

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 APPROVED EXISTING & REVISION OF RESIDENTIAL APARTMENT HIGH RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377, 1378/1A, 1491/1 & 1491/2 AT THAIYUR "B" VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

JOINERY DETAILS			
Description	Size	Sill Level	Lintel Level
D1 - Door	1000 x 2100	00	2100
D1 - Door	900 x 2100	00	2100
D3 - Door	750 x 2100	00	2100
SD1 - Service Door	1000 x 2000	100	2100
SD1 - Service Door	1200 x 2000	100	2100
SD3 - Service Door	900 x 2000	100	2100
W1 - Window	1500 x 1500	600	2100
W2 - Window	1500 x 1500	600	2100
W3 - Window	750 x 1500	600	2100
W4 - Window	1250 x 2000	100	2100
W5 - Window	750 x 550	1550	2100
W7 - Window	1000 x 2000	100	2100
V1 - Ventilator	900 x 600	1500	2100

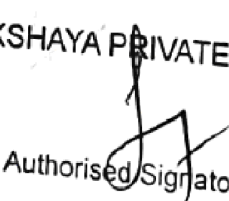
- NOTE:
- * ALL DIMENSION ARE IN METER.
 - ⊗ — MULTI TYPE FIRE FIGHTER
 - ⊗ — FIRE EXTINGUISHER
 - * HANDRAILS IN BALCONY'S, STAIRCASE'S & SITOUT'S IS 1m HEIGHT
 - * ALL WALLS SHOWN IN THE DRAWINGS ARE SHEAR WALLS OF 160mm THICK
 - * WALLS NEAR EXPANSION JOINTS IS 200mm THICK BRICK WALL


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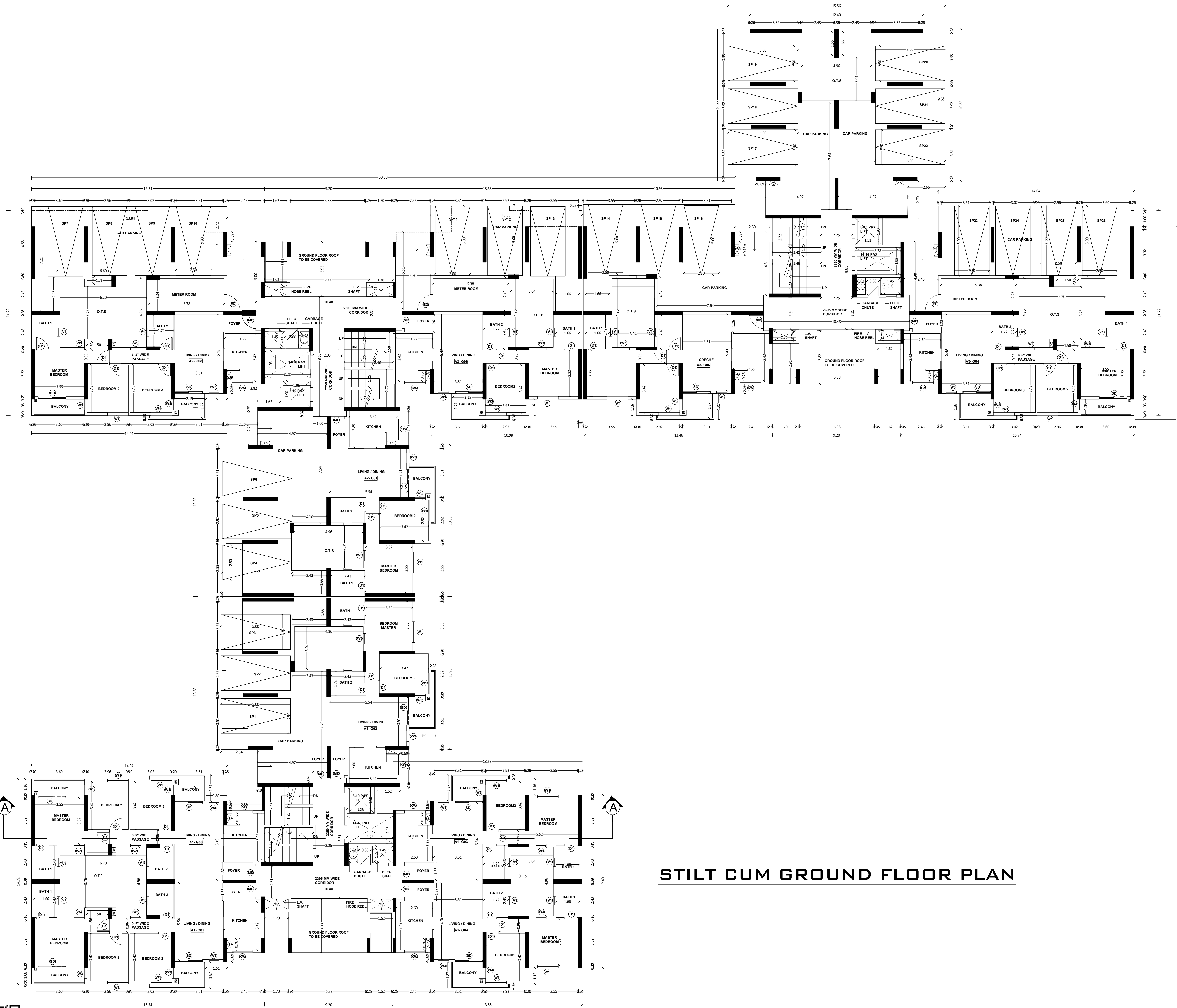
STRUCTURAL


JEGANATH JB ARCHITECTS
Regd No: CA/2005/35464
Nos: 6, 6th Floor Rams Swathy Towers,
Durgabai Deshmukh Road, R.A. Puram,
Chennai - 600 028. Cell: 9840570026

ARCHITECT

For AKSHAYA PRIVATE LIMITED

Authorized Signatory

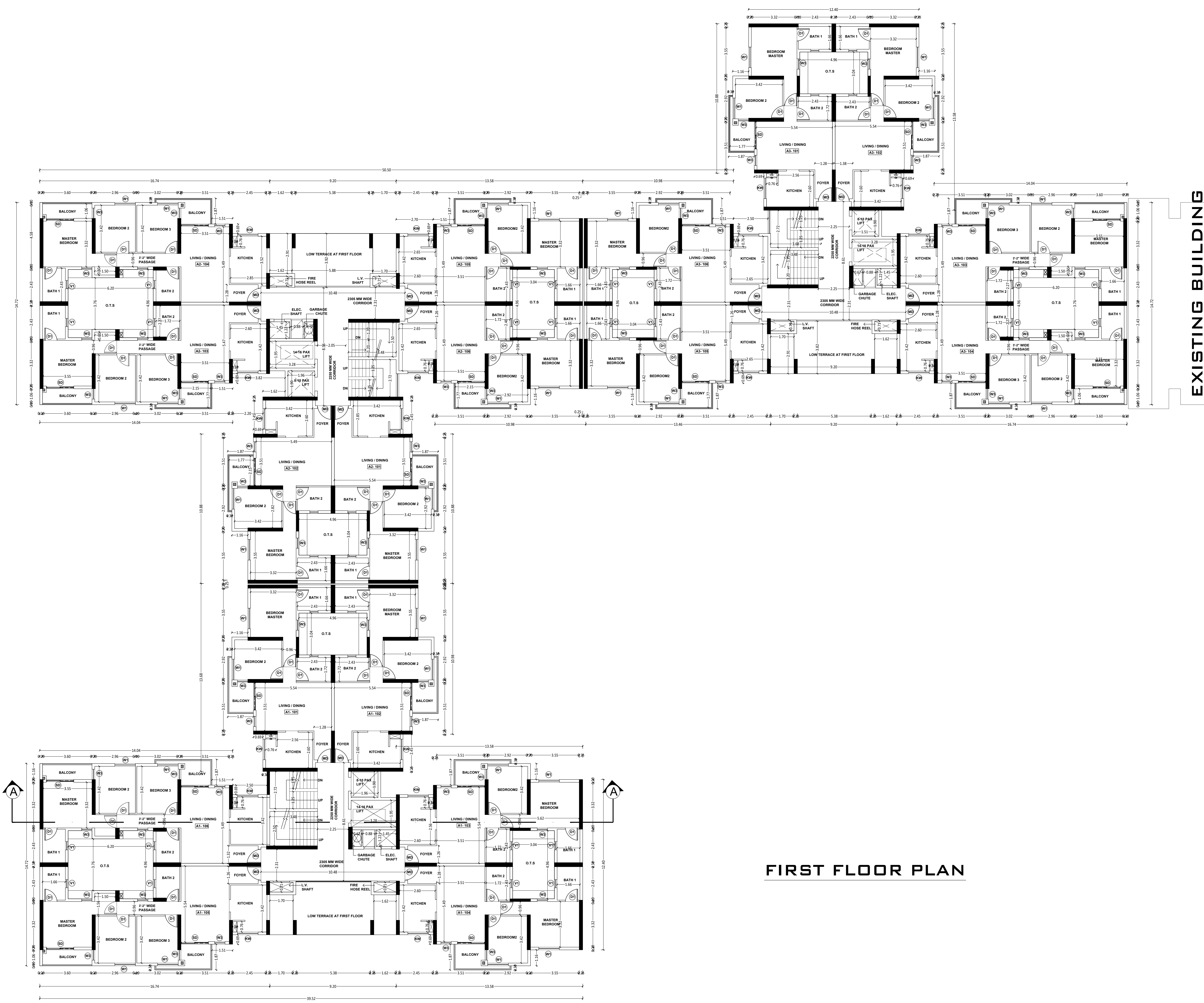
APPLICANT



EXISTING BUILDING

STILT CUM GROUND FLOOR PLAN





FIRST FLOOR PLAN

PLAN SHOWING THE APPROVED EXISTING &
REVISION OF RESIDENTIAL APARTMENT HIGH
RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377,
1378/1A, 1491/1 & 1491/2 AT THAIYUR "B" VILLAGE,
VANDALUR TALUK, CHENGALPATTU DISTRICT.

JOINERY DETAILS

Description	Size	Sill Level	Lintel Level
D1 - Door	1000 x 2100	00	2100
D1 - Door	900 x 2100	00	2100
D3 - Door	750 x 2100	00	2100
SD1 - Service Door	1000 x 2000	100	2100
SD1 - Service Door	1200 x 2000	100	2100
SD3 - Service Door	900 x 2000	100	2100
W1 - Window	1500 x 1500	600	2100
W2 - Window	1500 x 1500	600	2100
W3 - Window	750 x 1500	600	2100
W4 - Window	1250 x 2000	100	2100
W5 - Window	750 x 550	1550	2100
W7 - Window	1000 x 2000	100	2100
V1 - Ventilator	900 x 600	1500	2100

NOTE:
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STRUCTURAL

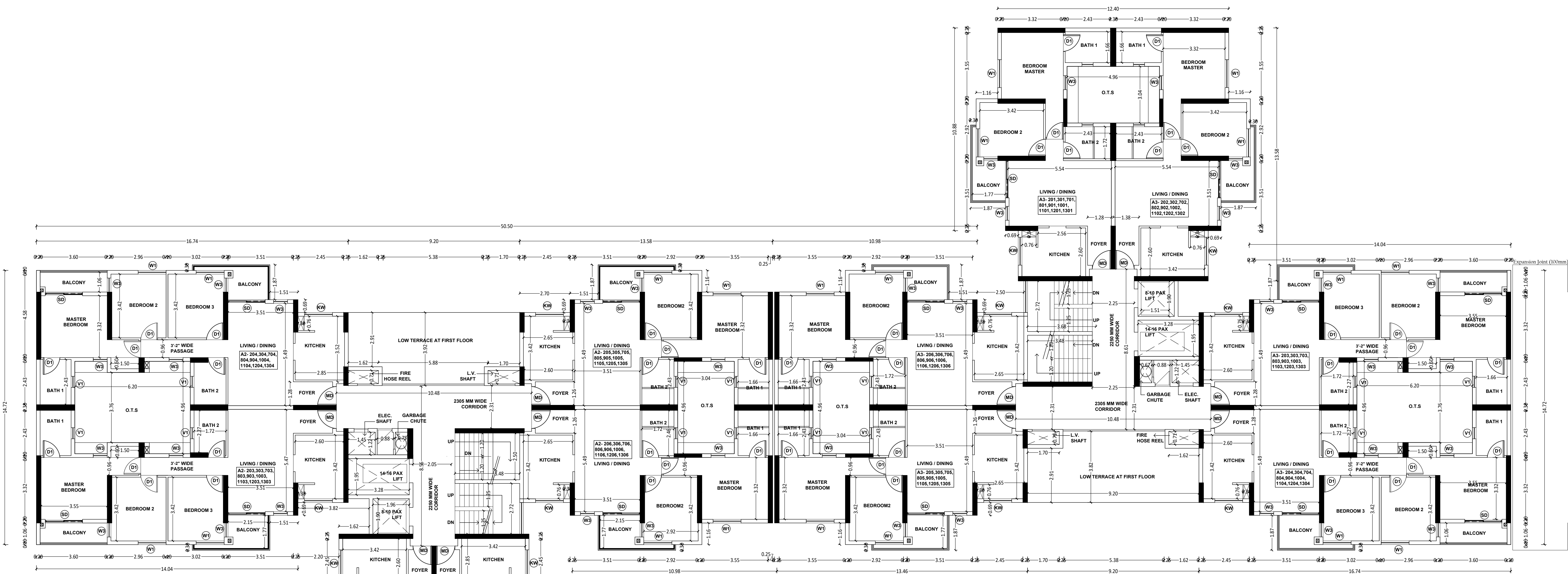

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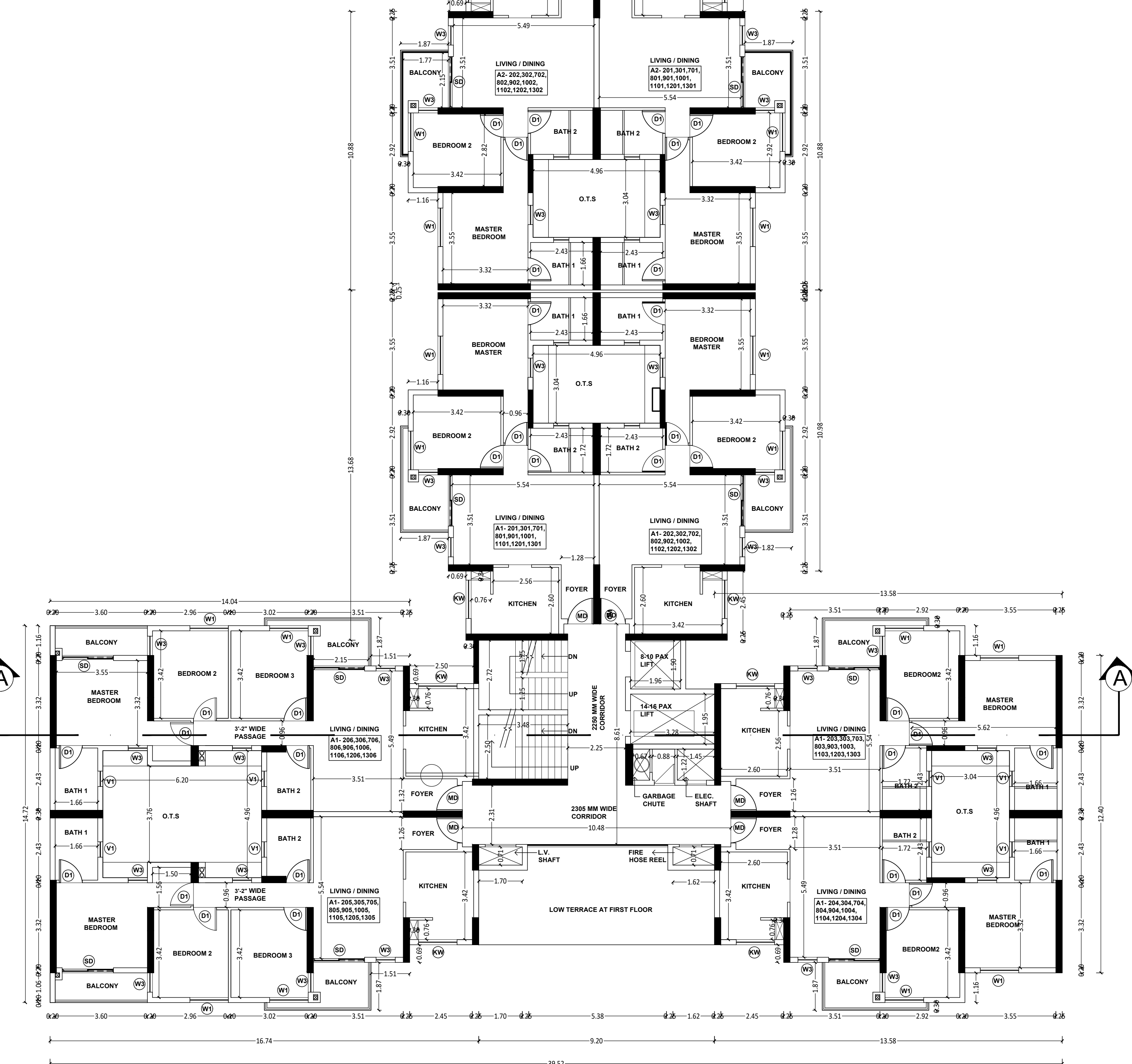
For AKSHAYA PRIVATE LIMITED

Authorized Signatory

APPLICANT



EXISTING BUILDING



TYPICAL FLOOR PLAN
(2, 3, 7,8,9,10,11,12 &13)

PLAN SHOWING THE APPROVED EXISTING &
REVISION OF RESIDENTIAL APARTMENT HIGH
RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377,
1378/1A, 1491/1 & 1491/2 AT THAIYUR "B" VILLAGE,
VANDALUR TALUK, CHENGALPATTU DISTRICT.

Scale:
TYPICAL FLOOR PLAN (2, 3, 7,8,9,10,11,12 &13)

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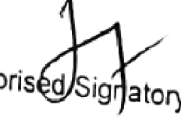
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 - * WALLS NEAR EXPANSION JOINTS IS 200mm THICK BRICK WALL


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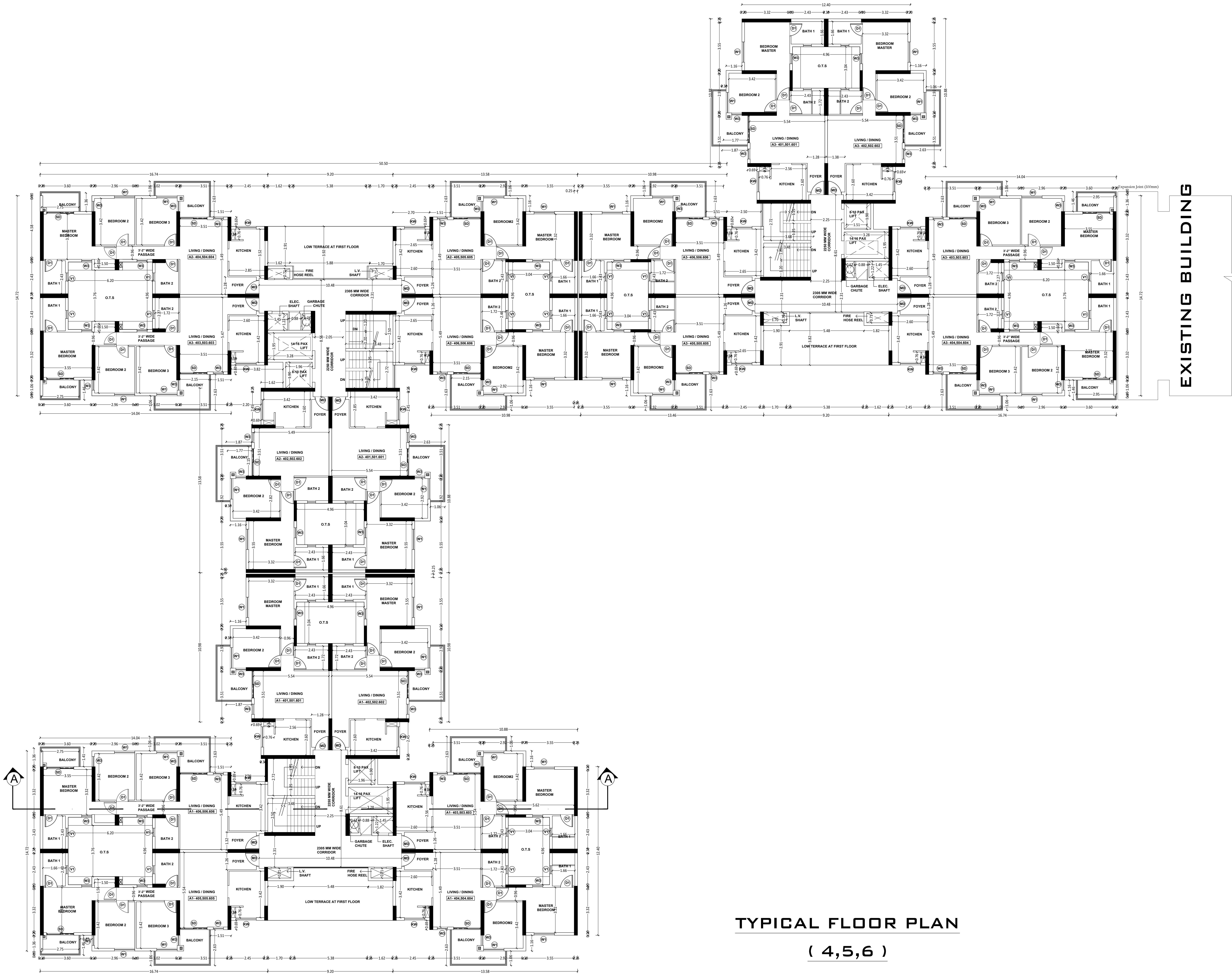
STRUCTURAL


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For AKSHAYA PRIVATE LIMITED
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APPLICANT



TYPICAL FLOOR PLAN
(4,5,6)

TYPICAL FLOOR PLAN
(4,5,6)

SHEET NO: 04 / 10

PLAN SHOWING THE APPROVED EXISTING &
REVISION OF RESIDENTIAL APARTMENT HIGH
RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377,
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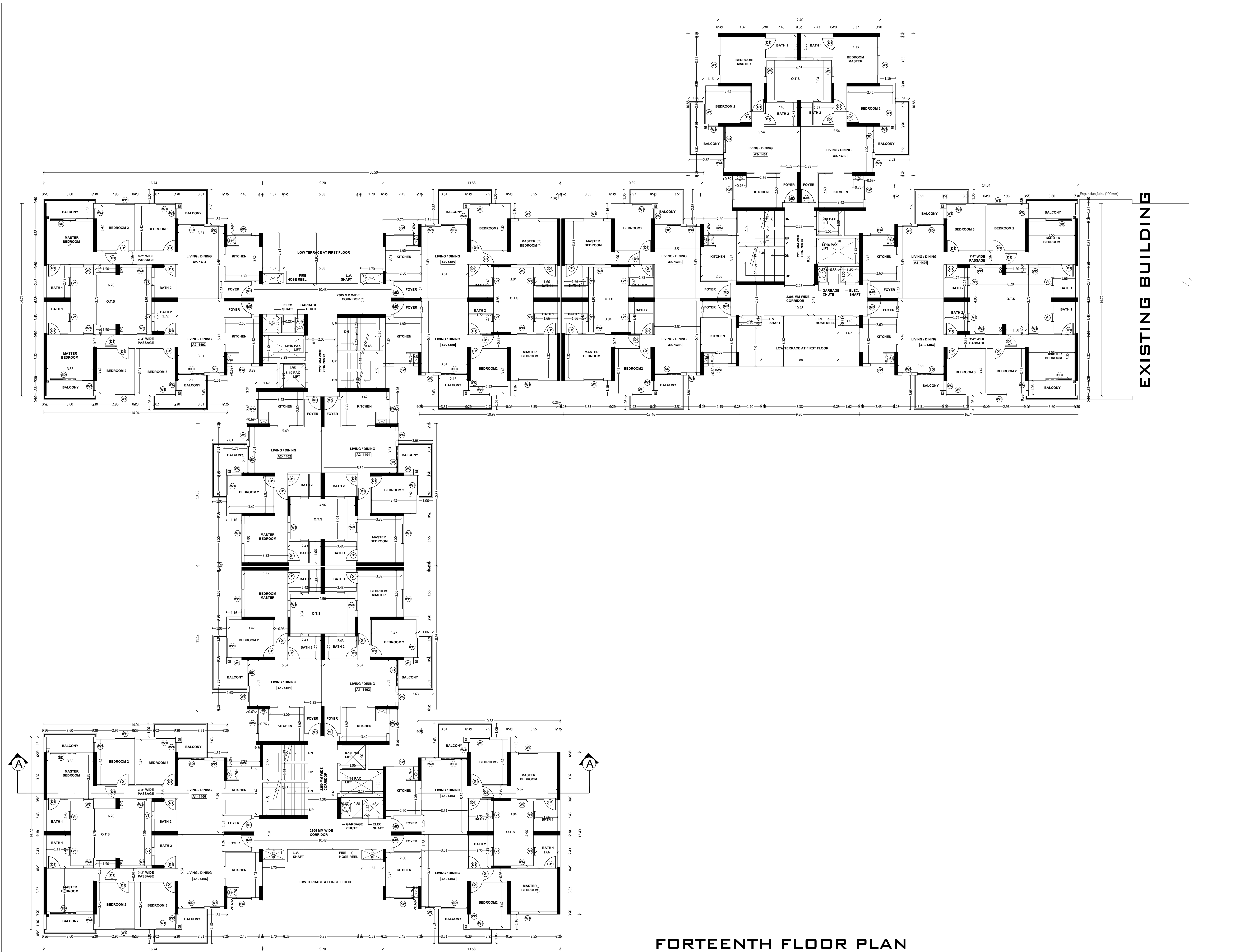

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Author's Signature

APPLICANT



FORTEENTH FLOOR PLAN

14 TH FLOOR PLAN

SHEET NO: 05 / 10

PLAN SHOWING THE APPROVED EXISTING & REVISION OF RESIDENTIAL APARTMENT HIGH RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377, 1378/1A, 1491/1 & 1491/2 AT THAIYUR "B" VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

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STRUCTURAL

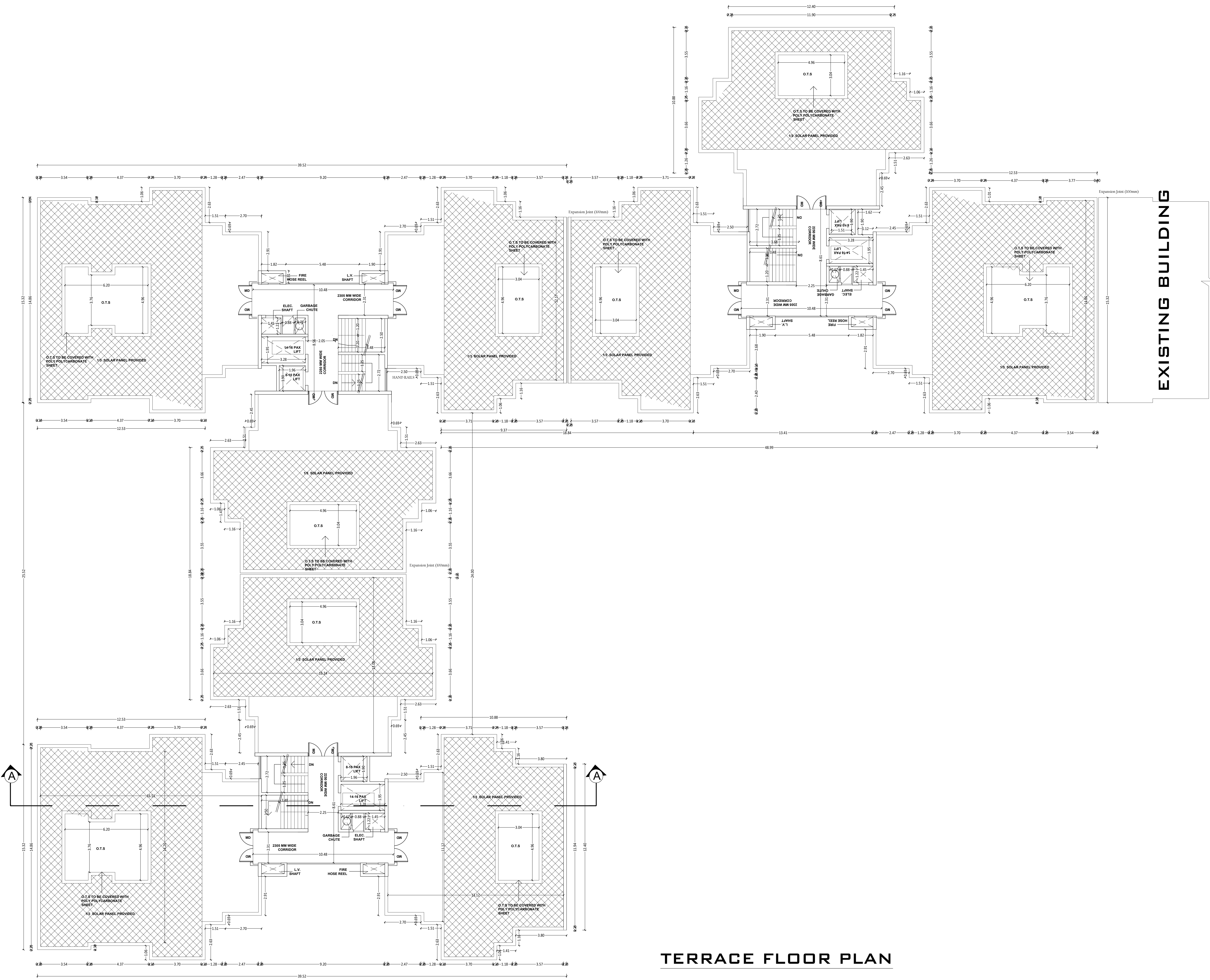
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TERRACE FLOOR PLAN

PLAN SHOWING THE APPROVED EXISTING &
REVISION OF RESIDENTIAL APARTMENT HIGH
RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377,
1378/1A, 1491/1 & 1491/2 AT THAIYUR "B" VILLAGE,
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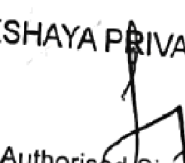
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STRUCTURAL

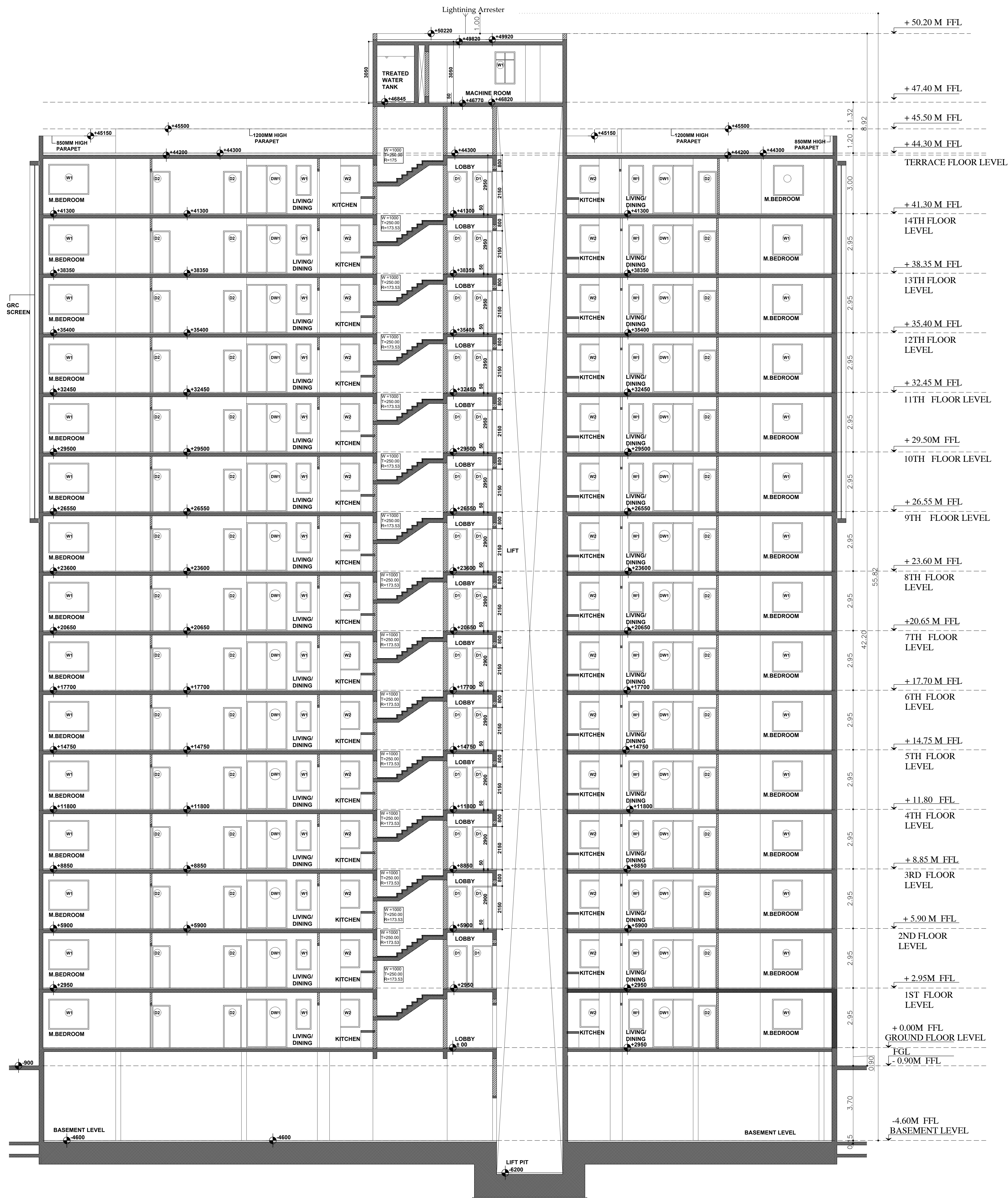

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PLAN SHOWING THE APPROVED EXISTING & REVISION OF RESIDENTIAL APARTMENT HIGH RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377, 1378/1A, 1491/1 & 1491/2 AT THAIYUR "B" VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.



SECTION AA

STRUCTURAL

APPLICANT

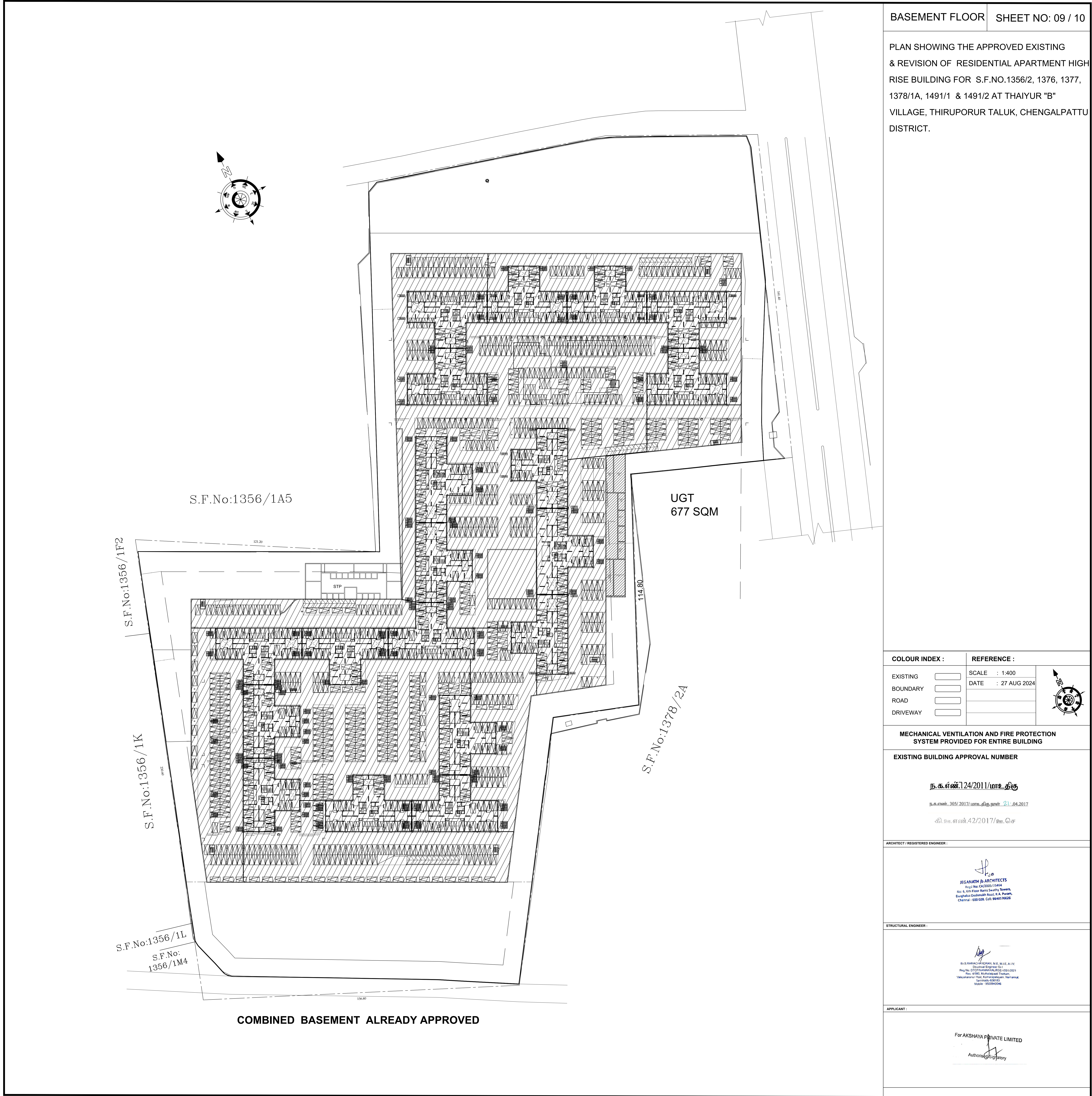
ARCHITECT


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BASEMENT FLOOR SHEET NO: 09 / 10

PLAN SHOWING THE APPROVED EXISTING & REVISION OF RESIDENTIAL APARTMENT HIGH RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377, 1378/1A, 1491/1 & 1491/2 AT THAIYUR "B" VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

COLOUR INDEX :		REFERENCE :	
EXISTING	☐	SCALE	: 1:400
BOUNDARY	☐	DATE	: 27 AUG 2024
ROAD	☐		
DRIVEWAY	☐		

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

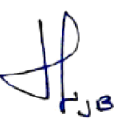
EXISTING BUILDING APPROVAL NUMBER

ந.க.எண்.124/2011/மாஉ.திரு

ந.க.எண். 305/2017/மாஉ.திரு.மாநா. 21.04.2017

கி.மா.எண்.42/2017/மா.செ

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APPLICANT :

For AKSHAYA PRIVATE LIMITED

Authorized Signatory

SITE PLAN SHOWING THE APPROVED EXISTING & REVISION OF RESIDENTIAL APARTMENT HIGH RISE BUILDING FOR S.F.NO.1356/2, 1376, 1377, 1378/1A, 1491/1 & 1491/2 AT THAIYUR "B" VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS	
SITE AREA AS PER DOCUMENT	: 83144.75 SQ.M / 2.038 ACRE
SITE AREA AS PER PATTA	: 83150.00 SQ.M / 2.046 ACRE
OMR ROAD WIDENING AREA	: 588.00 SQ.M / 0.145 ACRE
VILLAGE ROAD WIDENING AREA	: 4335.25 SQ.M / 1.071 ACRE
AS SITE AREA	: 78221.50 SQ.M / 1.9328 ACRE

SITE AREA DETAILS AS PER PATTA	
SURVEY NO 1356 / 2	: 41850.00 SQ.M / 10.341 ACRE
SURVEY NO 1376	: 6650.00 SQ.M / 1.643 ACRE
SURVEY NO 1378/1A	: 12700.00 SQ.M / 3.138 ACRE
SURVEY NO 1491/1	: 200.00 SQ.M / 0.049 ACRE
SURVEY NO 1491/2	: 15900.00 SQ.M / 3.928 ACRE
SURVEY NO 1377	: 5850.00 SQ.M / 1.445 ACRE
TOTAL SITE AREA	: 83150.00 SQ.M / 20.546 ACRE

APPROVED BUILDING AREA DETAILS	
AREA OF THE BLOCK NO. 1	: 49832.54 SQ.M
AREA OF THE BLOCK NO. 2	: 59141.97 SQ.M
AREA OF THE BLOCK NO. 3	: 31076.06 SQ.M
AREA OF THE BLOCK NO. 4	: 30596.68 SQ.M
AREA OF THE E.W.S BLOCK	: 19546.64 SQ.M
AREA OF THE CLUB HOUSE	: 1387.75 SQ.M

FSI AREA DETAILS	
EXISTING APPROVED FSI AREA	: 191581.64 SQ.M
RETAIN APPROVED FSI AREA	: 166665.37 SQ.M
REVISED FSI AREA (BLOCK -1 PT)	: 26528.92 SQ.M
TOTAL FSI AREA	: 193194.29 SQ.M

DESCRIPTION	ALLOWED	ACHIEVED
FLOOR SPACE INDEX (FSI)	3.25	193194.29 / 78221.50 = 2.47
PLOT COVERAGE (P.C.)	50 %	13672.28 / 78221.50 = 17.48%
DESCRIPTION	REQUIRED	PROVIDED
OPEN SPACE RESERVATION	10 % (7822.15SQ.M)	7822.24 Sq.mt

EXISTING PARKING DETAILS :	
DESCRIPTION	PROVIDED
CAR PARKING REQUIRED	1777 Nos
CAR PARKING PROVIDED	1814 Nos

PROPOSED PARKING DETAILS :	
CAR PARKING : EVERY TWO DWELLING UNIT 1 NUMBER (75 TO 100 SQ.M)	
CAR PARKING : EACH ONE DWELLING UNIT 1 NUMBER (100 ABOVE SQ.M)	
CAR PARKING : 10 % PARKING REQUIRED FOR VISITOR PARKING	
CAR PARKING : 10 % PARKING REQUIRED FOR P.C. PARKING	
1 TWO WHEELER PARKING FOR 75 TO 100 SQ.M UNIT AREA	

TOTAL DWELLING	CAR REQUIRED	CAR PROVIDED
205 D.U (75 TO 100)	103 NOS	
56 D.U (100 ABOVE)	56 NOS	139 NOS
VISITORS 10%	16 NOS	
DA CAR PARKING	16 NOS	20 NOS
COVERED PARKING (STILT/GROUND)		26 NOS
TOTAL	174 NOS	185 NOS
TOTAL DWELLING	T.W REQUIRED	T.W PROVIDED
205 D.U (75 TO 100)	205 NOS	205 NOS
VISITORS 10%	21 NOS	21 NOS
TOTAL	226 NOS	226 NOS
PARKING SL OT SIZE :-		

PARKING SLOT SIZE :
165 CARS WITH DIMENSION 2.50 x 5.0M
20 PC CAR WITH DIMENSION 3.60 x 5.0M
226 TWO WHEELER WITH DIMENSION 1.00 x 1.80M

COLOUR INDEX :	REFERENCE :
EXISTING ☐	SCALE : 1:400
BOUNDARY ☐	DATE : 07 FEB 2025
ROAD ☐	
DRIVEWAY ☐	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

EXISTING BUILDING APPROVAL NUMBER

பு.உ.எண்.124/2017/மா.திரு

பு.உ.எண். 305/2017/மா.திரு.எண். 23_04.2017

தி.எ.எ. எண்.42/2017/மா.சுர

APPLICANT :

For AKSHAYA PRIVATE LIMITED

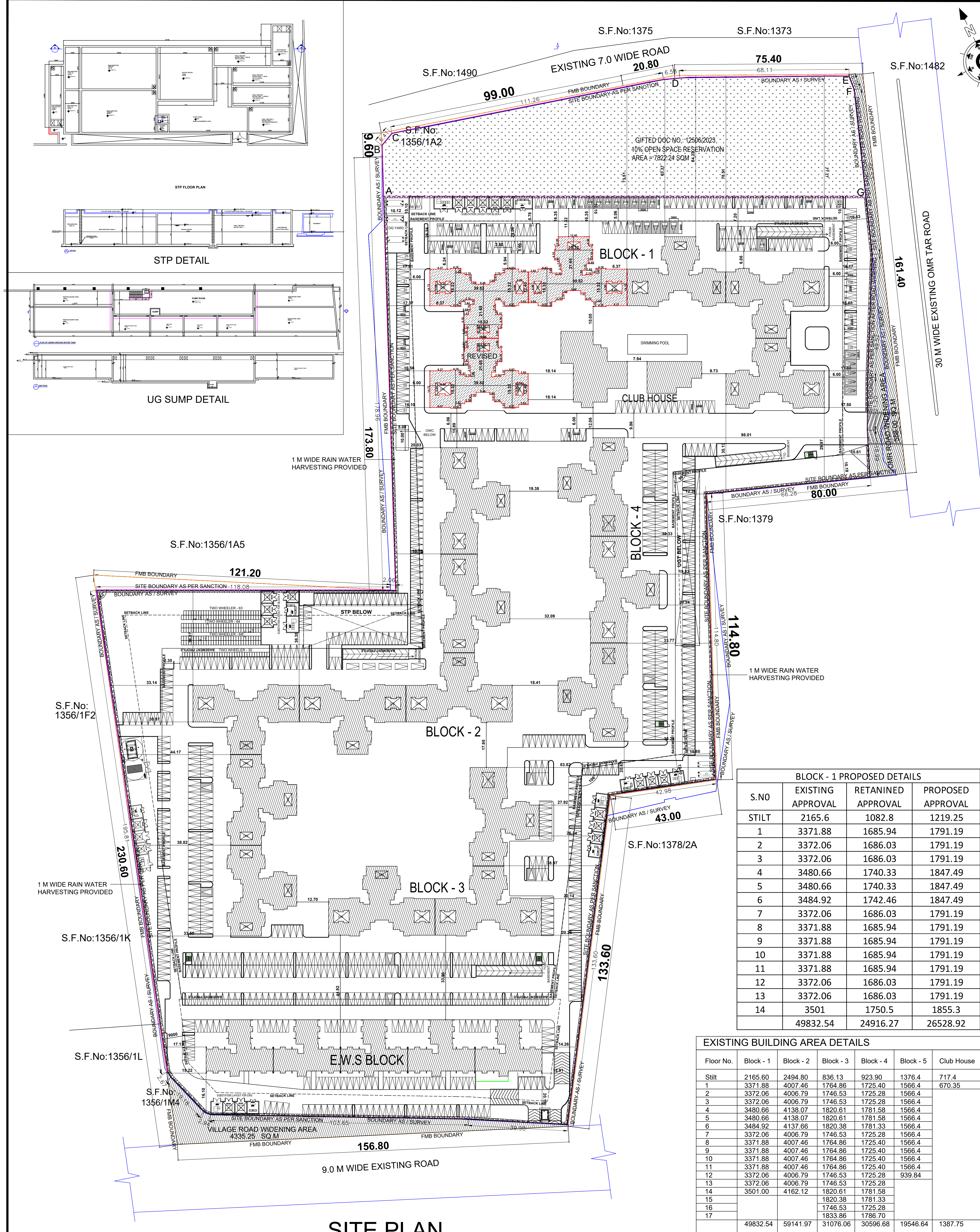
Author:

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BLOCK - 1 PROPOSED DETAILS			
S.NO	EXISTING APPROVAL	RETAINED APPROVAL	PROPOSED APPROVAL
STILT	2165.6	1082.8	1219.25
1	3371.88	1685.94	1791.19
2	3372.06	1686.03	1791.19
3	3372.06	1686.03	1791.19
4	3480.66	1740.33	1847.49
5	3480.66	1740.33	1847.49
6	3484.92	1742.46	1847.49
7	3372.06	1686.03	1791.19
8	3371.88	1685.94	1791.19
9	3371.88	1685.94	1791.19
10	3371.88	1685.94	1791.19
11	3371.88	1685.94	1791.19
12	3372.06	1686.03	1791.19
13	3372.06	1686.03	1791.19
14	3501	1750.5	1855.3
	49832.54	24916.27	26528.92

EXISTING BUILDING AREA DETAILS					
Floor No.	Block - 1	Block - 2	Block - 3	Block - 4	Club House
Stilt	2165.60	2494.80	836.13	923.90	1376.4
1	3371.88	4007.46	1764.86	1725.40	1566.4
2	3372.06	4006.79	1746.53	1725.28	1566.4
3	3372.06	4006.79	1746.53	1725.28	1566.4
4	3480.66	4138.07	1820.61	1781.58	1566.4
5	3480.66	4138.07	1820.61	1781.58	1566.4
6	3484.92	4137.66	1820.38	1781.33	1566.4
7	3372.06	4006.79	1746.53	1725.28	1566.4
8	3371.88	4007.46	1764.86	1725.40	1566.4
9	3371.88	4007.46	1764.86	1725.40	1566.4
10	3371.88	4007.46	1764.86	1725.40	1566.4
11	3371.88	4007.46	1764.86	1725.40	1566.4
12	3372.06	4006.79	1746.53	1725.28	939.84
13	3372.06	4006.79	1746.53	1725.28	
14	3501.00	4162.12	1820.61	1781.58	
15			1820.38	1781.33	
16			1746.53	1725.28	
17			1833.86	1786.70	
	49832.54	59141.97	31076.06	30596.68	19546.64
					1387.75

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.

