

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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL HIGH RISE BUILDING AT S.F.NO: 16/1A1Apt,
16/1A1Bpt, 16/1A1Cpt, 18/2Apt, 18/3pt, 20pt IN THAIYUR "A"
VILLAGE, TIRUPORUR 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 1:3inside & 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

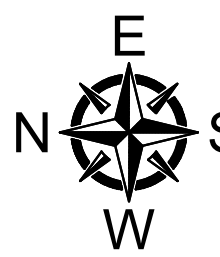
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RS	3.00 x 2.70	ROLLING SHUTTER

COLOUR INDEX :

PROPOSED	☐
BOUNDARY	☐
ROAD	☐
DRIVEWAY	☐

REFERENCE :

SCALE : 1:100
DATE : 16 MAY 2024



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

PRASHANTH S KHARCHÉ
B.Arch., DIP. BUSINESS MANAGEMENT, A.I.I.D.
REGISTERED COUNCIL OF ARCHITECTURE No. CA/2004/33670
APPROVED VALUER No. FR8319
LICENSED SURVEYOR, CHENNAI CORPORATION No.00172019 & 22102019
Reg. No. RA/CG-1/1903/009120, 18.03.2019
Reg. No. CERCN/RA/CG-1/2019/04/005 Dh. 02.05.2019
No. 2/20, SHAFEE MOHAMMED ROAD, CHENNAI - 600 006.
V. + 91 944 3829 1291, 3874 3261, Fax: 2829 0051

REGISTERED STRUCTURAL ENGINEER :

P. PRADEEP, B.E., M.Tech.,
Structural Engineer Gr I (CMDA)
Regn. No: 6E/GR-I/19/07/184
No. E2 607, Purva Windermere
Pallikarai, Chennai - 100
Cell : 9500702114

NOTE:
M/V - MECHANICAL VENTILATION

For Emerald Haven Realty Limited

Authorized Signatory

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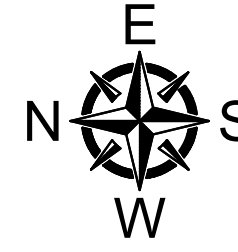
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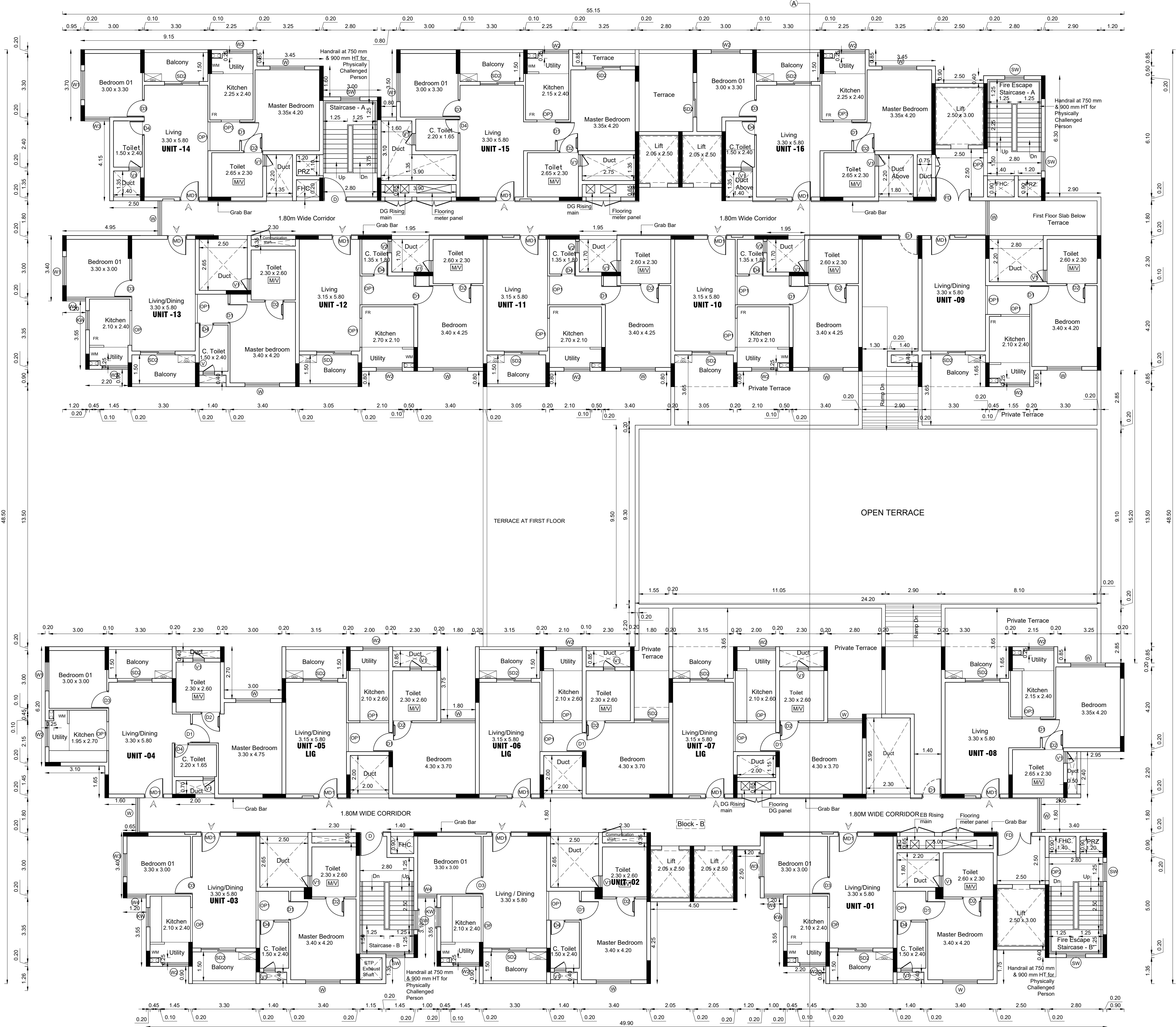
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APPROVED VALUER No: F18319
LICENSED SURVEYOR - GREAT CHENNAI CORPORATION No:01/2019 a - 03.10.2019
Reg. No. RA/Gr.1/19/03/091 Dt:18.03.2019
Reg. No. CE/RCN/RA/Gr.1/2019/04/005 Dt:02.05.2019
No: 2/20, SHAFTEE MOHAMED ROAD, CHENNAI - 600 006.
V. : +91 044 2829 1291, 3874 3361, Fax : 2829 0631

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NOTE:
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SECOND FLOOR PLAN

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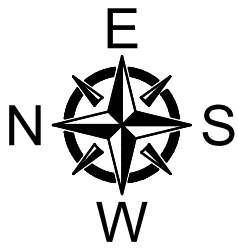
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COLOUR INDEX :	REFERENCE :
PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 16 MAY 2024
ROAD	
DRIVEWAY	



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
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ARCHITECT / REGISTERED ENGINEER :

PRASHANTH S KHARCHE
B.Arch., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.D.,
REGISTERED COUNCIL OF ARCHITECTS REG. NO: CA/2004/3367D
APPROVED VALUER NO: F18319
LICENSED SURVEYOR, GREATER CHENNAI CORPORATION RAJ00172019a, 22.10.2019
Reg. No. RAJ/G-1/19035091 Dt. 18.03.2019
Reg. No. CCLRGN/RA/Gr-12/2019/04/005 Dt. 02.05.2019
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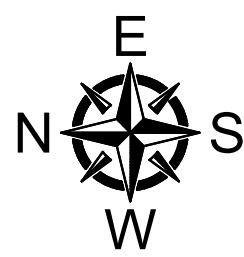
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W4	1.00 x 1.20	WINDOW
W4a	1.00 x 1.50	WINDOW
KW	1.00 x 0.90	KITCHEN WINDOW
KWa	1.00 x 1.20	KITCHEN WINDOW
V	0.60 x 1.20	VENTILATION
V1	0.60 x 0.90	VENTILATION
V2	0.60 x 0.60	VENTILATION
V3	1.10 x 0.60	VENTILATION
V4	1.70 x 0.60	VENTILATION
FW	1.80 x 1.95	FRENCH WINDOW
FW1	1.50 x 1.95	FRENCH WINDOW
SW	1.00 x 1.20	STAIRCASE WINDOW
SW1	1.00 x 1.50	STAIRCASE WINDOW
RS	3.00 x 2.70	ROLLING SHUTTER

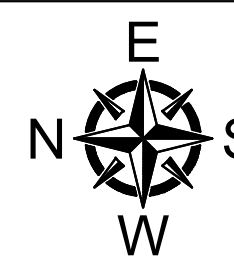
COLOUR INDEX :

PROPOSED	☐
BOUNDARY	☐
ROAD	☐
DRIVEWAY	☐

REFERENCE :

SCALE : 1:100

DATE : 16 MAY 2024



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

ARCHITECT / REGISTERED ENGINEER :

PRASHANTH S KHARCHÉ
B.Arch., Dip. Business Management, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No: CA/2004/3369/D
APPROVED VALUER No: F18319
LICENSED SURVEYOR - GREATER CHENNAI CORPORATION RA/0012019 @ 22.10.2019
Reg. No. RA/Gr. I/19/03/0971 Dt. 18.03.2019
No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006.
V: +91 044 2629 1291, 3874 3361, Fax: 2829 0631

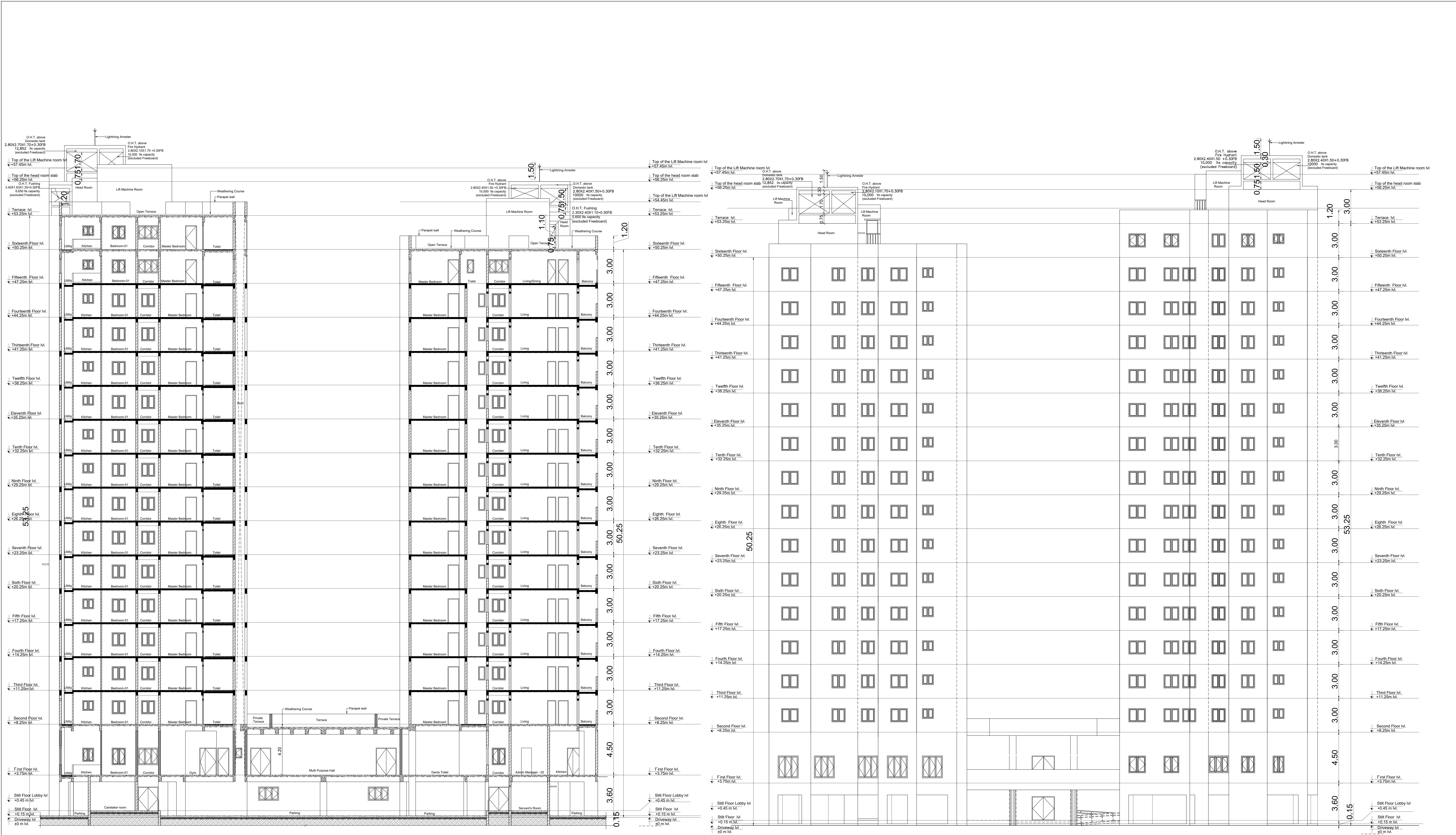
REGISTERED STRUCTURAL ENGINEER :

P. PRADEEP, B.E., M.Tech.,
Structural Engineer Gr I (CMDA)
Regn. No: SE/GR-1/19/07/184
No.E2 607, Purva Windmere
Pallikarai, Chennai - 100
Cell : 9500702114

NOTE:
M/V - MECHANICAL VENTILATION

For Emerald Haven Realty Limited

Authorized Signatory



SECTION - AA

NORTH SIDE ELEVATION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL HIGH RISE BUILDING AT S.F.NO: 16/1A1Apt,
16/1A1Bpt, 16/1A1Cpt, 18/2Apt, 18/3pt, 20pt IN THAIYUR "A"
VILLAGE, TIRUPORUR 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 1:3inside & 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.

COLOUR INDEX :

REFERENCE :

PROPOSED : SCALE : 1:100

BOUNDARY : DATE : 16 MAY 2024

ROAD :

DRIVEWAY :

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Emerald Haven Realty Limited

PRASHANTH S KHARCHE

ARCHT. / CIVIL ENGINEER / M. Tech. / A.I.T.D.

REGISTERED COUNCIL OF ARCHITECTS No. CA 2004 / 13476

APPROVED VALUER No. F/1811

DESIGNED SUPERVISOR CHENGALPATTU DISTRICT 12/10/2019

Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019

Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019

Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019

Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019

Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019

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Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019

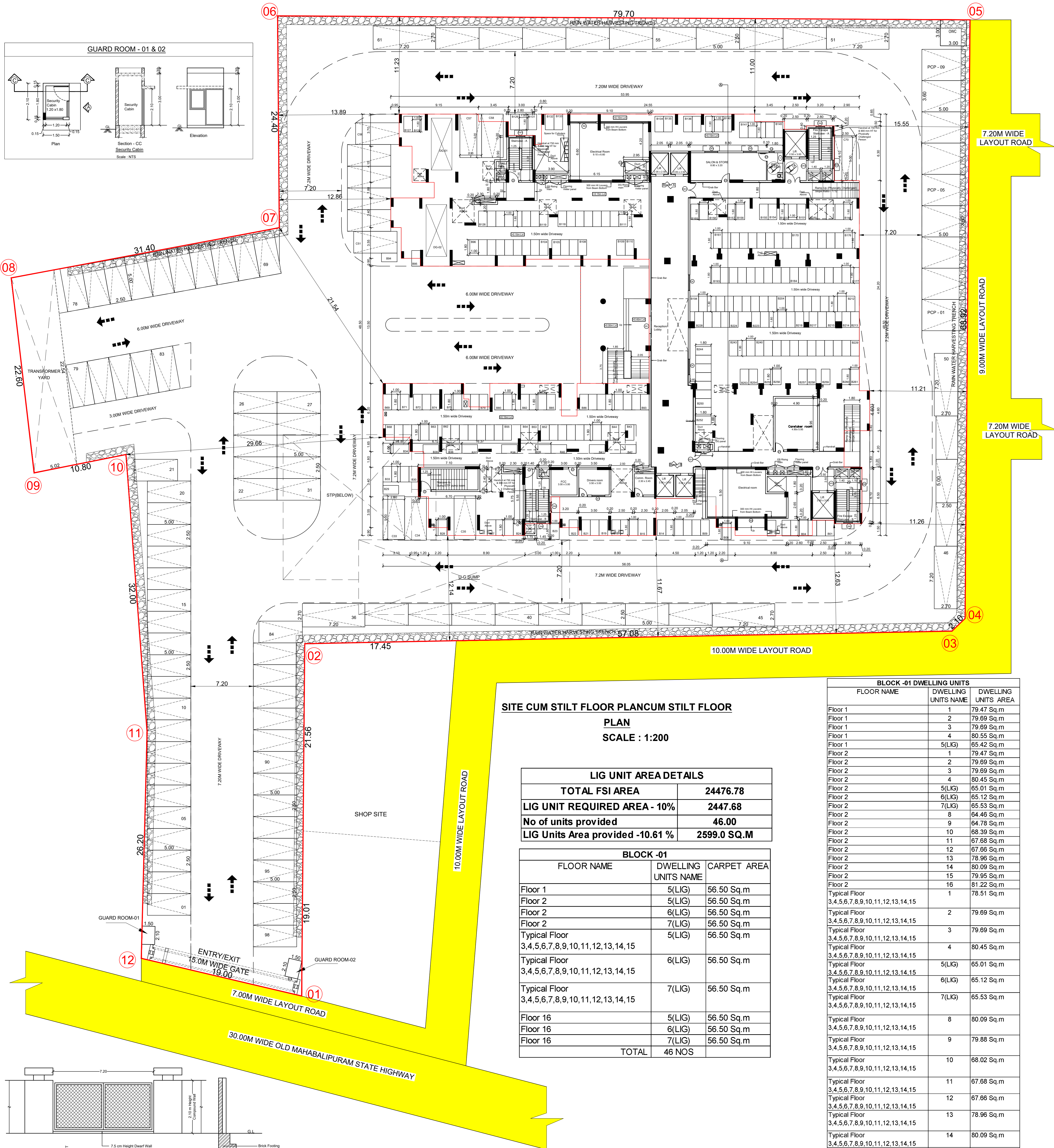
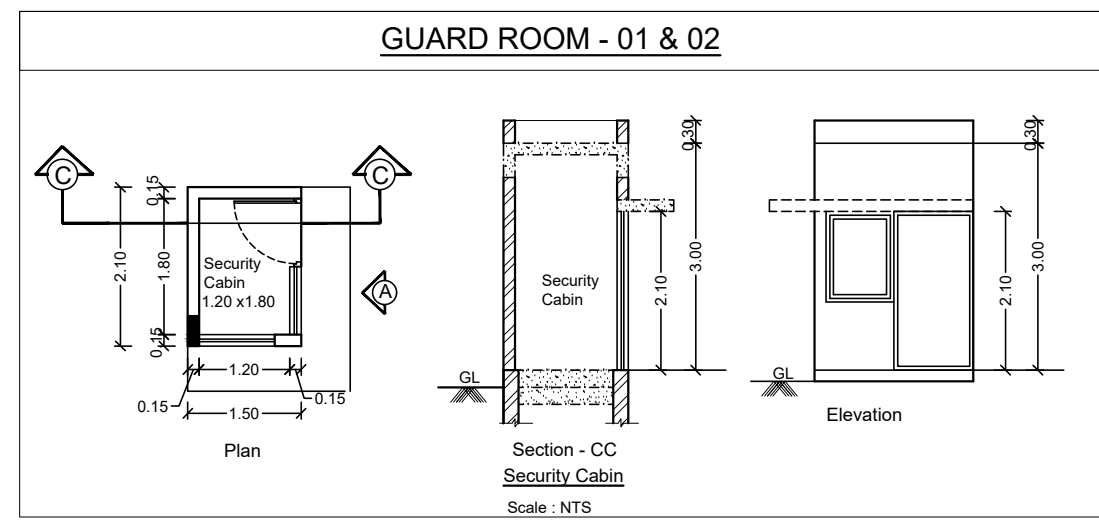
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Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019

Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019

Reg. No. RAJ/G/1/19/01/01 Dt. 18.03.2019



SITE CUM STILT FLOOR PLANCUM STILT FLOOR

PLAN
SCALE : 1:200

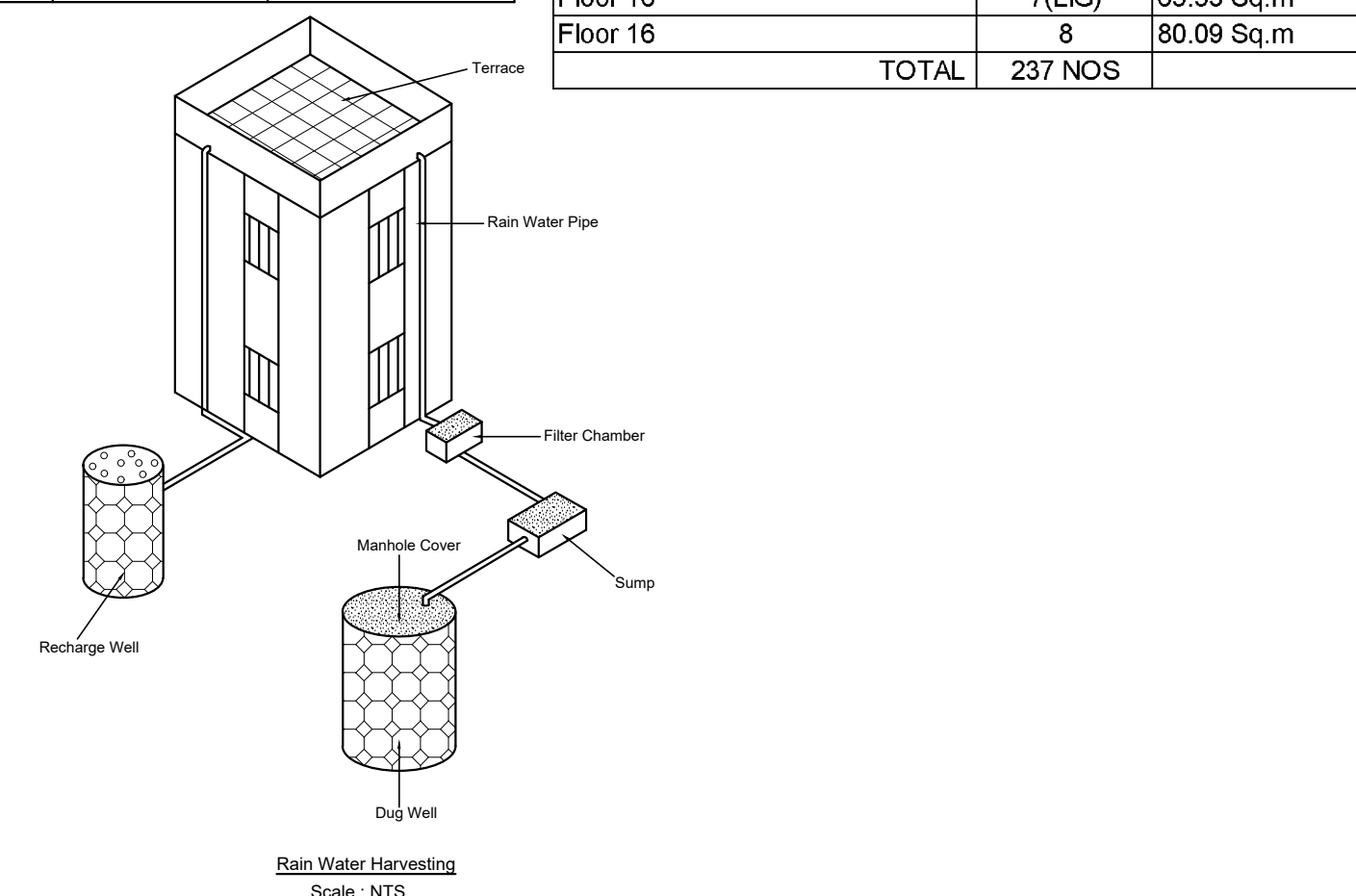
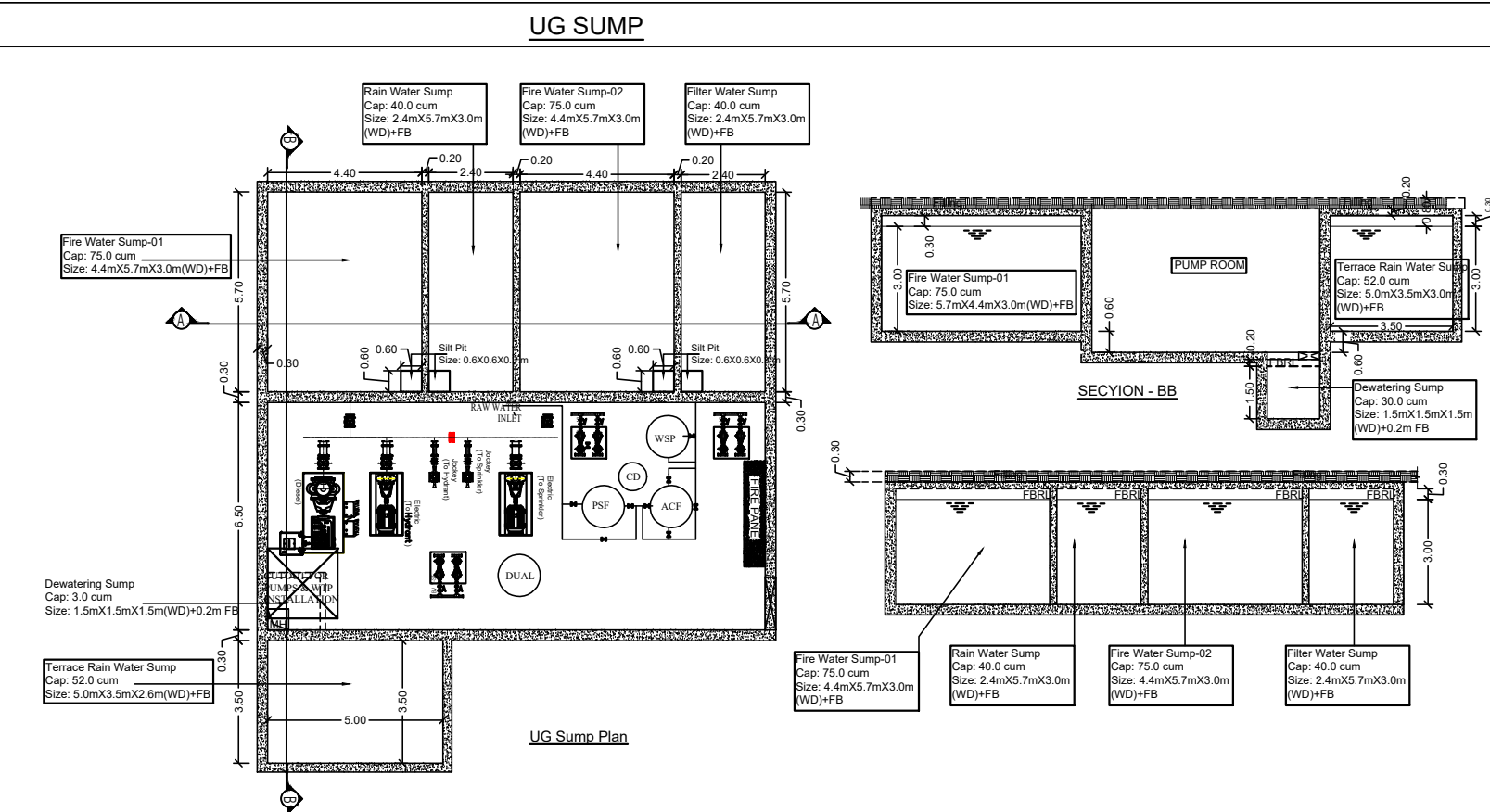
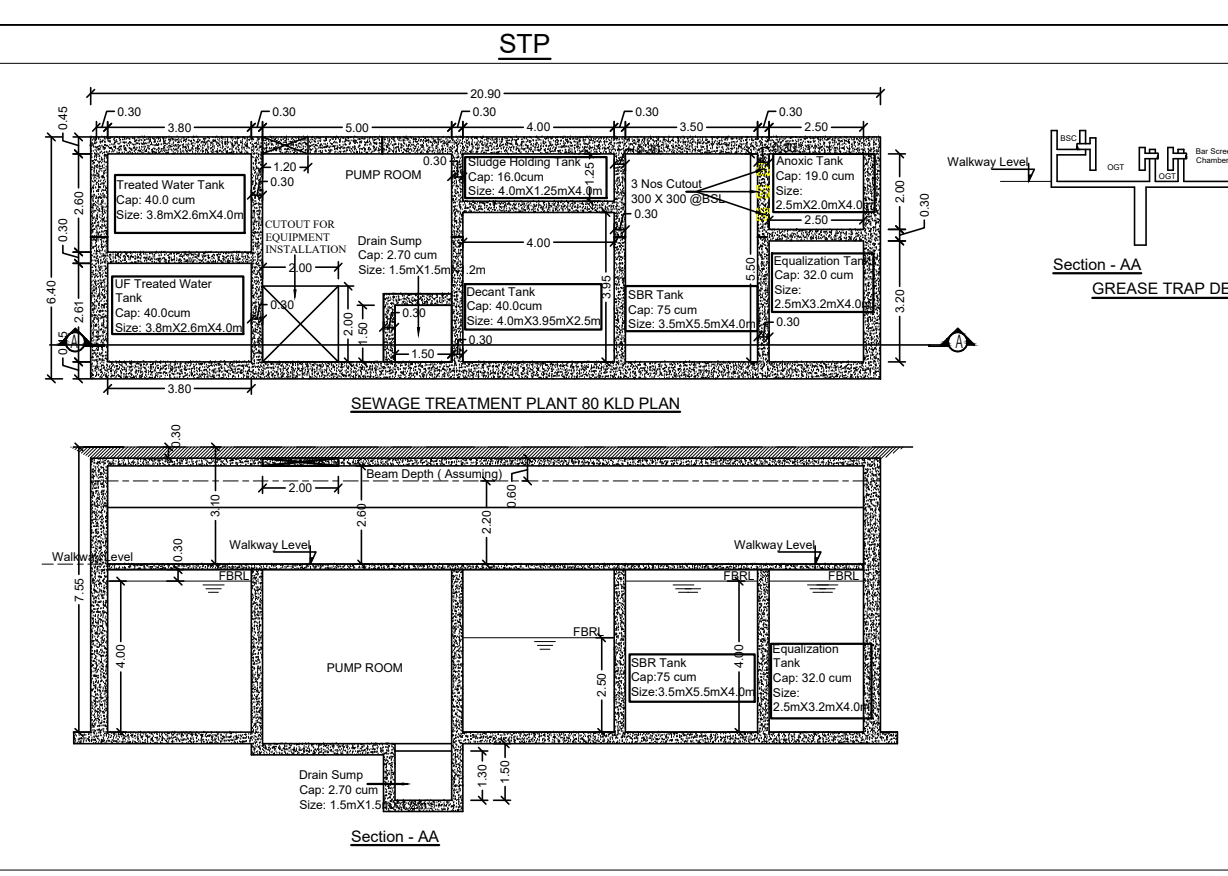
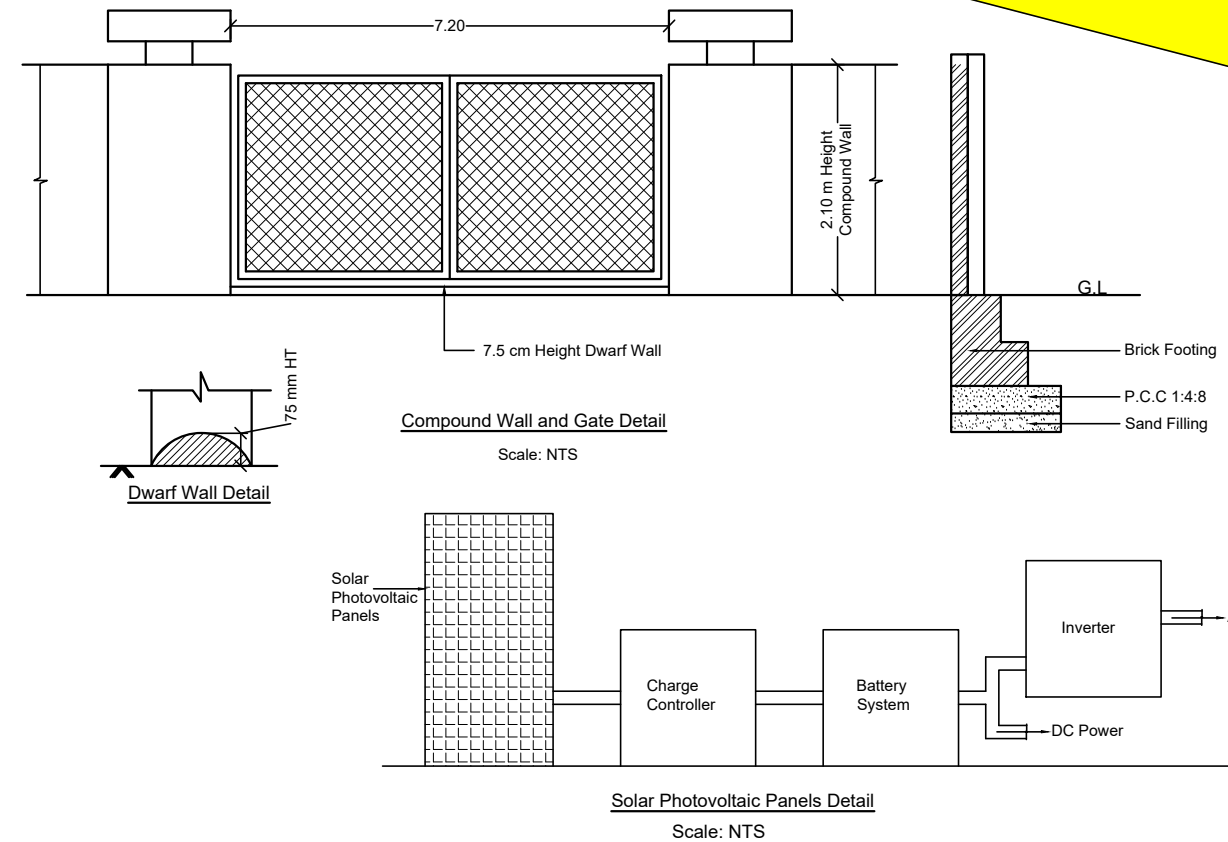
LIG UNIT AREA DETAILS	
TOTAL FSI AREA	24476.78
LIG UNIT REQUIRED AREA - 10%	2447.68
No of units provided	46.00
LIG Units Area provided -10.61 %	2599.0 SQ.M

BLOCK -01		
FLOOR NAME	DWELLING UNITS NAME	CARPET AREA
Floor 1	5(LIG)	56.50 Sq.m
Floor 2	5(LIG)	56.50 Sq.m
Floor 2	6(LIG)	56.50 Sq.m
Floor 2	7(LIG)	56.50 Sq.m
Typical Floor	5(LIG)	56.50 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	6(LIG)	56.50 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	7(LIG)	56.50 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Floor 16	5(LIG)	56.50 Sq.m
Floor 16	6(LIG)	56.50 Sq.m
Floor 16	7(LIG)	56.50 Sq.m
TOTAL	46 NOS	

BLOCK -01 DWELLING UNITS		
FLOOR NAME	DWELLING UNITS NAME	DWELLING UNITS AREA
Floor 1	1	79.47 Sq.m
Floor 1	2	79.69 Sq.m
Floor 1	3	79.69 Sq.m
Floor 1	4	80.55 Sq.m
Floor 1	5(LIG)	65.42 Sq.m
Floor 2	1	79.47 Sq.m
Floor 2	2	79.69 Sq.m
Floor 2	3	79.69 Sq.m
Floor 2	4	80.45 Sq.m
Floor 2	5(LIG)	65.01 Sq.m
Floor 2	6(LIG)	65.12 Sq.m
Floor 2	7(LIG)	65.53 Sq.m
Floor 2	8	64.46 Sq.m
Floor 2	9	64.78 Sq.m
Floor 2	10	68.39 Sq.m
Floor 2	11	67.68 Sq.m
Floor 2	12	67.66 Sq.m
Floor 2	13	78.96 Sq.m
Floor 2	14	80.09 Sq.m
Floor 2	15	79.95 Sq.m
Floor 2	16	81.22 Sq.m
Typical Floor	1	78.51 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	2	79.69 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	3	79.69 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	4	80.45 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	5(LIG)	65.01 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	6(LIG)	65.12 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	7(LIG)	65.53 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	8	80.09 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	9	79.88 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	10	68.02 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	11	67.68 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	12	67.66 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	13	78.96 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	14	80.09 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	15	79.95 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Typical Floor	16	81.22 Sq.m
3,4,5,6,7,8,9,10,11,12,13,14,15		
Floor 16	1	79.69 Sq.m
Floor 16	2	79.69 Sq.m
Floor 16	3	79.68 Sq.m
Floor 16	4	82.25 Sq.m
Floor 16	5(LIG)	65.01 Sq.m
Floor 16	6(LIG)	65.12 Sq.m
Floor 16	7(LIG)	65.53 Sq.m
Floor 16	8	80.09 Sq.m
TOTAL	237 NOS	

PARKING DETAILS :

PARKING COTEGORY	DWELLING UNITS	CAR REQUIRED	TWO WHEELER REQUIRED
RESIDENTIAL FROM 50 TO 75	90 NOS	-	90 NOS
RESIDENTIAL FROM 75 TO 100	147 NOS	74 NOS	147 NOS
VISITORS PARKING OF 10%	-	08 NOS	24 NOS
TOTAL	237 NOS	82 NOS	261NOS



SITE PLAN

SHEET NO: 07/07

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL HIGH RISE BUILDING AT S.F.NO: 16/1A1Apt, 16/1A1Bpt, 16/1A1Cpt, 18/2Apt, 18/3pt, 20pt IN THAIYUR "A" VILLAGE, TIRUPORUR TALUK, CHENGALPATTU DISTRICT.

AREA STATEMENT DETAILS

SITE AREA : 7429.74 SQ.M

PROPOSED BUILDING AREA DETAILS :

S.NO	DESCRIPTION	DWELLING UNIT (NOS)	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
BLOCK -01 (RESIDENTIAL)					
	STILT FLOOR	-	584.12	1445.25	2029.37
01	FIRST FLOOR	05 NOS	1902.99	-	1902.99
	SECOND FLOOR	16 NOS	1517.53	-	1517.53
	THIRD FLOOR	16 NOS	1516.34	-	1516.34
	FOURTH FLOOR	16 NOS	1516.34	-	1516.34
	FIFTH FLOOR	16 NOS	1516.34	-	1516.34
	SIXTH FLOOR	16 NOS	1516.34	-	1516.34
	SEVENTH FLOOR	16 NOS	1516.34	-	1516.34
	EIGHTH FLOOR	16 NOS	1516.34	-	1516.34
	NINTH FLOOR	16 NOS	1516.34	-	1516.34
	TENTH FLOOR	16 NOS	1516.34	-	1516.34
	ELEVENTH FLOOR	16 NOS	1516.34	-	1516.34
	TWELFTH FLOOR	16 NOS	1516.34	-	1516.34
	THIRTEENTH FLOOR	16 NOS	1516.34	-	1516.34
	FOURTEENTH FLOOR	16 NOS	1516.34	-	1516.34
	FIFTEENTH FLOOR	16 NOS	1516.34	-	1516.34
	SIXTEENTH FLOOR	08 NOS	759.72	-	759.72
	SIXTEENTH FLOOR (HEAD ROOM)	-	-	77.57	77.57
	TERRACE FLOOR (HEAD ROOM)	-	-	81.09	81.09
	SUB TOTAL	237 NOS	24476.78	1603.91	26080.69
02	GUARD ROOM-01	-	-	3.15	3.15
03	GROUND FLOOR	-	-	3.15	3.15
	GUARD ROOM-02	-	-	3.15	3.15
TOTAL		237 NOS	24476.78	1610.21	26086.99

TOTAL FSI AREA = 24476.78 SQ.M

FLOOR SPACE INDEX = $\frac{24476.78}{7429.74}$ = 3.29

NORMALLY PERMISSIBLE FSI = 3.25

ACHIEVED FSI = 3.29

NOTE : ALL THE PROPOSED DWELLING UNIT AREA BELOW 90.00 SQ.M

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	73+ 9PCP = 82 NOS	100 + 09PCP = 109 NOS
TWO WHEELER PARKING	234 + 27DA = 261 NOS	234 + 27DA = 261 NOS

PARKING SLOT SIZE :

100 CARS WITH DIMENSION 2.50 x 5.00M

09 PCP CARS WITH DIMENSION 3.60 x 5.00M

261 TWO WHEELER WITH DIMENSION 1.00 x 1.80M

COLOUR INDEX :		REFERENCE :	
PROPOSED		SCALE	: 1:200
BOUNDARY		DATE	: 16 MAY 2024
ROAD			
DRIVEWAY			

APPLICANT :

For Emerald Haven Realty Limited

ARCHITECT / REGISTERED ENGINEER :

PRASHANTH S KHARCHI
B.Arch., Dip. Business Management, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No: CA/2004/3360
APPROVED VALUER No: F18119
LICENSED SURVEYOR - CHENNAI CHAMBER OF ARCHITECTS No: 1072019
Reg. No. RA/CG-12/19/03/01-02, 18-04-2019
Reg. No. CE/RCN/RA/CG-12/19/04/0053/Dt. 02.05.2019
No. 27/2, SHAFIEE MOHAMMED ROAD, CHENNAI - 600 006
V + 91 984 2829 1291, 3261 3261, Fax : 2029 0051

REGISTERED STRUCTURAL ENGINEER :

P. PRADEEP, B.E., M.Tech.,
Structural Engineer Gr I (CMDA)
Regn. No: SE/GR-1/19/07/184
No.E2 607, Purva Windermere
Pallikarai, Chennai - 100
Cell : 9500702114

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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
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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.

