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.

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Chennai 600 097, India

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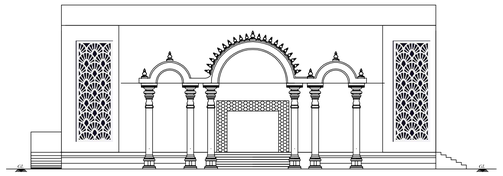
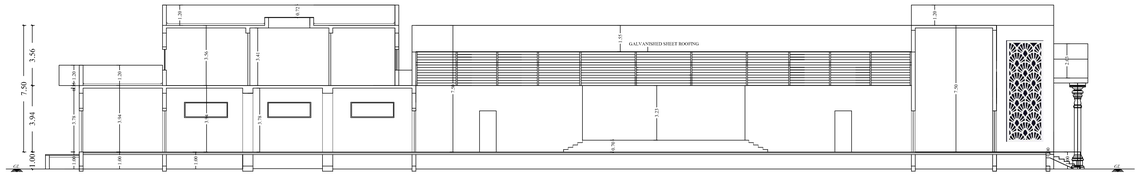
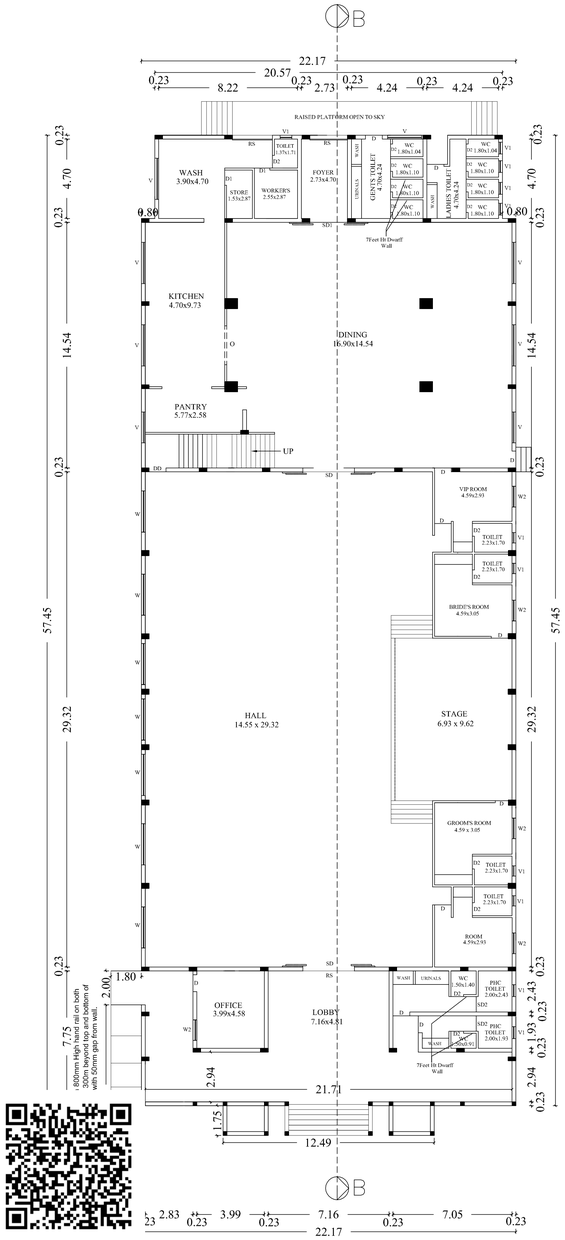
PLAN SHOWING THE PROPOSED CONSTUCTION OF KALYANAMANDAPAM IN S.No:241/2A, 241/2B, MULLIKOLATHUR VILLAGE, THIRUKALUKUNDRAM TALUK, CHENGALPATTU DISTRICT.



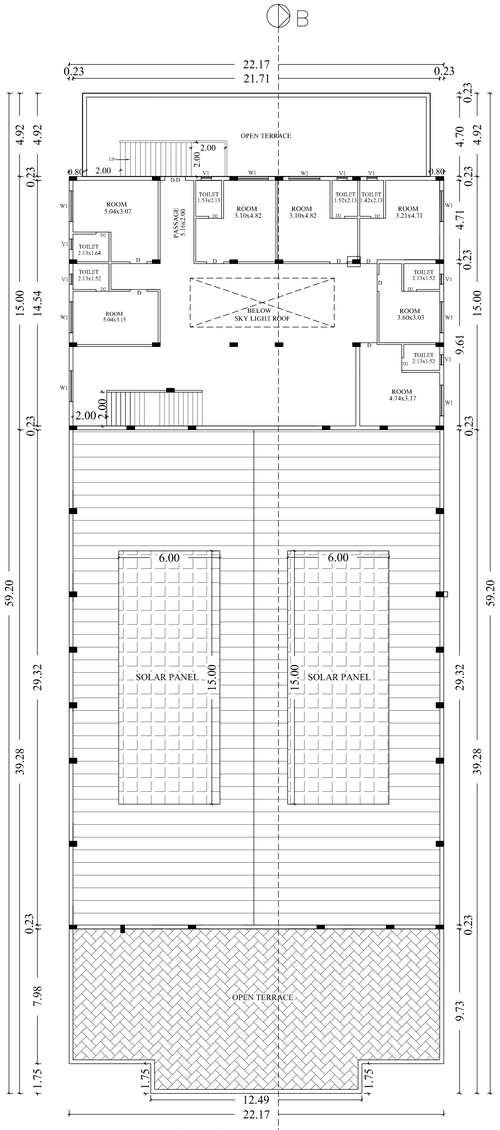
ELEVATION



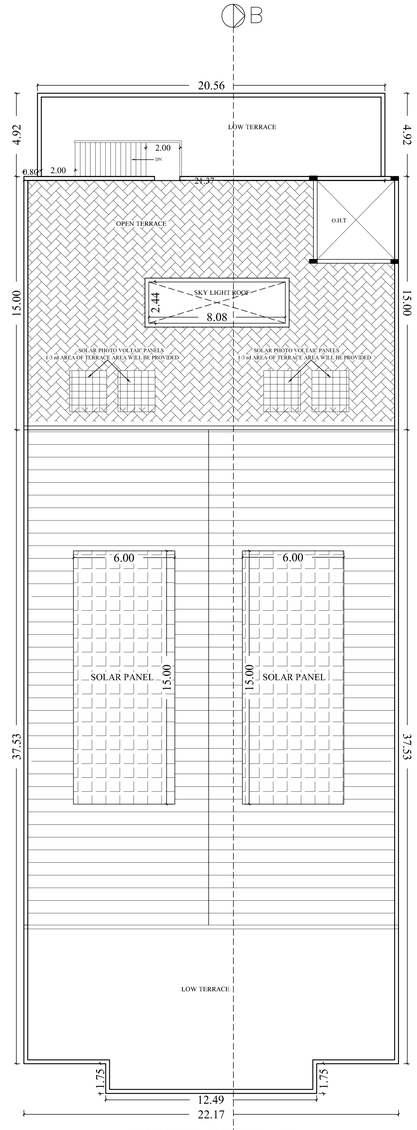
SECTION ON BB



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF FLOOR PLAN

SPECIFICATION

FOUNDATION

FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

SUPER STRUCTURE:-

SUPER STRUCTURE IN23 TH. ,11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

RCC MEMBERS

FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

PLASTERING

WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH.
CEILING IN CM 1:3 9mm TH.

PAINTING

FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

DOORS &WINDOWS

DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTER	3.00 x 3.50
SD	SLIGING DOOR	3.00 x 2.50
SD 1	SLIGING DOOR	2.20 x 2.50
SD 2	SLIGING DOOR	1.00 x 2.10
MD	DOOR	2.44 x 2.13
D	DOOR	1.20 x 2.13
D1	DOOR	0.90 x 2.13
D2	DOOR	0.75 x 2.13
W	WINDOW	2.40 x 1.50
W1	WINDOW	1.20 x 1.50
V	VENTILATOR	2.40 x 0.60
V	VENTILATOR	0.60 x 0.60

NOTES :-

1. ALL USEABLE AREAS WILL BE CENTRALLY AIRCONDITIONED / MECHANICALLY VENTILATED.
2. ALL TOILETS MECHANICALLY VENTILATED.

COLOUR INDEX

	BOUNDARY
	PROPOSED
	EXISTING ROAD
	DRIVE WAY
	EXISTING BUILDING
SCALE 1: 100	ALL DIMENISIONS ARE IN METRES

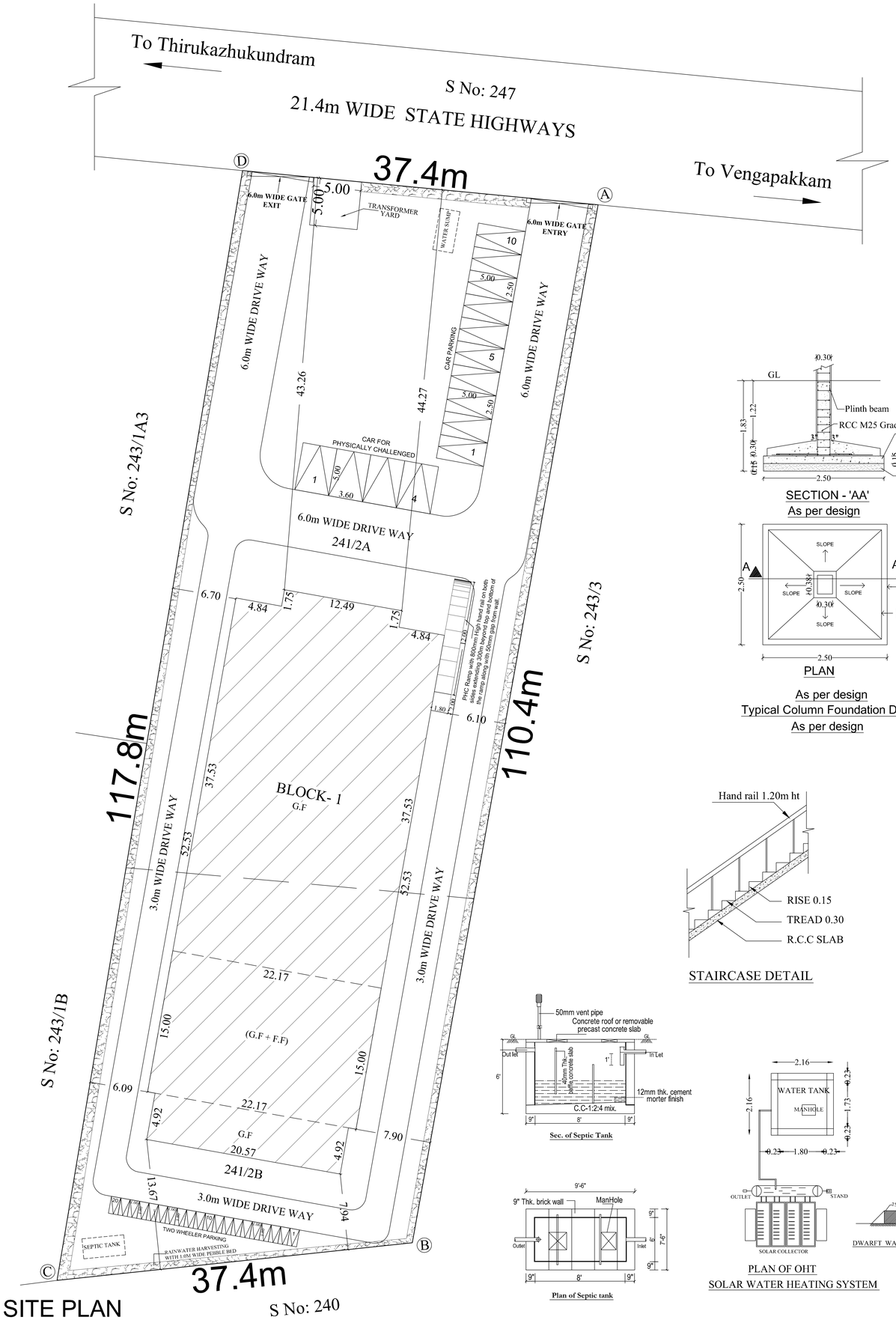
OWNERS SIGNATURE

Er. K.RATHINASAMY, M.E, M.I.E, FIV.,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West,
Chennai-600101. Mob : 9444100510

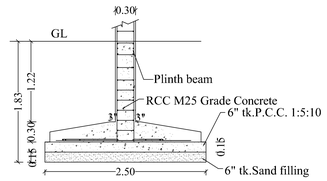
STRUCTURAL ENGINEER

V.P. KRISHNAPRIYAN B.Arch.,
CA/2014/65850
Register Architect Gr-I
DTCP Reg. No:CGLRGN/RA/GR-I/2019/06/006
CMDA RA/Gr-I/19/04/140
222, Arihant Majestic Towers, Jawaharlal Nehru Road,
Koyambedu, Chennai - 107. Mobile : 9566233942

ARCHITECT/ENGINEER

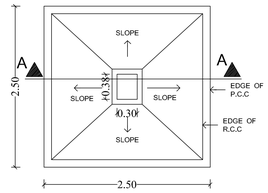


SITE PLAN



SECTION - 'AA'

As per design

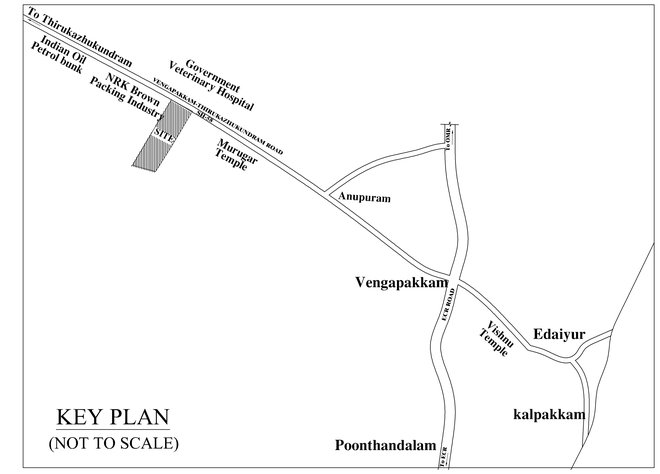


PLAN

As per design

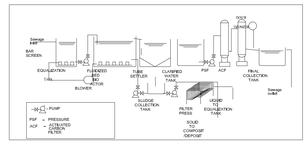
Typical Column Foundation Detail

As per design

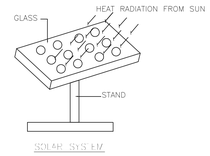


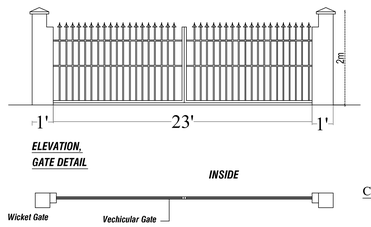
KEY PLAN

(NOT TO SCALE)

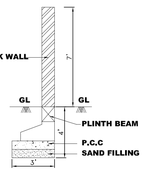


SEWERAGE TREATMENT PLANT(STP)



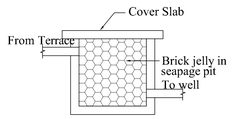


PLAN, GATE DETAIL



COMPOUND WALL DETAIL

STAIRCASE DETAIL



Rain Water Filter Tank

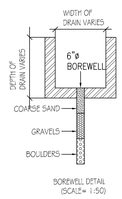
Sec. of Septic Tank

Plan of Septic tank

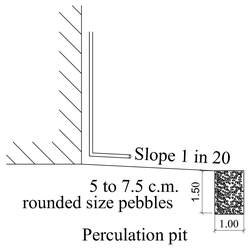
PLAN OF OHT

SOLAR WATER HEATING SYSTEM

DWARFT WALL DETAILS



BOREWELL DETAIL (SCALE= 1:50)



Perculation pit

SHEET No: 1 OF 2

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AREA DETAIL:

	Sq m
TOTAL PLOT AREA AS PER PATTA	4150.00
SUPERIMPOSED AREA	4180.16

SL.NO	BUILDING NAME	NON FSI IN Sq m		FSI IN Sq m	TOTAL AREA IN Sq m
		COVERED PARKING	DEDUCTION		
1.	**BLOCK-1**				
	GROUND FLOOR	-	-	1287.69	1287.69
	FIRST FLOOR	-	-	332.58	332.58
	TOTAL	-	-	1620.27	1620.27

AREA CALCULATION

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	1287.69 / 4150.00 X 100	60%	31.02%
FLOOR SPACE INDEX	1620.27 / 4150.00	2.0	0.39

PARKING CALCULATION

SLOT	REQUIRED	PROVIDED
PHC CAR	02	04
CAR	08	10
TWO WHEELER	10	20

COLOUR INDEX

N W E S

BOUNDARY	
PROPOSED	
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DRIVE WAY	
EXISTING BUILDING	
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V	VENTILATOR	2.40 x 0.60
V	VENTILATOR	0.60 x 0.60

STAFF DETAILS

NO OF WORKERS - MALE : 10 Nos
NO OF WORKERS - FEMALE : 05 Nos

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WC	4	4	5	5
URINAL	4	--	6	--
WASH BASIN	10	09	13	10
DRINKER WATER FOUNTAINS	1	1	1	1

BUILDING TECHNICAL APPROVAL

ROC NO: SWP/BPA/0245068/2024
SITE BOUNDARY SHOWN AS "A - D"
KALYANA MANDAPAM TECHNICAL APPROVAL
SWP/Commercial Building/A.D.T.C.P(CD3)No:72/2024

OWNERS SIGNATURE

Er. K.RATHINASAMY, M.E, M.I.E, FIV,
Structural Engineer Gr-I
DTCP Reg.No : CGLRGN/SE/GR-I/2019/06/011
Registered Engineer Gr-I
DTCP Reg. No : CGLRGN/RE/Gr-I/2019/06/005
Res : No.W-391/A1 New No.14, Anna Nagar West, Chennai-600101. Mob : 9444100510

STRUCTURAL ENGINEER

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222, Arihant Majestic Towers, Jawaharlal Nehru Road, Koyambedu, Chennai - 107. Mobile : 9566233942

ARCHITECT/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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.