

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 BUILDING IN S.F.NO: 40/2B & 54/2 AT MUTTUKADU VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

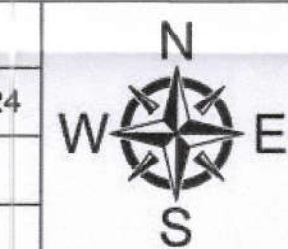
FOUNDATION : RCC 1:11/2:3 M25 Concrete Column footing Laid Over sand filling and PCC 1:4:8.
 RCC WORK : All Column, Beams, Roof Slab, Lintel, & Sunshade are in CC 1:11/2:3(M-25)
 BRICKWORK : B.W in Basement & Superstructure are in CM 1:5.
 JOINERY : Joineries are made with Steel (or) first class teak 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

MD	1.07 x 2.10	MAIN DOOR
D	0.91 x 2.10	DOOR
D1	0.76 x 2.10	DOOR
D2	1.07 x 2.10	DOOR
SD	2.46 x 2.10	SLIDING DOOR
KW	1.22 x 1.50	WINDOW
W1	1.83 x 1.50	WINDOW
W2	1.14 x 1.80	WINDOW
W3	0.91 x 1.50	WINDOW
W4	2.00 x 1.80	WINDOW
SW	0.76 x 1.50	STAIRCASE WINDOW
SW1	0.91 x 1.50	STAIRCASE WINDOW
V	0.61 x 0.90	VENTILATOR

COLOUR INDEX :

PROPOSED		SCALE : 1:100
BOUNDARY		DATE : 29 JUN 2024
ROAD		
DRIVEWAY		



APPLICANT :

For SHRI JANANI HOMES (P) LTD

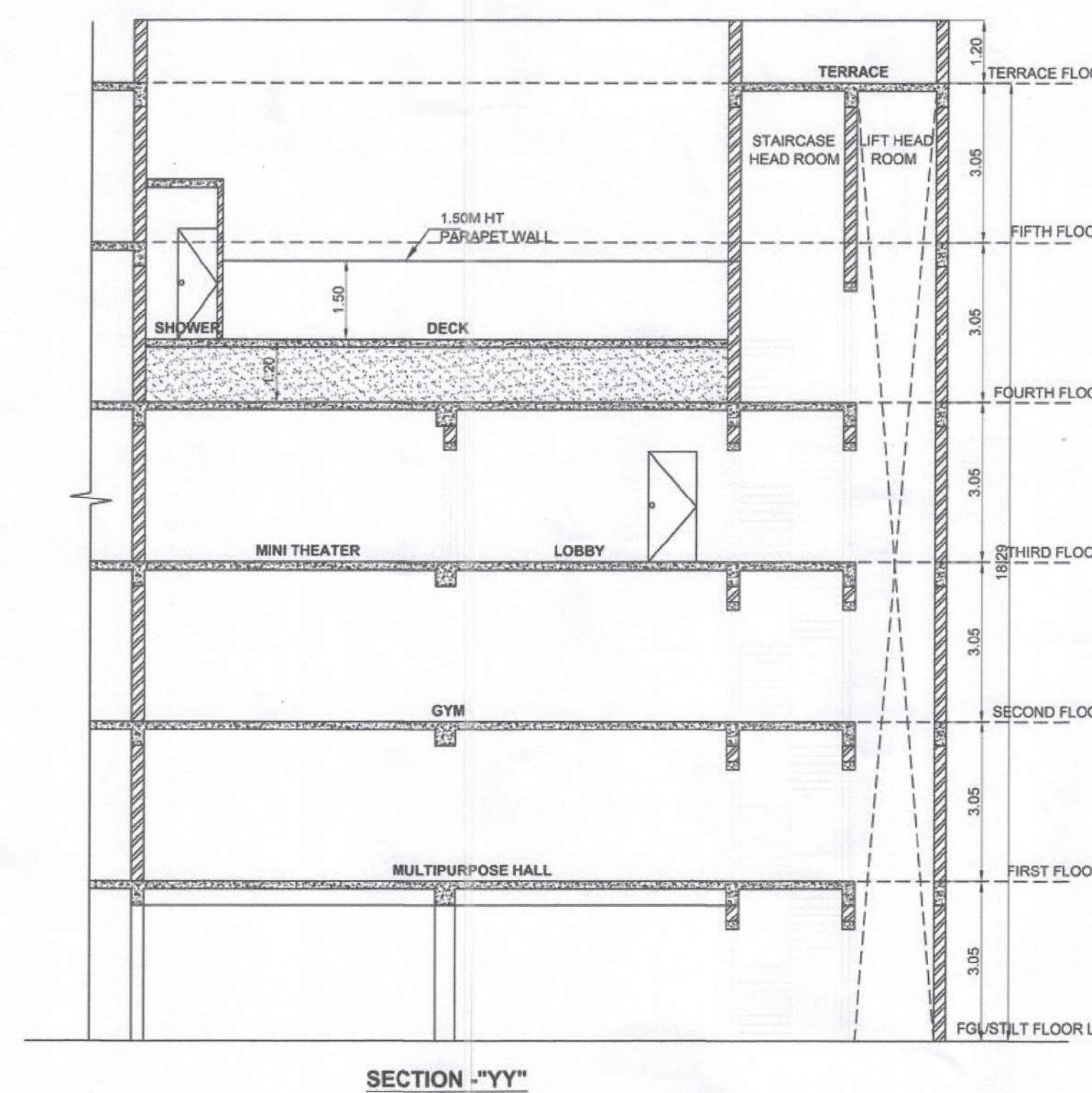
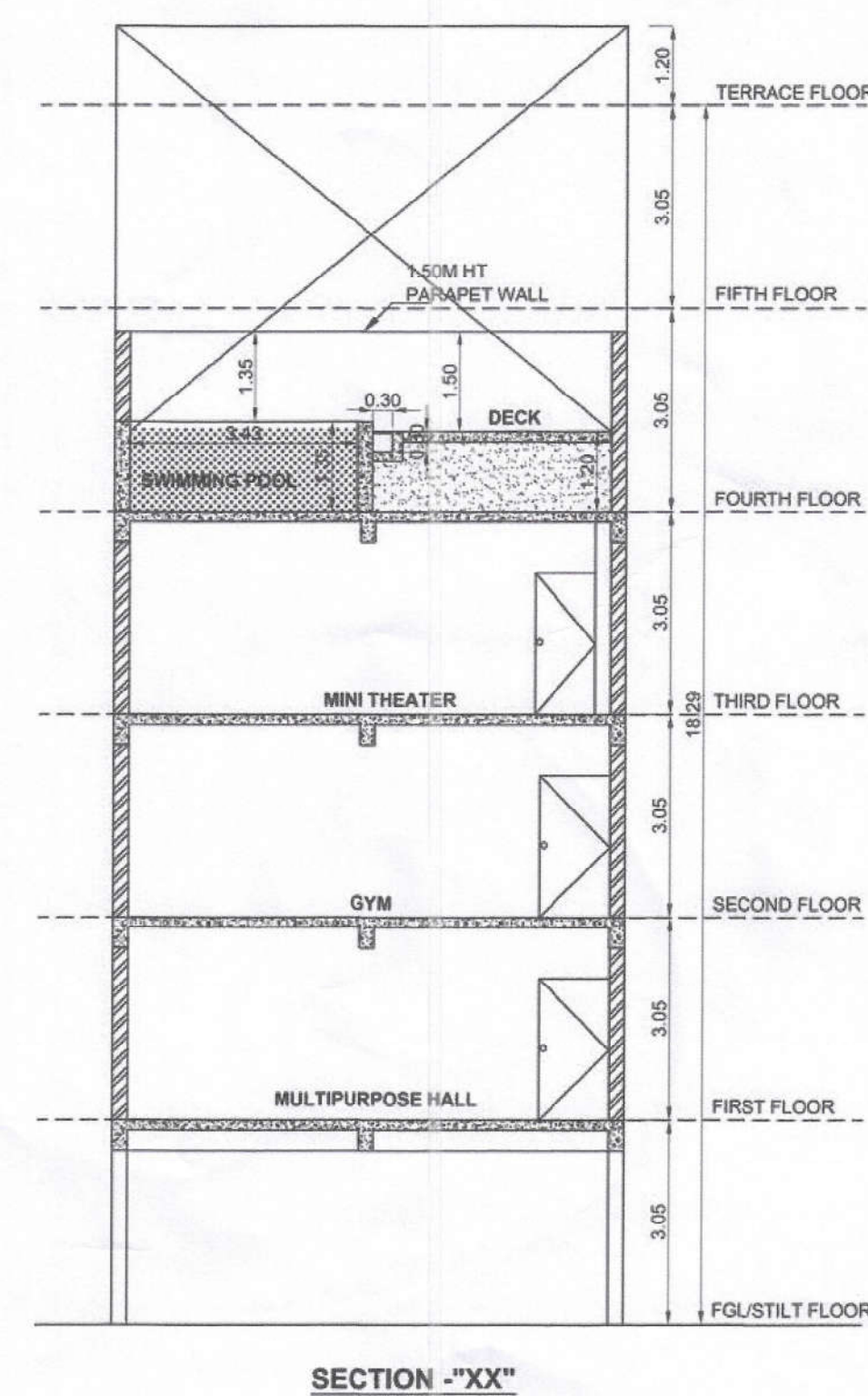
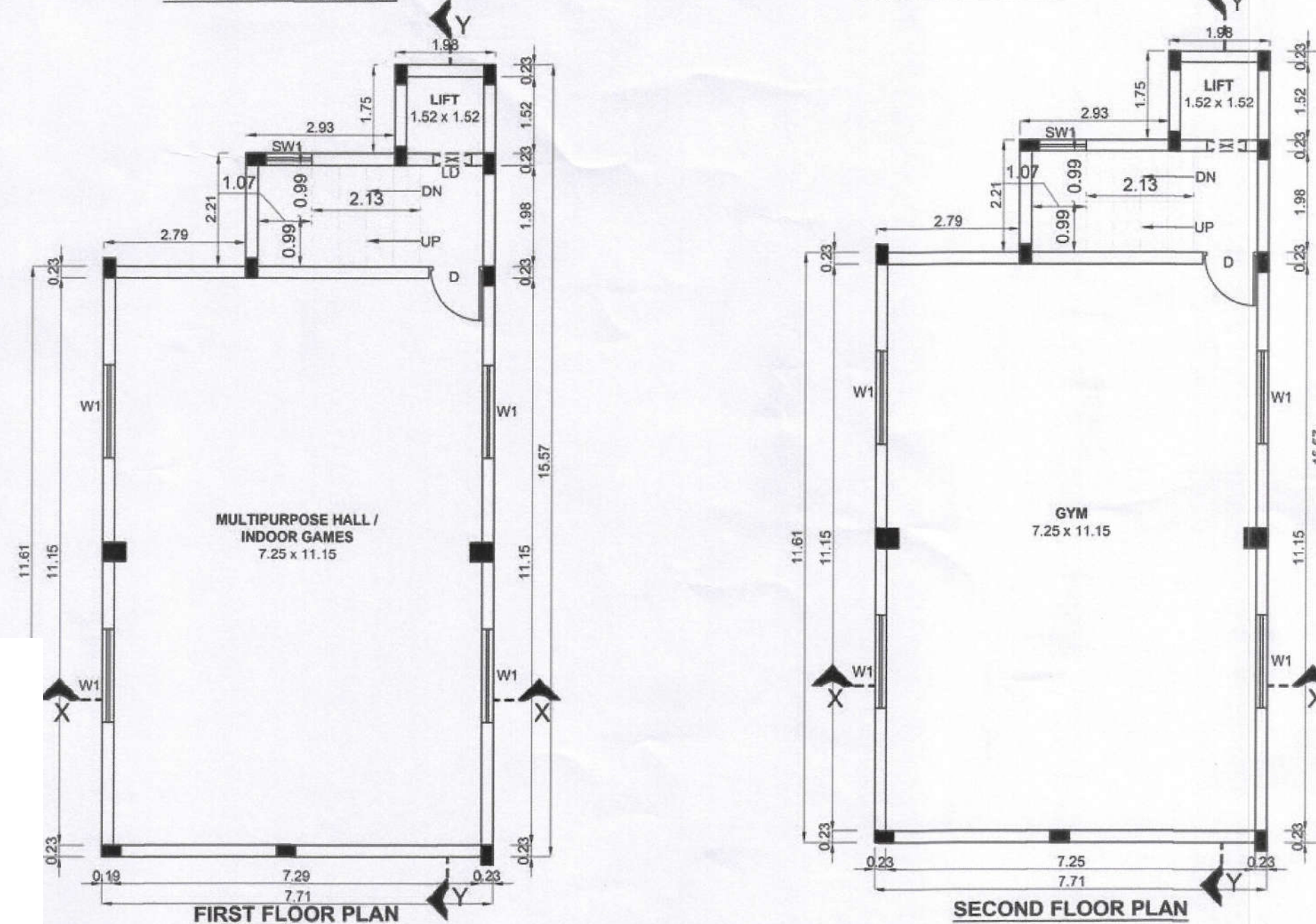
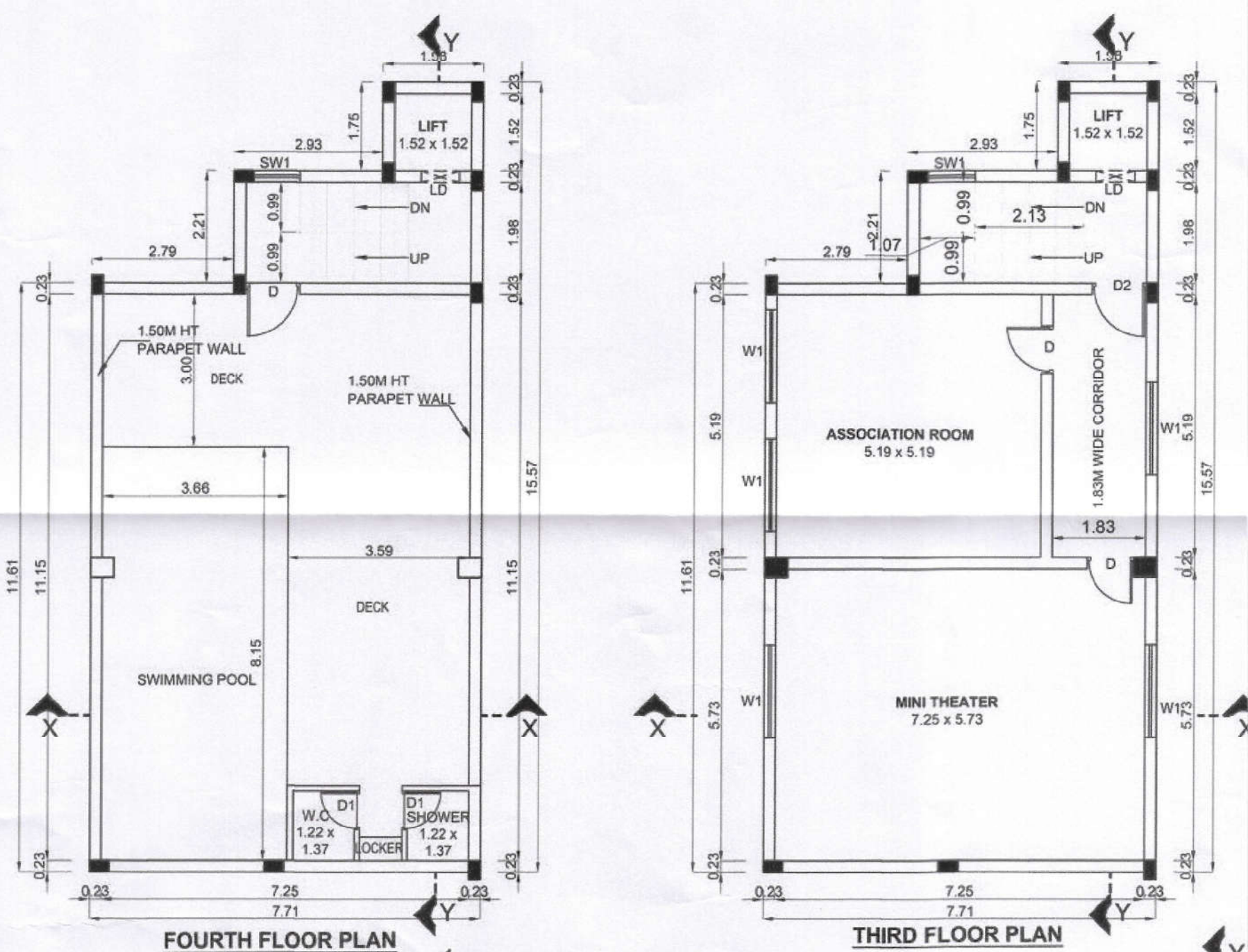
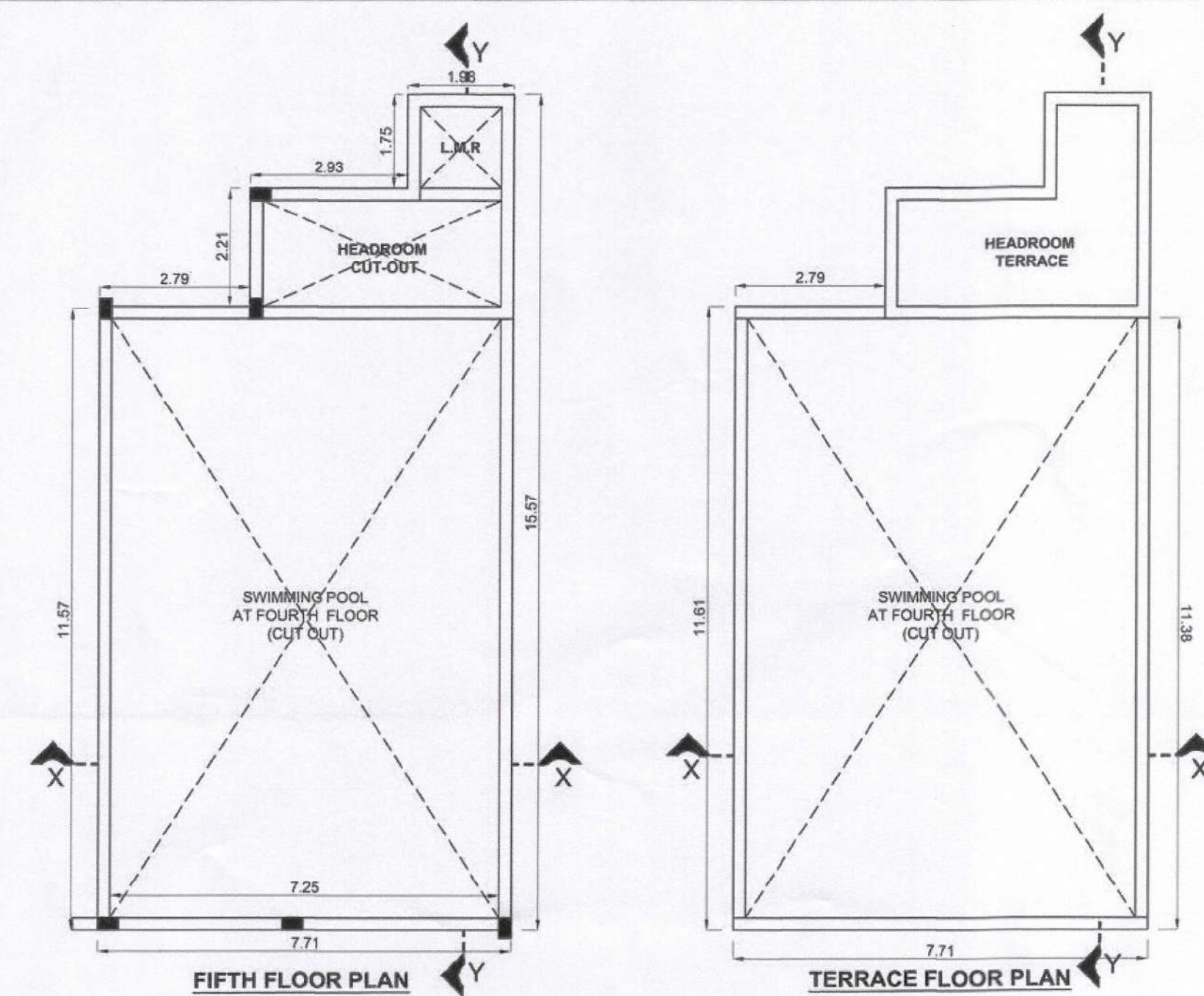
 Managing Director

ARCHITECT / REGISTERED ENGINEER :

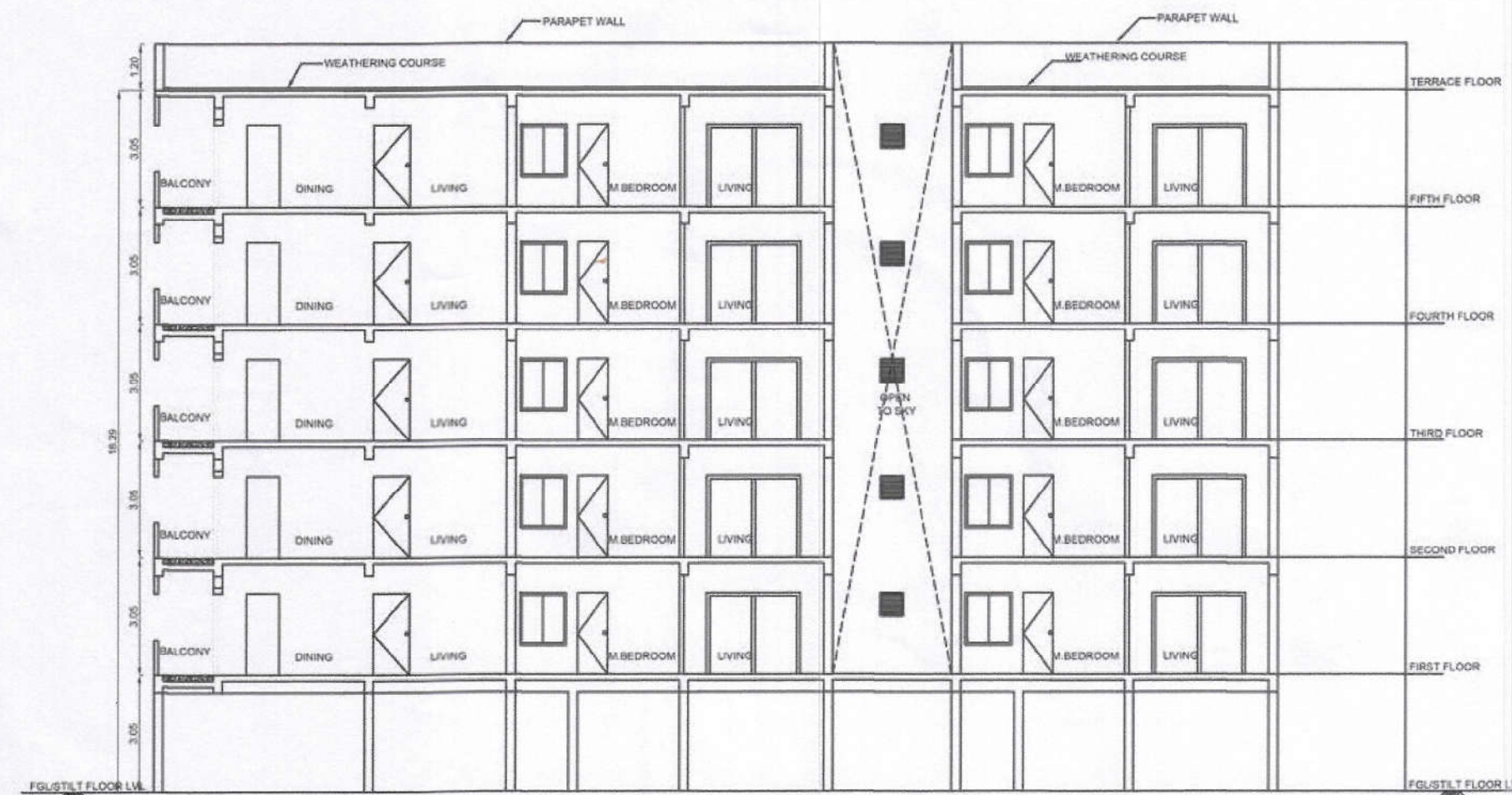
KARTHIK . H
 CA/2009/44439
 No.67, Flat 3B, DEVADAYA APTS
 GANDHI NAGAR 1st MAIN ROAD
 ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

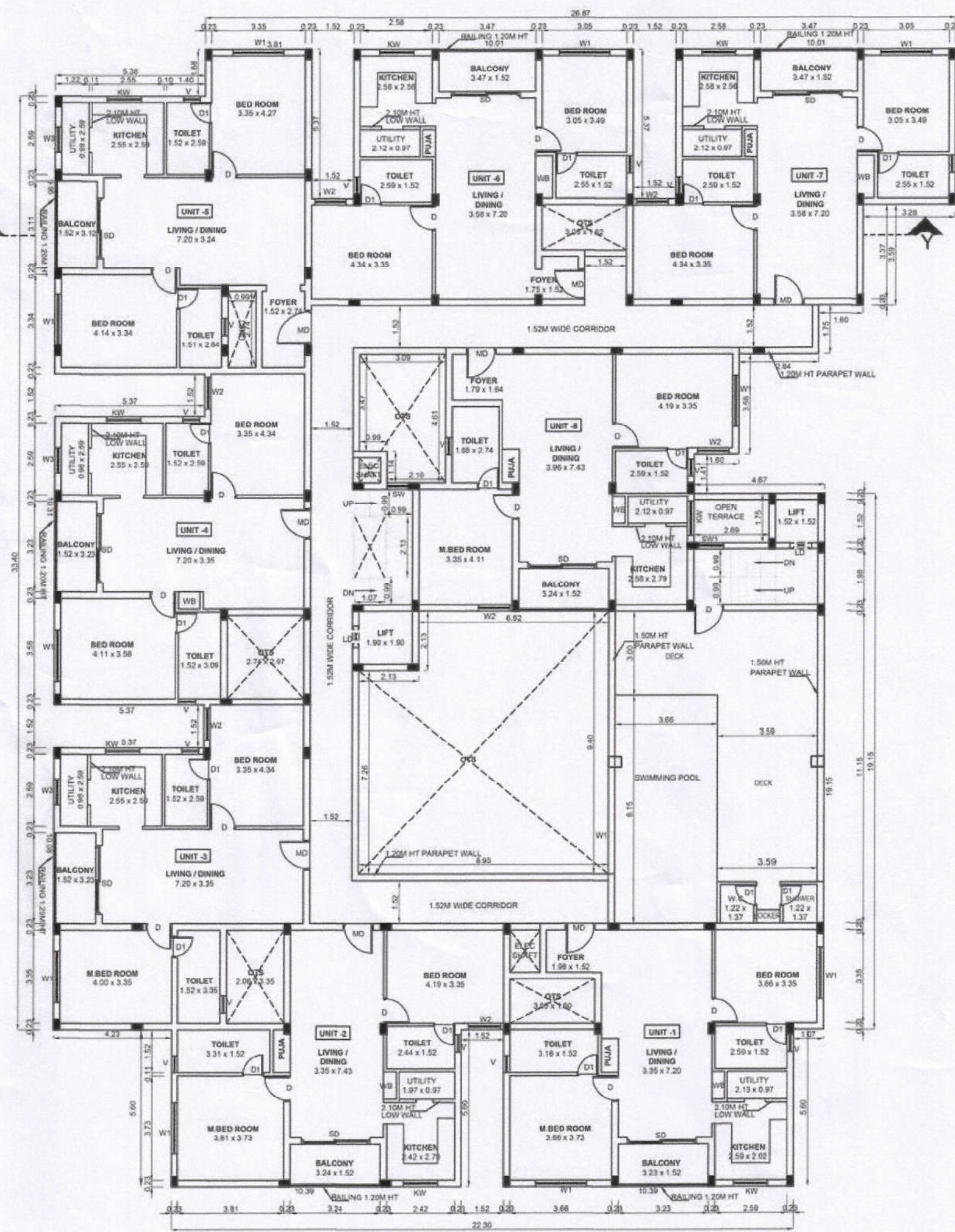
Er. P. RAMAN, B.E (CIVIL), M.E (Struct), M.L.E., C.Engg.,
 Registered Structural Engineer Grade - I (SE)
 CMDA Registration No: SE/DR - 119/02/006
 S.S Manians Apartments,
 No.5/13, Thambiah Road Estn.,
 West Mambalam, Chennai-600 033.



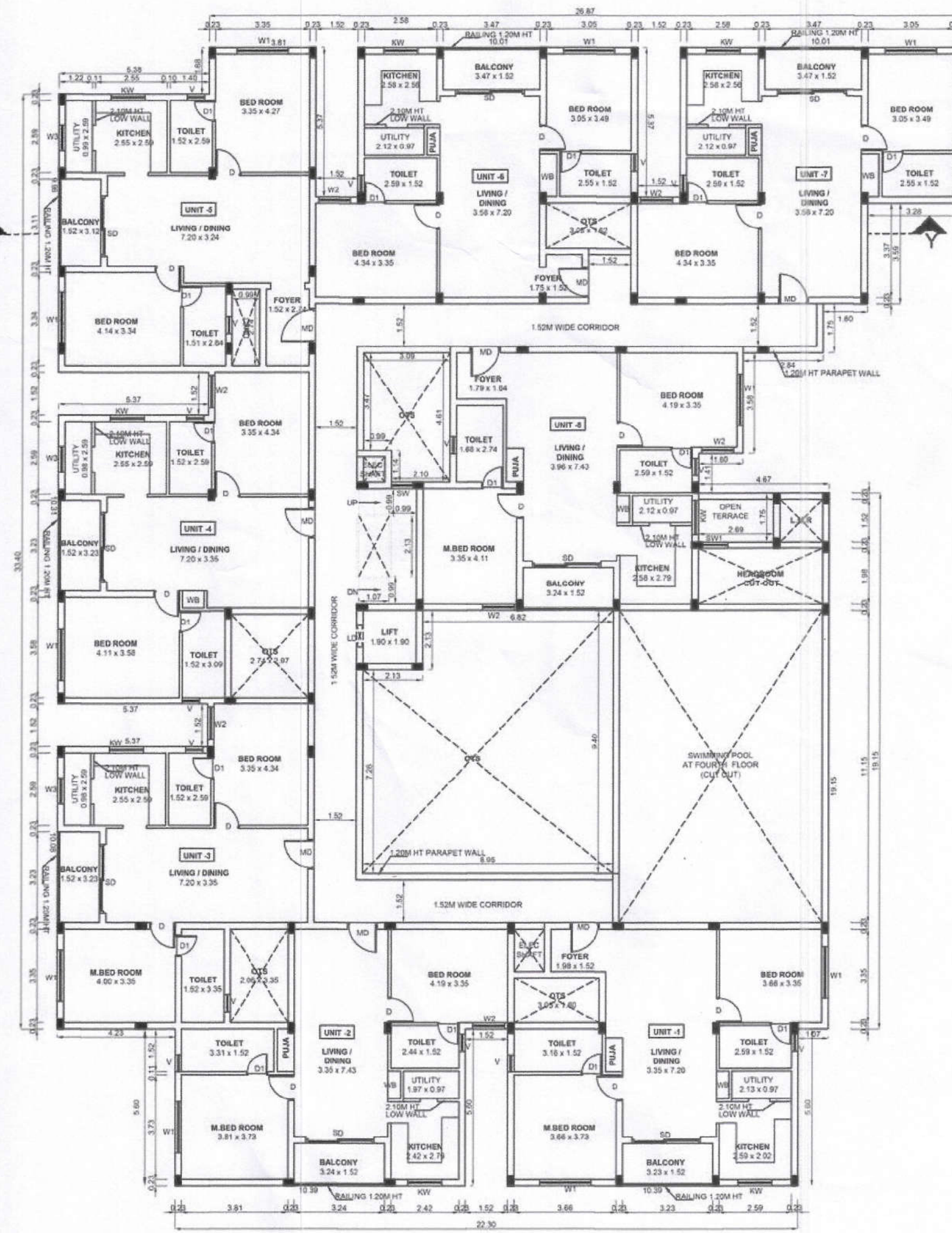
PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING IN
S.F.NO: 40/2B & 54/2 AT MUTTUKADU
VILLAGE, THIRUPURUR TALUK,
CHENGALPATTU DISTRICT.



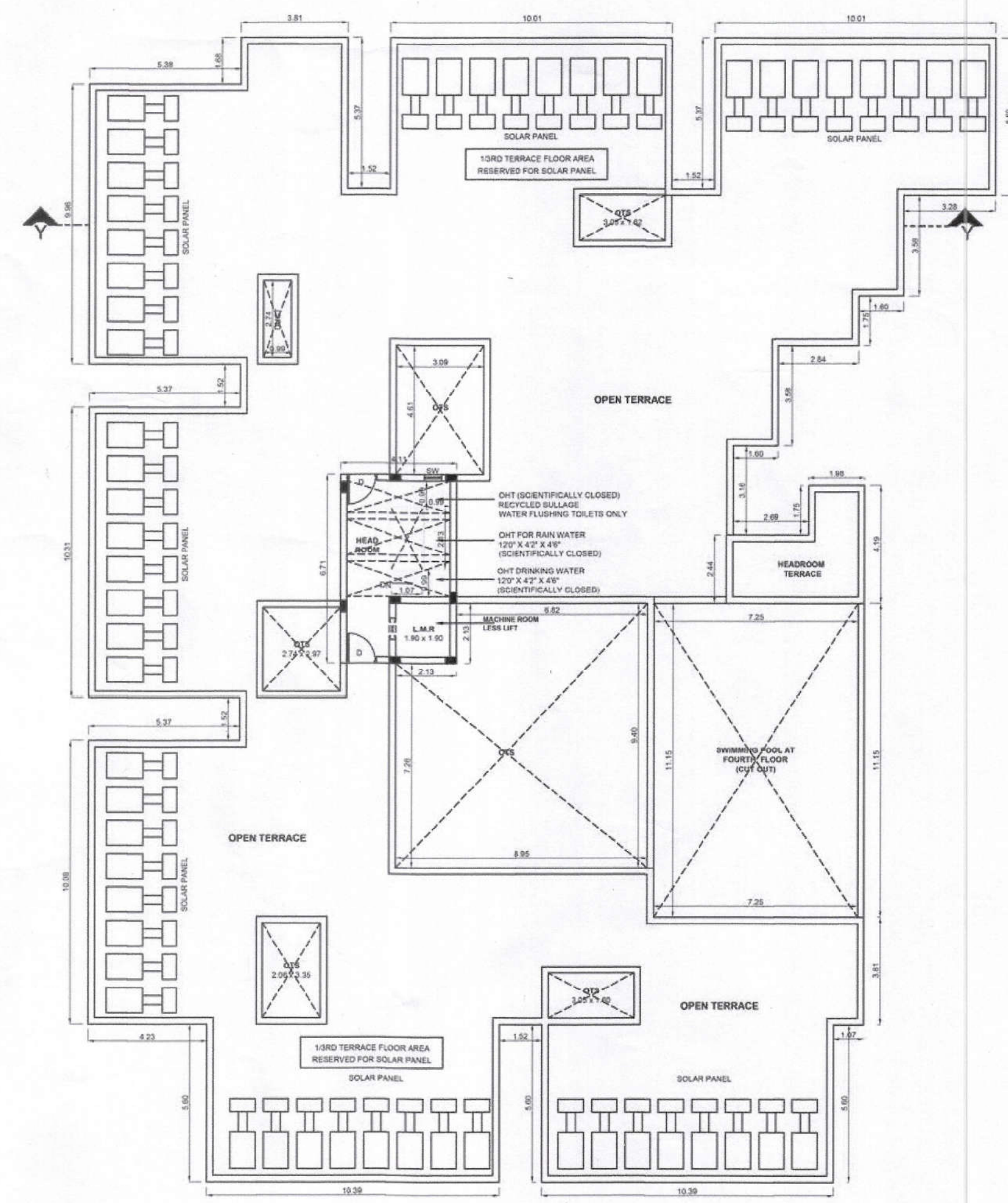
SECTION-YY



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

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.
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JOINERY SCHEDULE

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SW1	0.91 x 1.50	STAIRCASE WINDOW
V	0.61 x 0.90	VENTILATOR

COLOUR INDEX :

PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 29 JUN 2024
ROAD	
DRIVEWAY	

APPLICANT :

For SHRI JANANI HQMES (P) LTD
Managing Director

ARCHITECT / REGISTERED ENGINEER :

KARTHIK . H
CA/2009/4439
No.67, Flat 3B, DEVADAYA APTS
GANDHI NAGAR 1st MAIN ROAD
ADYAR, CHENNAI - 600 020.

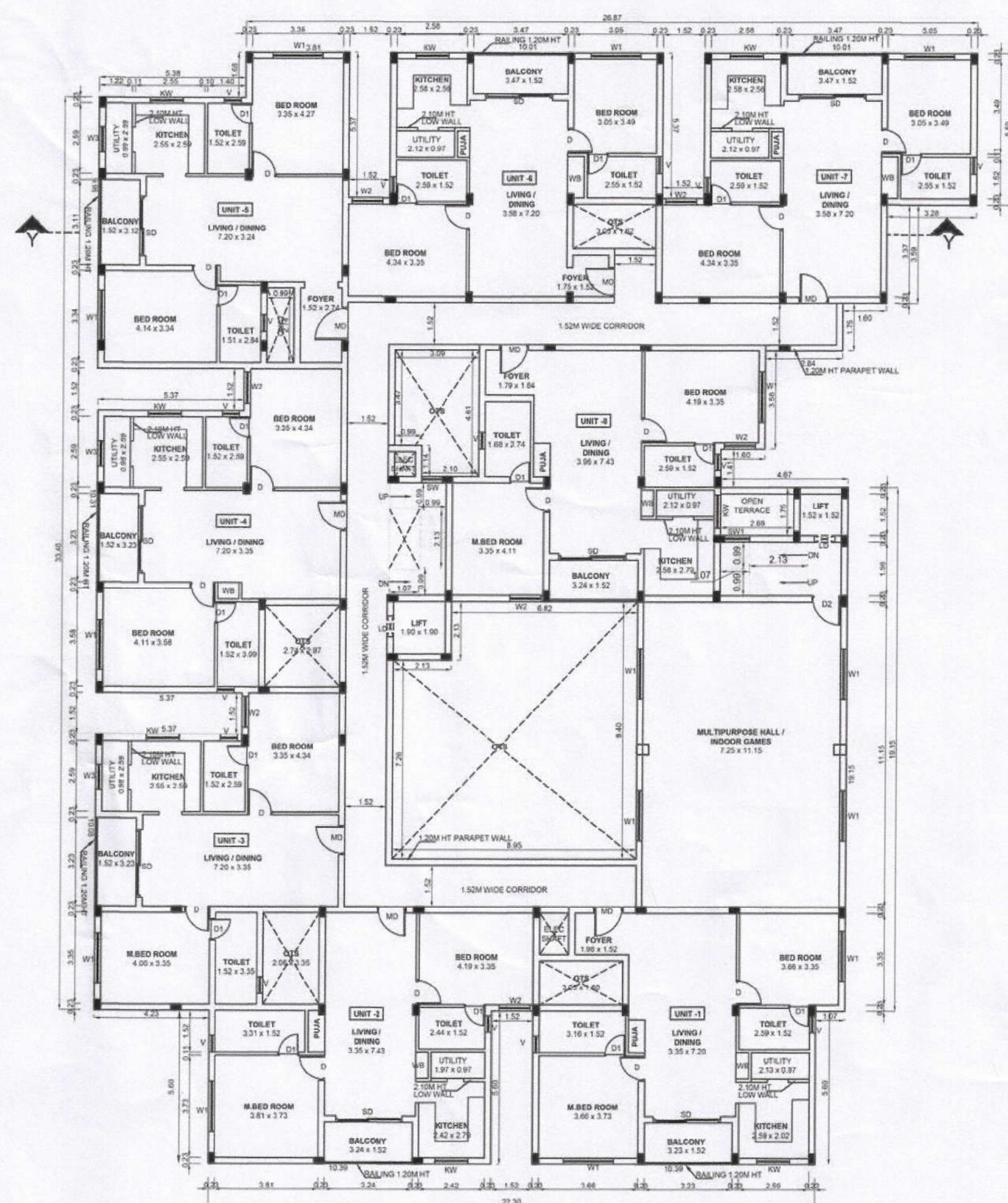
REGISTERED STRUCTURAL ENGINEER :

Er. P. RAMAN, S.E (CIVIL), M.E (Struct), W.E, C.Eng.
Registered Structural Engineer Grade - 1 (B3)
CMDA Registration No: 351458 - U78024009
S.S Manjane Apartments,
No.5/13, Thambiah Road East,
West Mambalam, Chennai-600 033.

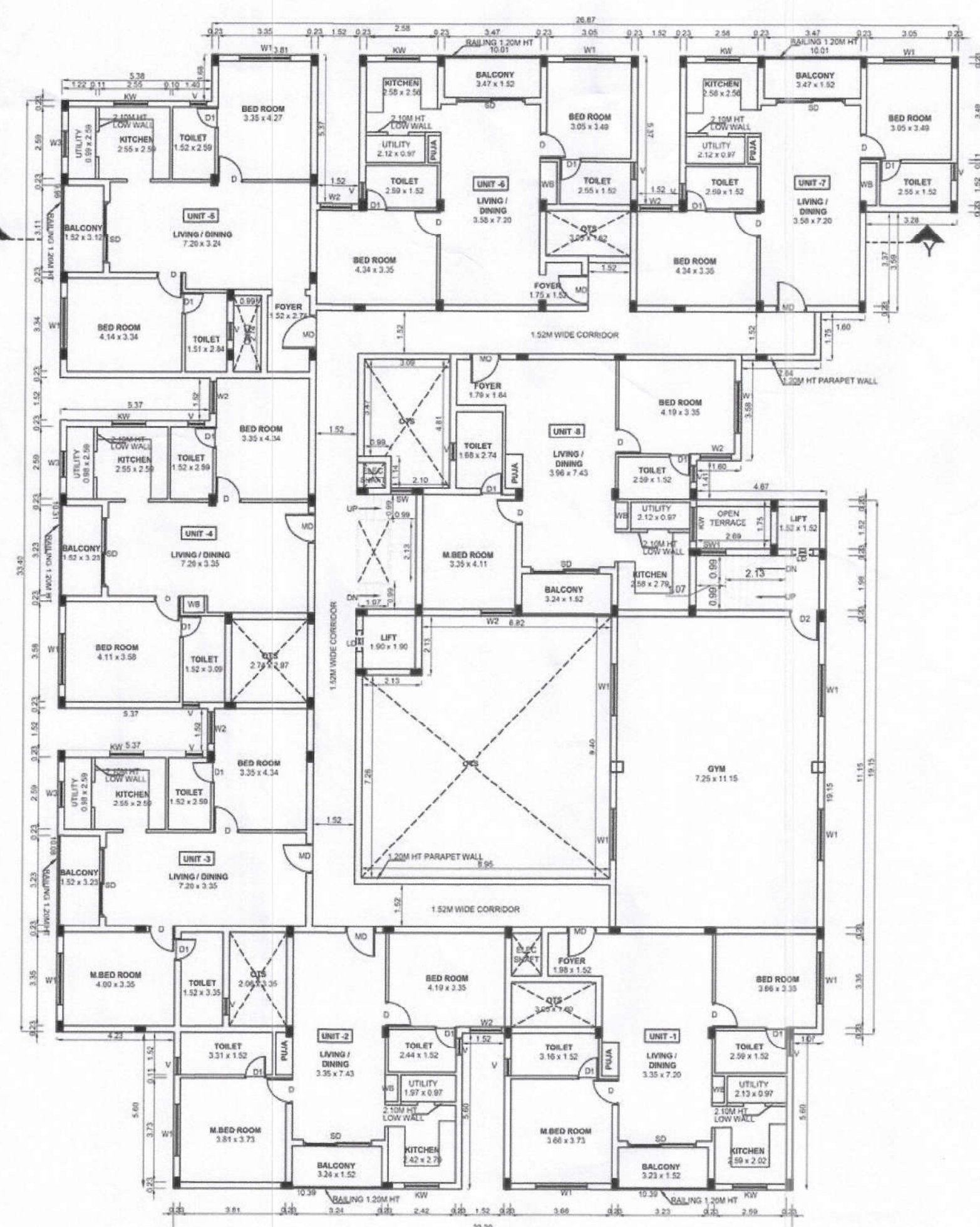
PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING IN
S.F.NO: 40/2B & 54/2 AT MUTTUKADU
VILLAGE, THIRUPURUR TALUK,
CHENGALPATTU DISTRICT.



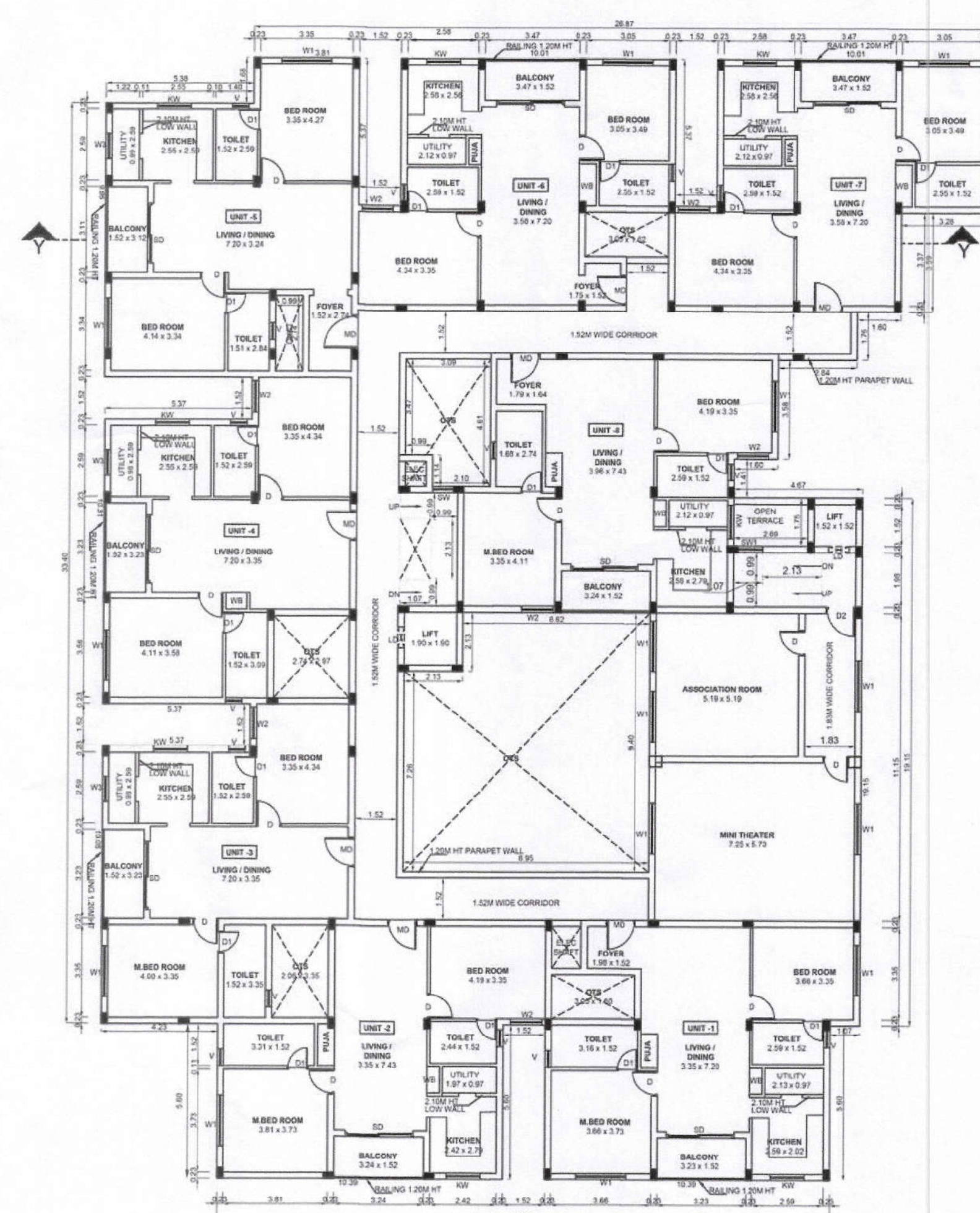
WEST SIDE ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

NOTE: ALL DIMENSIONS AREA IN METER

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COLOUR INDEX:

PROPOSED	SCALE : 1:100	N
BOUNDARY	DATE : 29 JUN 2024	W
ROAD		E
DRIVEWAY		S

APPLICANT:

For SHRI JANANI HOMES (P) LTD

Managing Director

ARCHITECT / REGISTERED ENGINEER:

KARTHIK . H
CA/2009/44439
No.67, Flat 3B, DEVADAYA APTS
GANDHI NAGAR 1st MAIN ROAD
ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER:

Er. P. RAMAN, B.E. CIVIL, M.E. (Struct) M.E. C.Engg.
Registered Structural Engineer Grade - I (SE)
CMAA Registration No: SEIGR - 1719/02/2008
S.S. Mainan Apartments,
No.513, Thambiah Road Estt.,
West Mambalam, Chennai-600 033.

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING IN
S.F.NO: 40/2B & 54/2 AT MUTTUKADU
VILLAGE, THIRUPORUR TALUK,
CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

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COLOUR INDEX :

PROPOSED	☐	SCALE : 1:100	
BOUNDARY	☐	DATE : 29 JUN 2024	
ROAD	☐		
DRIVEWAY	☐		

APPLICANT :

For SHRI JANANI HOMES (P) LTD

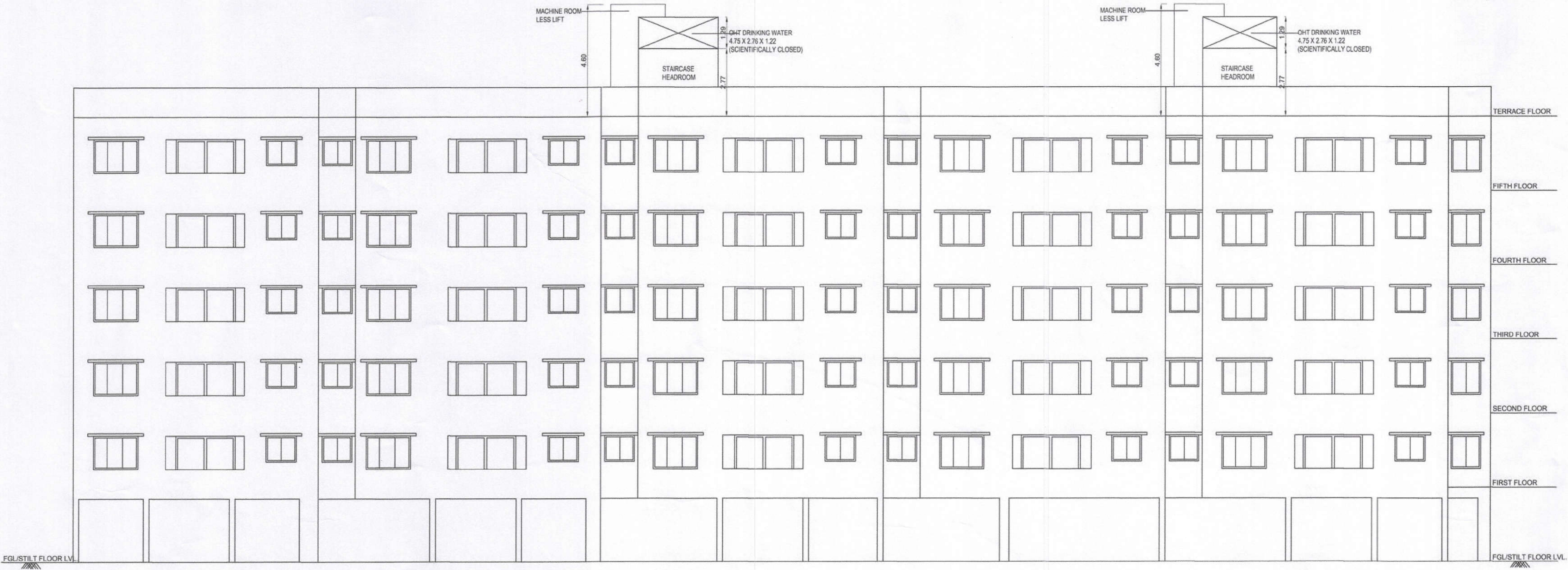
Managing Director

ARCHITECT / REGISTERED ENGINEER :

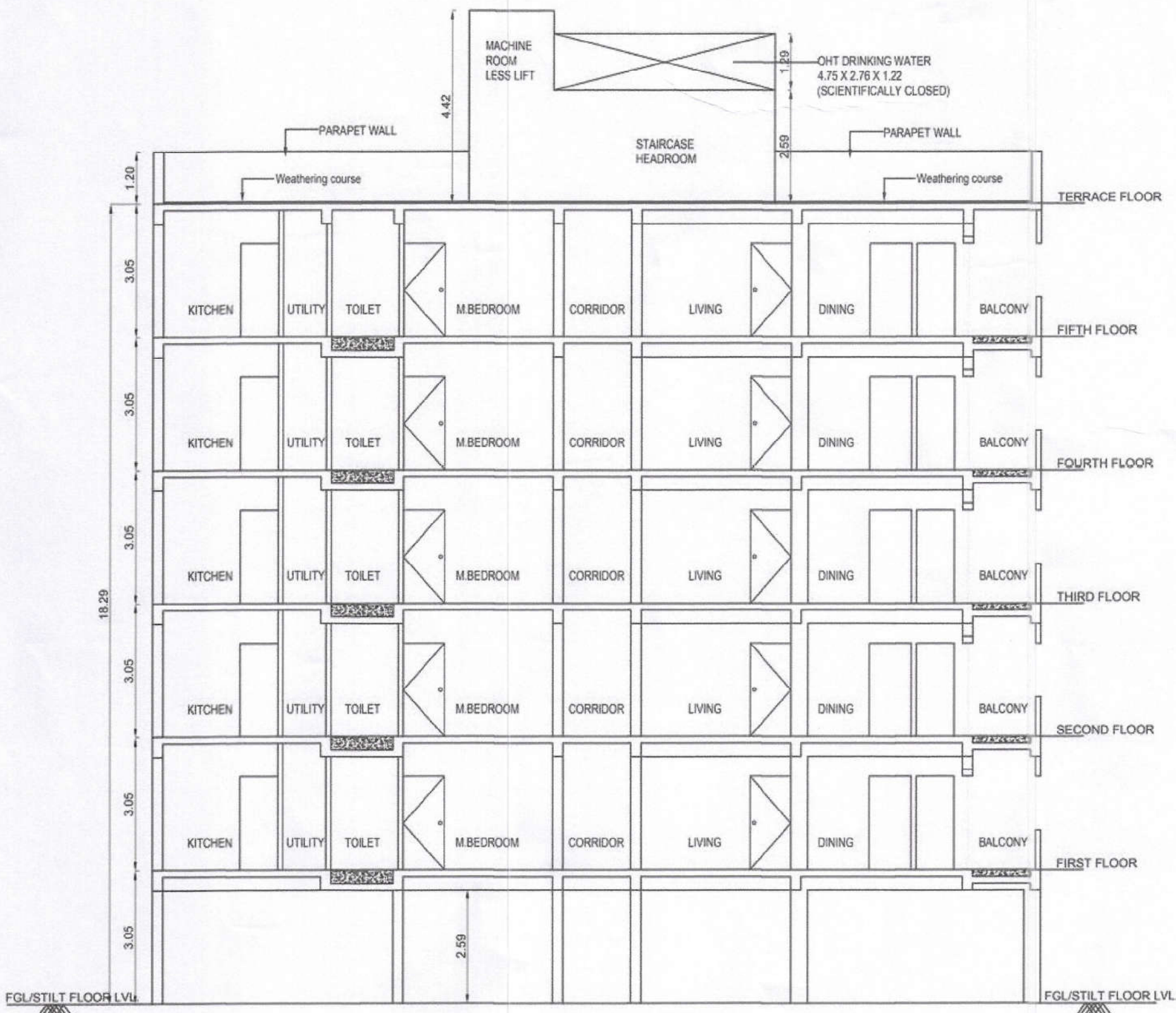
KARTHIK . H
CA/2009/44439
No.67, Flat 3B, DEVADAYA APTS
GANDHI NAGAR 1st MAIN ROAD
ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

Er. P. RAMAN, B.E., M.E. (Struct), M.I.E., C.Engg.,
Registered Structural Engineer Grade - I (SEI)
CMDA Registration No: SEI/R - 118162/008
S.S Manigam Apartments,
No.5/13, Thambiah Road Estn.,
West Mambalam, Chennai-600 033.

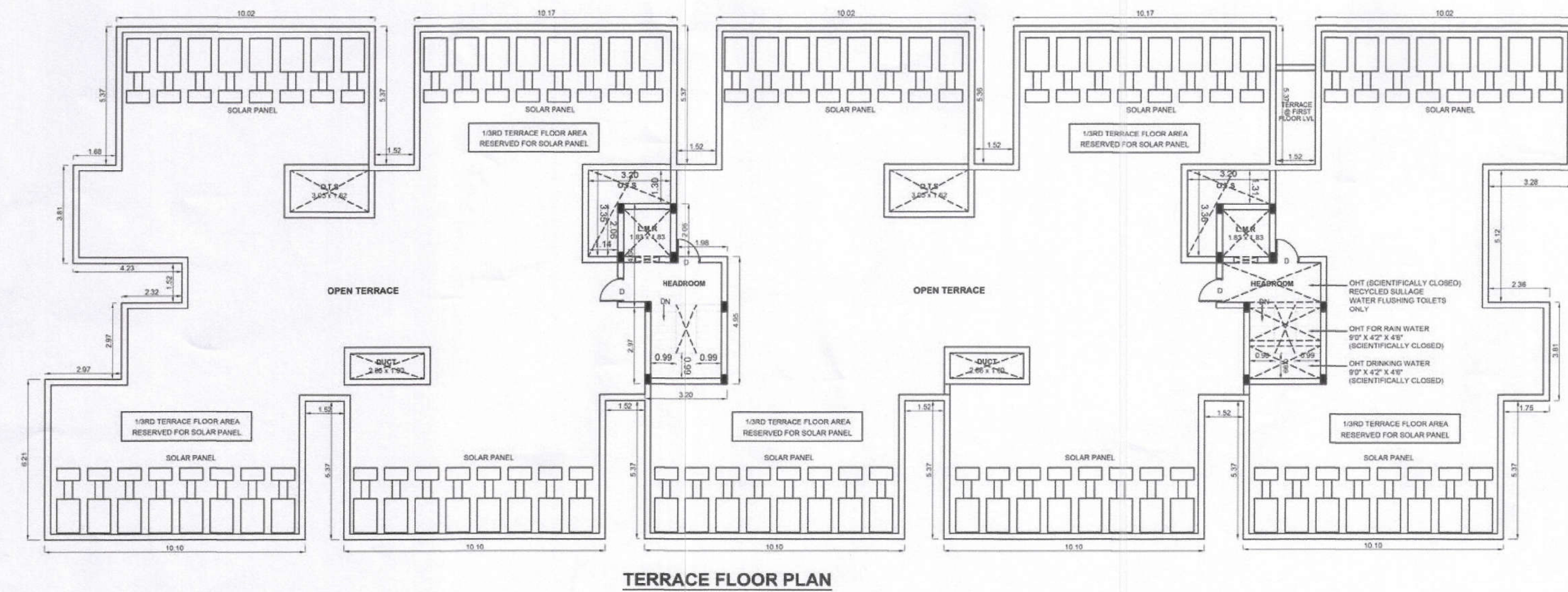


SOUTH SIDE ELEVATION

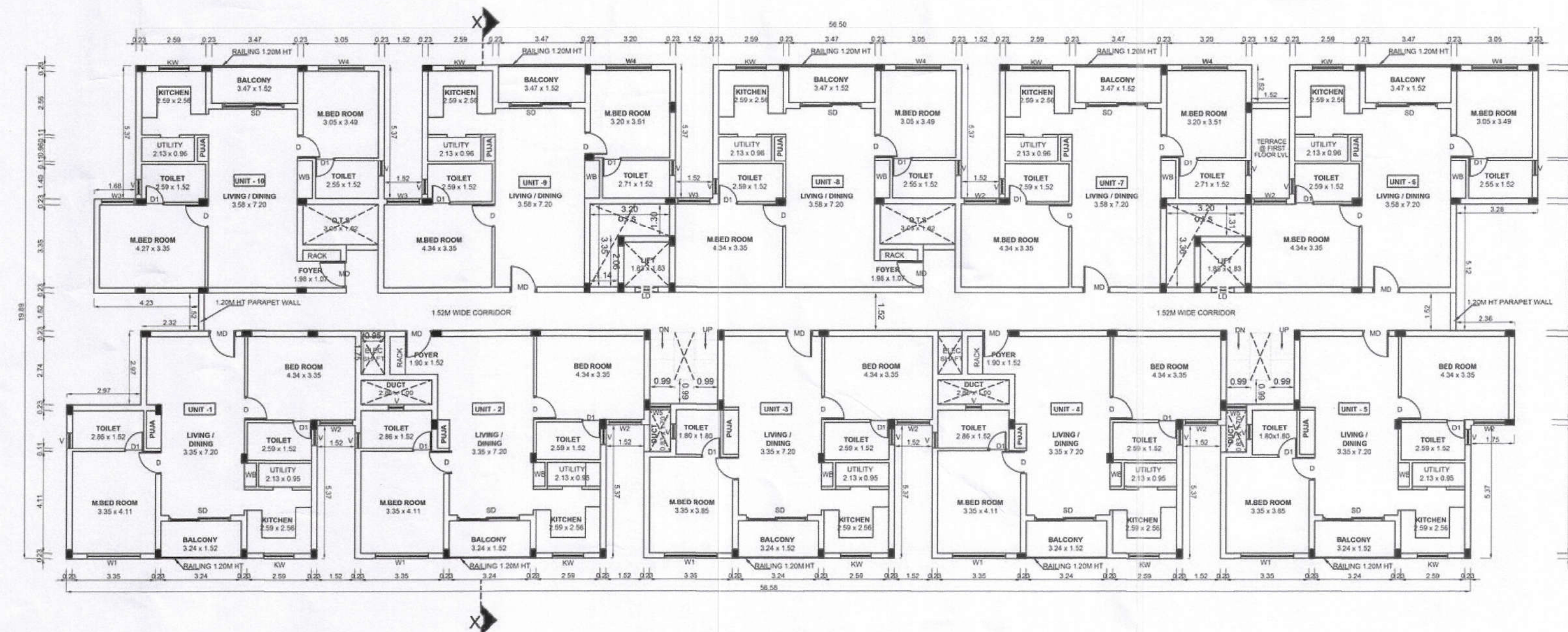
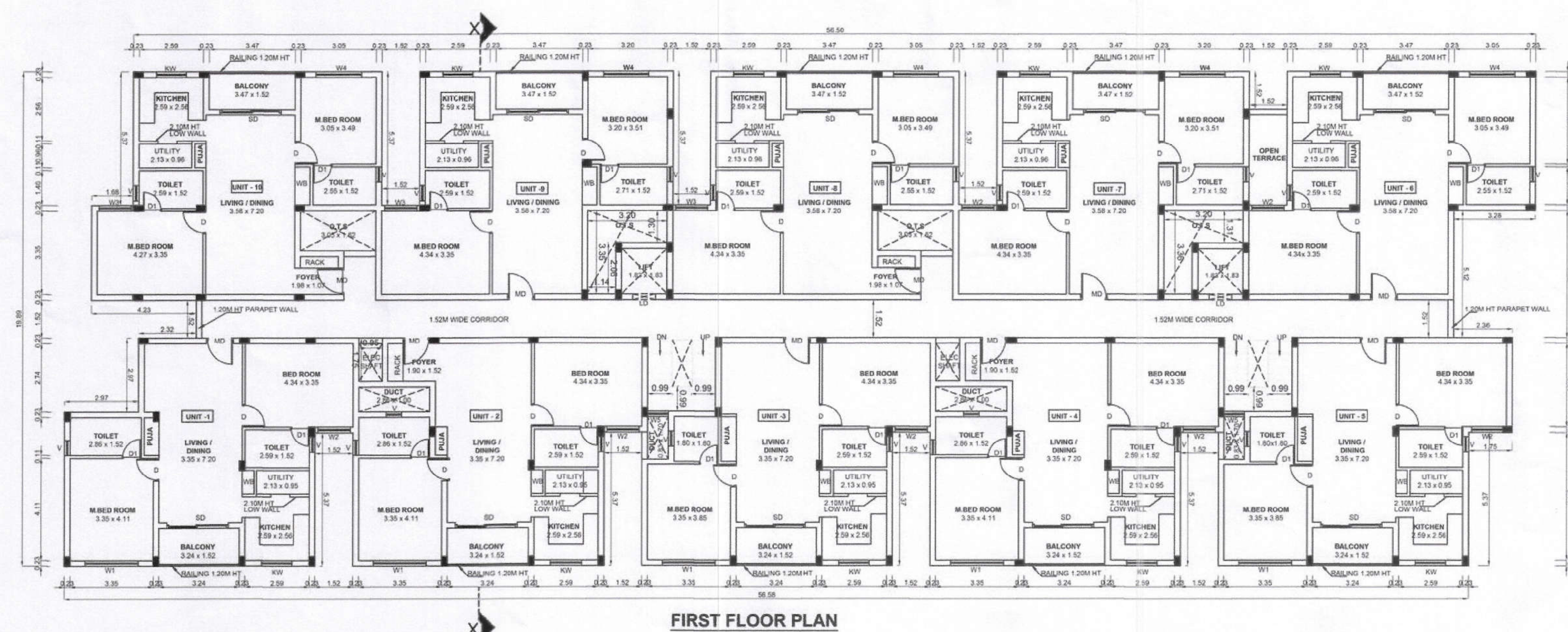


SECTION-XX

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING IN
S.F.NO: 40/2B & 54/2 AT MUTTUKADU
VILLAGE, THIRUPURUR TALUK,
CHENGALPATTU DISTRICT.



TERRACE FLOOR PLAN

TYPICAL FLOOR PLAN
(2ND TO 5TH FLOOR PLAN)

FIRST FLOOR PLAN

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COLOUR INDEX :

PROPOSED

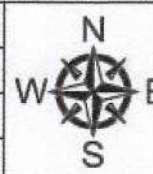
BOUNDARY

ROAD

DRIVEWAY

SCALE : 1:100

DATE : 29 JUN 2024



APPLICANT :

For SHRI JANANI HOMES (P) LTD

[Signature]
Managing Director

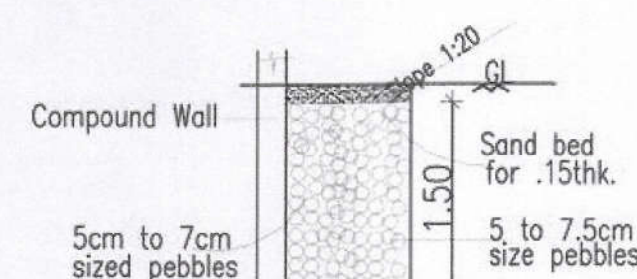
ARCHITECT / REGISTERED ENGINEER :

[Signature]
KARTHIK . H
CA/2009/4439
No.67, Flat 3B, DEVADAYA APTS
GANDHI NAGAR 1st MAIN ROAD
ADYAR, CHENNAI - 600 020.

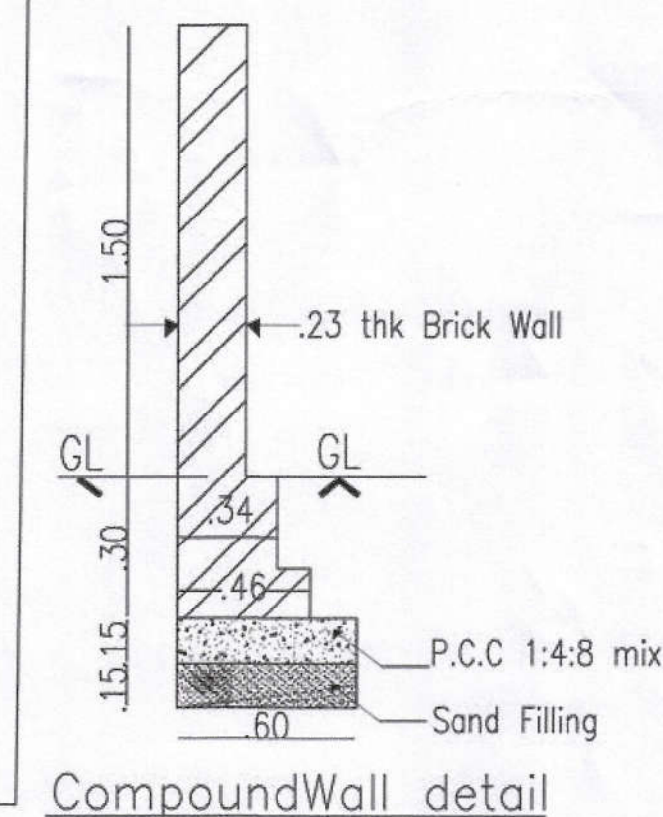
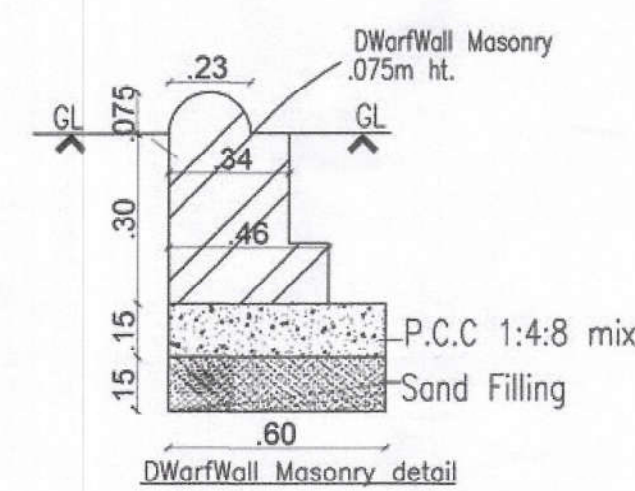
REGISTERED STRUCTURAL ENGINEER :

[Signature]
Er. P. RAMAN, B.E (CIVIL), M.E (Struct), M.L.L. C.Engg.
Registered Structural Engineer Grade - 1 (SE)
CMAA Registration No: 5150R - UT1902/009
S.S Manjima Apartments,
No.51/2, Thambiah Road Estn.,
West Mambalam, Chennai-600 033.

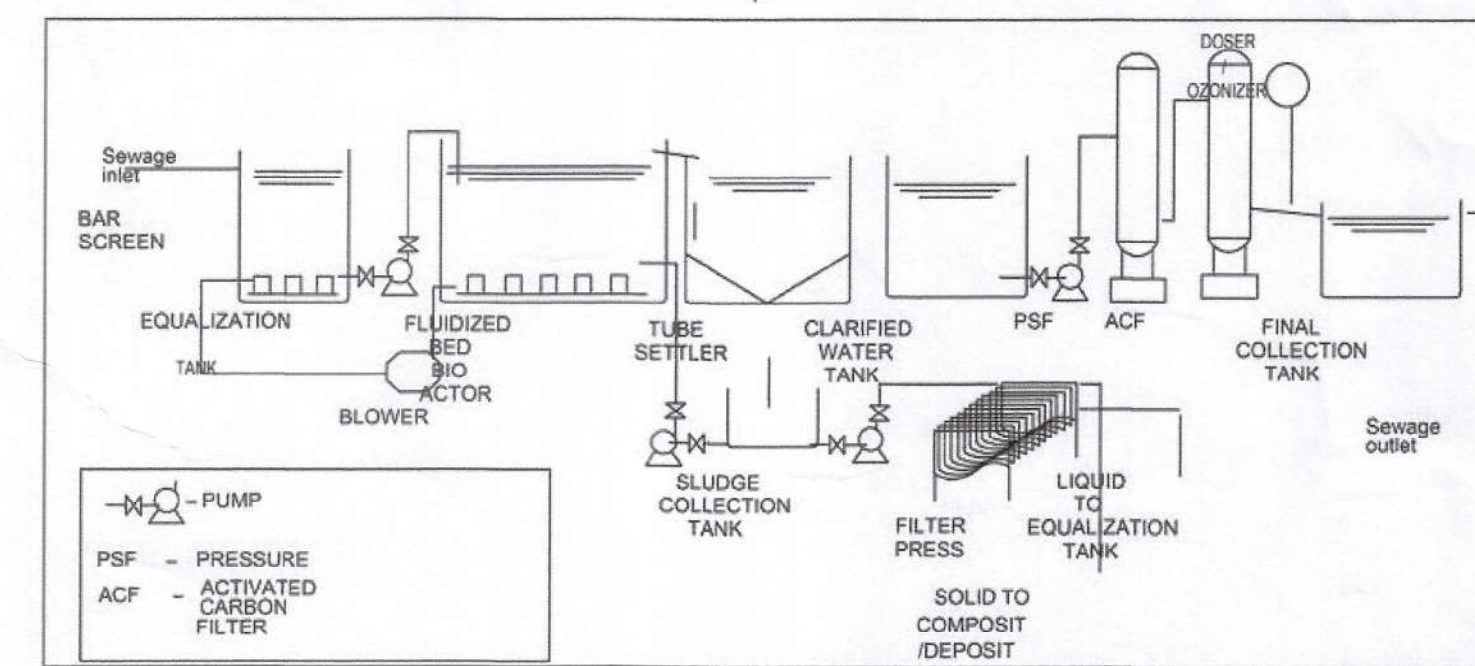
Gate Detail



Rain Water Trench Detail



CompoundWall detail

SEWERAGE TREATMENT
PLANT(STP)

SITE AREA DETAILS	
S.F.NO	PATTA AREA (SQ.M)
40/ 2B	3353.0
54/2	1500.0
TOTAL	4853.00

SITE AREA DETAILS

PARKING REQUIRED DETAILS :			
PARKING CATEGORY	DWELLING UNITS	CAR REQUIRED	TWO WHEELER REQUIRED
RESIDENTIAL ABOVE 75 UPTO 100	90 NOS	45 NOS	90 NOS
VISITORS PARKING OF 10%	-	05 NOS	09 NOS
TOTAL	90 NOS	50 NOS	99 NOS

ARCHITECT / REGISTERED ENGINEER :

SITE PLAN	SHEET NO: 01/06
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SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF
RESIDENTIAL BUILDING IN S.F.NO: 40/2B & 54/2 AT
MUTTUKADU VILLAGE, THIRUPORUR TALUK,
CHENGALPATTU DISTRICT.

AREA STATEMENT DETAILS

	SITE AREA AS PER DOCUMENT	: 4853.00 SQ.M	
	SITE AREA AS PER PATTA	: 4853.00 SQ.M	
ix	SUPER IMPOSED SITE AREA	: 4823.48 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	-	34.73	1021.82	1056.55
01	FIRST FLOOR	10 NOS	1011.04	-	1011.04
	SECOND FLOOR	10 NOS	1011.04	-	1011.04
	THIRD FLOOR	10 NOS	1011.04	-	1011.04
	FOURTH FLOOR	10 NOS	1011.04	-	1011.04
	FIFTH FLOOR	10 NOS	1011.04	-	1011.04
	TERRACE FLOOR	-	-	45.34	45.34
	SUB TOTAL	50 NOS	5089.93	1067.16	6157.09
	BLOCK -02 (RESIDENTIAL)				
	STILT FLOOR	-	-	1050.95	1050.95
	FIRST FLOOR	08 NOS	827.53	-	
	FIRST FLOOR (MULTIPURPOSE HALL / INDOOR GAMES)	-	100.83	-	928.36
	SECOND FLOOR	08 NOS	827.53	-	
	SECOND FLOOR (GYM)	-	100.83	-	928.36
	THIRD FLOOR	08 NOS	827.53	-	
	THIRD FLOOR (ASSOCIATION ROOM / MINI THEATER)	-	100.83	-	928.36
	FOURTH FLOOR	08 NOS	928.36	-	928.36
	FIFTH FLOOR	08 NOS	827.94	-	827.94
	TERRACE FLOOR	-	-	43.05	43.05
	SUB TOTAL	40 NOS	4541.38	1094.00	5635.38
	TOTAL	90 NOS	9631.31	2161.16	11792.47

TOTAL ESI AREA	= 9631.31 SQ M
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FLOOR SPACE INDEX = $\frac{9631.31}{4822.48}$ = 1.997

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	45+ 5PCP = 50 NOS	86+ 05PCP = 91 NOS
TWO WHEELER	99 NOS	99 NOS

PARKING SLOT SIZE :

86 CARS WITH DIMENSION 2.50 x 5.0M

05 PCP CARS WITH DIMENSION 3.60 x 5.0M

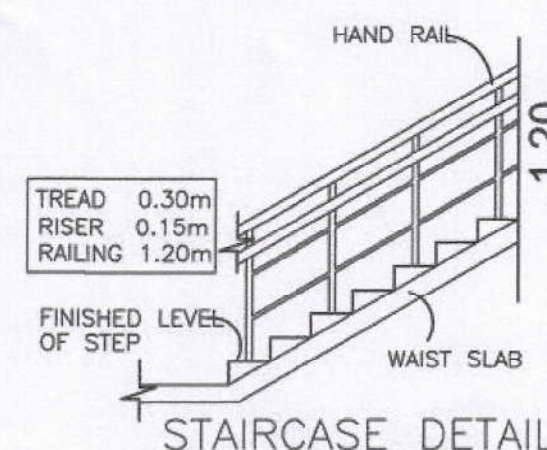
99 PCP TWO WHEELERS WITH DIMENSION 1.00 x 1.80M

COLOUR INDEX :		REFERENCE :	
PROPOSED		SCALE : 1:200	
BOUNDARY		DATE : 29 JUN 2024	
ROAD			
DRIVEWAY			

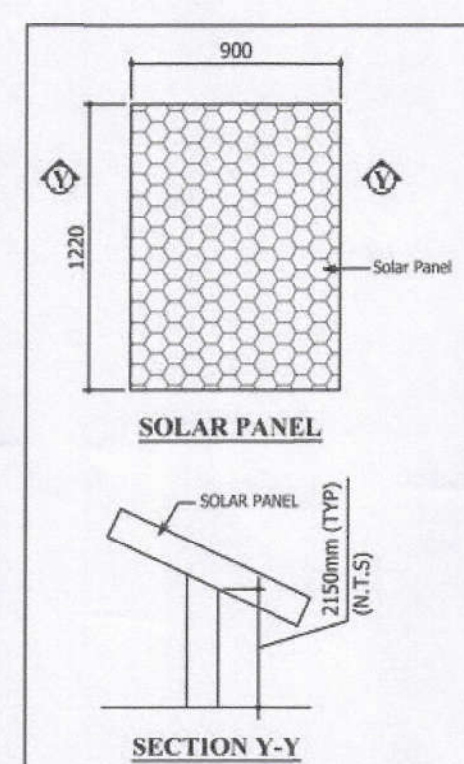
APPLICANT :

For SHRI JANANI HOMES (P) LTD

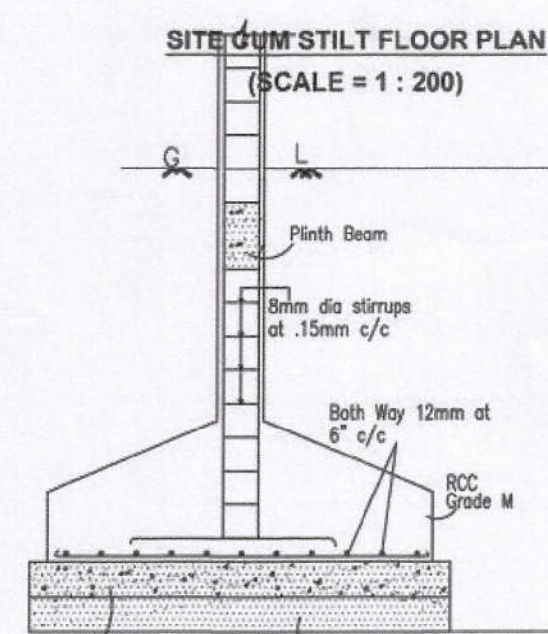
Managing Director



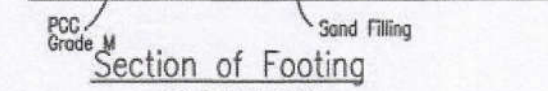
STAIRCASE DETAIL



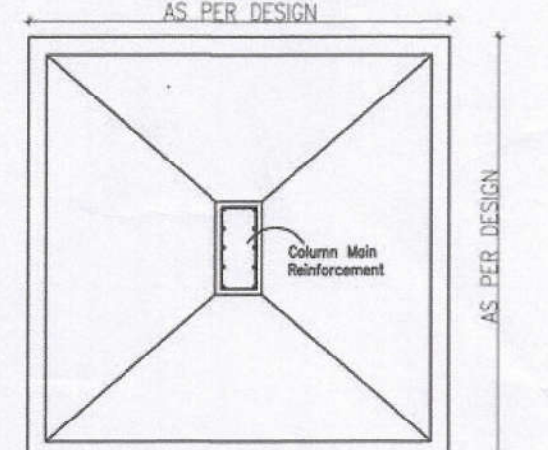
SECTION Y-Y



SITE CUM STILT FLOOR PLAN
(SCALE = 1 : 200)



Location of Footing



Column Foundation detail
Plan of Footing

BLOCK - 01 DWELLING UNITS ARAE DETAILS				
Block	Floor	Unit Number	Unit Area	Total No of Dwelling Unit
Block 1	Typical Floor 1,2,3,4,5	1	90.46 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	2	93.80 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	3	90.36 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	4	93.80 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	5	90.46 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	6	86.88 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	7	87.72 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	8	90.32 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	9	87.75 Sq.m	5
Block 1	Typical Floor 1,2,3,4,5	10	90.06 Sq.m	5
BLOCK - 02 DWELLING UNITS ARAE DETAILS				
Block 2	Typical Floor 1,2,3,4	1	93.99 Sq.m	4
Block 2	Typical Floor 1,2,3,4	2	89.82 Sq.m	4
Block 2	Typical Floor 1,2,3,4	3	88.21 Sq.m	4
Block 2	Typical Floor 1,2,3,4	4	91.31 Sq.m	4
Block 2	Typical Floor 1,2,3,4	5	97.06 Sq.m	4
Block 2	Typical Floor 1,2,3,4	6	89.34 Sq.m	4
Block 2	Typical Floor 1,2,3,4	7	86.77 Sq.m	4
Block 2	Typical Floor 1,2,3,4	8	95.28 Sq.m	4
Block 2	Floor 5	1	93.99 Sq.m	1
Block 2	Floor 5	2	89.82 Sq.m	1
Block 2	Floor 5	3	88.21 Sq.m	1
Block 2	Floor 5	4	91.31 Sq.m	1
Block 2	Floor 5	5	97.06 Sq.m	1
Block 2	Floor 5	6	89.34 Sq.m	1
Block 2	Floor 5	7	86.77 Sq.m	1
Block 2	Floor 5	8	95.28 Sq.m	1
TOTAL DWELLING UNITS		90		90

HWS

KARTHIK . H
CA/2009/44439
No.67, Flat 3B, DEVADAYA APTS
GANDHI NAGAR 1st MAIN ROAD
ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

Er. P. RAMAN, B.E (CIVIL), M.E (Struct), M.L.E., C.Engg.
Registered Structural Engineer Grade 1 (SE)
CMOA Registration No: SE/GR - 1113/02/008
S.S Manjans Apartments,
No.5/13, Thambiah Road Extn.,
West Mambalam, Chennai-600 033.

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



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.

