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

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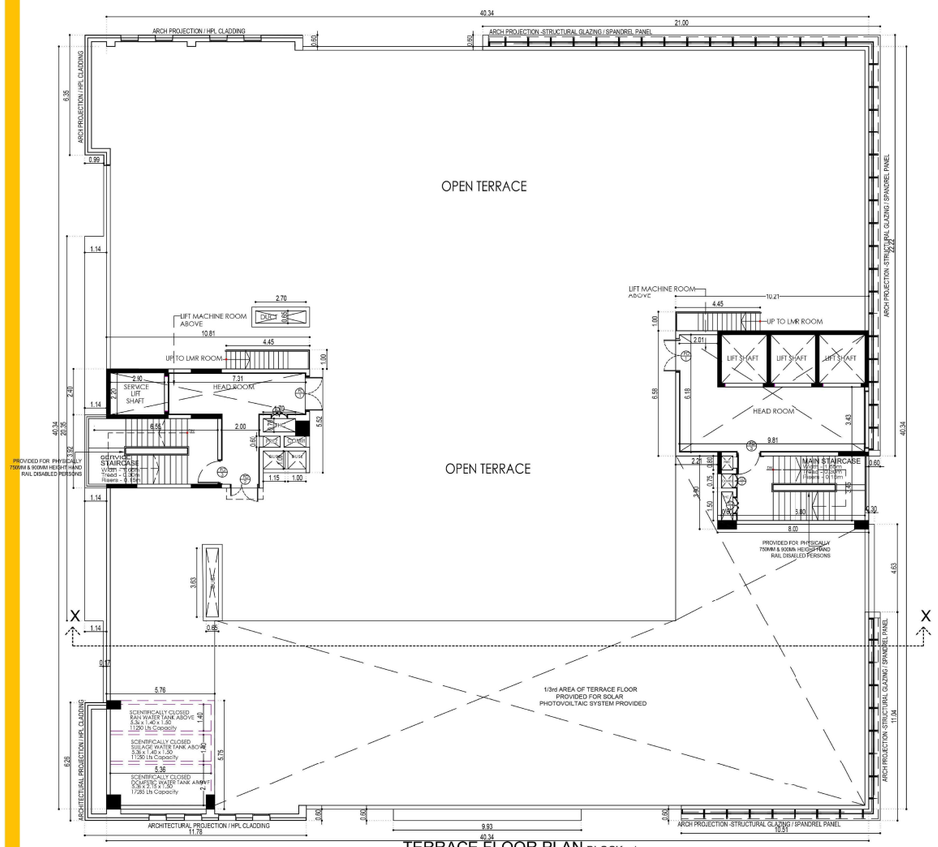
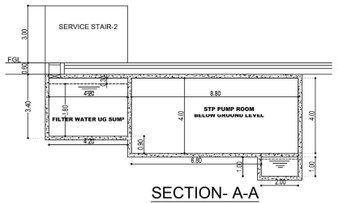
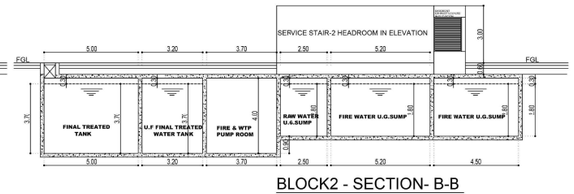


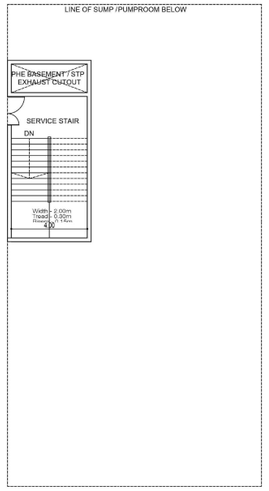
TERRACE FLOOR PLAN BLOCK - 1



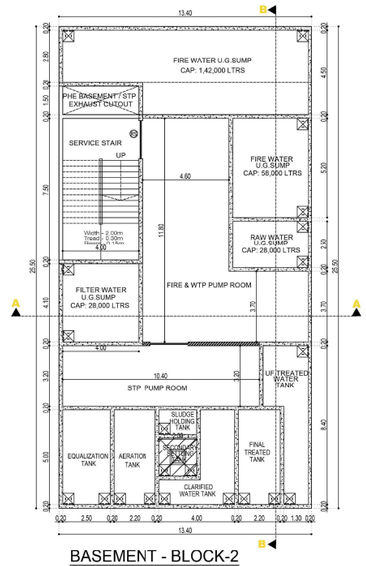
SECTION- A-A



BLOCK2 - SECTION- B-B

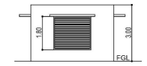


GROUND FLOOR - BLOCK-2



BASEMENT - BLOCK-2

60KLD STP & SUMP PLAN



BLOCK2 - ELEVATION

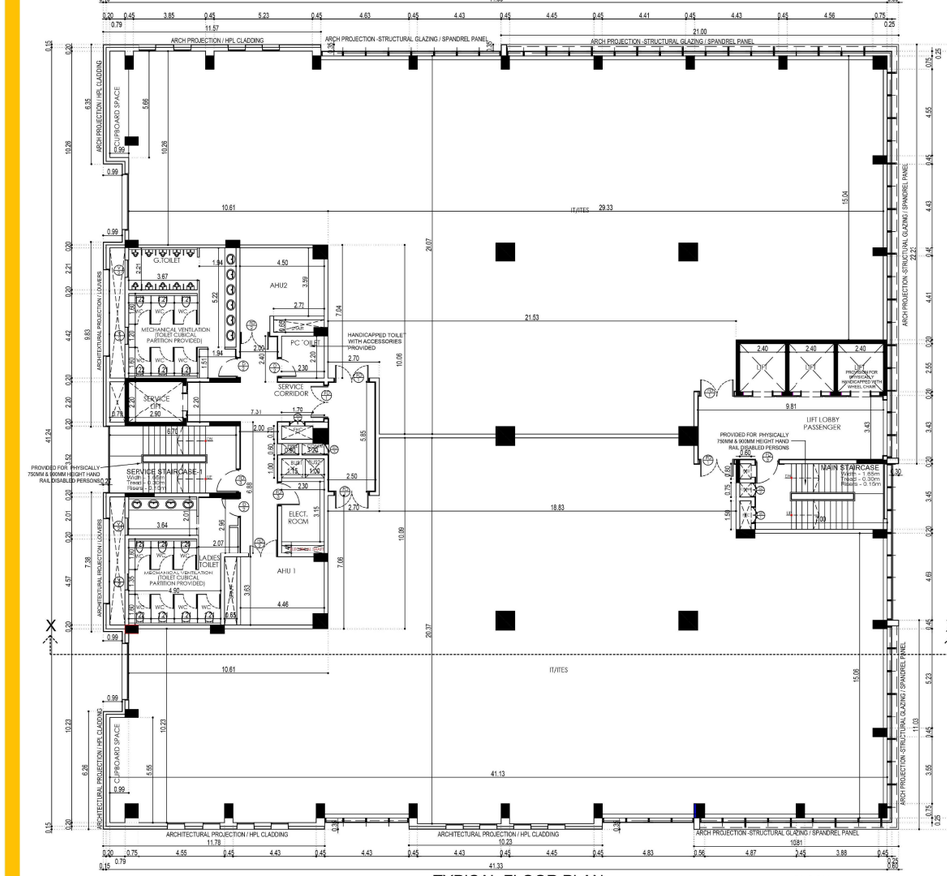
NO	DESCRIPTION 80 KLD	SIZE	CAPACITY	QTY
01	EQUALISATION TANK	5000X2500X2700SWD	34 KLD	01
02	AERATION TANK	5000X2200X3700SWD	40 KLD	01
03	SECONDARY SETTLING TANK	2000X2000X3600 SWD	14 KLD	01
04	SLUDGE HOLDING TANK	2000X1300X3600 SWD	08 KLD	01
05	CLARIFIED WATER TANK		34 KLD	01
06	FINAL TREATED WATER TANK	5000X2200X3700SWD	40 KLD	01
07	UF TREATED WATER TANK		52 KLD	01

SHEET NO: 03/03

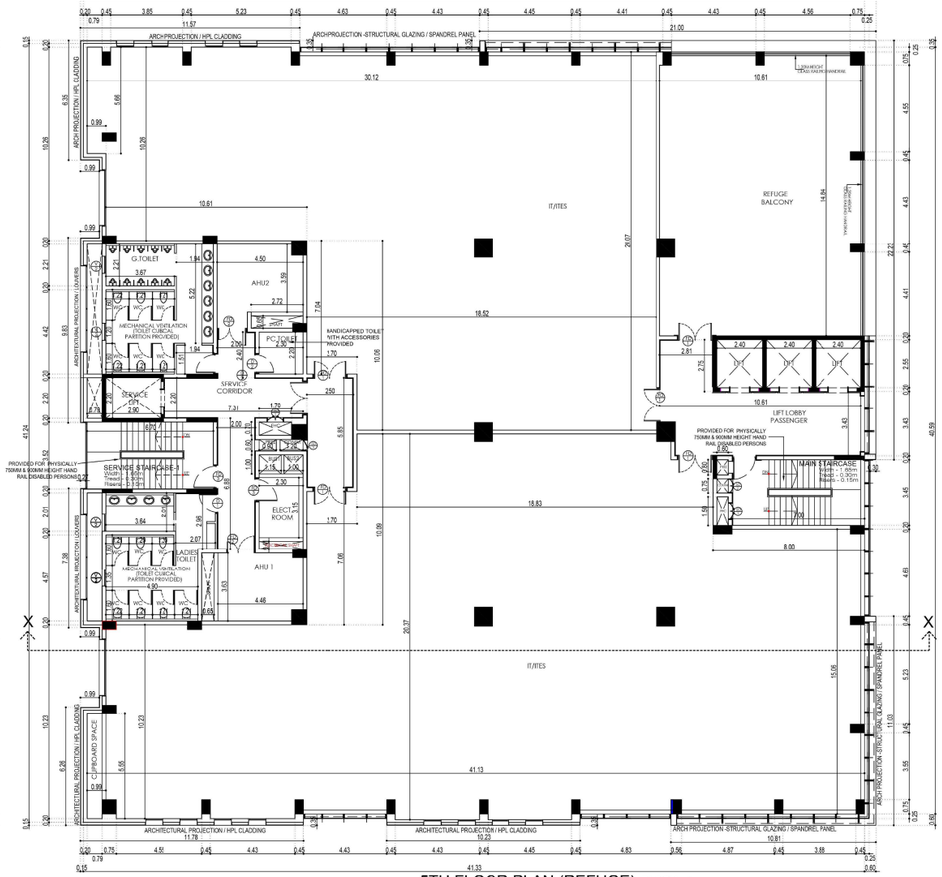
JOB TITLE

PLAN SHOWING THE PROPOSED IT / ITES BUILDING AT P.NO: 8/A14, 240pt, OF SIPCOT IT PARK, SIRUSERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.
SIPCOT LAYOUT APPROVED NO: L.P/D.T.C.P NO: 83/2018.

FULLY AIR-CONDITIONED BUILDING



TYPICAL FLOOR PLAN (2ND,3RD,4TH, 6TH & 7TH FLOORS) BLOCK - 1



5TH FLOOR PLAN (REFUGE) BLOCK - 1

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	1.00 x 2.40
RS2	ROLLING SHUTTER	1.50 x 2.40
RS3	ROLLING SHUTTER	1.80 x 2.40
D	DOOR	1.00 x 2.10
D1	DOOR	.20 x 2.10
D2	DOOR	1.00 x 2.10
D3	DOOR	0.75 x 2.10
FD1	FIRE RATED DOOR	1.80 x 2.10
FD2	FIRE RATED DOOR	1.50 x 2.10
FD3	FIRE RATED DOOR	1.20 x 2.10
SD1	SHAFT DOOR	1.80 x 1.80
SD2	SHAFT DOOR	0.67 x 1.80
SD3	SHAFT DOOR	0.52 x 1.80

NORTH POINT

COLCUR INDICATION

PROPOSED BUILDING
PLOT BOUNDARY
ACCESS ROAD

DRAWING TITLE

BLOCK1 & 2
FLOOR PLANS, ELEVATION & SECTION

SCALE

1:100

OWNER SIGNATURE

For CES LIMITED
Center Manager

STRUCTURAL ENGINEER

Dr. J. SURESH, M.E., M.E., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street
Uthandi, Chennai - 600 119.
Reg. No. SE/GR-I/ 19/02/003
Reg. No. RSE100302019
Reg. No. COURGN/SE/GR-I / 2019 / 50 / 312

LICENSED SURVEYOR

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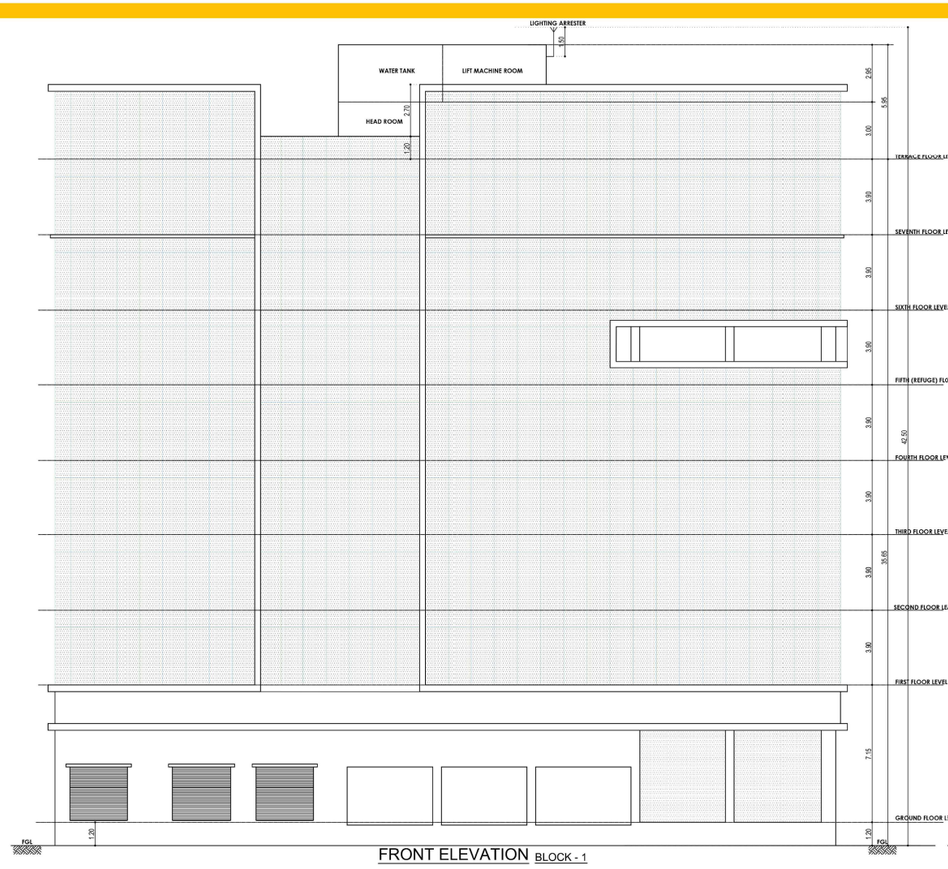
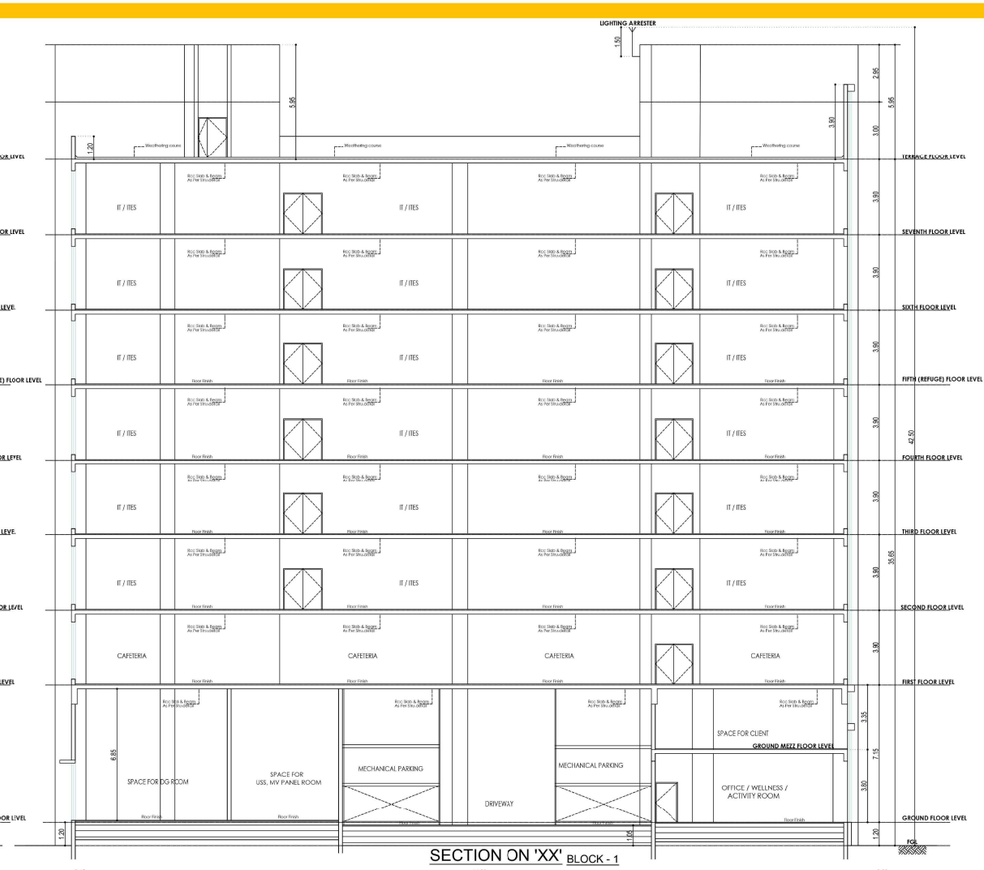
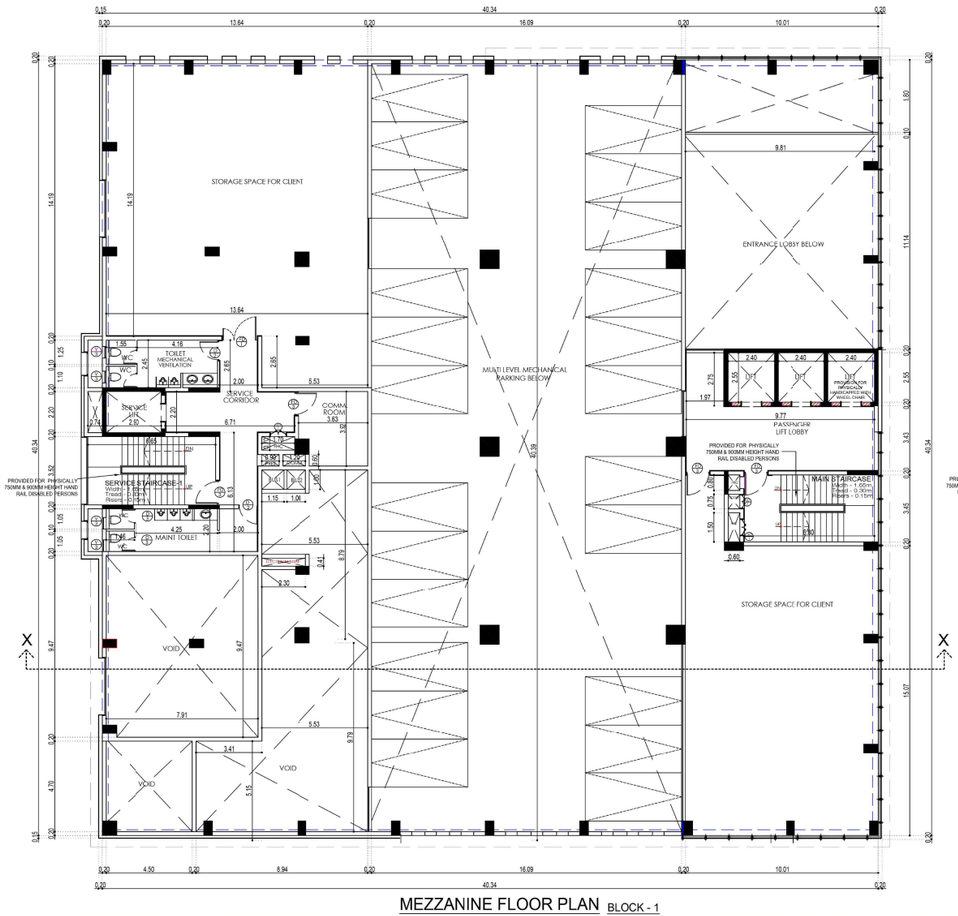


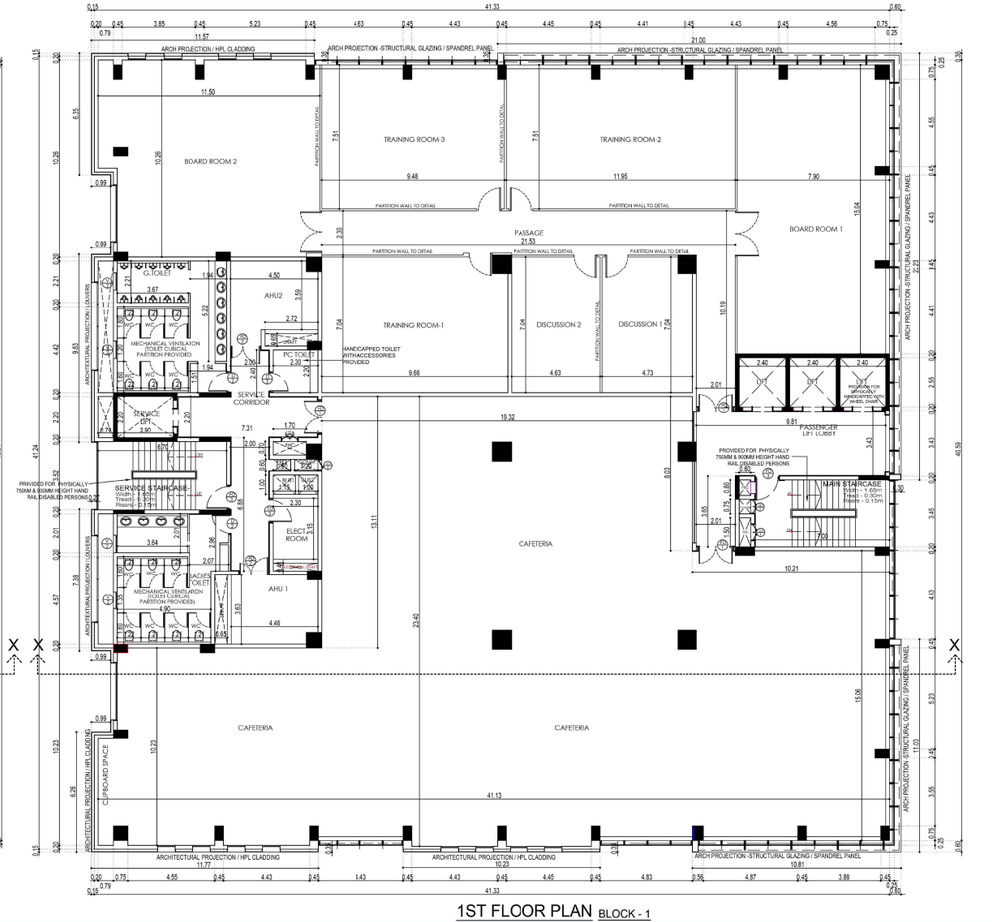
FRONT ELEVATION BLOCK - 1



SECTION ON 'XX' BLOCK - 1



MEZZANINE FLOOR PLAN BLOCK - 1



1ST FLOOR PLAN BLOCK - 1

SHEET NO: 02/03

JOB TITLE

PLAN SHOWING THE PROPOSED IT / ITES BUILDING AT P.NO: 8/A14, 240pt, OF SIPCOT IT PARK, SIRUSERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

SIPCOT LAYOUT APPROVED NO: L.P/D.T.C.P NO: 83/2018.

FULLY AIR-CONDITIONED BUILDING

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS1	ROLLING SHUTTER	3.00 x 2.40
RS2	ROLLING SHUTTER	2.50 x 2.40
RS3	ROLLING SHUTTER	1.80 x 2.40
D	DOOR	2.00 x 2.10
D1	DOOR	1.20 x 2.10
D2	DOOR	1.00 x 2.10
D3	DOOR	0.75 x 2.10
FD1	FIRE RATED DOOR	1.80 x 2.10
FD2	FIRE RATED DOOR	1.50 x 2.10
FD3	FIRE RATED DOOR	1.20 x 2.10
SD1	SHAFT DOOR	0.80 x 1.80
SD2	SHAFT DOOR	0.67 x 1.80
SD3	SHAFT DOOR	0.52 x 1.80

NORTH POINT

COLOUR INDICATION

PROPOSED BUILDING

PLOT BOUNDARY

ACCESS ROAD

DRAWING TITLE

FLOOR PLANS
ELEVATION & SECTION

SCALE

1:100

OWNER SIGNATURE

For CES LIMITED

Center Manager

STRUCTURAL ENGINEER

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Muttal Street,
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Reg. No. SE/GR-1/19/02.003
Reg. No. RISE1003820219
Reg. No. CGLRGN/SE/GR-1/2019/06/012

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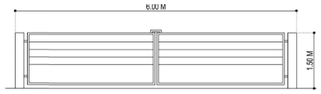
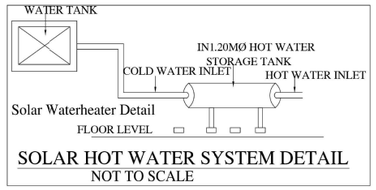
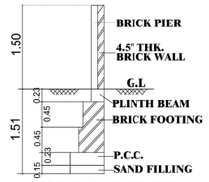


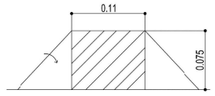
GATE DETAIL



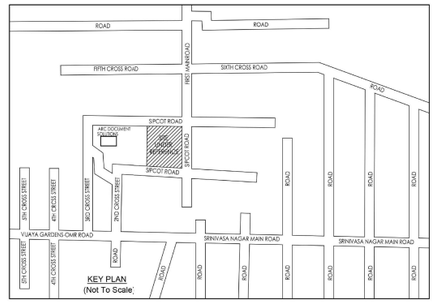
SOLAR HOT WATER SYSTEM DETAIL
NOT TO SCALE



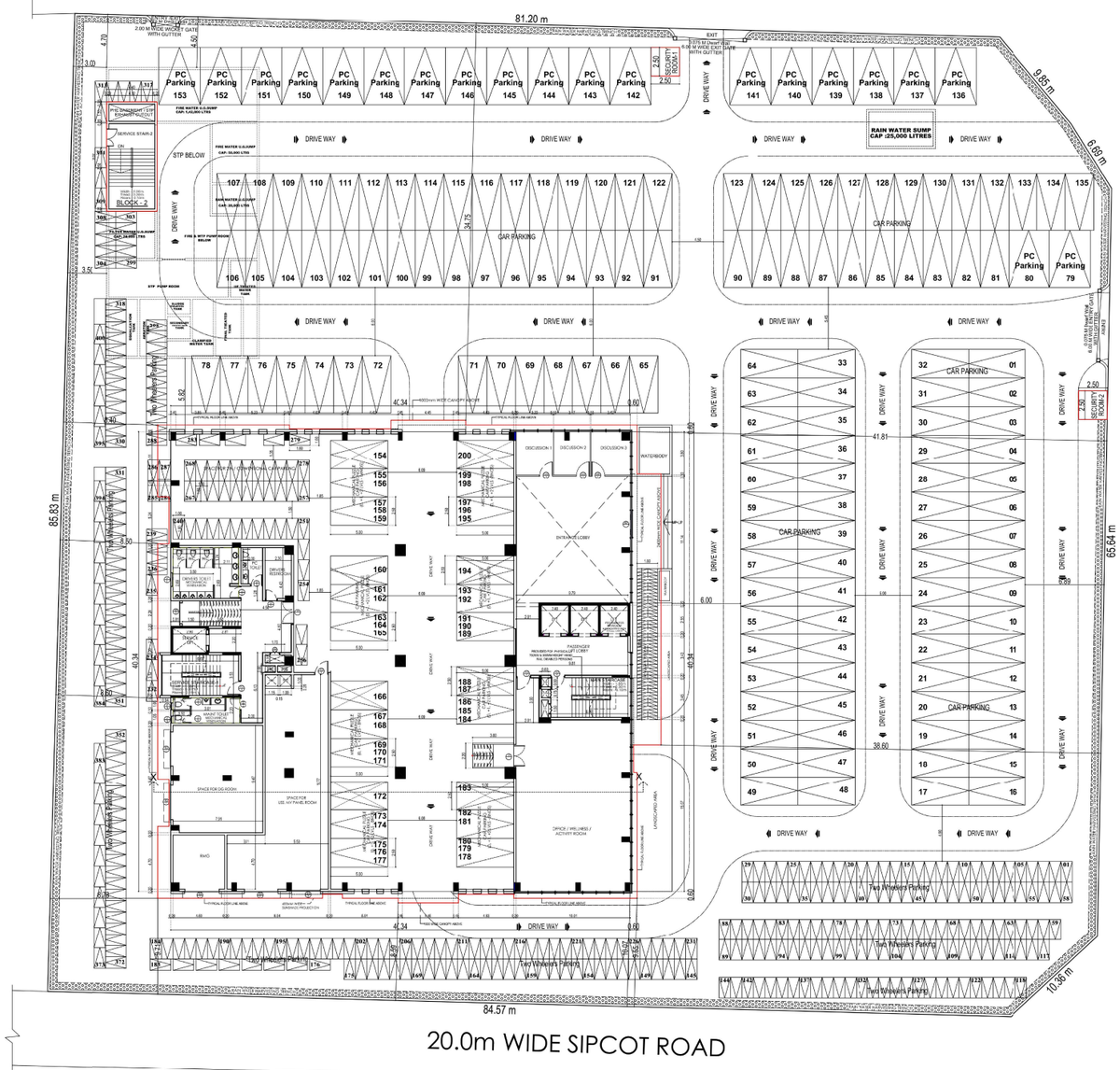
COMPOUND WALL DETAIL



DWARF WALL SECTION
NOT TO SCALE



20.0m WIDE SIPCOT ROAD



30.0m WIDE SIPCOT ROAD

SITE PLAN CUM GROUND FLOOR PLAN

AREA STATEMENT			
LAND AREA - 7691.82 SQ.M			
BLOCK -1	FSI AREA	NON FSI AREA	TOTAL BUILT UP AREA
GROUND FLOOR	797.13	852.33 (Parking)	1649.46
MEZZANINE FLOOR	621.90	-	621.90
1ST FLOOR	1649.46	-	1649.46
2ND FLOOR	1649.46	-	1649.46
3RD FLOOR	1649.46	-	1649.46
4TH FLOOR	1649.46	-	1649.46
5TH FLOOR	1649.46	-	1649.46
6TH FLOOR	1649.46	-	1649.46
7TH FLOOR	1649.46	-	1649.46
BLOCK - 2			
STP HEAD ROOM	36.24	-	36.24
SECURITY ROOM 1 & 2	-	12.50	12.50
STP, SUMP AND PUMP ROOM (BELOW GROUND LEVEL)	-	341.70	341.70
TOTAL	13001.49	1206.53	14208.02

FSI = 13001.49 / 7691.82 = 1.69

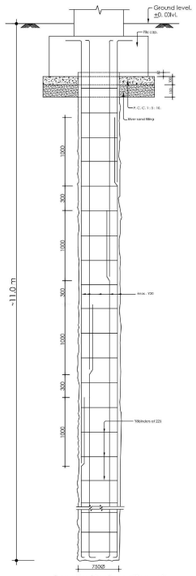
BUILDING AREA - 1649.46 + 36.24 = 1685.70 sq.m
PLOT COVERAGE = 1685.70 / 7691.82 x 100 = 21.92%

Number of car parking Required = 13001.49 x 0.75 / 50 = 195 nos

Number of two wheelers parking
Required = 13001.49 x 0.75 / 25 = 390 nos

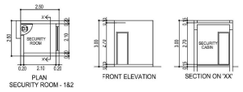
Number of car parking Provided = 200 nos

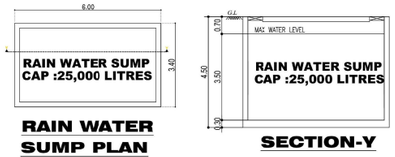
Number of two wheelers parking Provided = 400 nos



Longitudinal section of Bored cast – in – situ pile 750ø (139–nos)

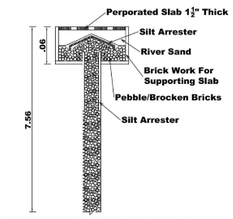
Cross section of Bored cast – in – situ pile 750ø (139–nos)





RAIN WATER SUMP PLAN

SECTION-Y



RECHARGE WELL DETAILS
NOT TO SCALE

SHEET NO: 01/03

JOB TITLE

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SD3	SHAFT DOOR	0.52 x 1.80

NORTH POINT



COLOUR INDICATION

PROPOSED BUILDING
PLOT BOUNDARY
ACCESS ROAD

DRAWING TITLE

SITEPLAN

SCALE

1:200

OWNER SIGNATURE

For CES LIMITED
Center Manager

STRUCTURAL ENGINEER

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THIRUVANMIYUR, CHENNAI 600041
T/ + 91 44 2457 2457

Signature valid
Signed by: Director
Date: Signed at

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.