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.

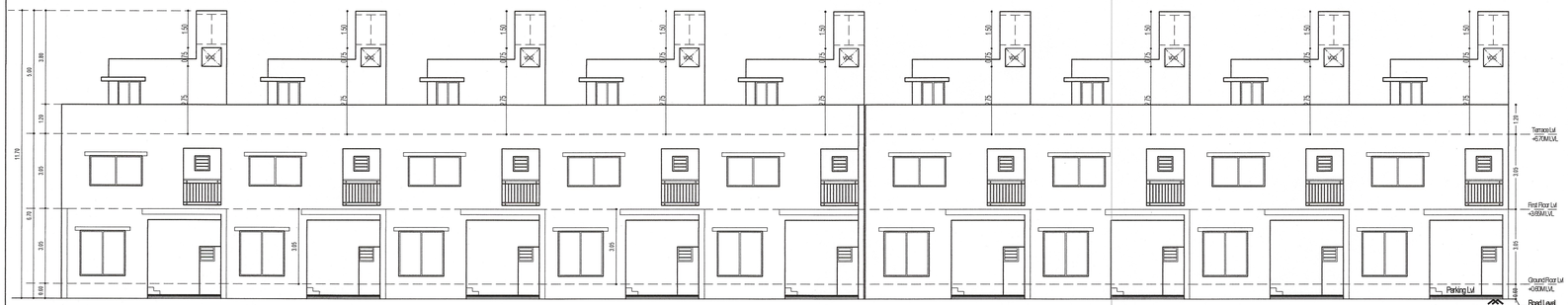
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

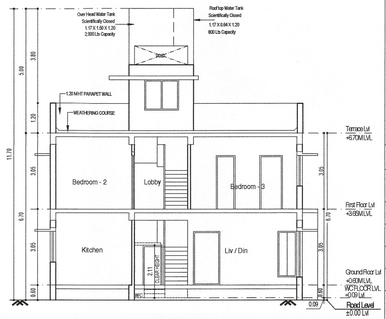
hello@verified.realestate

+91 9996 12 9996

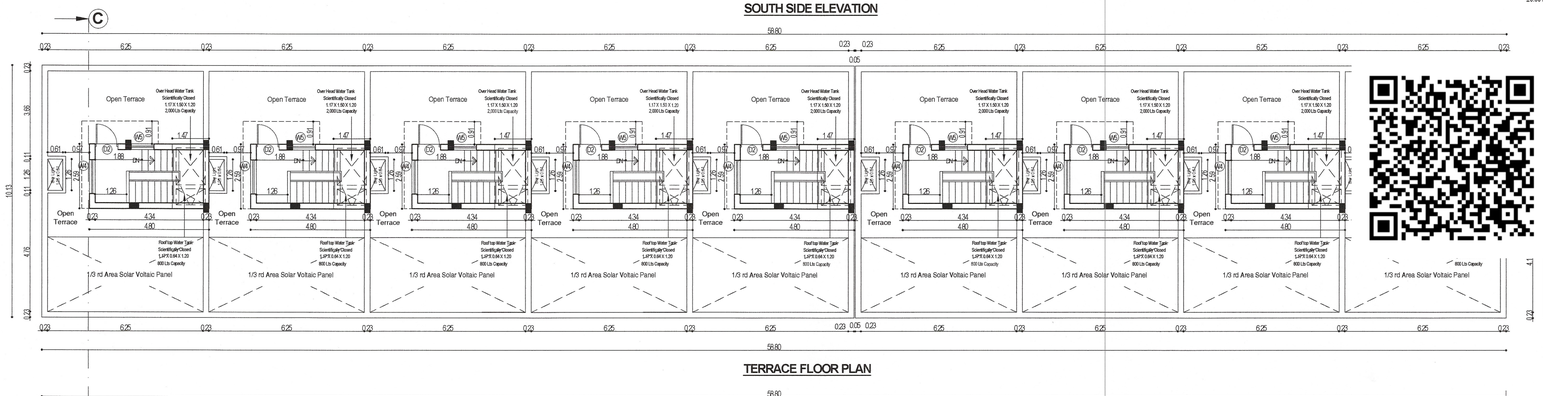
verified.realestate



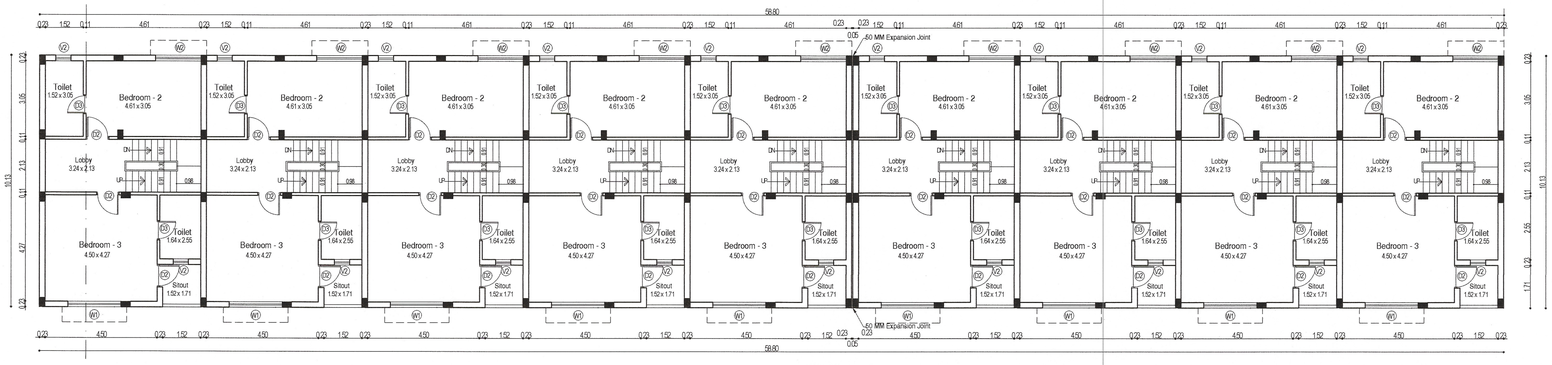
SOUTH SIDE ELEVATION



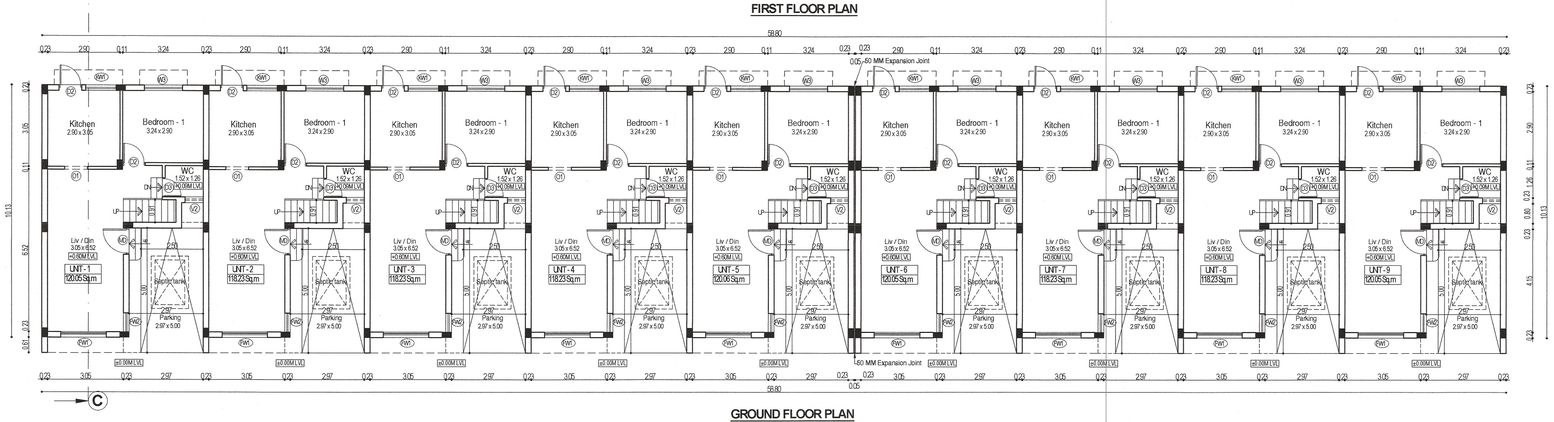
CROSS SECTION 'C-C'



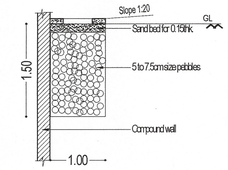
TERRACE FLOOR PLAN



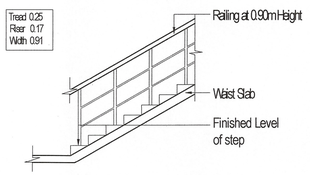
FIRST FLOOR PLAN



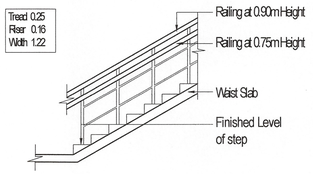
GROUND FLOOR PLAN



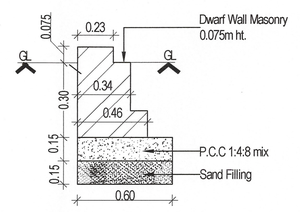
Rain Water Trench Detail



HAND RAIL SECTION FOR RESIDENTIAL
NOT TO SCALE



HAND RAIL SECTION FOR COMMERCIAL
NOT TO SCALE



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
W5	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 1:24 in Lintel Beams sunshade etc.,
Roof R.C.C 1:24	: 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

North

For VGN HOMES PRIVATE LIMITED

Director

Applicant Signature.

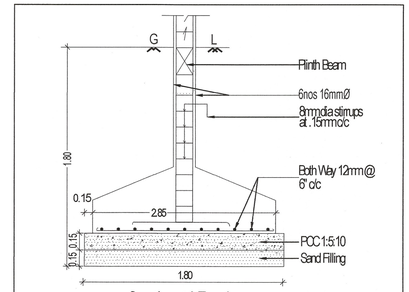
S. P. S. INBARAJAN, M.E. (Struct)
Registered Structural Engineer
Chennai (RSE in CMDA)
Reg. No. SE/CHE/15/02/2/5 dt. 27/02/2015
Graded (RSE in Greater Chennai Corporation)
Reg. No. RSE/GCC/2015/01 dt. 29/9/
Door No.29, Kasturibai
West Mambalam, Chenn

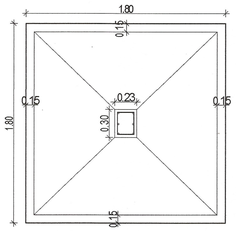
Structural Engineer Signature

SIVA ANBARASAN
M.Arch (U.S.A., England), A.I.I.A.
Regd. Architect, CA/87/10769
RA/GF-1/19/08/037, RA/09852019
ANBU & FAIZAL
53, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph: 28554262, 28410886
: 98401 09197, : anbu.faizal@gmail.com

Architect Signature







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 1:24 : 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

North
W E
S

For VGN HOMES PRIVATE LIMITED

Director

Applicant Signature.

S. P. S. INBARAJAN, M.E. (Struct)
Registered Structural Engineer
Grade-I(SE-I) in CMDA
Reg. No. SE/CR/1502/2014 dt. 27.02.2019
Grade-I(SE-I) in Greater Chennai Corporation
Reg. No. PSE/1502/2019 dt. 29.7.2019
Door No.13, Kodambakkam
West Mambalam, Chennai

Structural Engineer Signature

SIVA ANBARASAN
M.Arch (U.S.A., England), A.I.I.A.,
Regd. Architect, CA/87/10789
RA/Gr-I/19/08/037, RA100852019
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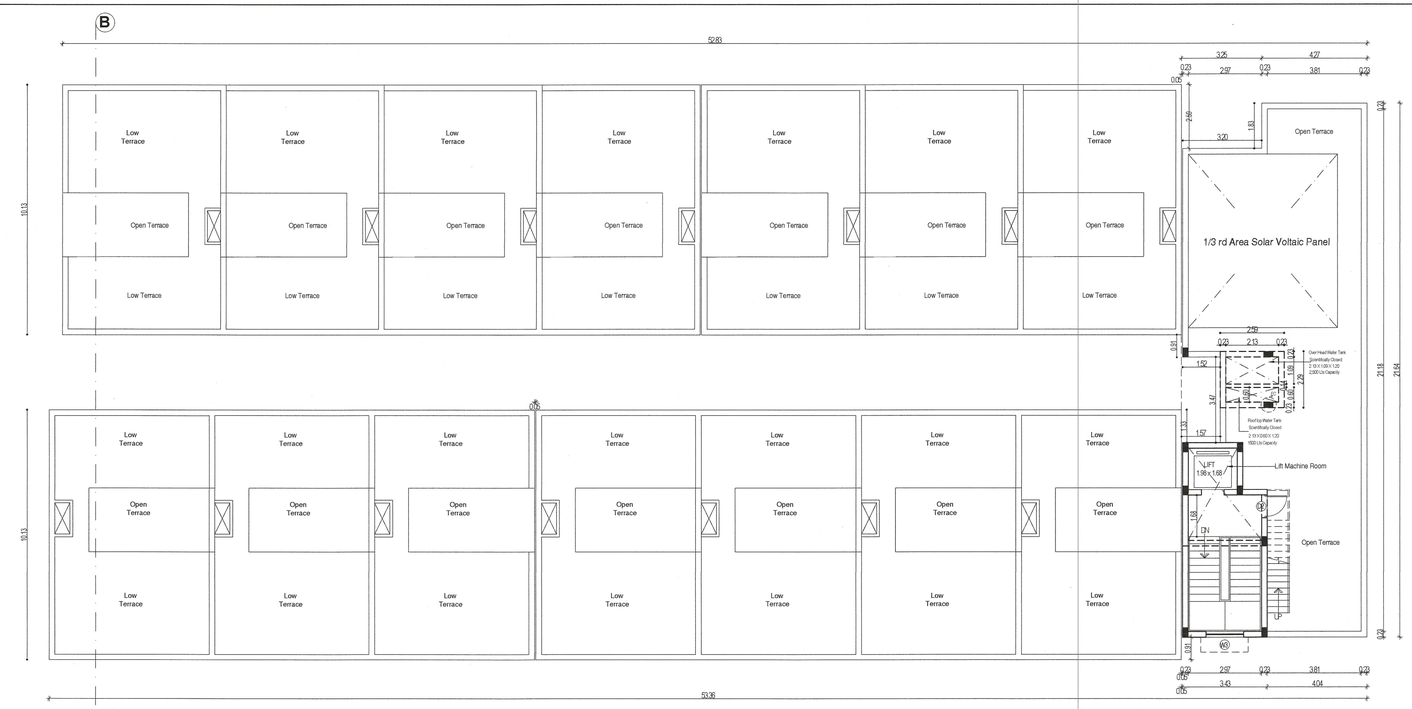
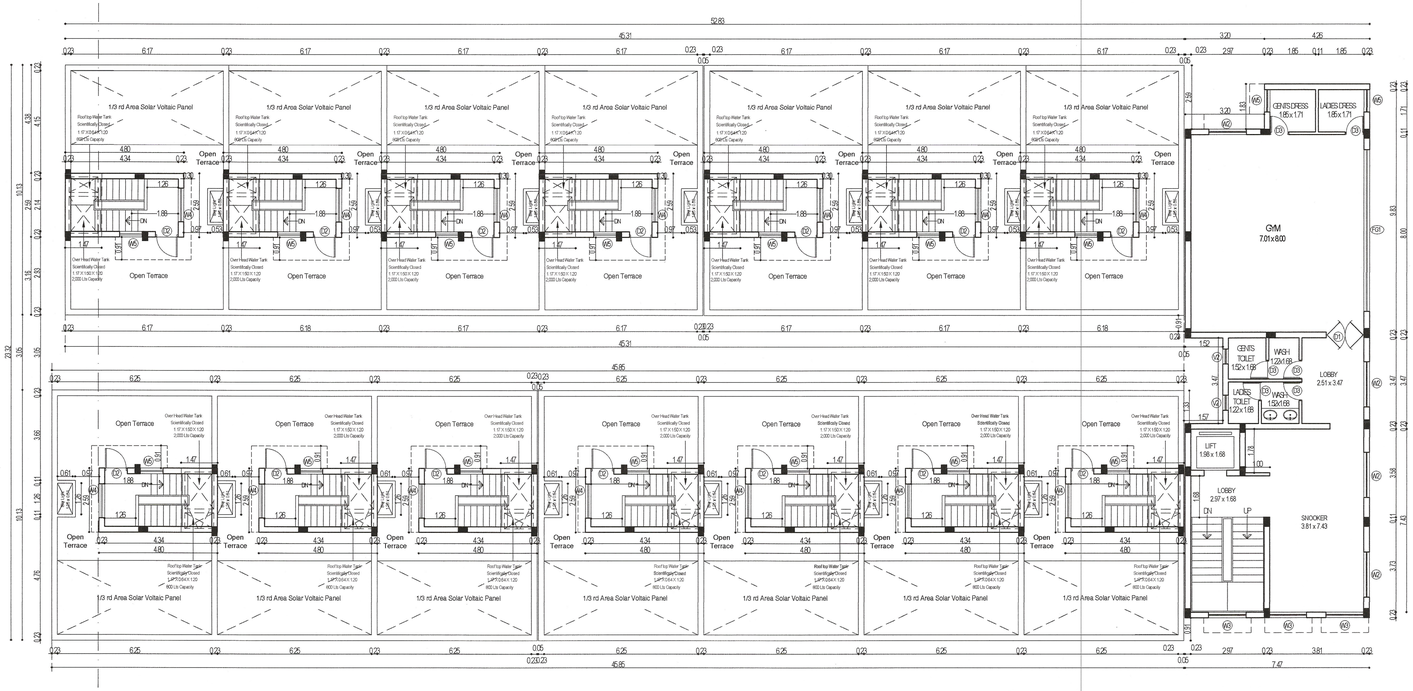
Chennai - 600008. Ph : 28554262, 28410888
98401 09197. anbu.faizal@gmail.com

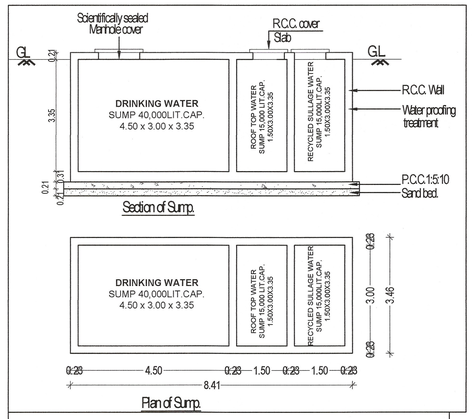
Architect Signature

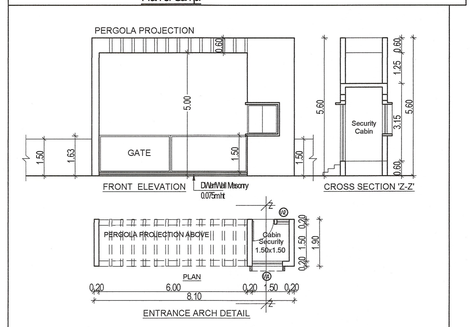


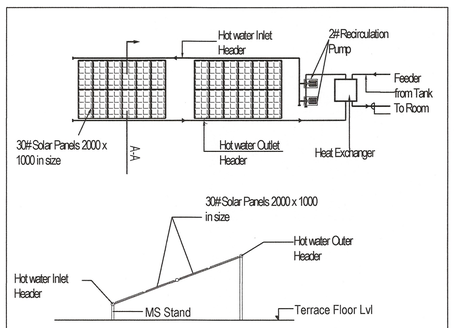
TERRACE FLOOR PLAN



SECOND FLOOR PART / TERRACE PART FLOOR PLAN







SECTION A-A

DETAIL OF SOLAR WATER HEATER

[NOT TO SCALE]

BLOCK - 2 | SHEET - 3 / 6

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

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
W5	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

North
W E
S

For VGN HOMES PRIVATE LIMITED

Director

Applicant Signature.

S. P. S. INBARAJAN, M.E. (Struct)
Registered Structural Engineer
Chennai-18 (TN) CMDA
Reg. No. SE/CR/1510/2019 dt. 27.02.2019
Class-I (RE) in Civil Service Cadre
Reg. No. PSE 1012/2010 dt. 13.9.
Door No. 10, Kalaignarkan
Velachery, Chennai

Structural Engineer Signature.

SIVA ANBARASAN
M.Arch (U.S.A., England), A.I.I.A.
Regd. Architect, CA/87/10769
RA/GF-1/19/087037, RA100852019
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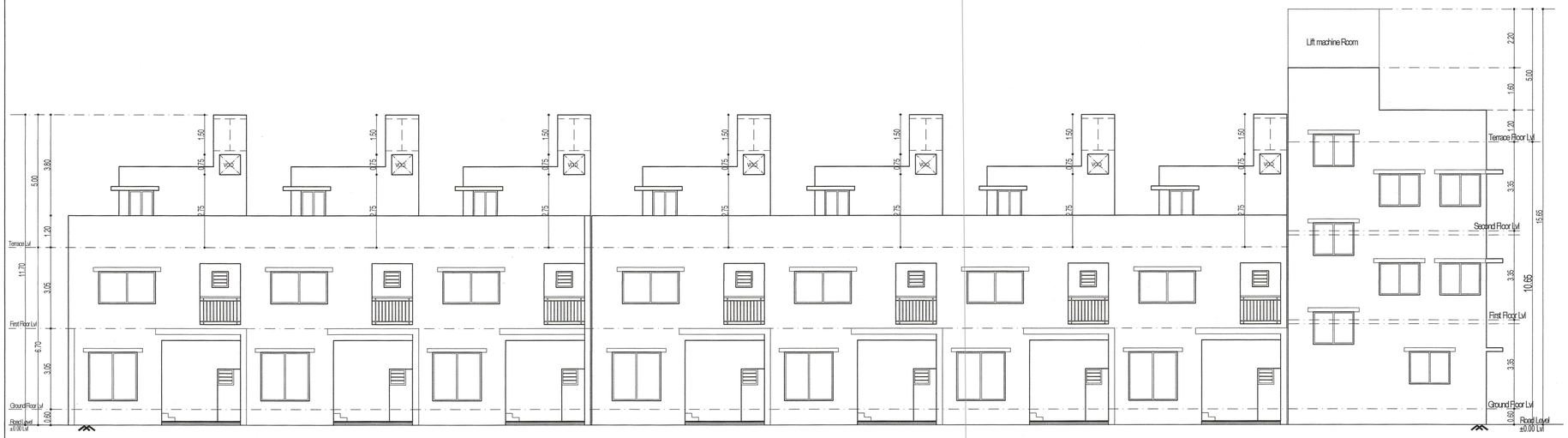
S3, IInd Floor, 43, Pantheon Road, Egmore,
Chennai - 600008. Ph : 28554262, 28410888
98401 09197, anbu.faizal@gmail.com

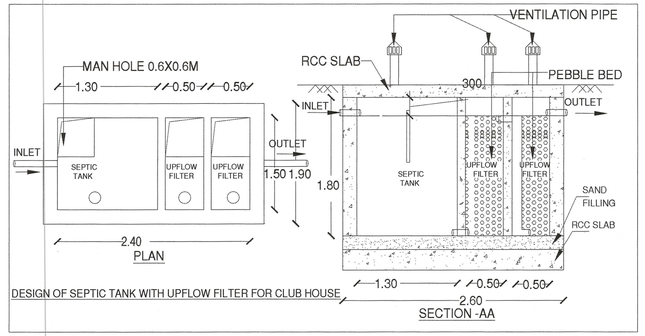
Architect Signature



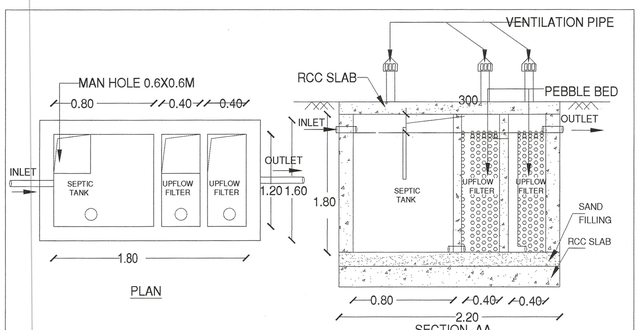
SOUTH SIDE ELEVATION



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)
Registered Structural Engineer
Grade-I(SE) in CMDA
Reg. No. SE/GR-I/19/01.02 dt. 27.02.2019
Grade-I (RSE) in Greater Chennai Corporation
Reg. No. RSE/100/2015 dt. 30.0[illegible]
Door No.29, Kasipalayam [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/19/08/1037, RA100852019
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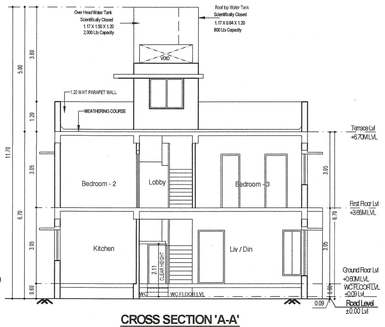
Chennai - 600008. Ph : 28554262, 28410888
: 98401 09197, : anbu.faizal@gmail.com

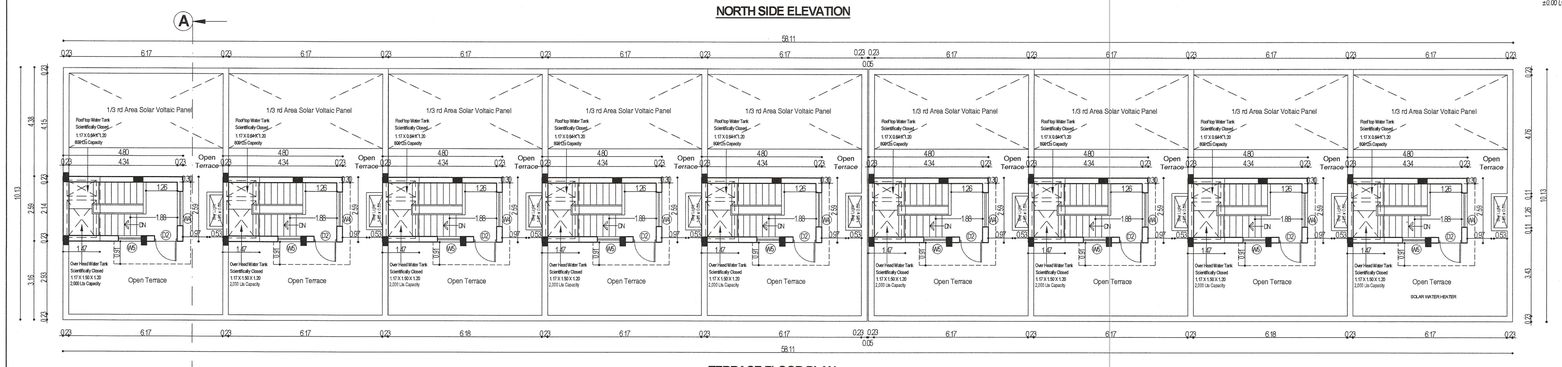
Architect Signature



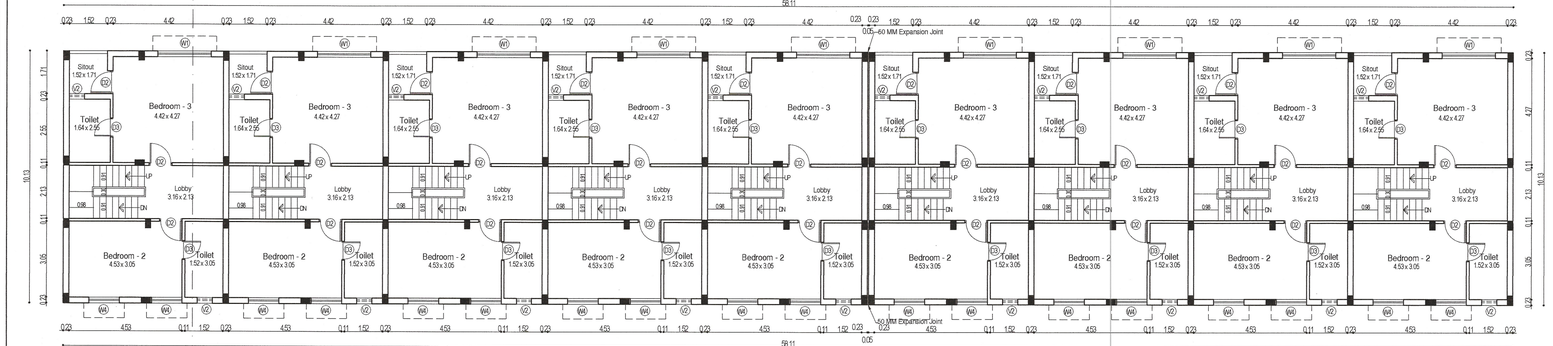
NORTH SIDE ELEVATION



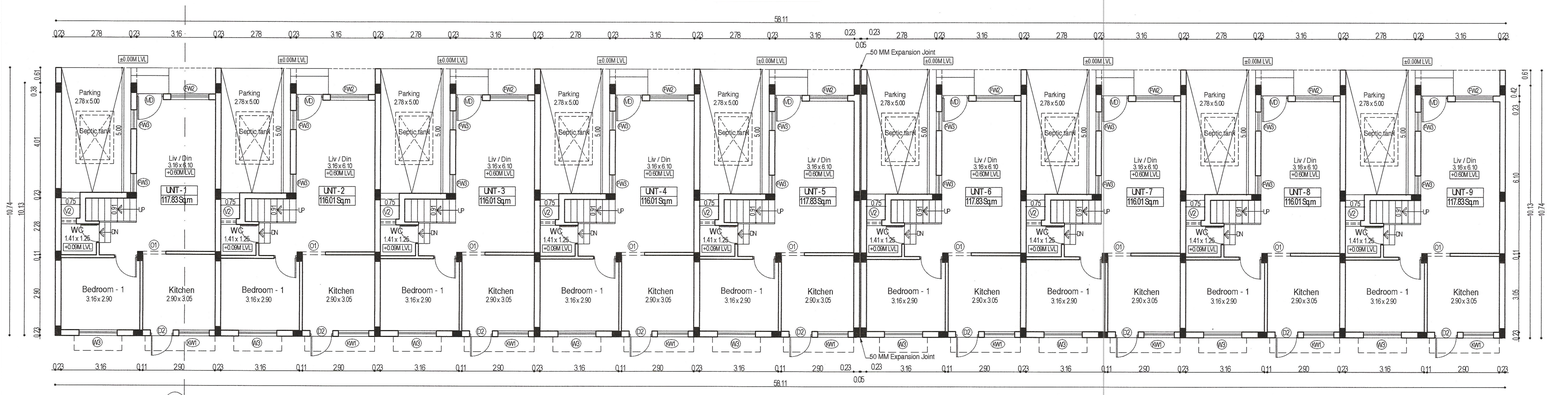
CROSS SECTION 'A-A'



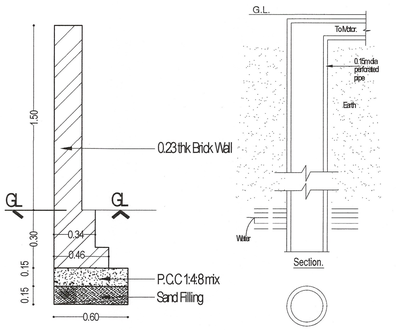
TERRACE FLOOR PLAN

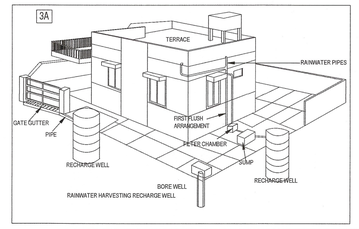


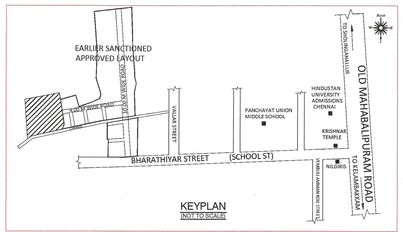
FIRST FLOOR PLAN



GROUND FLOOR PLAN







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.

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
W5	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

North

For VGN HOMES PRIVATE LIMITED

Director

Applicant Signature.

S. P. S. INBARAJAN, M.E. (Struct)
Registered Structural Engineer
Grade-I(FE) in CMDA
Reg. No. SE.CR.1152/2015 dt. 27.02.2019
Grade-I(RSE) in Greater Chennai Corporation
Reg. No. RSE.1502/2019 dt. 29.9.2019
Door no.78, Kapaleeshwari Nagar,
West Mambalam, Chennai-33.

Structural Engineer Signature.

SIVA ANBARASAN
M.Arch (U.S.A., England), A.I.I.A.,
Regd. Architect, CA/87/11789
RA/Gr-I/19/08/037, RA100852019
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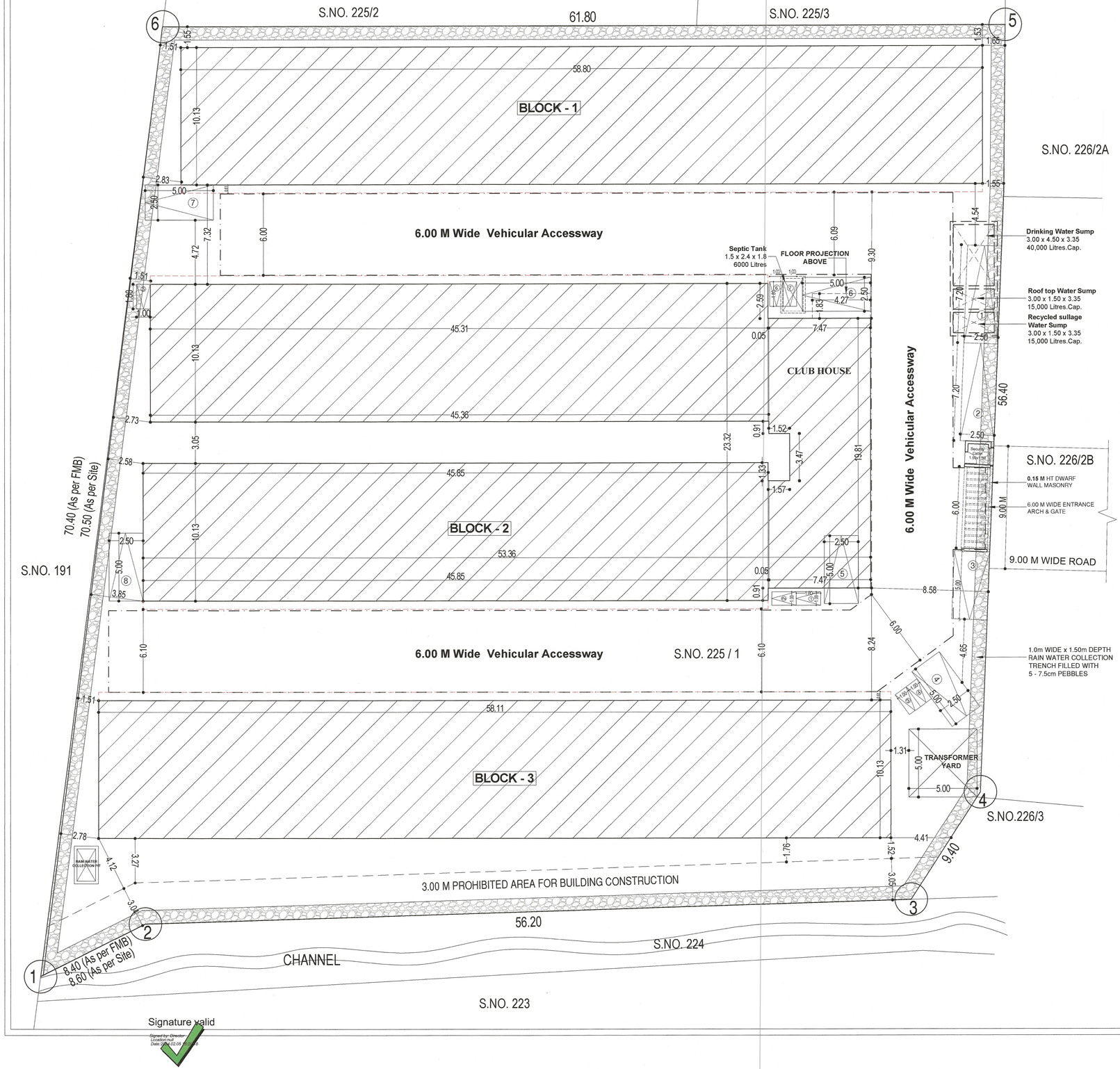
M: 98401 09197, E-mail : anbu.faizal@gmail.com

Architect Signature



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			

F.S.I = 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 cement paint.

Colour Index
Proposed
Boundary
Road

All Dimensions are in Metre.
Scale : 1 : 200

North

For VGN HOMES PRIVATE LIMITED
Director
Applicant Signature.

S. P. S. INBARAJAN, M.E., (Struct)
Registered Structural Engineer
Chennai-600 018.
Reg. No. SE/CHN/0000/2019 dt. 27.02.2019
Coimbatore-641 018.
Reg. No. SE/CBE/0000/2019 dt. 28.02.2019
Structural Engineer
Ver. 1.0.0.19 © Kuppusamy Inbarajan
Structural Engineer Signature.

SIVA ANBARASAN
M.Arch (U.S.A.), Diploma (U.K.), A.I.I.A.,
Regd. Architect, CA/87/10768
RA/GI-I/19/09/037, RA100852019
ANBU & FAIZAL
53, IInd Floor, 43, Parthean Road, Egmore,
Chennai - 600008. Ph:28554262, 28410888
M: 98401 09197, E: anbu.faiza@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

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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.