

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.16, 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 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

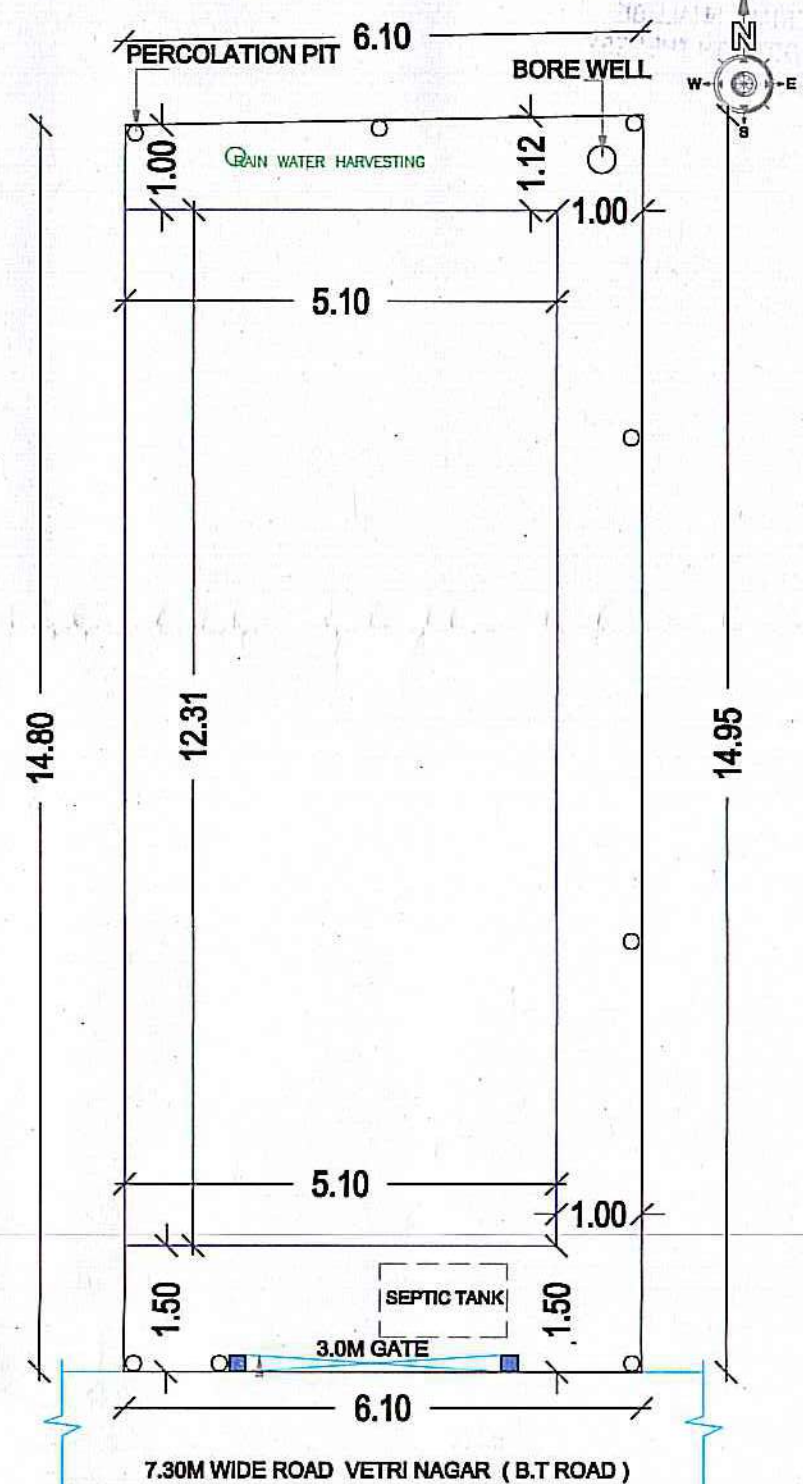
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification

பெருநகர் சென்னை மாநகராட்சி
நகரமையப் பிரிவு
திட்ட அனுமதி விண்ணப்பம் No. 7/6823/2023
கட்டிட அனுமதி விண்ணப்பம் No. 7/6823/2023
ஒப்பளிக்குப்பட்டு
இந்த திட்ட அனுமதி கட்டிடம் கட்டி, அனுமதி
சீட்டுகளில் துரிப்பிடப்படும். அனுமதி
மற்றும் அறிவிப்புகள் கட்டப்படும்.
அனுமதி எண்: 21/2023
உ.செ.பொ. அனுமதி அளவுகோல்கள்

ELEVATION

PROPOSED



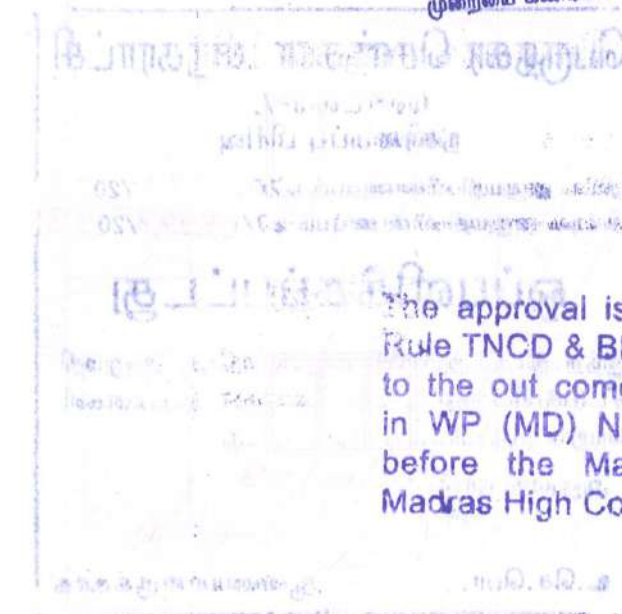
SITE PLAN

GROUND FLOOR PLAN PROPOSED

W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100, W101, W102, W103, W104, W105, W106, W107, W108, W109, W110, W111, W112, W113, W114, W115, W116, W117, W118, W119, W120, W121, W122, W123, W124, W125, W126, W127, W128, W129, W130, W131, W132, W133, W134, W135, W136, W137, W138, W139, W140, W141, W142, W143, W144, W145, W146, W147, W148, W149, W150, W151, W152, W153, W154, W155, W156, W157, W158, W159, W160, W161, W162, W163, W164, W165, W166, W167, W168, W169, W170, W171, W172, W173, W174, W175, W176, W177, W178, W179, W180, W181, W182, W183, W184, 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பெருநகர் சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமையுள் பிளவு
குறிப்பு
மதுரை தங்கள் வீட்டில் மையத் தேசிய
முகாபாய் கண்டிப்பாக பிளபுத் 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.17, VETRI NAGAR, KORATTUR, CHENNAI, COMPRISED IN AS PER PATTAS S.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

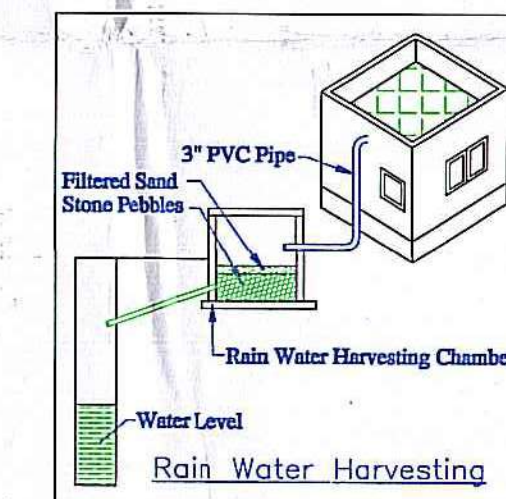
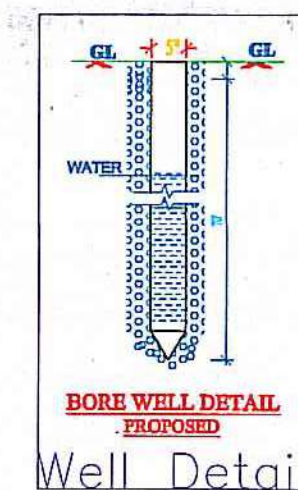
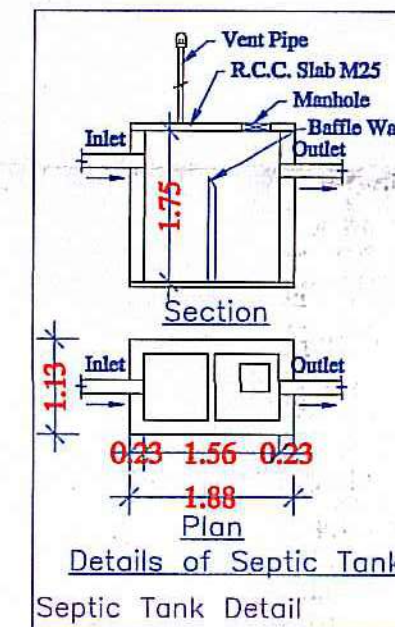
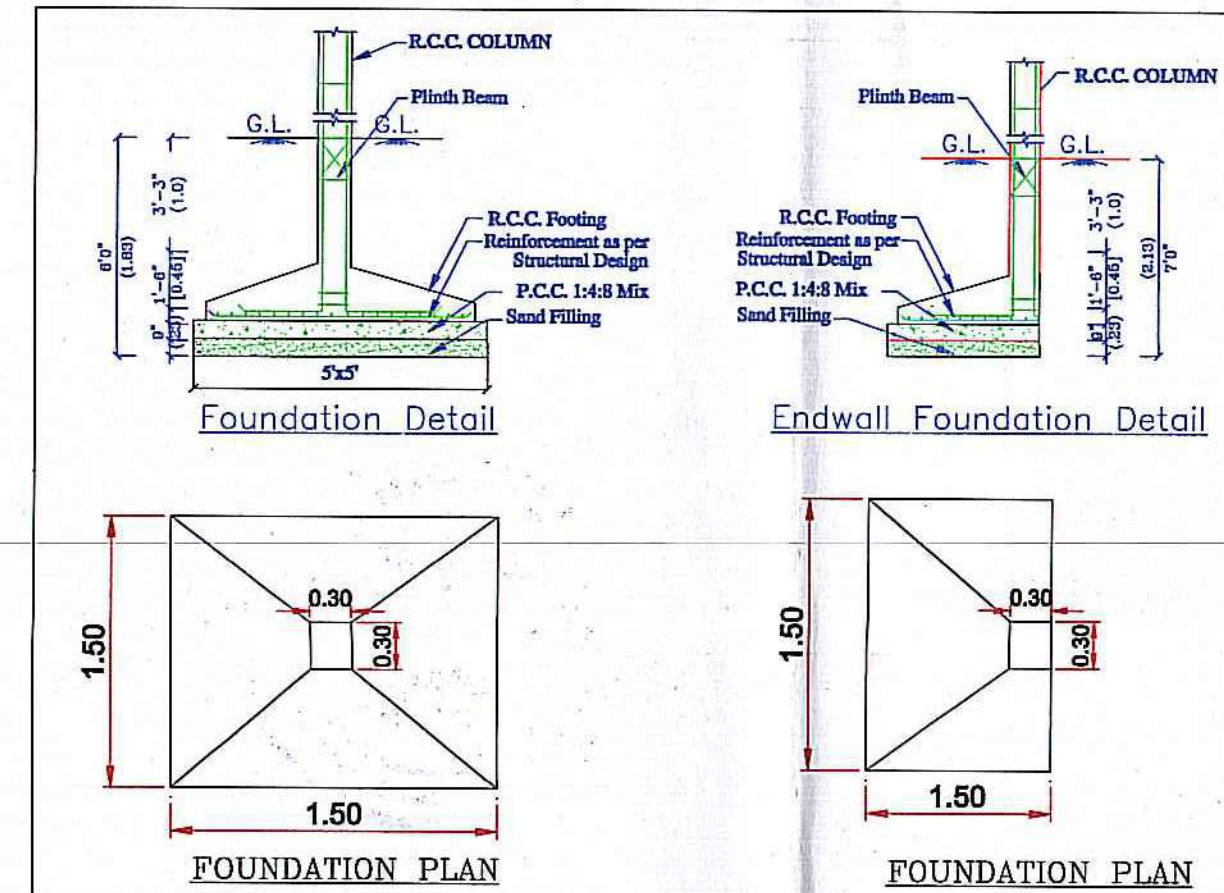
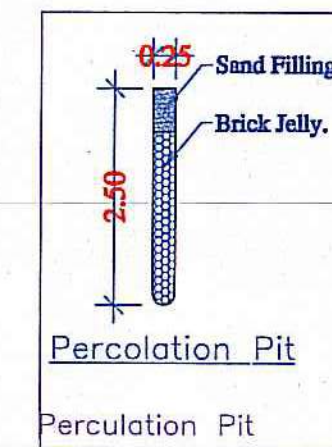
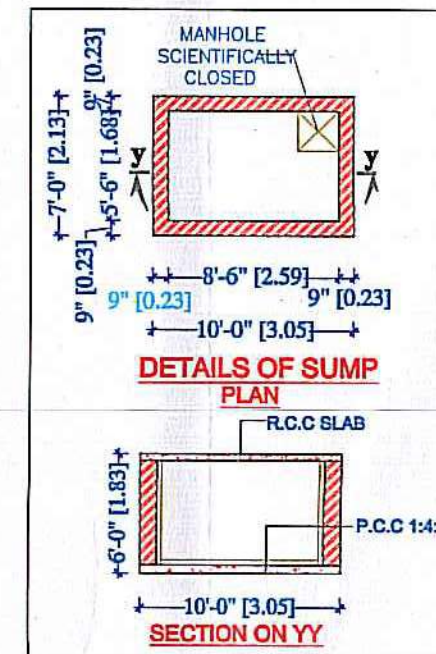
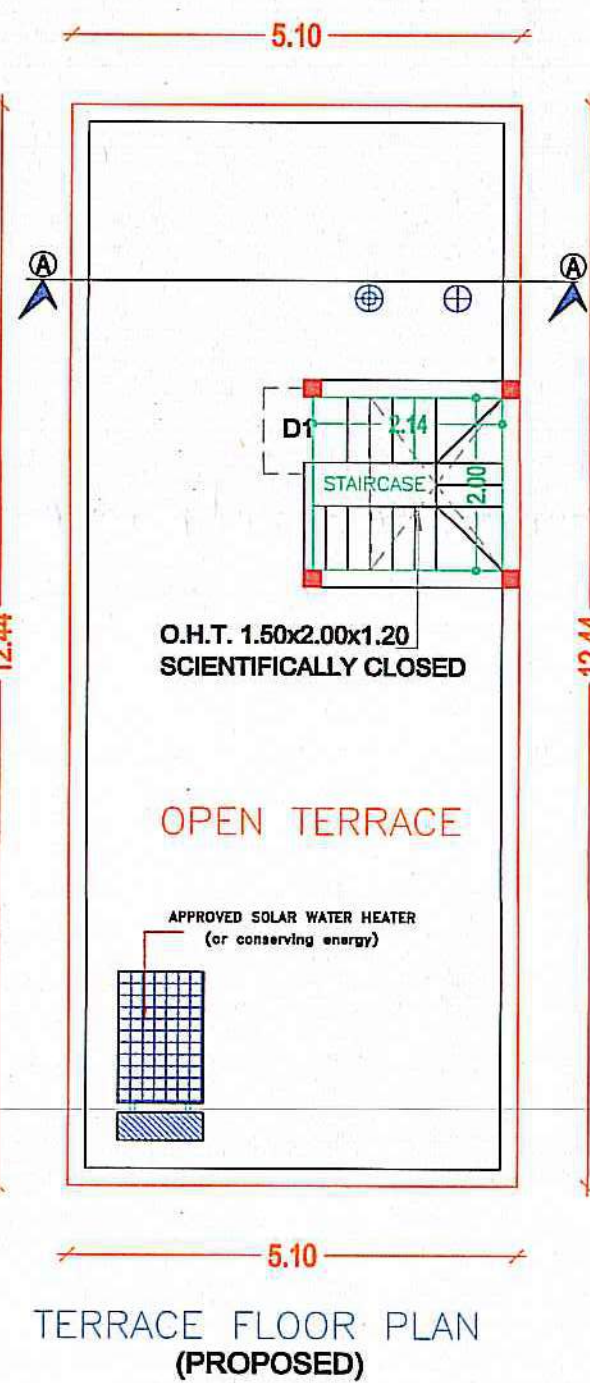
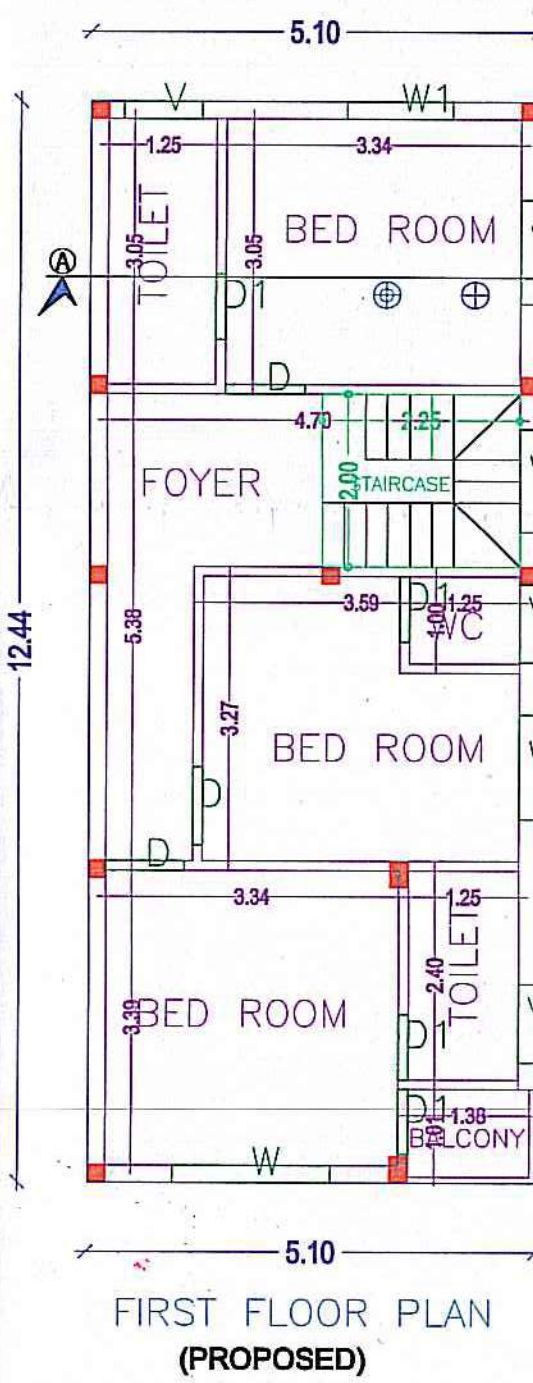
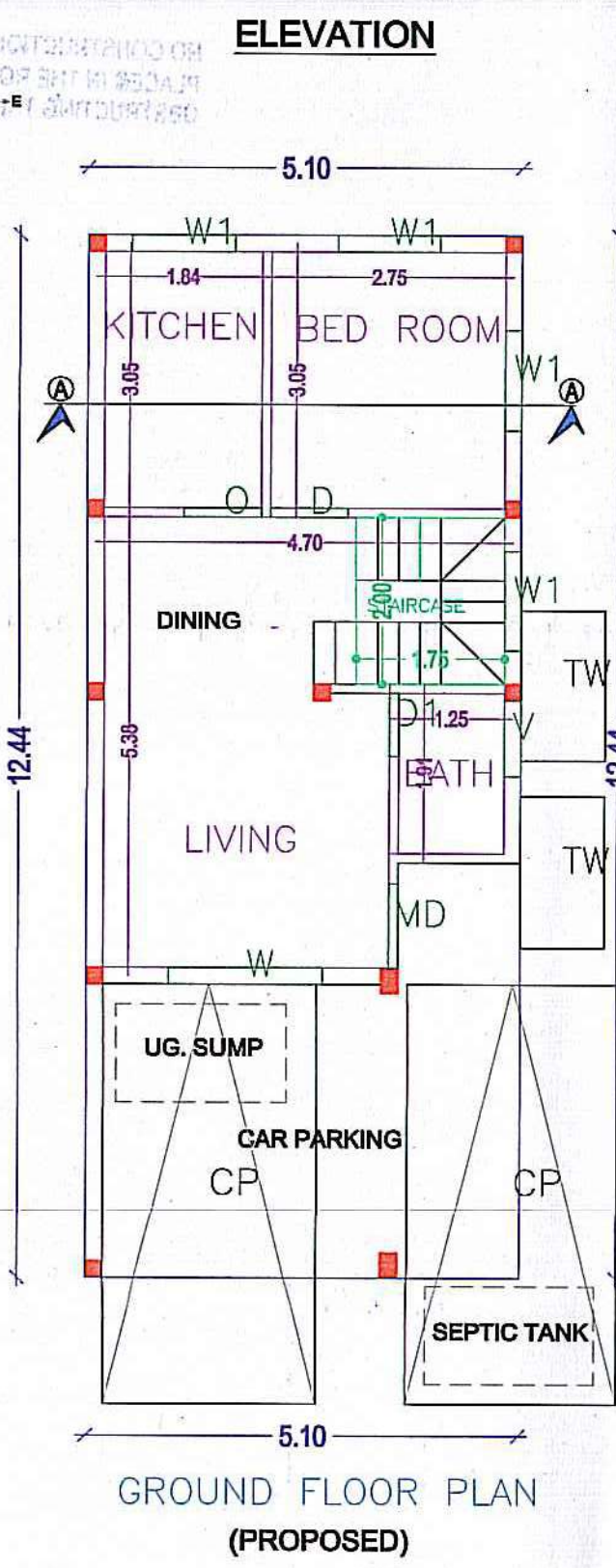
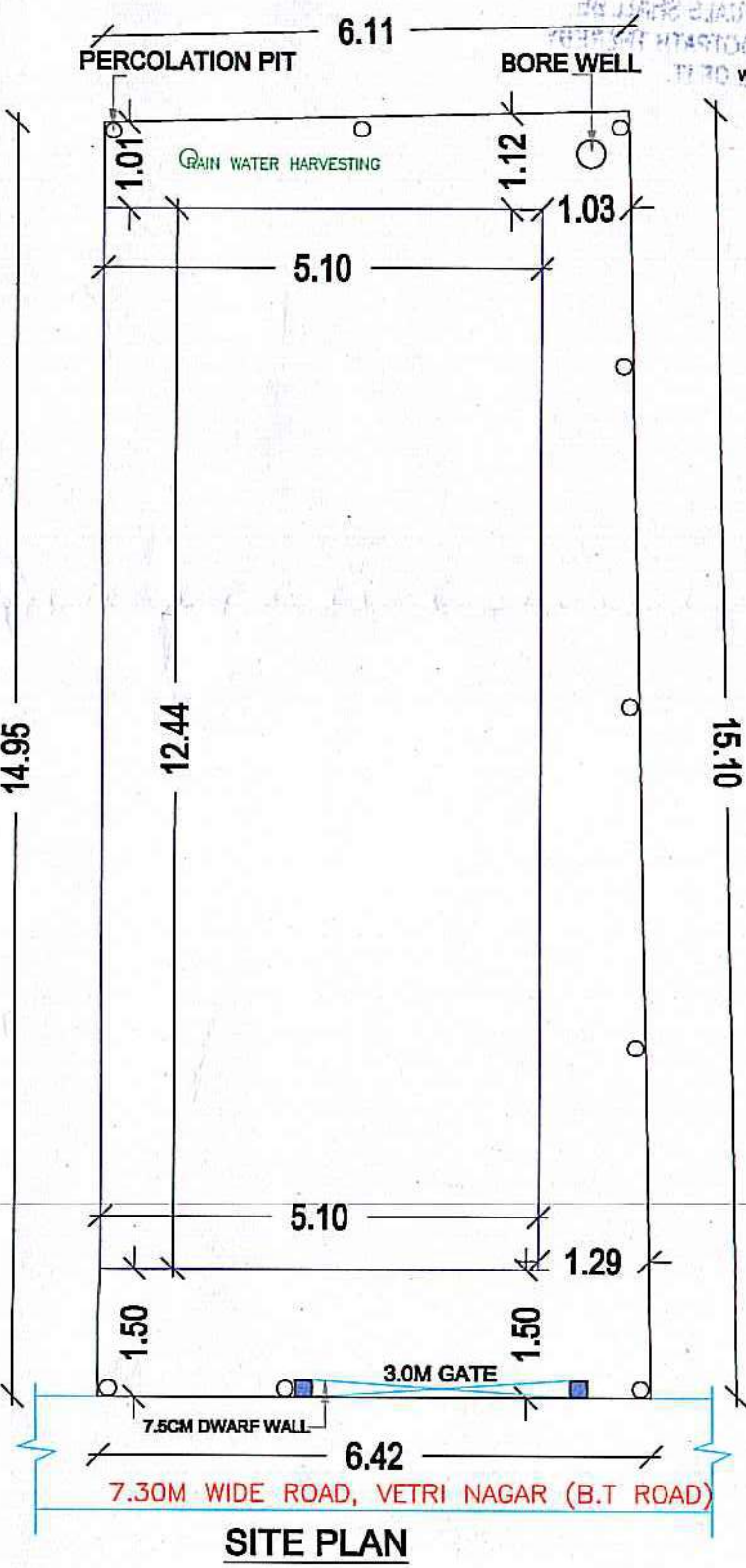
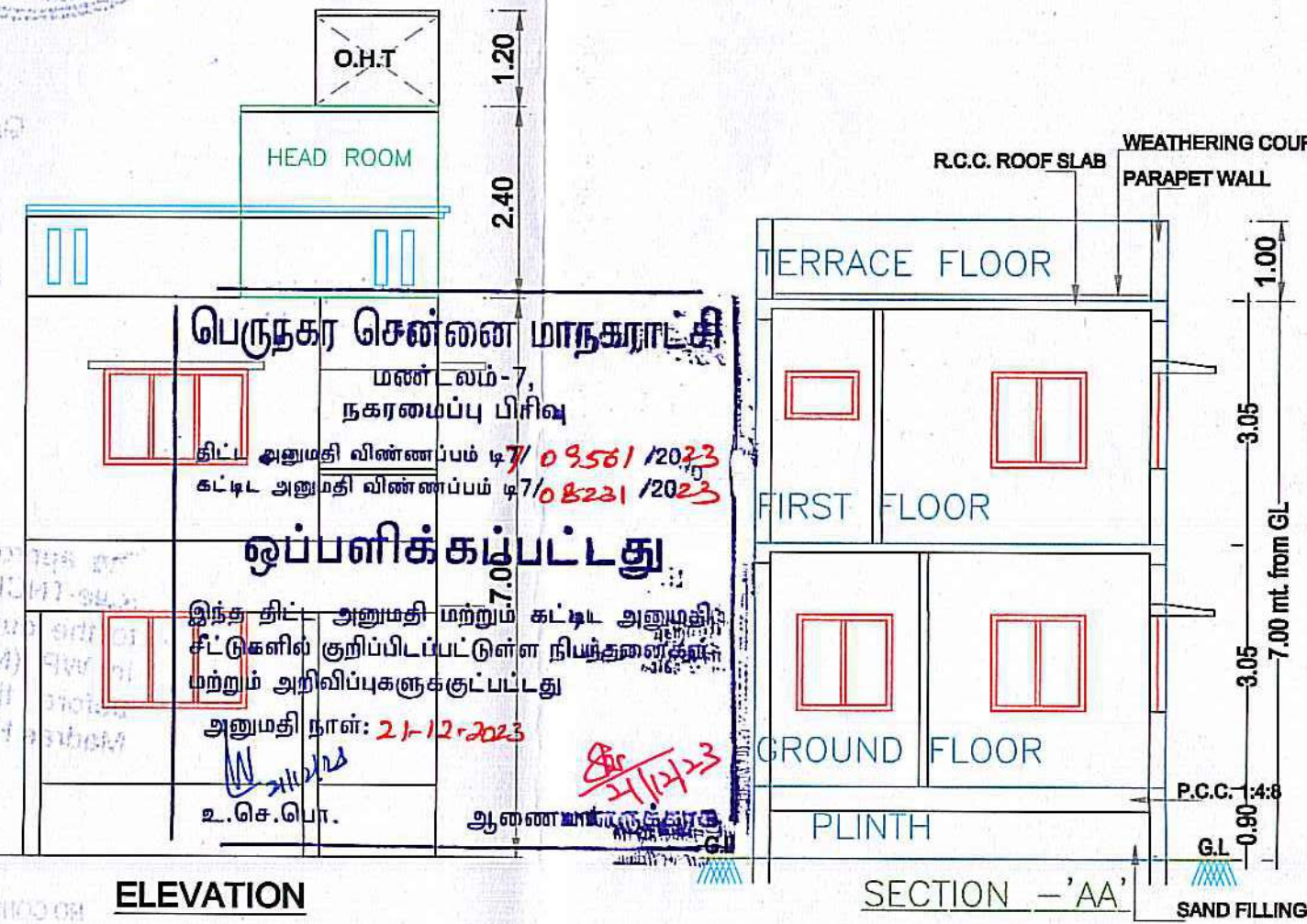
BRICK WORK IN C M 1:5 FOR SUPER STRUCTURE & BASEMENT R.C.C [M25]
FOR COLUMN, PLINTH BEAM, LINTEL, SUNSHADE & ROOF SLAB & FLOOR FINISHING IN C M 1:3
PLASTERING THE WALL IN C M 1:4 OUTSIDE AND INSIDE IN 12 mm THICK WEATHERING COURSE WITH TWO LAYERS OF FLAT TILES LAID IN C M 1:4
WHITE AND COLOUR WASHING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

ELECTRICAL SPECIFICATIONS

- FIRE RETARDING CABLE TO BE USED.
- ENERGY EFFICIENT BULB WILL BE USED.
- NECESSARY CIRCUIT BREAKERS TO BE USED.

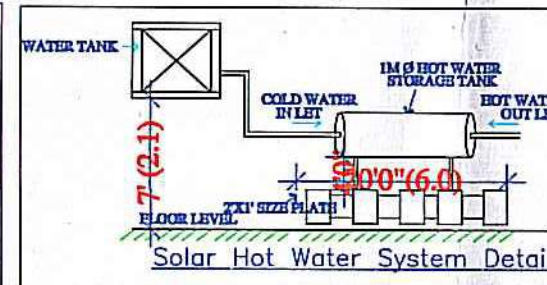
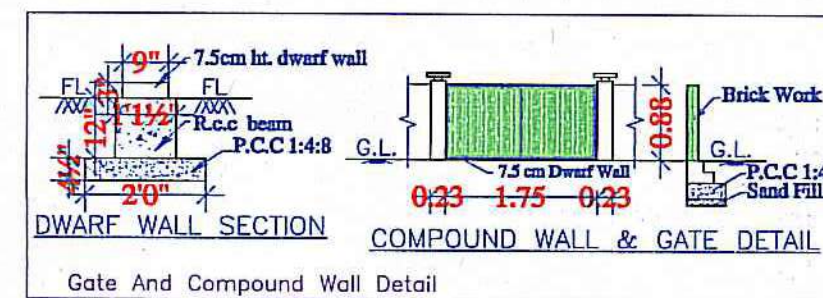
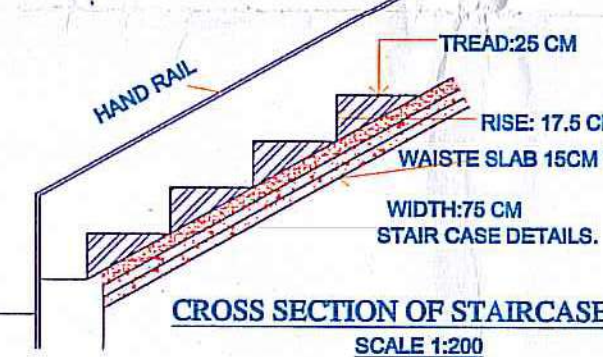
NOTE:-

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



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



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	4.28	-	-	0.00	4.28	0
FIRST FLOOR	0.00	0.00	63.44	0.00	0.00	0.00	0.00	-	-	-	0.00	63.44	0
GROUND FLOOR	0.00	0.00	63.44	0.00	0.00	0.00	0.00	-	-	-	0.00	63.44	1
Total	0.00	0.00	126.89	0.00	0.00	0.00	0.00	4.28	-	-	0.00	131.17	1

SCHEDULE OF JOINERY:

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

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/201715/23		
Case Type:	New	Name of Road: VETRI NAGAR	
Type of Proposal:	Primary Residential	Plot No.:	17
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	94.15
PLOT AREA AS PER DOCUMENT	94.15
PLOT AREA AS PER SITE	94.11
PLOT AREA AS PER DRAWING	94.12
PLOT AREA CONSIDERED FOR SCRUTINY	(A) 94.11
BALANCE AREA OF PLOT	(B) 94.11
NET AREA OF PLOT	(C) 94.11
NET BALANCE AREA OF PLOT	(D) 94.11
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	63.44
Total Proposed Coverage Area	(67.41%) 63.44
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	126.89
Proposed Floor (FSI) Area	126.89
TOTAL PROPOSED FSI AREA	126.89
CONSUMED FSI	1.35
TOTAL PROP. BUILT UP AREA	131.17

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED
Director.

Dr. JALEX CHRISTOPHER I.E. M.B.A., M.Sc. (W)
REGISTERED ENGINEER No. 20025019
No. 1, Ganapathy Nagar, Korattur,
Chennai - 600 059.
Mob: 94448 43507 / 94583 65606

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 (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

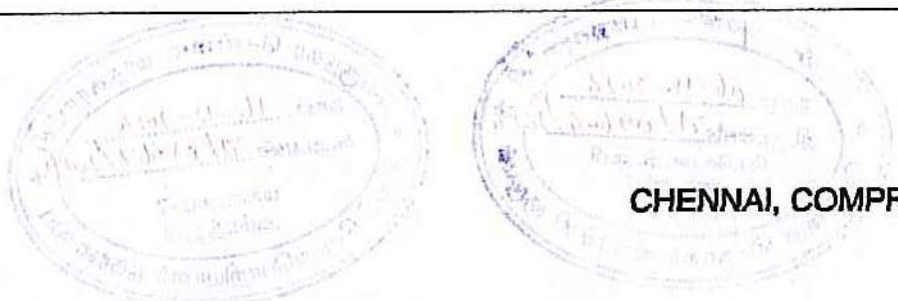
TYPE	Type of Parking	REQUIRED No.	PROPOSED No.
-	Car	1	25.00
-	Two Wheeler	0	2
-	Lorry	0	0
-	Cycle	0	0
Total	Total Area	-	28.00



பெருநகர் சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமையப் பிளவு
குறிப்பு
மனுதாரர் தங்கள் வீட்டின் மையத்தே 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. 18, 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 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

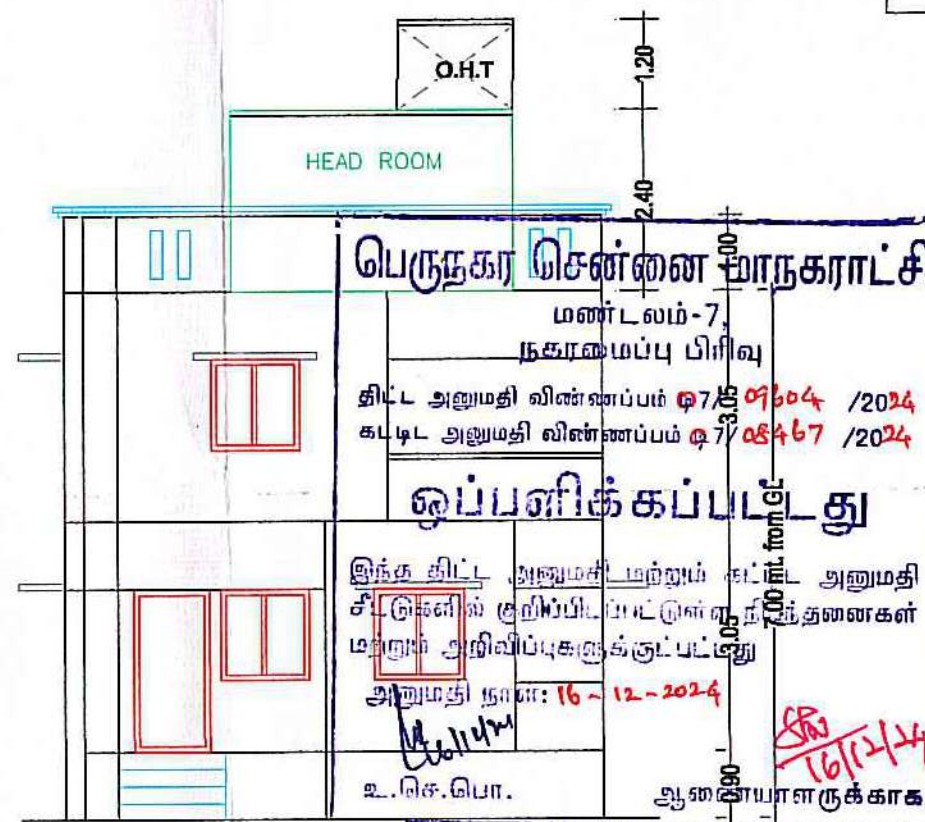
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS TO BE USED.

General Specification

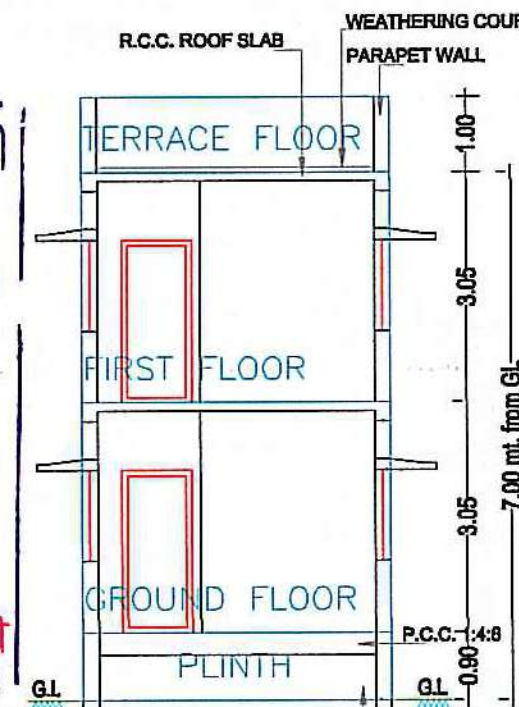
NOTE:-

LAYOUT APPROVED No. SD/WDCN07/00457/2023

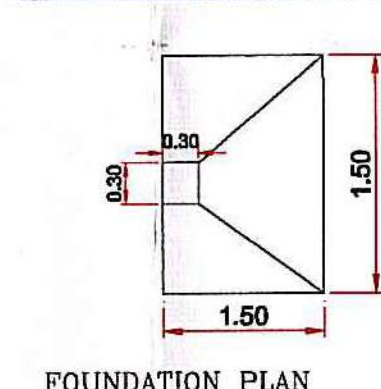
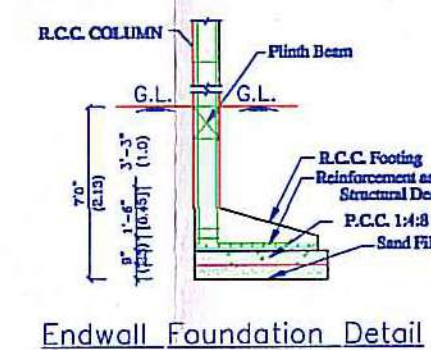
DATED:- 06/10/2023



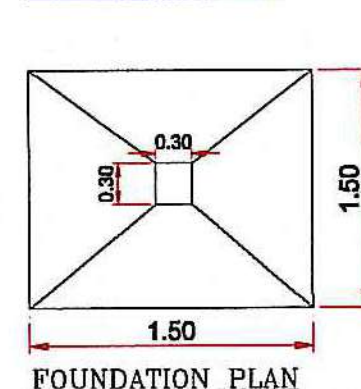
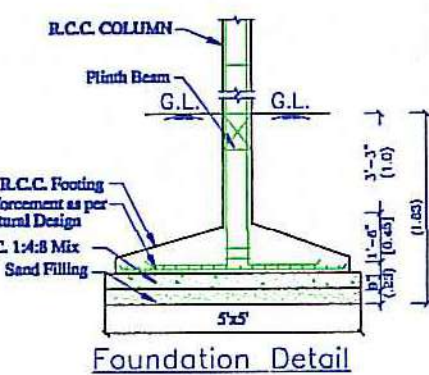
ELEVATION



SECTION - 'AA'



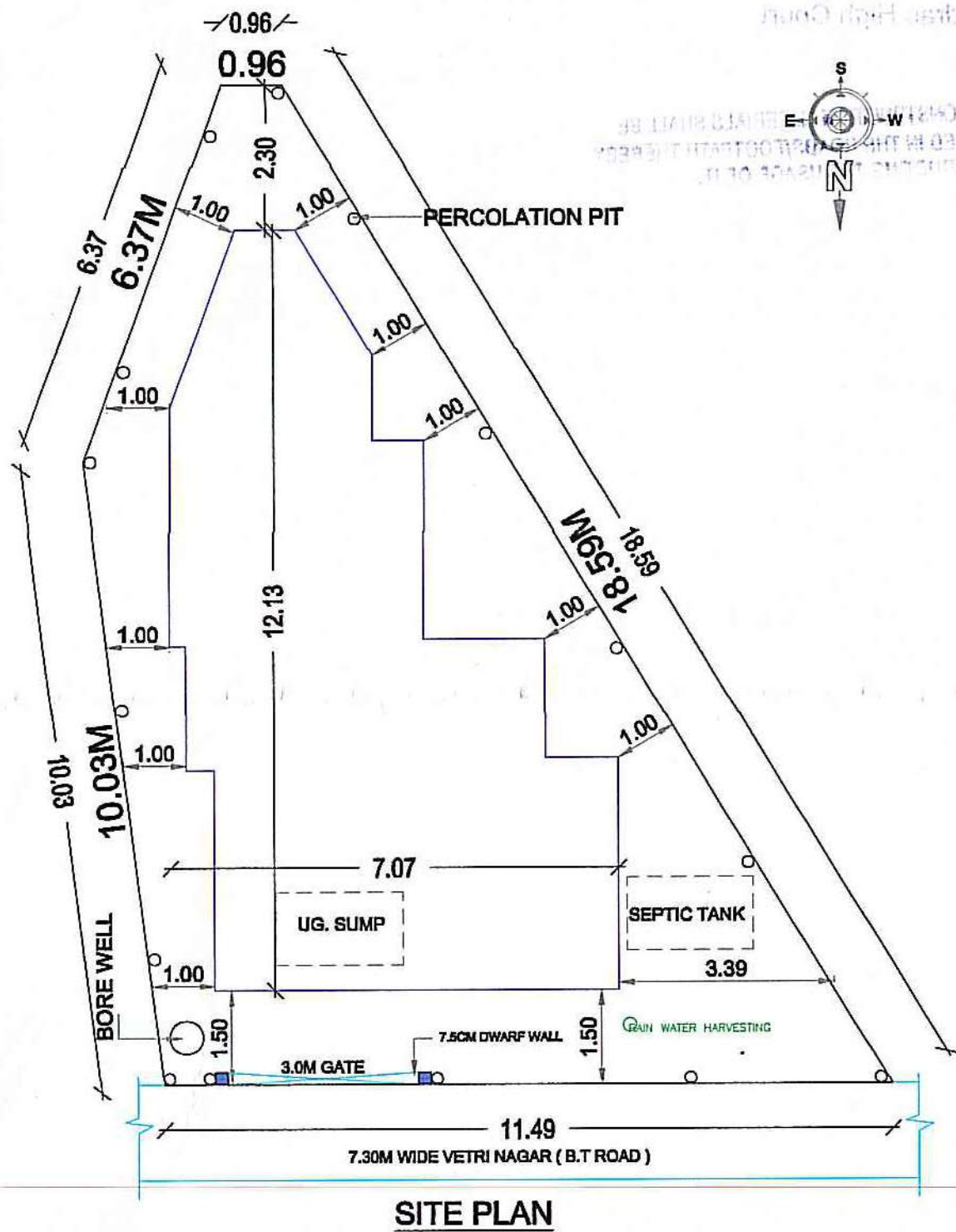
FOUNDATION PLAN



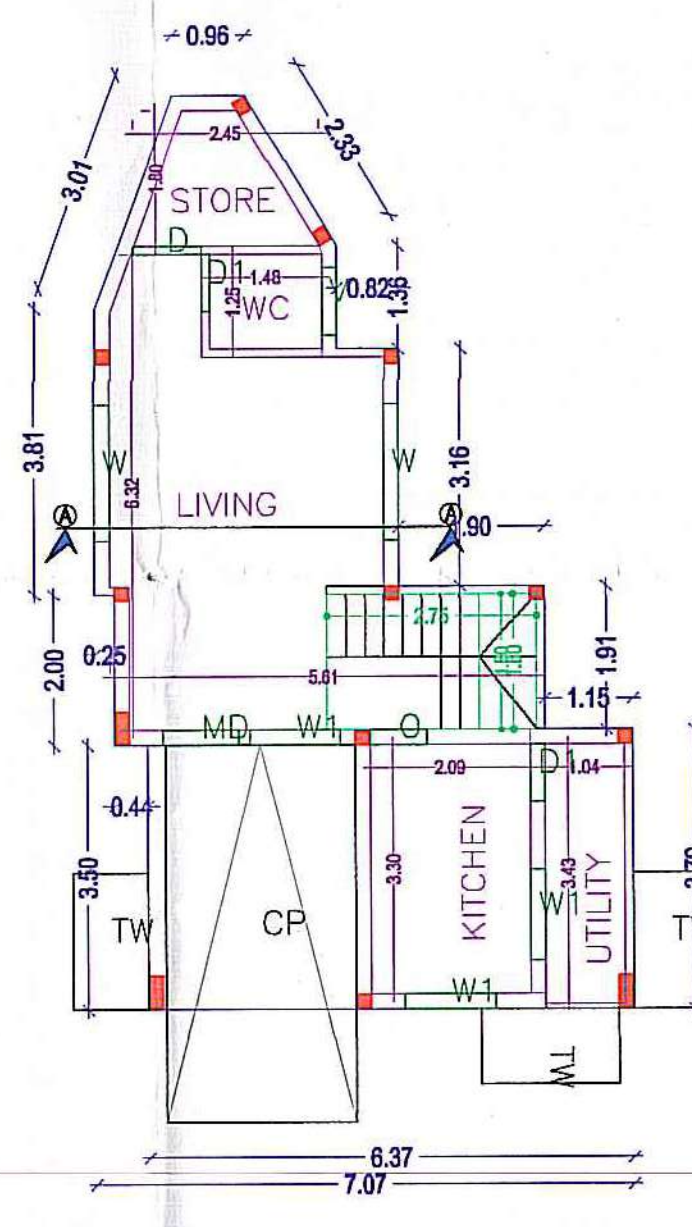
FOUNDATION PLAN



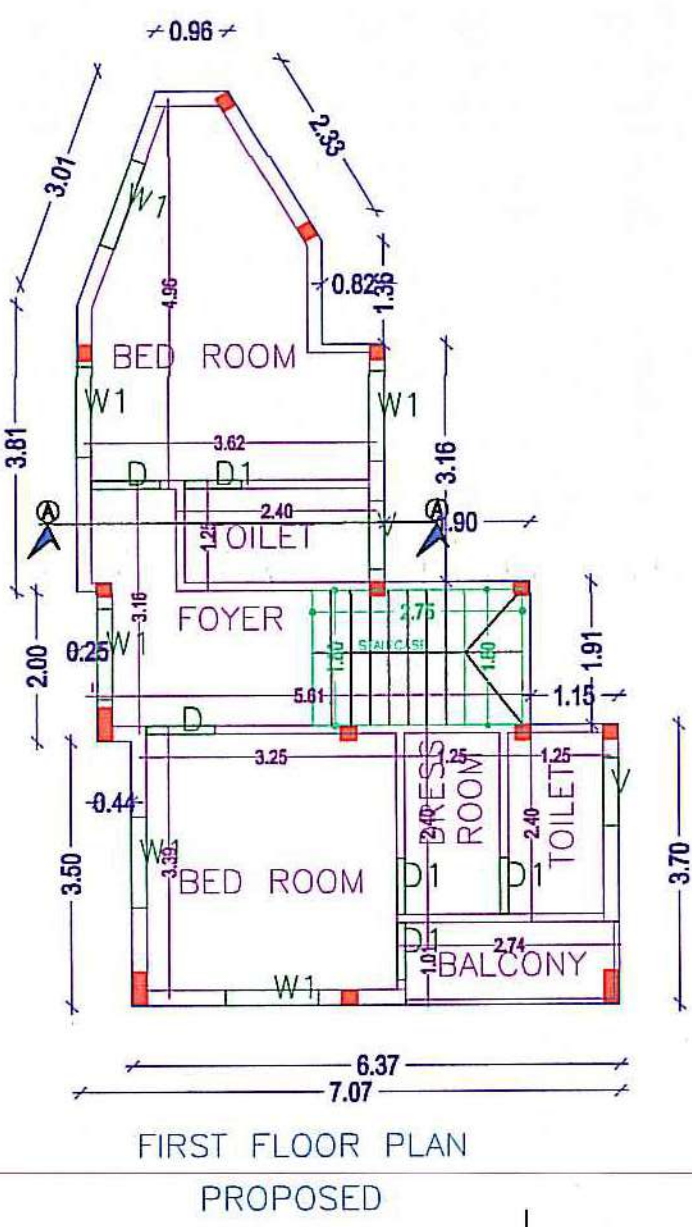
KEY PLAN
NOT TO SCALE



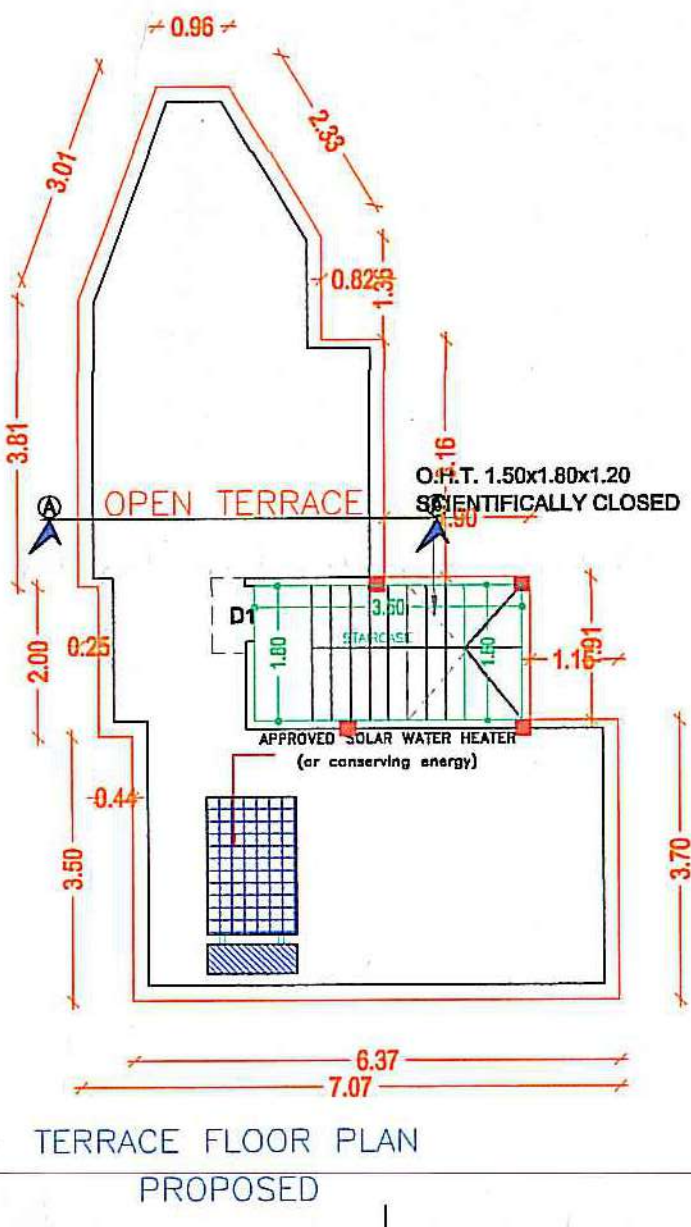
SITE PLAN



GROUND FLOOR PLAN
PROPOSED



FIRST FLOOR PLAN
PROPOSED



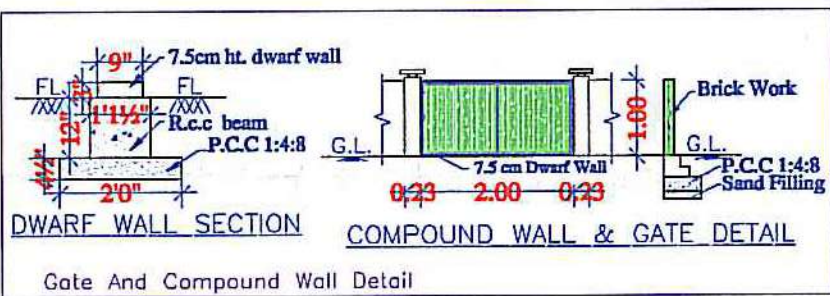
TERRACE FLOOR PLAN
PROPOSED

SCHEDULE OF JOINERY:

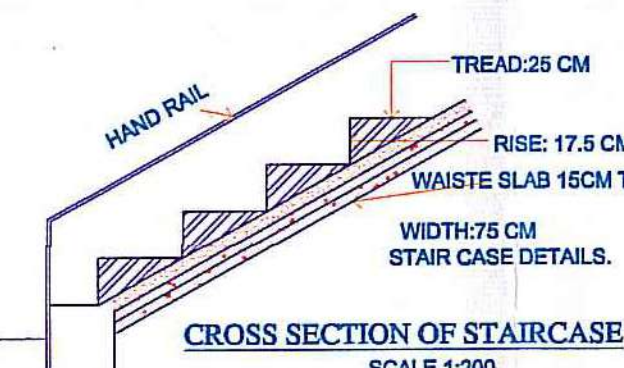
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	08
V	0.90	0.80	03
O	0.75	2.10	01
D	0.90	2.10	03
MD	1.00	2.10	01

SCHEDULE OF JOINERY:

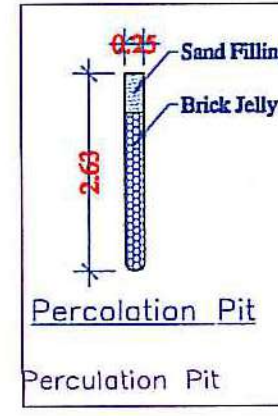
NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.80	03
WH	1.20	1.20	09
W	1.80	1.20	02



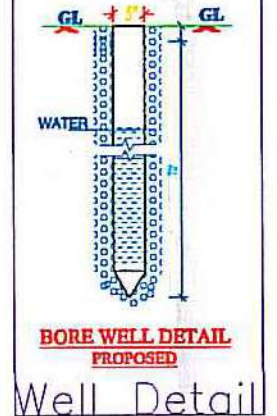
DWARF WALL SECTION
GATE AND COMPOUND WALL DETAIL



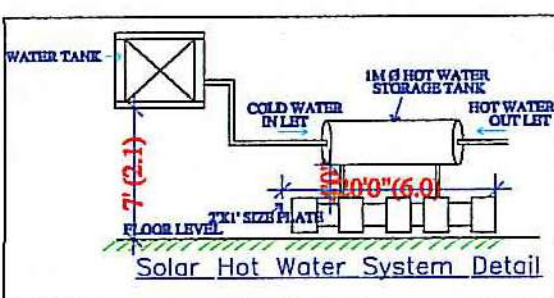
CROSS SECTION OF STAIRCASE
SCALE 1:200



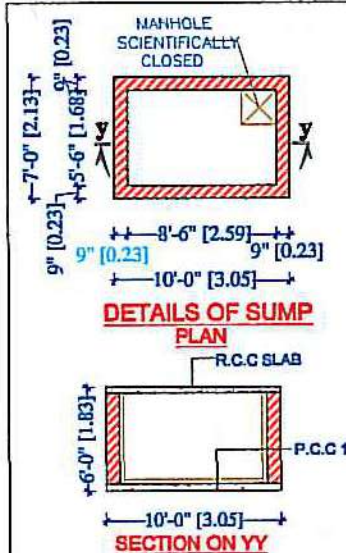
Percolation Pit



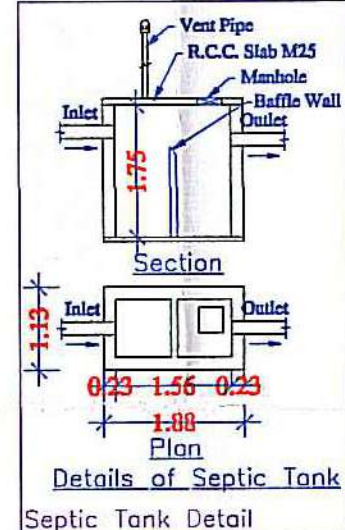
Well Detail



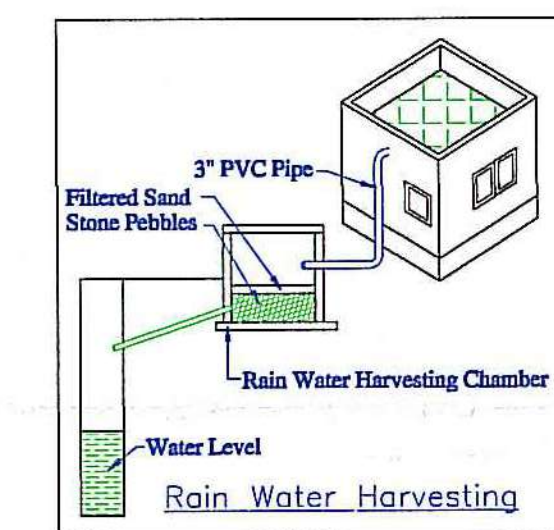
Solar Hot Water System Detail



DETAILS OF SUMP
PLAN



Septic Tank Detail



Rain Water Harvesting

AREA STATEMENT (COC)

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

PROJECT DETAIL

File No.:	COC/18864/24
Case Type:	New
Name of Road:	VETRI NAGAR
Type of Proposal:	Primary Residential
Plot No.:	18
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	100.00
PLOT AREA AS PER DOCUMENT	100.00
PLOT AREA AS PER SITE	100.00
PLOT AREA AS PER DRAWING	100.00
PLOT AREA CONSIDERED FOR SCRUTINY (A)	100.00
BALANCE AREA OF PLOT (B)	100.00
NET AREA OF PLOT (C)	100.00
NET BALANCE AREA OF PLOT (D)	100.00
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	55.32
Total Proposed Coverage Area (55.32%)	55.32
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
Residential FSI	110.64
Proposed Floor (FSI) Area	110.64
TOTAL PROPOSED FSI AREA	110.64
CONSUMED FSI	1.11
TOTAL PROP. BUILT UP AREA	116.94

COLOR INDEX

PLOT BOUNDARY	Black
ABUTTING ROAD	Green
PROPOSED WORK (COVERAGE AREA)	Red
EXISTING (To be retained)	Blue
EXISTING (To be demolished)	Yellow

For PAWAN CASTLES PRIVATE LIMITED

[Signature]
Director

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	PROF. by rule	REQD.
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	PROF. by rule	REQD.
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.	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	Existing	FSI AREA COMM.	FSI AREA RESI.	IND	SPEC.	BALCONY 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	6.30	-	-	0.00	6.30	0
FIRST FLOOR	0.00	0.00	55.32	0.00	0.00	0.00	55.32	0.00	-	-	-	0.00	55.32	0
GROUND FLOOR	0.00	0.00	55.32	0.00	0.00	0.00	55.32	0.00	-	-	-	0.00	55.32	1
Total	0.00	0.00	110.64	0.00	0.00	0.00	110.64	0.00	6.30	-	-	0.00	116.94	1



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகராட்சிப் பிரிவு
குறிப்பு
மதுரை தங்கள் வீட்டில் மலையூர் சேகரிப்பு
குறைவை 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 Madural Bench of
Madras High Court

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No. 19 , 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 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

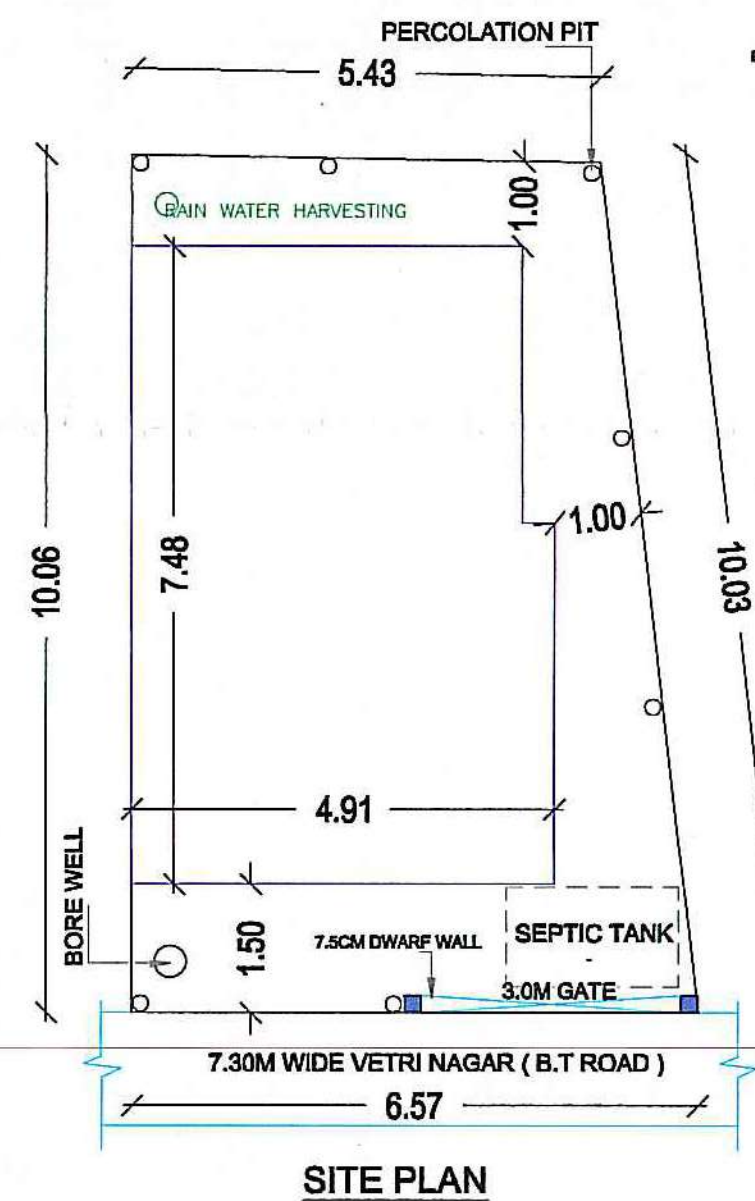
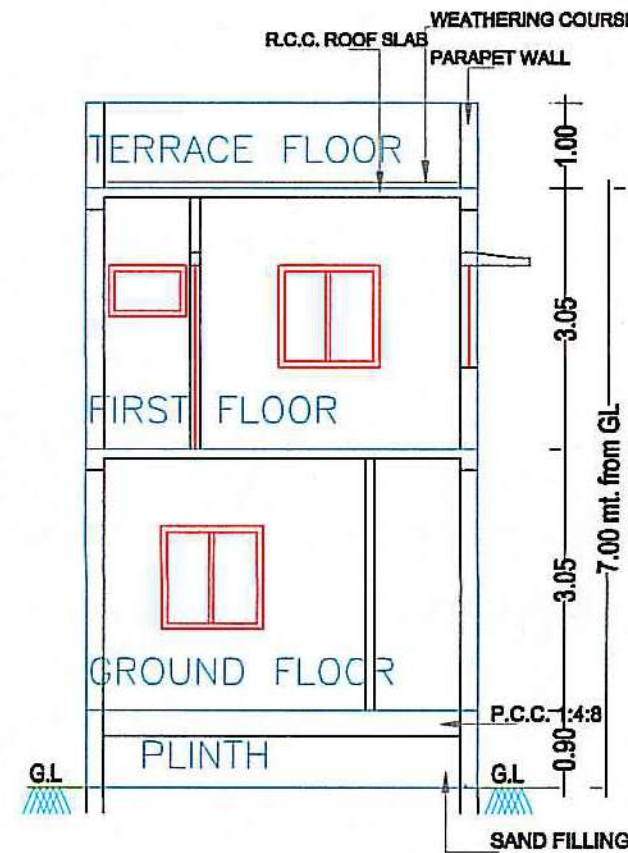
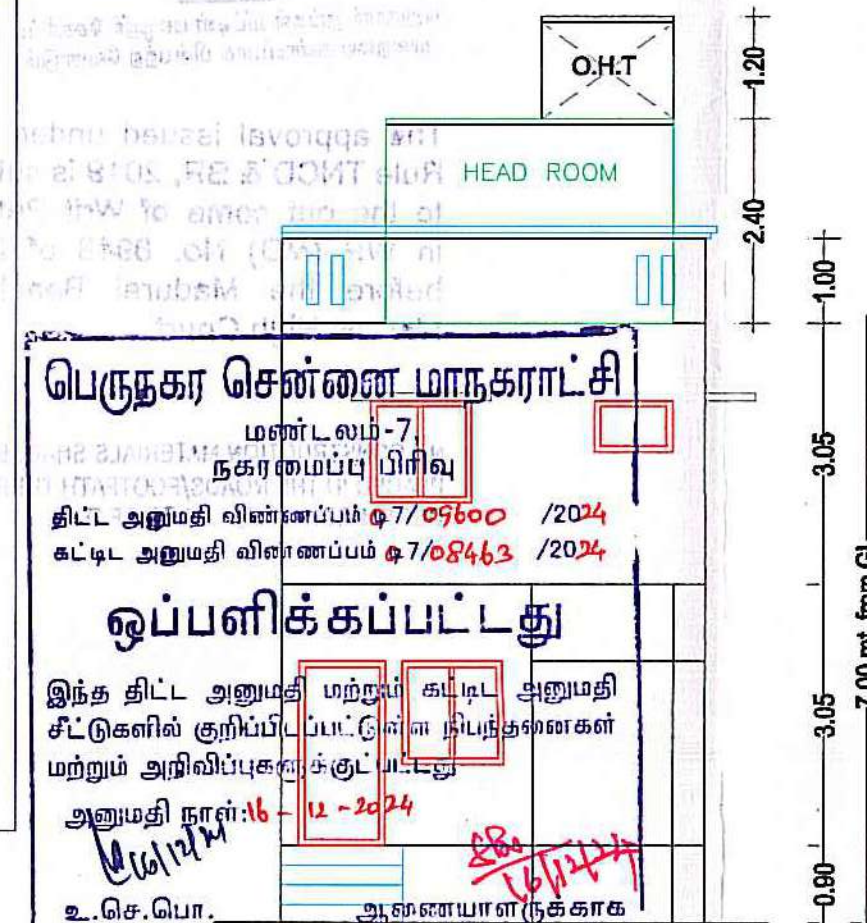
1. FIRE RETARDING CABLE TO BE USED.
2. ENERGY EFFICIENT BULB WILL BE USED.
3. NECESSARY CIRCUIT BREAKERS
TO BE USED.

General Specification

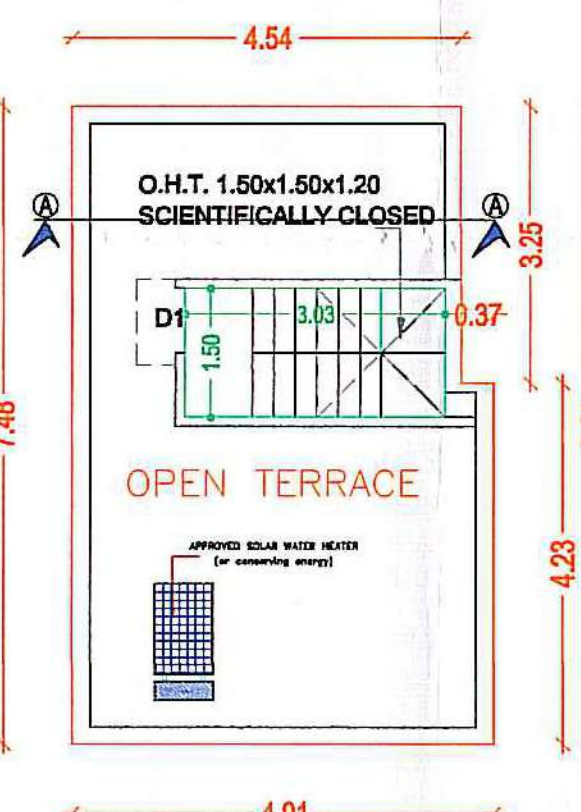
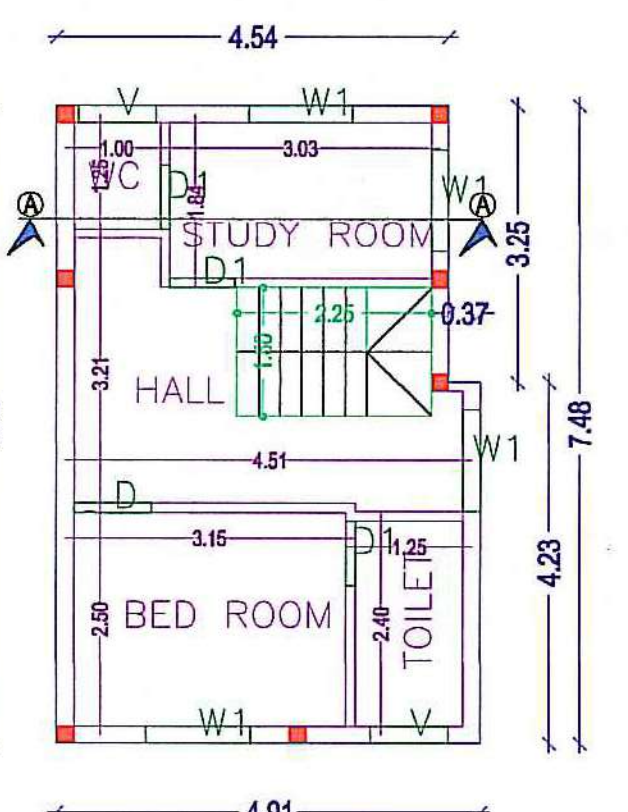
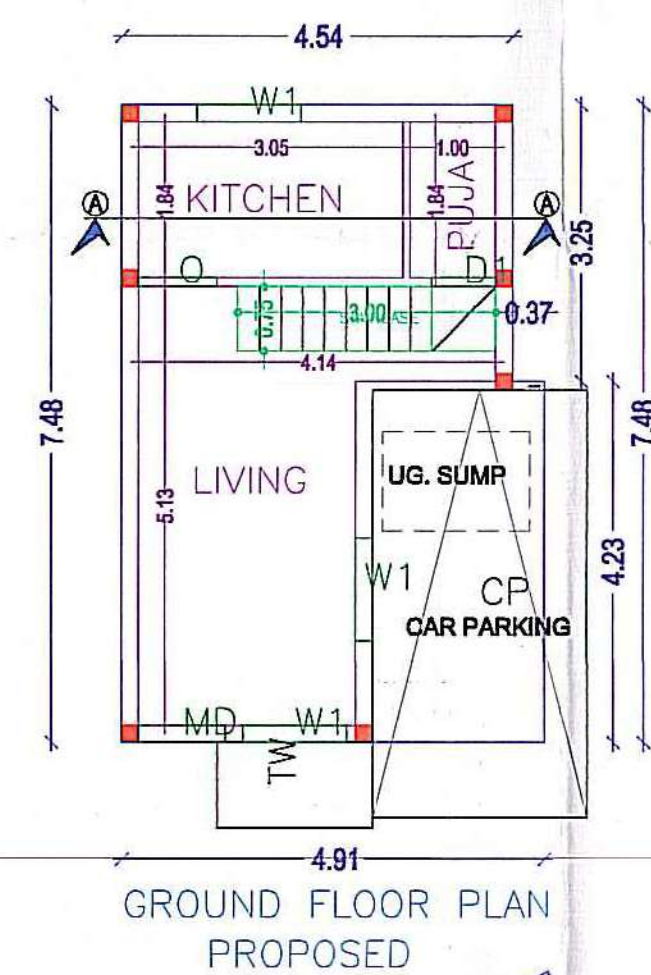
NOTE:-

LAYOUT APPROVED No. SD/WDCN07/00457/2023

DATED:- 06/10/2023



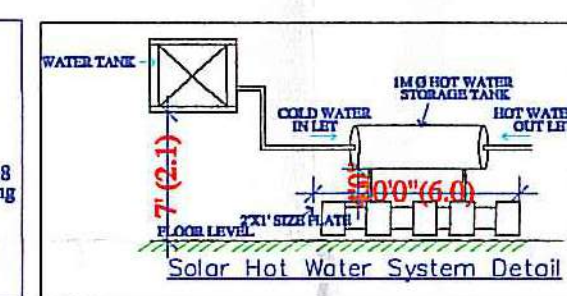
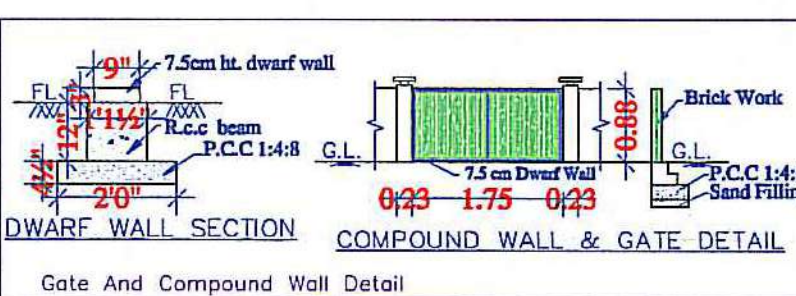
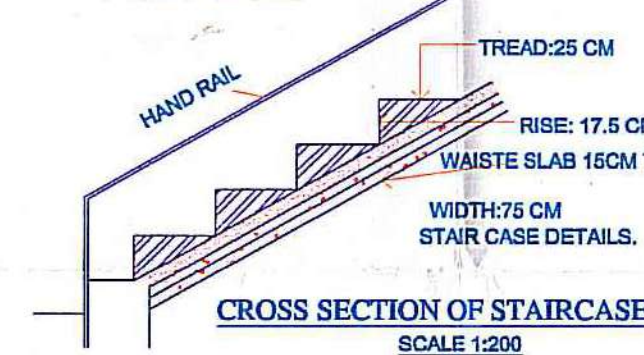
ELEVATION
PROPOSED



GROUND FLOOR PLAN
PROPOSED

FIRST FLOOR PLAN
PROPOSED

TERRACE FLOOR PLAN
PROPOSED



FLOORWISE FSI STATEMENT FOR:

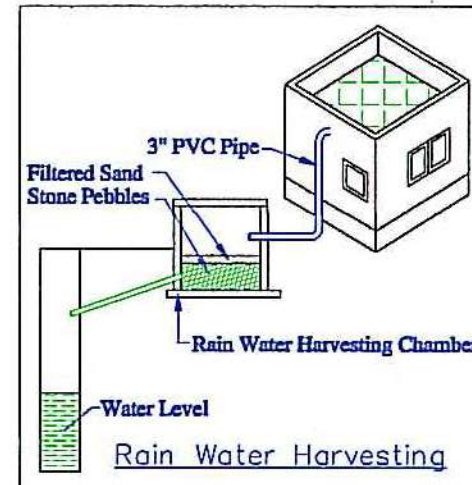
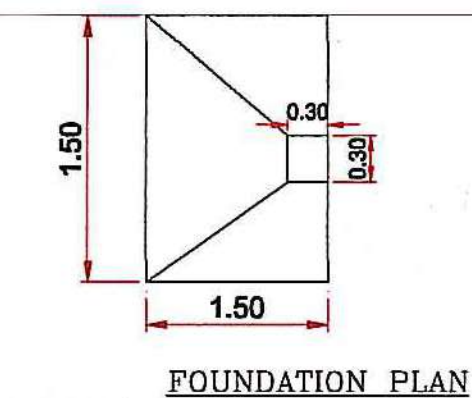
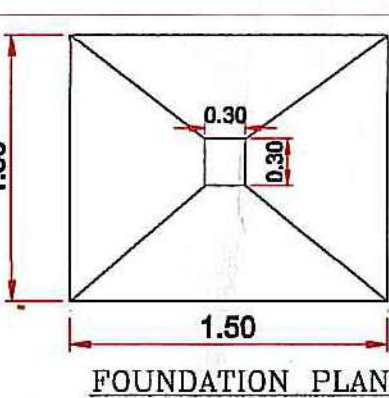
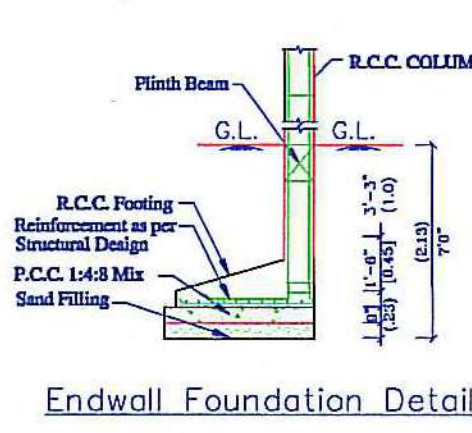
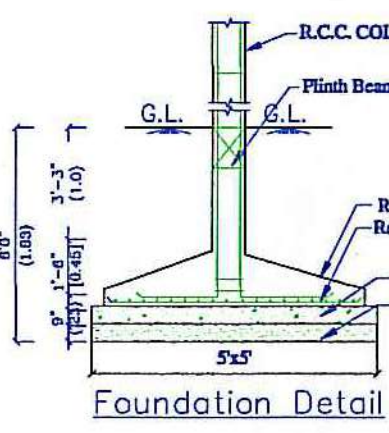
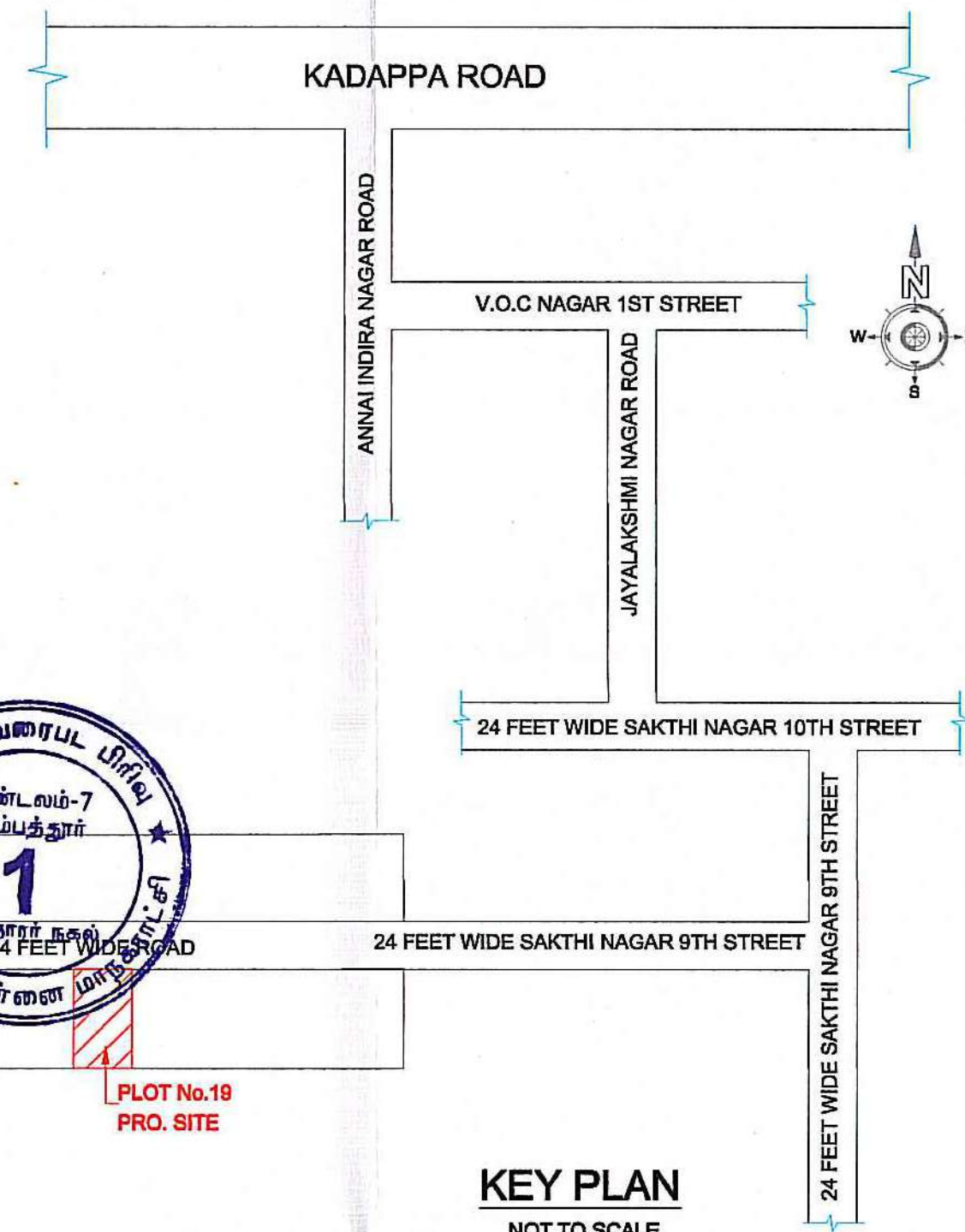
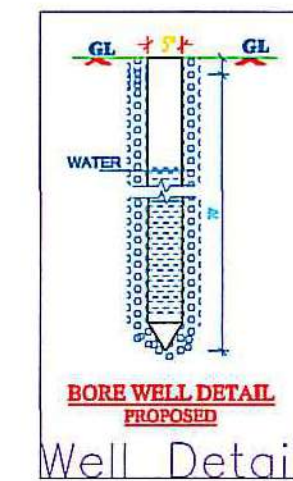
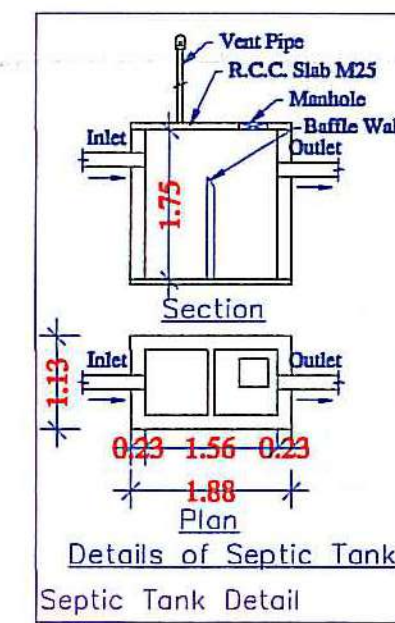
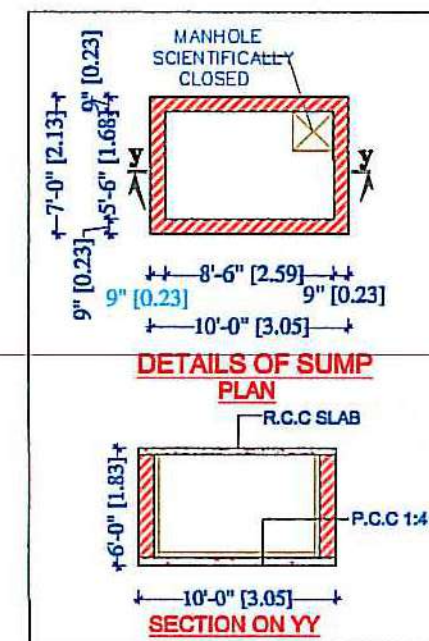
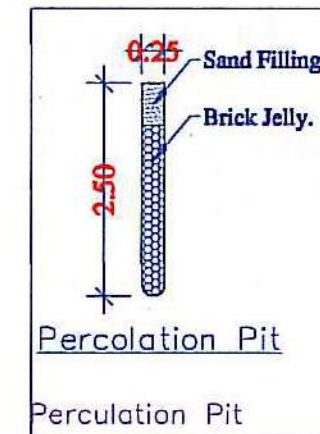
FLOORS	FSI AREA				BALCONY	ARCH. PROJ.	TOTAL FSI AREA	BALCONY (Free from FSI)	STAIR	LIFT	LIFT M/C SUB ROOM	PARKING	TOTAL BUILTUP	TENE.
	Existing	COMM.	RESI.	SPEC.										
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.54	-	-	0.00	4.54	0
FIRST FLOOR	0.00	0.00	35.50	0.00	0.00	0.00	35.50	0.00	-	-	-	0.00	35.50	0
GROUND FLOOR	0.00	0.00	35.50	0.00	0.00	0.00	35.50	0.00	-	-	-	0.00	35.50	1
Total	0.00	0.00	71.00	0.00	0.00	0.00	71.00	0.00	4.54	-	-	0.00	75.54	1

SCHEDULE OF JOINERY:

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

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.90	0.90	02
W1	1.20	1.20	07



AREA STATEMENT (COC)

VERSION NO.: 1.03
VERSION DATE: 06/10/2023

PROJECT DETAIL

File No.:	COC/17921/24
Case Type:	New
Name of Road:	VETRI NAGAR
Type of Proposal:	Primary Residential
Plot No.:	19
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	60.14
PLOT AREA AS PER DOCUMENT	60.14
PLOT AREA AS PER SITE	60.14
PLOT AREA AS PER DRAWING	60.04
PLOT AREA CONSIDERED FOR SCRUTINY (A)	60.04
BALANCE AREA OF PLOT (B)	60.04
NET AREA OF PLOT (C)	60.04
NET BALANCE AREA OF PLOT (D)	60.04
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	35.50
Total Proposed Coverage Area (59.12%)	35.50
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
120.09	
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
120.09	
Residential FSI	71.00
Proposed Floor (FSI) Area	71.00
TOTAL PROPOSED FSI AREA	71.00
CONSUMED FSI	1.18
TOTAL PROP. BUILT UP AREA	75.54

COLOR INDEX

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

For PAWAN CASTLES PRIVATE LIMITED

Dr. JALEX CHRISTOPHER M.E., M.B.A., A.S., P.W.
REGISTERED ENGINEER No. 200282024
GREATER CHENNAI CORPORATION
No. 1, Ganapathy Nagar, Kolathur, CH-39,
Mob: 9444943577 / 9444943578

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

PARKING CALCULATION (Two Wheeler)

TYPE	CARPET AREA / FSI (m2)	TENEMENT (nos)	WHEELER (nos)	PROF. by rule	REQD.
Residential	0-25	1	0	0.00	0
Residential	25.01 - 75	1	1	1.00	1
Total	Required	-	-	-	1
Total	Proposed	-	-	-	1

PARKING CALCULATION

TYPE	Type of Parking	REQUIRED No.	Area	PROPOSED No.	Area
-	Car	1	12.50	1	12.50
-	Two Wheeler	1	1.80	1	1.80
-	Lorry	0	0.00	0	0.00
-	Cycle	0	0.00	0	0.00
Total	Total Area	-	14.30	-	14.30



பிப்ரவரி சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
நகரமப்பு பிரிவு
குறிப்பு
மனுதாரர் தங்கள் வீட்டின் மையநீர் சேகரிப்பு
முறைகளை 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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No.20 , 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.

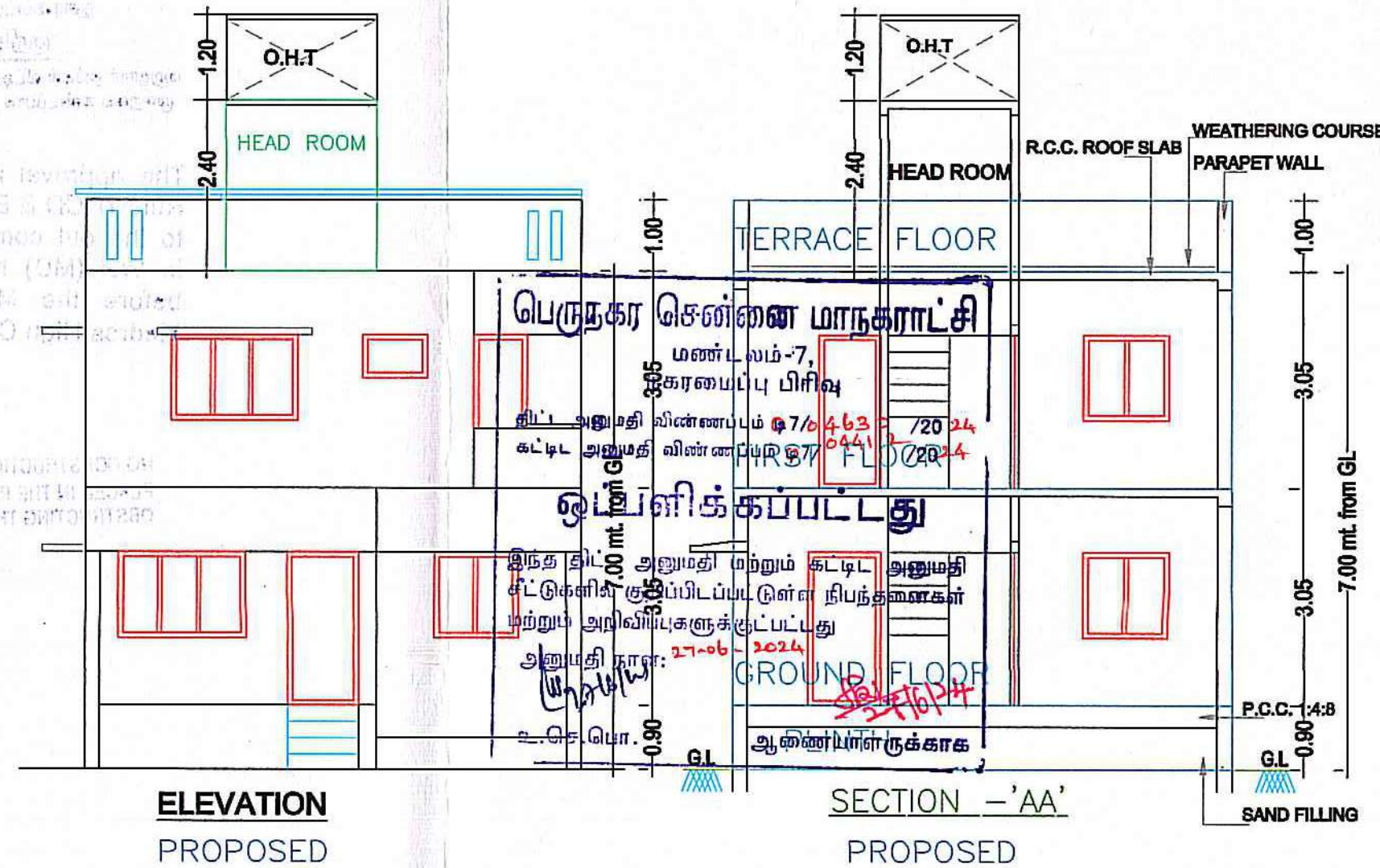
SPECIFICATIONS

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 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.

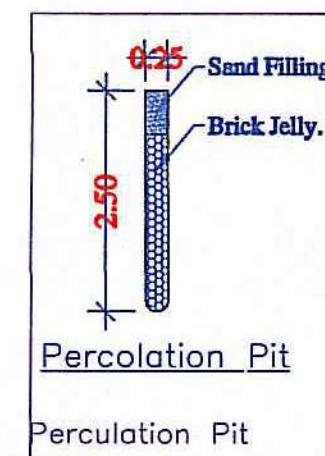
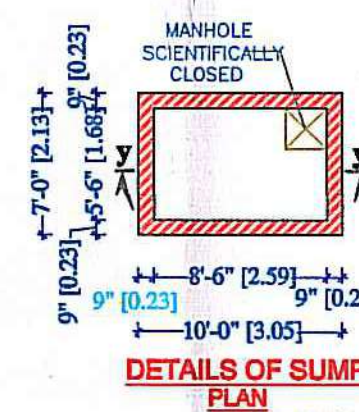
General Specification



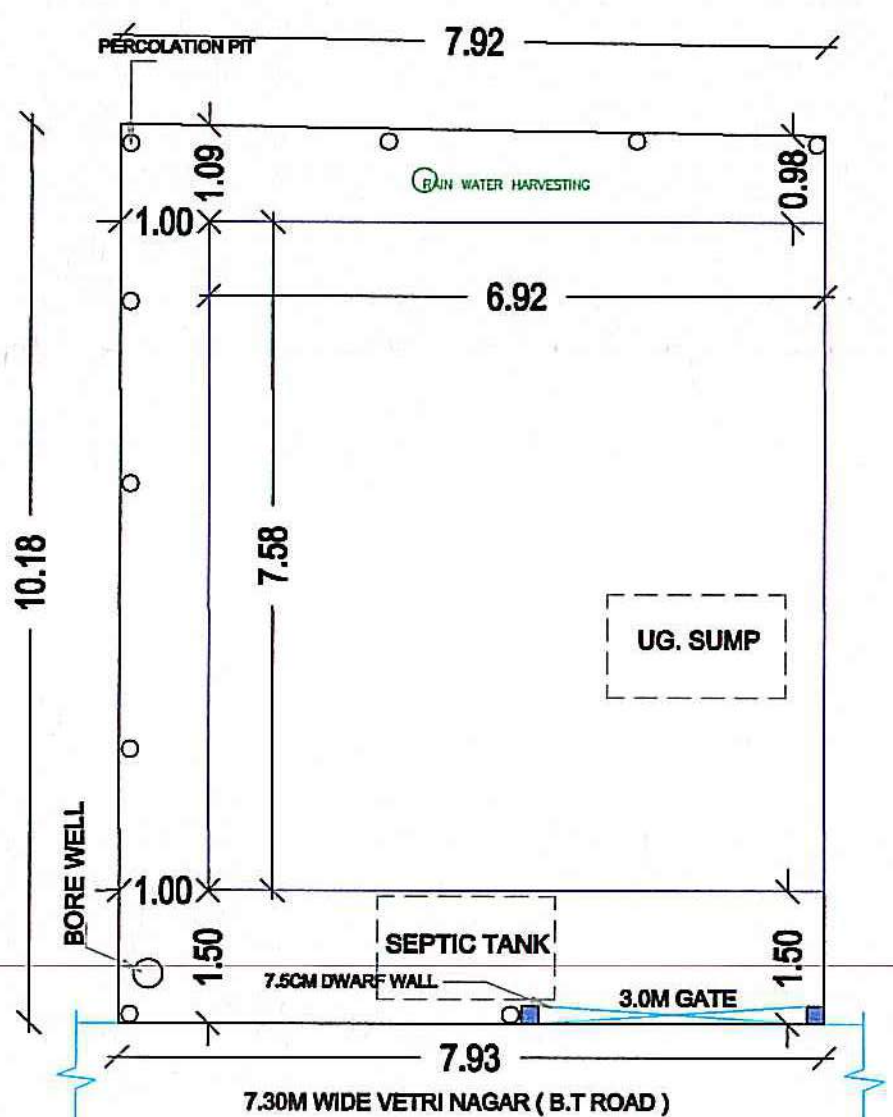
NOTE:-

LAYOUT APPROVED No. SD/WDCN07/00457/2023

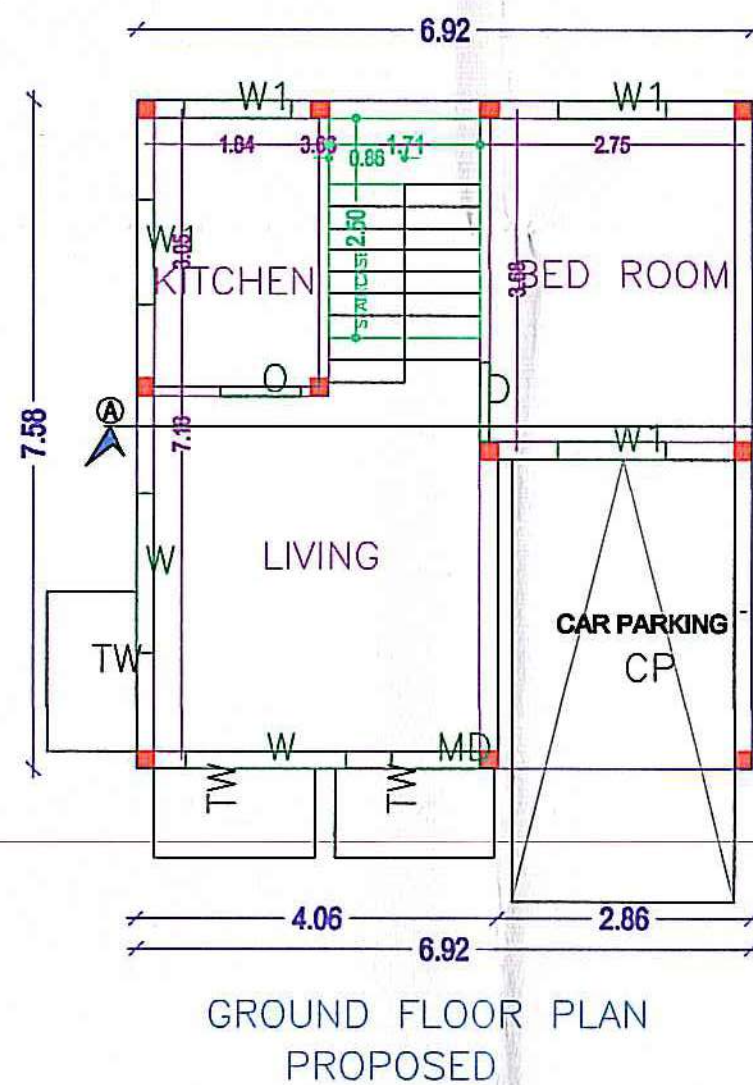
DATED:- 06/10/2023



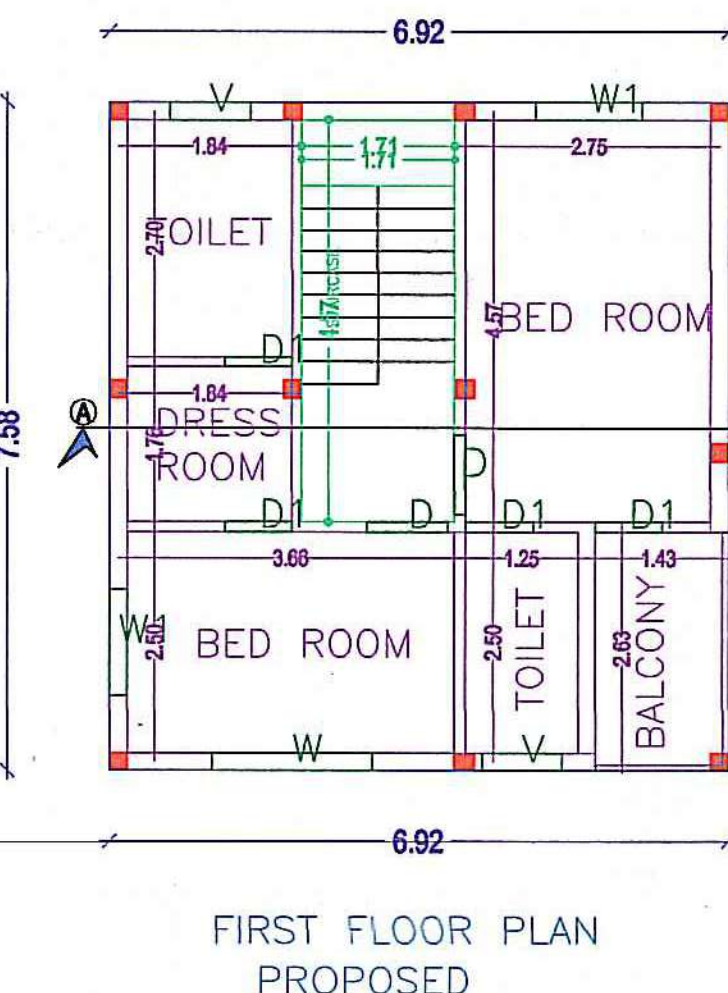
KEY PLAN
NOT TO SCALE



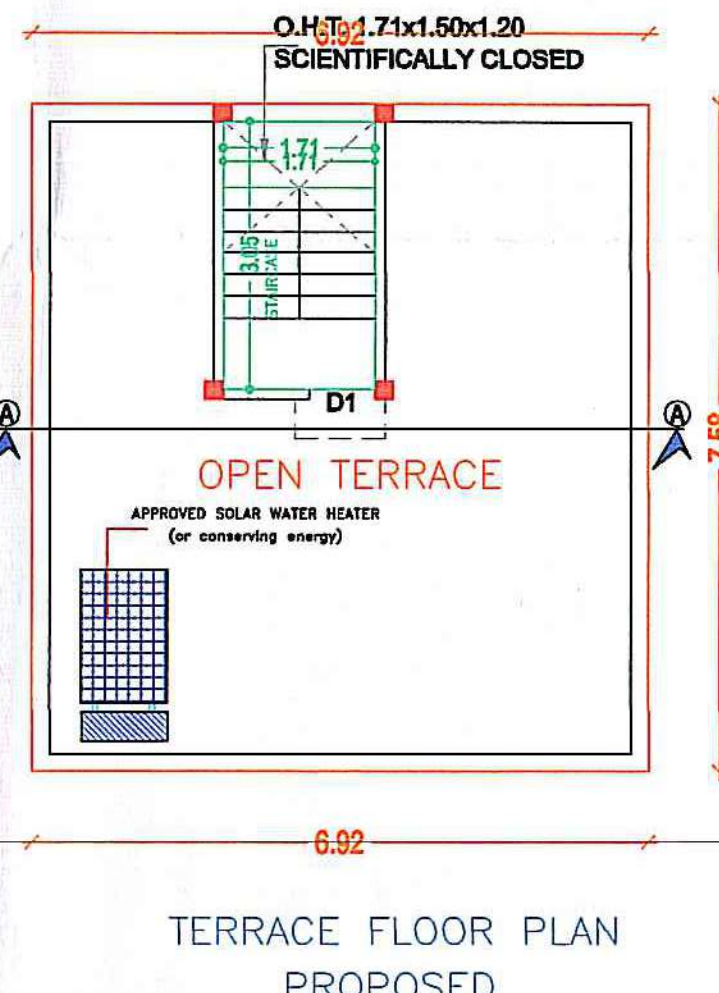
SITE PLAN



GROUND FLOOR PLAN
PROPOSED



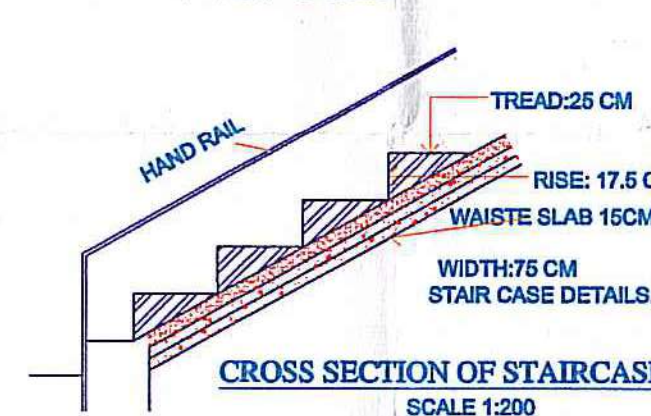
FIRST FLOOR PLAN
PROPOSED



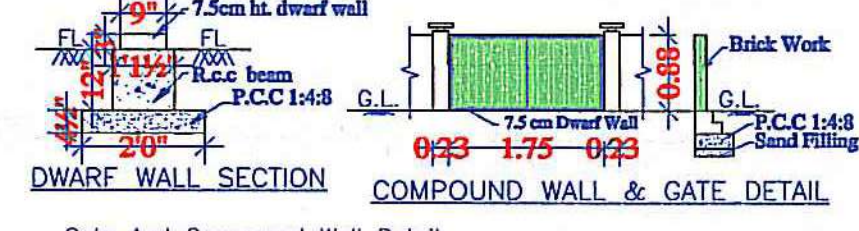
TERRACE FLOOR PLAN
PROPOSED

SCHEDULE OF JOINERY:

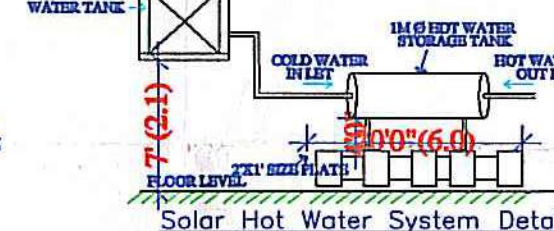
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.80	2.10	03
O	0.80	2.10	01
MD	1.00	2.10	01



CROSS SECTION OF STAIRCASE
SCALE 1:200



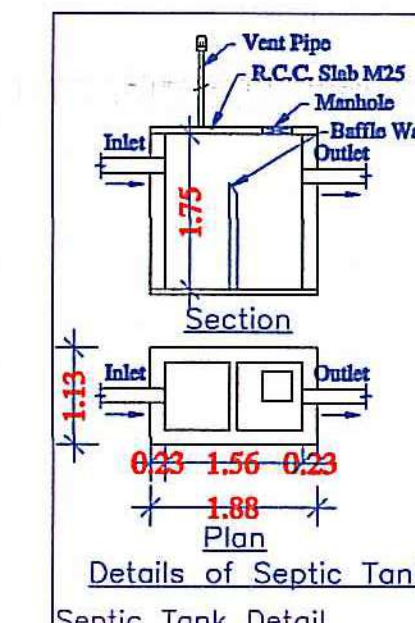
Gate And Compound Wall Detail



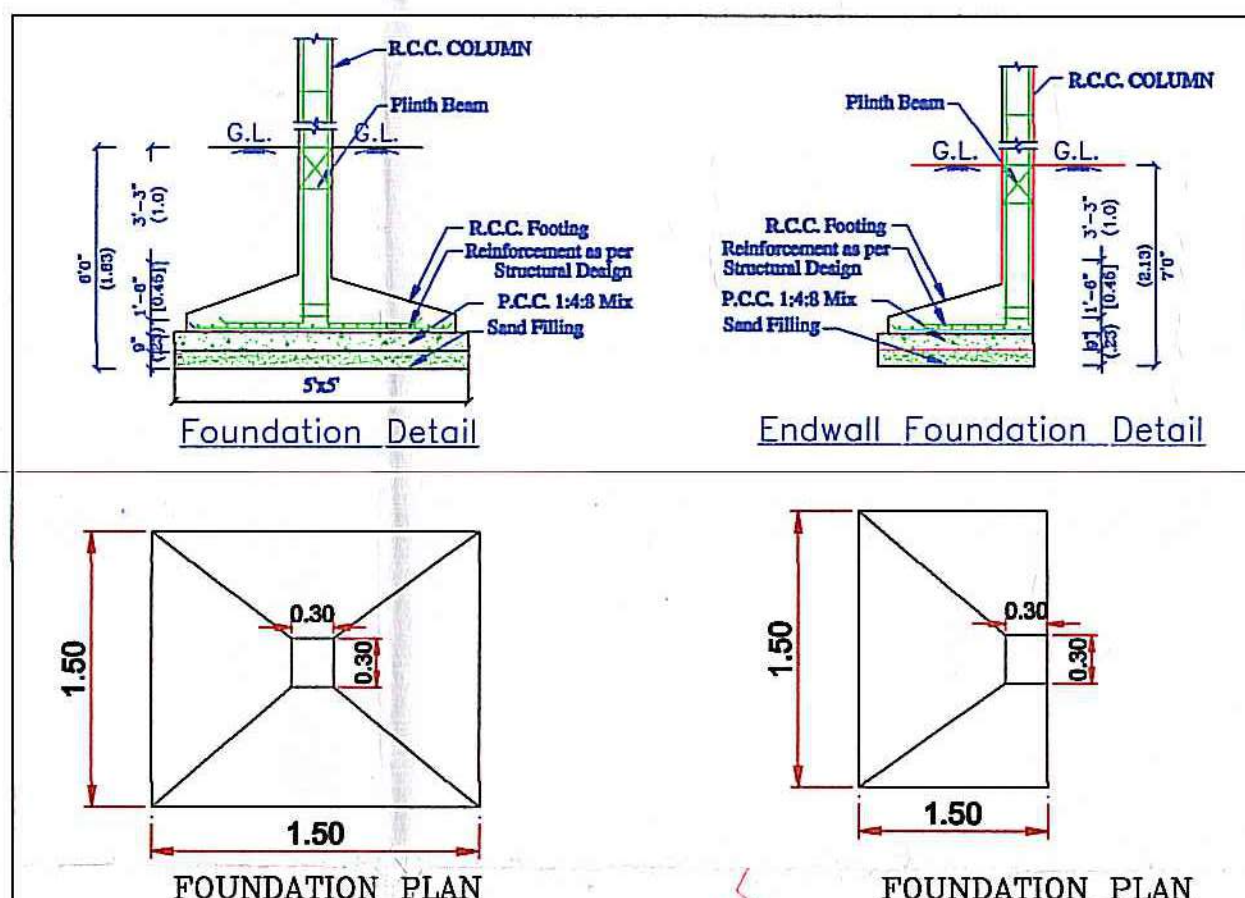
Solar Hot Water System Detail

SCHEDULE OF JOINERY:

NAME	LENGTH	HEIGHT	NOS.
V	0.80	0.60	02
W1	1.20	1.20	06
W	1.80	1.20	03

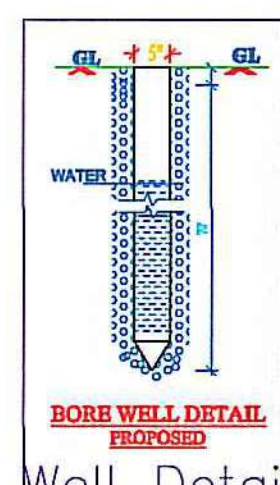


Septic Tank Detail

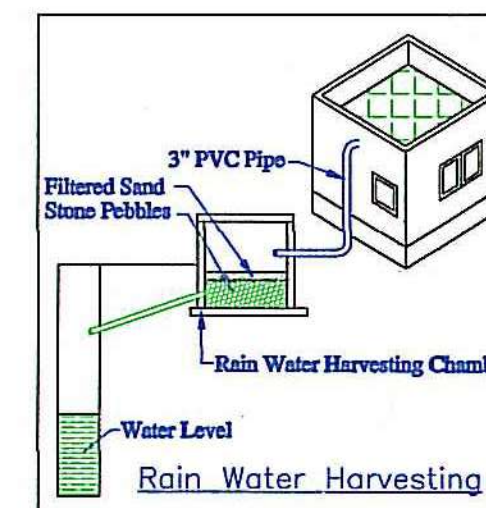


FOUNDATION PLAN

FOUNDATION PLAN



Bore Well Detail



Rain Water Harvesting

AREA STATEMENT (COC)	
PROJECT DETAIL	
File No.:	COC/8381/24
Case Type:	New
Name of Road:	VETRI NAGAR
Type of Proposal:	Primary Residential
Plot No.:	20
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	80.22
PLOT AREA AS PER DOCUMENT	80.22
PLOT AREA AS PER SITE	80.22
PLOT AREA AS PER DRAWING	80.20
PLOT AREA CONSIDERED FOR SCRUTINY (A)	80.20
BALANCE AREA OF PLOT (B)	80.20
NET AREA OF PLOT (C)	80.20
NET BALANCE AREA OF PLOT (D)	80.20
MAX. PERMISSIBLE COVERAGE AREA	-
Proposed Coverage Area	52.42
Total Proposed Coverage Area (65.38%)	52.42
BALANCE COVERAGE AREA	-
PERMISSIBLE FSI AREA	2.00
160.39	
PREMIUM FSI AREA	-
MAX. PERMISSIBLE FSI AREA	2.00
160.39	
Residential FSI	104.84
Proposed Floor (FSI) Area	104.84
TOTAL PROPOSED FSI AREA	104.84
CONSUMED FSI	1.31
TOTAL PROP. BUILT UP AREA	110.06
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. J.B.A. (MCA) (MCA)
REGISTERED ENGINEER No. 200262019
GREATER CHENNAI CORPORATION
No. 1, Sampathy Nagar, Korattur,
Chennai - 600 065.
Mob: 94459 40507 / 94593 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 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 millimeter 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 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.

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)	CAR (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	3
-	Lorry	0	0
-	Cycle	0	0
Total	Total Area	-	-

FLOORWISE FSI STATEMENT FOR:

FLOORS	Existing	FSI AREA 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	5.22	-	-	0.00	5.22	0
FIRST FLOOR	0.00	0.00	52.42	0.00	0.00	0.00	52.42	0.00	-	-	-	0.00	52.42	0
GROUND FLOOR	0.00	0.00	52.42	0.00	0.00	0.00	52.42	0.00	-	-	-	0.00	52.42	1
Total	0.00	0.00	104.84	0.00	0.00	0.00	104.84	0.00	5.22	-	-	0.00	110.06	1



பெருநகர சென்னை மாநகராட்சி
மண்டலம்-7, அம்பத்தூர்
தகரமைப்பு பிரிவு

குறிப்பு

மதுரைத் தங்கள் வீட்டுக் கட்டிடக் கட்டுமானத் தீர்மானம்
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.