

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

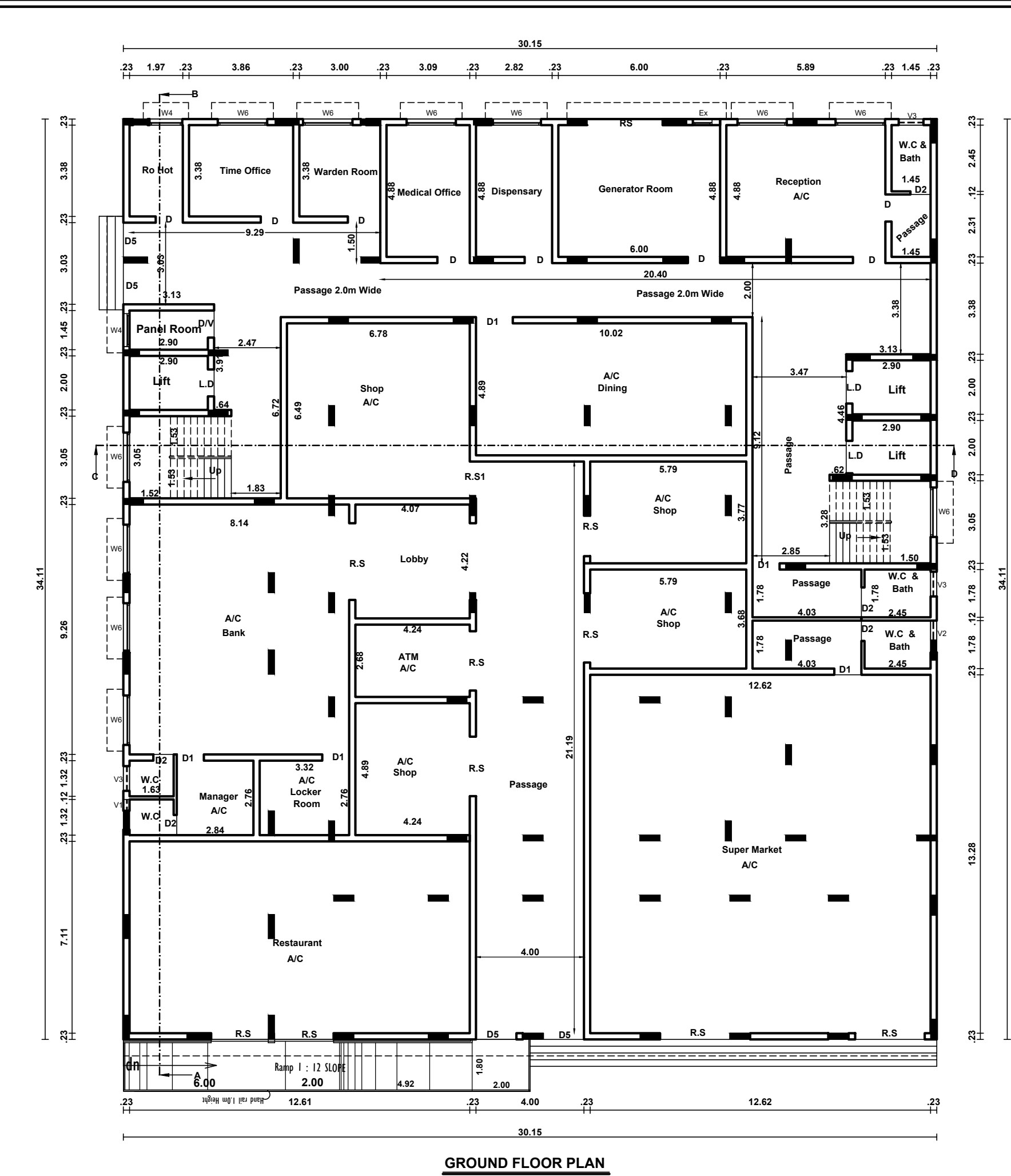
Building Plan

ISSUING AUTHORITY

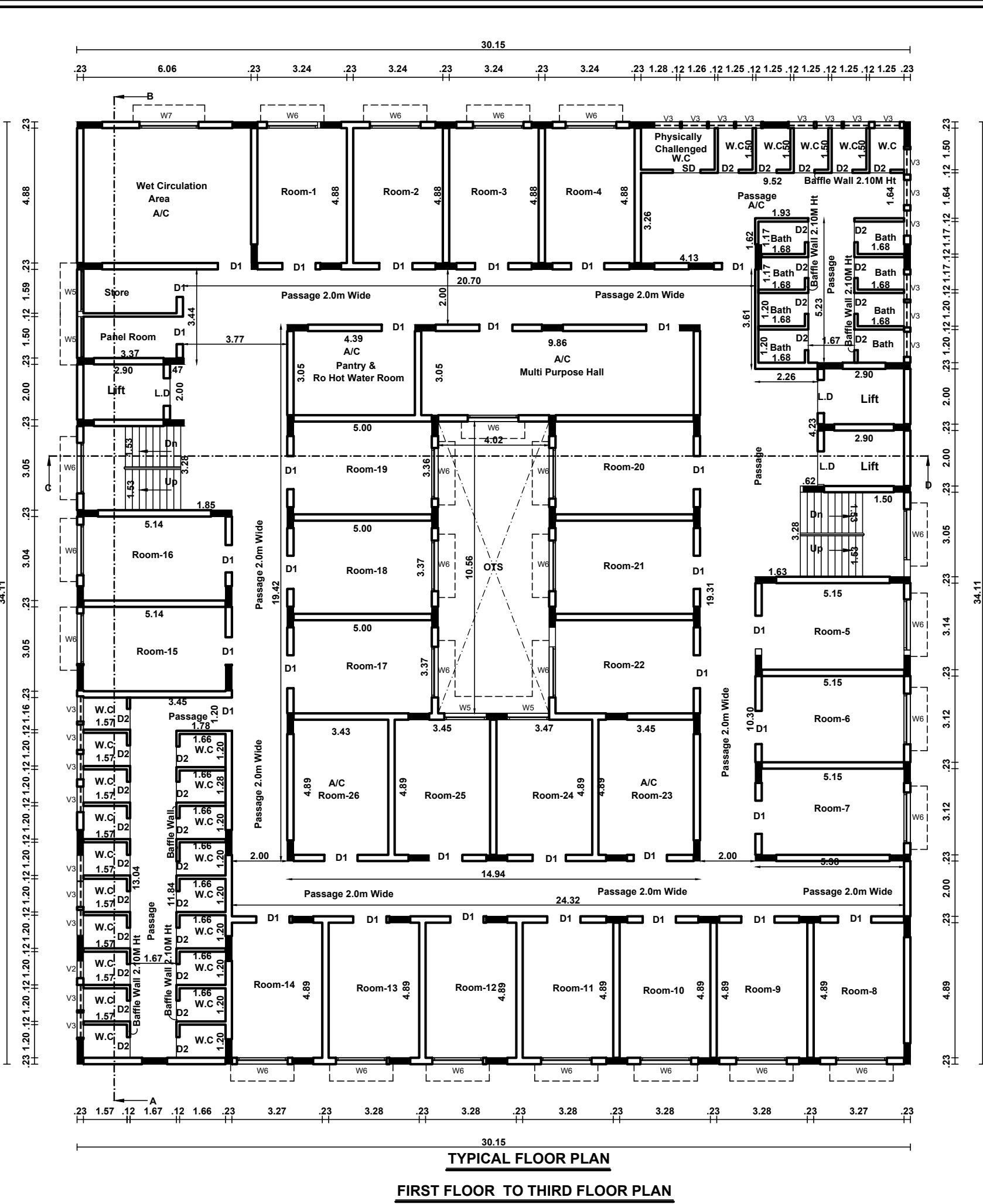
Rural Panchayat

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

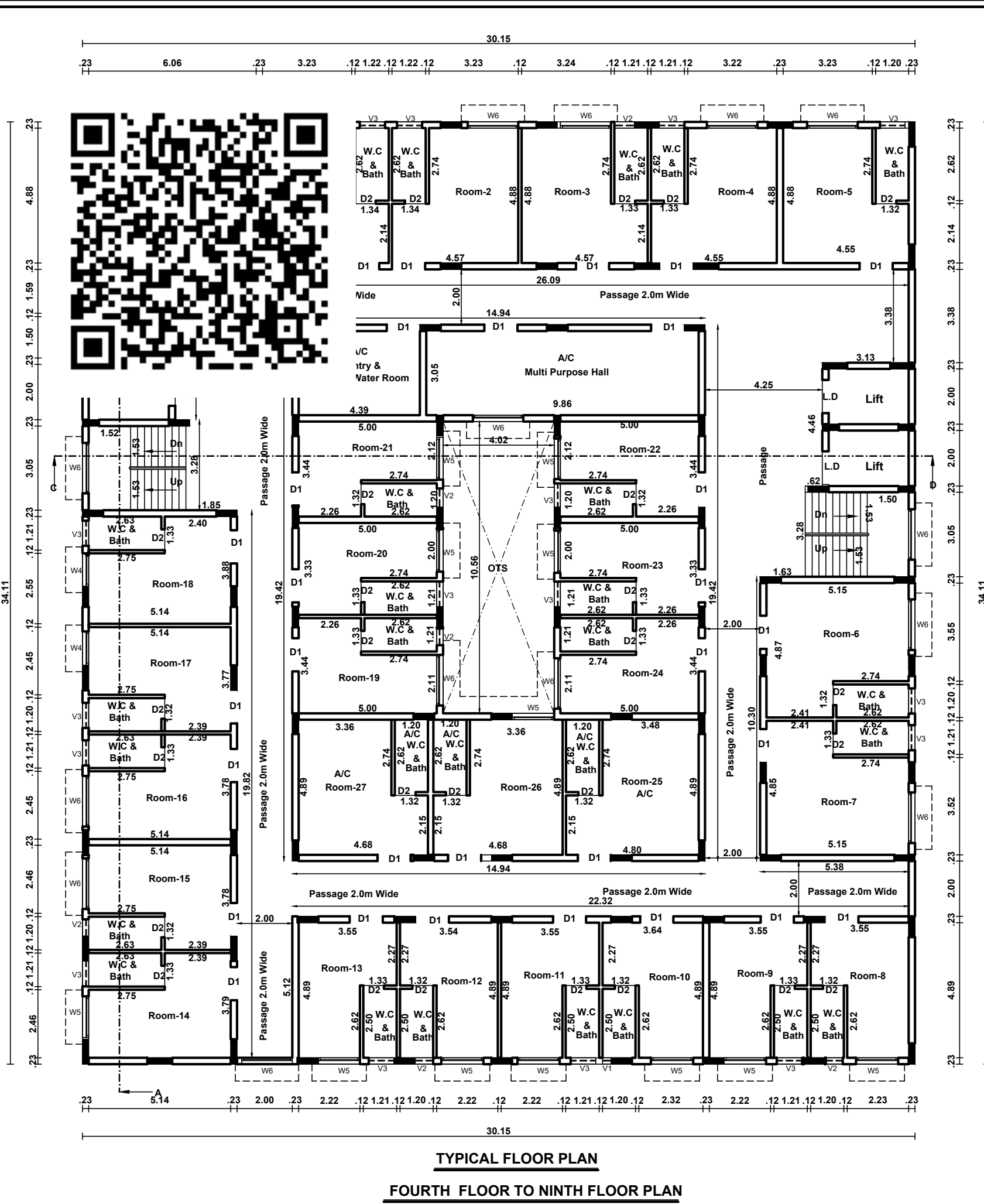
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



GROUND FLOOR PLAN

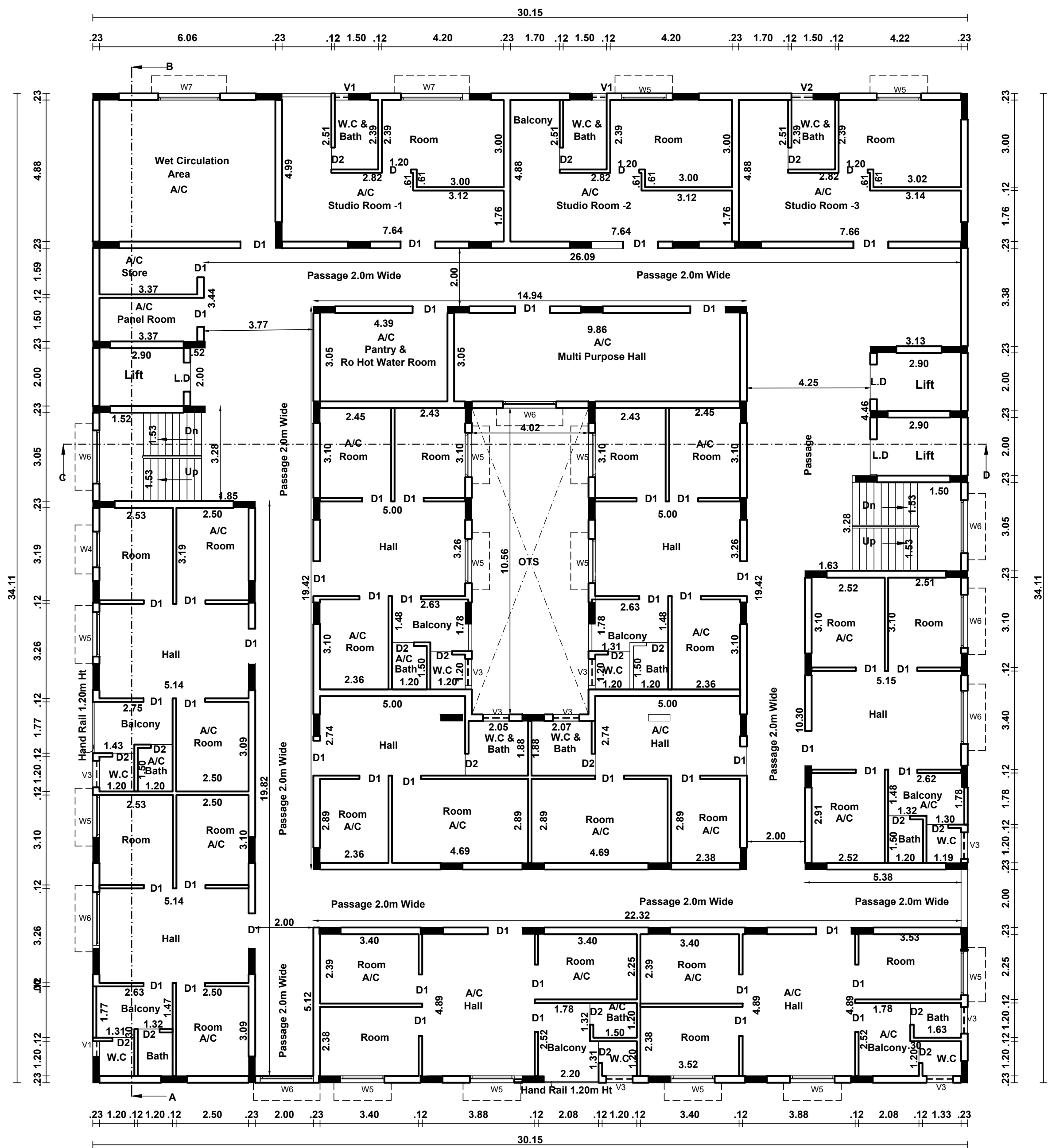


TYPICAL FLOOR PLAN
FIRST FLOOR TO THIRD FLOOR PLAN

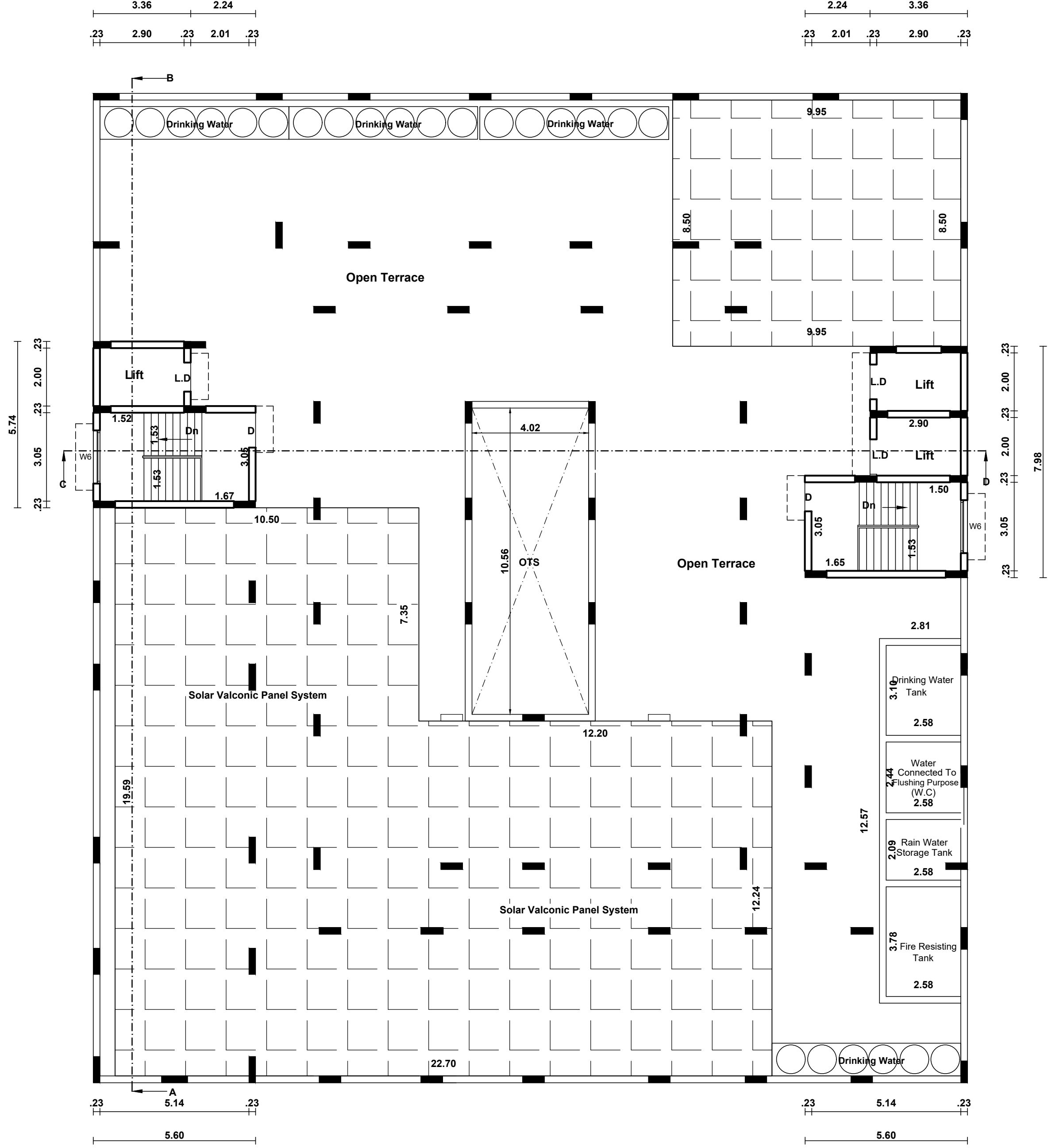


TYPICAL FLOOR PLAN
FOURTH FLOOR TO NINTH FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION			
OF HIGH RISE WORKING WOMENS HOSTEL BUILDING IN			
PLOT NO: 30/A43 NORTH PART , SIPCOT INDUSTRIAL IT PARK,			
S.NO:76 PART, EGATTUR VILLAGE, MUTTUKADU PANCHYAT,			
THIRUPORUR PANCHAYAT UNION, CHENGALPATTU TALUK,			
CHENGALPATTU DISTRICT.			
All Dimensions are in Metre			
AREA DETAILS:-	Sq.Mt	Sq.Ft	Legend:-
PRO. GROUND FLOOR AREA	1028.42	11066	Pro. Building
PRO. FIRST FLOOR AREA	986.18	10611	
PRO. SECOND FLOOR AREA	986.18	10611	
PRO. THIRD FLOOR AREA	986.18	10611	
PRO. FOURTH FLOOR AREA	986.18	10611	
PRO. FIFTH FLOOR AREA	986.18	10611	
PRO. SIXTH FLOOR AREA	986.18	10611	
PRO. SEVENTH FLOOR AREA	986.18	10611	
PRO. EIGHTH FLOOR AREA	986.18	10611	
PRO. NINTH FLOOR AREA	986.18	10611	
JOINERY DETAILS:-			
R.S	- Rolling Shutter	4.57 x 2.10	
D	- Door	1.00 x 2.10	
D1	- Door	0.75 x 2.10	
D2	- Door	0.75 x 2.10	
D5	- Door	1.50 x 2.10	
D10	- Door	3.00 x 2.10	
O	- Open	1.00 x 2.10	
O1	- Open	3.96 x 2.10	
W5	- Window	1.50 x 1.50	
W6	- Window	1.80 x 1.50	
V3	- Ventilator	0.90 x 0.60	
Office use			
EX. S. SENTHIL, CIVIL & STRUCTURAL CONSULTANT CHENGALPATTU DISTRICT, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT Reg. No: 100/19/2019 CMA No: 100/19/2019 132, EVR, Sadi, Kijou, Chennai - 600 010			
EXECUTIVE ENGINEER CHENGALPATTU DISTRICT - II T.N. P.C. 144 Avali, Chennai - 60			
Structural Engineer			
Construction Engineer			
PROJECT OFFICER SIPCOT.I.T.Park, Siruseri			
Reg. No: CA/2019/5962 ARCHITECT Tamil Nadu State Housing Corporation Ltd 132, EVR, Sadi, Kijou, Chennai - 600 010			
Applicant			
Registered Engineer / Architect			
SHEET NO. 2			



TYPICAL FLOOR PLAN
TENTH FLOOR TO PRO.TWELFTH FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION

OF HIGH RISE WORKING WOMENS HOSTEL BUILDING IN

PLOT NO: 30/A43 NORTH PART , SIPCOT INDUSTRIAL IT PARK,

S.NO:76 PART, EGATTUR VILLAGE, MUTTUKADU PANCHYAT,

THIRUPORUR PANCHAYAT UNION, CHENGALPATTU TALUK,

CHENGALPATTU DISTRICT.

All Dimensions are in Metre

AREA DETAILS:-	Sq.Mt	Sq.Ft
PRO. TENTH FLOOR AREA	986.18	10611
PRO. ELEVENTH FLOOR AREA	986.18	10611
PRO.TWELFTH FLOOR AREA	986.18	10611
PRO. HEAD ROOM AREA	69.17	744

Legend:-

Pro. Building

JOINERY DETAILS:-

M.D	- Rolling Shutter	4.57 x 2.10
D	- Door	1.00 x 2.10
D1	- Door	1.20 x 2.10
D2	- Door	0.75 x 2.10
D5	- Door	1.50 x 2.10
D10	- Door	3.00 x 2.10
O	- Open	1.00 x 2.10
O1	- Open	3.96 x 2.10
W5	- Window	1.50 x 1.50
W6	- Window	1.80 x 1.50
V3	- Ventilator	0.90 x 0.60

GEO ENGINEERING CONSULTANTS
G. MANOJ KUMAR
DOTC - No: GTETVLRI012019
CMDA No: GTE/19/03/012
Ind Floor, No.15, Murphy Das Street,
Dr. Sankaralingam Nagar, Vellore,
Chennai - 600 042

EX. S. SETHIL
M.E., M.B.A., M.I.E.,
CIVIL & STRUCTURAL CONSULTANT
CHARTERED ENGINEER, Madras No: 8886/2019
Reg. Structural Engineer in CMDA, OGD & DRIP (I)
DTCP Reg. No. TMLA/REG/ENR-1/0882/08/002

PROJECT OFFICER
SIPCOT.I.T.Park, Siruseri

Office use

Structural Engineer

Construction Engineer

Applicant

Registered Engineer / Architect

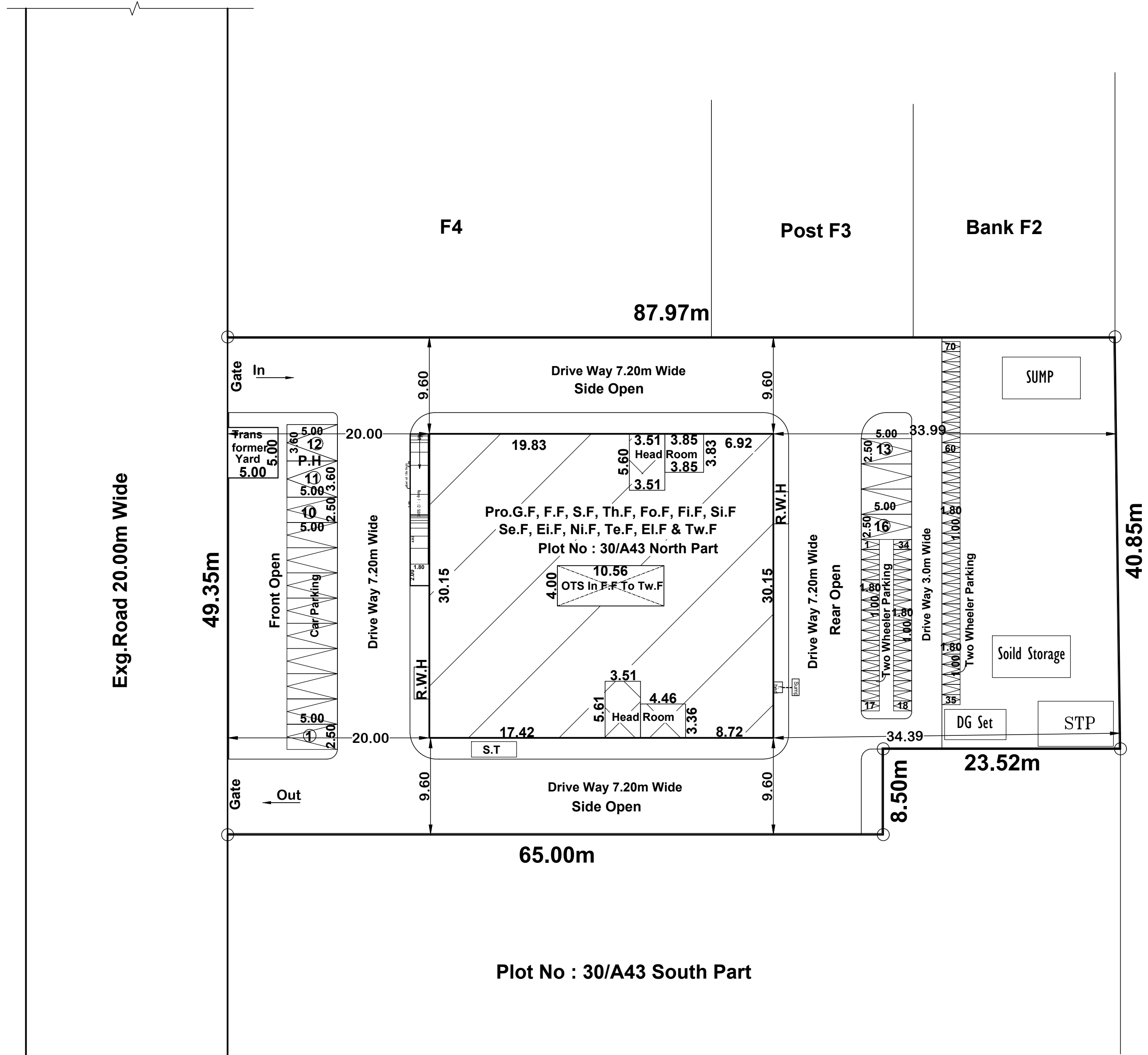
Drinking Water Tank
2.58

Water Connected To
Flushing Purpose
(W.C)
2.58

Rain Water
Storage Tank
2.58

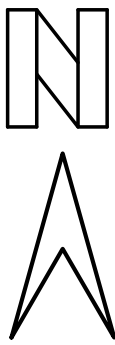
Fire Resisting
Tank
2.58

SHEET NO.3



Plot No : 30/A43 South Part

SITE PLAN
SCALE 1:400



Plot No : 1/D1

Required Parking :

i) Restaurant Building Parking:

Every 50 Sq.mt = 1 Car Space (2.50 x 5.00)

Every 25 Sq.mt = 1 Two Wheeler Space (1.00 x 1.80)

Required Parking = 773.39 Sq.Mt (G.F)

= 580.04 x 0.75

Required Car Parking = (580.04 / 50)

Required Car Parking = 12 Cars

Required Two Wheeler Parking = (580.04 / 25)

Required Two Wheeler Parking = 24 Two Wheeler Space

ii) Shop Building Parking:

Every 50 Sq.mt = 1 Car Space (2.50 x 5.00)

& 1 Two Wheeler Space (1.00 x 1.80)

Required Parking = 255.12 Sq.Mt (G.F)

= 255.12 x 0.75

Required Parking = (191.34 / 50)

Required Parking = 4 Cars & 4 Two Wheeler Space

iii) Hostel Building Parking:

Every 10 Room = 1 Two Wheeler Space (1.00 x 1.80)

Required Parking = 330 Room (F.F To Tw.F)

Required Parking = (330 / 10)

Required Parking = 33 Two Wheeler Space

Total Required Car Parking = 12 + 4

= 16 Cars Space

Total Required Two Wheeler Parking = 24 + 4 + 33

= 61 Two Wheeler

Details	Required	Available
Car Parking	16 Nos	16 Nos
Two Wheeler Parking	61 Nos	70 Nos

(Including 2 Physically challenged car parking (3.60 x 5.00))

FLOOR AREA CALCULATION

Premium FSI Road Width 20.00 m = 50%

$$= \frac{\text{Pro.G.F} + \text{F.F} + \text{S.F} + \text{Th.F} + \text{Fo.F} + \text{Fi.F} + \text{Si.F} + \text{Se.F} + \text{Ei.F} + \text{Ni.F} + \text{Te.F} + \text{El.F} + \text{Tw.F}}{\text{Site Area}}$$

$$= \frac{12862.58}{4169.44}$$

$$= 3.08 < 3.25$$

Note:

Waste Water Used for Garden

Rain Water harvesting Details Provided

Solar System Water tank provided

Fire Resistance to be provided

Emergency alarm to be provided

Drinking water to be provided as per corporation norms

Rain water harvesting tank to be provided

Waste water from recycled water tank & Trench connected to sullage disposal tank

Solid waste tub to be Provided

'U' traps provided in septic tank to prevent curb breeding of mosquitoes

(As per G.O (M.S) No : 341 - dated 03.11.2004)

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION

OF HIGH RISE WORKING WOMENS HOSTEL BUILDING IN

PLOT NO: 30/A43 NORTH PART , SIPCOT INDUSTRIAL IT PARK,

S.NO:76 PART, EGATTUR VILLAGE, MUTTUKADU PANCHYAT,

THIRUPORUR PANCHAYAT UNION, CHENGALPATTU TALUK,

CHENGALPATTU DISTRICT.

All Dimensions are in Metre

AREA DETAILES:-	Sq.Mt	Sq.Ft	Legend:-		
Site Area	4169.44	44880	Site Boundary		
PRO. GROUD FLOOR AREA	1028.42	11066	Pro. Building		
PRO. FIRST FLOOR AREA	986.18	10611	Exg. Road		
PRO. SECOND FLOOR AREA	986.18	10611	AREA DETAILES:-		
PRO. THIRD FLOOR AREA	986.18	10611	Plot No: 30/A43 North Part : 4169.44 SQ.Mt		
PRO. FOURTH FLOOR AREA	986.18	10611	S.NO	Floor Details	FSI Sq.Mt
PRO. FIFTH FLOOR AREA	986.18	10611			Non FSI Sq.Mt
PRO. SIXTH FLOOR AREA	986.18	10611			TOTAL Builtup Area
PRO. SEVENTH FLOOR AREA	986.18	10611	1.	GROUND FLOOR	1028.42
PRO. EIGHTH FLOOR AREA	986.18	10611	2.	FIRST FLOOR	986.18
PRO. NINTH FLOOR AREA	986.18	10611	3.	SECOND FLOOR	986.18
PRO. TENTH FLOOR AREA	986.18	10611	4.	THIRD FLOOR	986.18
PRO. ELEVENTH FLOOR AREA	986.18	10611	5.	FOURTH FLOOR	986.18
PRO.TWELFTH FLOOR AREA	986.18	10611	6.	FIFTH FLOOR	986.18
PRO. HEAD ROOM AREA	69.17	744	7.	SIXTH FLOOR	986.18
Open Area	3141.02	33814	8.	SEVENTH FLOOR	986.18
Total Pro. Building Area In G.F, F.F, S.F, Th.F, Fo.F, Fi.F, Si.F, Se.F, Ei.F, Ni.F, Te.F, El.F, Tw.F & Head Room	12931.75	139142	9.	EIGHTH FLOOR	986.18
			10.	NINTH FLOOR	986.18
			11.	TENTH FLOOR	986.18
			12.	ELEVENTH FLOOR	986.18
			13.	TWELFTH FLOOR	986.18
			14.	HEAD ROOM	69.17
				TOTAL	12862.58

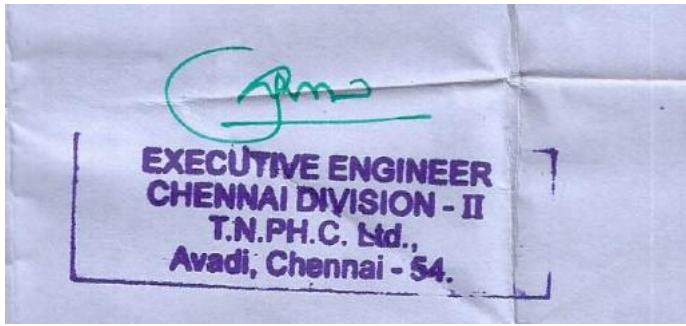
PLOT COVERAGE:

Premium FSI Road Width 20.00 m = 50%

$$= \frac{\text{Ground Floor}}{\text{Site Area}} \times 100$$

$$= \frac{1028.42}{4169.44} \times 100$$

$$= 24.66 \%$$



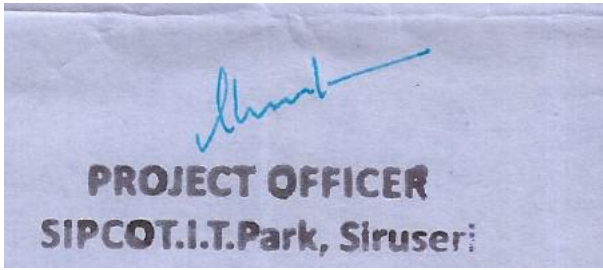
Construction Engineer



Structural Engineer



Office use



Applicant



Registered Engineer / Architect

SHEET NO: 1

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.

