

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

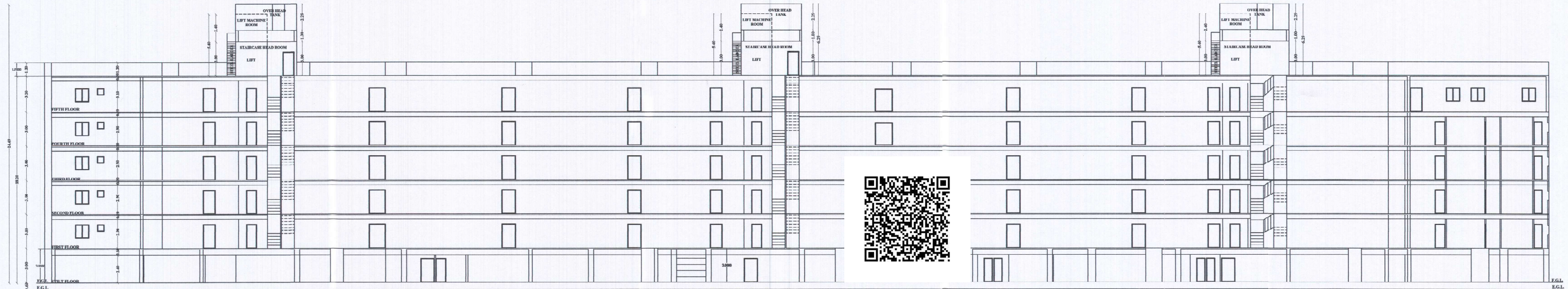
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

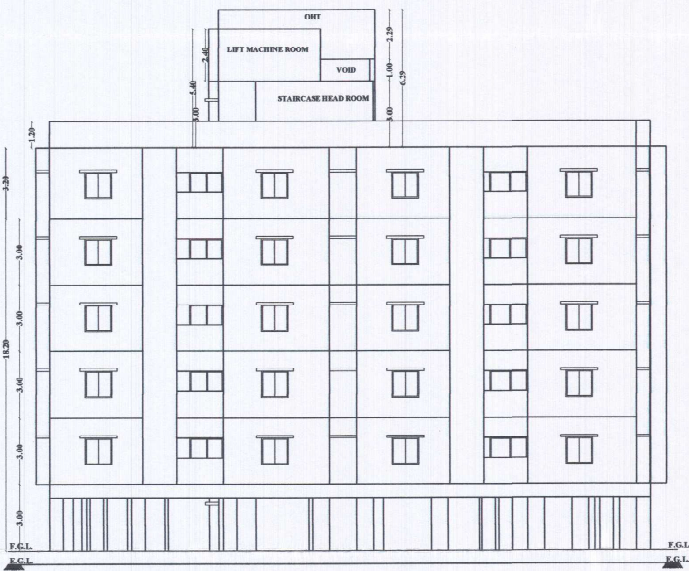
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR +5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.20m) WITH 123 DWELLING UNITS (AFFORDABLE HOUSING)
(INDOOR GAMES ROOM AND GYM AT 5th FLOOR) AVAILING PREMIUM FSI AT MODERN LAYOUT 2nd MAIN ROAD, PADUR, CHENGALPATTU, COMPRISED IN
S.No.365/5B, 366/1 PATTA No.503, OF PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISRICT.



SECTION ON A-A



ELEVATION

For NEST ZONINDIA (P) LTD.

[Signature]
Managing Director

APPLICANT'S SIGNATURE

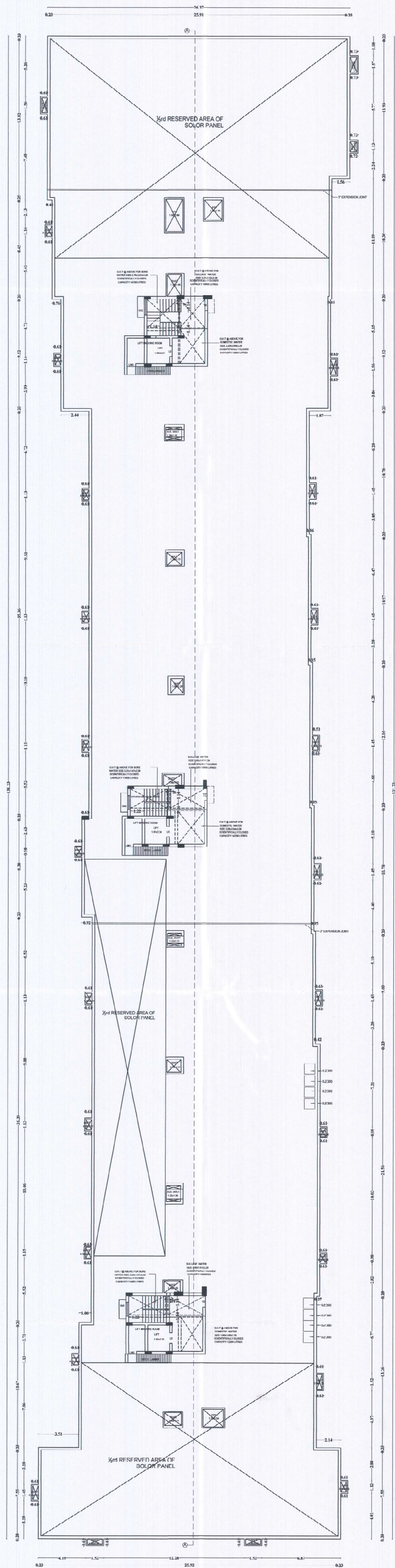
N. Kanagavel
N. KANAGAVEL M.E., M.B.A., M.I.E., FIV
Registered Structural Engineer Grade-I,
DTCP Reg.No.CGLDIST/SE/Gr-I/2023/10/006
CA-12, Tarangini Complex, Ambattur Industrial Estate,
Mogappair West, Chennai - 68.

STRUCTURAL ENGINEER

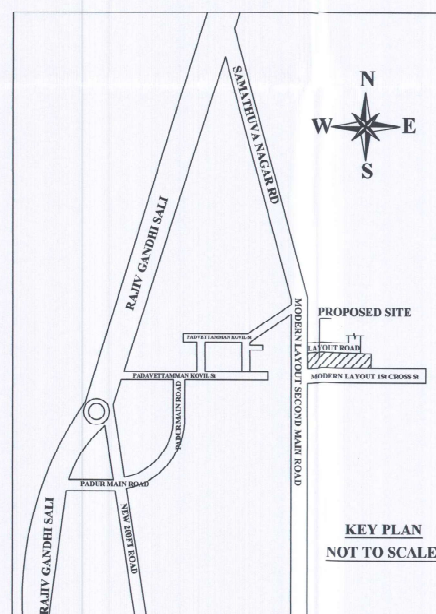
M. Athi Bahavathi
M. ATHI BAHAVATHI B.E.,
Registered Engineer, Grade-I,
DTCP Reg.No.CGLDIST/RE/Gr-I/2023/10/011
Plot No. 1451-G, Gardon Avenue,
Thiruvalluvar Nagar, Mogappair, Chennai-37.
Phone: 98402 29411, 88380 53086

REGISTERED ENGINEER

SHEET No.03/04



TERRACE FLOOR PLAN



KEY PLAN
NOT TO SCALE

SCHEDULE OF JOINERIES:

SYMBOL	DESCRIPTION	SIZE IN 'METRES'
TD	TERRACE DOOR	1.00 x 2.10
LMD	LIFT DOOR	0.75 x 2.10
W2	WINDOW	1.37 x 1.80
W4	WINDOW	1.20 x 1.80

For NEST ZONE INDIA (P) LTD
Marketing Director

APPLICANT'S SIGNATURE

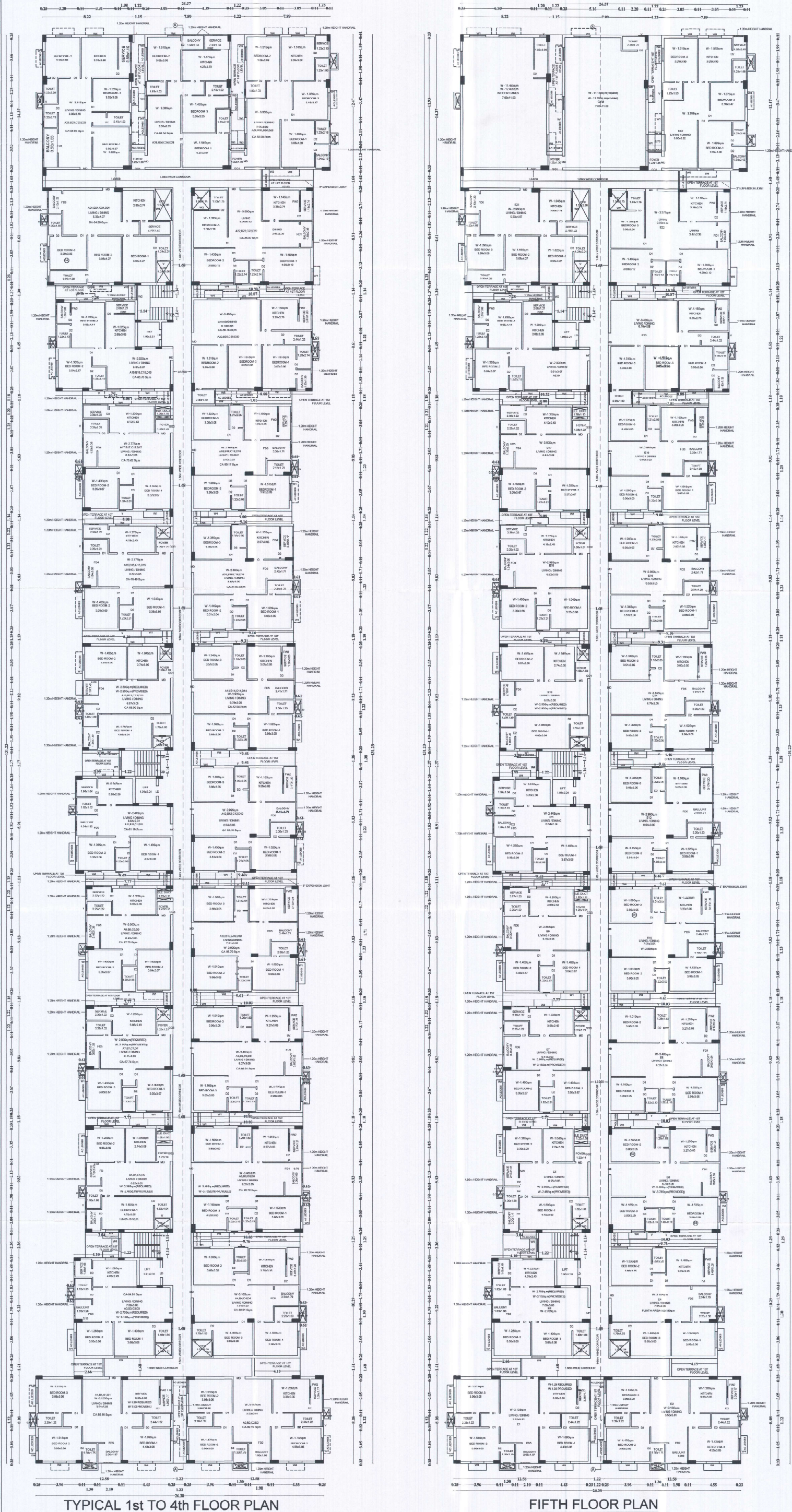
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STRUCTURAL ENGINEER


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REGISTERED ENGINEER

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR +5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.20m) WITH 123 DWELLING UNITS (AFFORDABLE HOUSING) (INDOOR GAMES ROOM AND GYM AT 5th FLOOR) AVAILING PREMIUM FSI AT MODERN LAYOUT 2nd MAIN ROAD, PADUR, CHENGALPATTU, COMPRISED IN S.No.365/5B, 366/1 PATT A No.503, OF PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.



SCHEDULE OF JOINERIES:

SYMBOL	DESCRIPTION	SIZE IN 'METRES'
MD	MAIN DOOR	1.07 x 2.10
GG1	GRILL GATE	1.53 x 2.10
GG2	GRILL GATE	1.44 x 2.10
GG3	GRILL GATE	1.22 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
W1	WINDOW	1.50 x 1.80
W2	WINDOW	1.37 x 1.80
W3	WINDOW	1.35 x 1.80
W4	WINDOW	1.20 x 1.80
W5	WINDOW	1.11 x 1.80
W6	WINDOW	1.07 x 1.80
V	VENTILATOR	0.60 x 0.90
FW1	FRENCH WINDOW	1.38 x 1.80
FW2	FRENCH WINDOW	1.07 x 1.80
FW3	FRENCH WINDOW	0.90 x 1.80
FD1	FRENCH DOOR	1.80 x 2.10
FD2	FRENCH DOOR	1.70 x 2.10
FD3	FRENCH DOOR	1.60 x 2.10
FD4	FRENCH DOOR	1.55 x 2.10
FD5	FRENCH DOOR	1.50 x 2.10
FD6	FRENCH DOOR	1.38 x 2.10
O	OPENING	0.90 x 2.10
EF	EXHAUST FAN	0.60 x 1.20
LD	LIFT DOOR	0.90 x 2.10

NORTH POINT :



APPLICANT'S SIGNATURE

SHRUTI ZONE INFRA LTD.

STRUCTURAL ENGINEER

N. KANAGAVEL M.E., M.B.A., M.I.E., R.V.
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 CA-12, Taramani Complex, Apollo Industrial Estate,
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REGISTERED ENGINEER

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR +5 FLOORS RESIDENTIAL BUILDING (HEIGHT-18.20m) WITH 123 DWELLING UNITS (AFFORDABLE HOUSING) (INDOOR GAMES ROOM AND GYM AT 5th FLOOR) AVAILING PREMIUM FSI AT MODERN LAYOUT 2nd MAIN ROAD, PADUR, CHENGALPATTU, COMPRISED IN S.No.365/5B, 366/1 PATTU No.503, OF PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SCHEDULE OF JOINERIES:

SYMBOL	DESCRIPTION	SIZE IN 'METRES'
ED	ENTRANCE DOOR	1.20 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
W1	WINDOW	1.50 x 1.80
W6	WINDOW	1.07 x 1.80
V	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	3.00 x 2.10
EF	EXHAUST FAN	0.60 x 1.20
LD	LIFT DOOR	0.90 x 2.10

AREA DETAILS IN 'SQ.M'

PLOT EXTENT AS PER DOCUMENT : 4977.60

PLOT EXTENT AS PER PATTU : 4950.00

Floor	Dwelling Unit	FSI AREA	Non FSI AREA	Built up Area
Stilt Floor		35.52	2783.04	2817.91
Electrical Room		9.51		
Pump Room		6.25		
Water Room		6.25		
Watchman Room		84.12		
First Floor	25	2560.85	0	2560.85
Second Floor	25	2560.85	0	2560.85
Third Floor	25	2560.85	0	2560.85
Fourth Floor	25	2560.85	0	2560.85
Fifth Floor	23	2360.13	0	2360.13
Residence		100.86		
Indoor Games		99.86		
Gym		38.33		
Head Room		0	84.12	122.45
Lift Machine Room		38.33		
Total	123	12859.12	2911.74	15770.86

FSI PROVIDED = $\frac{12859.12}{4950.00} = 2.596$

NO. OF CAR PARKING REQUIRED : 77 Nos

NO. OF CAR PARKING PROVIDED : 178 Nos

NO. OF TWO WHEELAR PARKING REQUIRED : 99 Nos

NO. OF TWO WHEELAR PARKING PROVIDED : 115 Nos

NORTH POINT :



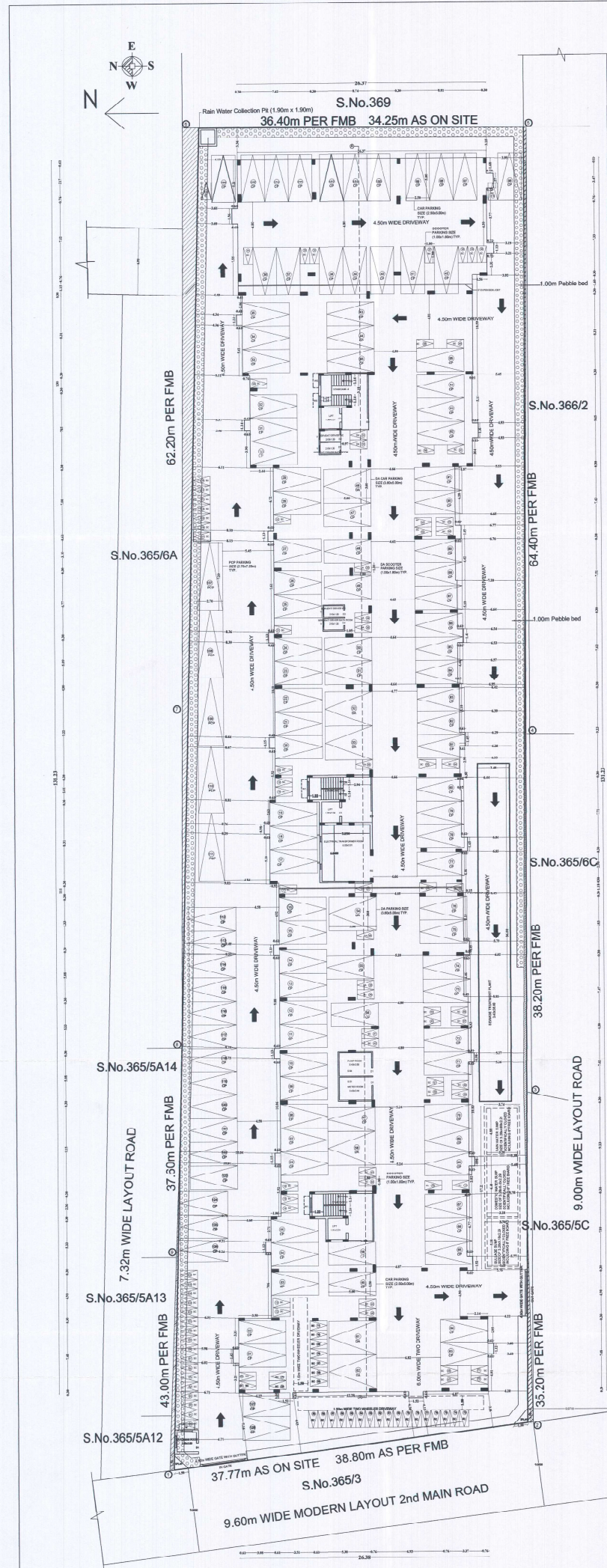
APPLICANT'S SIGNATURE

N. KANAGAVEL M.B.A., M.E., FV
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Mogappair West, Chennai - 58.

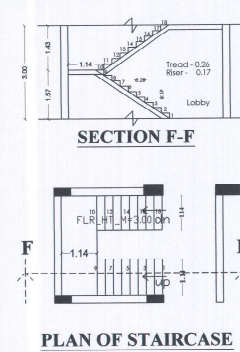
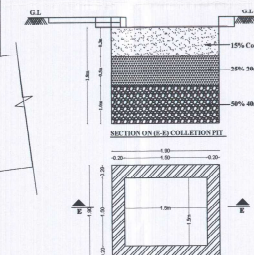
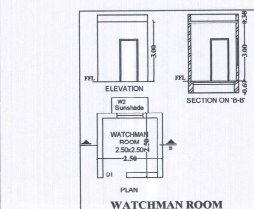
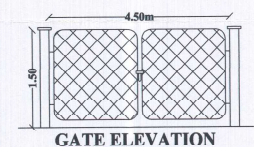
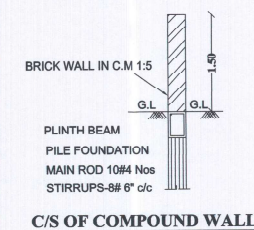
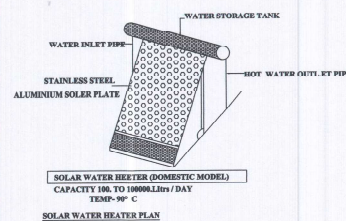
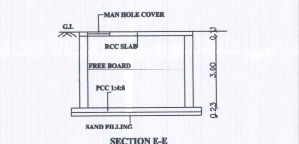
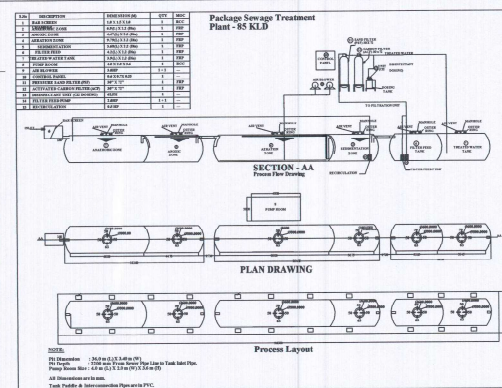
STRUCTURAL ENGINEER

M.ATHI BAHAVATHI B.E.,
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DTCP Reg No. CGLODIST/REG-4/2023/101001
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Phone: 98402 29411, 98380 53086

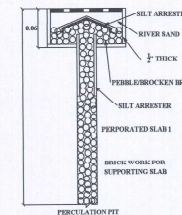
REGISTERED ENGINEER



Signature valid

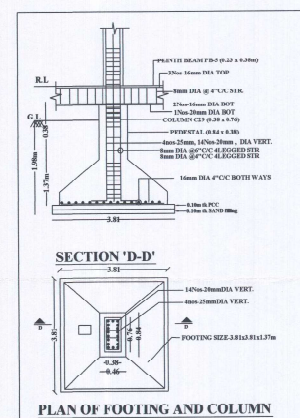


PLAN OF STAIRCASE

Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No.3A

DWELLING UNIT AREA STATEMENT					
FLOOR	AREA UPTO 50 SQ.M	AREA ABOVE 50 SQ.M	AREA UPTO 75 SQ.M	AREA ABOVE 75 SQ.M	TOTAL DWELLING UNIT
BELOW	0	34	12	22	0
ABOVE	0	34	12	22	0
TOTAL	0	34	12	22	123

PARKING DETAILS						DWELLING UNITS DETAILS				
FLOOR		FLOOR AREA UPTO 50SQ.M	FLOOR AREA UPTO 50-75SQ.M	FLOOR AREA UPTO 75-100SQ.M	FLOOR AREA ABOVE 100SQ.M	TOTAL REQUIRED	TOTAL ACHIEVED	(BELOW 50-75 SQ.M)	(ABOVE 75 SQ.M)	TOTAL DWELLING UNIT
FIRST FLOOR	TWO WHEELER	NIL	3	16	NIL	19	21	3	22	25
	CAR	NIL	NIL	8	6	14	24			
SECOND FLOOR	TWO WHEELER	NIL	3	16	NIL	19	21	3	22	25
	CAR	NIL	NIL	8	6	14	24			
THIRD FLOOR	TWO WHEELER	NIL	3	16	NIL	19	21	3	22	25
	CAR	NIL	NIL	8	6	14	24			
FOURTH FLOOR	TWO WHEELER	NIL	3	16	NIL	19	21	3	22	25
	CAR	NIL	NIL	8	6	14	23			
FIFTH FLOOR	TWO WHEELER	NIL	3	15	NIL	18	19	3	20	23
	CAR	NIL	NIL	8	5	13	24			
VISITOR PARKING	TWO WHEELER	—	—	—	—	10	12	TOTAL DWELLING UNIT		123
	CAR	—	—	—	—	7	9			
TOTAL TWO WHEELER PARKING						105	115			
TOTAL CAR PARKING						76	128			



PLAN OF FOOTING AND COLUMN

DWELLING UNIT CALCULATION
(TYPICAL FLOOR 1st, 2nd, 3rd & 4th)

UNIT NAME	AREA IN Sq.m
A1	100.85
A2	100.86
A3	73.44
A4	99.26
A5	74.05
A6	100.86
A7	76.68
A8	100.86
A9	76.70
A10	96.73
A11	70.36
A12	95.30
A13	77.32
A14	93.83
A15	79.62
A16	92.30
A17	79.55
A18	90.48
A19	76.35
A20	98.45
A21	94.47
A22	96.61
A23	100.86
A24	99.86
A25	100.05

DWELLING UNIT CALCULATION
(5th Floor)

UNIT NAME	AREA IN Sq.m
E1	100.85
E2	100.86
E3	73.44
E4	99.26
E5	74.05
E6	100.86
E7	76.68
E8	100.86
E9	76.70
E10	96.73
E11	70.36
E12	95.30
E13	77.32
E14	93.83
E15	79.62
E16	92.30
E17	79.55
E18	90.48
E19	76.35
E20	98.45
E21	94.47
E22	96.61
INDOOR GAMES	100.86
GYM	99.86
E25	100.05

CARPET AREA CALCULATION
(TYPICAL FLOOR 1st, 2nd, 3rd & 4th)

UNIT NAME	AREA IN Sq.m
A1	89.10
A2	89.15
A3	64.91
A4	89.01
A5	65.78
A6	89.78
A7	67.74
A8	89.91
A9	67.70
A10	85.70
A11	61.19
A12	84.49
A13	68.50
A14	82.84
A15	70.49
A16	81.83
A17	70.42
A18	80.17
A19	66.78
A20	66.78
A21	84.20
A22	85.67
A23	89.98
A24	88.34
A25	88.99

CARPET AREA CALCULATION
(5th Floor)

UNIT NAME	AREA IN Sq.m
E1	89.16
E2	89.15
E3	64.91
E4	89.01
E5	65.78
E6	89.78
E7	67.74
E8	89.91
E9	67.70
E10	85.70
E11	61.19
E12	84.49
E13	68.50
E14	82.84
E15	70.49
E16	81.83
E17	70.42
E18	80.17
E19	66.78
E20	66.78
E21	84.20
E22	85.67
INDOOR GAMES	91.86
GYM	89.00
E25	88.99

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

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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.

