

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.

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF HOTEL BUILDING FOR
M/S. ORCHIDS INDIA LIMITED, IN S.F. NO:
99/4C2A1, 4C2A2, 4C2A3, 4C2A4,
MUTTUKADU VILLAGE, THIRUPORUR TALUK,
CHENGALPATTU DISTRICT.

NOTE: ALL DIMENSIONS AREA IN METER

SPECIFICATION:

FOUNDATION : RCC 1:112:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK : All Column, Beams, Roof Slab, Lintel & Sunshade are in CC 1:112:3(M-25)

BRICKWORK : B/W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Steel (or) first class teak wood.

WEATHERING : 6" x 6" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3inside & Outside walls are plastering with CM 1:4.

PAINTING : White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

MD	2.40 x 3.00	MAIN DOOR
MD1	1.20 x 3.00	DOOR
D1	2.00 x 2.20	DOOR
D2	1.20 x 2.20	SLINGING DOOR
D3	1.00 x 2.20	SLINGING DOOR
D4	0.75 x 2.20	WINDOW
FD1	2.40 x 2.20	FRENCH WINDOW
W1	2.40 x 1.80	WINDOW
W2	2.00 x 3.60	WINDOW
W3	1.20 x 1.80	WINDOW
V1	2.40 X 0.90	VENTILATOR
FD	2.00 x 2.15	FIRE DOOR
FD1	1.50 x 2.15	FIRE DOOR
FD2	1.20 x 2.15	FIRE DOOR
SD	0.75 x 2.15	SHAFT DOOR
SD	0.90 x 2.20	SLIDING DOOR

COLOR INDEX:

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE:

SCALE : 1:100

DATE : 07 NOV 2023

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT:

For ORCHIDS INDIA LIMITED

Director

ARCHITECT / REGISTERED ENGINEER:

REGISTERED STRUCTURAL ENGINEER:

S. NAGESH, B.A. CIVIL, M.A.Sc., F.I.E.

STRUCTURAL ENGINEER, CHENNAI-600 023

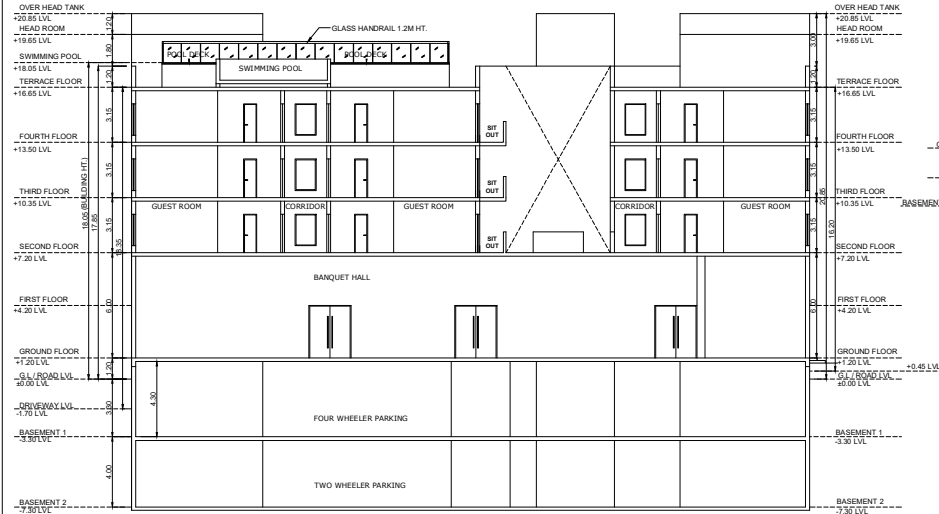
DTPC REG NO. SE/GR-01/905/004

New No. 15, 3rd Cross Street,

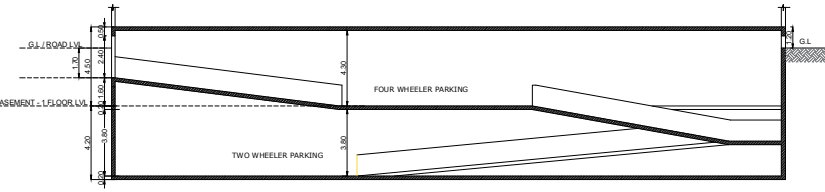
Karapagam Gardens, Adyar, Chennai - 600 023.

Email : nagesh.somade@gmail.com

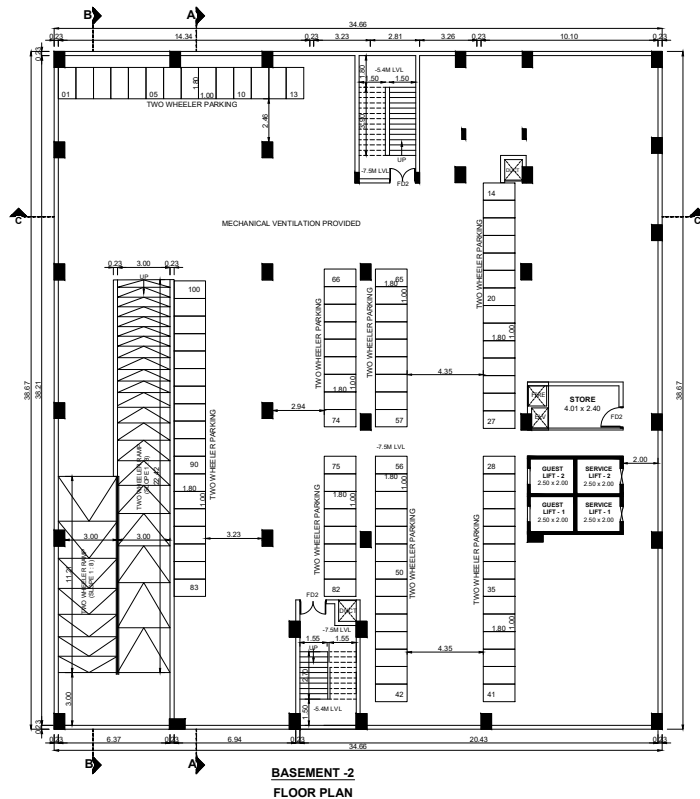
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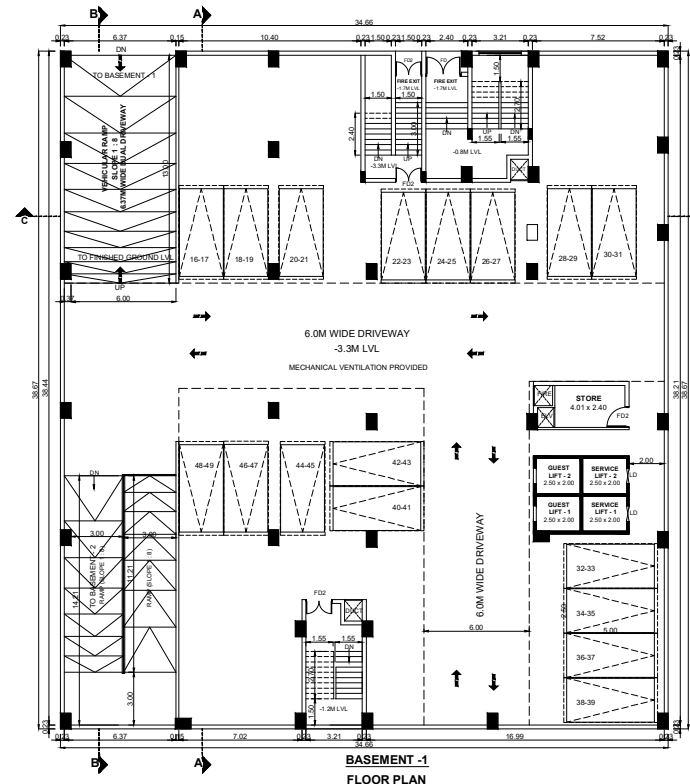
SECTION "AA"



SECTION "BB"



BASEMENT -2
FLOOR PLAN



BASEMENT -1
FLOOR PLAN

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CONSTRUCTION OF HOTEL BUILDING FOR
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MUTTUKADU VILLAGE, THIRUPORUR TALUK,
CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION RCC 1:1:2-3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK All Column, Beams, Roof Slab, Lintel & Sunshade are in CC 1:1:2-3M-25.

BRICKWORK : B/W in Basement & Superstructure are in CM 1:5.

JOINERY : Joineries are made with Steel (or) first class teak wood.

WEATHERING : 8" x 8" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3:6 and Outside walls are plastering with CM 1:4.

PAINTING : White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

MD	2.40 x 3.00	MAIN DOOR
MD1	1.20 x 3.00	DOOR
D1	2.00 x 2.20	DOOR
D2	1.20 x 2.20	SLIDING DOOR
D3	1.00 x 2.20	SLIDING DOOR
D4	0.75 x 2.20	WINDOW
FD1	2.40 x 2.20	FRENCH WINDOW
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COLOUR INDEX :

REFERENCE :

PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 07 NOV 2023
ROAD	
DRIVEWAY	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For ORCHIDS INDIA LIMITED

Director.

ARCHITECT / REGISTERED ENGINEER :

A: MOTHIKA DELCYS

COA No. CA2022148455

SSJAY Project Consultants India Pvt. Ltd.

No.4, Ground Floor, 2nd Main Road, Bales Nagar,

Ekurupattanam, Chennai - 600 032.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. CIVIL, M.A.Sc., F.I.E.

STRUCTURAL ENGINEER (25/01/2023)

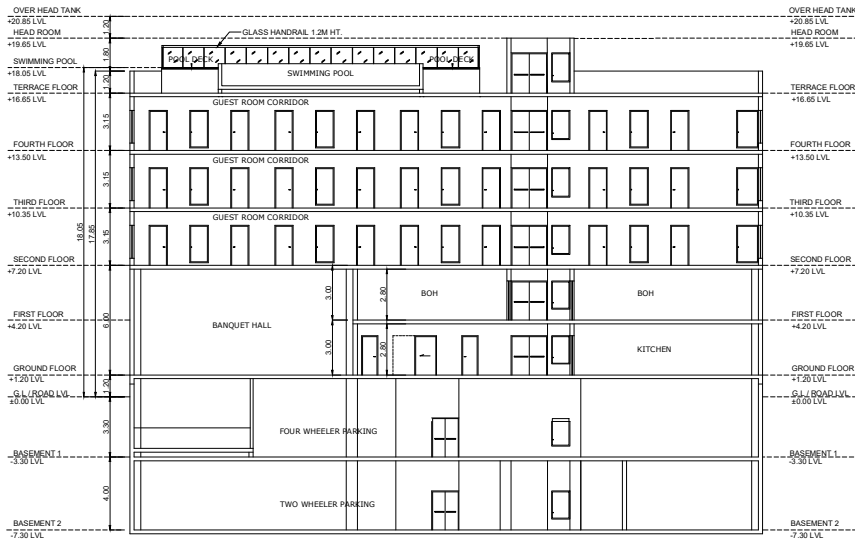
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New No. 15, 3rd Cross Street,

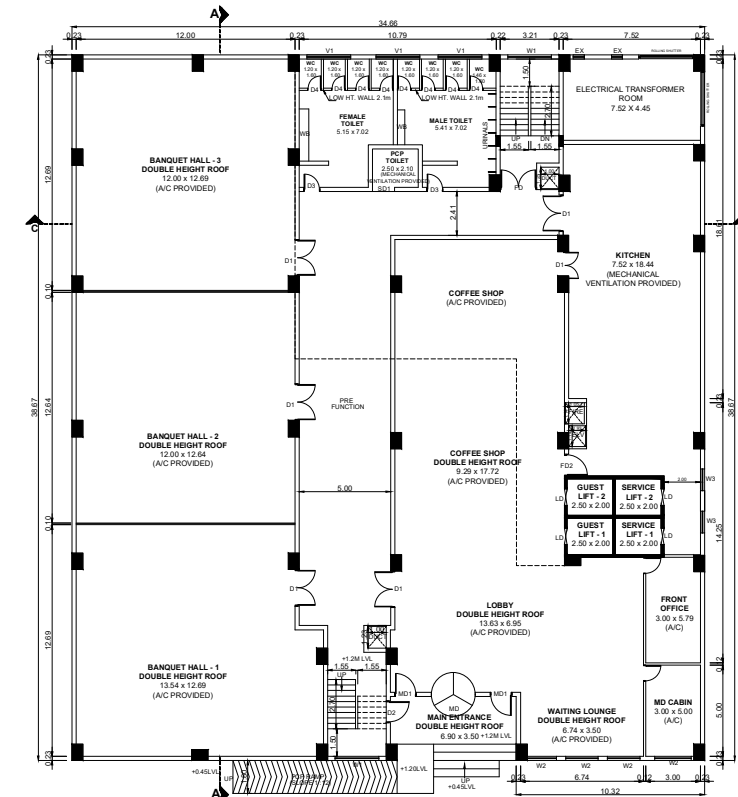
Karpagam Gardens, Adyar, Chennai - 600 032.

Email : nagesh.somdev@gmail.com

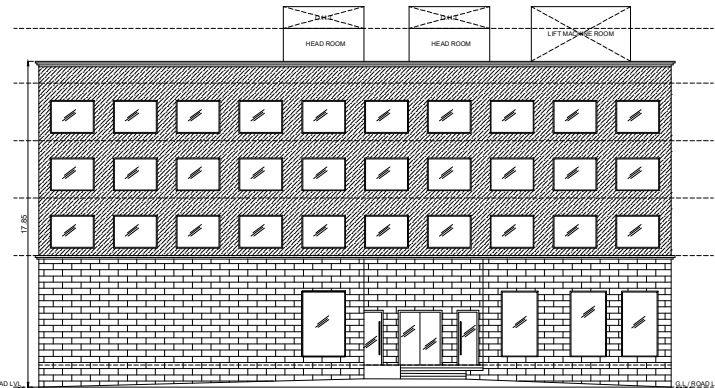
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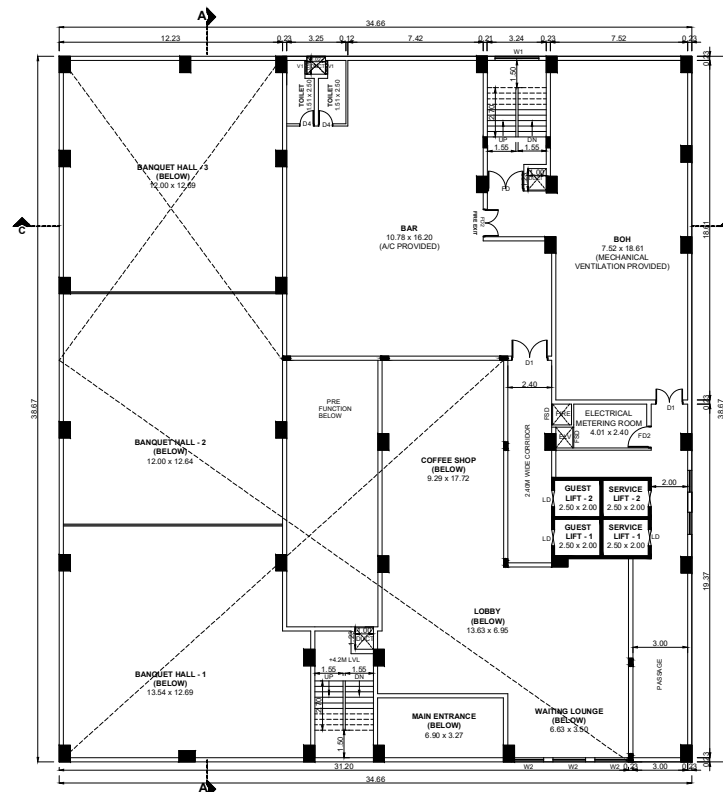
SECTION - "CC"



GROUND FLOOR PLAN



FRONT ELEVATION



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF HOTEL BUILDING FOR
M/S. ORCHIDS INDIA LIMITED, IN S.F. NO:
99/4C2A1, 4C2A2, 4C2A3, 4C2A4,
MUTTUKADU VILLAGE, THIRUPURUR TALUK,
CHENGALPATTU DISTRICT.

NOTE: ALL DIMENSIONS AREA IN METER

SPECIFICATION:

FOUNDATION: RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.

RCC WORK: All Column, Beams, Roof Slab, Lintel & Sunshade are in CC 1:11/2:3(M-25)

BRICKWORK: B/W in Basement & Superstructure are in CM 1:5.

JOINERY: Joineries are made with Steel (or) first class teak wood.

WEATHERING: 6" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING: Ceiling plastering with CM 1:3 inside & Outside walls are plastering with CM 1:4.

PAINTING: White washing with two coats over the one coat of primer for Ceiling Colour washing with two coats over one coat of primer for all Walls.

JOINERY SCHEDULE

MD	2.40 x 3.00	MAIN DOOR
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COLOUR INDEX:

REFERENCE:

PROPOSED: SCALE: 1:100

BOUNDARY: DATE: 07 NOV 2023

ROAD:

DRIVEWAY:

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT:

For ORCHIDS INDIA LIMITED
Director

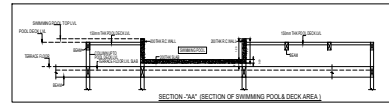
ARCHITECT / REGISTERED ENGINEER:

Delcy
A: MOTHKA DELCY S
COA No. CA202148455
SSJAY Project Consultants India Pvt. Ltd.
No.4, Grand Floor, 2nd Main Road, Baley Nagar,
Ekatturhampal, Chennai - 600 032.

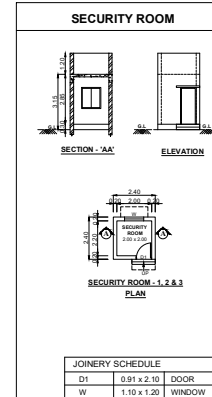
REGISTERED STRUCTURAL ENGINEER:

S. NAGESH
S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
STRUCTURAL ENGINEER (OLD) / (CD)
DTPC REG NO. SEGR-119/53/004
New No. 15, 3rd Cross Street,
Karpagam Garden, Adyar, Chennai - 600 033.
Email: nagesh.somodi@gmail.com
Mobile: 98402 31668

SWIMMING POOL DECK AREA LVL BEAM LAYOUT



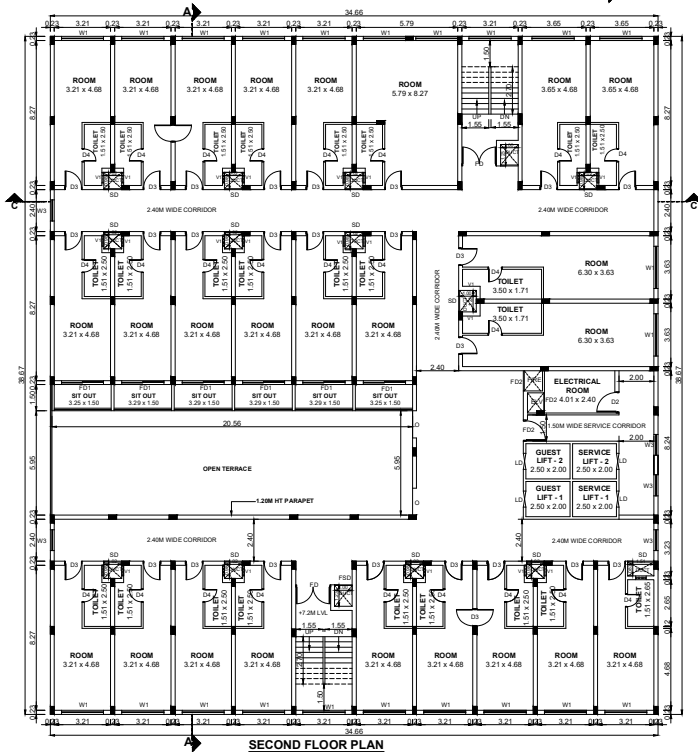
SWIMMING POOL BASE SLAB LVL BEAM LAYOUT



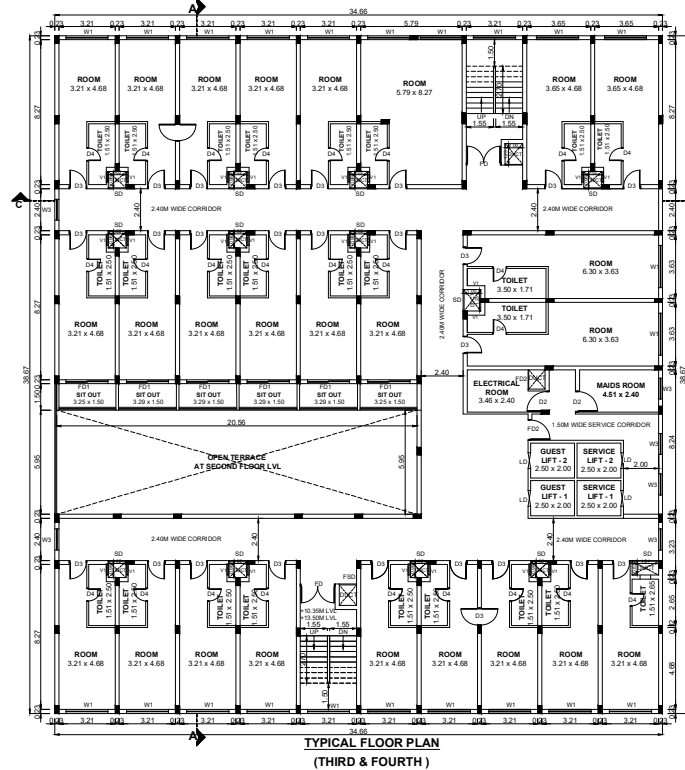
JOINERY SCHEDULE

D1	0.91 x 2.10	DOOR
W	1.10 x 1.20	WINDOW

TERRACE FLOOR



SECOND FLOOR PLAN

TYPICAL FLOOR PLAN
(THIRD & FOURTH)

SITE PLAN SHOWING THE PROPOSED
CONSTRUCTION OF HOTEL BUILDING FOR
M/S. ORCHIDS INDIA LIMITED. IN S.F.NO:
99/4C2A1, 4C2A2, 4C2A3, 4C2A4,
MUTTUKADU VILLAGE, THIRUPORUR TALUK,
CHENGALPATTU DISTRICT.

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT	: 2688.15 SQ.M
SITE AREA AS PER PATTA	: 2688.00 SQ.M
SUPER IMPOSED SITE AREA	: 2688.00 SQ.M

BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	HOTEL BUILDING			
	BASEMENT FLOOR - 1	11.95	1328.40	1340.35
	BASEMENT FLOOR - 2	11.95	1328.40	1340.35
	GROUND FLOOR	1340.35	-	1340.35
	FIRST FLOOR	525.95	-	525.95
	SECOND FLOOR	1217.50	-	1217.50
	THIRD FLOOR	1217.50	-	1217.50
	FOURTH FLOOR	1217.50	-	1217.50
	TERRACE FLOOR	-	83.47	83.47
	SUB-TOTAL	5542.70	2740.27	8282.97
2	SECURITY ROOM - 1	-	5.76	5.76
3	SECURITY ROOM - 2	-	5.76	5.76
4	SECURITY ROOM - 3	-	5.76	5.76
	GROUND FLOOR	-	5.76	5.76
	TOTAL	5542.70	2757.55	8300.25

TOTAL FSI AREA = 5542.70 SQ.M
FLOOR SPACE INDEX = 5542.70 / 2688.00 = 2.06 > 2.0

FSI PERMISSIBLE = 2.0

FSI ACHIEVED = 2.06

PARKING DETAILS :

BANQUET HALL AREA = 489.17 SQ.M

1 CAR SPACE FOR EVERY 50.00 SQ.M

1 TWO WHEELER SPACE FOR EVERY 50.00 SQ.M

RESTAURANT AREA = 1397.10 SQ.M

1 CAR SPACE FOR EVERY 100.00 SQ.M

1 TWO WHEELER SPACE FOR EVERY 50.00 SQ.M

STAR HOTEL ROOM = 75 NOS

1 CAR SPACE FOR EVERY 4 ROOMS

STAR HOTEL NON ROOM AREA = 1092.99 SQ.M

1 CAR SPACE FOR EVERY 100.00 SQ.M

1 TWO WHEELER SPACE FOR EVERY 50.00 SQ.M

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	48+8(PCP) = 54NOS	48+8(PCP) = 55NOS
TWO WHEELER PARKING	60 NOS	100 NOS

COLOUR INDEX :

PROPOSED	SCALE	REFERENCE :
BOUNDARY	1:100	
ROAD	DATE : 07 NOV 2022	
DRIVEWAY		

APPLICANT :

For ORCHIDS INDIA LIMITED

Director

ARCHITECT / REGISTERED ENGINEER :

A. MUTHIKA DELCY

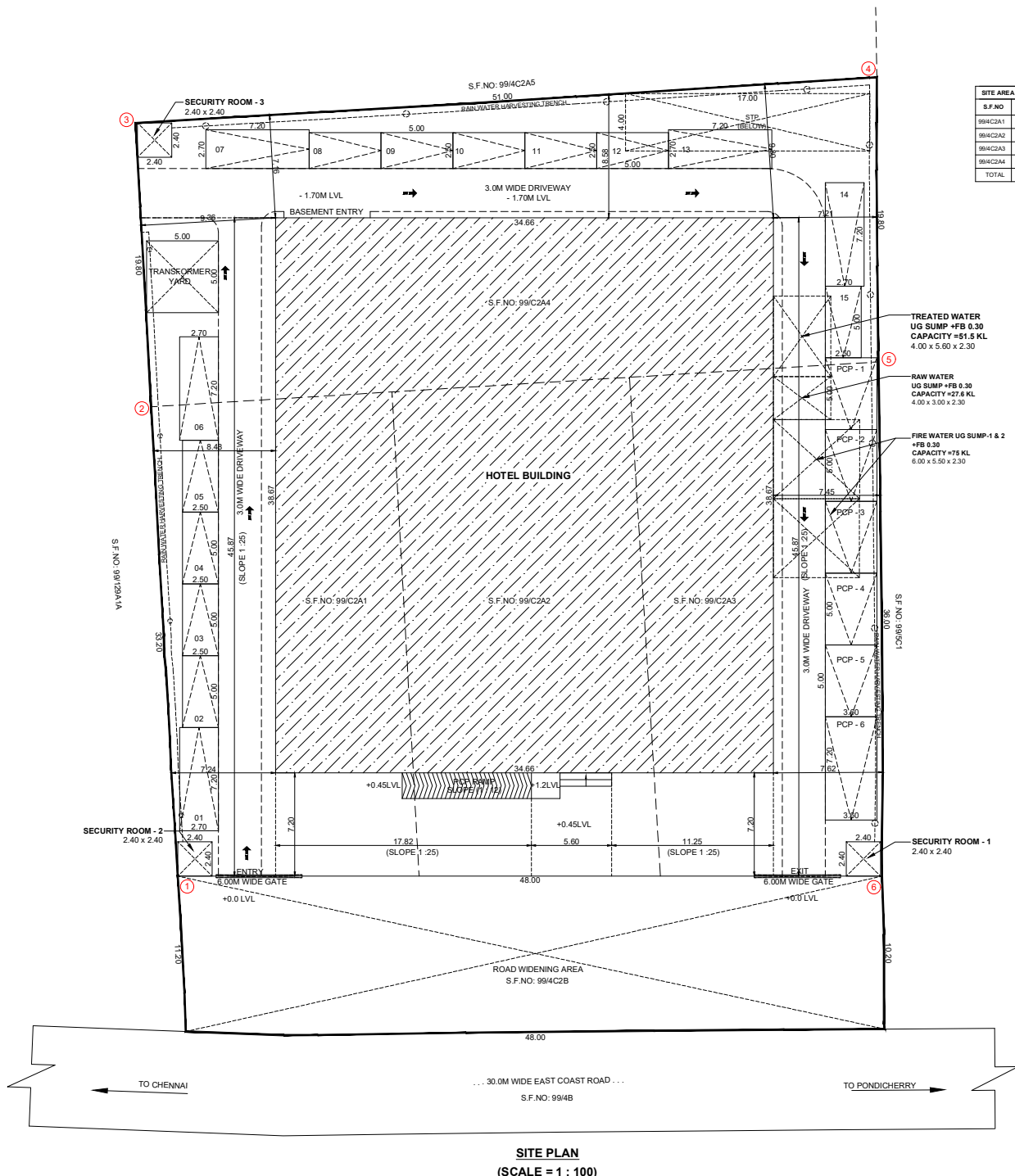
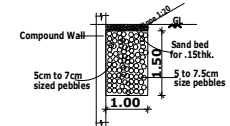
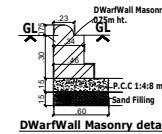
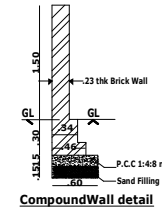
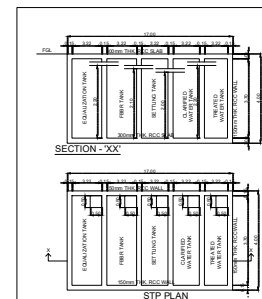
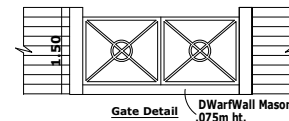
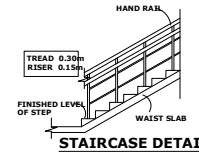
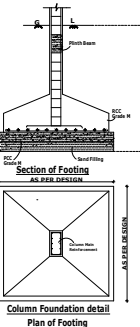
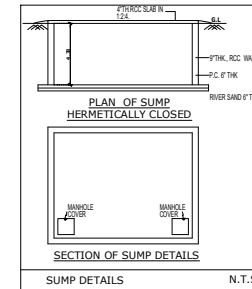
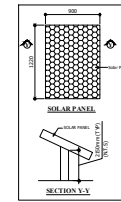
COA No. CA2022/148455

SSJAY Project Consultants India Pvt. Ltd.
No. 4, Ground Floor, 2nd Main Road, Balaji Nagar,
Ekattuthangal, Chennai - 600 032.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. CIVIL, M.A.S., F.I.E.
STRUCTURAL ENGINEER GRADE 1 (25)
DTCP REG NO. 25/C.R-1/1903/004
New No. 13, 3rd Cross Street,
Karpagam Garden, Adyar, Chennai - 600 020.
Email : nagesh.somodi@gmail.com
Mobile : 98407 31666

S.F.NO	AREA (SQ.M)
99/4C2A1	555.00
99/4C2A2	581.00
99/4C2A3	544.00
99/4C2A4	998.00
TOTAL	2688.00



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

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

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

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

Verified RealEstate
3/350/2 Mettukuppam,
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.

