REFERENCE
**PANCHAYAT COUNCIL NUMBER -15/20.06.2024**

ISSUED
**22 June 2024**

**PP** APPROVAL RECORD

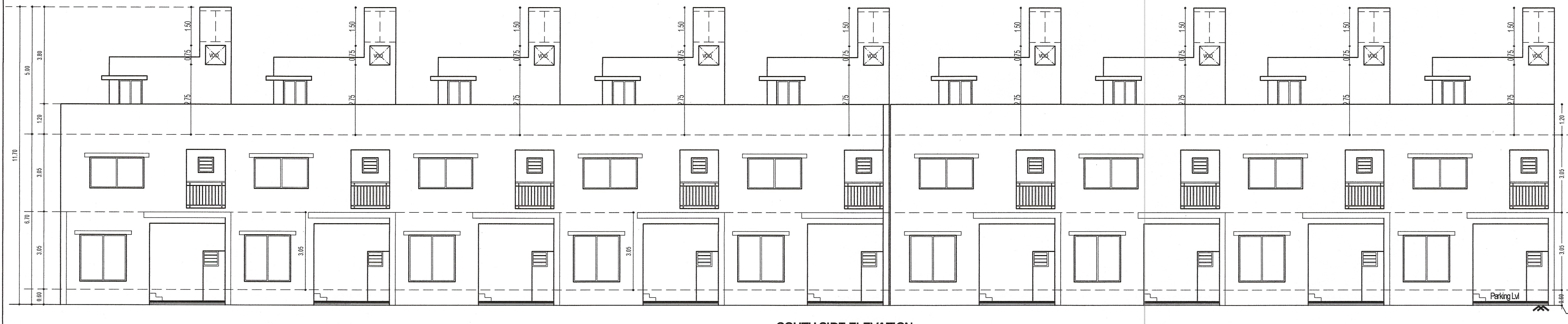
# Planning Permission

Chengalpattu district, Tamil Nadu

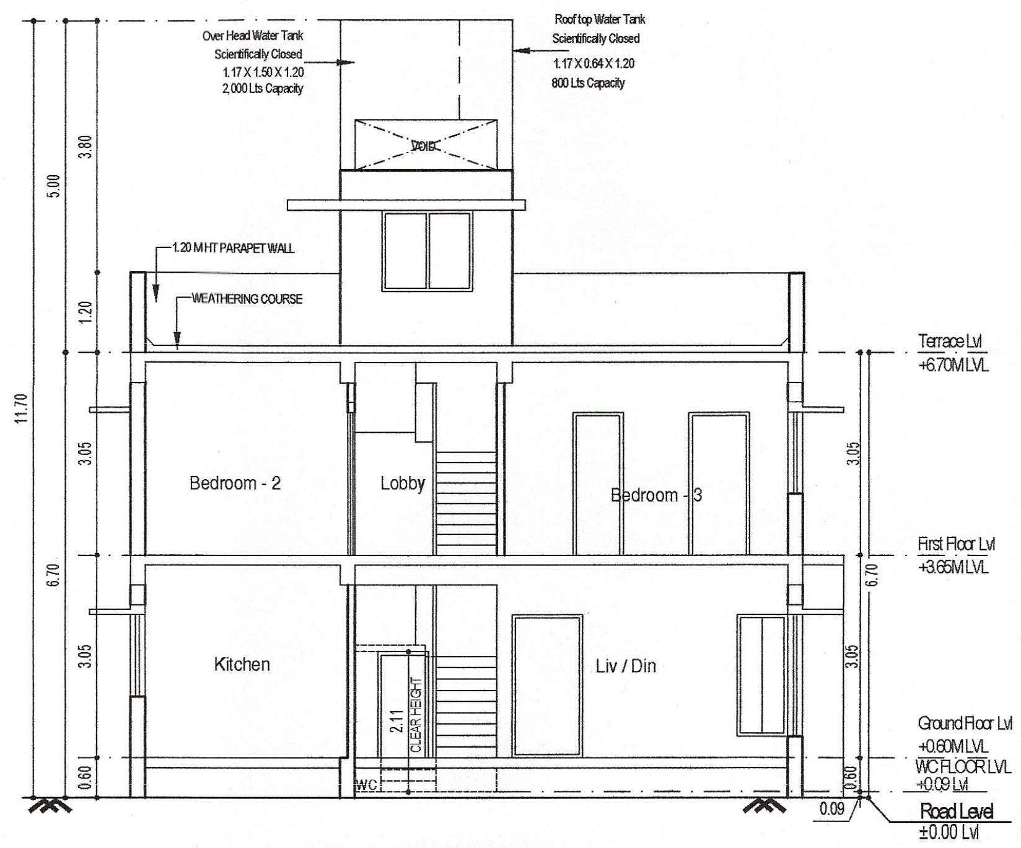
| | |
|---|---|
| APPROVAL TYPE<br>**Building Plan** | ISSUING AUTHORITY<br>**Rural Panchayat** |

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

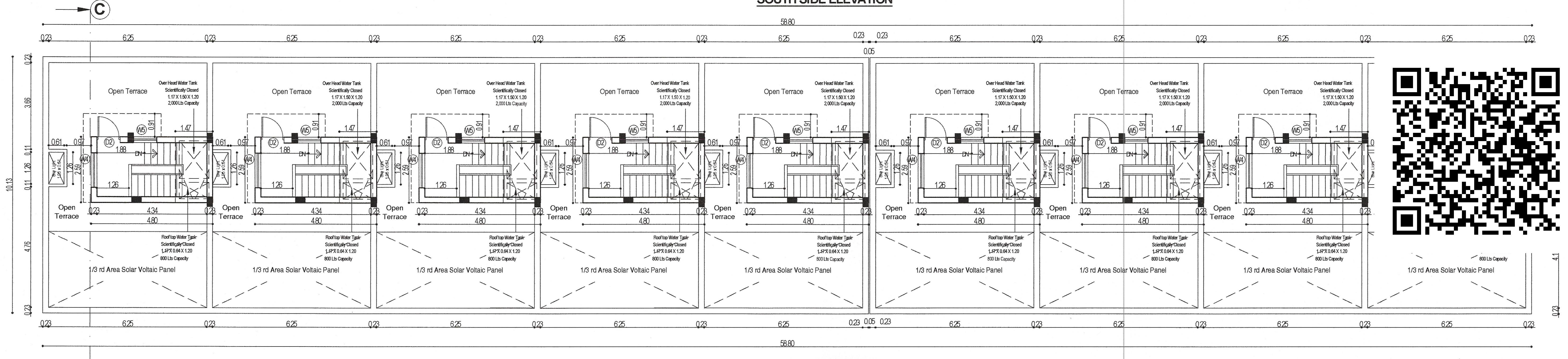
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



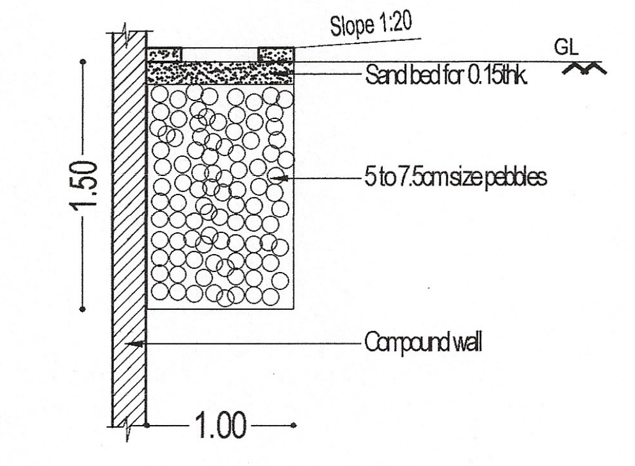
SOUTH SIDE ELEVATION



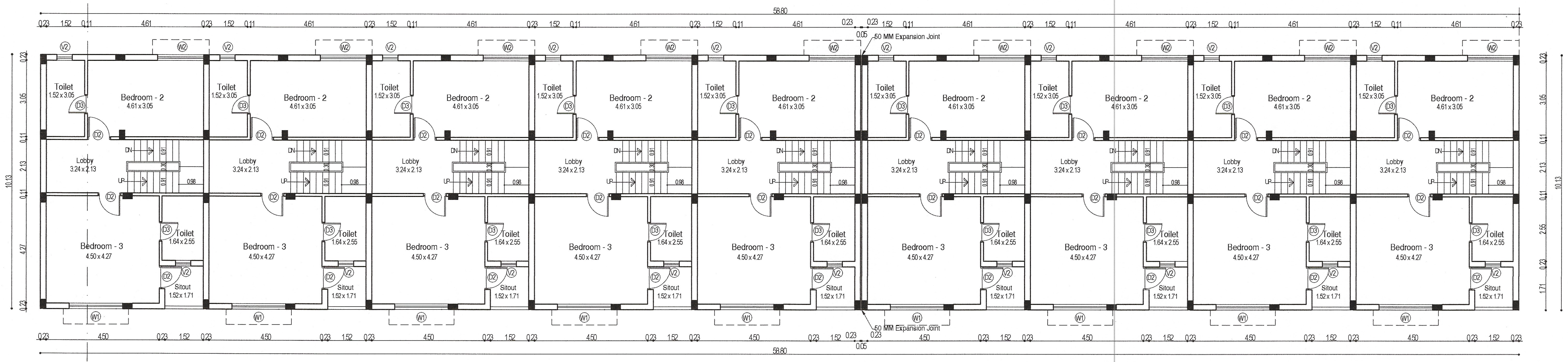
CROSS SECTION 'C-C'


C
58.80
Open Terrace
Over Head Water Tank Scientifically Closed
1/3 rd Area Solar Voltaic Panel
Roof top Water Tank Scientifically Closed
800 Lts Capacity

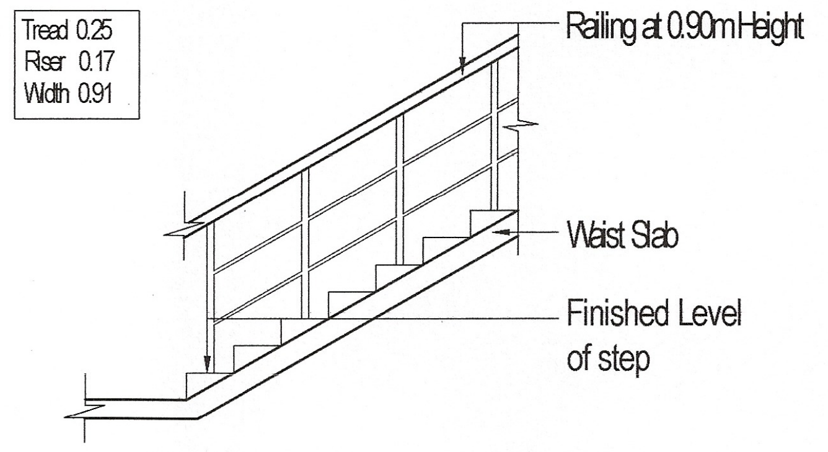
TERRACE FLOOR PLAN



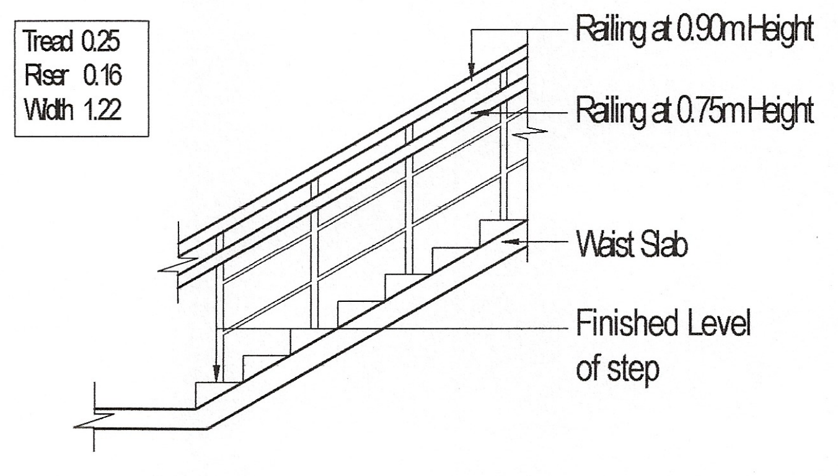
Rain Water Trench Detail



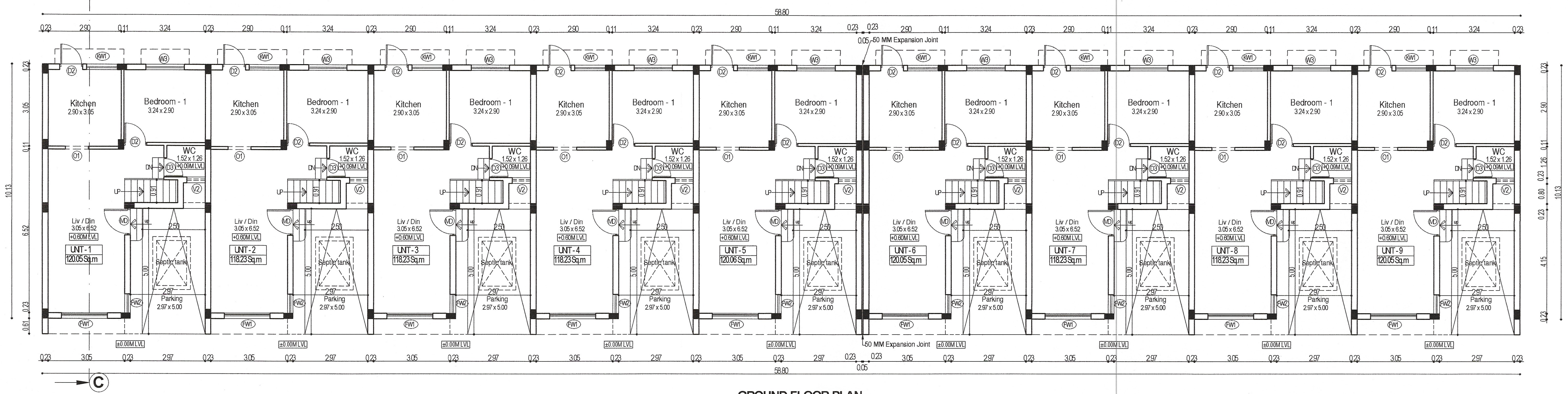
FIRST FLOOR PLAN



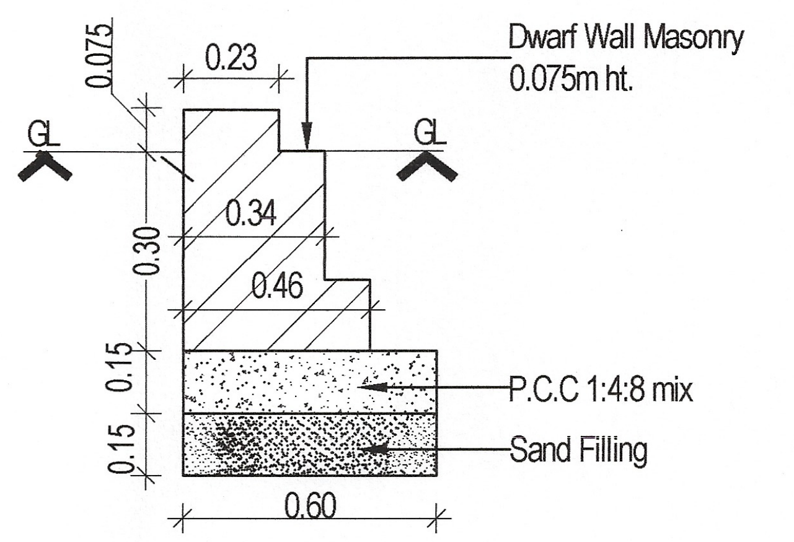
HAND RAIL SECTION FOR RESIDENTIAL
NOT TO SCALE



HAND RAIL SECTION FOR COMMERCIAL
NOT TO SCALE



GROUND FLOOR PLAN



DWARF WALL MASONRY DETAIL

# BLOCK - 1

SHEET - 1 / 6

PLAN SHOWING THE PROPOSED RESIDENTIAL
GROUP DEVELOPMENT BUILDING IN
COMPRISED IN S.NO. 225 / 1,
OF PADUR VILLAGE,
THIRUPORUR TALUK,
CHENGLEPET DISTRICT.

| BLOCK - 1 | Non FSI Area in Sq.m | FSI Area in Sq.m |
|---|---|---|
| Floor Detail | | |
| GROUND FLOOR AREA | | 595.92 |
| FIRST FLOOR AREA | | 595.92 |
| TERRACE AREA | 112.05 | |
| TOTAL | 112.05 | 1191.84 |

Schedule of Joineries.

| | | |
|---|---|---|
| MD | 1.07 X 2.13 | Panelled Door |
| D2 | 0.90 X 2.13 | Panelled Door |
| D3 | 0.76 X 2.13 | Panelled Door |
| O1 | 0.91 X 2.13 | Door Open |
| FW1 | 1.83 X 1.83 | French Window |
| FW2 | 1.52 X 1.83 | French Window |
| FW3 | 0.75 X 1.83 | French Window |
| W1 | 2.13 X 1.22 | Window |
| W2 | 1.80 X 1.22 | Window |
| W3 | 1.50 X 1.22 | Window |
| W4 | 1.20 X 1.22 | Window |
| W3 | 0.90 X 1.22 | Window |
| KW1 | 1.20 X 0.90 | Kitchen Window |
| V2 | 0.60 X 0.90 | Ventilator |

Specifications.

Foundation : Column footing foundation.
Flooring : Mosaic Flooring
Super Structure : B.W in C.M 1:5 for R.C.C 1:2:4 in Lintel Beams sunshade etc.,
Roof R.C.C 1:2:4 : with requiring thickness
Weathering coarse : Brick jelly lime conc. below the weathering tiles
Joinery : Best Indian Country Wood
Finishes : Exterior & interior painted with cement paint.

Colour Index

| | |
|---|---|
| Proposed | ▭ |
| Boundary | ▭ |
| Road | ▭ |

North
W E
S

All Dimensions are in Metre.
Scale : 1:100

For VGN HOMES PRIVATE LIMITED
Director

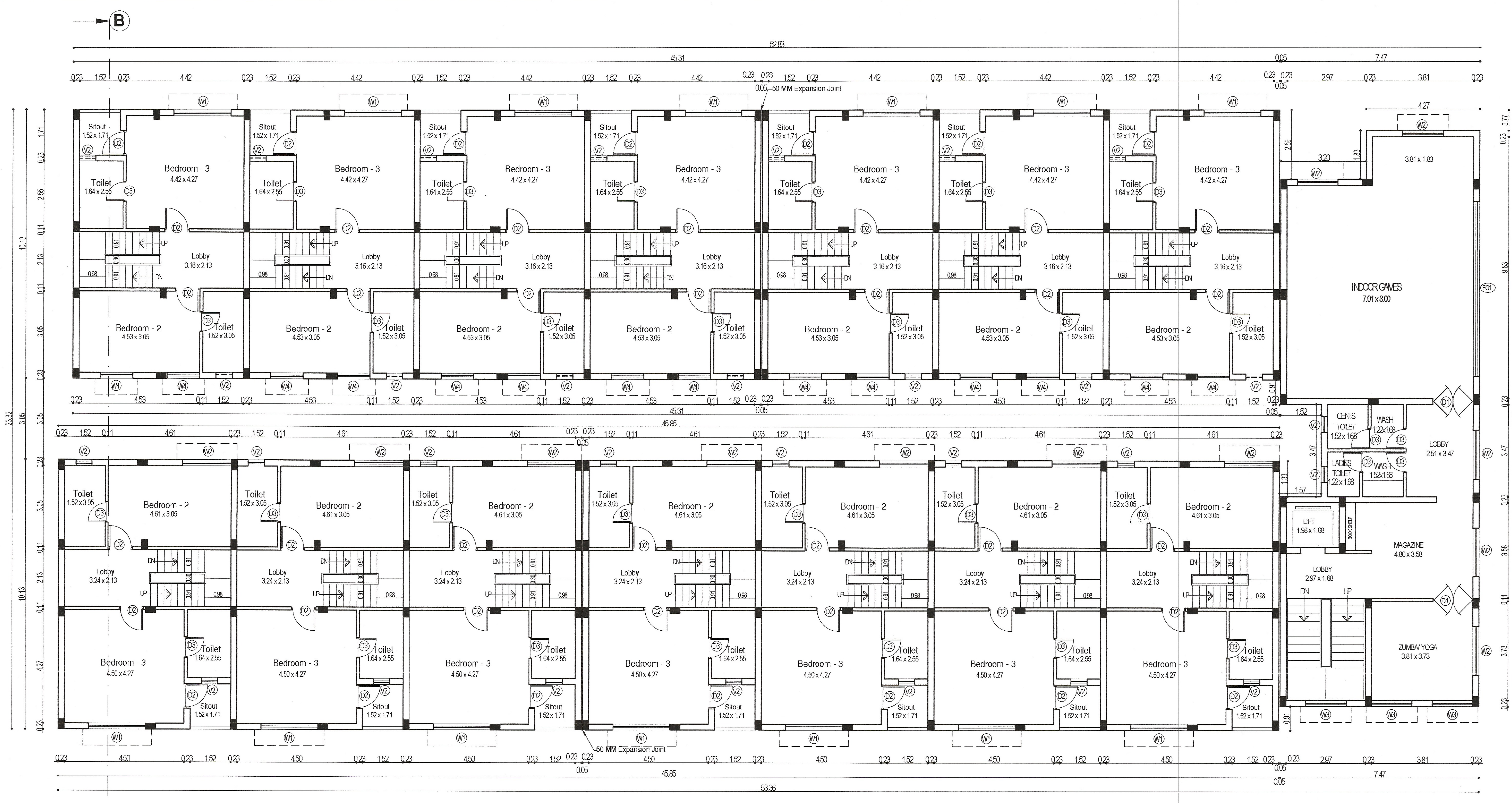
Applicant Signature.

S. P. S. INBARAJAN, M.E. (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/GR-I/19/02/009 dt. 27.02.2019
Grade-I (RSE) in Greater Chennai Corporation
Reg. No. PSE 10030/2019 dt. 30.0
Door No 50, Kirupasankari S
West Mambalam, Chen

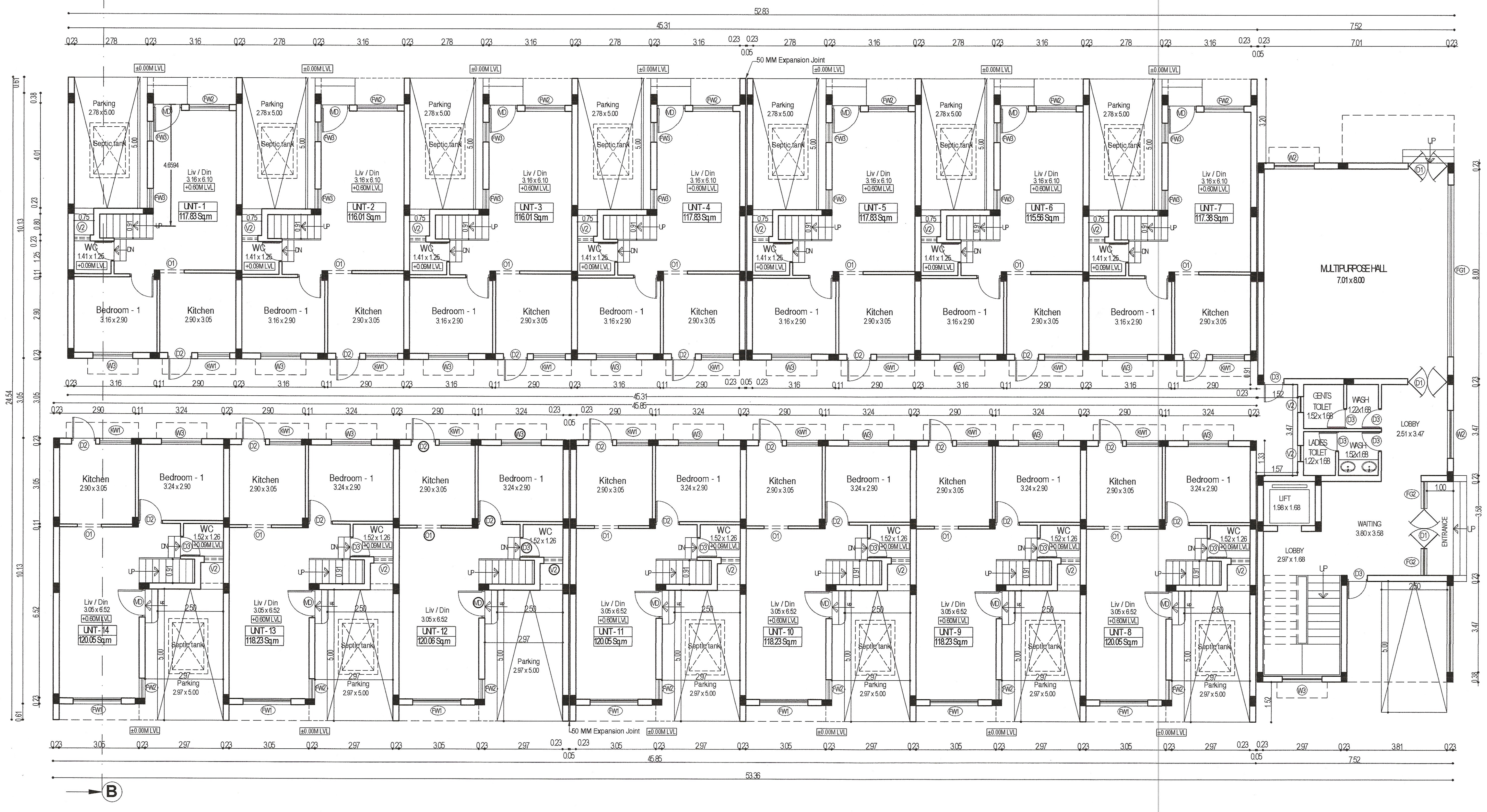
Structural Engineer Signature

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
RA/Gr-I/19/08/037, RA100852019
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28554262, 28410888
▯: 98401 09197, ✉: anbu.faizal@gmail.com

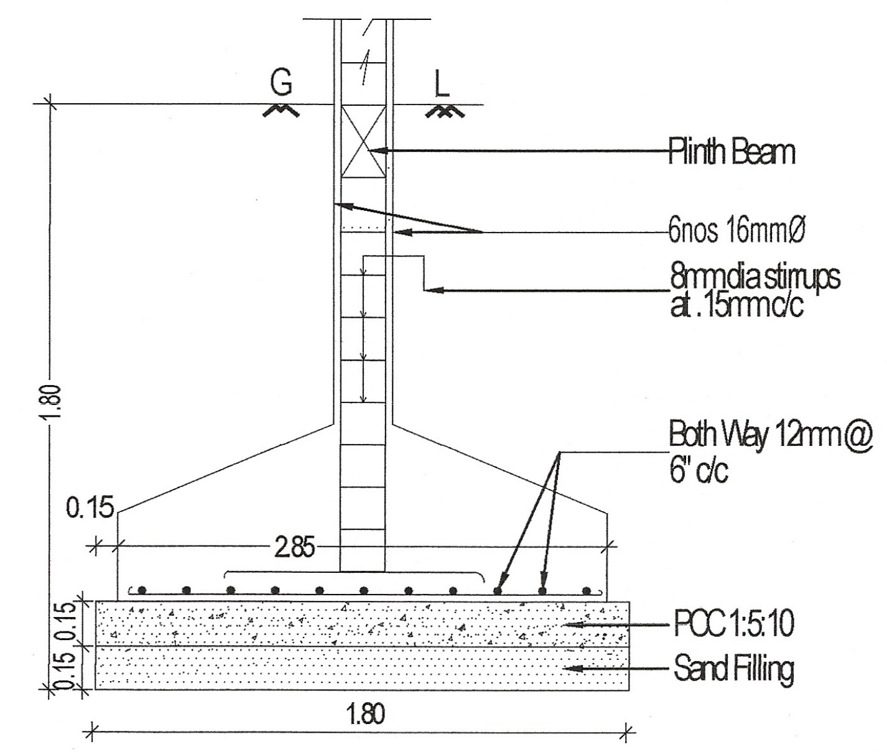
Architect Signature



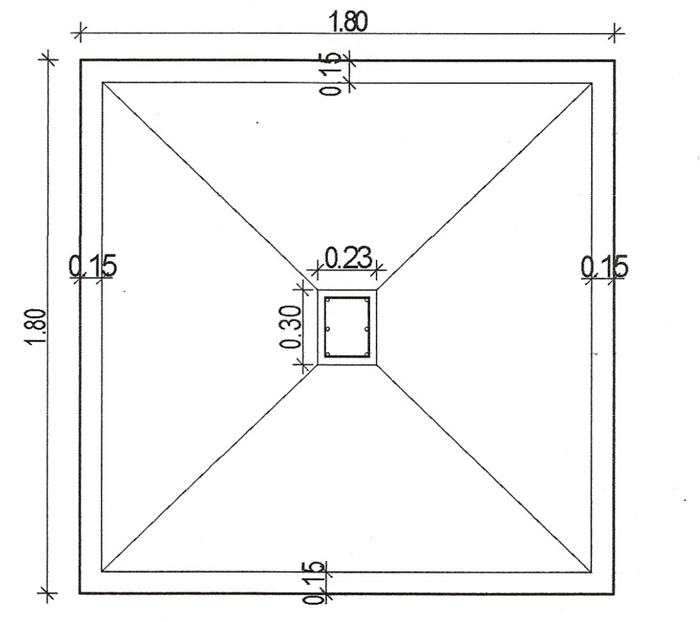
FIRST FLOOR PLAN



GROUND FLOOR PLAN



Section of Footing



Column Foundation detail
Plan of Footing

# BLOCK - 2

SHEET - 2 / 6

PLAN SHOWING THE PROPOSED RESIDENTIAL
GROUP DEVELOPMENT BUILDING IN
COMPRISED IN S.NO. 225 / 1,
OF PADUR VILLAGE,
THIRUPORUR TALUK,
CHENGLEPET DISTRICT.

| BLOCK - 2 | Non FSI Area in Sq.m | | FSI Area in Sq.m | |
|---|---|---|---|---|
| Floor Detail | Residential | Commercial | Residential | Commercial |
| GROUND FLOOR AREA | | | 923.98 | 150.47 |
| FIRST FLOOR AREA | | | 923.98 | 150.47 |
| SECOND FLOOR AREA | 174.30 | | | 150.47 |
| TERRACE AREA | | 25.15 | | |
| TOTAL | 174.30 | 25.15 | 1847.96 | 451.41 |
| GRAND TOTAL | 199.45 | | 2299.37 | |

Schedule of Joineries.

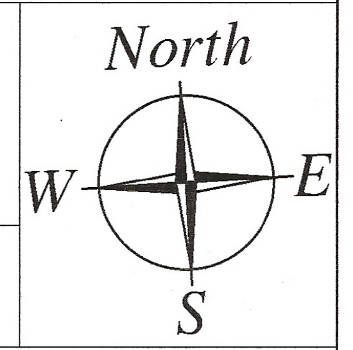
| | | |
|---|---|---|
| MD | 1.07 X 2.13 | Panelled Door |
| D1 | 1.52 X 2.13 | Panelled Door |
| D2 | 0.90 X 2.13 | Panelled Door |
| D3 | 0.76 X 2.13 | Panelled Door |
| O1 | 0.91 X 2.13 | Door Open |
| FW1 | 1.83 X 1.83 | French Window |
| FW2 | 1.52 X 1.83 | French Window |
| FW3 | 0.75 X 1.83 | French Window |
| FG1 | 6.55 X 1.83 | French Window |
| FG2 | 1.00 X 1.83 | French Window |
| W1 | 2.13 X 1.22 | Window |
| W2 | 1.80 X 1.22 | Window |
| W3 | 1.50 X 1.22 | Window |
| W4 | 1.20 X 1.22 | Window |
| W3 | 0.90 X 1.22 | Window |
| KW1 | 1.20 X 0.90 | Kitchen Window |
| V2 | 0.60 X 0.90 | Ventilator |

Specifications.

Foundation : Column footing foundation.
Flooring : Mosaic Flooring
Super Structure : B.W in C.M 1:5 for R.C.C 1:2:4 in Lintel Beams sunshade etc.,
Roof R.C.C 1:2:4 : with requiring thickness
Weathering coarse : Brick jelly lime conc. below the weathering tiles
Joinery : Best Indian Country Wood
Finishes : Exterior & interior painted with cement paint.

Colour Index

| | |
|---|---|
| Proposed | ▭ |
| Boundary | ▭ |
| Road | ▭ |



All Dimensions are in Metre.
Scale : 1:100

For VGN HOMES PRIVATE LIMITED
Director

Applicant Signature.

S. P. S. INBARAJAN, M.E. (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/GR-I/19/02/009 dt. 27.02.2019
Grade-I (RSE) in Greater Chennai Corporation
Reg. No. PSE 100/2019 dt. 30.0
Door No 50, Kirupasankari
West Mambalam, Chennai

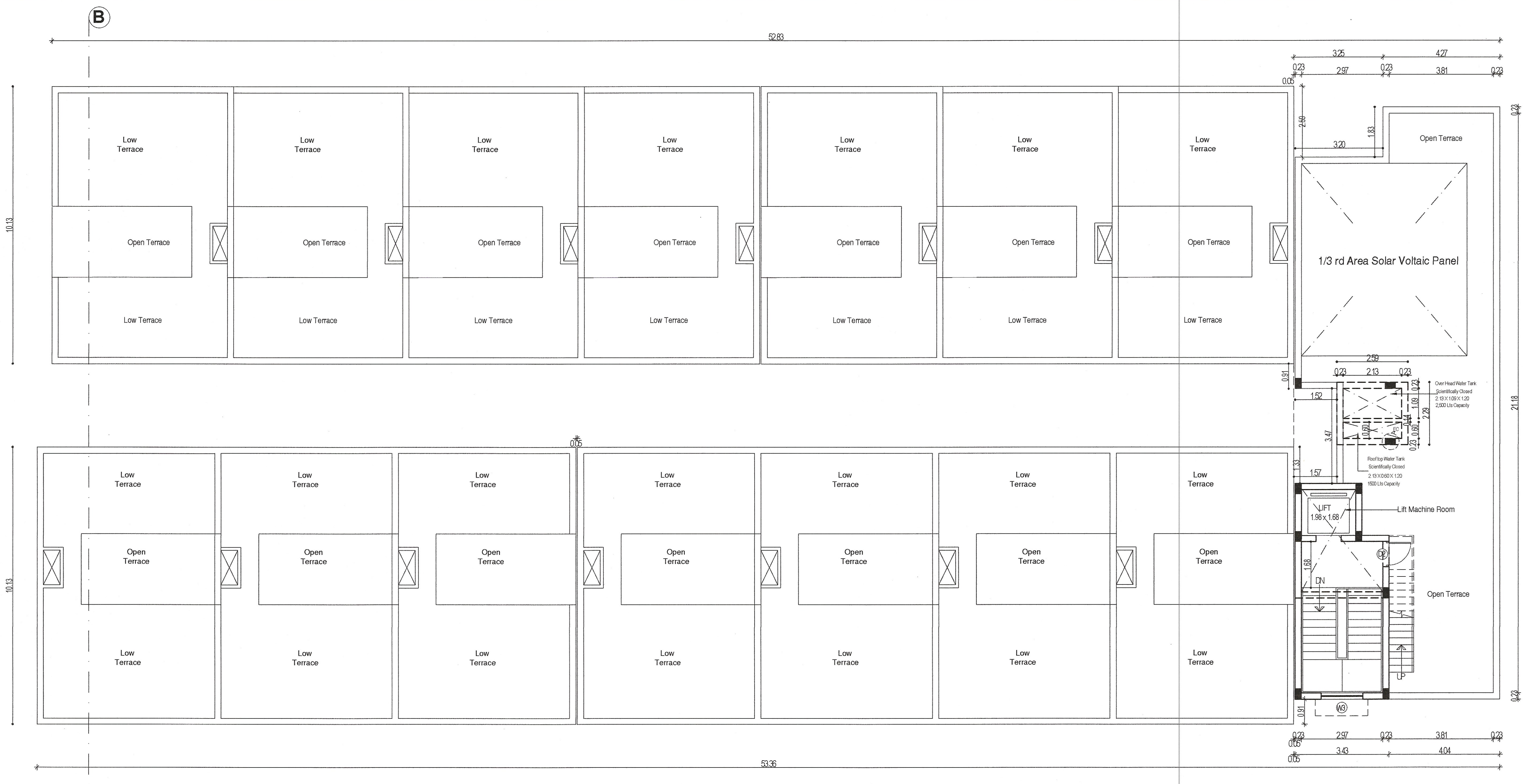
Structural Engineer Signature

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
RA/Gr-I/19/08/037, RA100852019
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28554262, 28410888
☐: 98401 09197, ✉: anbu.faizal@gmail.com

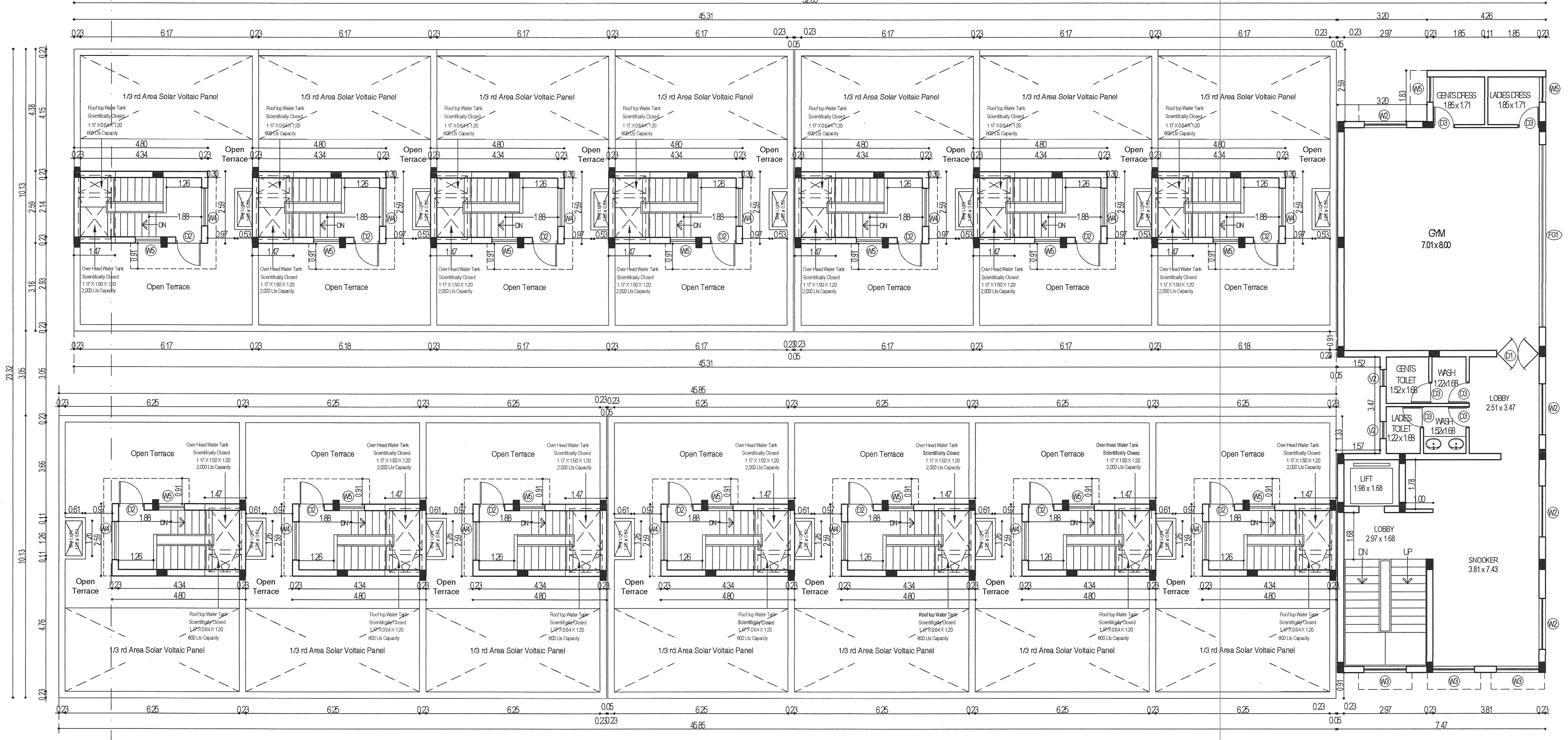
Architect Signature

**BLOCK - 2** | SHEET - 3 / 6

# PLAN SHOWING THE PROPOSED RESIDENTIAL GROUP DEVELOPMENT BUILDING IN COMPRISED IN S.NO. 225 / 1, OF PADUR VILLAGE, THRUPORUR TALUK, CHENGLEPET DISTRICT.

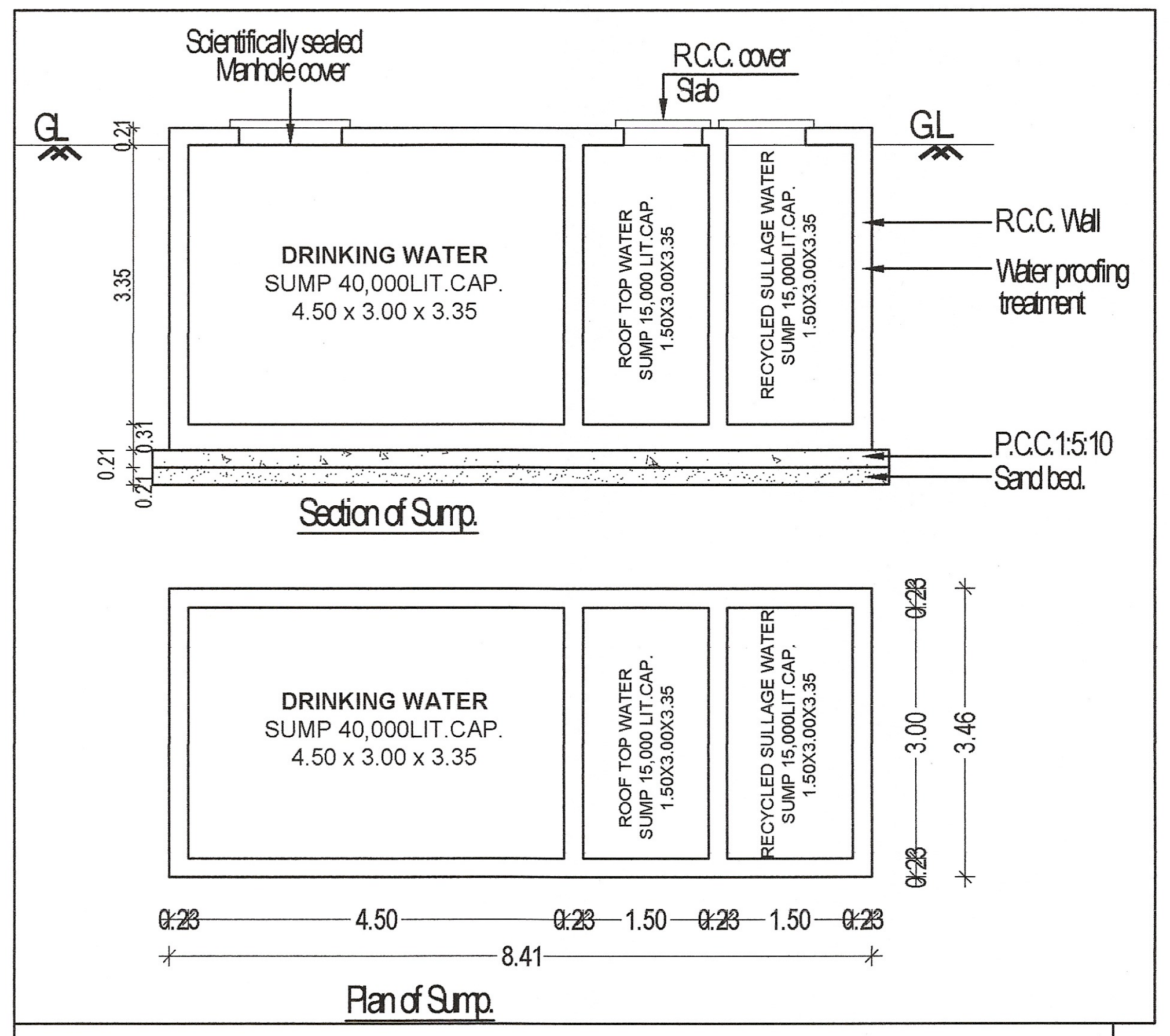


TERRACE FLOOR PLAN



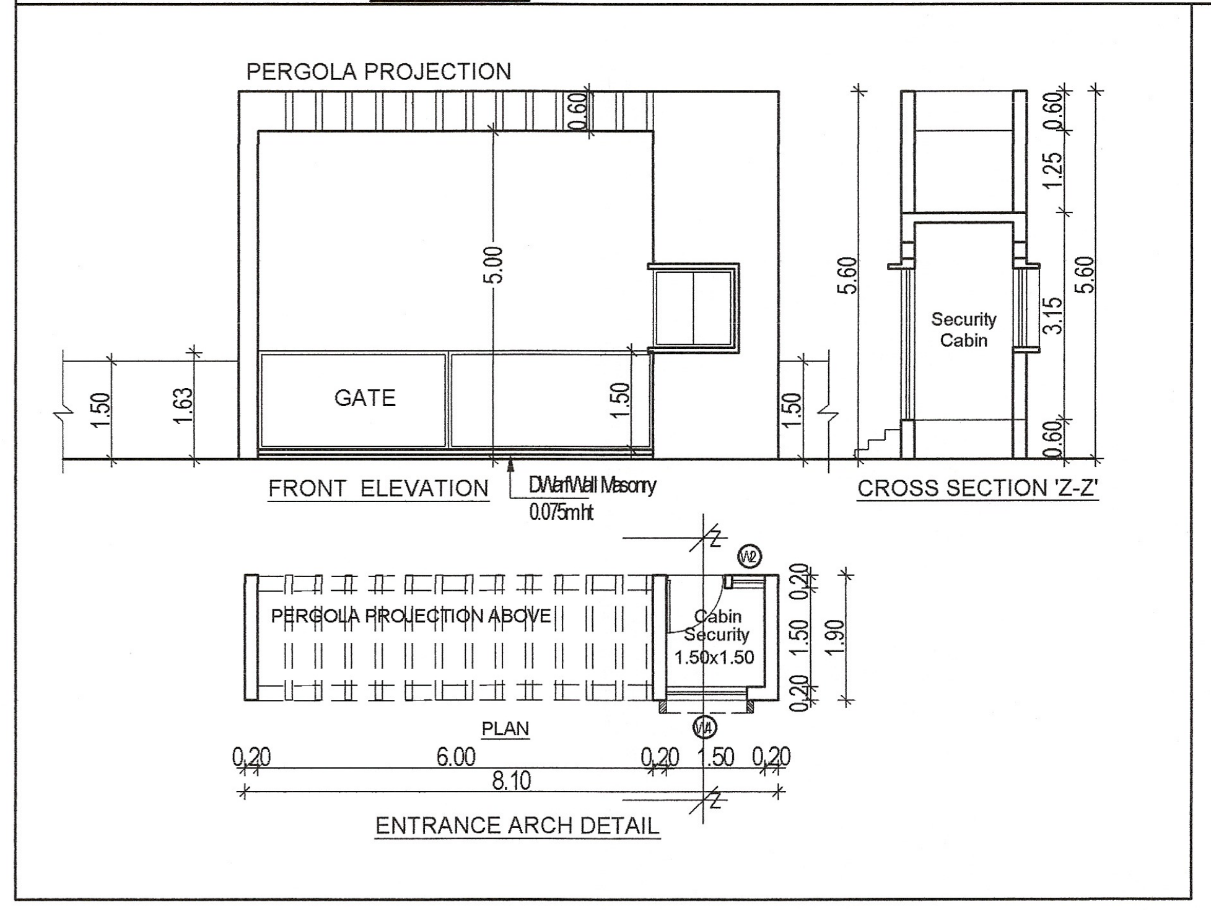
→B

SECOND FLOOR PART / TERRACE PART FLOOR PLAN

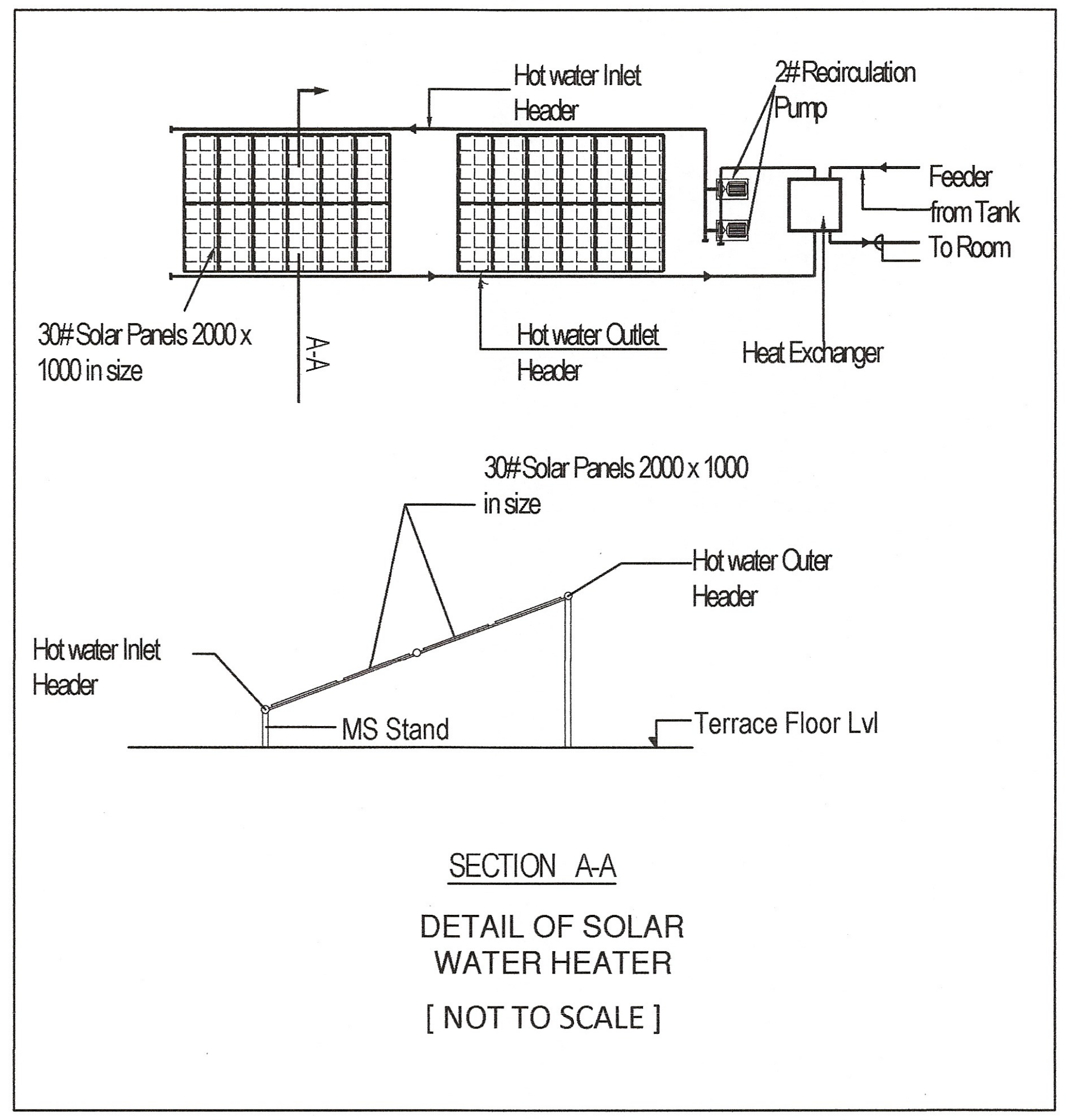

Scientifically sealed Manhole cover
R.C.C. cover Slab
GL
GL
DRINKING WATER SUMP 40,000LIT.CAP. 4.50 x 3.00 x 3.35
ROOF TOP WATER SUMP 15,000 LIT.CAP. 1.50X3.00X3.35
RECYCLED SULLAGE WATER SUMP 15,000LIT.CAP. 1.50X3.00X3.35
R.C.C. Wall
Water proofing treatment
P.C.C.1:5:10
Sand bed.
0.21
3.35
0.31
0.23
4.50
1.50
8.41
3.00
3.46

Section of Sump.

Plan of Sump.



ENTRANCE ARCH DETAIL



SECTION A-A

DETAIL OF SOLAR WATER HEATER

[ NOT TO SCALE ]

Schedule of Joineries.

| | | |
|---|---|---|
| MD | 1.07 X 2.13 | Panelled Door |
| D1 | 1.52 X 2.13 | Panelled Door |
| D2 | 0.90 X 2.13 | Panelled Door |
| D3 | 0.76 X 2.13 | Panelled Door |
| O1 | 0.91 X 2.13 | Door Open |
| FW1 | 1.83 X 1.83 | French Window |
| FW2 | 1.52 X 1.83 | French Window |
| FW3 | 0.75 X 1.83 | French Window |
| FG1 | 6.55 X 1.83 | French Window |
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| W2 | 1.80 X 1.22 | Window |
| W3 | 1.50 X 1.22 | Window |
| W4 | 1.20 X 1.22 | Window |
| W3 | 0.90 X 1.22 | Window |
| KW1 | 1.20 X 0.90 | Kitchen Window |
| V2 | 0.60 X 0.90 | Ventilator |

Specifications.

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Flooring : Mosaic Flooring
Super Structure : B.W in C.M 1:5 for R.C.C 1:2:4 in Lintel Beams sunshade etc.,
Roof R.C.C 1:2:4 : with requiring thickness
Weathering coarse : Brick jelly lime conc. below the weathering tiles
Joinery : Best Indian Country Wood
Finishes : Exterior & interior painted with cement paint.

Colour Index

| | |
|---|---|
| Proposed | ▭ |
| Boundary | ▭ |
| Road | ▭ |

North
W E
S

All Dimensions are in Metre.
Scale : 1:100

For VGN HOMES PRIVATE LIMITED
Director

Applicant Signature.

S. P. S. INBARAJAN, M.E., (Struct)
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Grade-I (SE) in CMDA
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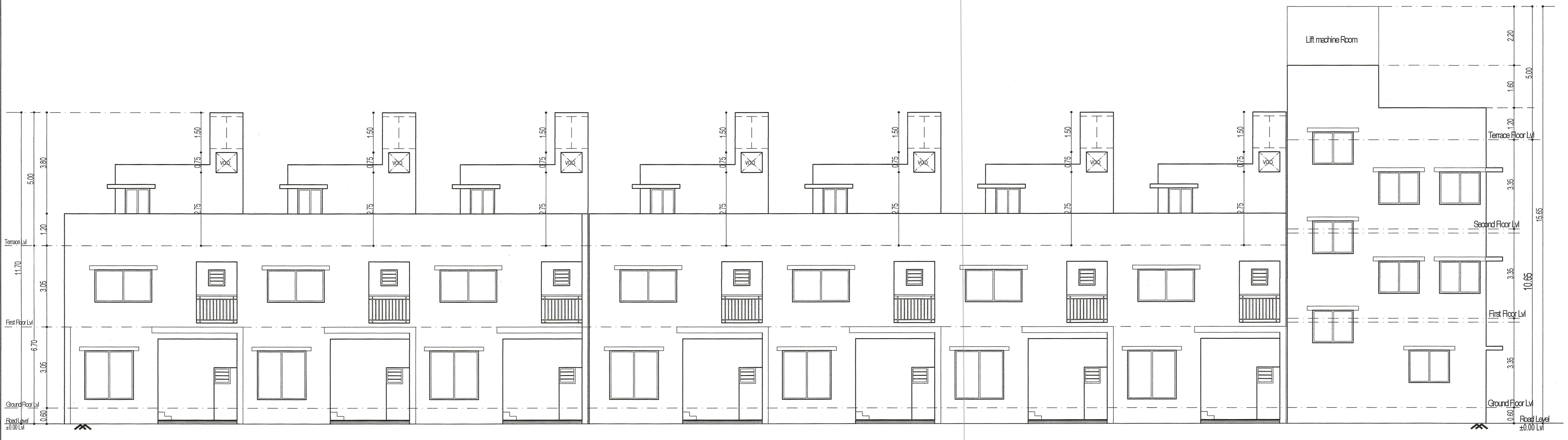
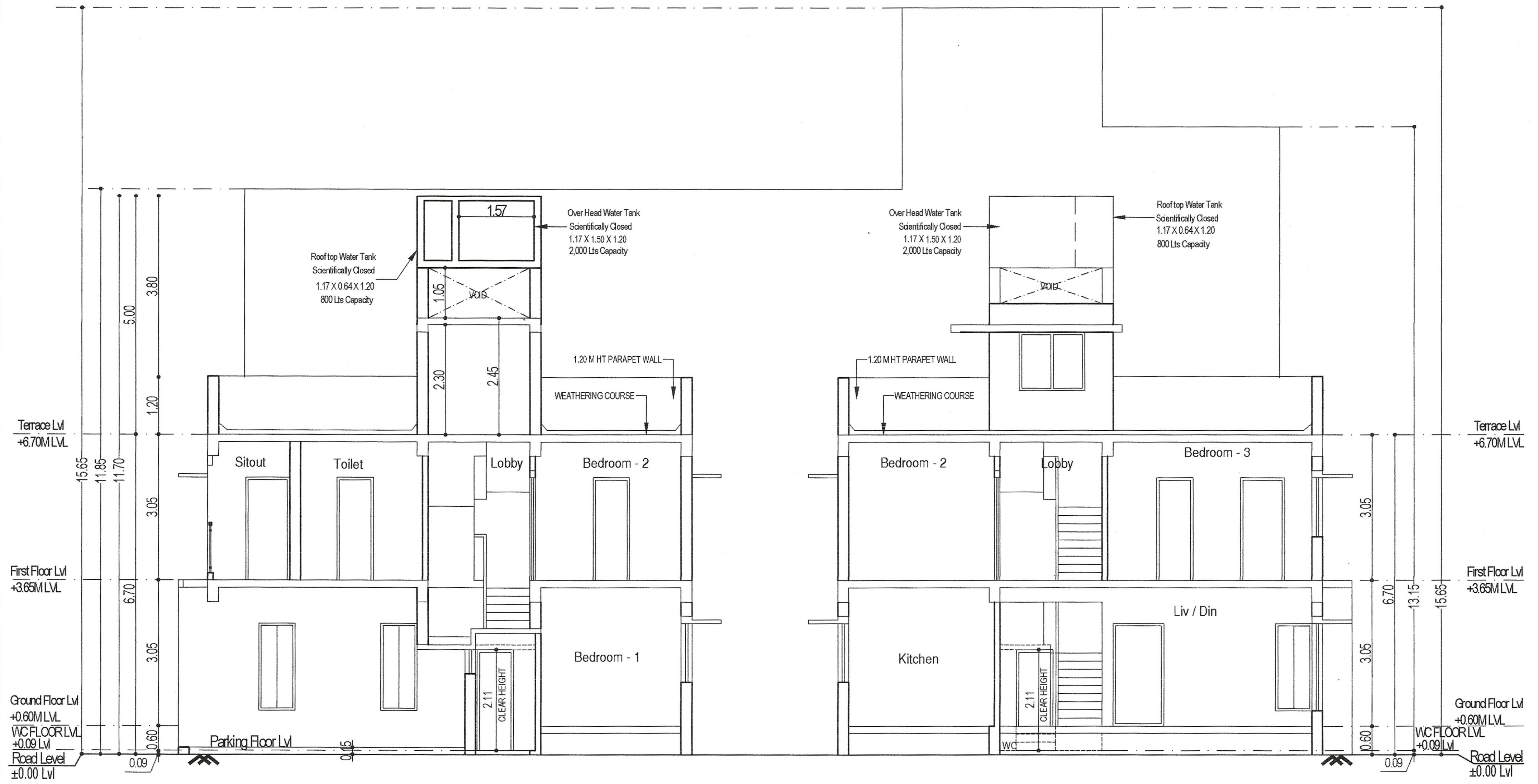
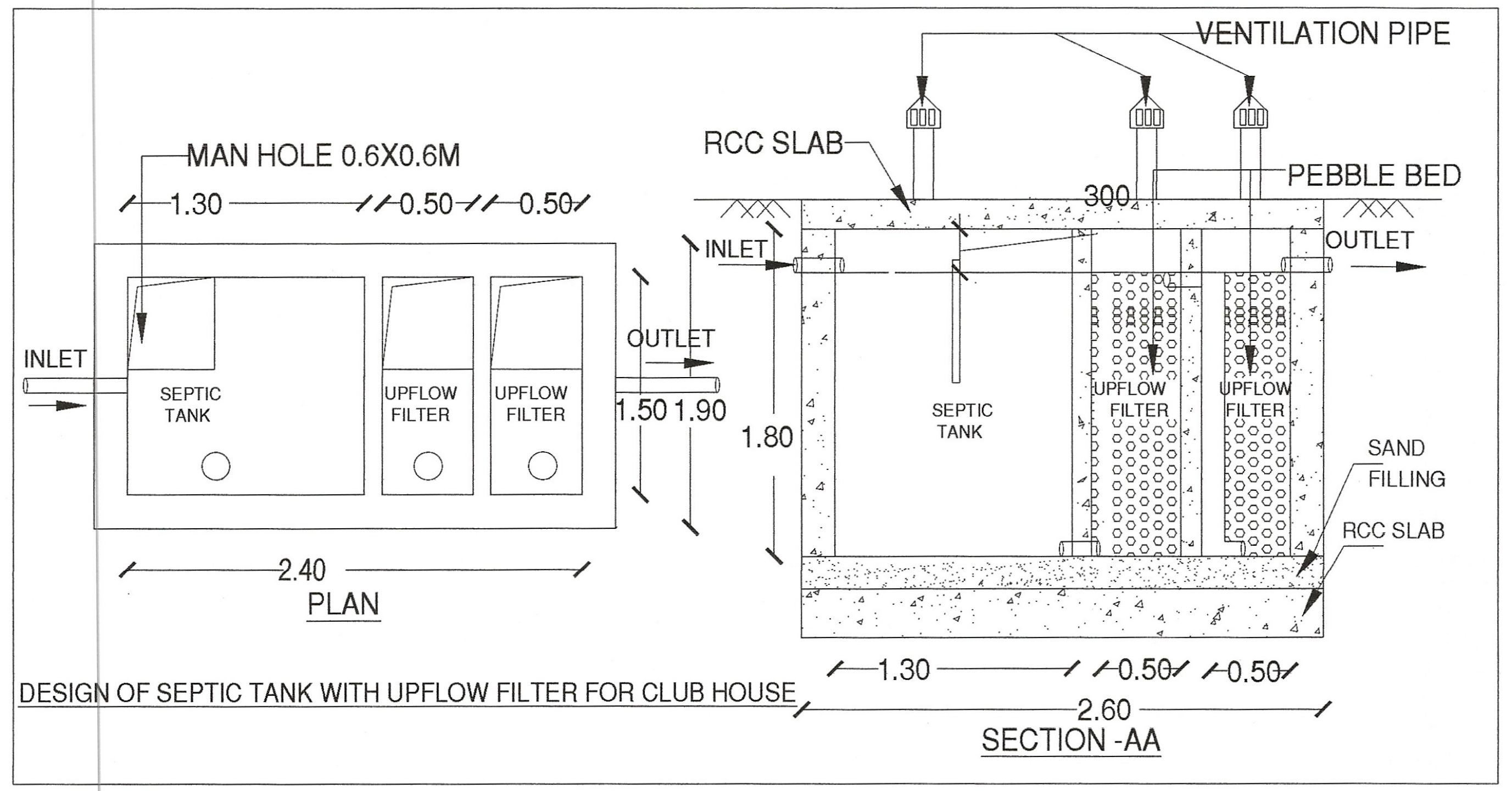
Architect Signature



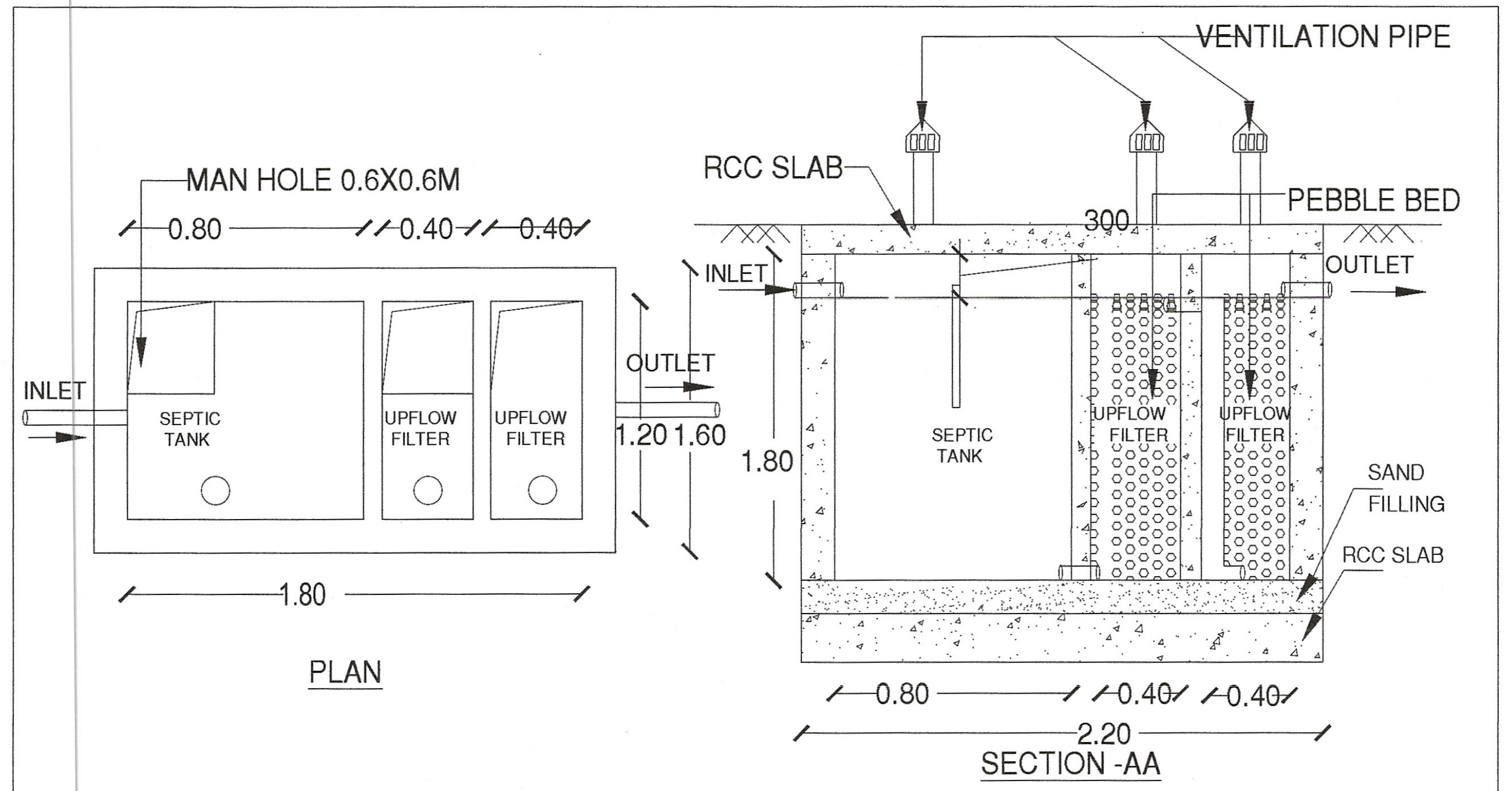
SOUTH SIDE ELEVATION



CROSS SECTION 'B-B'



DESIGN OF SEPTIC TANK WITH UPFLOW FILTER FOR CLUB HOUSE



DESIGN OF SEPTIC TANK WITH UPFLOW FILTER FOR HOUSES

| BLOCK - 2 | SHEET - 4 / 6 |
|---|---|

# PLAN SHOWING THE PROPOSED RESIDENTIAL GROUP DEVELOPMENT BUILDING IN COMPRISED IN S.NO. 225 / 1, OF PADUR VILLAGE, THIRUPORUR TALUK, CHENGLEPET DISTRICT.

Specifications.

Foundation : Column footing foundation.
Flooring : Mosaic Flooring
Super Structure : B.W in C.M 1:5 for R.C.C 1:2:4 in Lintel Beams sunshade etc.,
Roof R.C.C 1:2:4 : with requiring thickness
Weathering coarse : Brick jelly lime conc. below the weathering tiles
Joinery : Best Indian Country Wood
Finishes : Exterior & interior painted with cement paint.

Colour Index

| | |
|---|---|
| Proposed | ▭ |
| Boundary | ▭ |
| Road | ▭ |

All Dimensions are in Metre.
Scale : 1:100

For VGN HOMES PRIVATE LIMITED
Director

Applicant Signature.

S. P. S. INBARAJAN, M.E. (Struct)
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Structural Engineer Signature.

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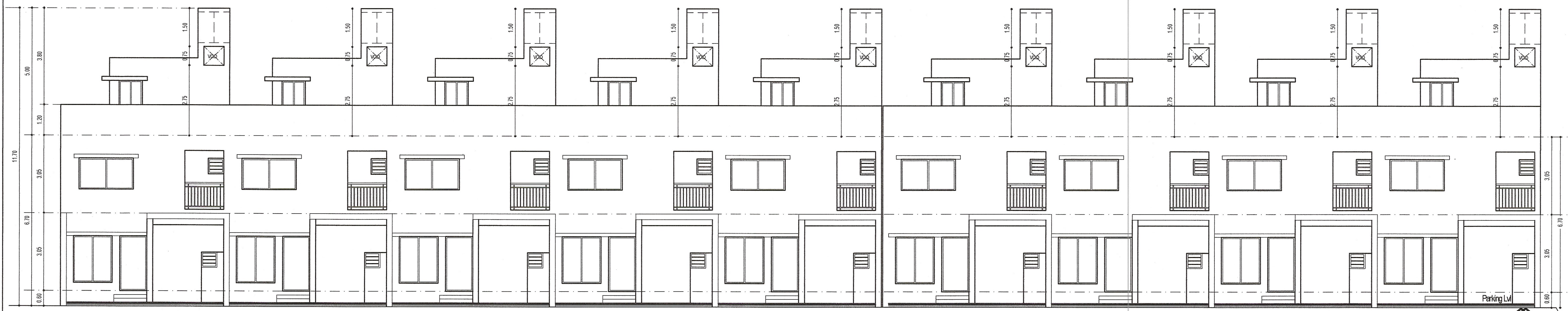
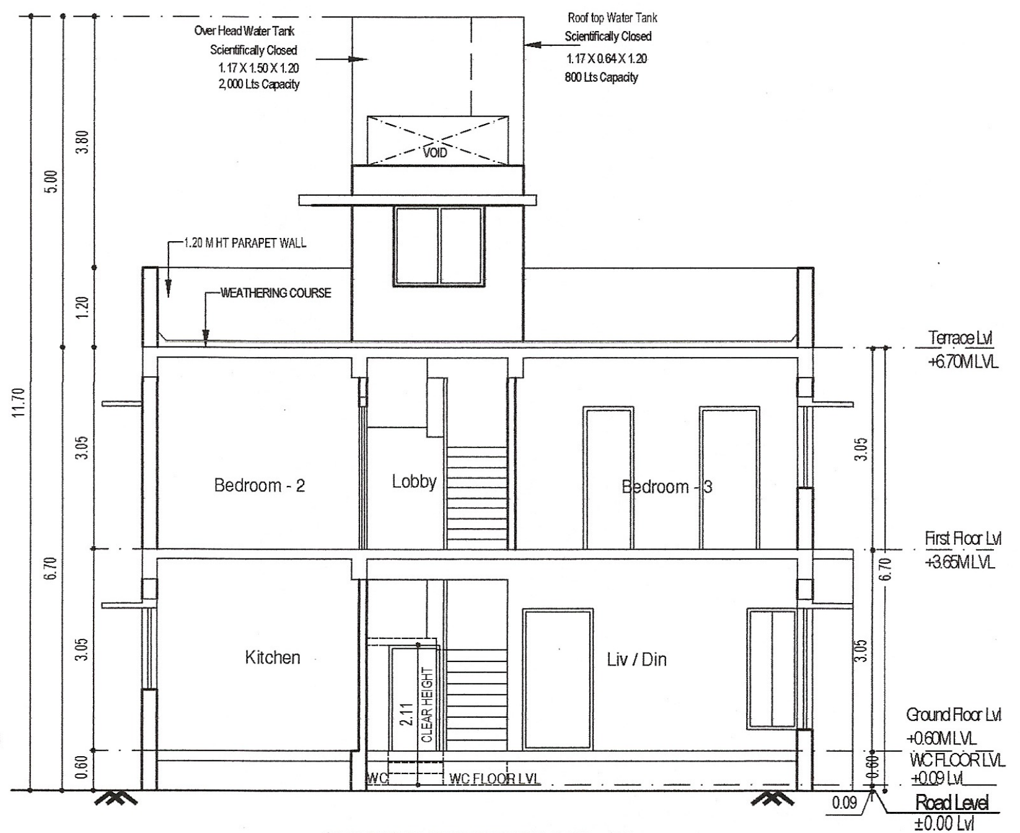
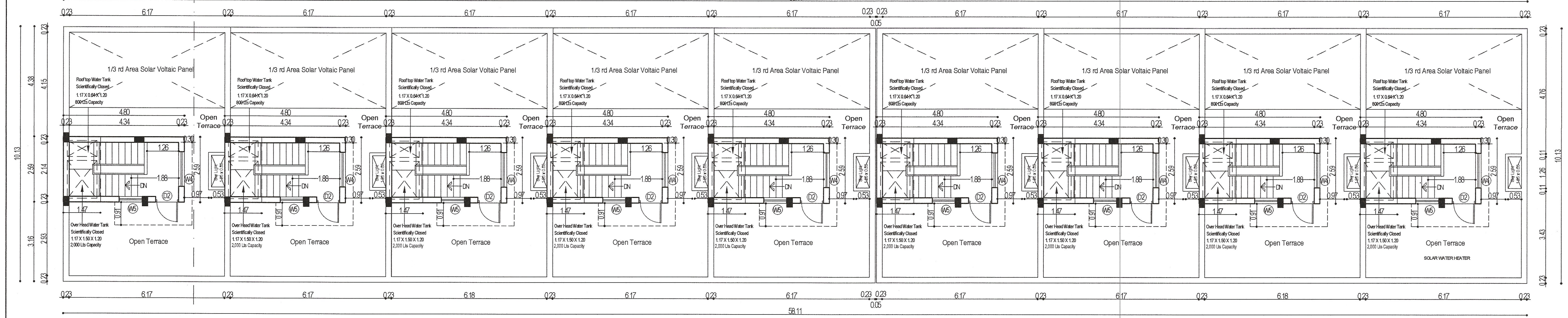


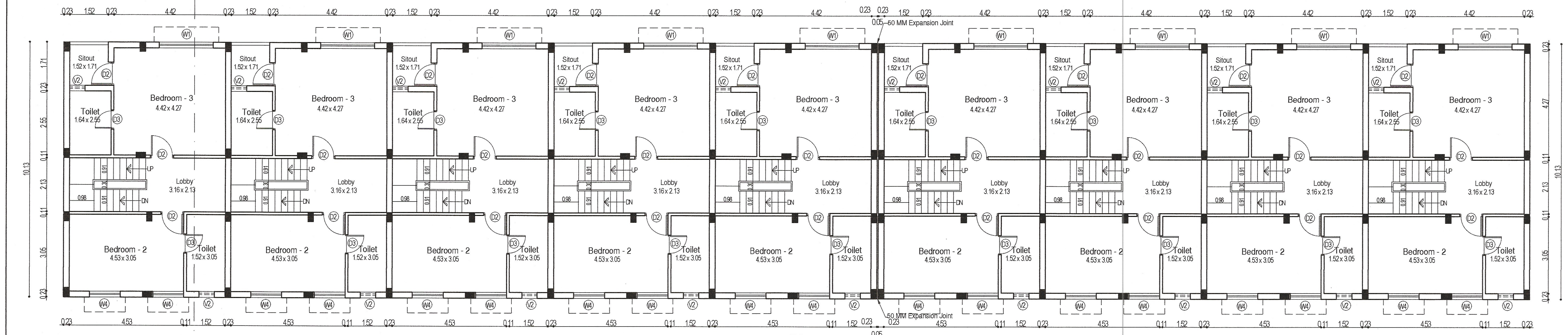
NORTH SIDE ELEVATION



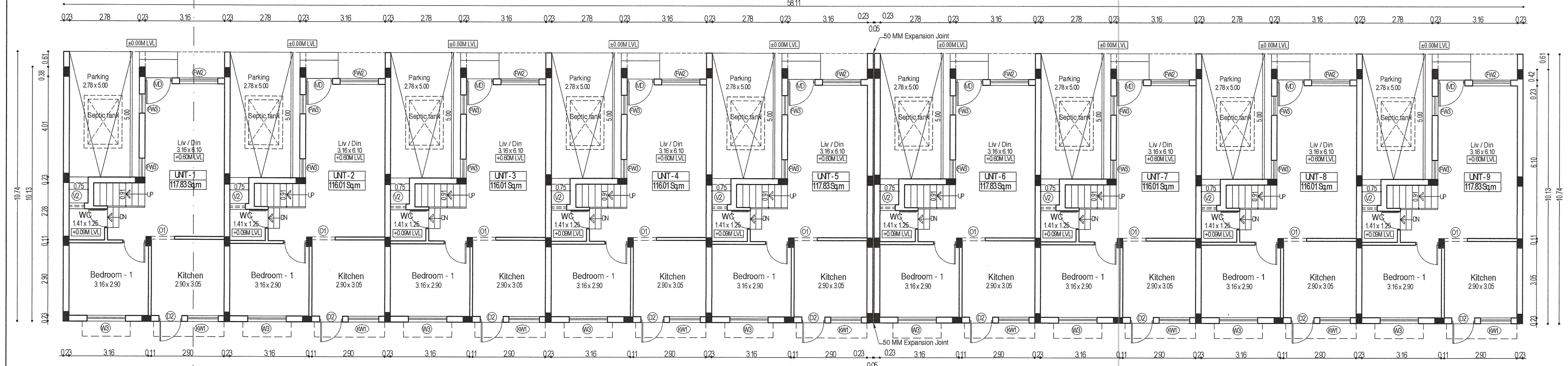
CROSS SECTION 'A-A'



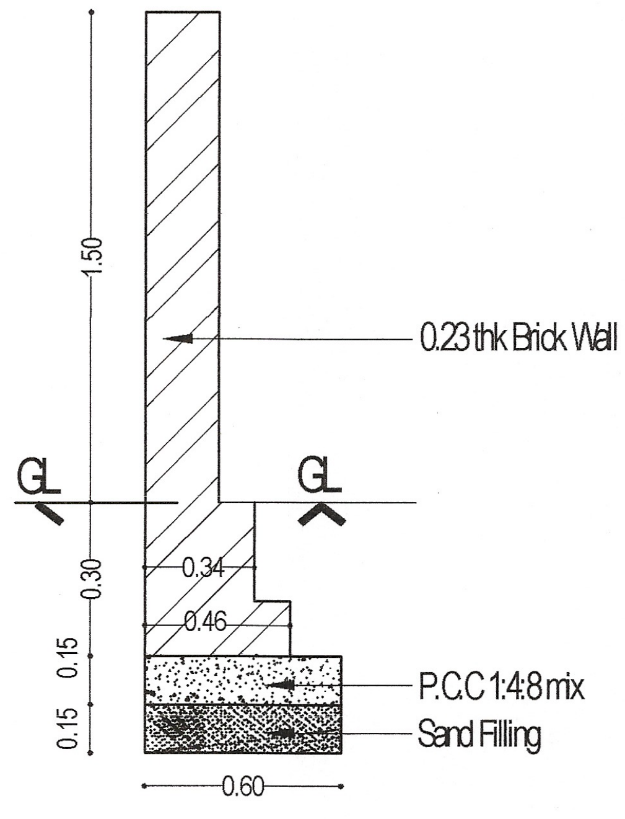
TERRACE FLOOR PLAN



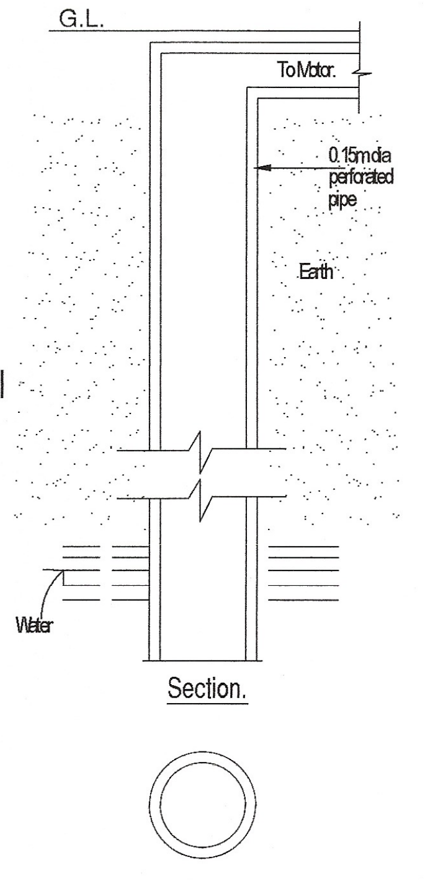
FIRST FLOOR PLAN



GROUND FLOOR PLAN



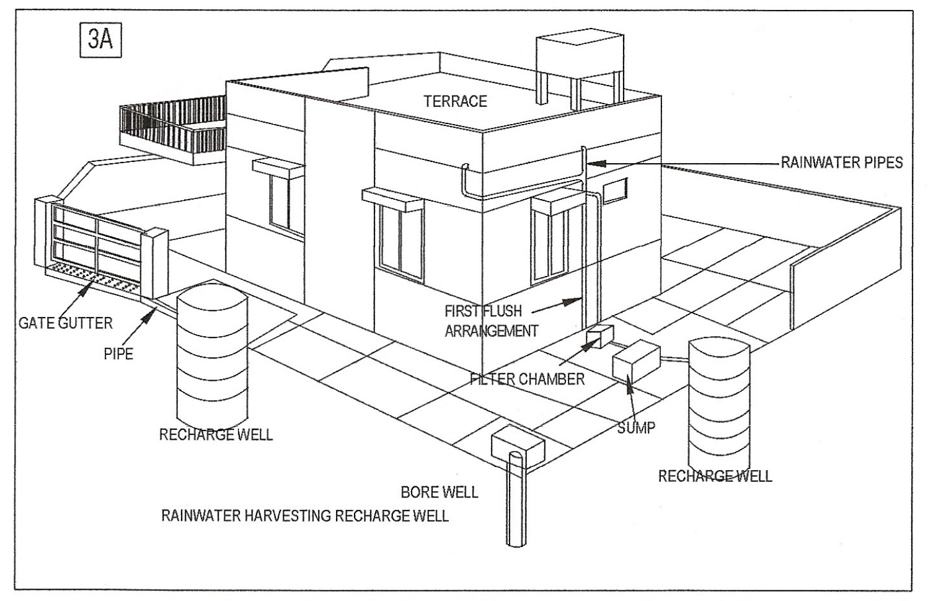
Compound Wall detail

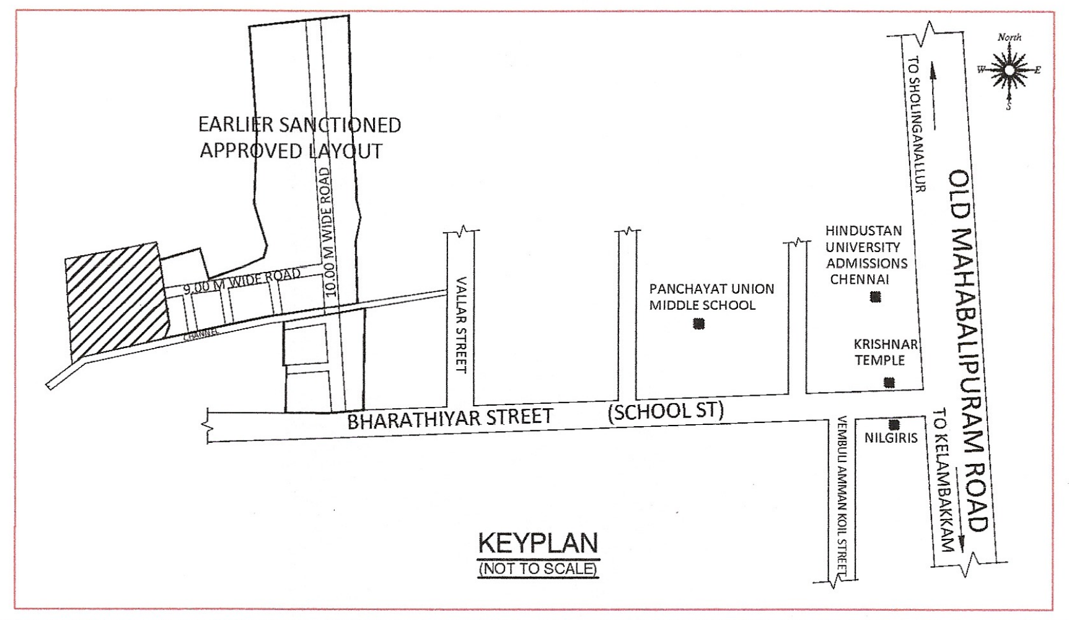


Section.

Plan.

Bore Well Detail.





KEYPLAN
(NOT TO SCALE)

## BLOCK - 3

SHEET - 5 / 6

PLAN SHOWING THE PROPOSED RESIDENTIAL
GROUP DEVELOPMENT BUILDING IN
COMPRISED IN S.NO. 225 / 1,
OF PADUR VILLAGE,
THIRUPORUR TALUK,
CHENGLEPET DISTRICT.

| BLOCK - 3 | Non FSI Area in Sq.m | FSI Area in Sq.m |
|---|---|---|
| Floor Detail | | |
| GROUND FLOOR AREA | | 588.97 |
| FIRST FLOOR AREA | | 588.97 |
| TERRACE AREA | 112.05 | |
| TOTAL | 112.05 | 1177.94 |

Schedule of Joineries.

| | | |
|---|---|---|
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| D2 | 0.90 X 2.13 | Panelled Door |
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in Lintel Beams sunshade etc.,
Roof R.C.C 1:2:4 : with requiring thickness
Weathering coarse : Brick jelly lime conc. below
the weathering tiles
Joinery : Best Indian Country Wood
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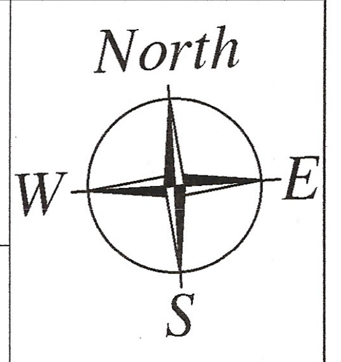
Colour Index

| | |
|---|---|
| Proposed | ▭ |
| Boundary | ▭ |
| Road | ▭ |



All Dimensions are in Metre.
Scale : 1:100

For VGN HOMES PRIVATE LIMITED
Director

Applicant Signature.

S. P. S. INBARAJAN, M.E. (Struct)
Registered Structural Engineer
Grade-I (SE) in CMDA
Reg. No. SE/GR-I/19/02/059 dt. 27.02.2019
Grade-I (RSE) in Greater Chennai Corporation
Reg. No. RSE 10020/2019 dt. 30.0
Door No. 50, Kirupasankari
West Mambalam, Chennai

Structural Engineer Signature.

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
RA/Gr-I/19/08/037, RA100852019
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
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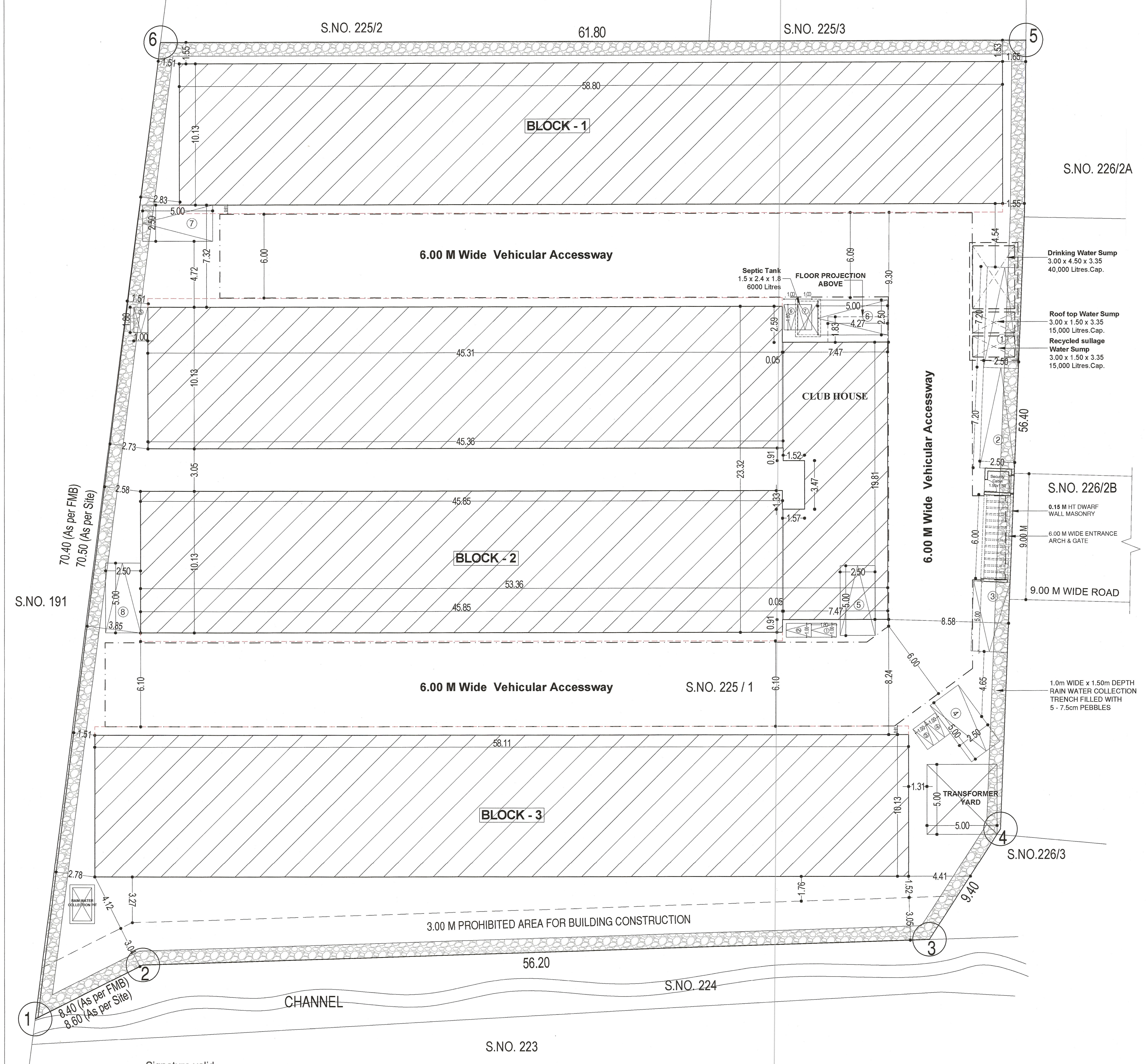
☎: 98401 09197, ✉: anbu.faizal@gmail.com

Architect Signature



Signature valid

Signed by: Director
Location:null
Date:2024.02.05 16:2[illegible]8

| Block | Unit | Area in Sq.m | CAR |
|---|---|---|---|
| BLOCK - 1 | 1 | 120.05 | 1 |
| | 2 | 118.23 | 1 |
| | 3 | 118.23 | 1 |
| | 4 | 118.23 | 1 |
| | 5 | 120.06 | 1 |
| | 6 | 120.05 | 1 |
| | 7 | 118.23 | 1 |
| | 8 | 118.23 | 1 |
| | 9 | 120.05 | 1 |
| TOTAL NO OF UNITS | | | 9 |

| Block | Unit | Area in Sq.m | CAR |
|---|---|---|---|
| BLOCK - 2 | 1 | 117.83 | 1 |
| | 2 | 116.01 | 1 |
| | 3 | 116.01 | 1 |
| | 4 | 117.83 | 1 |
| | 5 | 117.83 | 1 |
| | 6 | 115.56 | 1 |
| | 7 | 117.38 | 1 |
| | 8 | 120.05 | 1 |
| | 9 | 118.23 | 1 |
| | 10 | 118.23 | 1 |
| | 11 | 120.05 | 1 |
| | 12 | 120.06 | 1 |
| | 13 | 118.23 | 1 |
| | 14 | 120.05 | 1 |
| TOTAL NO OF UNITS | | | 14 |

| Block | Unit | Area in Sq.m | CAR |
|---|---|---|---|
| BLOCK - 3 | 1 | 117.83 | 1 |
| | 2 | 116.01 | 1 |
| | 3 | 116.01 | 1 |
| | 4 | 116.01 | 1 |
| | 5 | 117.83 | 1 |
| | 6 | 117.83 | 1 |
| | 7 | 116.01 | 1 |
| | 8 | 116.01 | 1 |
| | 9 | 117.83 | 1 |
| TOTAL NO OF UNITS | | | 9 |

| | |
|---|---|
| TOTAL NO OF UNITS | 32 |
| CAR PARKING REQUIRED | 32 |
| CAR PARKING - COMMERCIAL | 4 |
| TOTAL NO OF CAR PARKING PROVIDED | 36 |
| VISITORS CAR PARKING 10% | 4 |
| TOTAL NO OF CAR PARKING PROVIDED | 40 |

| BLOCK - 1 | Non FSI Area in Sq.m | | FSI Area in Sq.m | |
|---|---|---|---|---|
| **FLOOR DETAIL** | | | | |
| GROUND FLOOR AREA | | | 595.92 | |
| FIRST FLOOR AREA | | | 595.92 | |
| TERRACE AREA | 112.05 | | | |
| TOTAL | 112.05 | | 1191.84 | |
| BLOCK - 2 | Non FSI Area in Sq.m | | FSI Area in Sq.m | |
| **FLOOR DETAIL** | Residential | Commercial | Residential | Commercial |
| GROUND FLOOR AREA | | | 923.98 | 150.47 |
| FIRST FLOOR AREA | | | 923.98 | 150.47 |
| SECOND FLOOR AREA | 174.30 | | | 150.47 |
| TERRACE AREA | | 25.15 | | |
| TOTAL | 174.30 | 25.15 | 1847.96 | 451.41 |
| GRAND TOTAL | 199.45 | | 2299.37 | |
| BLOCK - 3 | Non FSI Area in Sq.m | | FSI Area in Sq.m | |
| **FLOOR DETAIL** | | | | |
| GROUND FLOOR AREA | | | 588.97 | |
| FIRST FLOOR AREA | | | 588.97 | |
| TERRACE AREA | 112.05 | | | |
| TOTAL | 112.05 | | 1177.94 | |
| SECURITY CABIN | - | | 3.60 | |
| **GRAND TOTAL** | **423.55** | | **4672.75** | |

# SITE PLAN

SHEET - 6 / 6

PLAN SHOWING THE PROPOSED RESIDENTIAL
GROUP DEVELOPMENT BUILDING IN
COMPRISED IN S.NO. 225 / 1 ,
OF PADUR VILLAGE ,
THIRUPORUR TALUK ,
CHENGLEPET DISTRICT.

SITE EXTENT [As Per Patta] - 4150.00 SQ.M
SITE EXTENT [As Per Document]- 4168.23 SQ.M

F.S.I Area Statement in Sq.m

| Floor Detail | Non F.S.I.Area | | F.S.I.Area | |
|---|---|---|---|---|
| | Residential | Commercial | Residential | Commercial |
| BLOCK - 1 | 112.05 | | 1191.84 | - |
| BLOCK - 2 | 174.30 | 25.15 | 1847.96 | 451.41 |
| BLOCK - 3 | 112.05 | | 1177.94 | |
| SECURITY CABIN | - | - | 3.60 | |
| TOTAL AREA | 398.40 | 25.15 | 4221.34 | 451.41 |
| GRAND TOTAL | 423.55 | | 4672.75 | |
| FSI & NON FSI TOTAL | 5096.30 | | | |

$$\text{F.S.I} = \frac{4672.75}{4150.00} = 1.13$$

PLOT COVERAGE = 54.44 %

**RESIDENTIAL**

NO. OF UNITS = 32 Nos
NO. OF CAR PARKING = 32 Nos

**COMMERCIAL**

NO. OF CAR PARKING = 4 Nos
TOTAL CAR PARKING = 36 Nos
VISITOR CAR PARKING(10%) = 4 Nos
TOTAL CAR PARKING REQUIRED = 40 Nos
CAR PARKING PROVIDED = 40 Nos

**Specifications:**

| | |
|---|---|
| Foundation | : Column footing foundation. |
| Flooring | : Mosaic Flooring |
| Super Structure | : B.W in C.M 1:5 for R.C.C 1:2:4 in Lintel Beams sunshade etc., |
| Roof R.C.C 1:2:4 | : With requiring thickness |
| Weathering coarse | : Brick jelly lime conc. below |
| Joinery | : Best Indian Country Wood |
| Finishes | : Exterior & interior painted with cemen paint. |

Colour Index

| | |
|---|---|
| Proposed | ▭ |
| Boundary | ▭ |
| Road | ▭ |

North
W E
S

All Dimensions are in Metre.
Scale : 1 : 200

For VGN HOMES PRIVATE LIMITED
Director

Applicant Signature.

S. P. S. INBARAJAN, M.E. (Struct)
Registered Structural Engineer
Graded (SE) in CMDA
Reg No. SE GR 019 02 009 dt. 27 02 2019
Graded (RSE) in Greater Chennai Corporation
Reg No. RSE 100302019 dt. 30 0[illegible]
Door No 50, Kirupasankari [illegible]
West Mambalam, Chenn[illegible]

Structural Engineer Signature.

SIVA ANBARASAN
M.Arch (U.S.A., England)., A.I.I.A.,
Regd. Architect, CA/87/10769
RA/Gr-I/19/08/037, RA100852019
ANBU & FAIZAL
S3, IInd Floor, 43, Pantheon Road, Egmore,
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☐: 98401 09197, ✉: anbu.faizal@gmail.com

Architect Signature

THE LANDLENS SUITE

# 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

FREE TOOLS · NO ACCOUNT NEEDED

# 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

Verified RealEstate™

# 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

**Verified RealEstate**
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OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

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.