

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.

PROJECT:

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF STILT + 5 FLOORS
WITH 93 D.UNITS AFFORDABLE HOUSING
RESIDENTIAL BUILDING AT S.NOS:
69/9D1A1 & 70/2A1,
EAST COAST ROAD, KANATHUR
REDDIKUPPAM VILLAGE, THIRUPORUR
TALUK, CHENGALPET DISTRICT.

SCHEDULE OF JOINERY

TYPE	WIDTH	HEIGHT	DESCRIPTION
MD	1.00	2.40	MAIN DOOR
GD	1.50	2.40	GLASS DOOR
D1	0.90	2.40	DOOR
D2	0.75	2.40	DOOR
SD	2.40	2.20	SLIDING DOOR
W1	1.50	1.80	WINDOW
W2	0.75	1.80	WINDOW
W3	1.20	1.80	WINDOW
W4	1.40	1.80	WINDOW
W5	1.30	1.80	WINDOW
SW	2.50	1.80	STAIRCASE WINDOW
SW1	0.90	1.80	STAIRCASE WINDOW
KW	1.30	1.50	KITCHEN WINDOW
KW1	1.00	1.50	KITCHEN WINDOW
V	0.75	0.90	VENTILATOR

SPECIFICATIONS:

FOUNDATION:
R.C.C FOUNDATION OVER A BED OF R.C.C 148 SAND CUSHIONS.
SUPER STRUCTURE:
100 MM. INTERNAL & 200 MM EXTERNAL WALLS 8 CM 15 WITH PLASTER IN CM 15.
R.C.C. WORK:
R.C.C. COLUMNS&WALLS SLAB,UTLITLES AND DRAINAGES IN 124 MIX. ADEQUATELY REINFORCED.
FLOORING:
CEMENT FLOORING.
WEATHERING COURSE:
ONE SET OF BRICK JELLY LINE CONCRETE MIXED WITH CRUDE OIL. POINTED AND LAD TO SLOPE.
NOTE:
UNDER GROUND RAMP AND OVER HEAD WATER TANK ARE IDENTIFICATION CODED.

COLOUR CODE:

PROPOSED ☐
EXISTING ROAD ☐
BOUNDARY ☐

FIFTH FLOOR PLAN

SCALE : 1:100

DRAWING DATE :

DRAWN BY :

DRG. NO. :

JOB NO. :

For SEDRA (P) ENGINEERING AND CONSULTING LIMITED
Director

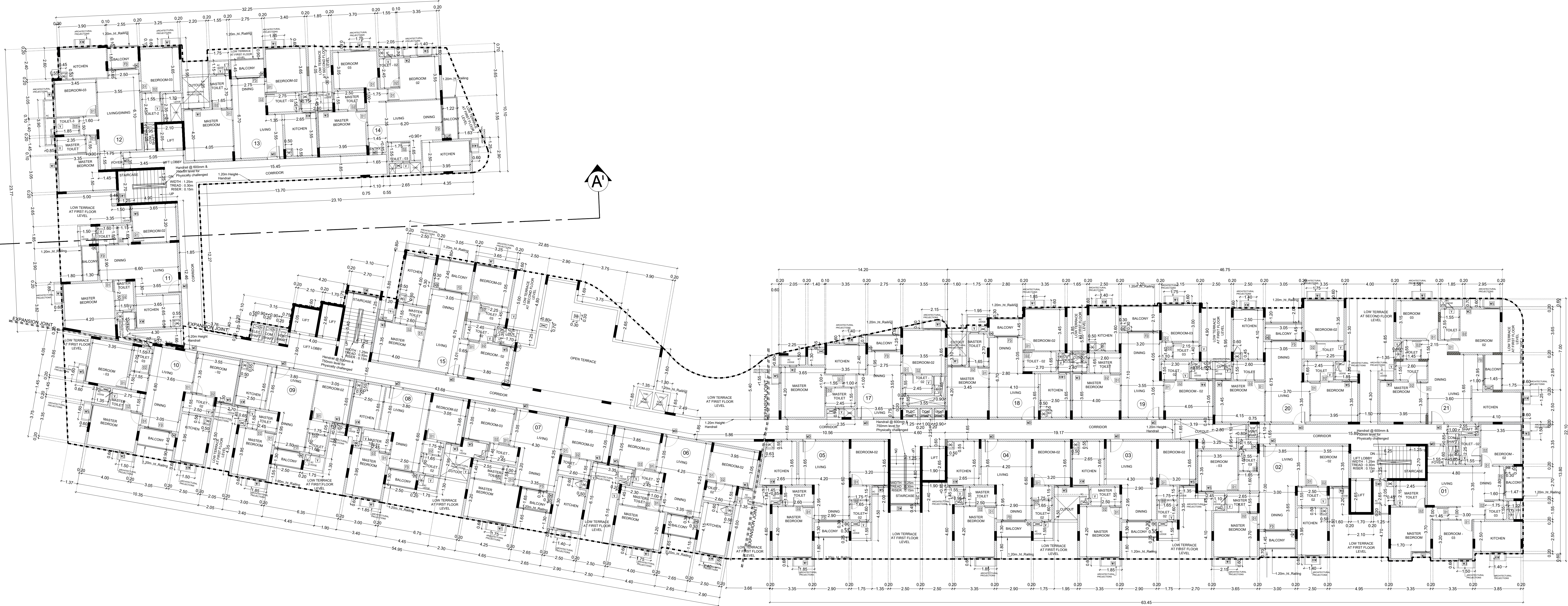
SIGNATURE OF OWNER

AMARAVATHI R. BORAHAN, M. Tech
Regional Structural Engineering Drafts (VSS)
Regd. No. PU/RS/05/17002302/0004
#11C-10th, S.V. Nagar, AMARAVATHI
Chennai-60. Ph-97319191

SIGNATURE OF STRUCTURAL ENGINEER

S.A. SURESH K. S. (S. No. 1)
Regd. No. SA/2012/0001
4th Floor, Sree Narayana Temple
Puducherry, Tamil Nadu, India
#11C-10th, S.V. Nagar, AMARAVATHI
Chennai-60. Ph-97319191

SIGNATURE OF ARCHITECT /
LICENSED SURVEYOR



PROJECT:

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF STILT + 5 FLOORS
WITH 93 D.UNITS AFFORDABLE HOUSING
RESIDENTIAL BUILDING AT S.NOS:
69/9D1A1 & 70/2A1,
EAST COAST ROAD, KANATHUR
REDDIKUPPAM VILLAGE, THIRUPORUR
TALUK, CHENGALPET DISTRICT.

SCHEDULE OF JOINERY

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W5	1.30	1.80	WINDOW
SW	2.50	1.80	STAIRCASE WINDOW
SW1	0.90	1.80	STAIRCASE WINDOW
KW	1.30	1.50	KITCHEN WINDOW
KW1	1.00	1.50	KITCHEN WINDOW
V	0.75	0.90	VENTILATOR

SPECIFICATIONS:

FOUNDATION:
R.C.C FOUNDATION OVER A BED OF R.C.C 148 SAND CUSHIONS.
SUPER STRUCTURE:
100 MM. INTERNAL & 200 MM EXTERNAL WALLS 8 CM 15 WITH M20
CM 15
R.C.C WORK:
R.C.C COLUMN/BEAMS/SUBS/LINTELS AND SINGLES IN 124 MIX. ADEQUATELY
REINFORCED.
FLOORING:
CEMENT FLOORING
WEATHERING COURSE:
ONE SET OF BRICK JELLY LINE CONCRETE MIXED WITH CRUDE OIL. POINTED AND
LAD TO SLOPE.
NOTE:
UNDER GROUND RAMP AND OVER HEAD WATER TANK ARE
SEWER/STORMWATER DRAINAGE.

COLOUR CODE:

PROPOSED ☐
EXISTING ROAD ☐
BOUNDARY ☐

THIRD TO FOURTH
FLOOR PLAN

SCALE : 1:100

DRAWING DATE :

DRAWN BY :

DRG. NO. :

JOB NO. :

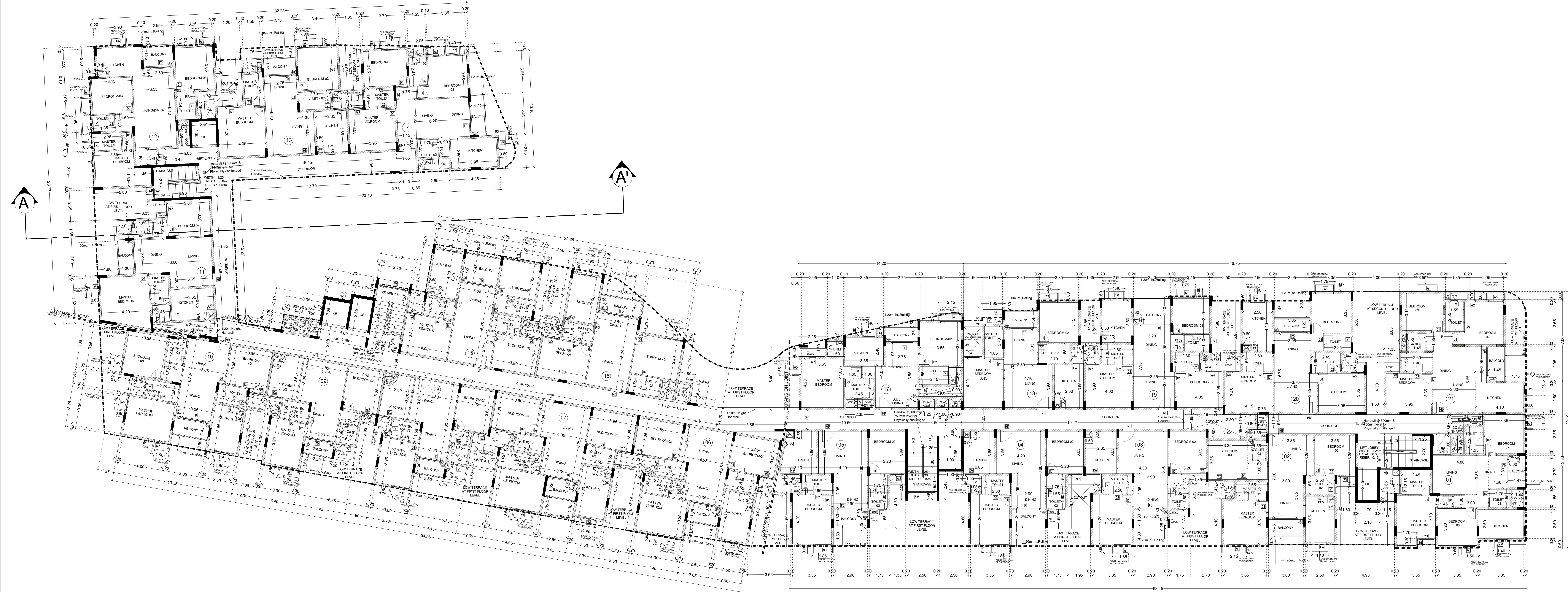
For SIVANATHAN ENGINEERING AND CONSULTING LIMITED
Director

SIGNATURE OF OWNER

AMARAVATHI R. BORAHAN, M. Tech
Regional Structural Engineering Draftsman
Reg. No. PU/RS/05/17002302/0004
#11C-10th, S.V. Nagar, Amaravathi
Chennai-60, Ph-97310191

SIGNATURE OF STRUCTURAL ENGINEER

S.A. SIVANATHAN, E. (S. No. 1)
Reg. No. CE/2012/0001
401, Prince Street, Chennai-600006
Ph: 8860000000, 9840000000
E-mail: sivanathan@rediffmail.com
Website: www.sivanathan.com

SIGNATURE OF ARCHITECT /
LICENSED SURVEYOR

PROJECT:
PLAN SHOWING THE PROPOSED
CONSTRUCTION OF STILT + 5 FLOORS
WITH 93 D.UNITS AFFORDABLE HOUSING
RESIDENTIAL BUILDING AT S.NOS:
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KW	1.30	1.50	KITCHEN WINDOW
KW1	1.00	1.50	KITCHEN WINDOW
V	0.75	0.90	VENTILATOR

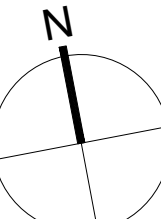
SPECIFICATIONS:

FOUNDATION:
R.C.C FOUNDATION OVER A BED OF R.C.C 1:4:8 SAND CUSHIONS.
SUPER STRUCTURE:
100 MM. INTERNAL & 200 MM EXTERNAL WALLS IN CM 15 WITH PLASTER IN CM 15.
R.C.C. WORK:
R.C.C. COLUMNS, BEAMS, SLABS, UTILITY AND DRAINAGES IN 1:2:4 MIX. ADEQUATELY REINFORCED.
FLOORING:
CEMENT FLOORING.
WEATHERING COURSE:
ONE SET OF BRICK JELLY LINE CONCRETE MIXED WITH CRUDE OIL. POINTED AND LAD TO SLOPE.
ROOF:
UNDER GROUND RAMP AND OVER HEAD WATER TANK ARE ROOFED WITH CORRUGATED GALVA.
COLOUR CODE:
PROPOSED :
EXISTING ROAD :
BOUNDARY :

SECOND FLOOR PLAN

SCALE : 1:100

DRAWING DATE :
DRAWN BY :
DRG. NO. :
JOB NO. :



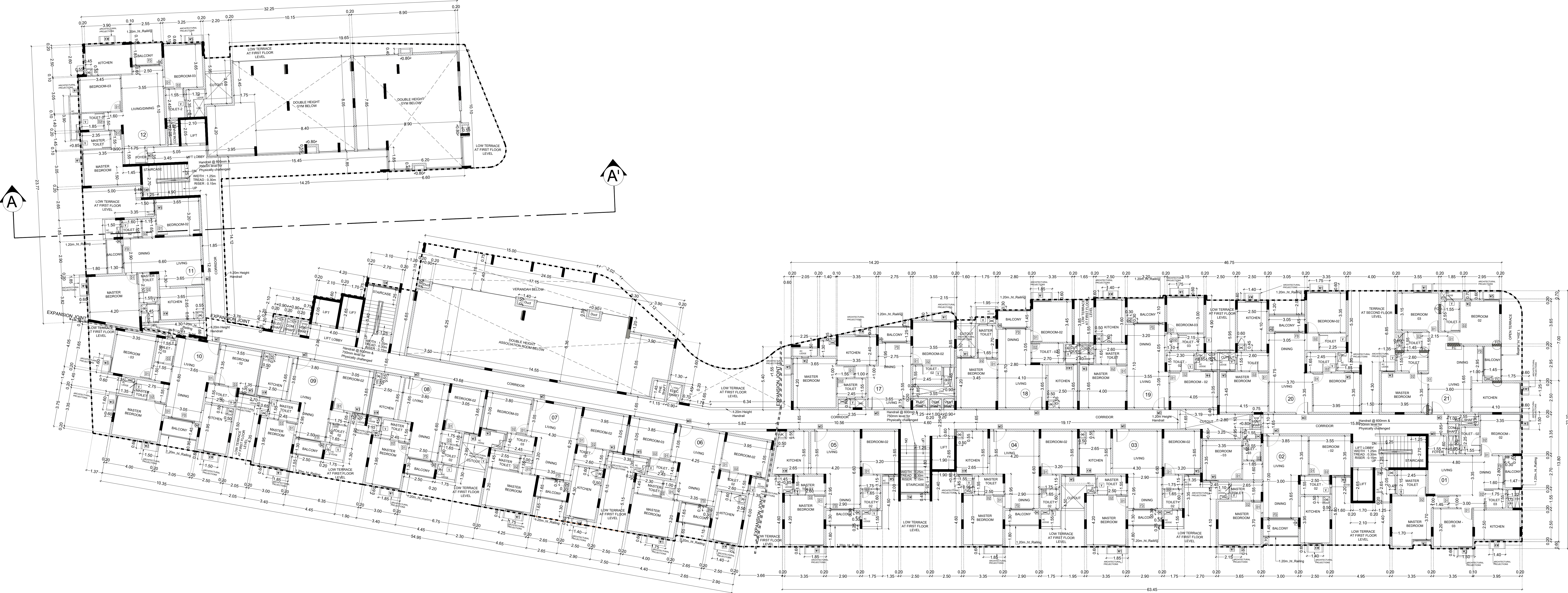
SIGNATURE OF OWNER

For SEDA/THIRUPORUR HOUSING LIMITED
Director

SIGNATURE OF STRUCTURAL ENGINEER

S.A. SURESH K. R. (S. No. 10)
Registered Structural Engineer (Grade II)
P.O. Box No. 10, Thiruporur
P.O. Box No. 10, Thiruporur
P.O. Box No. 10, Thiruporur
P.O. Box No. 10, Thiruporur

SIGNATURE OF ARCHITECT /
LICENSED SURVEYOR



PROJECT:

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SW1	0.90	1.80	STAIRCASE WINDOW
KW	1.30	1.50	KITCHEN WINDOW
KW1	1.00	1.50	KITCHEN WINDOW
V	0.75	0.90	VENTILATOR

SPECIFICATIONS:

FOUNDATION:
R.C.C. FOUNDATION OVER A BED OF R.C.C. 1:4:8 SAND CEMENTS
SUPER STRUCTURE:
100 THK. INTERNAL & 200 THK. EXTERNAL WALLS IN C.M. 1:3 WITH PLASTER IN C.M. 1:5
R.C.C. WORK:
R.C.C. COLUMN BEAMS, SLABS, LINTELS, AND SUNSHADES IN 1:2:4 MIX. ADEQUATELY REINFORCED
FLOORING:
CERAMIC FLOORING
WEATHERING COURSE:
ONE SET OF BRICK JELLY LINE CONCRETE MIXED WITH CRUDE OIL, POINTED AND LAD TO SLOPE
NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SEPARATELY CALLED

COLOUR CODE:

PROPOSED ☐
EXISTING ROAD ☐
BOUNDARY ☐

FIRST FLOOR PLAN

SCALE : 1:100

DRAWING DATE :

DRAWN BY :

DRG. NO. :

JOB NO. :

For SHARATH ENGINEERING AND HOUSING LIMITED

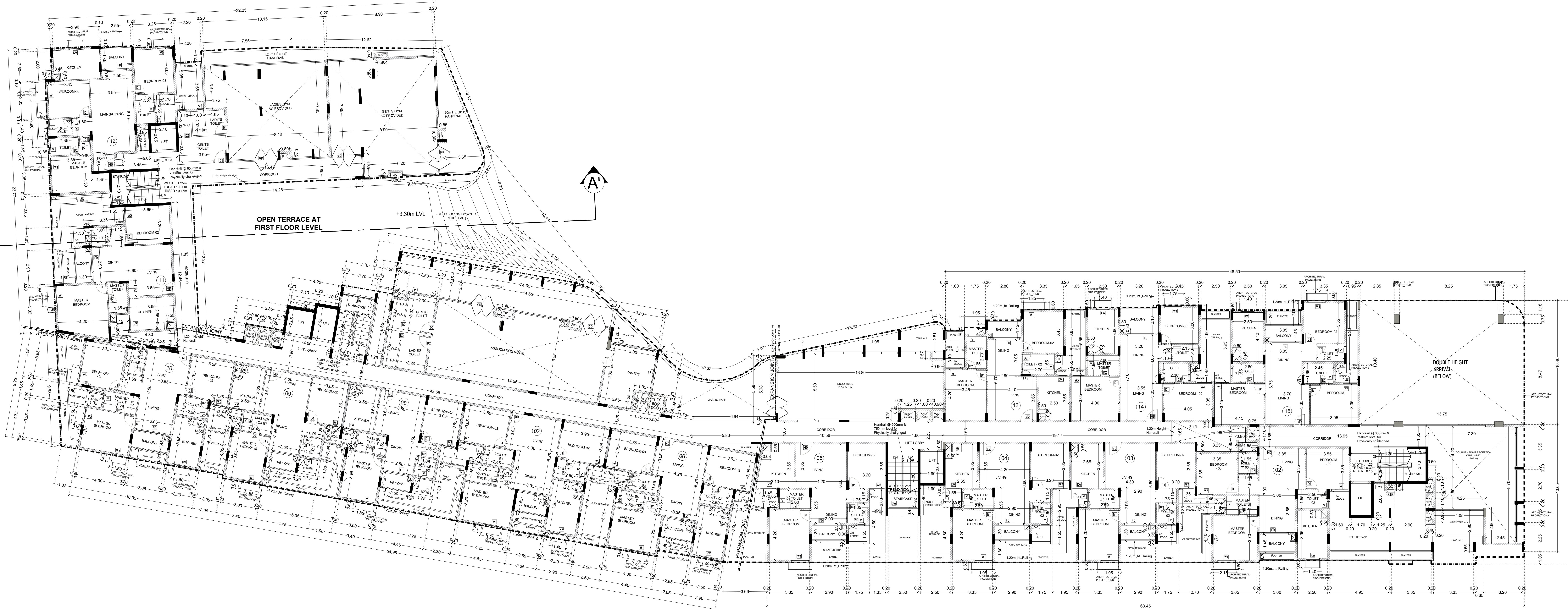
Director

SIGNATURE OF OWNER

AMARAVATHI R. BOORAJAN H. SUDH
Registered Structural Engineer (S.No. 19581)
P.O. Box 10, A-1, Bangalore, Karnataka 560011
Contact No. 9845111111

SIGNATURE OF STRUCTURAL ENGINEER

G.A. VANDANA K. S. SUDH
Registered Structural Engineer (S.No. 19581)
P.O. Box 10, A-1, Bangalore, Karnataka 560011
Contact No. 9845111111

SIGNATURE OF ARCHITECT /
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SCHEDULE OF JOINERY

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HD	1.00	2.40	MAIN DOOR
GD	1.50	2.40	GLASS DOOR
BD	0.90	2.40	DOOR
SD	0.75	2.40	SLIDING DOOR
WD	1.30	1.80	WINDOW
W2	0.75	1.80	WINDOW
W3	1.30	1.80	WINDOW
W4	1.40	1.80	WINDOW
W5	1.30	1.80	WINDOW
SW	2.30	1.80	STAIRCASE WINDOW
SWT	0.90	1.80	STAIRCASE WINDOW
KW	1.30	1.50	KITCHEN WINDOW
KW1	1.00	1.50	KITCHEN WINDOW
V	0.75	0.90	VENTILATOR

SPECIFICATIONS:

FOUNDATION:
R.C.C. FOUNDATION OVER A BED OF R.C.C. 1:4:8 SAND CONCRETE
SUPER STRUCTURE:
R.C.C. WITH 10% EXT. & 20% INT. WASTE WASTE IN CEMENT PLASTER IN C.F. 1:4:8
R.C.C. WORK:
R.C.C. COLUMN, BEAMS, SLAB, LINTEL & SANDWICH IN 1:2:8 SANDWICH
ROOFING:
CEMENT CONCRETE
ROOFING COURSE:
ONE SET OF BRICK ALLY LINE CONCRETE MADE WITH GRADE CUL. PORTLAND AND
LIME PUTTER
UPPER GROUND DAMP AND OVER HEAD WATER TANK ARE
ANTI-RUST COLOURED.

COLOUR CODE:

PROPOSED
EXISTING ROAD
BOUNDARY

SITE WITH STILT
FLOOR PLAN

SCALE : 1:100

DRAWING DATE :
DRAWN BY :
DNG. NO. :
JOB NO. :

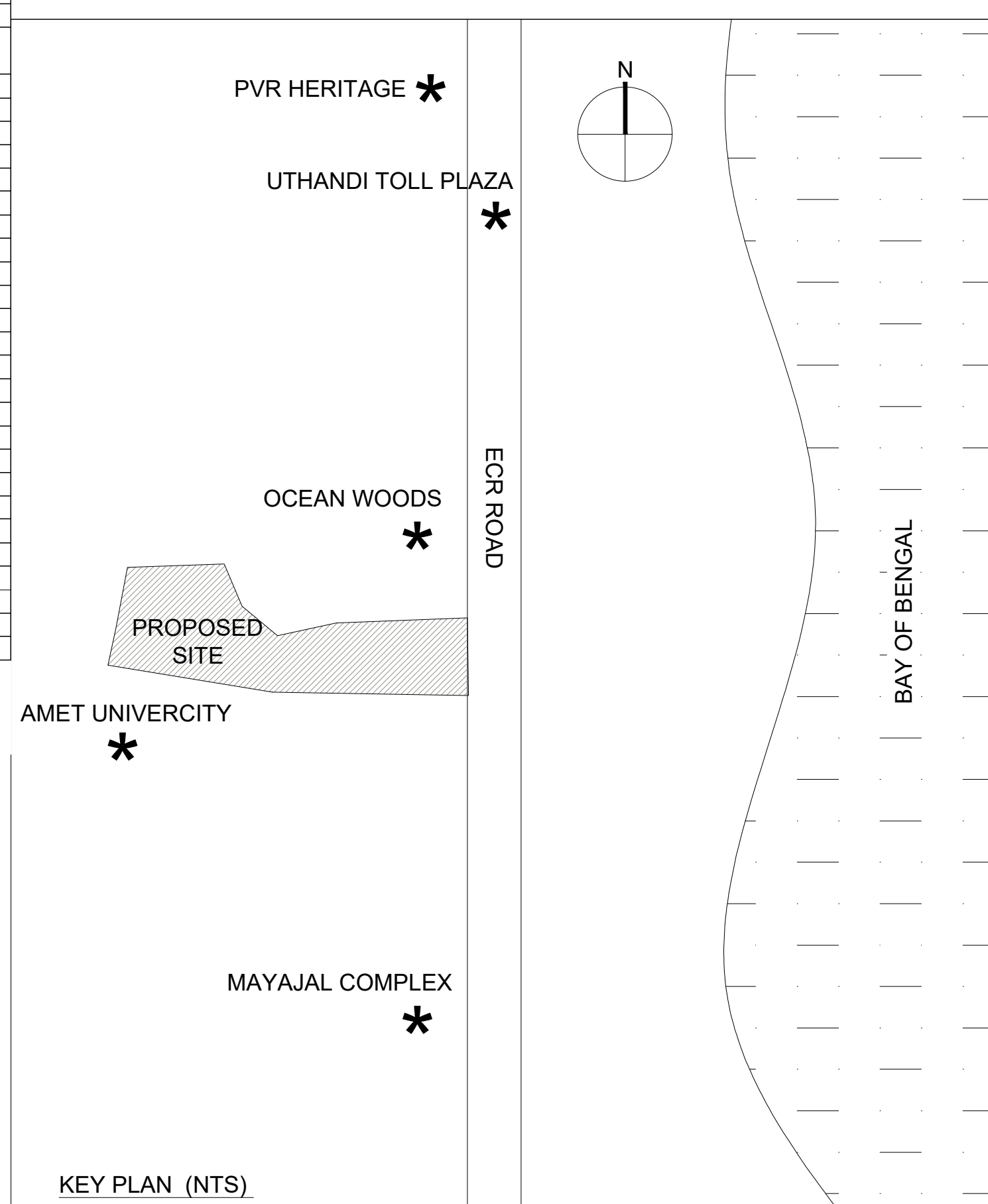
SIGNATURE OF OWNER

SIGNATURE OF STRUCTURAL ENGINEER

SIGNATURE OF ARCHITECT /
LICENSED SURVEYOR

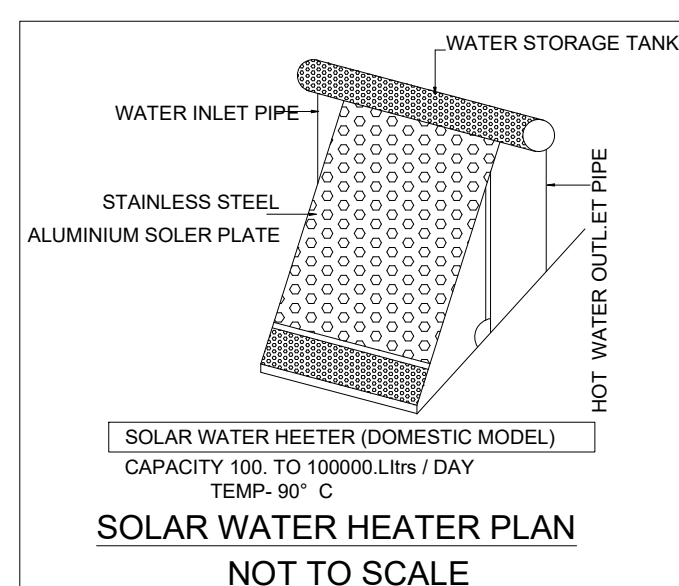
AREA STATEMENT (Area in Sq.m)

LAND AREA AS PER PATTA			3700.00		
LAND AREA AS PER DOCUMENT			3697.20		
FLOORS	FSI AREA	PARKING	NON FSI AREA	TOTAL BUILT UP AREA	USAGE
STILT FLOOR	197.05	2575.50	-	2772.55	-
	1568.90	-	-	1568.90	14 - D.UNITS
FIRST FLOOR	465.48	-	-	465.48	Ladies & Gents Gym, Association Room, Indoor Kids Play Area & Pantry
SECOND FLOOR	1930.79	-	-	1930.79	17 - D.UNITS
THIRD FLOOR	2276.53	-	-	2276.53	21 - D.UNITS
FOURTH FLOOR	2276.53	-	-	2276.53	21 - D.UNITS
FIFTH FLOOR	2190.92	-	-	2190.92	20 - D.UNITS
PUMP ROOM-STP	73.68	-	-	73.68	-
PUMP ROOM-SUMP	55.56	-	-	55.56	-
SECURITY ROOM	-	-	6.25	6.25	-
HEAD ROOM	-	-	158.22	158.22	-
TOTAL	11035.44	2575.50	164.47	13775.41	93 - D.UNITS
TOTAL FSI AREA	11035.44				
FSI	11035.44 / 3697.20			2.985	
CAR PARKING REQUIRED				82 nos	
TWO WHEELERS PARKING REQUIRED				64 nos	
CAR PARKING PROVIDED				105 nos	
TWO WHEELERS PARKING PROVIDED				75 nos	
TOTAL NUMBER OF DWELLINGS				93 nos	
ALLOWABLE FSI AREA @ 2.0				7394.40 sq.m	
PREMIUM FSI AREA @ 0.985				3641.04 sq.m	



FIFTH FLOOR	DWELLING UNITS/AREA	CARPET AREA	CAR PARKING REQUIRED	TWO WHEELERS PARKING REQUIRED
FLAT-01	102.84	89.68	1	
FLAT-02	102.27	89.63	1	
FLAT-03	82.22	72.19	0.5	1
FLAT-04	82.46	72.19	0.5	1
FLAT-05	83.65	72.88	0.5	1
FLAT-06	100.61	88.52	1	
FLAT-07	101.99	89.74	1	
FLAT-08	74.60	65.51	0.5	1
FLAT-09	74.54	65.57	0.5	1
FLAT-10	102.46	89.88	1	
FLAT-11	86.24	75.17	0.5	1
FLAT-12	102.33	89.70	1	
FLAT-13	85.65	75.38	0.5	1
FLAT-14	101.94	89.60	1	
FLAT-15	100.18	89.05	1	
FLAT-16	83.80	74.11	0.5	1
FLAT-17	81.97	71.08	0.5	1
FLAT-18	82.21	72.26	0.5	1
FLAT-19	100.62	89.04	1	
FLAT-20	101.87	89.42	1	
FLAT-21	102.01	89.78	1	
FLATINGS- 01 TO 15	2	2	2	
AND 17 TO 21	20			
CARS AND 2 WHEELERS REQUIRED			15.5	9

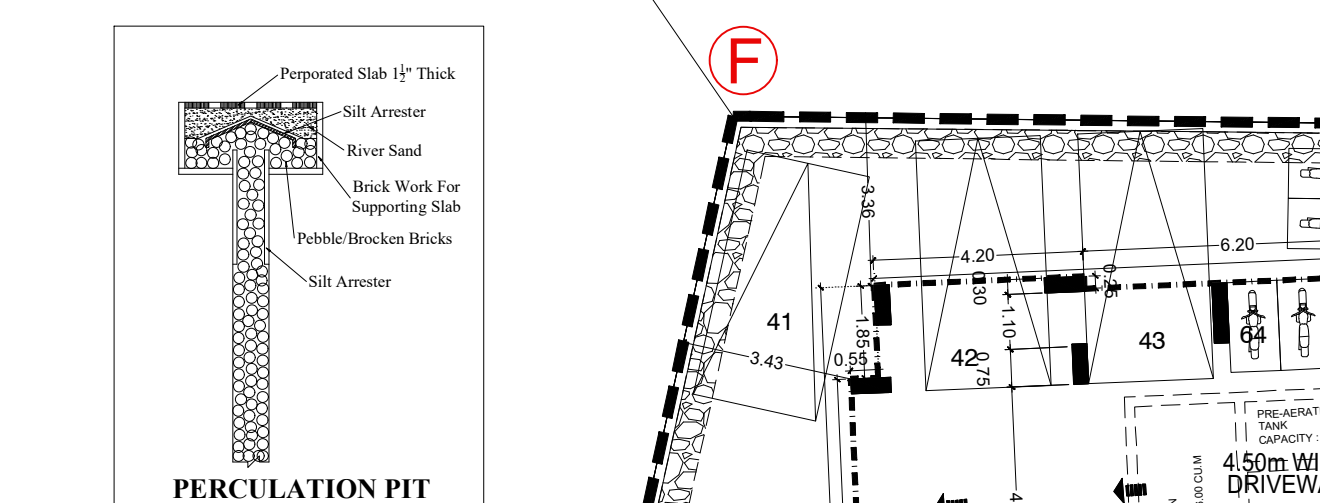
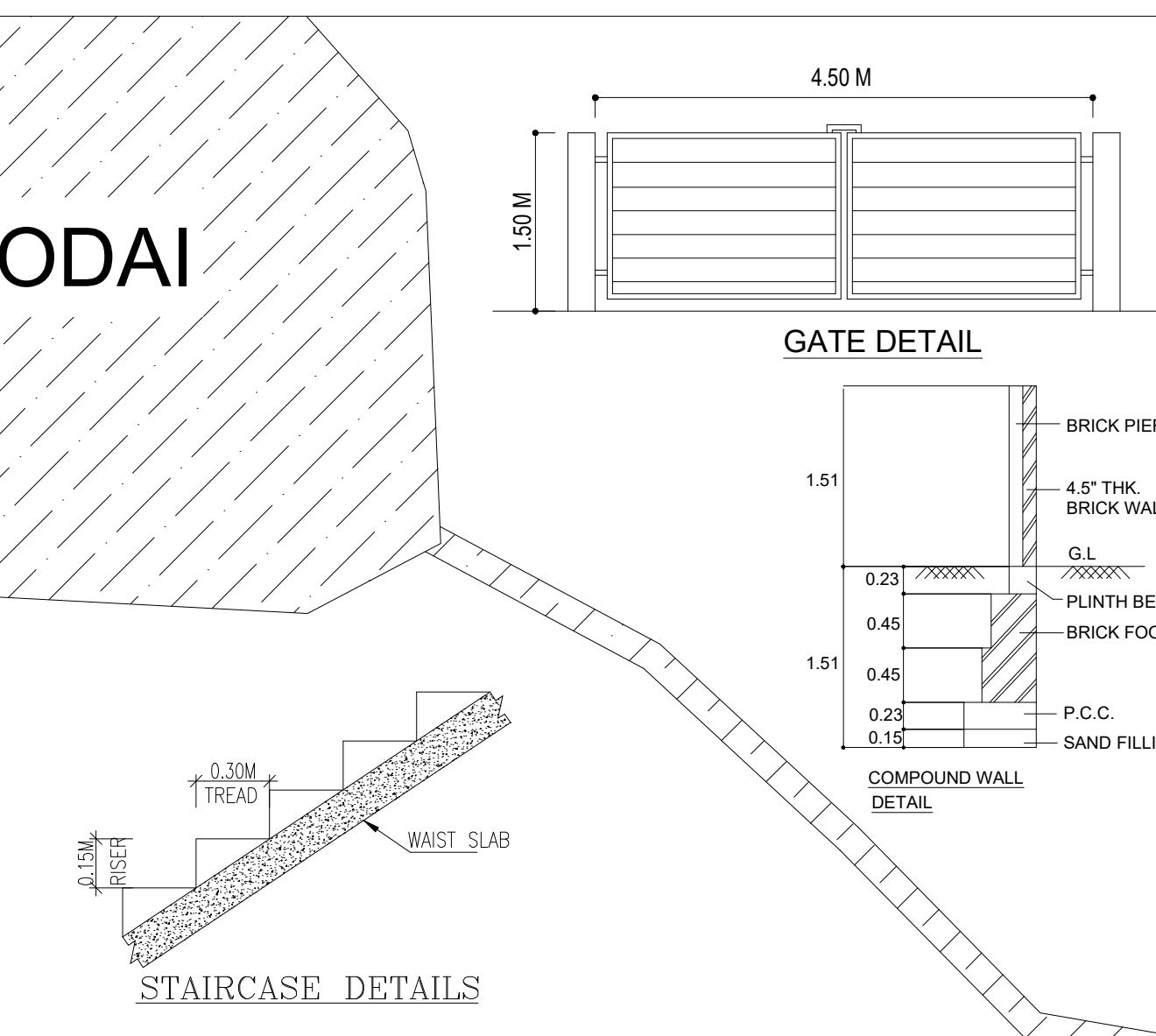
Parking Note	
Floor Area above 50 sq.m and up to 75 sq.m	1 Two Wheeler space
Floor Area above 75 sq.m and up to 100 sq.m	1 car space for every 2 dwelling units
Floor Area above 100 sq.m	1 Two Wheelers space for every dwelling units
Floor Area above 100 sq.m	1 car space for every 100 sq.m



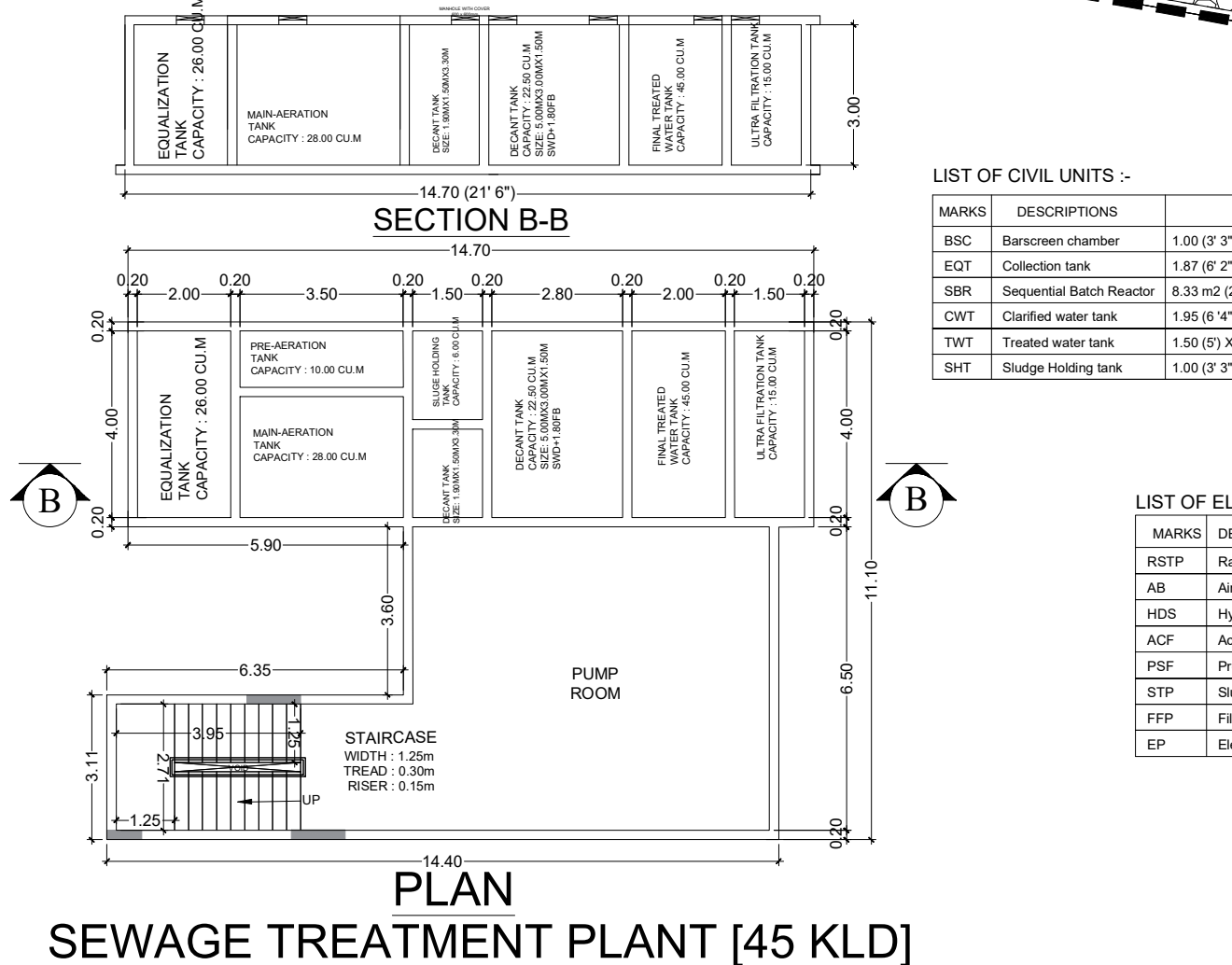
FIRST FLOOR PLAN	DWELLING UNITS/AREA	CARPET AREA	CAR PARKING REQUIRED	TWO WHEELERS PARKING REQUIRED
FLAT-02	102.27	89.63	1	
FLAT-03	82.22	72.19	0.5	1
FLAT-04	82.46	72.19	0.5	1
FLAT-05	83.65	72.88	0.5	1
FLAT-06	100.61	88.52	1	
FLAT-07	101.99	89.74	1	
FLAT-08	74.60	65.51	0.5	1
FLAT-09	74.54	65.57	0.5	1
FLAT-10	102.46	89.88	1	
FLAT-11	86.24	75.17	0.5	1
FLAT-12	102.33	89.70	1	
G.M.	185.05			
ASSOCIATION ROOM	124.06		3	14
PANTRY	21.50			
INDOOR KIDS PLAY AREA	70.50			
FLAT-18	82.21	72.26	0.5	1
FLAT-19	100.62	89.04	1	
FLAT-20	101.87	89.42	1	
FLATINGS- 02 TO 12 AND 18 TO 20	14			
CARS AND 2 WHEELERS REQUIRED			13.5	21
CAR PARKING REQUIRED			74	
10% VISITOR CAR PARKING			6	
TOTAL CAR PARKING REQUIRED			80	

SECOND FLOOR PLAN	DWELLING UNITS/AREA	CARPET AREA	CAR PARKING REQUIRED	TWO WHEELERS PARKING REQUIRED
FLAT-01	102.84	89.68	1	
FLAT-02	102.27	89.63	1	
FLAT-03	82.22	72.19	0.5	1
FLAT-04	82.46	72.19	0.5	1
FLAT-05	83.65	72.88	0.5	1
FLAT-06	100.61	88.52	1	
FLAT-07	101.99	89.74	1	
FLAT-08	74.60	65.51	0.5	1
FLAT-09	74.54	65.57	0.5	1
FLAT-10	102.46	89.88	1	
FLAT-11	86.24	75.17	0.5	1
FLAT-12	102.33	89.70	1	
FLAT-17	81.97	71.08	0.5	1
FLAT-18	82.21	72.26	0.5	1
FLAT-19	100.62	89.04	1	
FLAT-20	101.87	89.42	1	
FLAT-21	102.01	89.78	1	
FLATINGS- 01 TO 12 AND 17 TO 21	17			
CARS AND 2 WHEELERS REQUIRED			13	8
TWO WHEELERS PARKING REQUIRED			58	
10% VISITOR TWO WHEELERS PARKING			6	
TOTAL TWO WHEELERS PARKING REQUIRED			64	

THIRD AND FOURTH FLOORS	DWELLING UNITS/AREA	CARPET AREA	CAR PARKING REQUIRED	TWO WHEELERS PARKING REQUIRED
FLAT-01	102.84	89.68	1	
FLAT-02	102.27	89.63	1	
FLAT-03	82.22	72.19	0.5	1
FLAT-04	82.46	72.19	0.5	1
FLAT-05	83.65	72.88	0.5	1
FLAT-06	100.61	88.52	1	
FLAT-07	101.99	89.74	1	
FLAT-08	74.60	65.51	0.5	1
FLAT-09	74.54	65.57	0.5	1
FLAT-10	102.46	89.88	1	
FLAT-11	86.24	75.17	0.5	1
FLAT-12	102.33	89.70	1	
FLAT-13	85.65	75.38	0.5	1
FLAT-14	101.94	89.60	1	
FLAT-15	100.18	89.05	1	
FLAT-16	83.80	74.11	0.5	1
FLAT-17	81.97	71.08	0.5	1
FLAT-18	82.21	72.26	0.5	1
FLAT-19	100.62	89.04	1	
FLAT-20	101.87	89.42	1	
FLAT-21	102.01	89.78	1	
FLATINGS- 01 TO 21	2	2	2	
AND 17 TO 21	20			
CARS AND 2 WHEELERS REQUIRED			32	20
TOTAL CAR PARKING PROVIDED			105	
TOTAL TWO WHEELERS PARKING PROVIDED			75	
TOTAL NUMBER OF DWELLINGS			93	

S.NO: 70/1
Amet University

S.NO: 70/2A2



PLAN SEWAGE TREATMENT PLANT [45 KLD]

Signature of Architect
by
[Signature]Signature of Architect
by
[Signature]

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



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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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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.

