

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.



BLOCK - 01 | SHEET NO: 01 / 05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL BUILDING IN S.F.NO. 50/5A2, 50/5A3, 50/14,
50/15, 50/16, 50/52, 50/53, 51/2A2, 51/2A3, 51/58, 51/59 &
51/60 (SHOP 1pt, PLOT NO.3, 150, 151, 154, 155, 156, 157 OF
APPROVED LAYOUT LP/DTCP(CD) NO.264 / 2018) AT
KEERAPPAKKAM VILLAGE, VANDALUR 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 COURSE : 9" 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		
RS	3.00 x 3.00	ROLLING SHUTTER
D1	1.00 x 2.10	DOOR
D2	0.91 x 2.10	DOOR
D3	0.91 x 2.10	DOOR
SD1	1.80 x 2.10	SHUTTER DOOR
W1	1.80 x 1.50	WINDOW
W2	1.20 x 1.70	WINDOW
V1	0.60 x 0.90	VENTILATOR

COLOUR INDEX :		REFERENCE :	
PROPOSED		SCALE : 1:100	
BOUNDARY		DATE : 15 MAR 2024	
ROAD			
DRIVEWAY			

**MECHANICAL VENTILATION AND FIRE PROTECTION
SYSTEM PROVIDED FOR ENTIRE BUILDING**

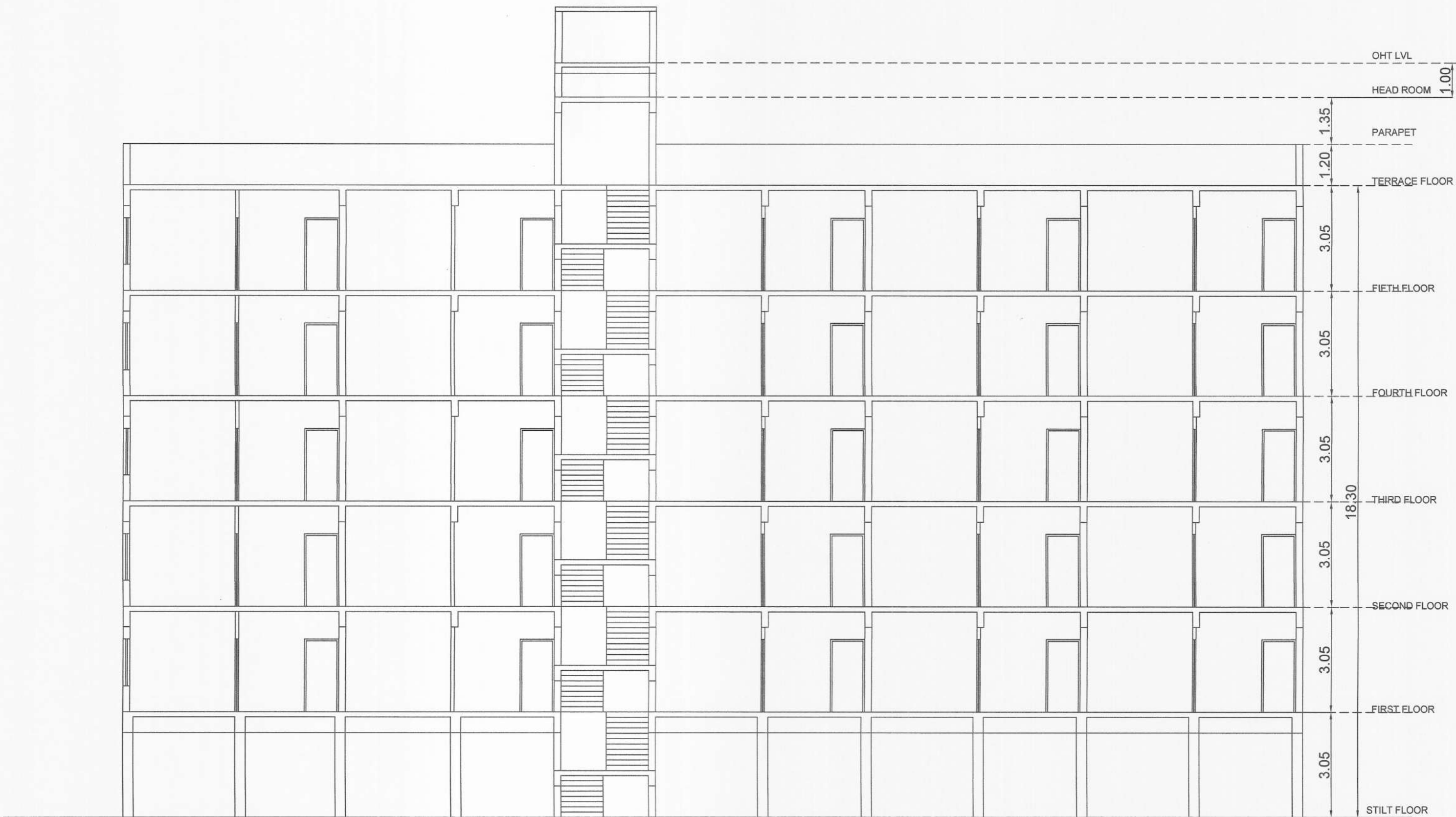
APPLICANT :

For G T PROPERTIES
eTB
Partner

ARCHITECT / REGISTERED ENGINEER :

REGISTERED STRUCTURAL ENGINEER :

B.B. Bopayya
B.B. BOPAYYA
B.Tech (civil), M.E (struct), BITS.Pilani, AMIA Struct.
MIV, AIEE, CE(I), MACCE, AIET(UK)
SE/GR-I/19/05/125
RSE100552019
CCLRGN/SE/Gr-I/2019/11/048.

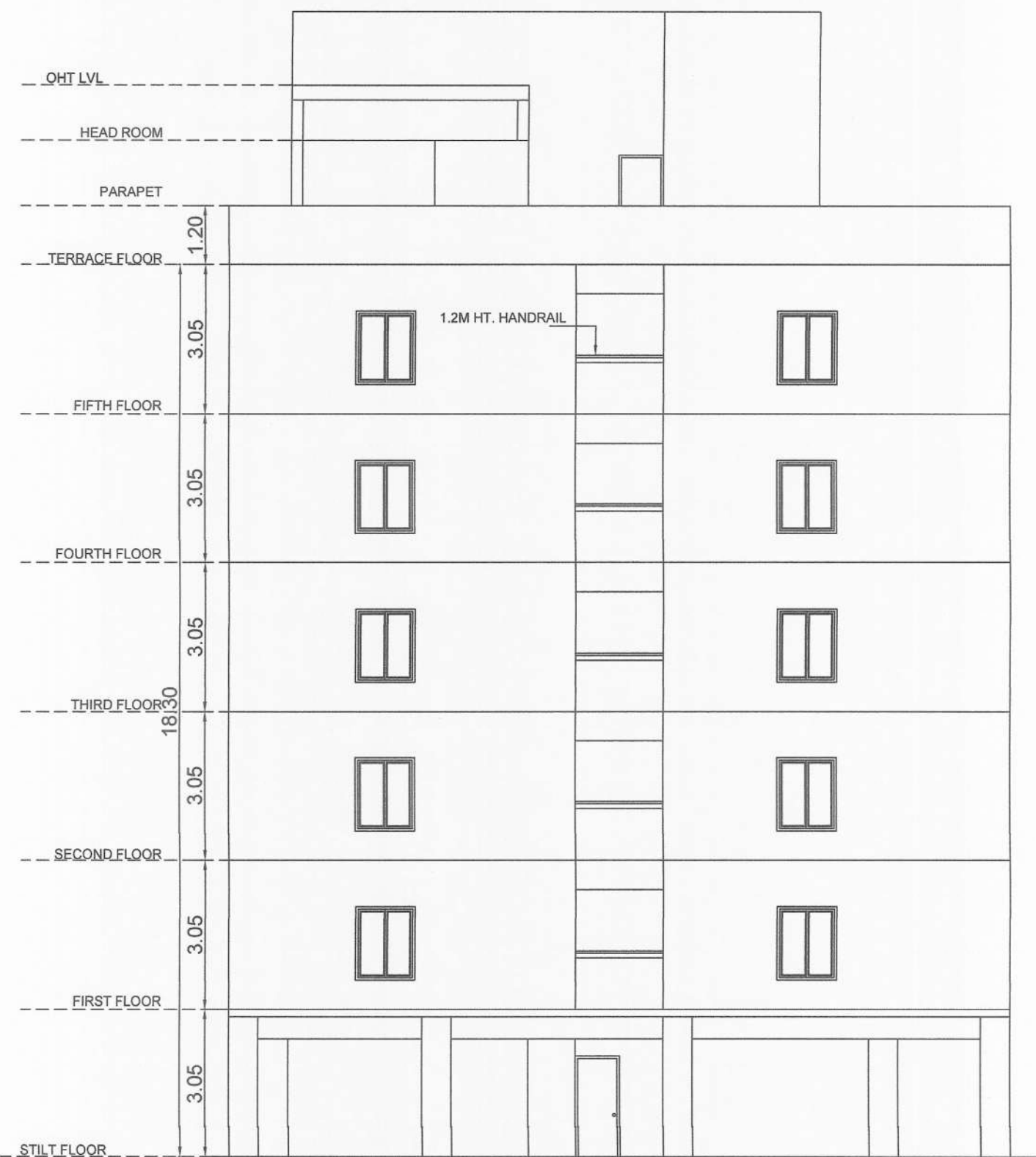


SECTION - "AA"

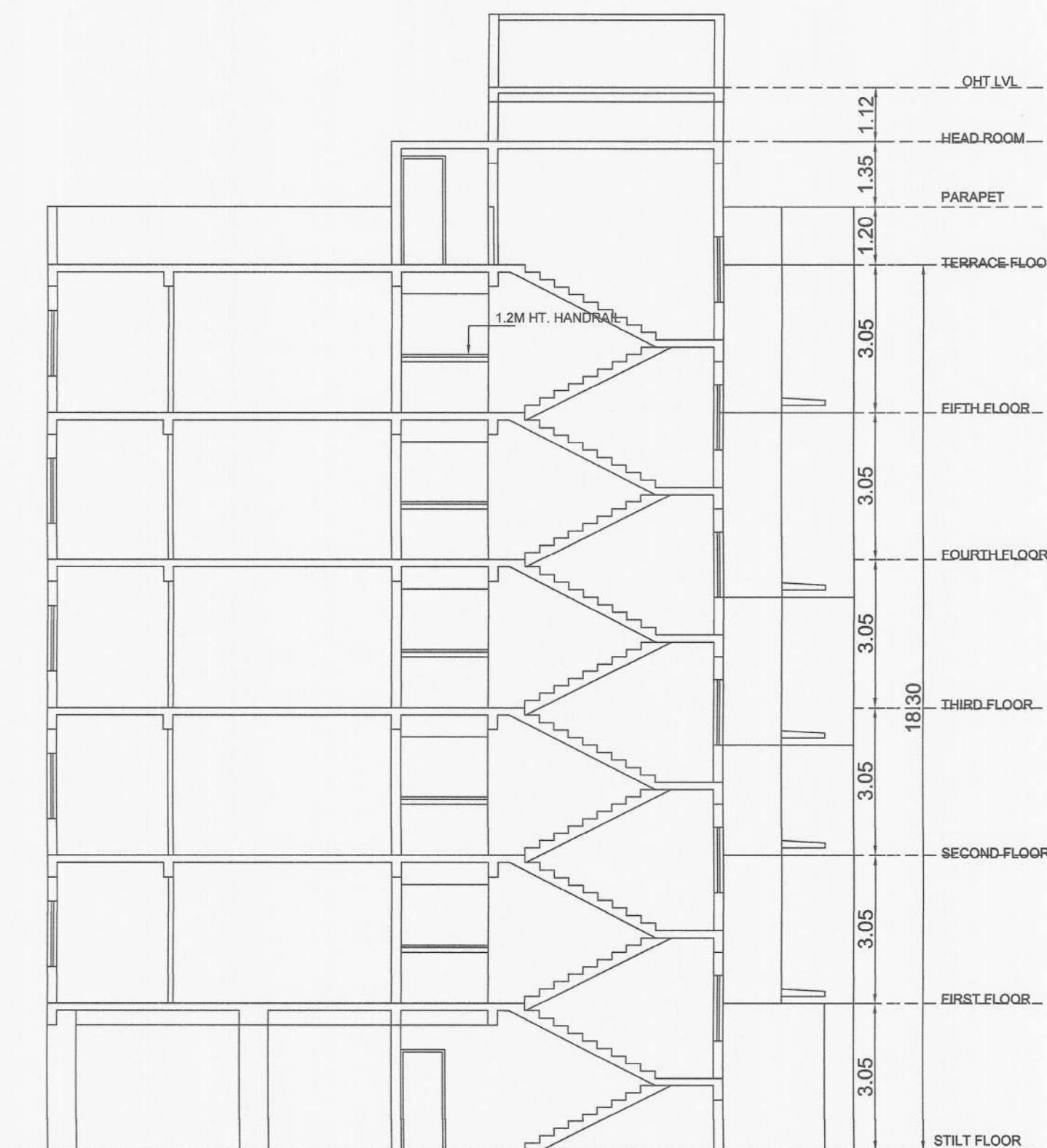


ELEVATION

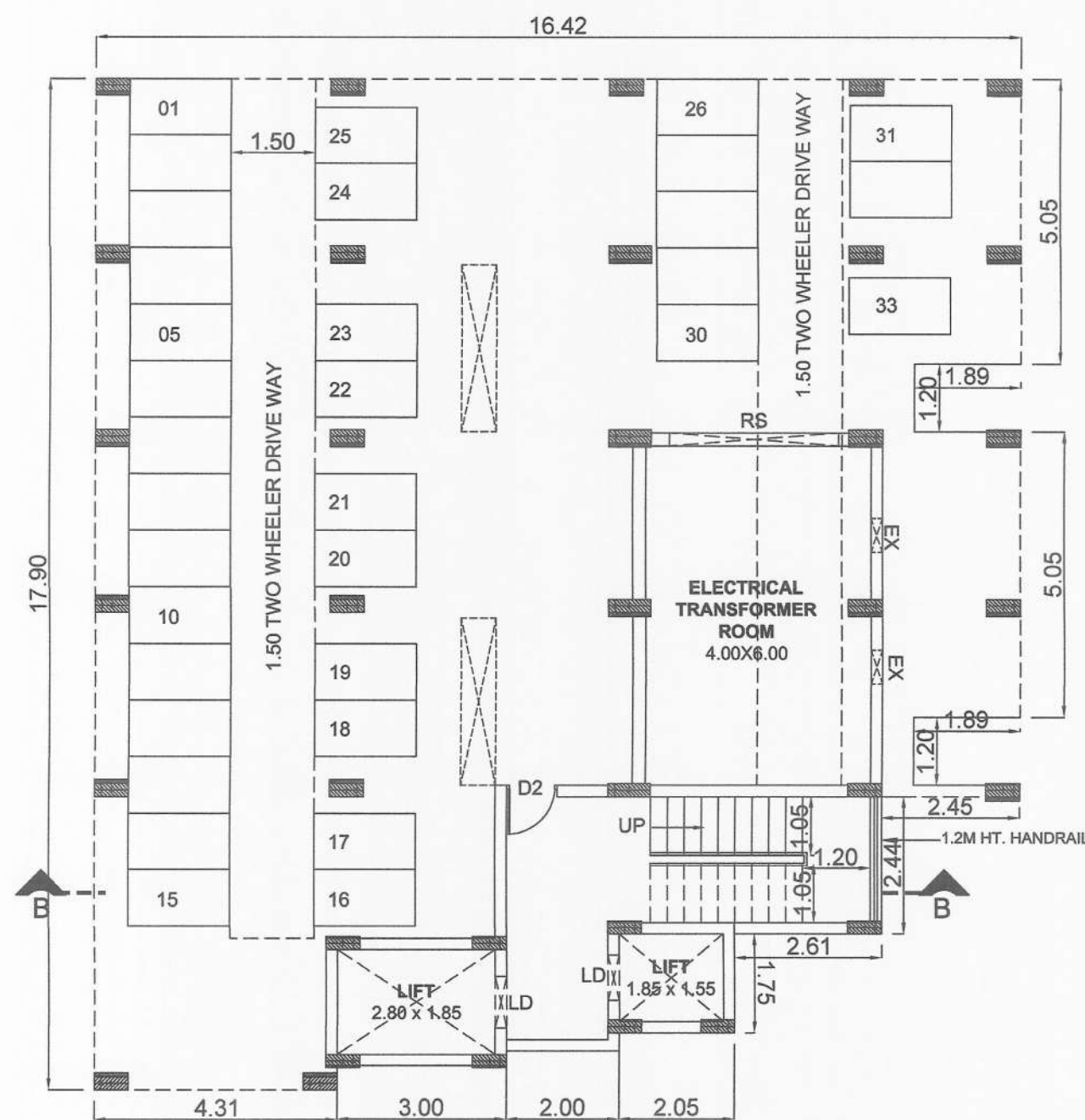
BLOCK - 01		SHEET NO: 02 / 05	
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO. 50/5A2, 50/5A3, 50/14, 50/15, 50/16, 50/52, 50/53, 51/2A2, 51/2A3, 51/58, 51/59 & 51/60 (SHOP 1pt, PLOT NO.3, 150, 151, 154, 155, 156, 157 OF APPROVED LAYOUT LP/DTCP(CD) NO.264 / 2018) AT KEERAPAKKAM VILLAGE, VANDALUR TALUK , CHENGALPATTU DISTRICT.			
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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			
D1	2.00 x 2.10	DOOR	
D2	01.40 x 2.10	DOOR	
D3	1.10 x 2.10	DOOR	
D4	0.83 x 2.10	DOOR	
D5	0.75 x 2.10	DOOR	
W1	1.20 x 1.00	WINDOW	
V1	0.60 x 0.90	VENTILATOR	
COLOUR INDEX :		REFERENCE :	
PROPOSED	☐	SCALE : 1:100	
BOUNDARY	☐	DATE : 15 MAR 2024	
ROAD	☐		
DRIVEWAY	☐		
MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING			
APPLICANT :			
For G T PROPERTIES Partner			
ARCHITECT / REGISTERED ENGINEER :			
Nithya T, B.Arch., Registered Architect Council of Architecture CA/2018/51412/Andhru/31/12/2029 G-3, Block-3, Shree Vignana - 1, 40, East Coast Road, Thiruvanniyur, Chennai - 600 041, Tamil Nadu. Phone : 98849 14921 E-mail : nithya.t.ao@gmail.com			
REGISTERED STRUCTURAL ENGINEER :			
B.B. BOPAYYA B.Tech (Civil), M.E (Struct), B.T.S. Plant, AMIA Struct.E, M.TV, AIEE, CE(I), MACCE, AIET(UK) SE/GR-1/19/05/125 RSE100552019 CCLRGV/SE/Gr-I/2019/11/048.			



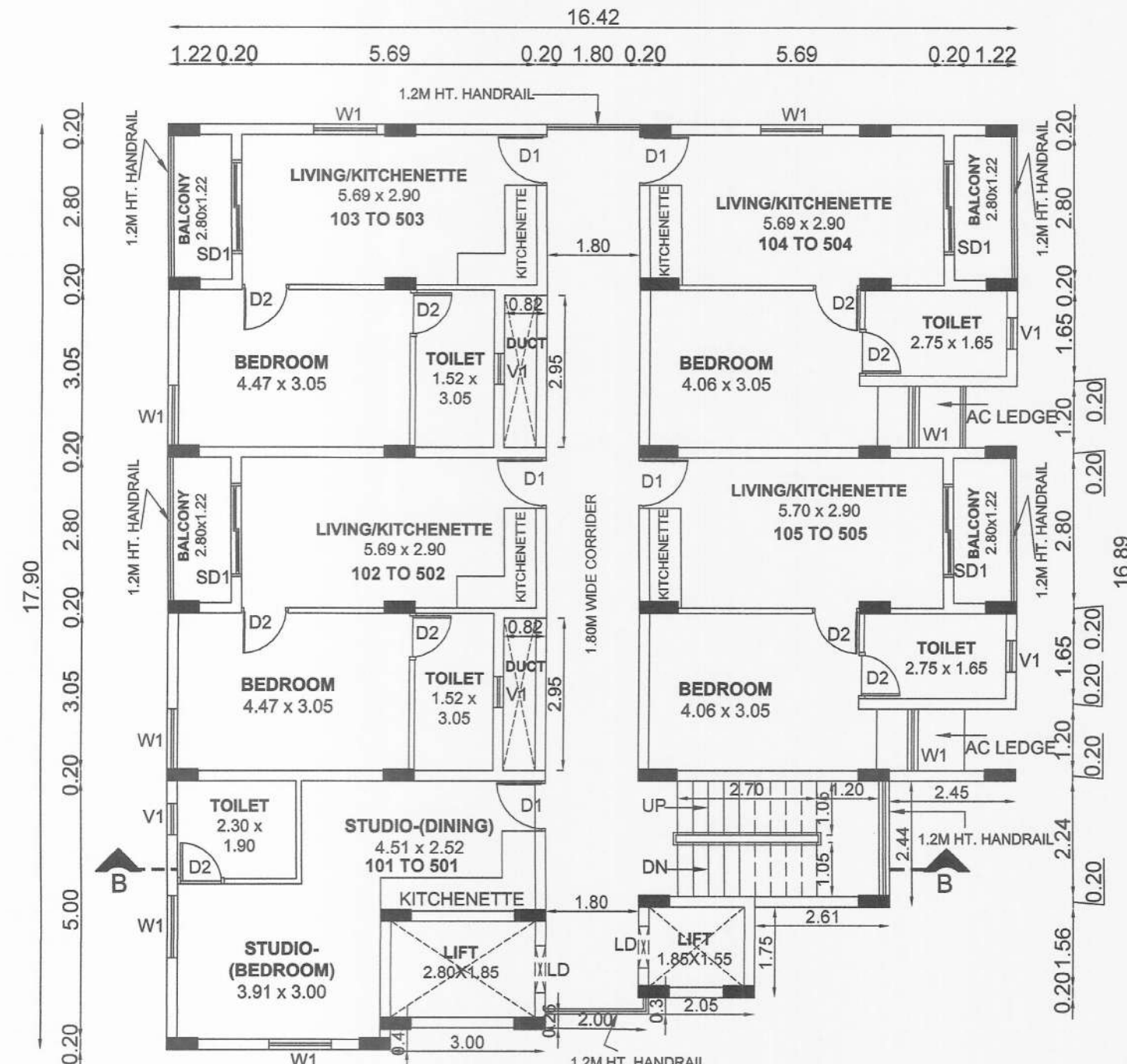
ELEVATION



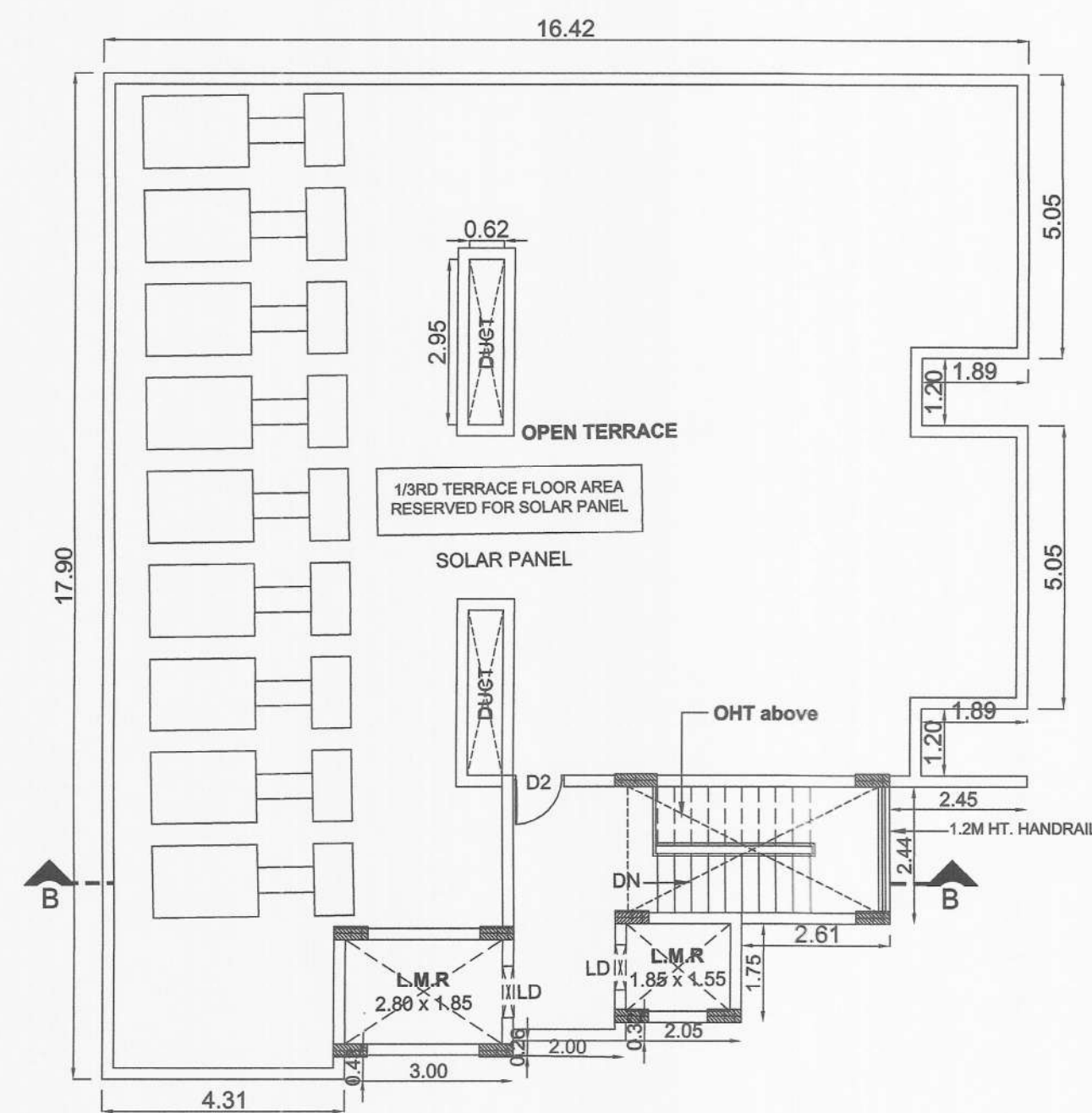
SECTION - "BB"



STILT FLOOR PLAN



TYPICAL FLOOR PLAN
1-5 FLOORS



TERRACE FLOOR PLAN

BLOCK - 02

SHEET NO: 03 / 05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO. 50/5A2, 50/5A3, 50/14, 50/15, 50/16, 50/52, 50/53, 51/2A2, 51/2A3, 51/58, 51/59 & 51/60 (SHOP 1pt, PLOT NO.3, 150, 151, 154, 155, 156, 157 OF APPROVED LAYOUT LP/DTCP(CD) NO.264 / 2018) AT KEERAPAKKAM VILLAGE, VANDALUR TALUK , CHENGALPATTU DISTRICT.

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JOINERY SCHEDULE

RS	3.00 x 3.00	ROLLING SHUTTER
D1	1.00 x 2.10	DOOR
D2	0.91 x 2.10	DOOR
D3	0.91 x 2.10	DOOR
SD1	1.83 x 2.10	SLIDING DOOR
W1	1.20 x 1.50	WINDOW
V1	0.60 x 0.90	VENTILATOR

COLOUR INDEX :

PROPOSED ☐
BOUNDARY ☐
ROAD ☐
DRIVEWAY ☐

REFERENCE :

SCALE : 1:100
DATE : 15 MAR 2024



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For G T PROPERTIES
Partner

ARCHITECT / REGISTERED ENGINEER :

Nithya T, B.Arch.,
Registered Architect
Council of Architects
CA / 2019 / 19415 (Valid till: 31 / 12 / 2029)
G-3, Block - 3, Shilpa Nagar, 40, East Coast Road,
Thiruvallur, Chennai - 600 041, Tamil Nadu.
Phone : 98849 14901
E-mail : nithyal.tee@gmail.com

REGISTERED STRUCTURAL ENGINEER :

B.B. SOPYAYA
B.Tech (Civil), M.E (Struct), BITS Pilani, AMBA StructE.
MIV, AIEE, CEI, MACOE, AIET (UI)
SE/GR-1/18/05/125
RSE100552019
CCLRGV/SE/GR-1/2019/11/048.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL BUILDING IN S.F.NO. 50/5A2, 50/5A3, 50/14,
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JOINERY SCHEDULE		
RS	3.00 x 3.00	ROLLING SHUTTER
D1	1.00 x 2.10	DOOR
D2	0.91 x 2.10	DOOR
D3	0.91 x 2.10	DOOR
SD1	1.42 x 2.10	SLIDING DOOR
W1	1.80 x 1.60	WINDOW
W2	1.00 x 1.50	WINDOW
V1	0.60 x 0.90	VENTILATOR

COLOUR INDEX :		REFERENCE :	
PROPOSED	☐	SCALE	: 1:100
BOUNDARY	☐	DATE	: 15 MAR 2024
ROAD	☐		
DRIVEWAY	☐		



MECHANICAL VENTILATION AND FIRE PROTECTION
SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

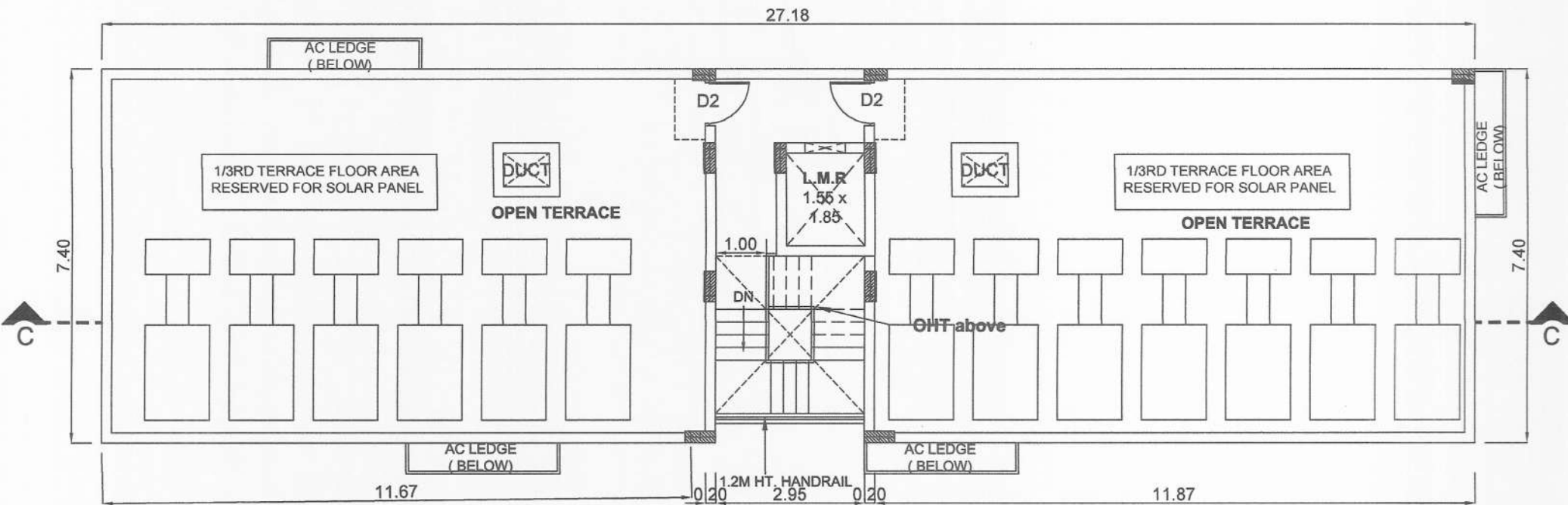
For G T PROPERTIES
G T
Partner

ARCHITECT / REGISTERED ENGINEER :

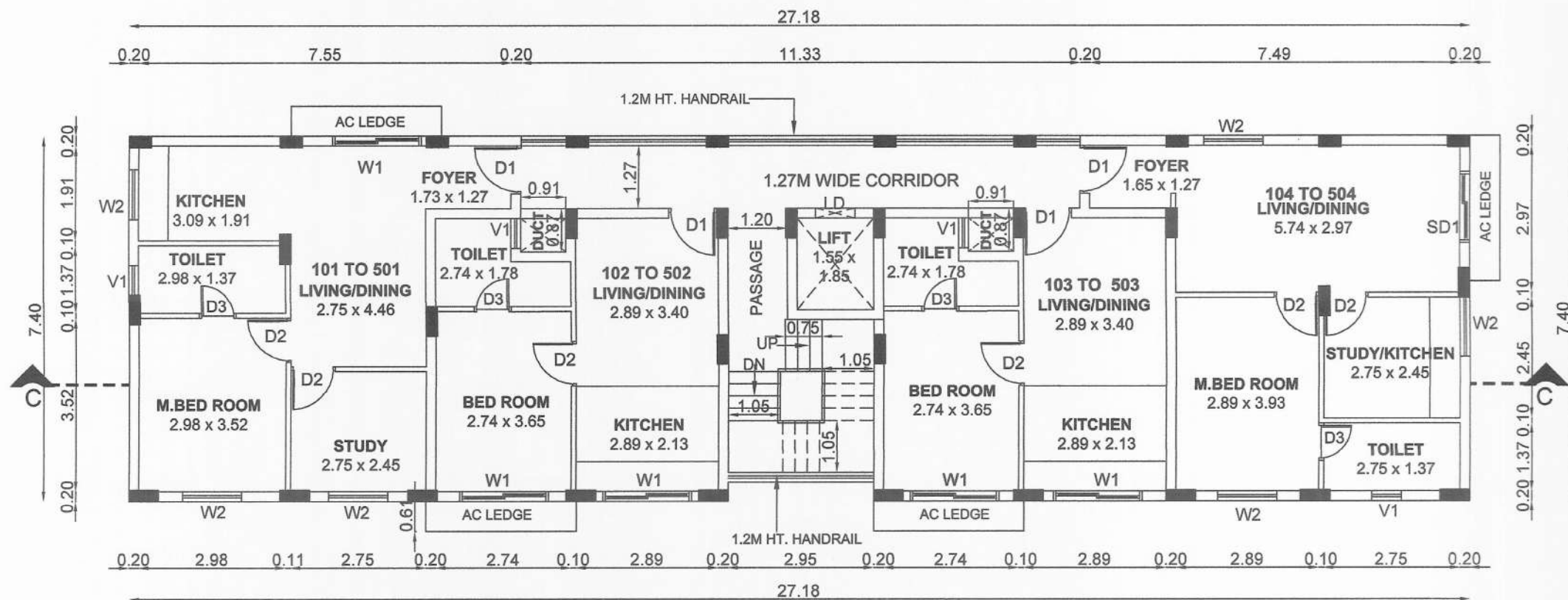
Nithya T
Nithya T, B.Arch.,
Registered Architect
Council of Architecture
CA/2019 (S1455) Valid till: 31/12/2029
G-3, Block - 3, Shivanigalpet, 40, East Coast Road,
Thiruvanniyur, Chennai - 600 041, Tamilnadu.
Phone : 98949 14921
E-mail : nithya.tee@gmail.com

REGISTERED STRUCTURAL ENGINEER :

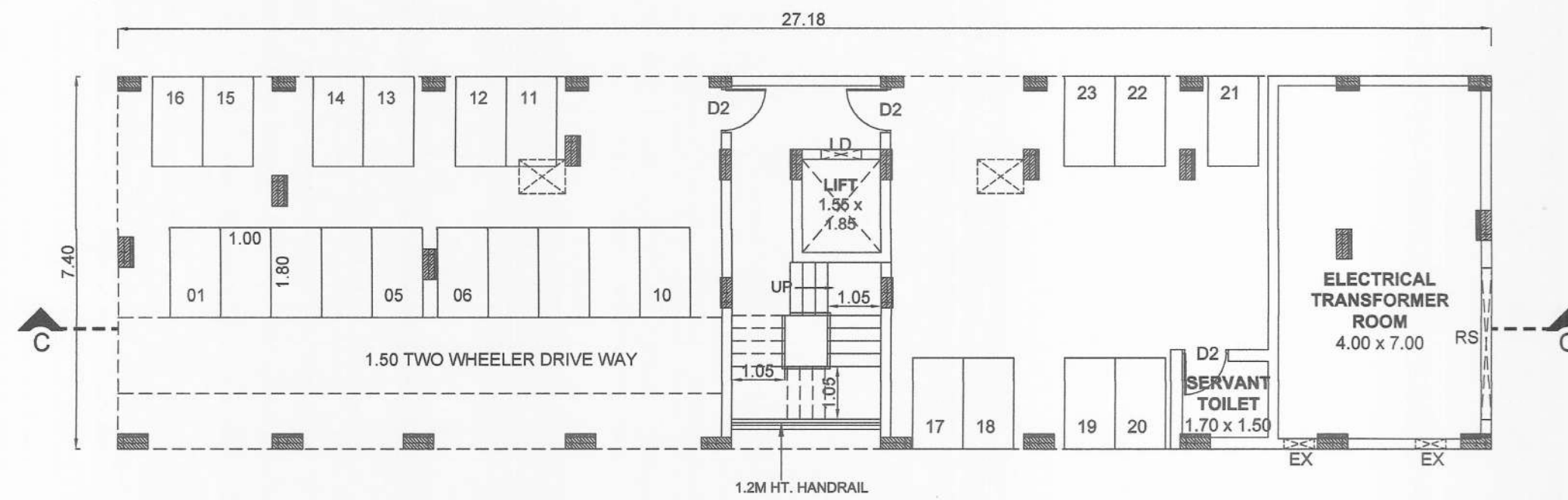
B.B. Bopayya
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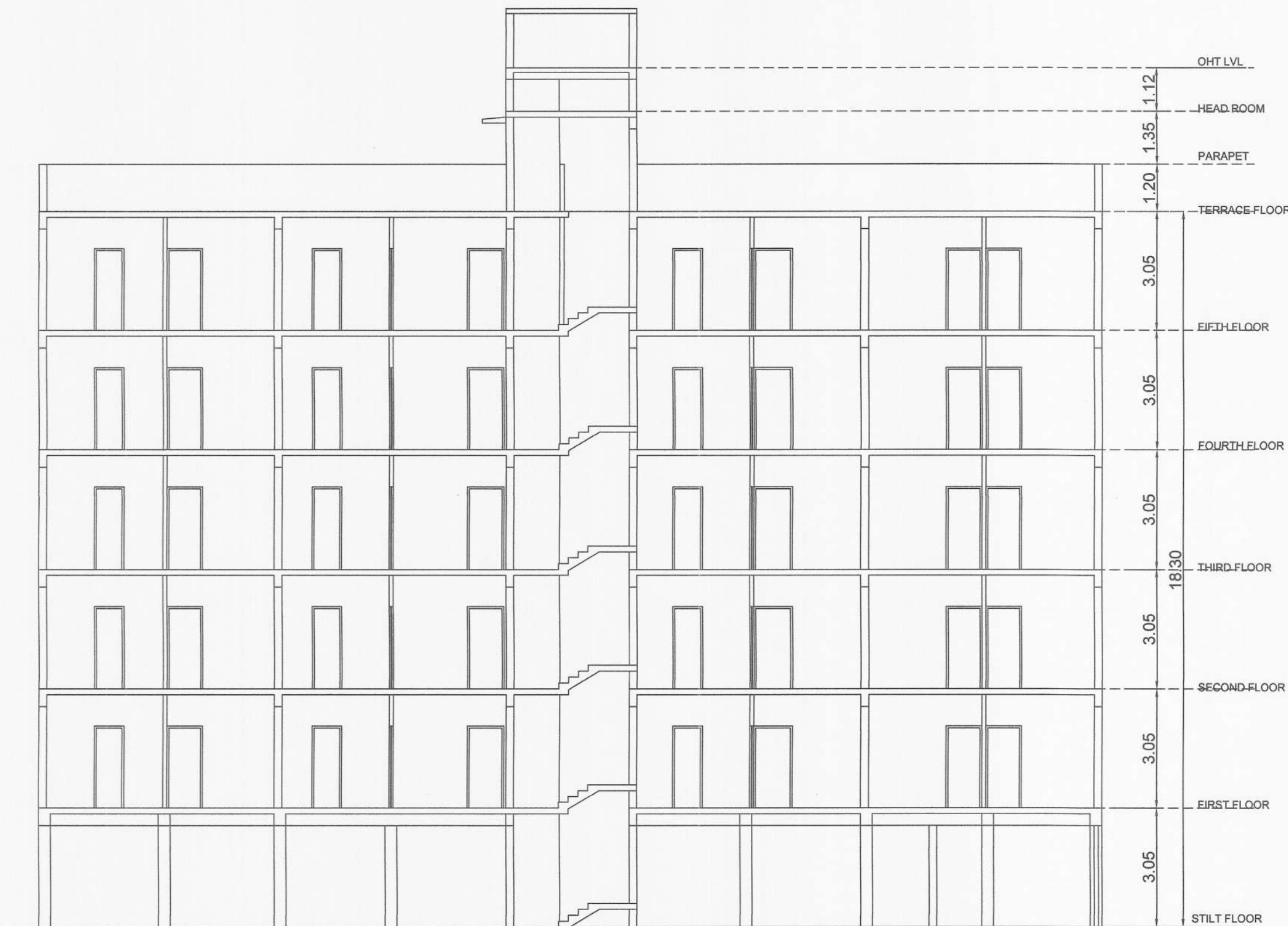
TERRACE FLOOR PLAN



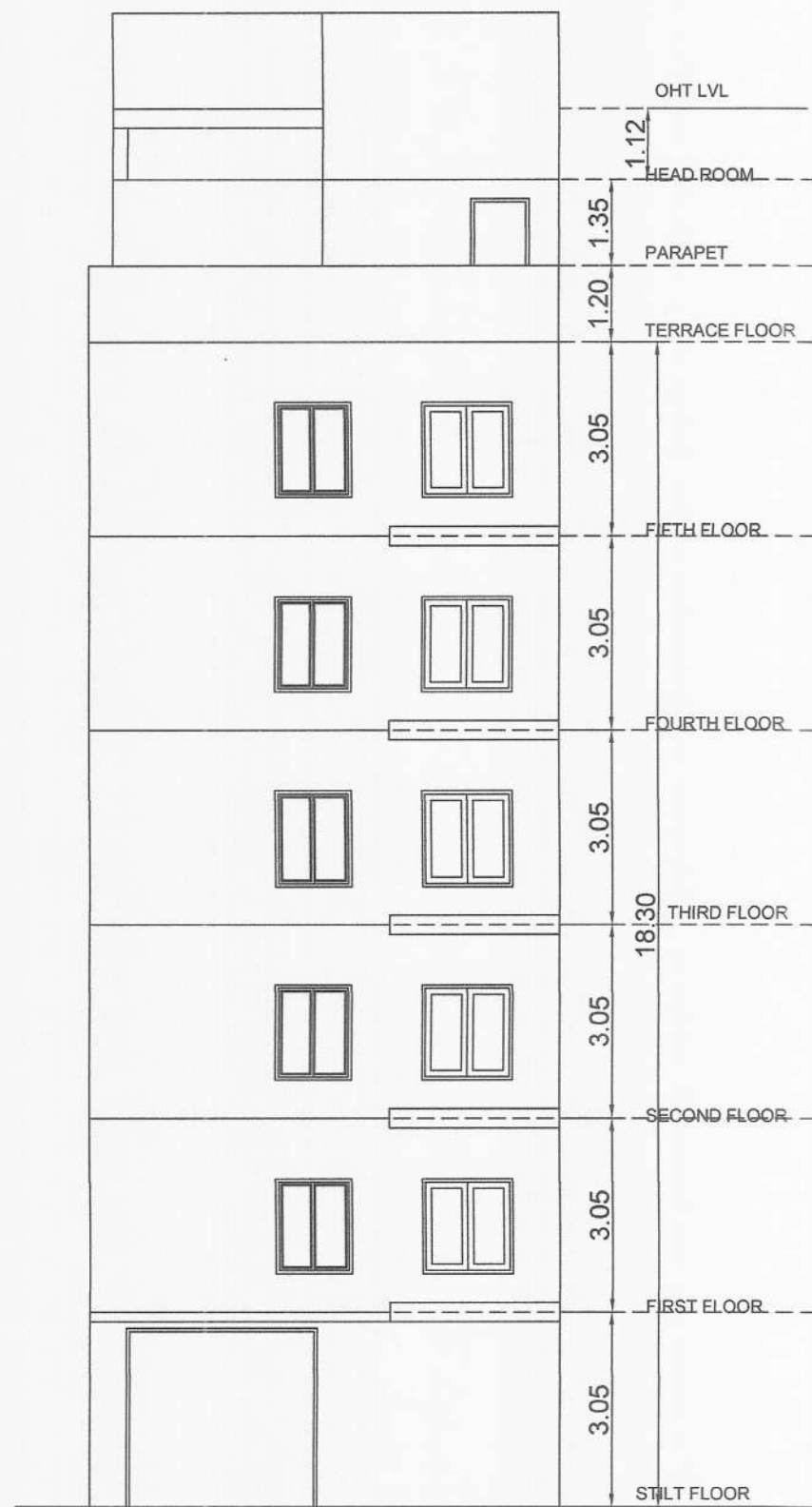
TYPICAL FLOOR PLAN
1 TO 5 FLOORS



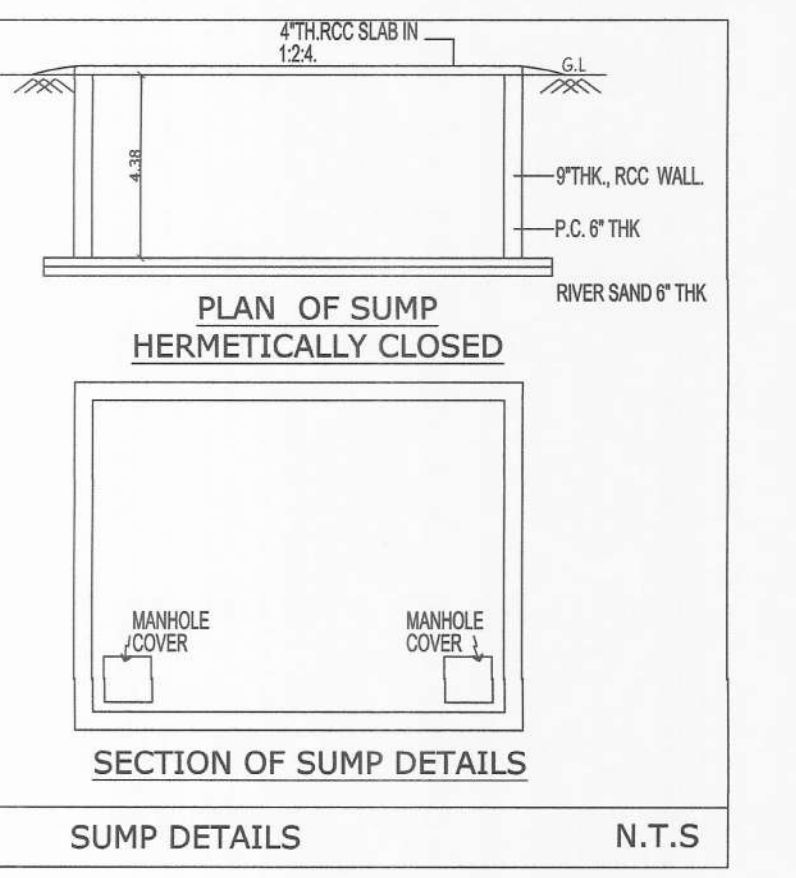
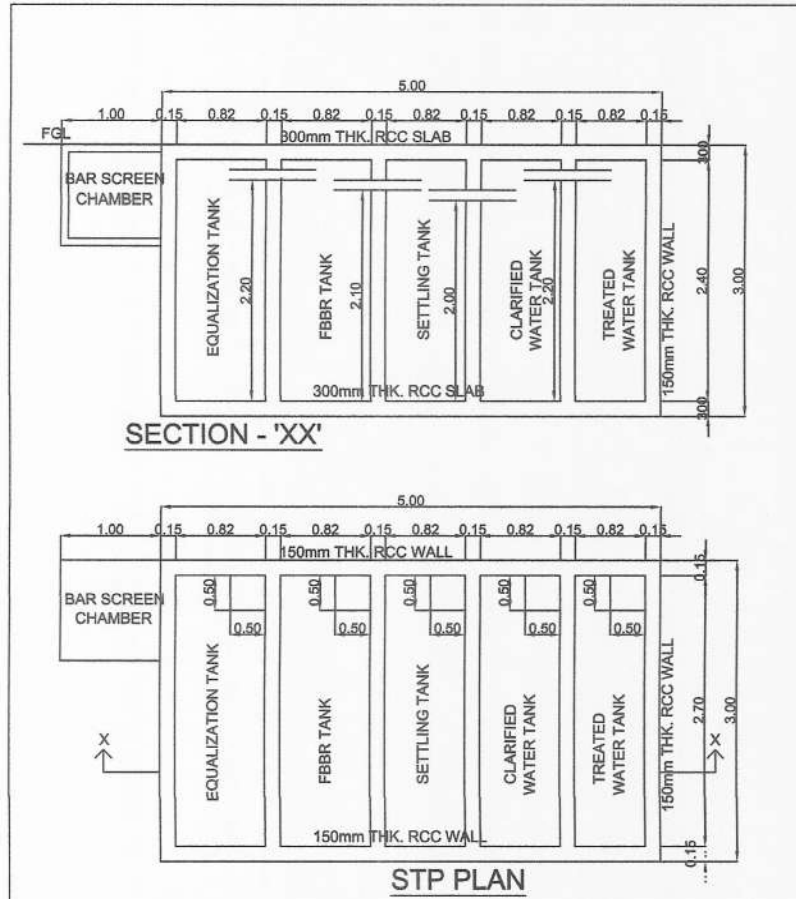
STILT FLOOR PLAN



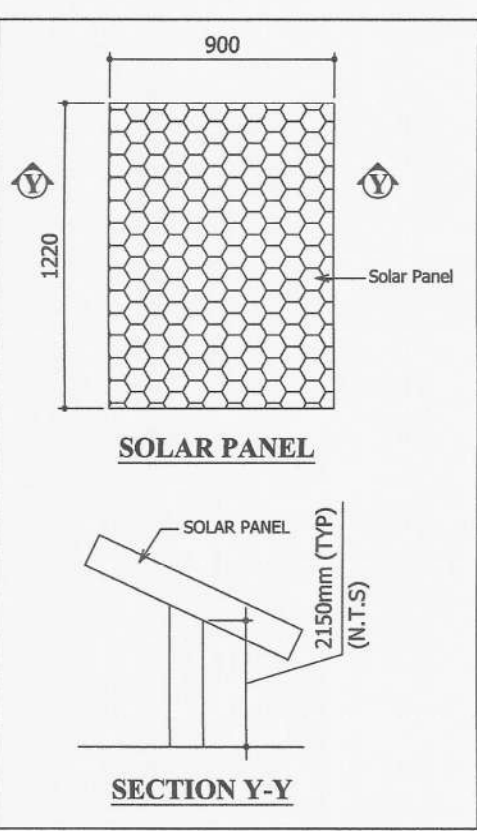
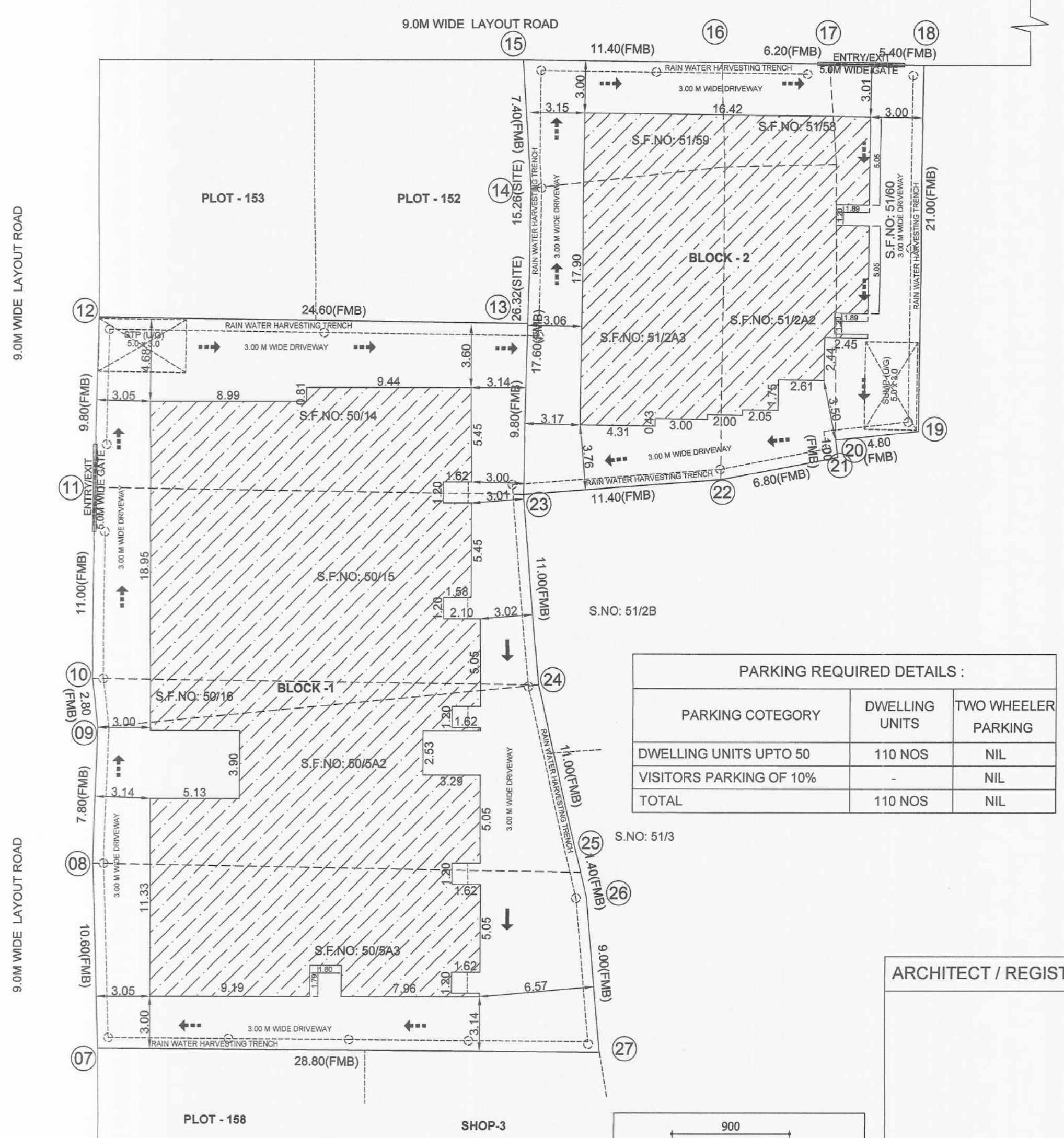
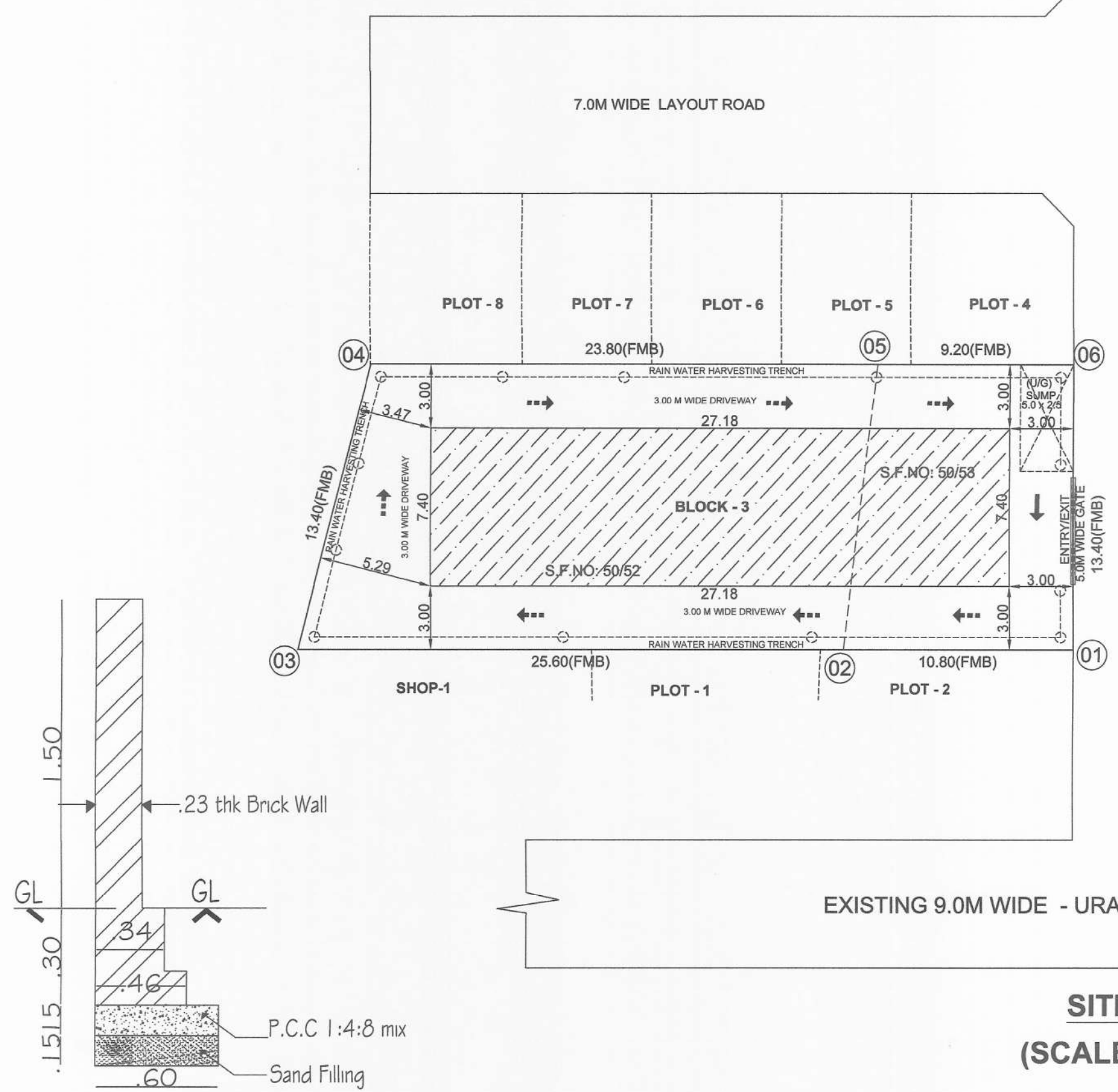
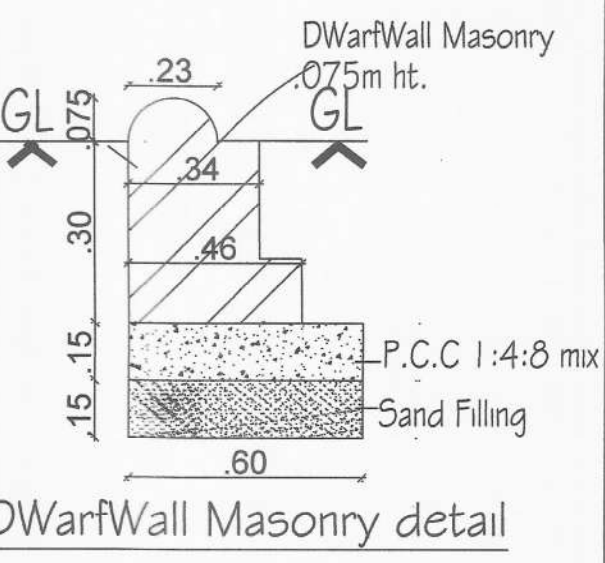
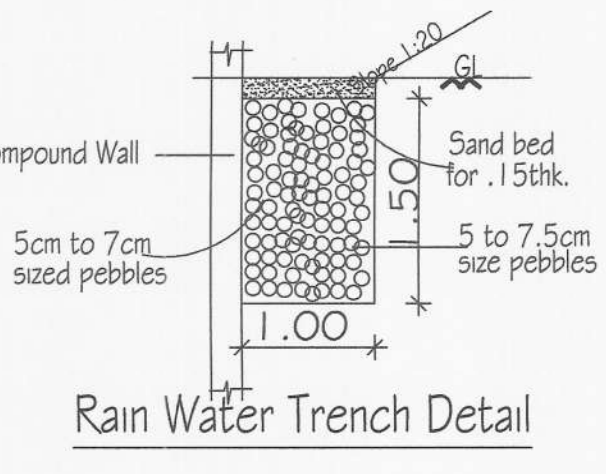
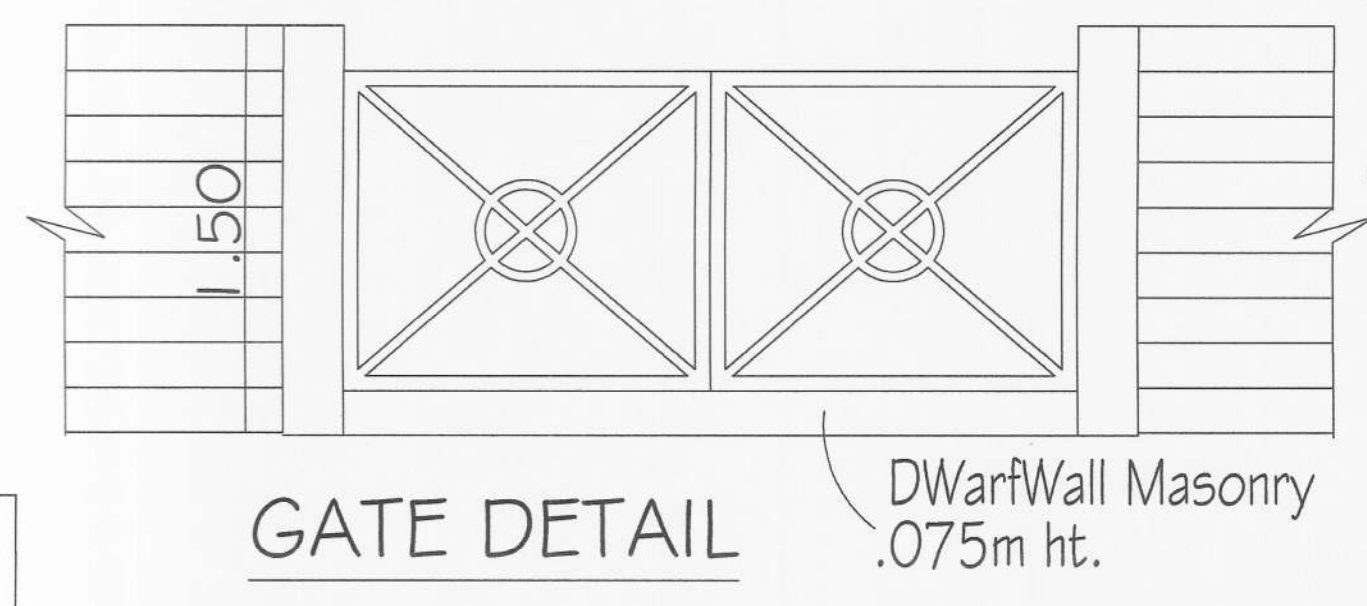
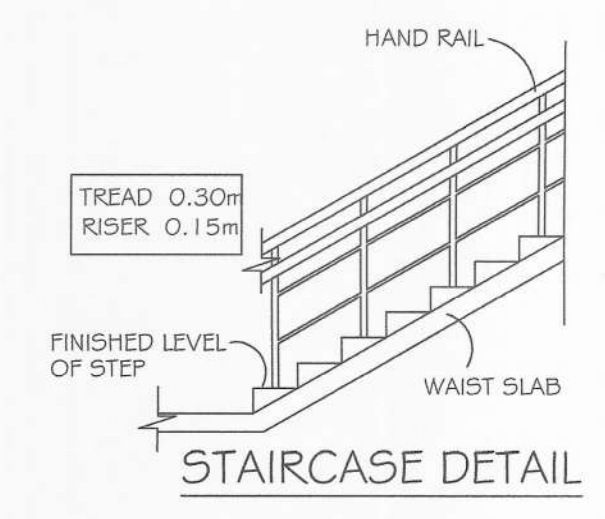
SECTION - "CC"



ELEVATION



SITE AREA DETAILS	
S.F.NO	PATTA AREA (SQ.M)
50/5A2	250.00
50/5A3	305.00
50/14	240.00
50/15	277.00
50/16	38.00
50/52	330.00
50/53	128.00
51/2A2	115.00
51/2A3	195.00
51/58	36.00
51/59	78.00
51/60	100.00
TOTAL	2092.00



DWELLING UNITS DETAILS		
BLOCK NO - 01		
UNIT NAME	AREA(SQ.M)	NO OF UNITS
101 TO 501	34.63	05
102 TO 502	33.57	05
103 TO 503	33.57	05
104 TO 504	33.57	05
105 TO 505	36.14	05
106 TO 506	34.62	05
107 TO 507	33.57	05
108 TO 508	34.30	05
109 TO 509	48.28	05
110 TO 510	48.44	05
111 TO 511	48.28	05
112 TO 512	47.45	05
113 TO 513	48.14	05
BLOCK 1 TOTAL DWELLING UNITS = 65 UNITS		
BLOCK NO - 02		
UNIT NAME	AREA(SQ.M)	NO OF UNITS
101 TO 501	31.29	05
102 TO 502	43.19	05
103 TO 503	43.92	05
104 TO 504	43.96	05
105 TO 505	43.77	05
BLOCK 2 TOTAL DWELLING UNITS = 25 UNITS		
BLOCK NO - 03		
UNIT NAME	AREA(SQ.M)	NO OF UNITS
101 TO 501	48.19	05
102 TO 502	34.80	05
103 TO 503	34.80	05
104 TO 504	47.62	05
BLOCK 3 TOTAL DWELLING UNITS = 20 UNITS		

PARKING REQUIRED DETAILS :		
PARKING CATEGORY	DWELLING UNITS	TWO WHEELER PARKING
DWELLING UNITS UPTO 50	110 NOS	NIL
VISITORS PARKING OF 10%	-	NIL
TOTAL	110 NOS	NIL

ARCHITECT / REGISTERED ENGINEER :

Nithya T. G. Arch.
Nithya T. G. Arch.,
Registered Architect
Council of Architecture
CA/2018 / 81437 Valid Till : 31 / 12 / 2029
G-3, Block - 3, Sheela Apartments, 45, East Coast Road,
Thiruvannamur, Chennai - 600 041, Tamilnadu.
Phone : 98843 14921
E-mail : nithya.t.g@gmail.com

REGISTERED STRUCTURAL ENGINEER :

B.B. SOPYAYA
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B.Tech (civil), M.E (Struct), BITS.Pilani, AMIA StructE.
MIV, AIEE, CEI, MACOE, AIET(UK)
SE/GR-119/05/125
RSE100552019
CCLRGVSE/GR-12019/11/048.

BLOCK - 01 SHEET NO: 05 /05

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO. 50/5A2, 50/5A3, 50/14, 50/15, 50/16, 50/52, 50/53, 51/2A2, 51/2A3, 51/58, 51/59 & 51/60 (SHOP 1pt, Plot No.3, 150, 151, 154, 155, 156, 157 of Approved Layout LP/DTCP(CD) No.264 / 2018) AT KEERAPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

LAYOUT APPROVAL DETAILS					
APPROVAL NUMBER		: 264/2018			
APPROVAL DATE		: 19/ 03/ 2018			
NOTE : ALL DIMENSIONS AREA IN METRE					
AREA STATEMENT DETAILS					
SITE AREA AS PER PATTA		: 2092.00 SQ.M			
BUILDING AREA DETAILS :					
S.NO	DESCRIPTION	DWELLING UNIT (NOS)	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	BLOCK -1 (RESIDENCE)				
	STILT FLOOR	-	32.77	574.33	607.10
	FIRST FLOOR	13 NOS	607.10	-	607.10
	SECOND FLOOR	13 NOS	607.10	-	607.10
	THIRD FLOOR	13 NOS	607.10	-	607.10
	FOURTH FLOOR	13 NOS	607.10	-	607.10
	FIFTH FLOOR	13 NOS	607.10	-	607.10
	TERRACE FLOOR	-	-	39.17	39.17
SUB TOTAL		65 NOS	3068.27	613.50	3681.77
2	BLOCK -2 (RESIDENCE)				
	STILT FLOOR	-	28.48	232.16	260.64
	FIRST FLOOR	05 NOS	260.64	-	260.64
	SECOND FLOOR	05 NOS	260.64	-	260.64
	THIRD FLOOR	05 NOS	260.64	-	260.64
	FOURTH FLOOR	05 NOS	260.64	-	260.64
	FIFTH FLOOR	05 NOS	260.64	-	260.64
	TERRACE FLOOR	-	-	33.05	33.05
SUB TOTAL		25 NOS	1331.68	265.21	1596.89
3	BLOCK -3 (RESIDENCE)				
	STILT FLOOR	-	32.56	166.20	198.76
	FIRST FLOOR	04 NOS	198.76	-	198.76
	SECOND FLOOR	04 NOS	198.76	-	198.76
	THIRD FLOOR	04 NOS	198.76	-	198.76
	FOURTH FLOOR	04 NOS	198.76	-	198.76
	FIFTH FLOOR	04 NOS	198.76	-	198.76
	TERRACE FLOOR	-	-	23.48	23.48
SUB TOTAL		20 NOS	1026.36	189.68	1216.04
TOTAL		110 NOS	5426.31	1068.39	6494.70

TOTAL FSI AREA		=	5426.31 SQ.M
FLOOR SPACE INDEX		=	5426.31 / 2092.00 = 2.594
DESCRIPTION		REQUIRED	PROVIDED
TWO WHEELER PARKING		NIL	121 NOS
121 TWO WHEELER PARKING DIMENSION 1.80 x 1.00			
COLOUR INDEX :		REFERENCE :	
PROPOSED	☐	SCALE	: 1:200
BOUNDARY	☐	DATE	: 15 MAR 2024
ROAD	☐		
DRIVEWAY	☐		



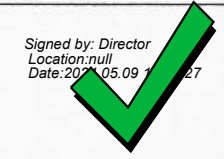
APPLICANT :

For G T PROPERTIES

Partner

CompoundWall detail

Signature valid



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

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.

