

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

SHEET NO : 05 of 05

PLAN SHOWING THE PROPOSED
RESIDENTIAL FLATS OF SINGLE BLOCK
UNDER AHP SCHEME WITH BASEMENT+
STILT+ 19 FLOORS WITH 244 NOS DWELLING
UNITS SITUATED AT NATTAN - EGATTUR
ROAD, EGATTUR, CHENNAI - 603103.
COMPRISED IN S.NOS. 113/2A & 130/2 OF
EGATTUR VILLAGE, THIRUPORUR TALUK,
CHENGLEPATTU DISTRICT.

SPECIFICATIONS

FOUNDATION R.C.C COL. FOUNDATION OVER P.C.C 1:5:10
FLOORING OVER P.C.C 1:4:8 WITH VETRIIFIED TILES
W.COURSE BK. JELLY TAID WITH CEMENT MORTAR
1:1:4 WITH CEMENT MORTAR FINISH
S.STRUCTURE B.W IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5" TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
D2	DOOR	0.76x2.13
SD	SLIDING DOOR	1.95x2.13
W4	WINDOW	1.22x1.37
W3	WINDOW	1.02x1.37
V1	VENTILATOR	0.61X0.91
V2	VENTILATOR	0.46X0.91
TD	DOOR	0.91x2.13
LMD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.96
W5	WINDOW	1.52x1.37

COLOR INDEX:

PROPOSAL	☐
BOUNDARY	☐
ROAD	☐

SCALE - 1:100

PAPER SIZE - A0

SUB TITLE :

- ELEVATION
- SECTION

STRUCTURAL ENGINEER :

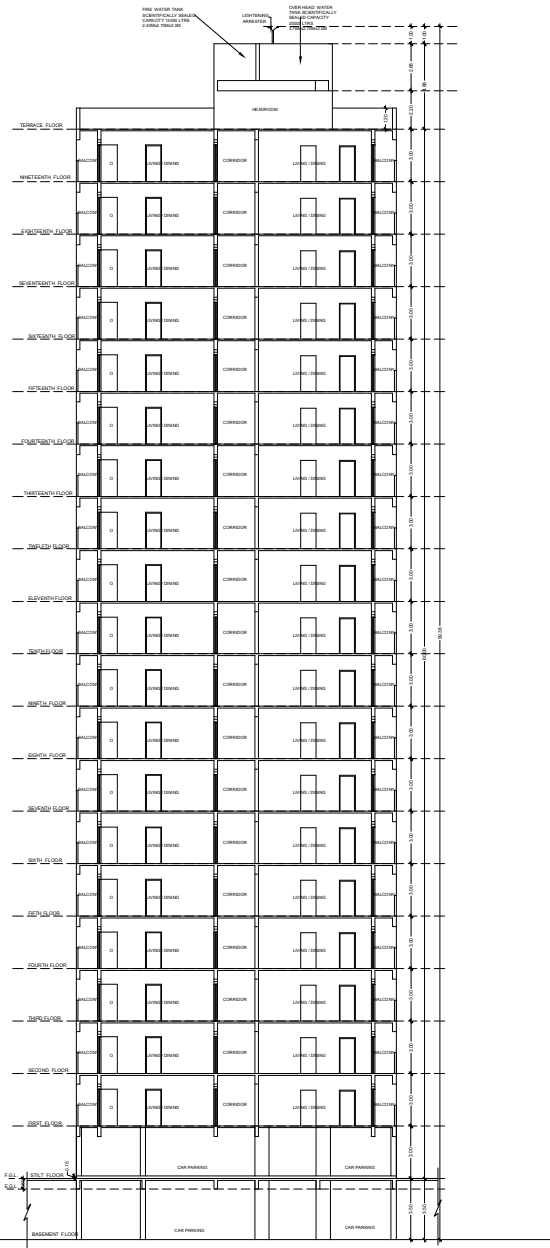
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DTCP Reg No. 50504/1004/2021
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ARCHITECT :

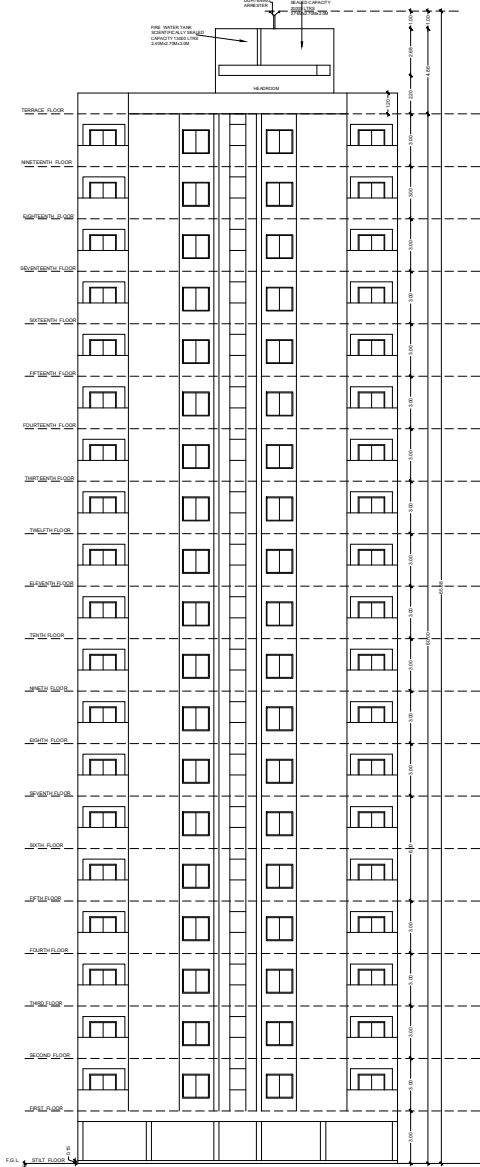
RAVUTHAR NAINA MOHAMED, B. Arch
Registered Architect
Licenced Surveyor
CA/204/SS/02, F.A.No. 704,
No. 187, Habibullah Road,
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OWNER :

For JAIN HOUSING LLP
[Signature]
Authorized Signatory



SECTION - XX



ELEVATION

SHEET NO : 04 of 05

PLAN SHOWING THE PROPOSED
RESIDENTIAL FLATS OF SINGLE BLOCK
UNDER AHP SCHEME WITH BASEMENT+
STILT+ 19 FLOORS WITH 244 NOS DWELLING
UNITS SITUATED AT NATTAN - EGATTUR
ROAD, EGATTUR, CHENNAI - 603103.
COMPRISED IN S.NOS. 113/2A & 130/2 OF
EGATTUR VILLAGE, THIRUPORUR TALUK,
CHENGLEPATTU DISTRICT.

SPECIFICATIONS

FOUNDATION R.C.C COL. FOUNDATION OVER P.C.C 1:5:10
FLOORING OVER P.C.C 1:4:8 WITH VETRIFIED TILES
W.COURSE BK. JELLY TAID WITH CEMENT MORTAR
1:4 WITH CEMENT MORTAR FINISH
S.STRUCTURE B.W IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5"TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
D2	DOOR	0.76x2.13
SD	SLIDING DOOR	1.98x2.13
W4	WINDOW	1.22x1.37
W3	WINDOW	1.02x1.37
V1	VENTILATOR	0.61x0.91
V2	VENTILATOR	0.45x0.91
TD	DOOR	0.91x2.13
LMD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.96
W5	WINDOW	1.52x1.37

COLOR INDEX:

PROPOSAL ☐

BOUNDARY ☐

ROAD ☐

SCALE - 1:100

PAPER SIZE - A0

SUB TITLE :

- FIRST FLOOR PLAN
- TYPICAL FLOOR PLAN
- TERRACE FLOOR PLAN

STRUCTURAL ENGINEER :

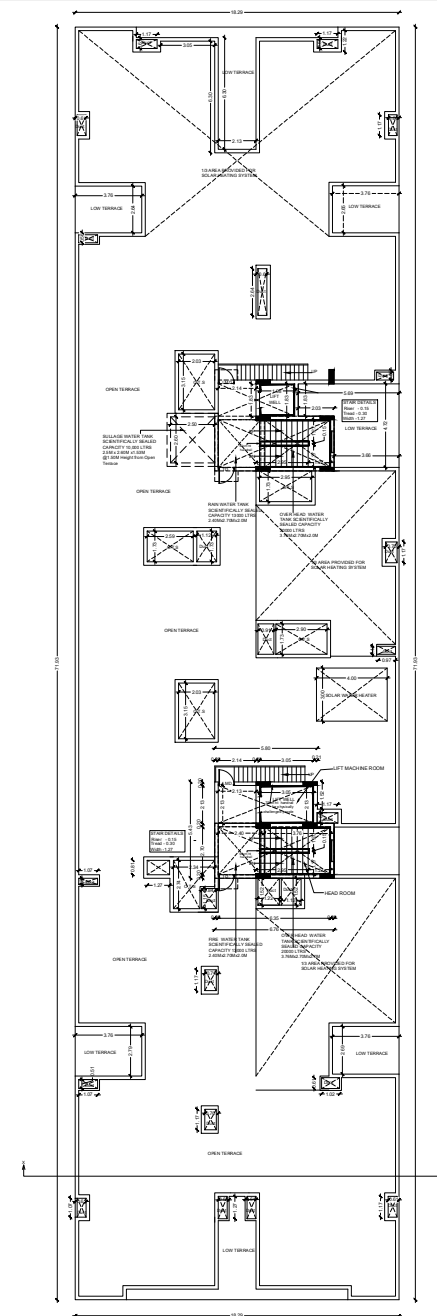
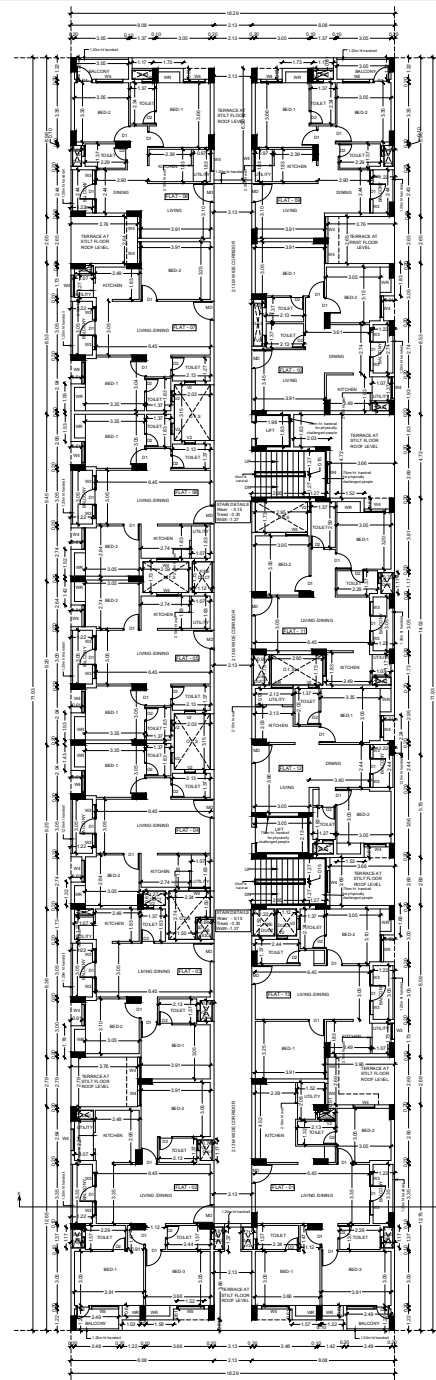
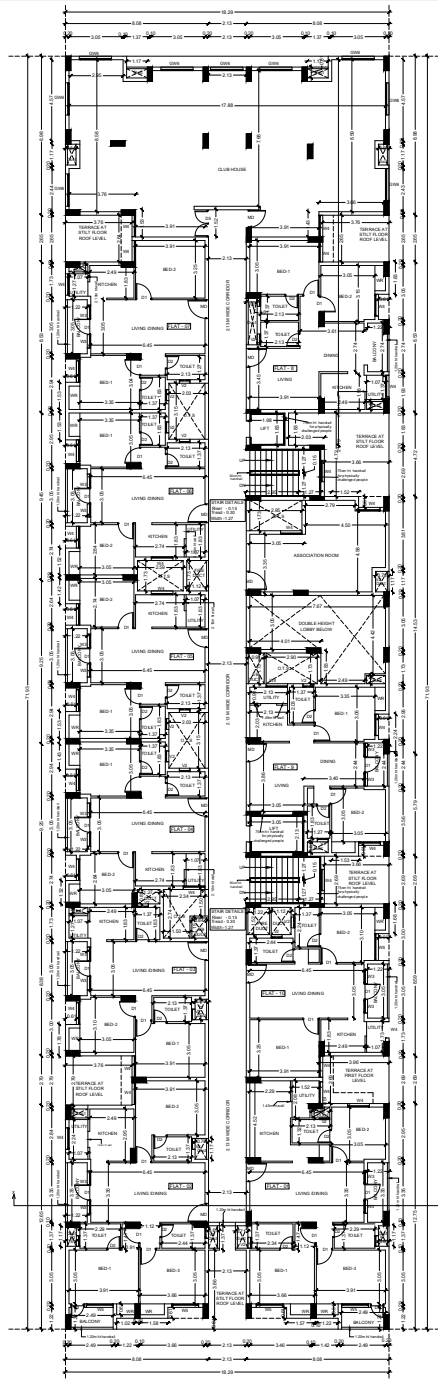
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OWNER :

For JAIN HOUSING LLP
[Signature]
Authorized Signatory



SHEET NO : 02 of 05

PLAN SHOWING THE PROPOSED
RESIDENTIAL FLATS OF SINGLE BLOCK
UNDER AHP SCHEME WITH
BASEMENT+ STILT+ 19 FLOORS WITH
244 NOS DWELLING UNITS
SITUATED AT NATTAN - EGATTUR ROAD ,
EGATTUR, CHENNAI - 603103.
COMPRISED IN S.NOS. 113 /2A & 130/2
OF EGATTUR VILLAGE, THIRUPORUR
TALUK, CHENGLEPATTU DISTRICT.

SPECIFICATIONS

FOUNDATION R.C.C. COL. FOUNDATION OVER P.C.C. 1:5:10
FLOORING OVER P.C.C. 1:4:6 WITH VETRIFIED TILES
W.COURSE BK. JELLY TAD WITH CEMENT MORTAR
1:4 WITH CEMENT MORTAR FINISH
S-5 STRUCTURE B.W. IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5"TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY	DOOR	1.07x2.13
MD	DOOR	0.91x2.13
D1	DOOR	1.99x2.13
S5	SLIDING DOOR	1.99x2.13
W4	WINDOW	1.22x1.37
W3	WINDOW	1.02x1.37
V1	VENTILATOR	0.61X0.91
V2	VENTILATOR	0.46X0.91
TD	DOOR	0.91x2.13
LD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.95
W5	WINDOW	1.52x1.37

COLOR INDEX:

PROPOSAL	
BOUNDARY	
ROAD	

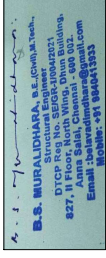
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PAPER SIZE - A0

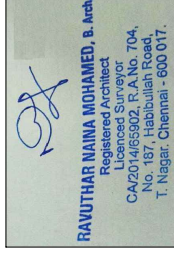
SUB TITLE :

1. STILT FLOOR PLAN

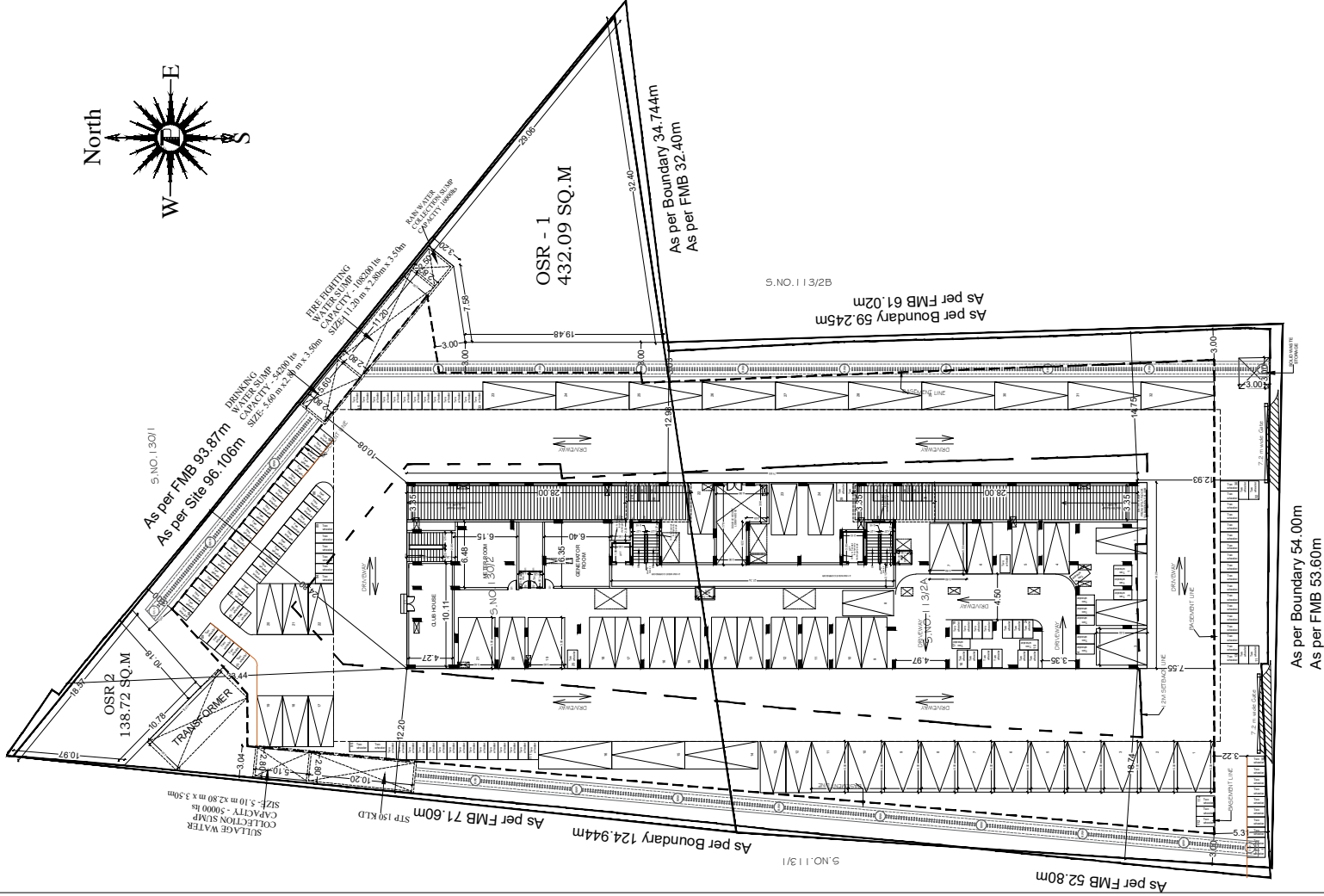
STRUCTURAL ENGINEER :



ARCHITECT :



OWNER :



STILT FLOOR PLAN

PLAN SHOWING THE PROPOSED
RESIDENTIAL FLATS OF SINGLE BLOCK
UNDER AHP SCHEME WITH BASEMENT+
STILT+ 19 FLOORS WITH 244 NOS DWELLING
UNITS SITUATED AT NATTAN - EGATTUR
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CHENGLEPATTU DISTRICT.

FOUNDATION R.C.C COL. FOUNDATION OVER P.C.C 1:1.5:10
FLOORING OVER P.C.C 1:4:8 WITH VERIFIED TILES
W. COURSE BK. JELLY TAID WITH CEMENT MORTAR
1:4 WITH CEMENT MORTAR FINISH
S. STRUCTURE B.W IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5" TK.
JOINERY WITH BEST COUNTRY WOOD

[illegible]

PROPOSAL	
BOUNDARY	
ROAD	

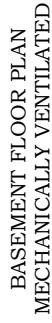
PAPER SIZE - A0

1. BASEMENT FLOOR PLAN

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For JAIN HOUSING LLP
Authorized Signatory



PLAN SHOWING THE PROPOSED
RESIDENTIAL FLATS OF SINGLE BLOCK
UNDER AHP SCHEME WITH BASEMENT+
STILT+ 19 FLOORS WITH 244 NOS DWELLING
UNITS SITUATED AT NATTAN - EGATTUR
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JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
D2	DOOR	0.76x2.13
SD	SLIDING DOOR	1.98x2.13
W4	WINDOW	1.22x1.37
W3	WINDOW	1.02x1.37
V1	VENTILATOR	0.61x0.91
V2	VENTILATOR	0.46x0.91
TD	DOOR	0.91x2.13
LMD	DOOR	0.91x2.13
GD	GRILL DOOR	1.83x2.13
GW	GLASS WINDOW	1.52x1.98
W5	WINDOW	1.52x1.37

COLOR INDEX:

PROPOSAL	☐
BOUNDARY	☐
ROAD	☐

SCALE - 1:250 / PAPER SIZE - A0

SUB TITLE :

1. SITE PLAN
2. KEY PLAN
3. DETAIL PLAN
4. AREA STATEMENT

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OWNER :

For JAIN HOUSING LLP
[Signature]
Approved Signatory

AREA STATEMENT (SQ.M.)

FLOOR	TOTAL AREA	DEDUCTION	NFSI AREA	PARKING/ NFSI AREA	FSI AREA	DWELLING UNITS
BASEMENT	3929.52	0	32.83	3843.22	53.27	0
STILT FLOOR	1322.50	0.00	36.82	1047.16	238.52	0
FIRST FLOOR	1123.48	83.34	0.00	0.00	1123.48	10
SECOND FLOOR	1137.85	53.89	0	0.00	1137.85	13
3rd FLOOR	1137.89	53.85	0	0	1137.89	13
4th FLOOR	1137.89	53.85	0	0	1137.89	13
5th FLOOR	1137.89	53.85	0	0	1137.89	13
6th FLOOR	1137.89	53.85	0	0	1137.89	13
7th FLOOR	1137.89	53.85	0	0	1137.89	13
8th FLOOR	1137.89	53.85	0	0	1137.89	13
9th FLOOR	1137.89	53.85	0	0	1137.89	13
10th FLOOR	1137.89	53.85	0	0	1137.89	13
11th FLOOR	1137.89	53.85	0	0	1137.89	13
12th FLOOR	1137.89	53.85	0	0	1137.89	13
13th FLOOR	1137.89	53.85	0	0	1137.89	13
14th FLOOR	1137.89	53.85	0	0	1137.89	13
15th FLOOR	1137.89	53.85	0	0	1137.89	13
16th FLOOR	1137.89	53.85	0	0	1137.89	13
17th FLOOR	1137.89	53.85	0	0	1137.89	13
18th FLOOR	1137.89	53.85	0	0	1137.89	13
19th FLOOR	1137.89	53.85	0	0	1137.89	13
TOTAL AREA	26857.48	1052.68	69.65	4890.38	21897.45	244.00

PLOT AREA :

As per Document - 5665.60 SQ.M.
As per Patta - 5700.00 SQ.M.
As per Site - 5655.885 SQ.M.

OSR PROVIDED - 570.81 SQ.M.
(432.09 + 138.72)

NORMAL F.S.I. ALLOWABLE (3.25) = 18381.63 SQ.M.
PREMIUM F.S.I. ALLOWABLE (1.625) = 9190.81 SQ.M.
TOTAL F.S.I. ALLOWABLE (4.875) = 27572.44 SQ.M.
FSI ACHIEVED (3.872) - 21897.45 SQ.M

DWELLING UNITS DETAILS

FLOOR	NO. OF DWELLING UNITS
1st Floor	10
2nd Floor	13
3rd Floor	13
4th Floor	13
5th Floor	13
6th Floor	13
7th Floor	13
8th Floor	13
9th Floor	13
10th Floor	13
11th Floor	13
12th Floor	13
13th Floor	13
14th Floor	13
15th Floor	13
16th Floor	13
17th Floor	13
18th Floor	13
19th Floor	13
TOTAL	244
TOTAL NO. OF DWELLING UNITS - 244 NOS	
NO. OF DWELLING UNITS	
BELOW 75 SQ.M	= 266 NOS
BELOW 125 SQ.M	= 38 NOS

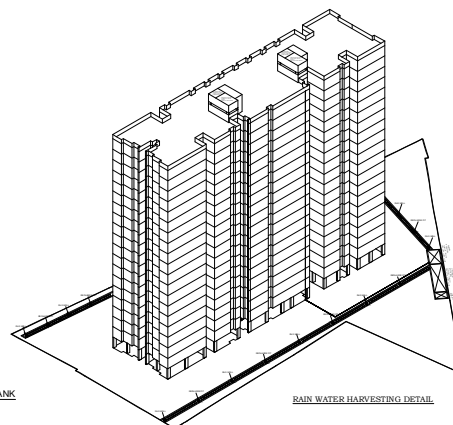
CAR PARKING / TWO WHEELER PARKING

FLOOR	CAR PARKING	TWO WHEELER PARKING
BASEMENT	103 NOS	78 NOS
STILT FLOOR	26 NOS	36 NOS
DRIVE PARKING	32 NOS	114 NOS
TOTAL	158 NOS	227 NOS

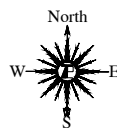
FLAT'S AREA	NO. OF DWELLING UNITS	REQUIRED	PROVIDED
30 SQ.M TO 75 SQ.M	208 NOS	103 NOS	208 NOS
75 SQ.M TO 150 SQ.M	38 NOS	38 NOS	42 NOS
VISITORS PARKING (30%)	14 NOS	21 NOS	14 NOS
TOTAL PARKING	158 NOS	227 NOS	227 NOS



PLAN OF SUMP



RAIN WATER HARVESTING DETAIL



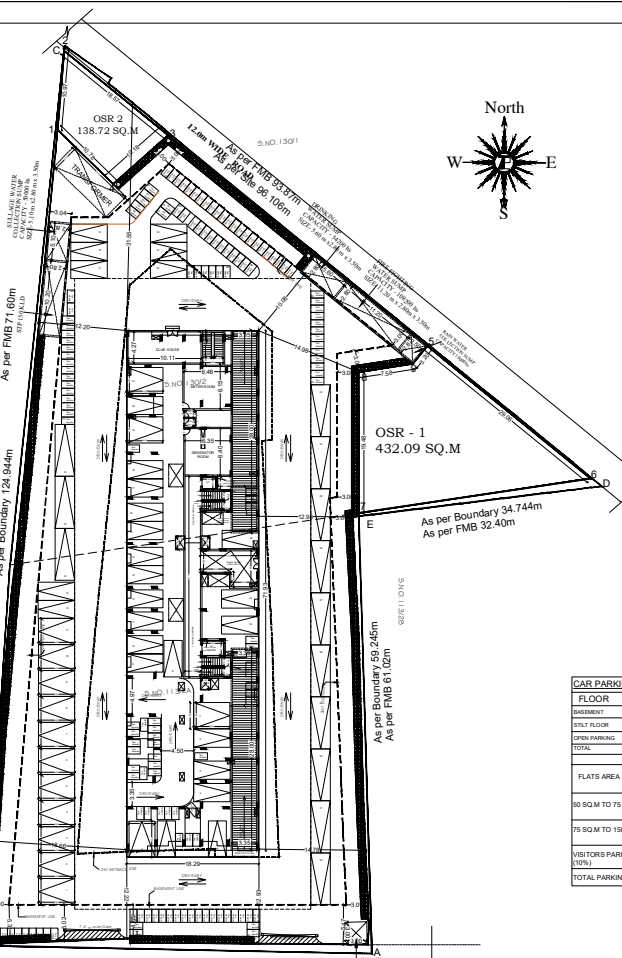
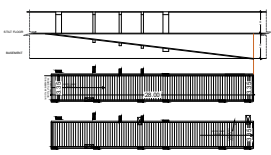
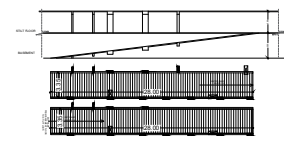
SECTION - XX

SECTION - YY

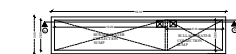
SECTION - ZZ

PLAN STAIRCASE HEADROOM, LIFT MACHINE ROOM & WATER TANKS

PLAN OF SULLAGE TANK

20.0m WIDE NATTAN-EGATTUR ROAD
SITE PLAN

SECTION ON "A-A"



PLAN OF STP

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

