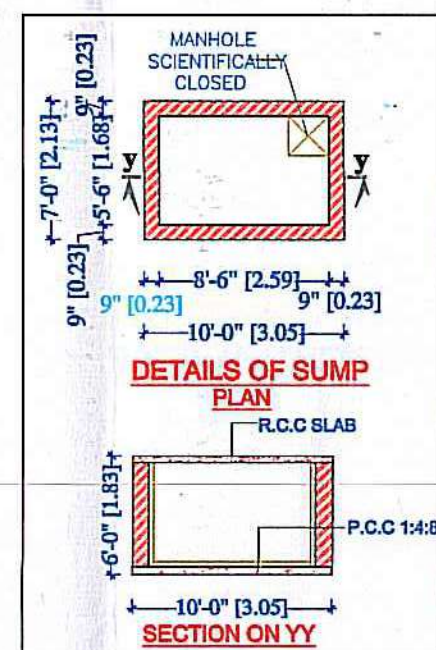
GROUND FLOOR PLAN
PROPOSED



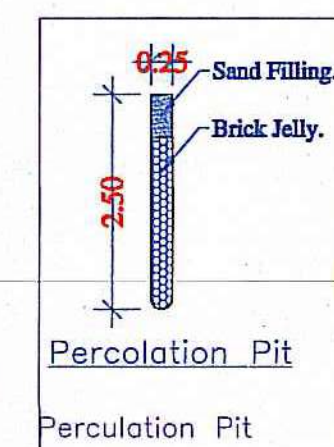
FIRST FLOOR PLAN
PROPOSED



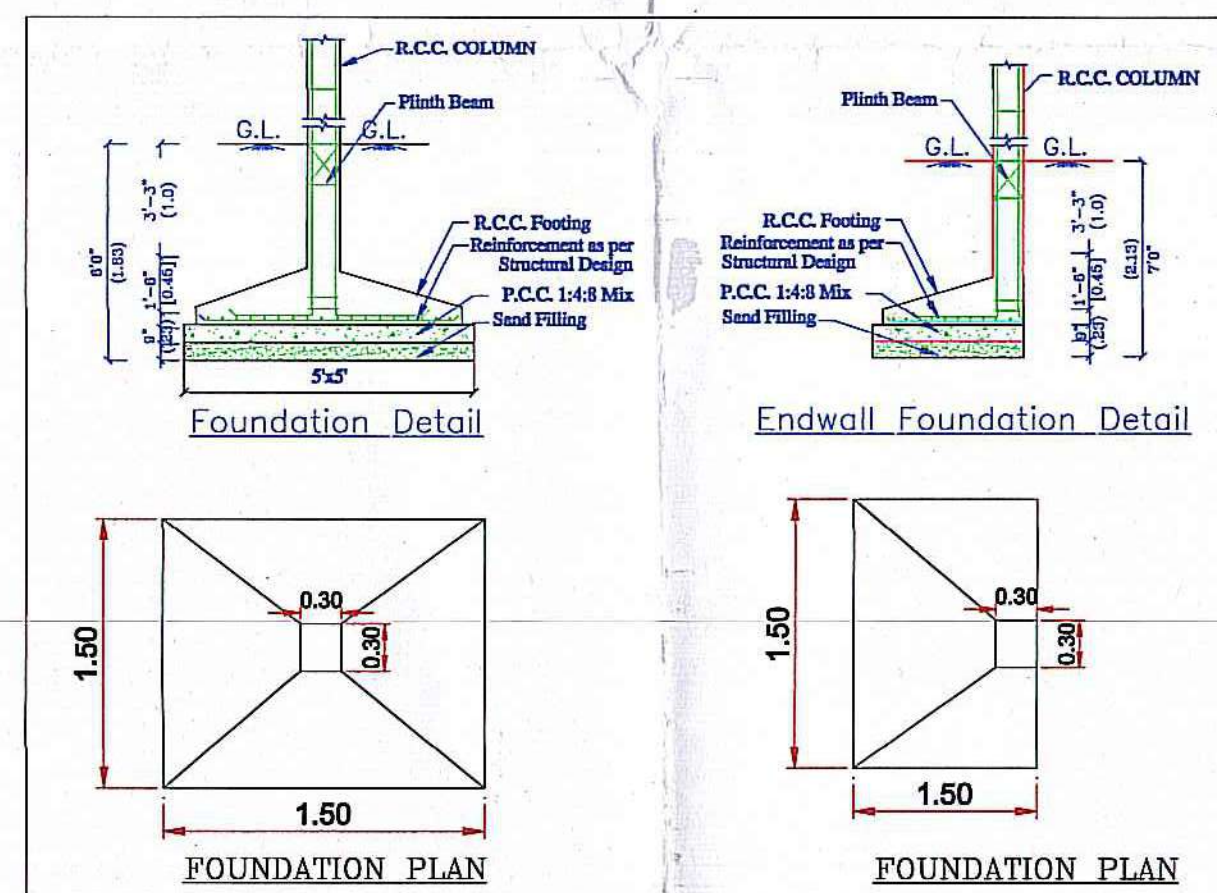
TERRACE FLOOR PLAN
PROPOSED



DETAILS OF SUMP
PLAN



Percolation Pit
Percolation Pit

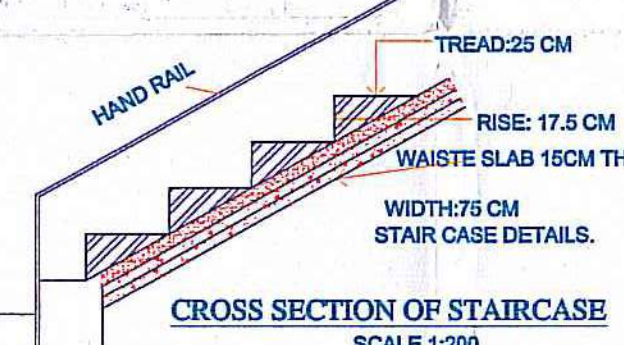


FOUNDATION PLAN

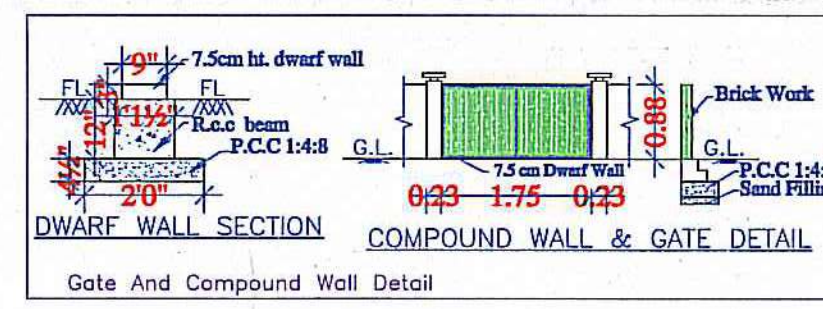
FOUNDATION PLAN

SCHEDULE OF JOINERY:

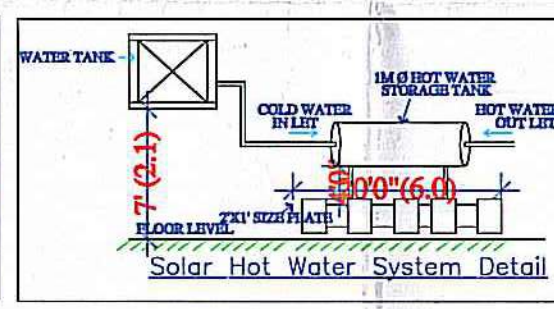
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	05
D	0.90	2.10	04
O	0.90	2.10	01
MD	1.00	2.10	01



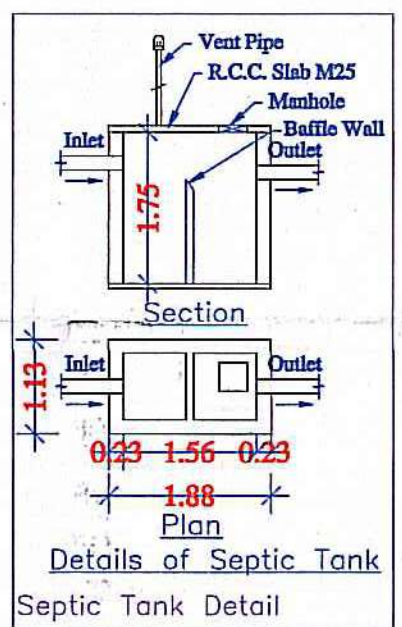
CROSS SECTION OF STAIRCASE
SCALE 1:200



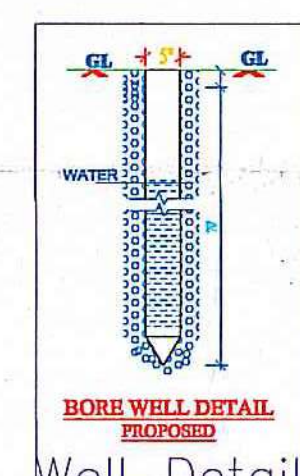
COMPOUND WALL & GATE DETAIL



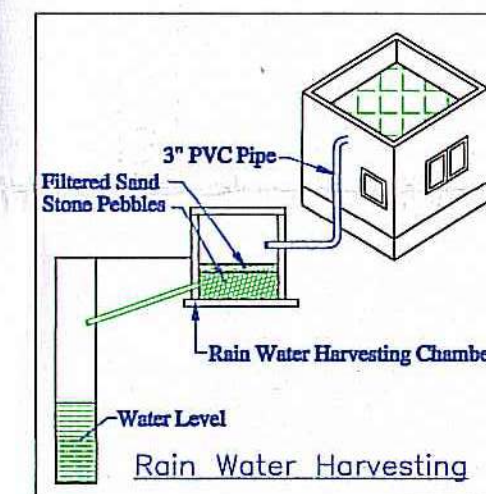
Solar Hot Water System Detail



Details of Septic Tank
Septic Tank Detail



Well Detail



Rain Water Harvesting

FLOORWISE FSI STATEMENT FOR:

FLOORS	FSI AREA					BALCONY	YARCH.	TOTAL	BALCONY	STAIR	LIFT	LIFT M/C SUB	PARKING	TOTAL	TENE.
	Existing	COMM.	RESI.	IND	SPEC.			FSI AREA							
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	-	-	0.00	6.00	0
FIRST FLOOR	0.00	0.00	58.99	0.00	0.00	0.00	0.00	58.99	0.00	-	-	-	0.00	58.99	0
GROUND FLOOR	0.00	0.00	58.99	0.00	0.00	0.00	0.00	58.99	0.00	-	-	-	0.00	58.99	1
Total	0.00	0.00	117.98	0.00	0.00	0.00	0.00	117.98	0.00	6.00	-	-	0.00	123.98	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.60	04
W1	1.20	1.20	08
W	1.80	1.20	02

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/20613/23	
Case Type:	New	Name of Road: VETRI NAGAR
Type of Proposal:	Primary Residential	Plot No.: 11
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	86.22
PLOT AREA AS PER DOCUMENT	86.22
PLOT AREA AS PER SITE	86.22
PLOT AREA AS PER DRAWING	86.22
PLOT AREA CONSIDERED FOR SCRUTINY (A)	86.22
BALANCE AREA OF PLOT (B)	86.22
NET AREA OF PLOT (C)	86.22
NET BALANCE AREA OF PLOT (D)	86.22
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	58.99
Total Proposed Coverage Area (68.42%)	58.99
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	117.98
Proposed Floor (FSI) Area	117.98
TOTAL PROPOSED FSI AREA	117.98
CONSUMED FSI	1.37
TOTAL PROP. BUILT UP AREA	123.98

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

Er. ALEX CHRISTOPHER M.E. JIBAJIB (M)

REGISTERED ENGINEER No. 20028919

GREATER CHENNAI CORPORATION

No.1, Ganapathy Nagar, Kottur, Chennai - 600 093

Mob: 94449 43507 / 94885 65608

SIGNATURE OF LICENSED SURVEYOR

RAIN WATER CONSERVATION

* The following rain water conservation method should be made in the buildings.

* Percolation pits of 30 centimeter 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	PROF. by rule	CAR (nos)	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	PROF. by rule	WHEELER (nos)	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.	PROPOSED No.	REQUIRED Area	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



பெருநகர் சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு

குறிப்பு
மதுராள் தங்கள் வீட்டின் மனதில் கேசிப்பு
முறையை 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.

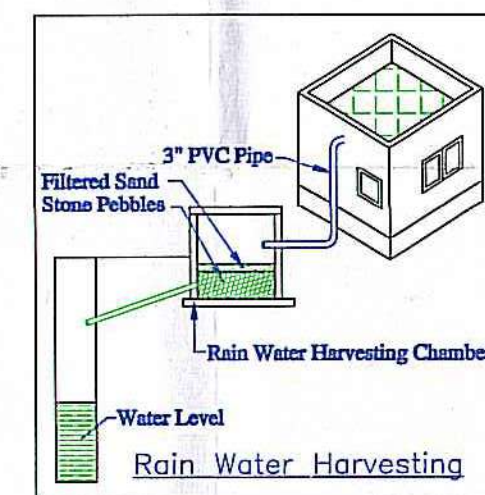
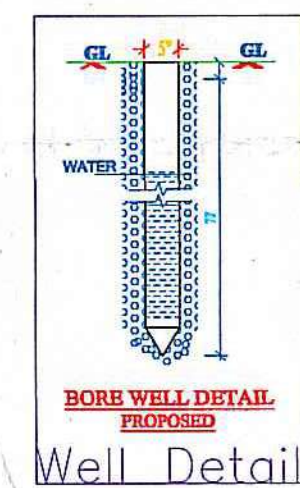
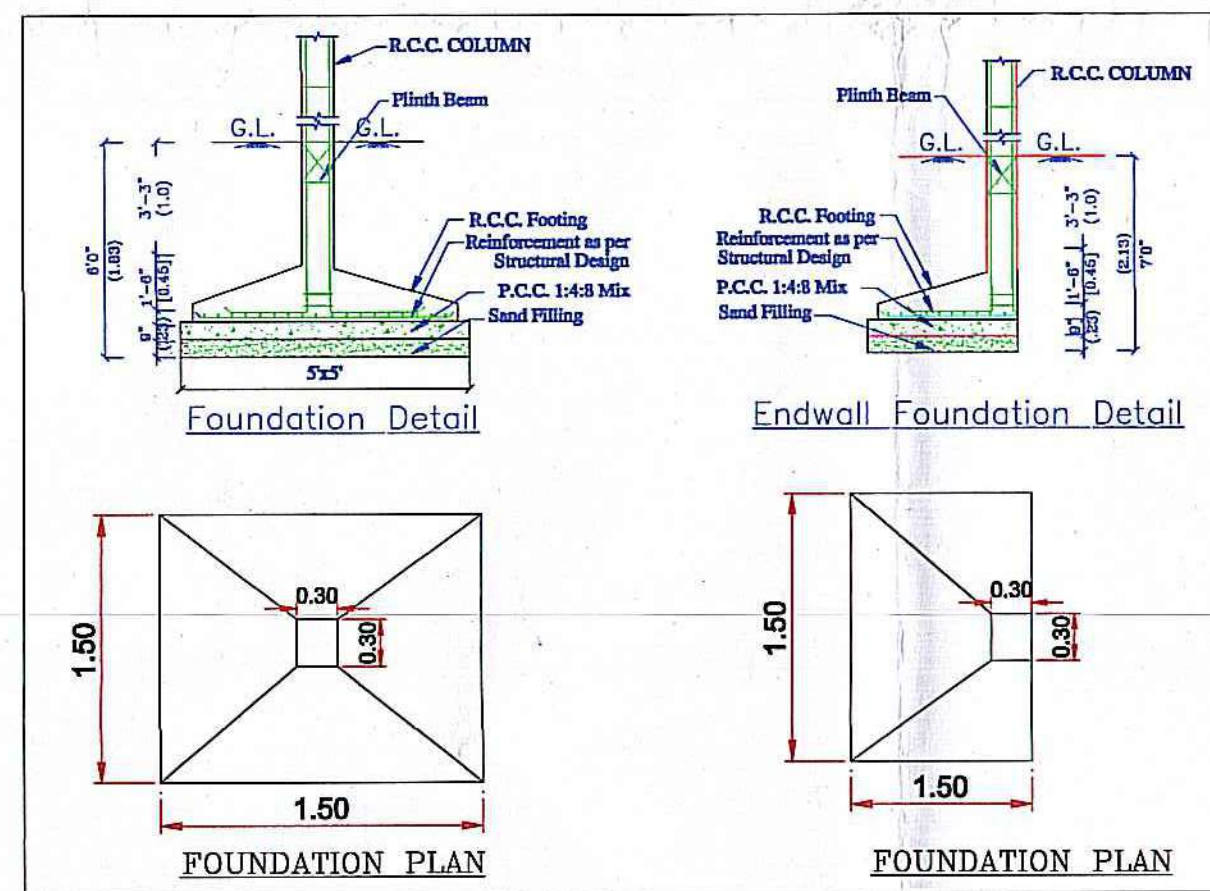
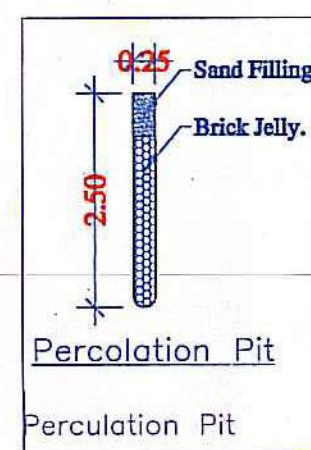
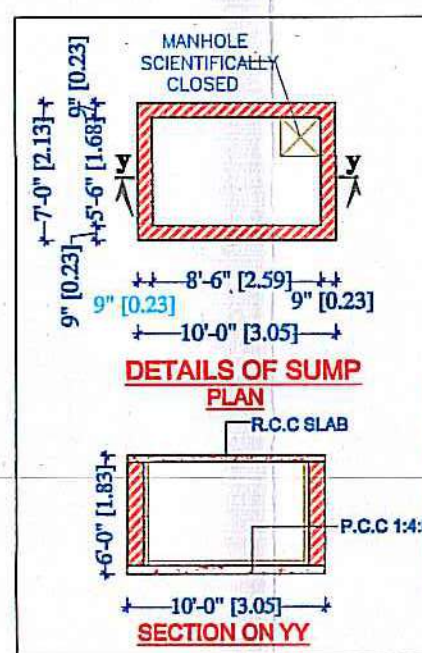
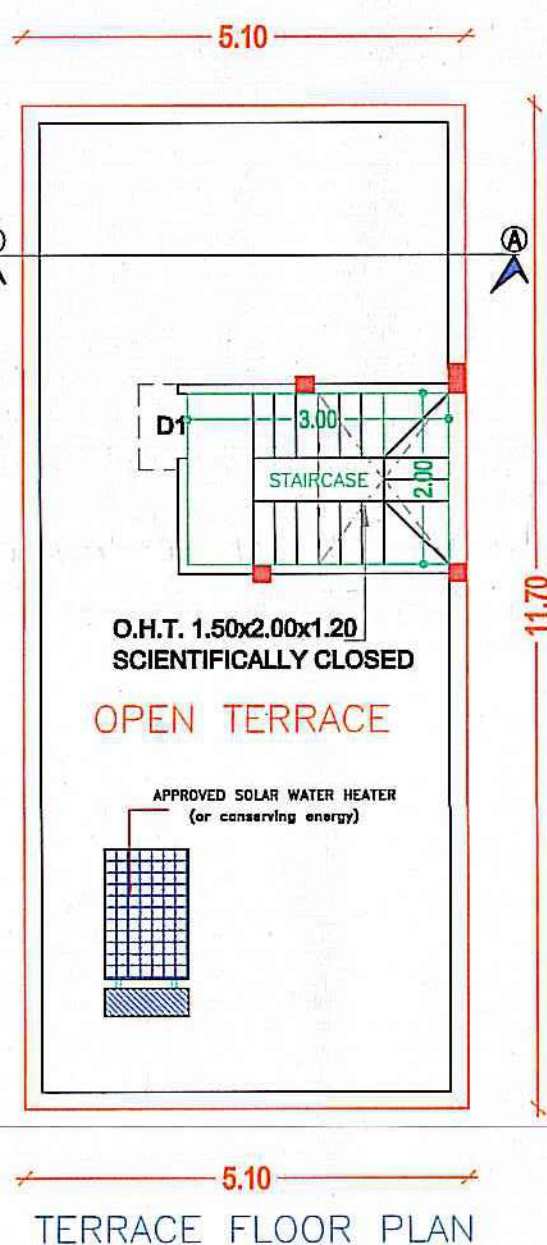
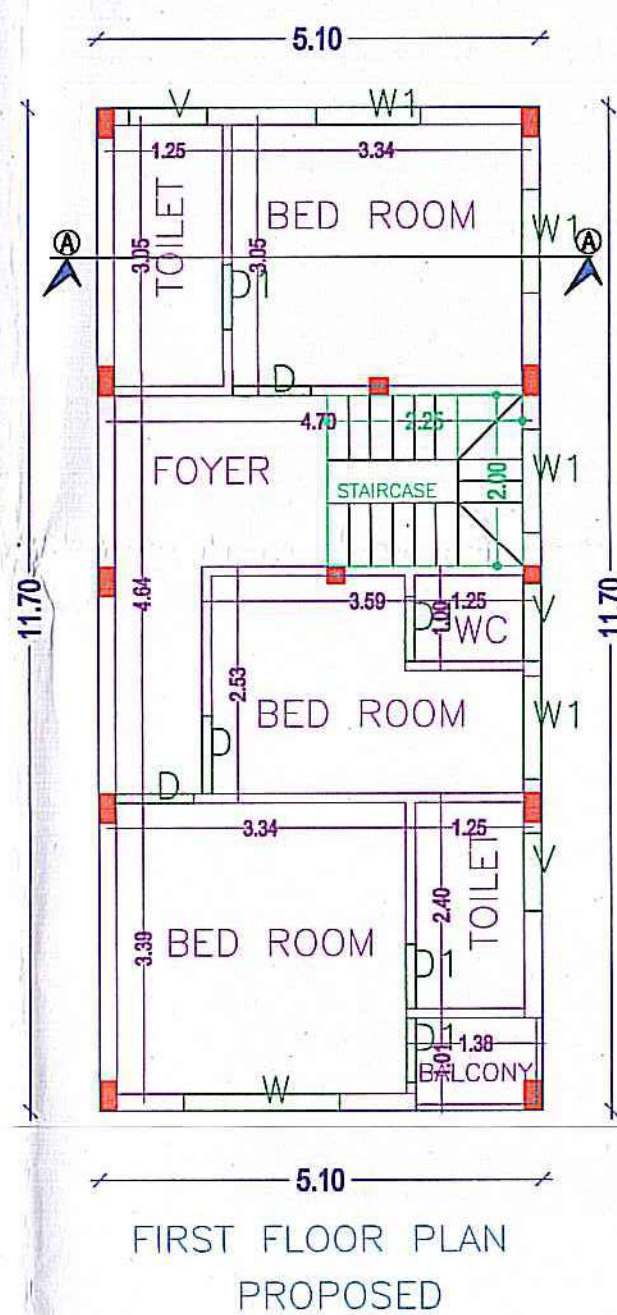
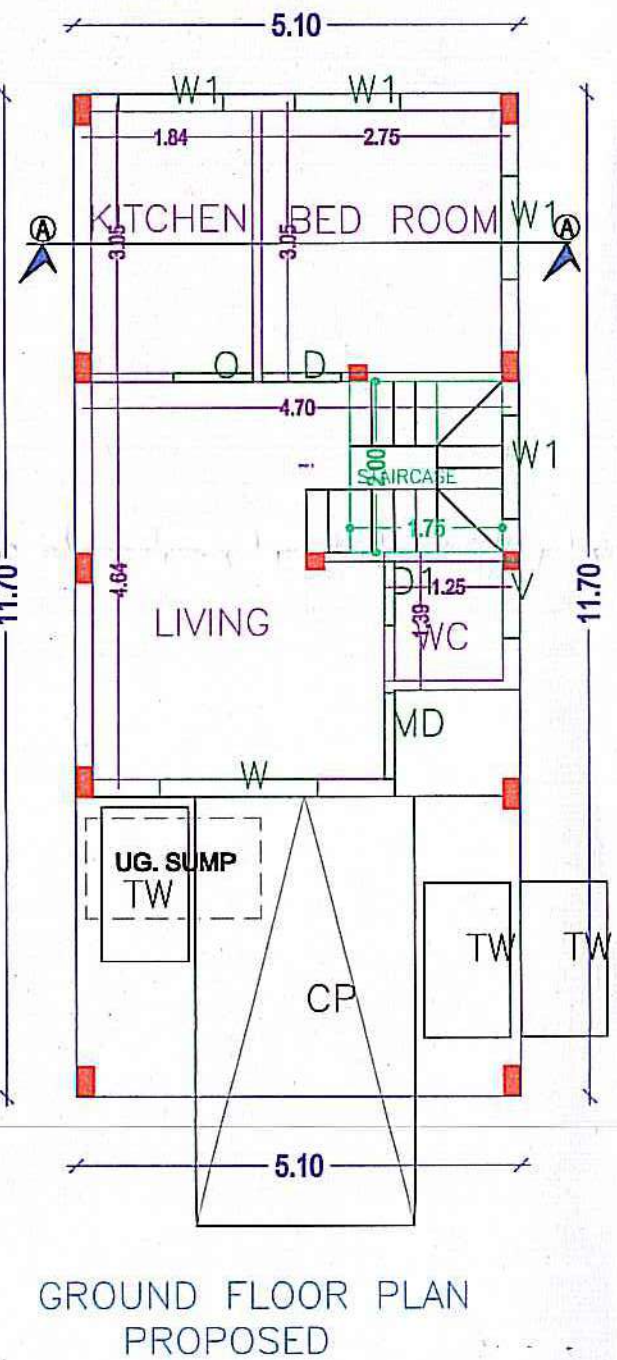
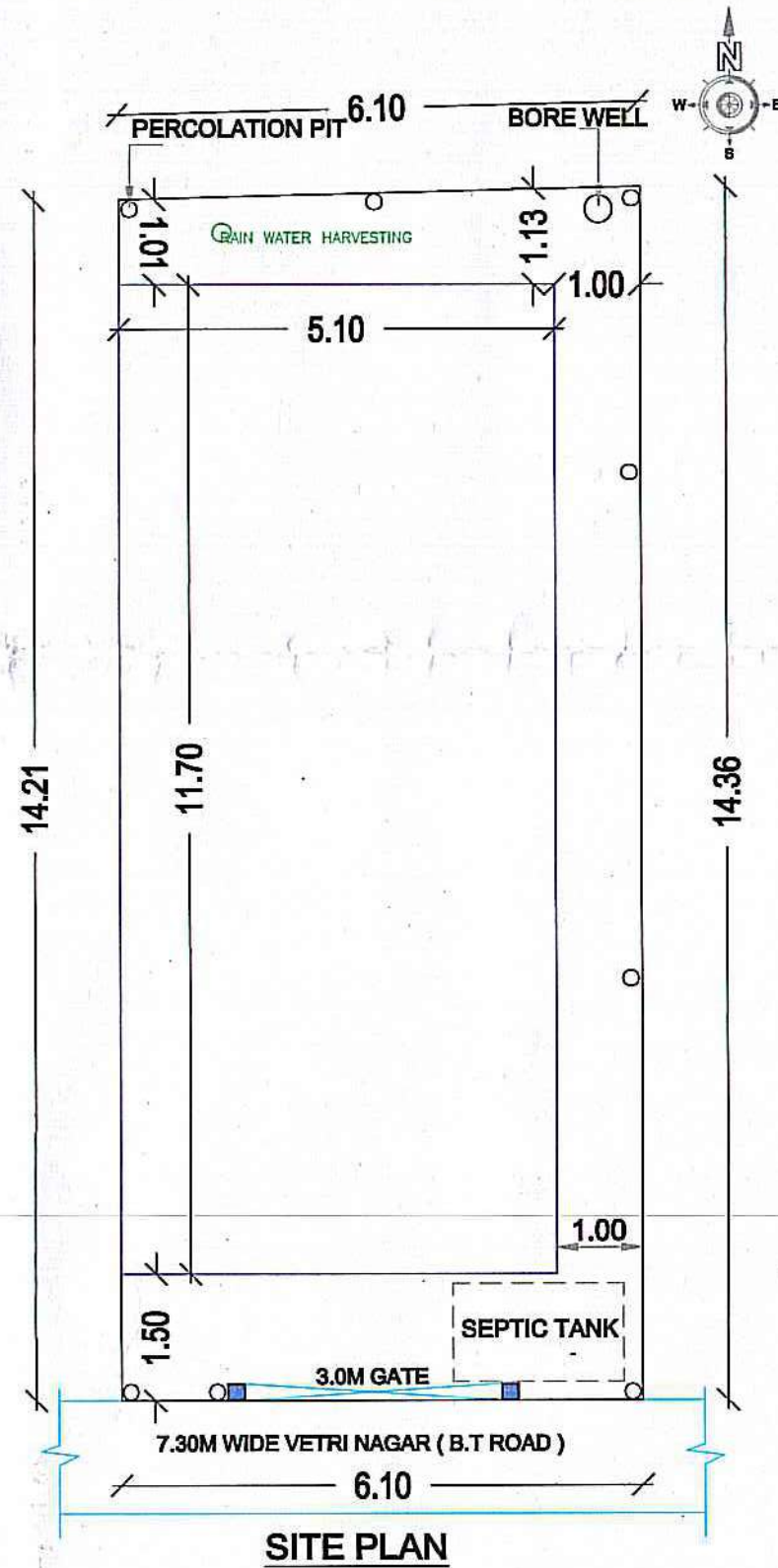
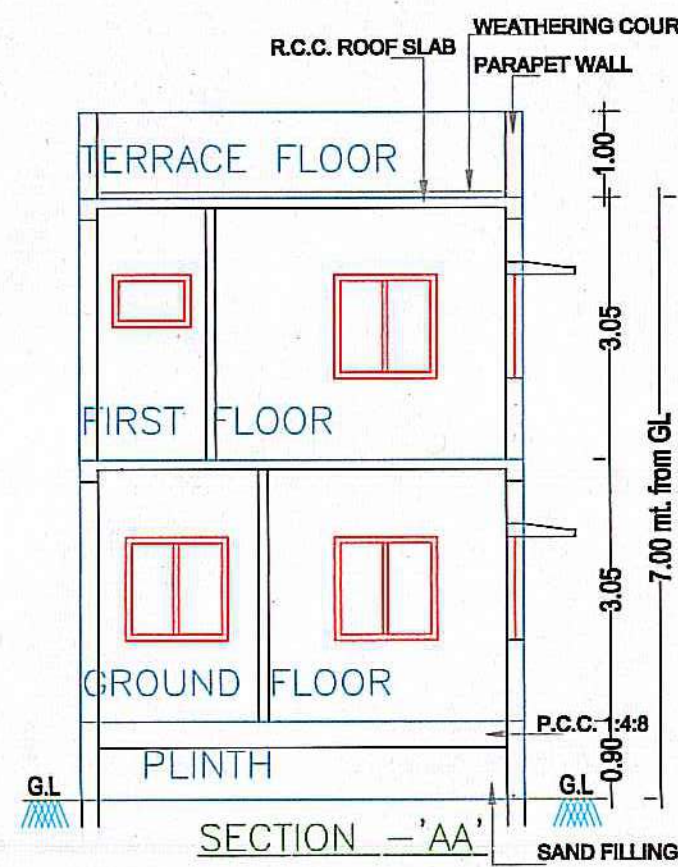
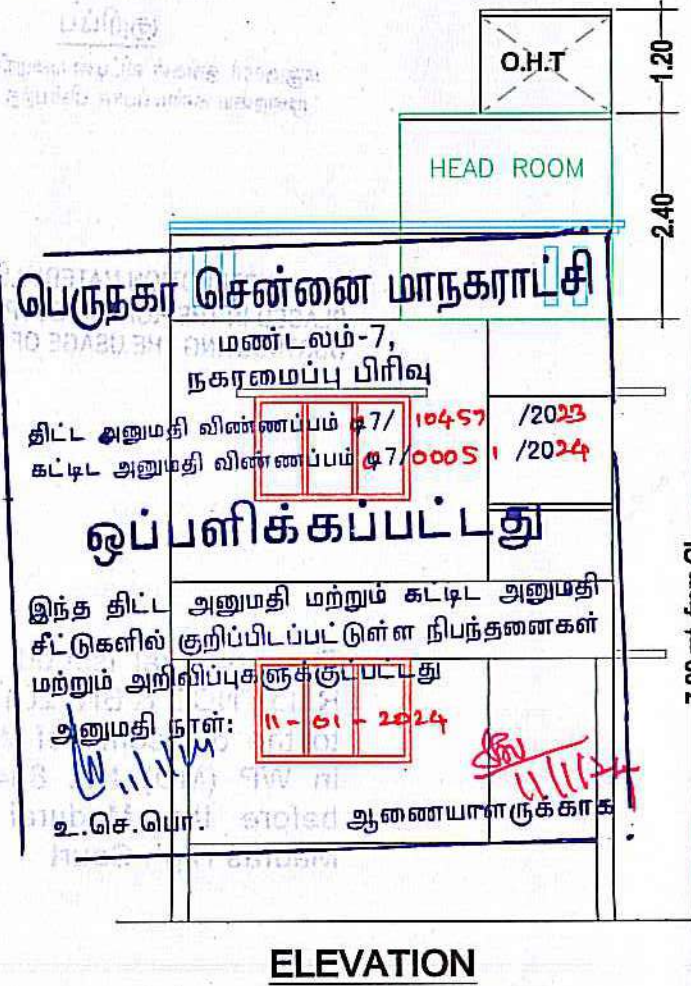
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.12, VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTAS NO. 598 / 1B1A Part, 1B1A2, 1B1A3, 1B1A4, 2B Part, 598 / 1A1B, AS PER PATTAS NEW TOWN SURVEY NO.3/16, BLOCK NO- 21, WARD -E OF KORATTUR VILLAGE, AMBATTUR TALUK, GREATER 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 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

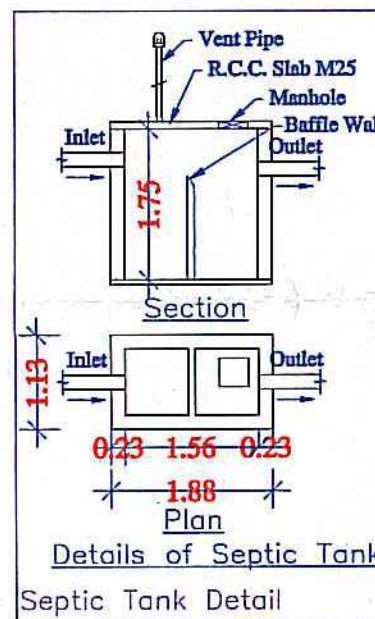
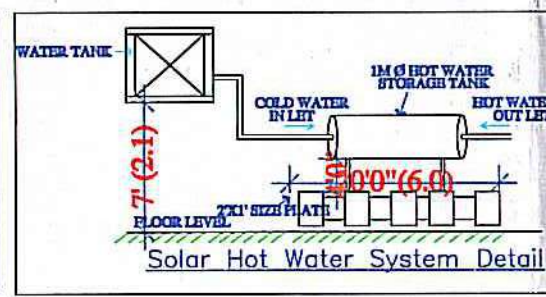
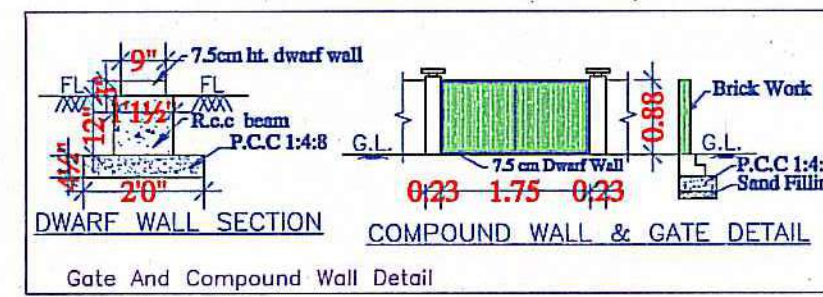
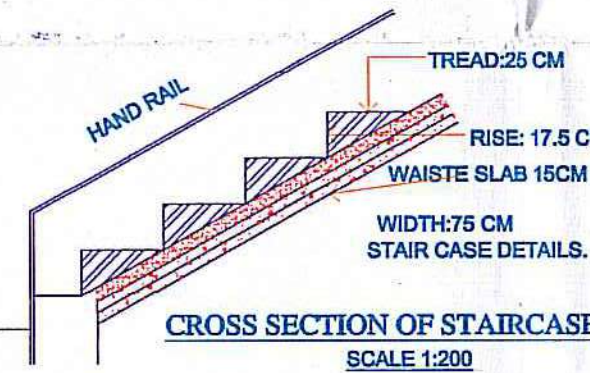
ELECTRICAL SPECIFICATIONS
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification



SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	05
D	0.90	2.10	04
O	0.90	2.10	01
MD	1.00	2.10	01



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	6.00	-	-	0.00	6.00	0
FIRST FLOOR	0.00	0.00	59.65	0.00	0.00	0.00	59.65	0.00	-	-	-	0.00	59.65	0
GROUND FLOOR	0.00	0.00	59.65	0.00	0.00	0.00	59.65	0.00	-	-	-	0.00	59.65	1
Total	0.00	0.00	119.31	0.00	0.00	0.00	119.31	0.00	6.00	-	-	0.00	125.31	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.80	04
W1	1.20	1.20	08
W	1.80	1.20	02

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/22/2016

PROJECT DETAIL

File No.:	COC/20608/23
Case Type:	New
Type of Proposal:	Primary Residential
Category:	Ordinary Bldg
Zone:	Zone-07
Survey No.:	T.S.No.3/16
Land Use Zone:	Detached Area
Name of Road:	VETRI NAGAR
Plot No.:	12
Door No.:	-
Division:	Div - 083
Survey Village:	KORATTUR

AREA DETAILS

SQ.MT.

PLOT AREA AS PER PATTAS	87.06
PLOT AREA AS PER DOCUMENT	87.06
PLOT AREA AS PER SITE	87.12
PLOT AREA AS PER DRAWING	87.06
PLOT AREA CONSIDERED FOR SCRUTINY (A)	87.06
BALANCE AREA OF PLOT (B)	87.06
NET AREA OF PLOT (C)	87.06
NET BALANCE AREA OF PLOT (D)	87.06
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	59.65
Total Proposed Coverage Area (68.52%)	59.65
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	119.31
Proposed Floor (FSI) Area	119.31
TOTAL PROPOSED FSI AREA	119.31
CONSUMED FSI	1.37
TOTAL PROP. BUILT UP AREA	125.31

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.M.B.A.M.Sc (Phd)
REGISTERED ENGINEER No. 200262019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Korattur,
Chennai - 600 099
Mob: 94448 43507 / 94953 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 (nos)	unit	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 (nos)	unit	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.	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



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு
குறிப்பு
மதுரைத் தங்கள் வீட்டின் மனுவைச் சேகரிப்பு
முறையை கண்டிப்பாக பின்பற்ற வேண்டும்

பெருநகர சென்னை மாநகராட்சி
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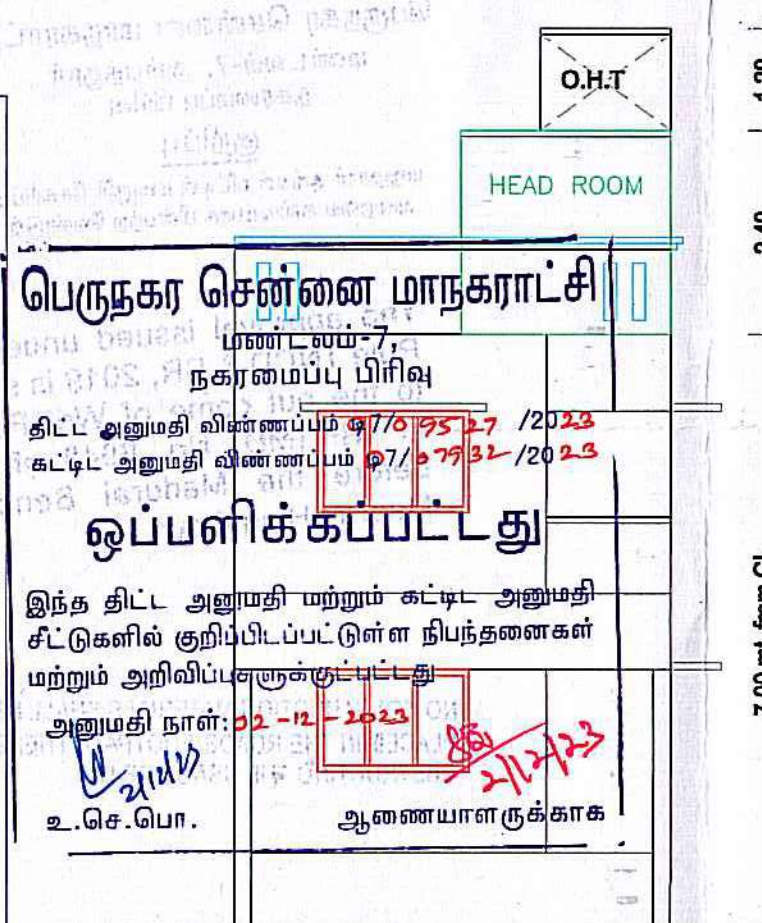
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PLASTERING THE WALL IN C M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR WALLS & CEILING

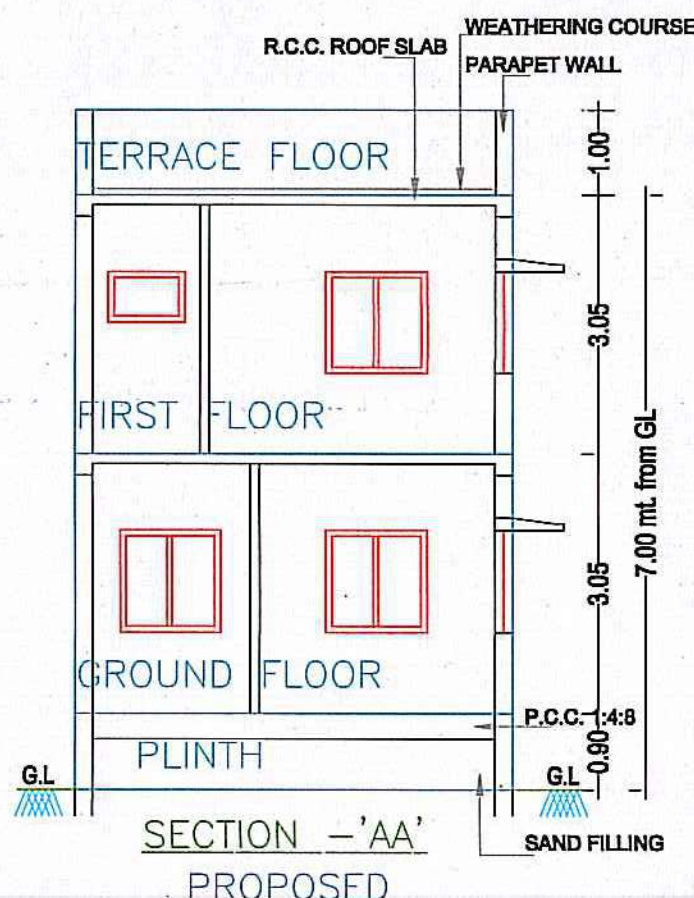
ELECTRICAL SPECIFICATIONS

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

General Specification



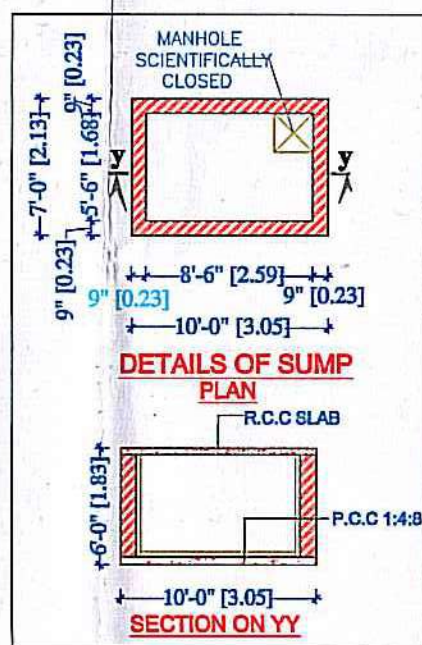
ELEVATION PROPOSED



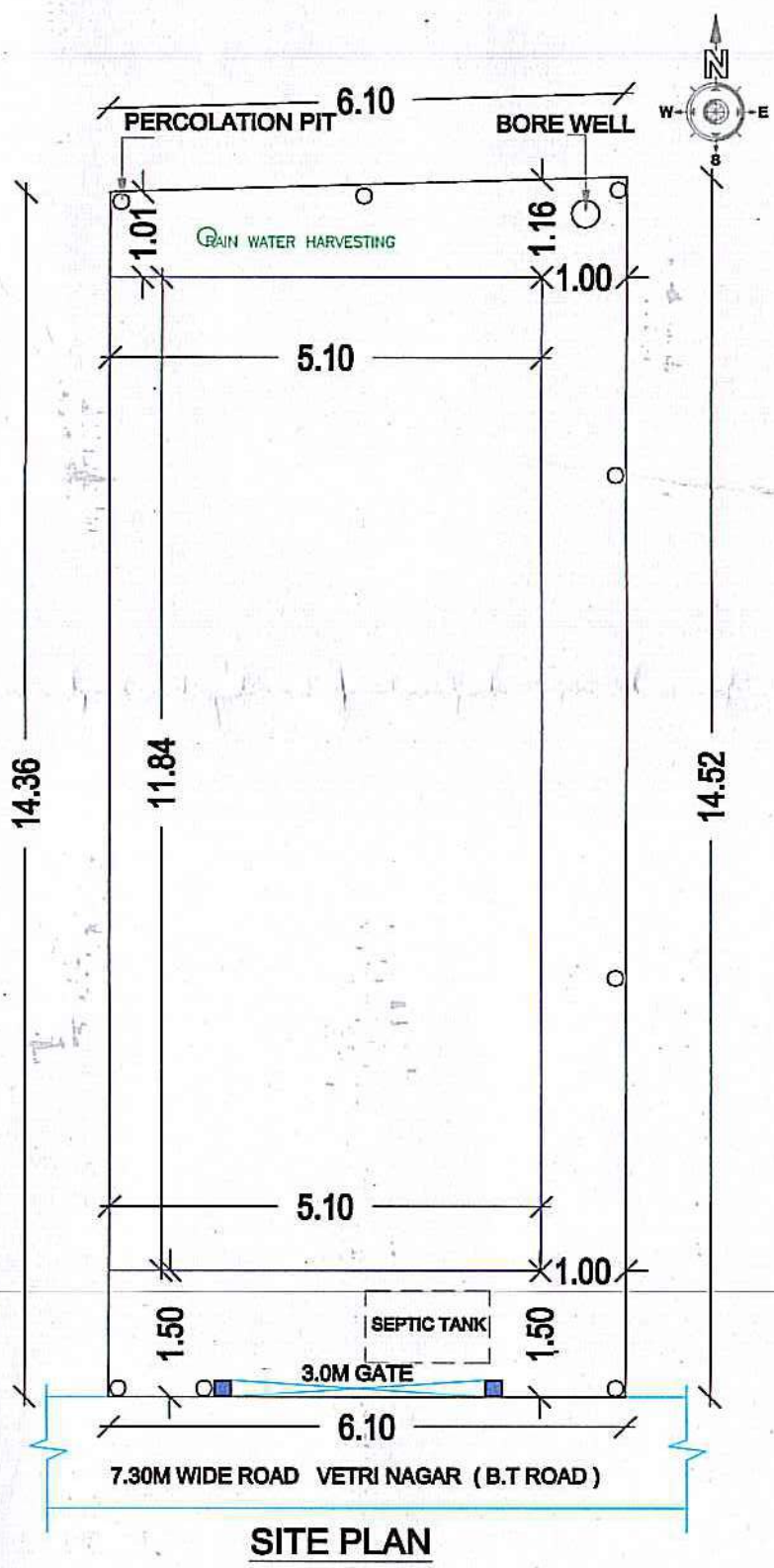
SECTION - 'AA' PROPOSED

NOTE:-

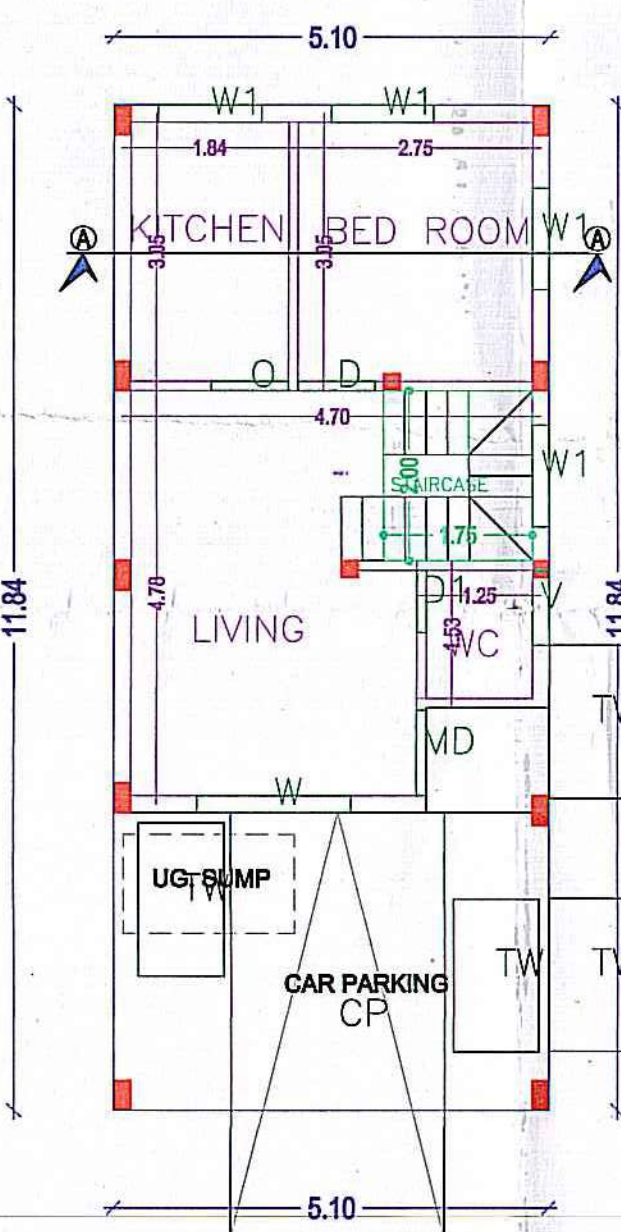
LAYOUT APPROVED No. SD/WDCN07/00457/2023
DATED:- 06/10/2023



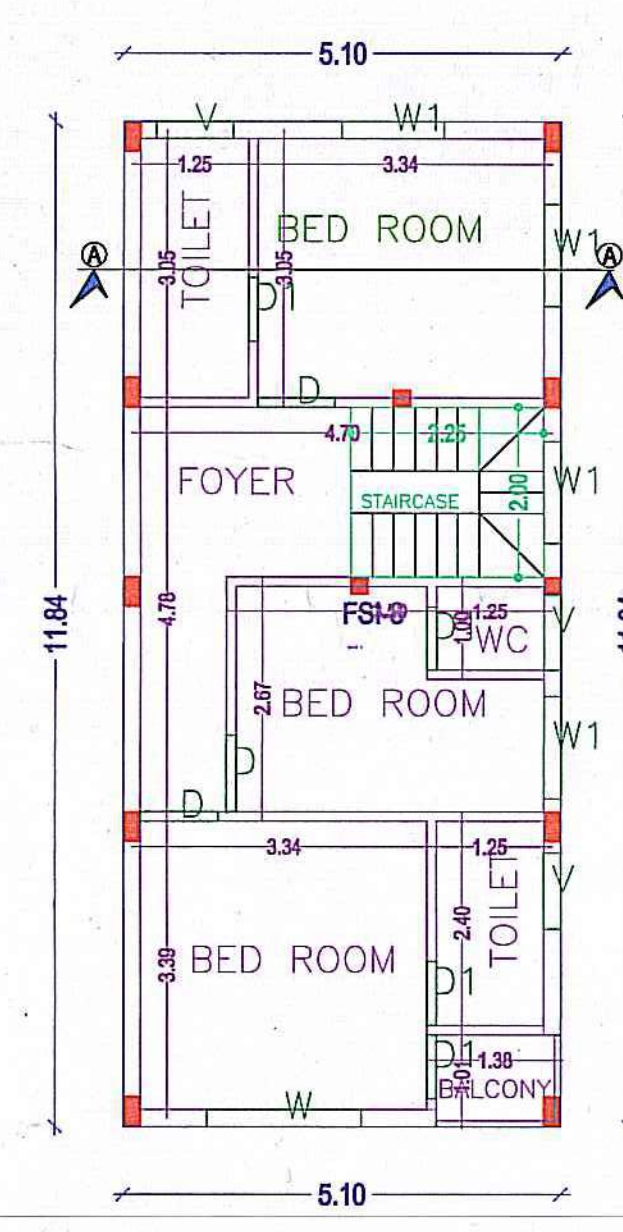
DETAILS OF SUMP PLAN



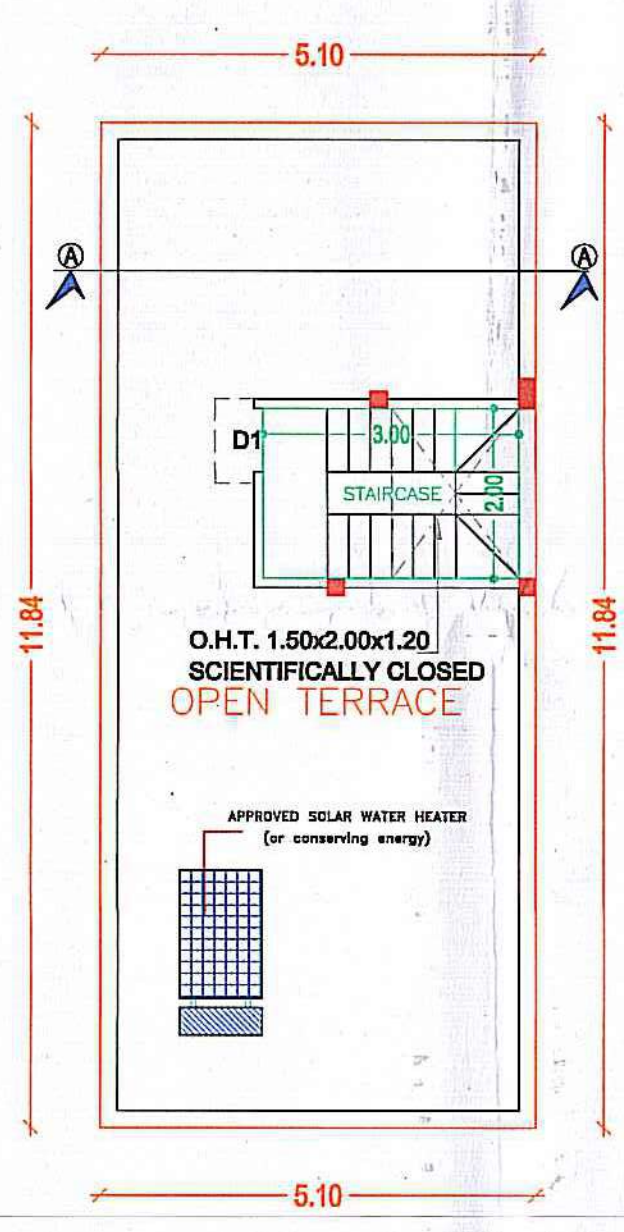
SITE PLAN



GROUND FLOOR PLAN PROPOSED



FIRST FLOOR PLAN PROPOSED



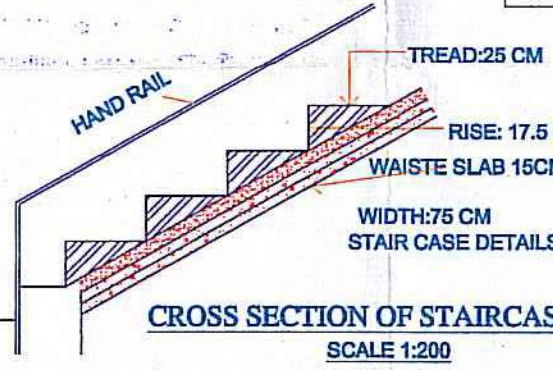
TERRACE FLOOR PLAN PROPOSED

SCHEDULE OF JOINERY:

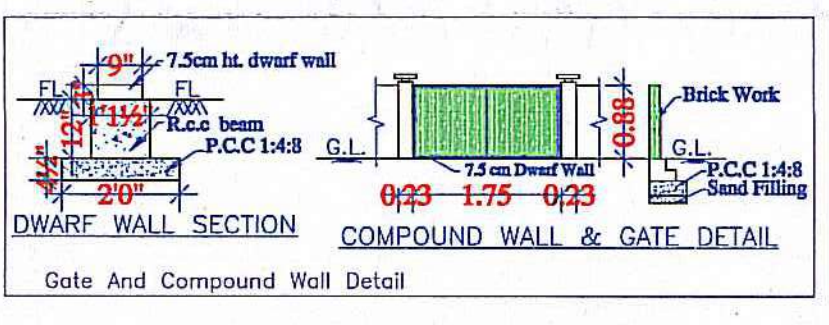
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	05
D	0.80	2.10	04
O	0.90	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

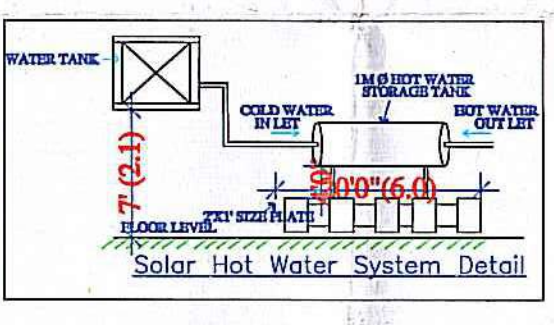
NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.80	04
W1	1.20	1.20	08
W	1.80	1.20	02



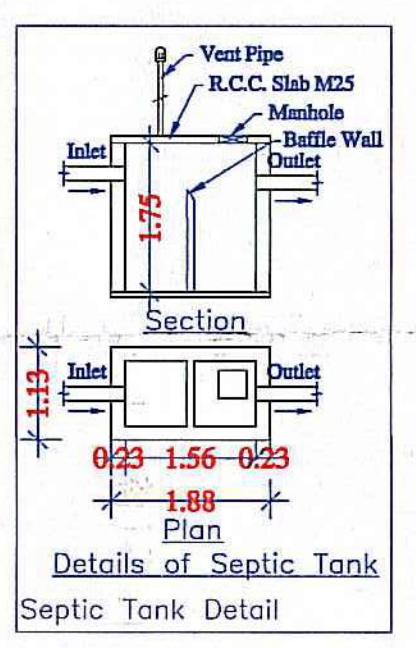
CROSS SECTION OF STAIRCASE SCALE 1:200



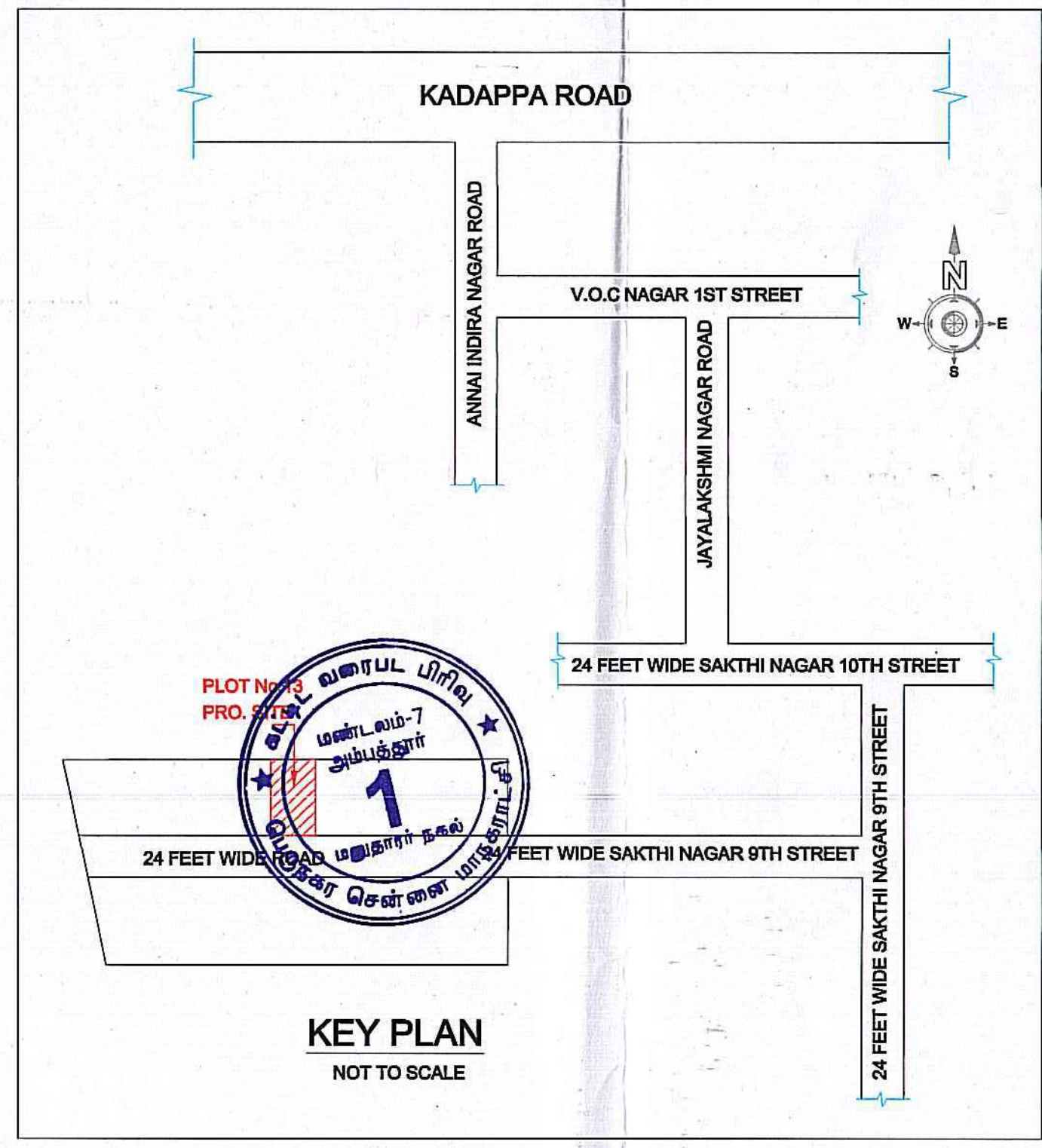
Gate And Compound Wall Detail



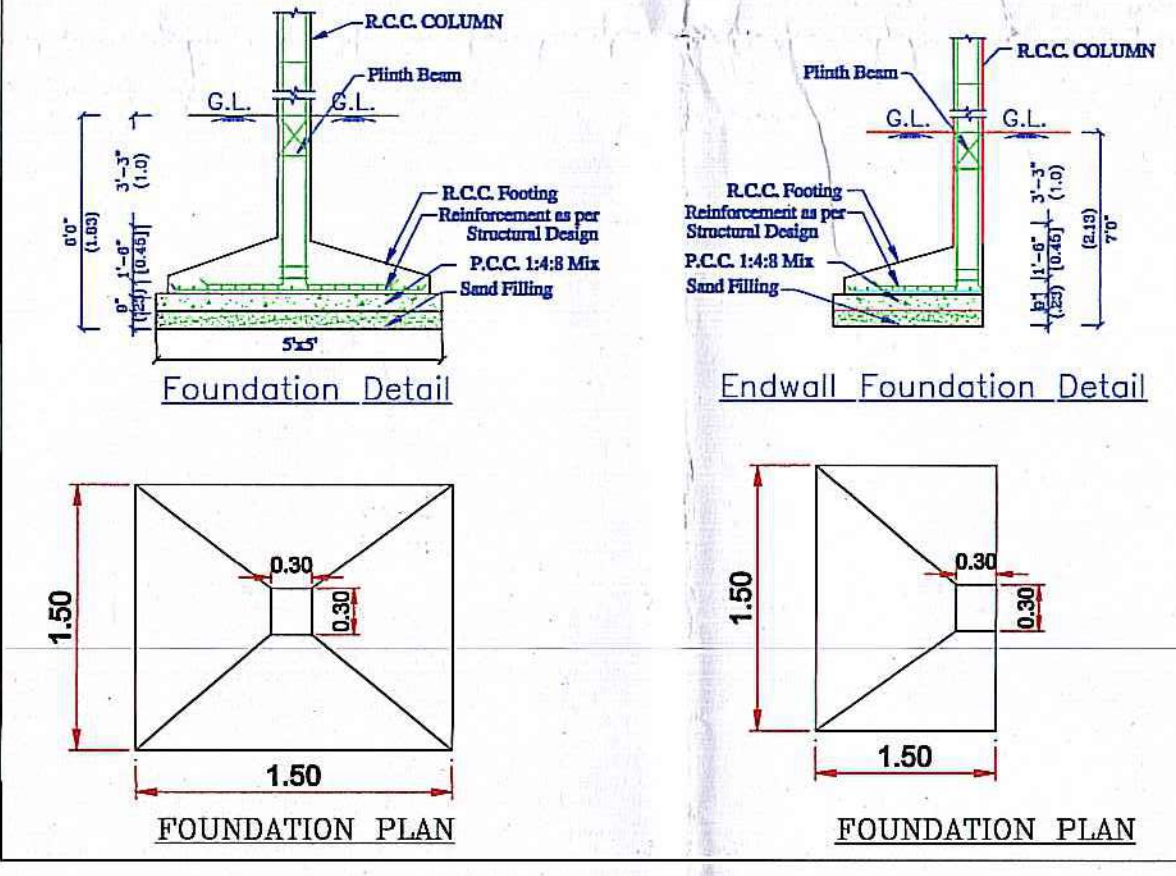
Solar Hot Water System Detail



Septic Tank Detail



KEY PLAN NOT TO SCALE

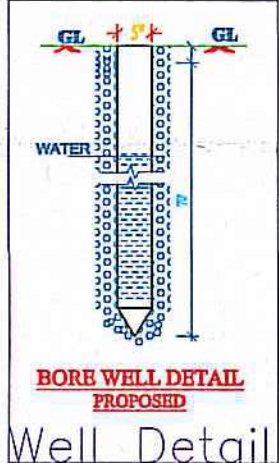


FOUNDATION DETAIL

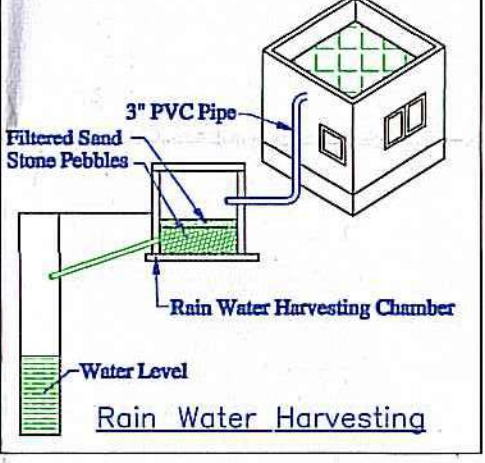
End wall Foundation Detail

FOUNDATION PLAN

FOUNDATION PLAN



Bore Well Detail



Rain Water Harvesting

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 06/12/2016

PROJECT DETAIL

File No.:	COC/18346/23
Case Type:	New
Name of Road:	VETRI NAGAR
Type of Proposal:	Primary Residential
Plot No.:	13
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	88.06
PLOT AREA AS PER DOCUMENT	88.06
PLOT AREA AS PER SITE	88.06
PLOT AREA AS PER DRAWING	88.06
PLOT AREA CONSIDERED FOR SCRUTINY (A)	88.06
BALANCE AREA OF PLOT (B)	88.06
NET AREA OF PLOT (C)	88.06
NET BALANCE AREA OF PLOT (D)	88.06
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	60.37
Total Proposed Coverage Area (68.56%)	60.37
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	120.73
Proposed Floor (FSI) Area	120.73
TOTAL PROPOSED FSI AREA	120.73
CONSUMED FSI	1.37
TOTAL PROP. BUILT UP AREA	126.73

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 M.E.MBA,M.Sc (PhD)

REGISTERED ENGINEER No. 200252019
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolabur,
Chennai - 600 095.
Mob: 94449 43507 / 94563 85606

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)
Residential	0 - 50	1	0
Residential	50.01 - 75	2	0
Residential	> 75	1	1
Total	Required	-	-
Total	Proposed	-	-

PARKING CALCULATION (Two Wheeler)

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

PARKING CALCULATION

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

FLOORWISE FSI STATEMENT FOR:

FLOORS	Existing	COMM.	RESI.	IND	SPEC.	BALCONY	ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	PARKING	TOTAL BUILTUP	TENE.
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	-	-	0.00	6.00	0
FIRST FLOOR	0.00	0.00	60.37	0.00	0.00	0.00	0.00	60.37	0.00	-	-	-	0.00	60.37	0
GROUND FLOOR	0.00	0.00	60.37	0.00	0.00	0.00	0.00	60.37	0.00	-	-	-	0.00	60.37	1
Total	0.00	0.00	120.73	0.00	0.00	0.00	0.00	120.73	0.00	6.00	-	-	0.00	126.73	1



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமைப்பு பிரிவு
குறிப்பு

மனுதாரர் தங்கள் வீட்டின் மையநீர் சேகரிப்பு
மறையை 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.14, 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.

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

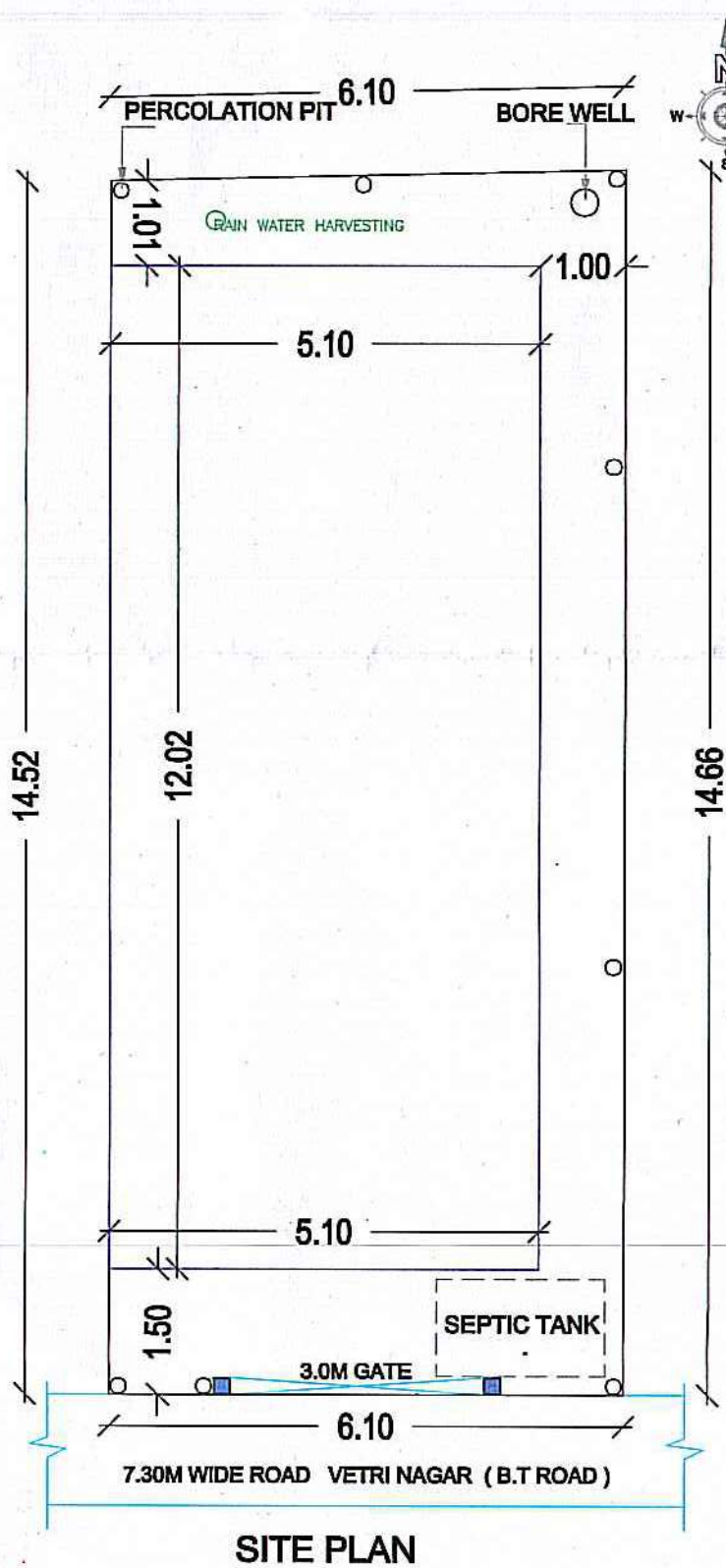
SPECIFICATIONS

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

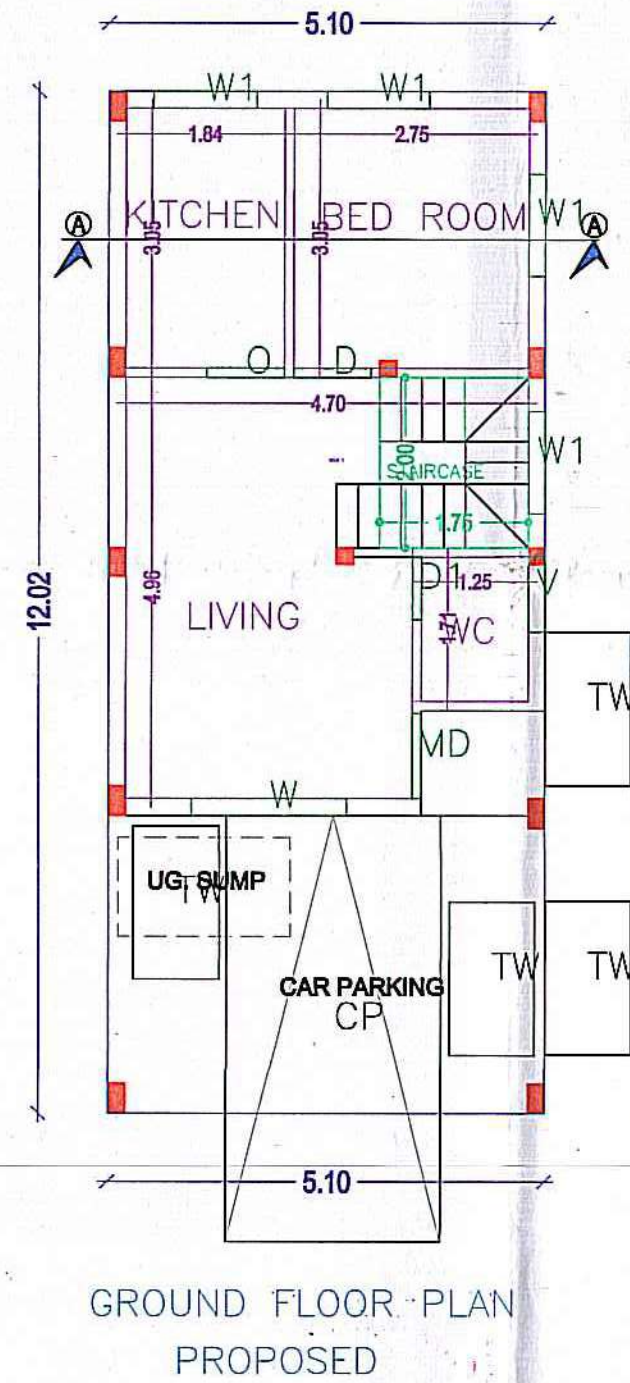
ELECTRICAL SPECIFICATIONS

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

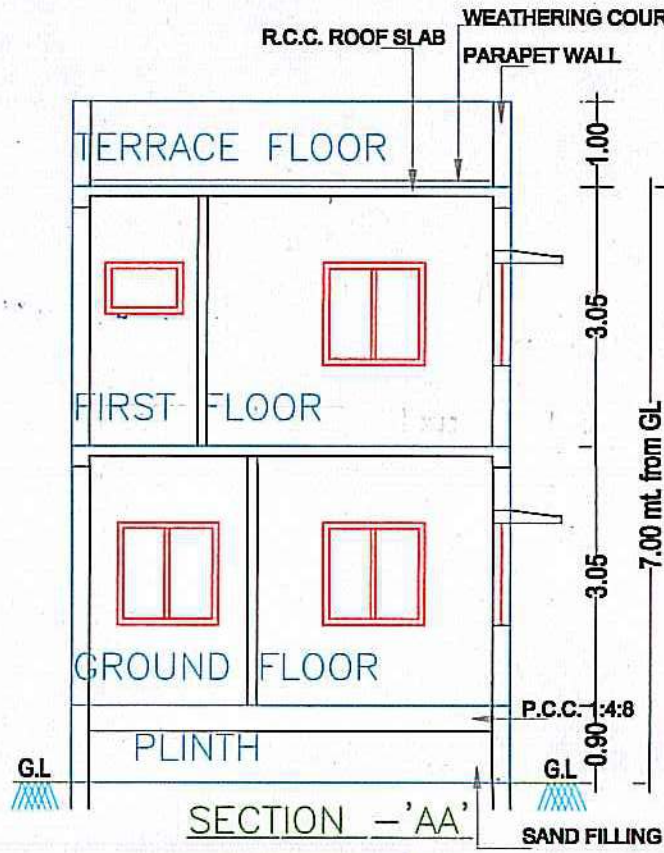
General Specification



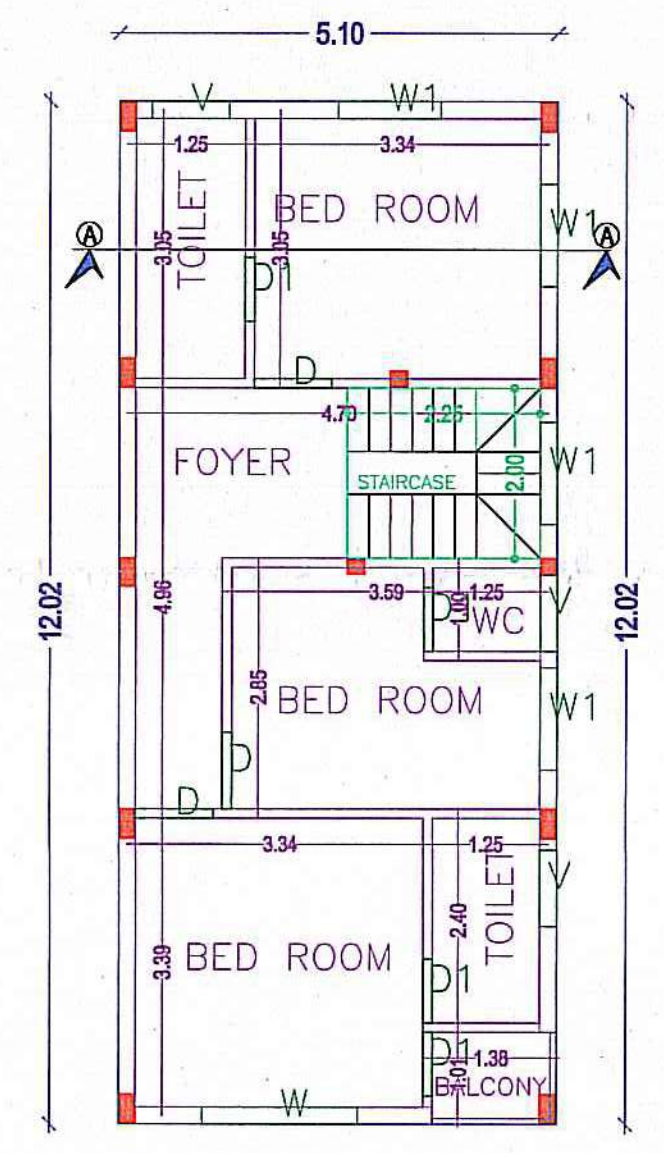
ELEVATION PROPOSED



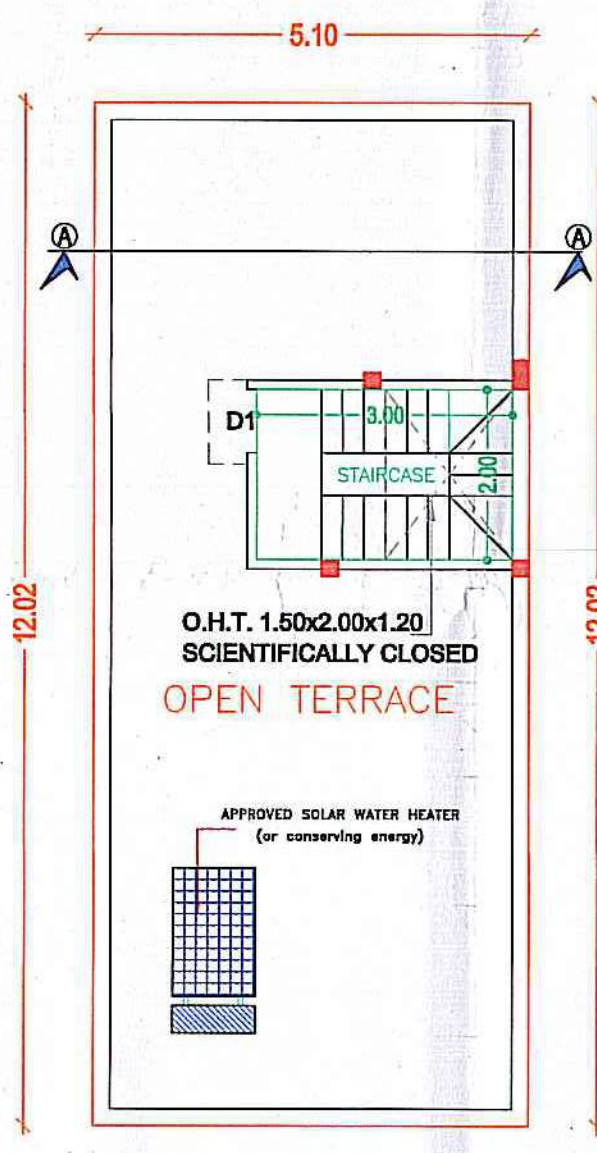
GROUND FLOOR PLAN PROPOSED



SECTION - AA' PROPOSED



FIRST FLOOR PLAN PROPOSED



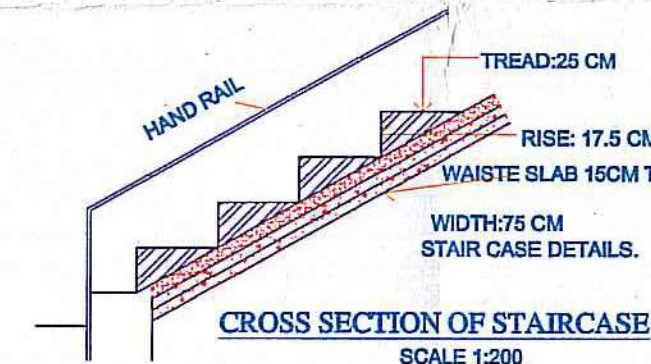
TERRACE FLOOR PLAN PROPOSED

SCHEDULE OF JOINERY:

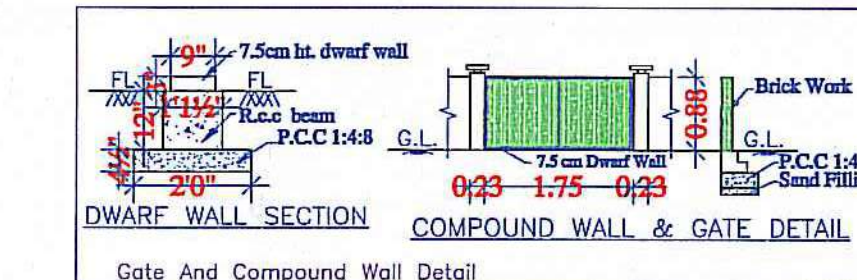
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	05
D	0.90	2.10	04
O	0.90	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

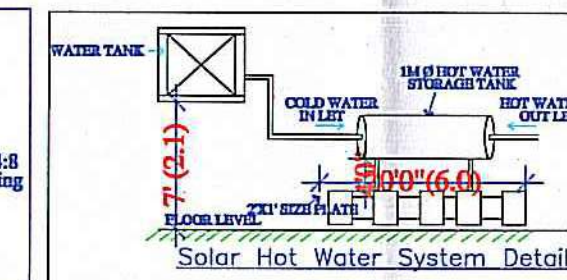
NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.80	04
W1	1.20	1.20	08
W	1.80	1.20	02



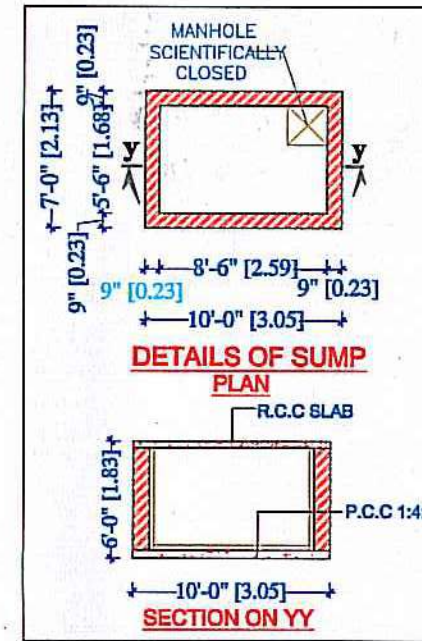
CROSS SECTION OF STAIRCASE SCALE 1:200



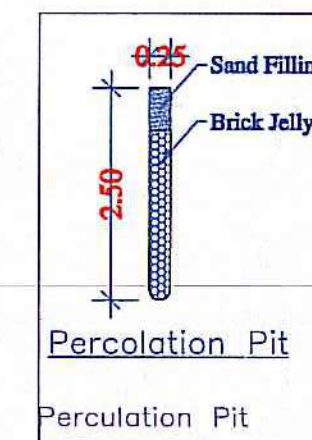
Gate And Compound Wall Detail



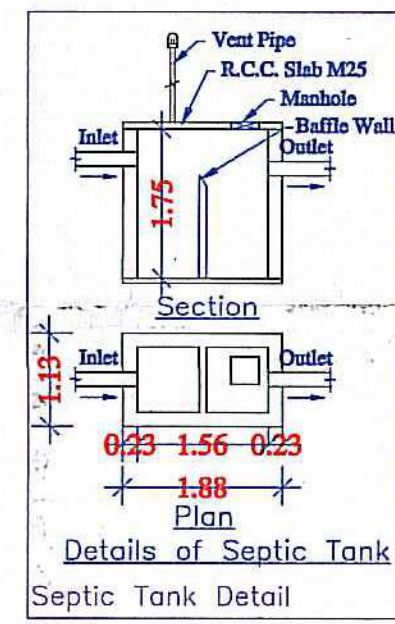
Solar Hot Water System Detail



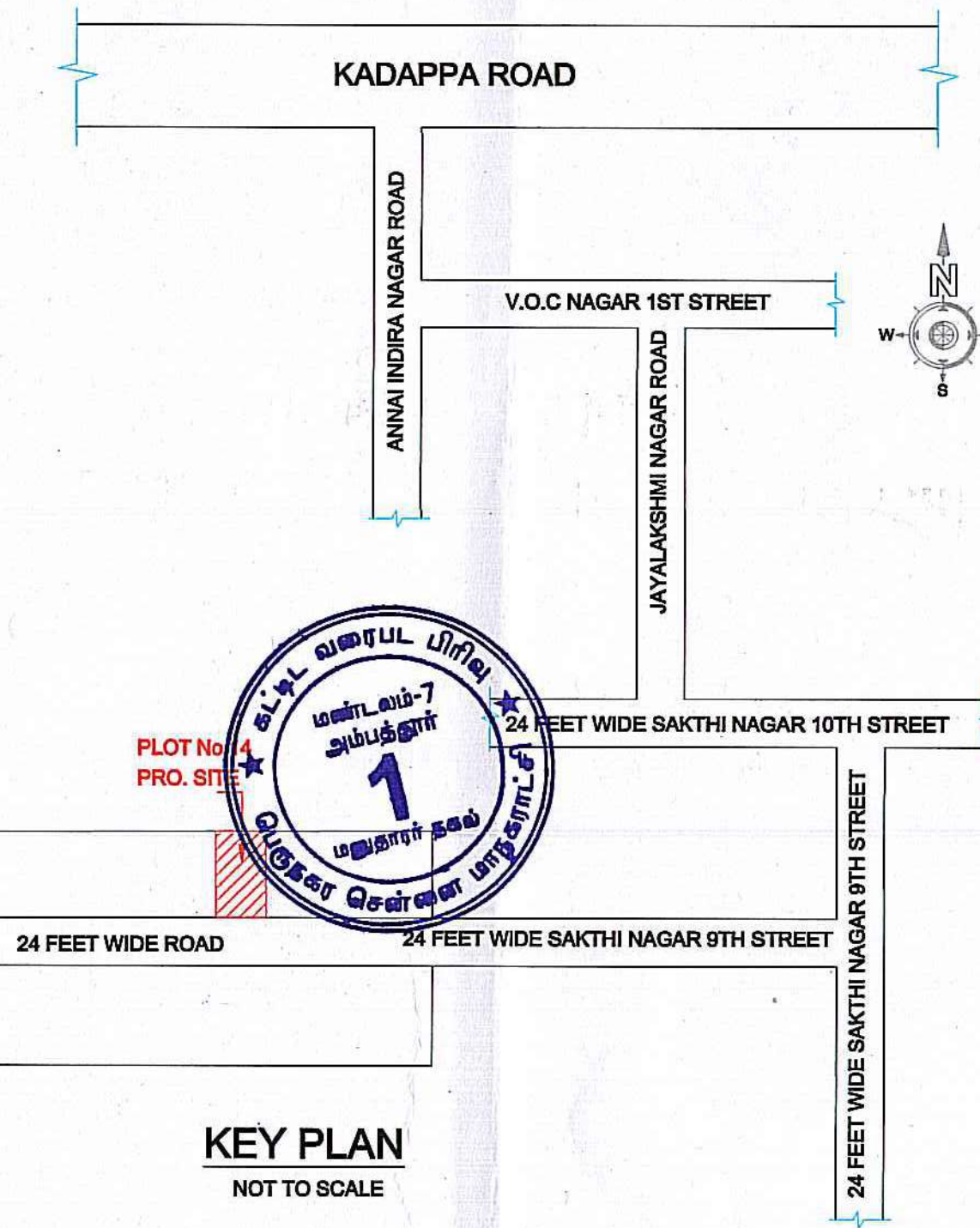
DETAILS OF SUMP PLAN



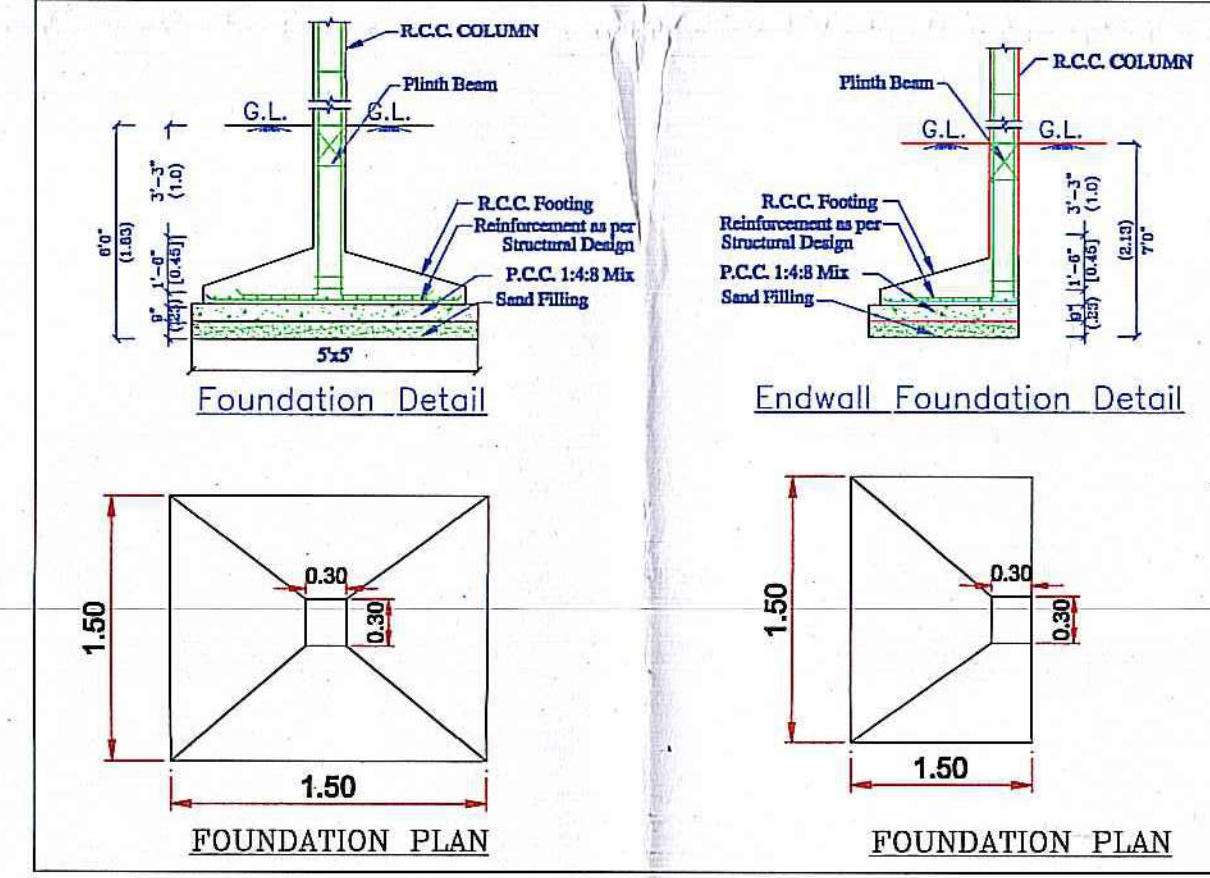
Percolation Pit



Details of Septic Tank

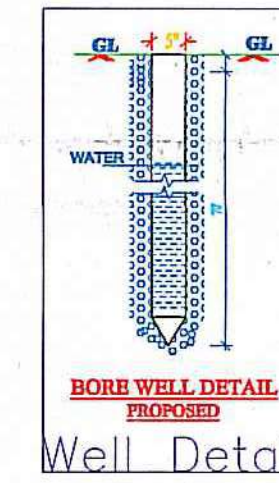


KEY PLAN NOT TO SCALE

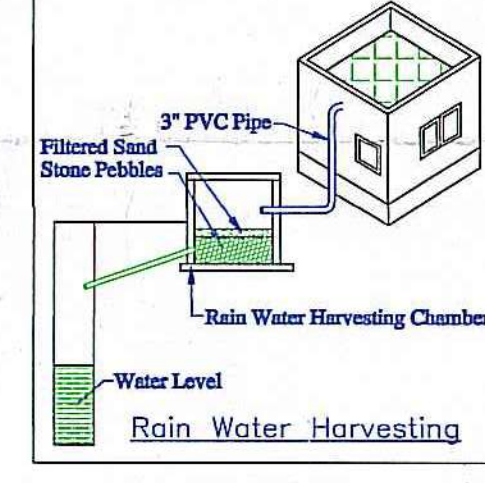


FOUNDATION PLAN

FOUNDATION PLAN



Bore Well Detail



Rain Water Harvesting

AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 09/12/2018

PROJECT DETAIL

File No.:COC/18343/23

Case Type:New

Name of Road: VETRI NAGAR

Type of ProposalPrimary Residential

Plot No.:14

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 A88.96

PLOT AREA AS PER DOCUMENT88.96

PLOT AREA AS PER SITE89.01

PLOT AREA AS PER DRAWING89.96

PLOT AREA CONSIDERED FOR SCRUTINY (A)88.96

BALANCE AREA OF PLOT (B)88.96

NET AREA OF PLOT (C)88.96

NET BALANCE AREA OF PLOT (D)88.96

MAX. PERMISSIBLE COVERAGE AREA- -

Proposed Coverage Area61.29

Total Proposed Coverage Area (68.9%)61.29

BALANCE COVERAGE AREA-

PERMISSIBLE FSI AREA2.00177.92

PREMIUM FSI AREA--

MAX. PERMISSIBLE FSI AREA2.00177.92

Residential FSI122.58

Proposed Floor (FSI) Area122.58

TOTAL PROPOSED FSI AREA122.58

CONSUMED FSI1.38

TOTAL PROP. BUILT UP AREA128.58

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED WORK (COVERAGE AREA)

EXISTING (To be retained)

EXISTING (To be demolished)

For PAWAN CASTLES PRIVATE LIMITED

Director.

T. Alex

Mr. ALEX CHRISTOPHER M.E, MBA, M.Sc (Hd)

REGISTERED ENGINEER No-200282019

GREATER CHENNAI CORPORATION

No.1, Gempathy Nagar, Kolathur,

Chennai -600 093.

Mob: 94449 43507 / 94953 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

TENEMENT (nos)

CAR (nos)

/ FSI (m2)

unit

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

TENEMENT (nos)

WHEELER

/ FSI (m2)

unit

PROF. by rule

REQD.

Residential

0 - 25

1

0

0

0

Residential

25.01 - 75

1

0

1

0

Total

Required

-

-

-

0

Total

Proposed

-

-

-

4

PARKING CALCULATION

TYPE

Type of Parking

REQUIRED

PROPOSED

No.

Area

No.

Area

-

Car

1

12.50

1

12.50

-

Two Wheeler

0

0.00

4

7.20

-

Lorry

0

0.00

0

0.00

-

Cycle

0

0.00

0

0.00

Total

Total Area

-

12.50

-

19.70

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	6.00	-	-	0.00	6.00	0
FIRST FLOOR	0.00	0.00	61.29	0.00	0.00	0.00	61.29	0.00	-	-	-	0.00	61.29	0
GROUND FLOOR	0.00	0.00	61.29	0.00	0.00	0.00	61.29	0.00	-	-	-	0.00	61.29	1
Total	0.00	0.00	122.58	0.00	0.00	0.00	122.58	0.00	6.00	-	-	0.00	128.58	1



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அப்பத்தூர்
நகரமப்பு பிரிவு

குறிப்பு

மனுதரர் தமது கட்டடம் மசூதீ கேசியு
முதலில் கையப்பாக பின்பற்ற வேண்டும்

சென்னை மாநகராட்சி
மண்டலம்-7, அப்பத்தூர்
நகரமப்பு பிரிவு
குறிப்பு

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.15, 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]

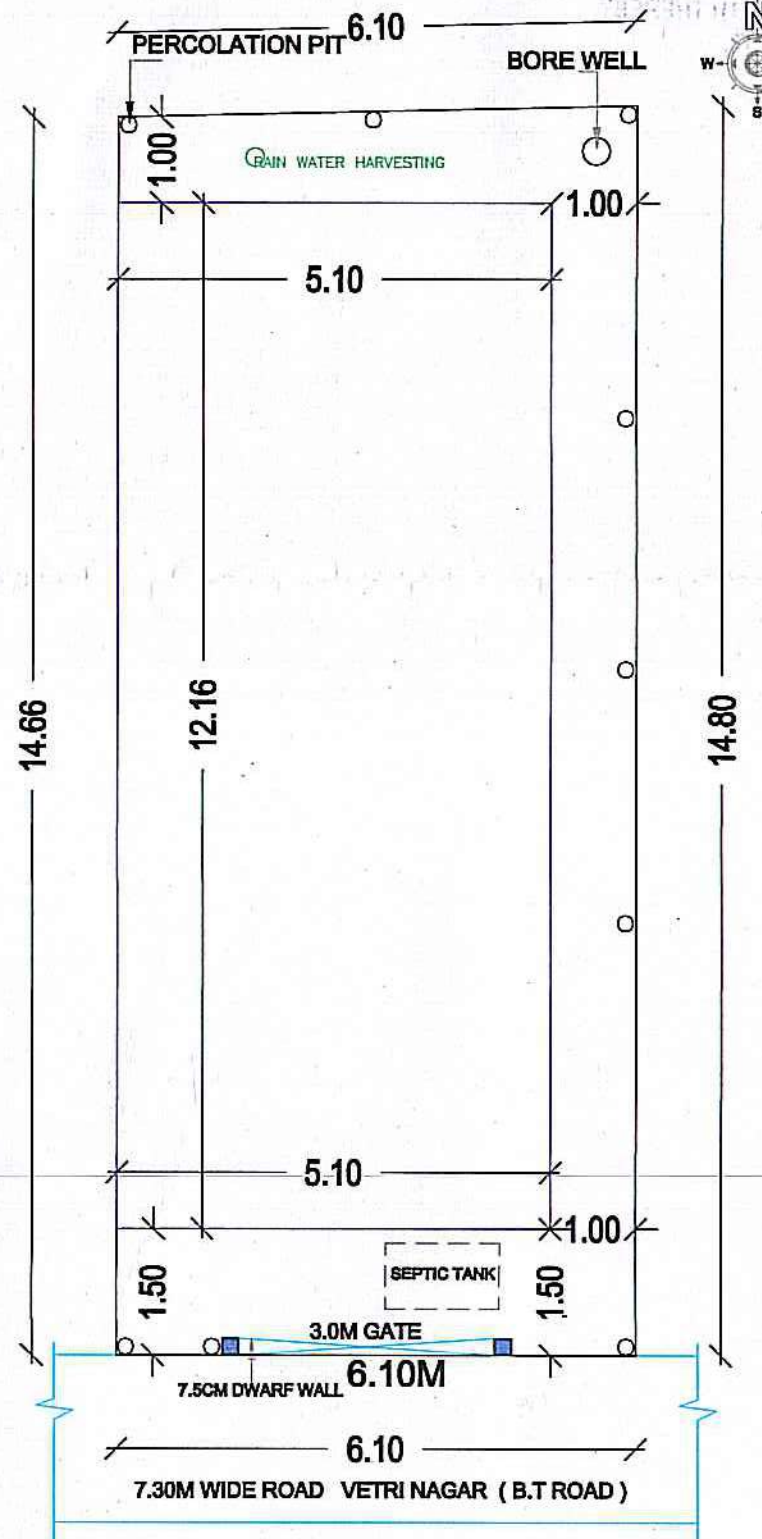
FOR COLUMN, PLINTH BEAM
LINTEL, SUNSHADE & ROOF SLAB &
FLOOR FINISHING IN C M 1:3
PLASTERING THE WALL IN C M 1:4
OUTSIDE AND INSIDE IN 12 mm THICK
WEATHERING COURSE WITH TWO LAYERS
OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING FOR
WALLS & CEILING

ELECTRICAL SPECIFICATIONS

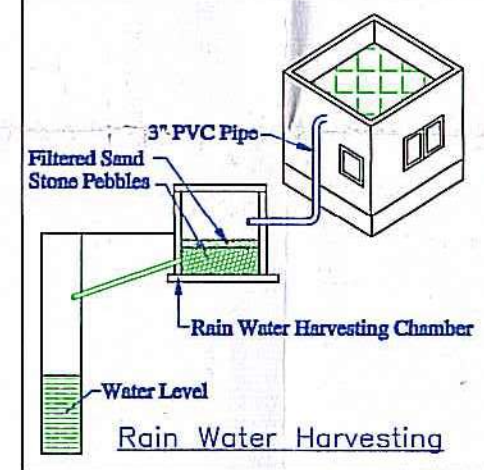
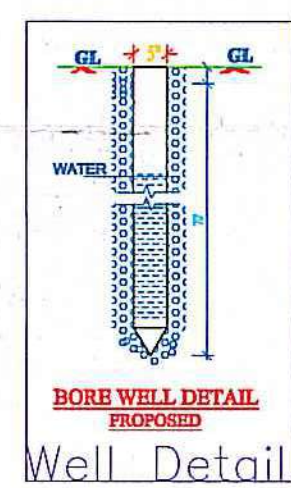
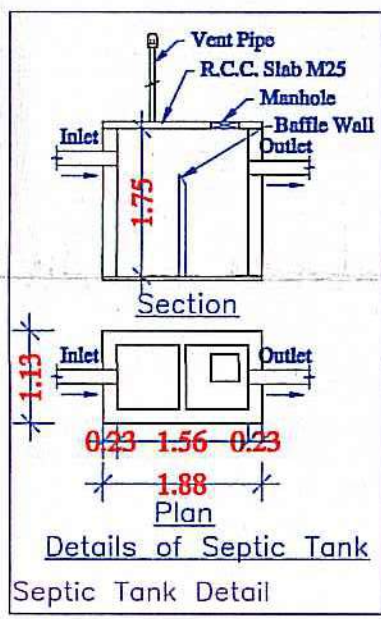
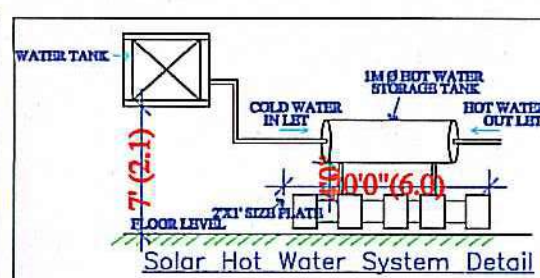
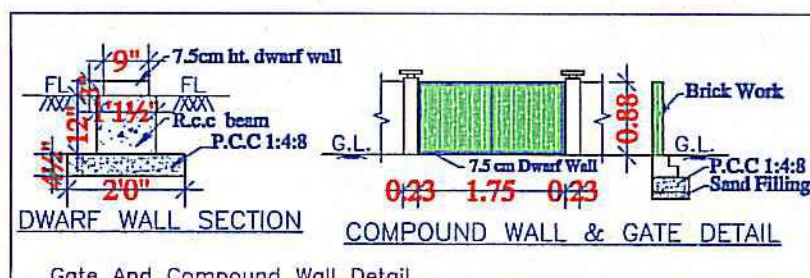
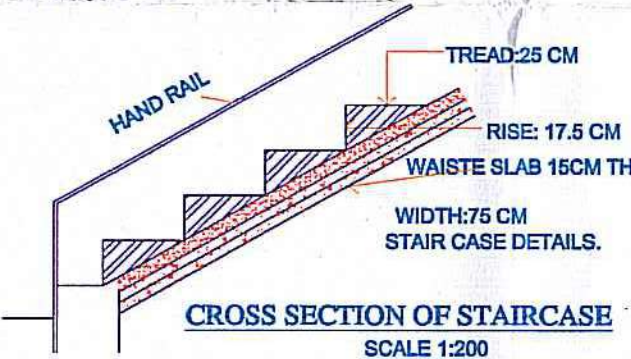
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS
TO BE USED.

General Specification

ELEVATION PROPOSED



SITE PLAN PROPOSED



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	6.00	-	-	0.00	6.00	0
FIRST FLOOR	0.00	0.00	62.01	0.00	0.00	0.00	62.01	0.00	-	-	-	0.00	62.01	0
GROUND FLOOR	0.00	0.00	62.01	0.00	0.00	0.00	62.01	0.00	-	-	-	0.00	62.01	1
Total	0.00	0.00	124.01	0.00	0.00	0.00	124.01	0.00	6.00	-	-	0.00	130.01	1

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	05
D	0.80	2.10	04
O	0.80	2.10	01
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.80	0.80	04
W1	1.20	1.20	08
W	1.80	1.20	02

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/18341/23
Case Type:	New
Type of Proposal:	Primary Residential
Category:	Ordinary Bldg
Zone:	Zone-07
Survey No.:	T.S.No.3/16
Land Use Zone:	Detached Area
Name of Road:	VETRI NAGAR
Plot No.:	15
Door No.:	-
Division:	Div - 083
Survey Village:	KORATTUR

AREA DETAILS

	SQ.MT.
PLOT AREA AS PER PATTAS	89.81
PLOT AREA AS PER DOCUMENT	89.81
PLOT AREA AS PER SITE	89.90
PLOT AREA AS PER DRAWING	89.81
PLOT AREA CONSIDERED FOR SCRUTINY (A)	89.81
BALANCE AREA OF PLOT (B)	89.81
NET AREA OF PLOT (C)	89.81
NET BALANCE AREA OF PLOT (D)	89.81
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	62.01
Total Proposed Coverage Area (69.05%)	62.01
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	124.01
Proposed Floor (FSI) Area	124.01
TOTAL PROPOSED FSI AREA	124.01
CONSUMED FSI	1.38
TOTAL PROP. BUILT UP AREA	130.01

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED
Director

REGISTERED ENGINEER No. 200282019
GREATER CHENNAI CORPORATION
No. 1, Gopuram Nagar, Korattur,
Chennai - 600 085.
Mob: 94448 43307 / 94483 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 30 centimeter 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)	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) 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	-	-	- 4

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	Area	PROPOSED No.	Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	0	0.00	4	7.20
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	12.50	-	19.70



பெருநகர் சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமேம்பாட்டு பிரிவு

குறிப்பு

புதுதூர் ஓங்கல் வீட்டுகள் கட்டிடப் பணிகள் சேதர்ப்பு
குழுவை கமிஷனரின் 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.