PP APPROVAL RECORD

Planning Permission

Chengalpattu

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

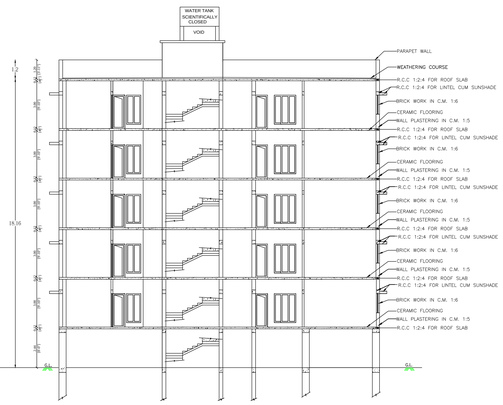
The approval as the planning authority issued it, reproduced in full behind this page.

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

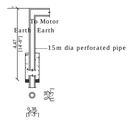
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT SURVEY No. 244/3A1, PATTA No. 1153, PLOT Nos. 50, 51 & 52, "ROYAL AVENUE", VILLAGE No. 07, KARANAIPUDUCHERY, VANDALUR TALUK, CHENGALPATTU DISTRICT.

SCALE :- 1 INCH = 8 FEET (OR) 1:100

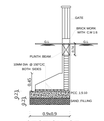
FRONT ELEVATION



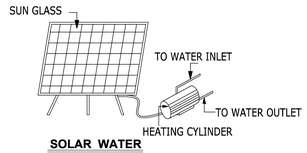
SECTION ON "RC"



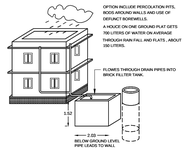
PLAN
BORE WELL DETAIL



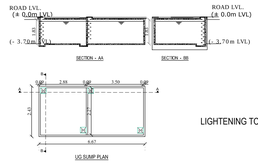
SECTION OF COMPOUND WALL AND GATE

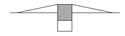


SOLAR WATER HEATING SYSTEM

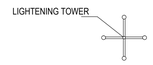


BORE (OR) WELL AND RAIN WATER STORAGE DETAILS



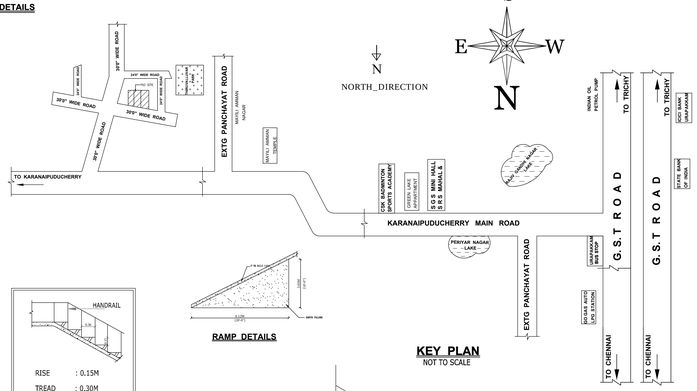


DWARF WALL DETAIL

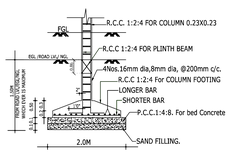


LIGHTENING TOWER

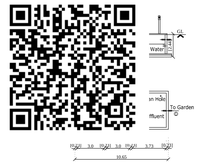
FIRE EXTINGUSHER (N.T.S)



KEY PLAN
NOT TO SCALE



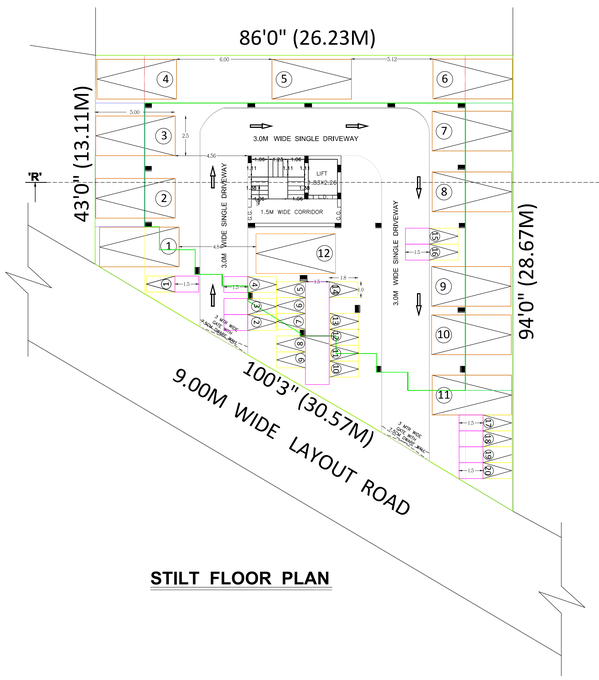
FOUNDATION DETAILS



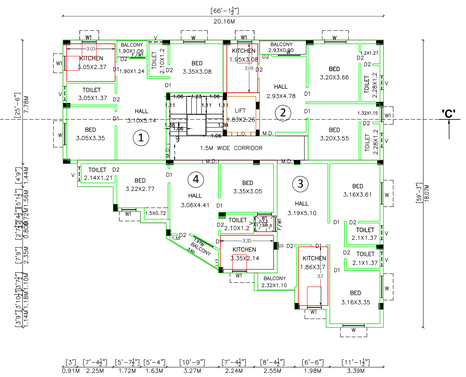
SEPTIC TANK WITH UP-FLOW DETAILS

STAIRS DETAILS

RAMP DETAILS

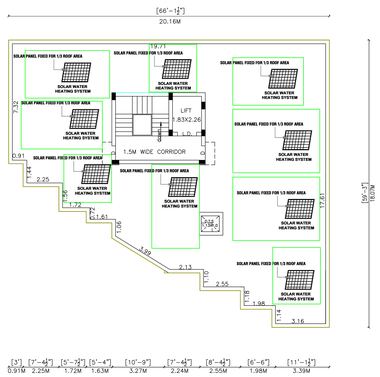


STILT FLOOR PLAN



TYPICAL FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN

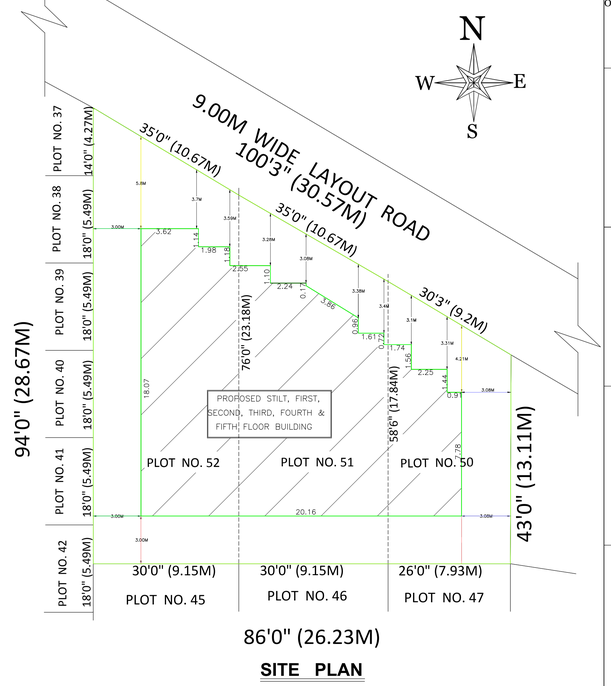
TYPICAL_FLOOR_PLAN1,2,3,4,5



TERRACE FLOOR PLAN

EXISTING APPROVAL NO
APPROVED LAYOUT LP/DTCP No. 174/2020
FILE No. TNRERA/4448/2022,TN/01/LAYOUT/5056/2022,
Dated 24.6.2022

Reference No.21YN88SG
Online Application No.SWP/BPA/143003/2024
SITE BOUNDARY SHOWN AS "A" TO "D"
BUILDING TECHNICAL APPROVAL NUMBER SWP/ RESIDENTIAL BUILDING
A.D./DTCP(CO3)NO. 38/2024



SITE PLAN

SCALE : 1 INCH : 8 FEET (OR) 1:100

DEWELLING UNIT AREA DETAILS		SQ.FT.	SQ.MT.
FIRST FLOOR BUILDING - F1	:	657.00	61.06
FIRST FLOOR BUILDING - F2	:	665.18	61.82
FIRST FLOOR BUILDING - F3	:	722.74	67.17
FIRST FLOOR BUILDING - F4	:	645.60	60.00
SECOND FLOOR BUILDING - S1	:	657.00	61.06
SECOND FLOOR BUILDING - S2	:	665.18	61.82
SECOND FLOOR BUILDING - S3	:	722.74	67.17
SECOND FLOOR BUILDING - S4	:	645.60	60.00
THIRD FLOOR BUILDING - T1	:	657.00	61.06
THIRD FLOOR BUILDING - T2	:	665.18	61.82
THIRD FLOOR BUILDING - T3	:	722.74	67.17
THIRD FLOOR BUILDING - T4	:	645.60	60.00
FOURTH FLOOR BUILDING - FO1	:	657.00	61.06
FOURTH FLOOR BUILDING - FO2	:	665.18	61.82
FOURTH FLOOR BUILDING - FO3	:	722.74	67.17
FOURTH FLOOR BUILDING - FO4	:	645.60	60.00
FIFTH FLOOR BUILDING - FI1	:	657.00	61.06
FIFTH FLOOR BUILDING - FI2	:	665.18	61.82
FIFTH FLOOR BUILDING - FI3	:	722.74	67.17
FIFTH FLOOR BUILDING - FI4	:	645.60	60.00

COMMON AREA DETAILS (STAIRCASE, LIFT & CORRIDOR)		SQ.FT.	SQ.MT.
STILT FLOOR BUILDING	:	317.74	29.53
FIRST FLOOR BUILDING	:	317.74	29.53
SECOND FLOOR BUILDING	:	317.74	29.53
THIRD FLOOR BUILDING	:	317.74	29.53
FOURTH FLOOR BUILDING	:	317.74	29.53
FIFTH FLOOR BUILDING	:	317.74	29.53

OFFICE USE

APPROVED LAYOUT LP/DTCP No. 174/2020

FILE No. TNRERA/4448/2022,TN/01/LAYOUT/5056/2022,
Dated 24.6.2022

SCHEDULE OF JOINERY		
M.D.	DOOR	1.06 X 2.10
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
W	WINDOW	1.37 X 1.22
W1	WINDOW	0.90 X 1.22
F/W	FOYER WINDOW	0.90 X 1.83
V	VENTILATOR	0.90 X 0.60
L.D.	LIFT DOOR	1.20 X 2.10

COLOUR INDEX	
PRO.BUILDING	
PLOT BOUNDARY	
R O A D	

AREA DETAILS		SQ.FT.	SQ.MT.
PLOT AREA (AS PER DOCUMENT)			
PLOT NO. 50	:	1321.00	122.88
PLOT NO. 51	:	2025.00	188.37
PLOT NO. 52	:	2560.00	238.13
	:	5906.00	549.38
PLOT AREA (AS PER PATTA)	:	5906.00	549.00
PLOT AREA (AS PER SITE)	:	5896.00	548.51
SUPER IMPOSED AREA	:	5896.00	548.51

RESIDENTIAL BUILDING NAME	NON FSI AREA IN Sq.m	FSI AREA IN Sq.m	TOTAL BUILDUP AREA IN Sq.m
PRO.STILT FLOOR PARKING	280.93	-	280.93
PRO.FIRST FLOOR BUILDING	-	280.93	280.93
PRO.SECOND FLOOR BUILDING	-	280.93	280.93
PRO.THIRD FLOOR BUILDING	-	280.93	280.93
PRO.FOURTH FLOOR BUILDING	-	280.93	280.93
PRO.FIFTH FLOOR BUILDING	-	280.93	280.93
TOTAL	280.93	1404.65	1685.58

FLOOR SPACE INDEX = 1404.65 / 548.51 : 2.50

COVERAGE : 51%

OPEN S P A C E AREA : 267.58Sq.m

PARKING DETAILS

	REQUIRED	PROVIDED
CAR PARKING	10 No's	12 No's
TWO WHEELER PARKING	18 No's	20 No's
PHYSICALLY CHALLENGED CAR PARKING	2 No's	2 No's

SANITARY REQUIREMENTS

FLOOR	NO OF DWELLING UNIT	REQUIRED			PROVIDED		
		TOILET	SINK	WATER TAP	TOILET	SINK	WATER TAP
FIRST FLOOR	4	8	4	16	8	4	24
SECOND FLOOR	4	8	4	16	8	4	24
THIRD FLOOR	4	8	4	16	8	4	24
FOURTH FLOOR	4	8	4	16	8	4	24
FOURTH FLOOR	4	8	4	16	8	4	24

OWNER'S NAME: **Mr. B. VISHNU SASHANKAR**

For SASHANKAR Developers
Partner

R. MANIKANDAN, M.Tech. (Structures)
Registered Structural Engineer Grade I (RES) DTCP
COLIEN/STE/01/2019/0136
AURA ENGINEERING CONSULTANTS
13/27, 67th Street, R.V. Nagar,
Ashok Nagar, Chennai-600 083.
Ph. 044-48597100 Cell: 9790751378

STRUCTURAL ENGINEER

K.S. RAMPRASAD,D.C.E.,FIIV.,
Regd. No: 018/LS/2019/00010-CAT/I-3840
M/s. RAM'S CONSTRUCTION
Consulting Architects, Engineers, Valuers
Contractors & Licensed Surveyors
Nanmayam, No: 19, Alapakkam Road,
Vedachala Nagar, Chengalpattu - 603 001
Ph. : 044-44594176

REGISTERED ENGINEER

Er.G.Manoj Kumar B.E (Civil) M.E (Geotech)
Registered Geotechnical Consultant
GTE/19/03/012-CMDA & GTE/TVL/01/01/19-DTCP
GLOBE GEOTECHNIQUES
Cell : 9445315710 & 6381663653
Email : globegeotechniques@gmail.com

GEOTECH ENGINEER

Er. D. [illegible] M.E.,
Registered Construction Engineer (CE)
GOLDISTRICE/2019/[illegible]
PARVATHY CONSTRUCTION
No: 7/6, Old Mahabalipuram Road,
Chengalpattu-603 001
Cell: 9962 39 9625

CONSTRUCTION ENGINEER

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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Chennai 600 097, India
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+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.