PP APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

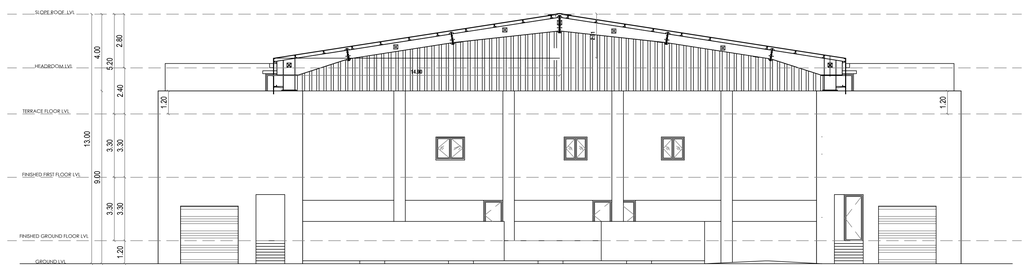
ISSUING AUTHORITY
**DTCP**

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

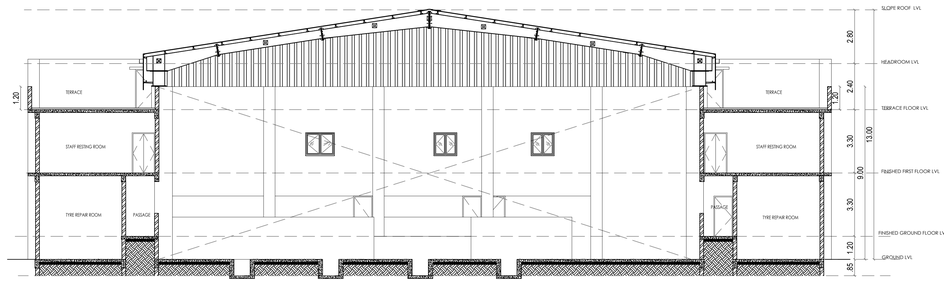
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

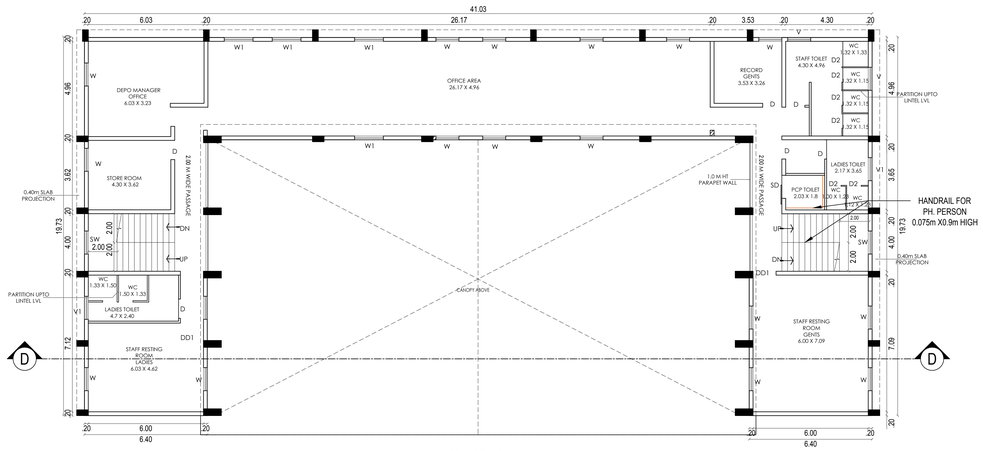
hello@verified.realestate
+91 9996 12 9996
verified.realestate



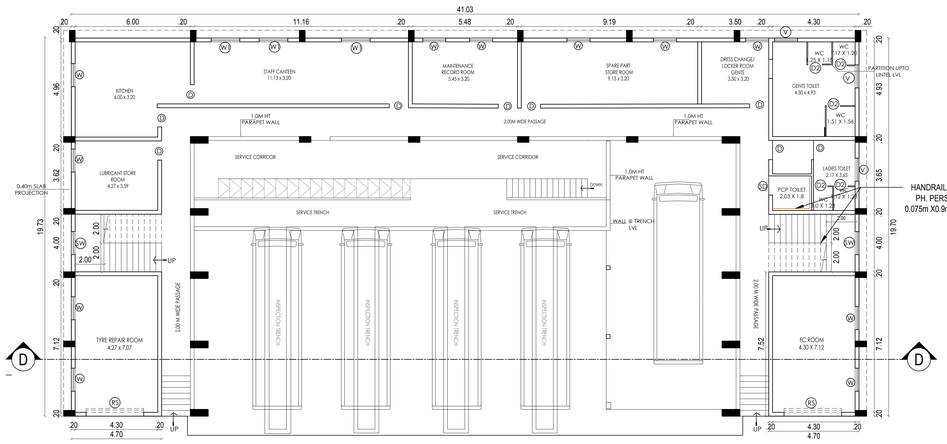

**ELEVATION**




**SECTION D**

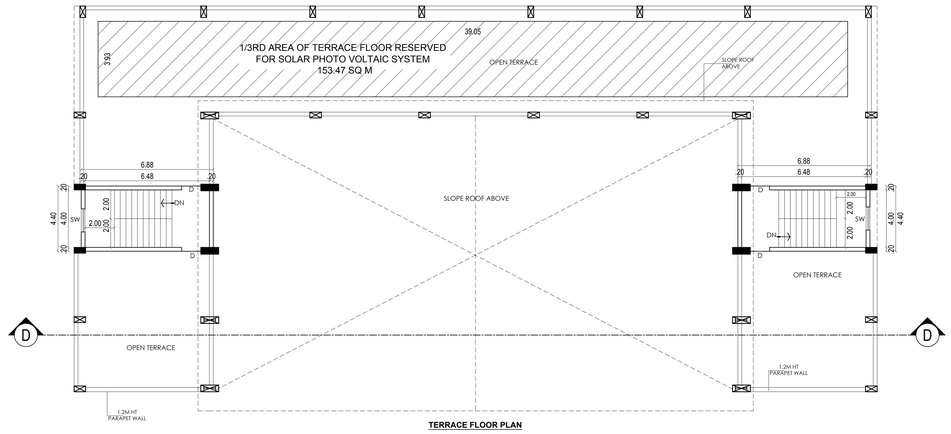



**FIRST FLOOR PLAN**

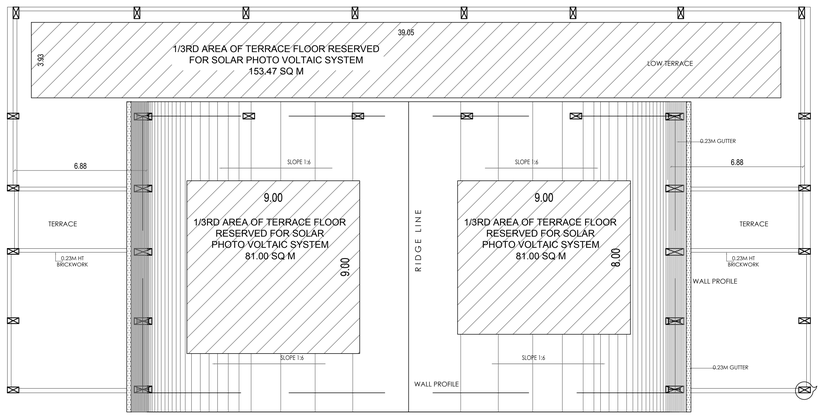



**GROUND FLOOR PLAN**

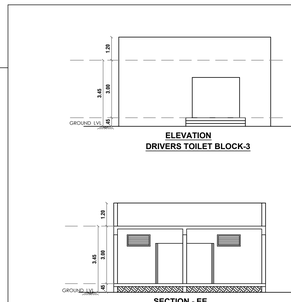
**BLOCK - 02**




**TERRACE FLOOR PLAN**



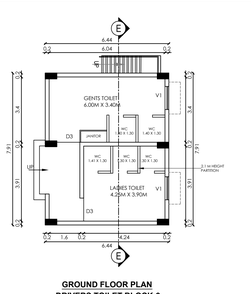

**TERRACE ROOF PLAN**



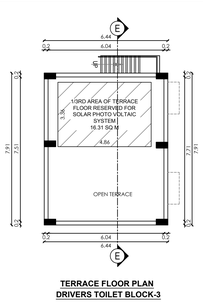

**ELEVATION**
**DRIVERS TOILET BLOCK-3**




**SECTION - EE**
**DRIVERS TOILET BLOCK-3**

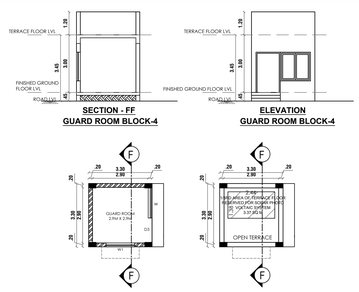



**GROUND FLOOR PLAN**
**DRIVERS TOILET BLOCK-3**




**TERRACE FLOOR PLAN**
**DRIVERS TOILET BLOCK-3**

**BLOCK - 3**




**SECTION - FF**
**GUARD ROOM BLOCK-4**

**ELEVATION**
**GUARD ROOM BLOCK-4**

**GROUND FLOOR PLAN**
**GUARD ROOM (04nos)BLOCK-4**

**BLOCK - 04**

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUS TERMINAL AND DEPOT BUILDING AT GROUND FLOOR & FIRST FLOOR CHENGALPATTU MAIN ROAD, CHENGALPATTU, COMPRISED IN S.NO: 67, 68, 71, VENPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

## ONLINE APPLICATION NO:SWP/BPA/348002/2024

| AREA DETAILS | Sq.Meter |
|---|---|
| TOTAL AREA OF THE PATTA<br>G.oMs. No.347 of HUD Department - dated 12.07.2023 | 41051.16 SQ.M |
| TOTAL AREA OF THE DOC | 47914.78 SQ.M |

**AREA STATEMENT - BLOCK - 02**

| FLOOR NAME | FSI AREA IN SQ.M | NON FSI AREA | TOTAL BUILTUP AREA IN SQ.M |
|---|---|---|---|
| GROUND FLOOR | 837.18 | - | 837.18 |
| FIRST FLOOR | 402.57 | - | 402.57 |
| TERRACE FLOOR | - | 36.78 | 36.78 |
| GRAND TOTAL | 1,239.75 | 36.78 | 1276.53 |
| **DRIVERS TOILET BLOCK - 03** | | | |
| GROUND FLOOR | 50.92 | - | 50.92 |
| GRAND TOTAL | 50.92 | - | 50.92 |
| **GUARD ROOM BLOCK - 04** | | | |
| GROUND FLOOR | 10.89 | - | 10.89 |
| GRAND TOTAL | 10.89 | - | 10.89 |

**JOINERY DETAILS**

| | DESCRIPTION | IN METER |
|---|---|---|
| D | MAIN DOOR | 1.50 x 2.1 |
| D1 | DOOR | 1.00 x 2.1 |
| D2 | DOOR | 0.90 x 2.1 |
| D3 | DOOR | 0.75 x 2.1 |
| SD | SLIDING DOOR | 1.20 x 2.1 |
| RS | DOOR | 3.00 x 2.1 |
| W | WINDOW | 1.50 x 1.50 |
| W1 | WINDOW | 2.00 x 1.50 |
| SW | STAIRCASE WINDOW | 1.50 x 1.22 |
| V | VENTILATOR | 1.50 x 0.60 |

**SCALE - 1 : 100**

**SPECIFICATION:**

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTER PARAPET WALL CM 1:4 MORTER.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M30
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

CHIEF PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY No.1, GANDHI IRWIN ROAD, EGMORE, CHENNAI - 600 008.

**OWNER / APPLICANT**

J.BENNY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE)
Reg.No.RSE-ITKOTCP/December/02/2022
No:11-A1,Tsovlparars 11th Street,
Thoothukudi - 628003. Mob: 9894289905
Email: bennygabriel@gmail.com

**STRUCTURAL ENGINEER**

RAYYAN IBRAHIM, M.Arch.,
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RAYAN IBRAHIM ARCHITECTS PVT. LTD.
2nd Floor, Omega Wing, Raheja Towers,
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Mob.: 96000 36906, 80568 92444
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**ARCHITECT**

**SHEET NO-5/5**

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUS TERMINAL AND DEPOT BUILDING AT GROUND FLOOR & FIRST FLOOR CHENGALPATTU MAIN ROAD, CHENGALPATTU, COMPRISED IN S.NO: 67, 68, 71, VENPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

**ONLINE APPLICATION NO:SWP/BPA/348002/2024**

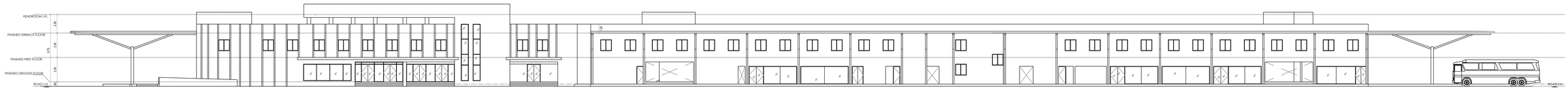
| AREA DETAILS | Sq.Meter |
|---|---|
| TOTAL AREA OF THE PATTA<br>G.oMs. No.347 of HUD Department - dated 12.07.2023 | 41051.16 SQ.M |
| TOTAL AREA OF THE DOC | 47914.78 SQ.M |

**AREA STATEMENT - BLOCK - 01**

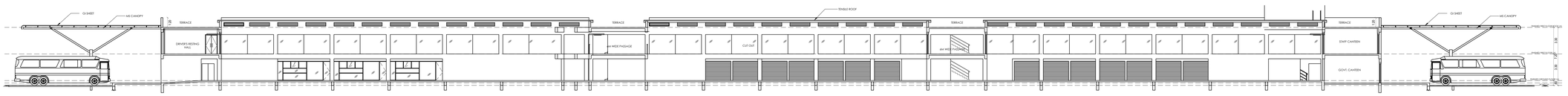
| FLOOR NAME | FSI AREA IN SQ.M | NON FSI AREA | TOTAL BUILTUP AREA IN SQ.M |
|---|---|---|---|
| TERRACE FLOOR | - | 180.87 | 180.87 |



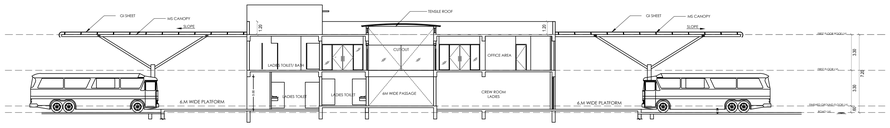

**WEST ELEVATION**



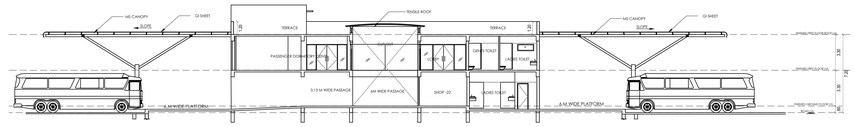

**ELEVATION**



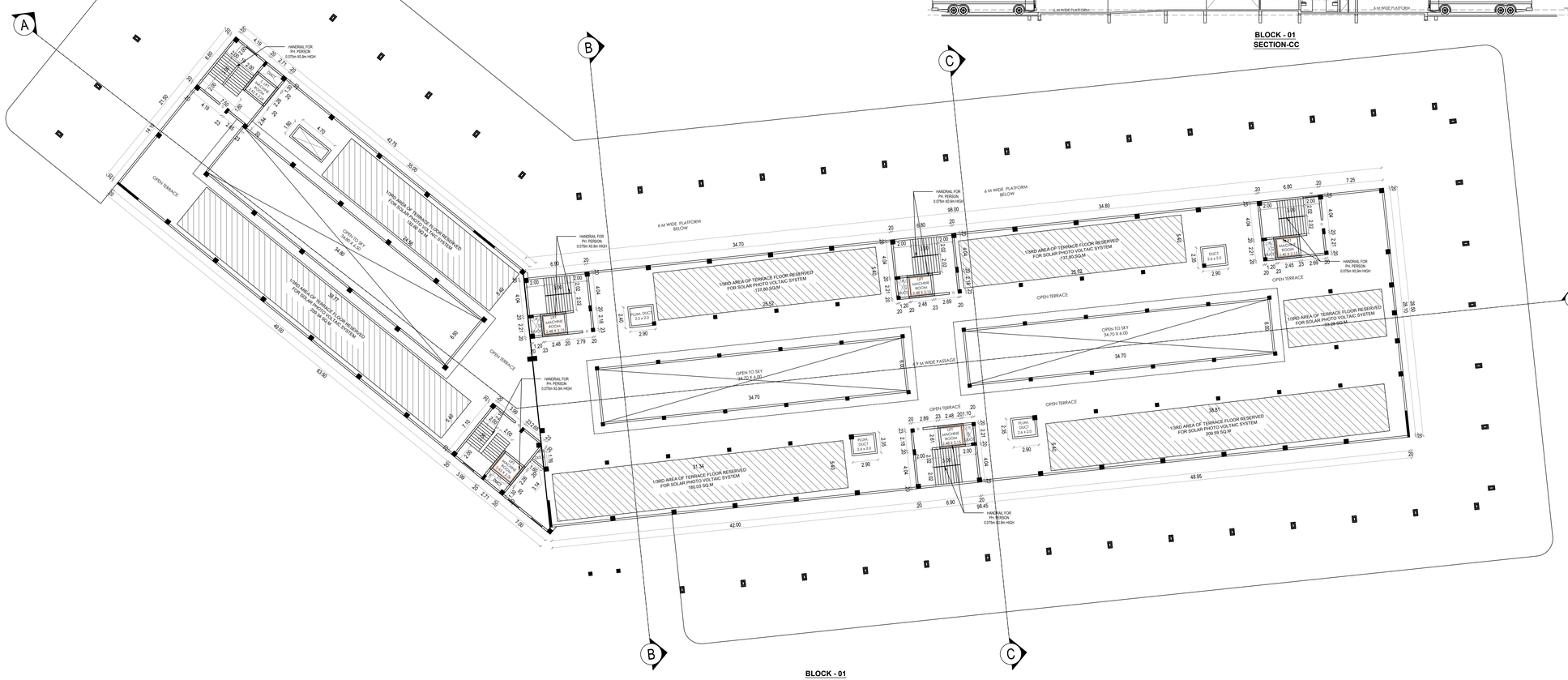

**BLOCK - 01**
**SECTION-AA**




**BLOCK - 01**
**SECTION-BB**




**BLOCK - 01**
**SECTION-CC**




**BLOCK - 01**
**TERRACE FLOOR PLAN**

**JOINERY DETAILS**

| | DESCRIPTION | IN METER |
|---|---|---|
| D | MAIN DOOR | 1.50 x 2.1 |
| D1 | DOOR | 1.00 x 2.1 |
| D2 | DOOR | 0.90 x 2.1 |
| D3 | DOOR | 0.75 x 2.1 |
| SD | SLIDING DOOR | 1.20 x 2.1 |
| RS | DOOR | 3.00 x 2.1 |
| W | WINDOW | 1.50 x 1.50 |
| W1 | WINDOW | 2.00 x 1.50 |
| SW | STAIRCASE WINDOW | 1.50 x 1.22 |
| V | VENTILATOR | 1.50 x 0.60 |

**SCALE - 1 : 100**

**SPECIFICATION:**

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTER
PARAPET WALL CM 1:4 MORTER.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M30
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

CHIEF PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
No.1, GANDHI IRWIN ROAD, EGMORE, CHENNAI - 600 008.

**OWNER / APPLICANT**

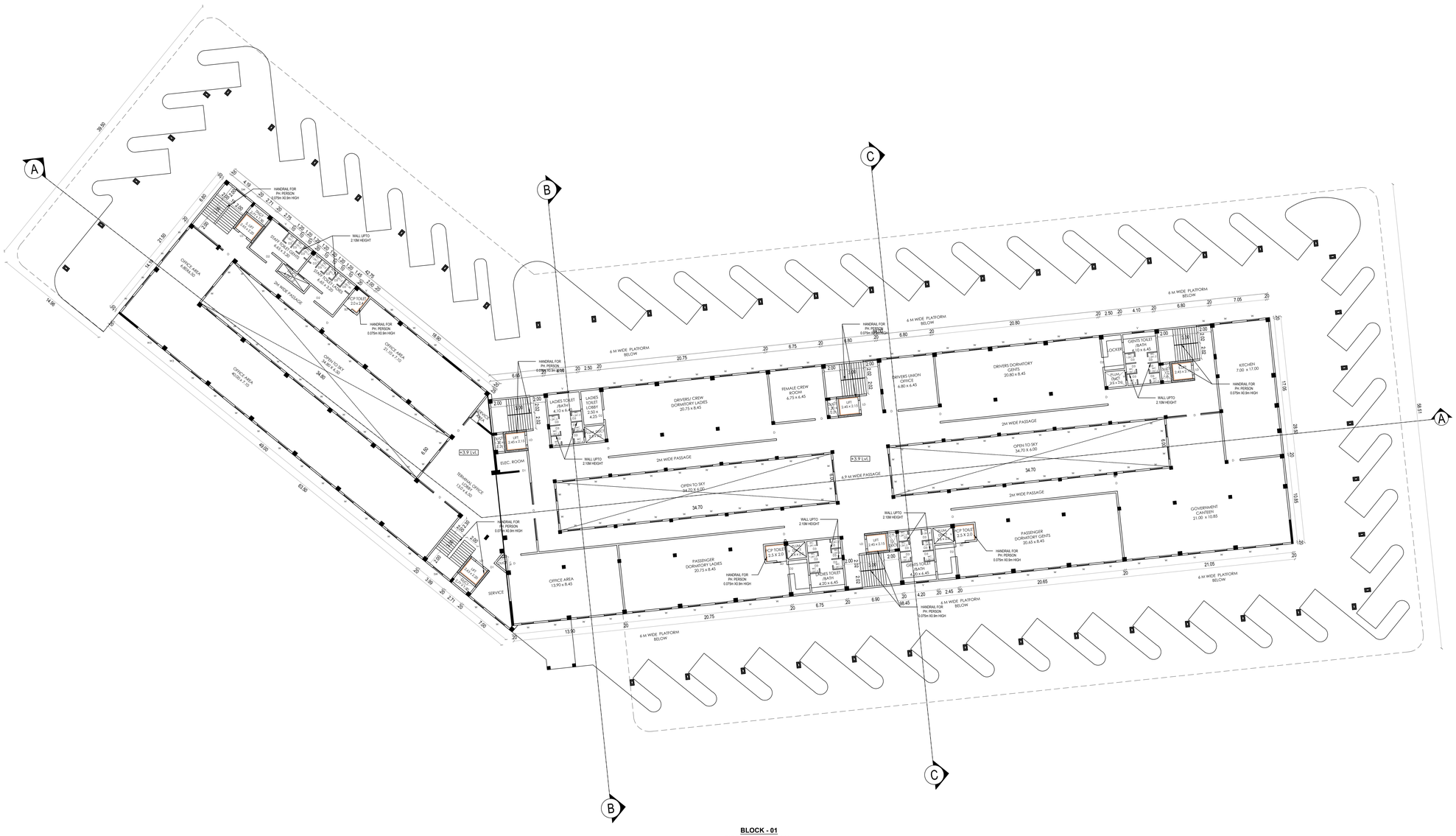
J.BENNY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE)
Reg.No.RSE-I/TKDTCP/December/02/02/2022
No:11-41,Teevijarani 11th Street,
Thoothukudi - 628003. Mob: 9894290906
Email: bennygabriel@gmail.com

**STRUCTURAL ENGINEER**

RAYYAN IBRAHIM, M.Arch.,
Reg. No. CA/2000/26324, CGLRGNRAGS/2021/056009
RAYAN IBRAHIM ARCHITECTS PVT. LTD.
3rd Floor, Omega Wing, Raheja Towers,
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Mob: 95000 36905, 80568 92444
Email: rayan@rayanarchitects.com

**ARCHITECT**

**SHEET NO-4/5**




**BLOCK - 01**
**FIRST FLOOR PLAN**

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUS TERMINAL AND DEPOT BUILDING AT GROUND FLOOR & FIRST FLOOR CHENGALPATTU MAIN ROAD, CHENGALPATTU, COMPRISED IN S.NO: 67, 68, 71, VENPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

**ONLINE APPLICATION NO:SWP/BPA/348002/2024**

| **AREA DETAILS** | **Sq.Meter** |
|---|---|
| **TOTAL AREA OF THE PATTA** | **41051.16 SQ.M** |
| **G.oMs. No.347 of HUD Department - dated 12.07.2023** | |
| **TOTAL AREA OF THE DOC** | **47914.78 SQ.M** |

**AREA STATEMENT - BLOCK - 01**

| FLOOR NAME | FSI AREA IN SQ.M | NON FSI AREA | TOTAL BUILTUP AREA IN SQ.M |
|---|---|---|---|
| FIRST FLOOR | 3255.99 | 686.67 | 3942.66 |

**JOINERY DETAILS**

| | DESCRIPTION | IN METER |
|---|---|---|
| D | MAIN DOOR | 1.50 x 2.1 |
| D1 | DOOR | 1.00 x 2.1 |
| D2 | DOOR | 0.90 x 2.1 |
| D3 | DOOR | 0.75 x 2.1 |
| SD | SLIDING DOOR | 1.20 x 2.1 |
| RS | DOOR | 3.00 x 2.1 |
| W | WINDOW | 1.50 x 1.50 |
| W1 | WINDOW | 2.00 x 1.50 |
| SW | STAIRCASE WINDOW | 1.50 x 1.22 |
| V | VENTILATOR | 1.50 x 0.60 |

**SCALE - 1 : 100**

**SPECIFICATION:**

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTER
PARAPET WALL CM 1:4 MORTER.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M30
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.

CHIEF PLANNER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
No.1, GANDHI IRWIN ROAD, EGMORE, CHENNAI - 600 008.

**OWNER / APPLICANT**

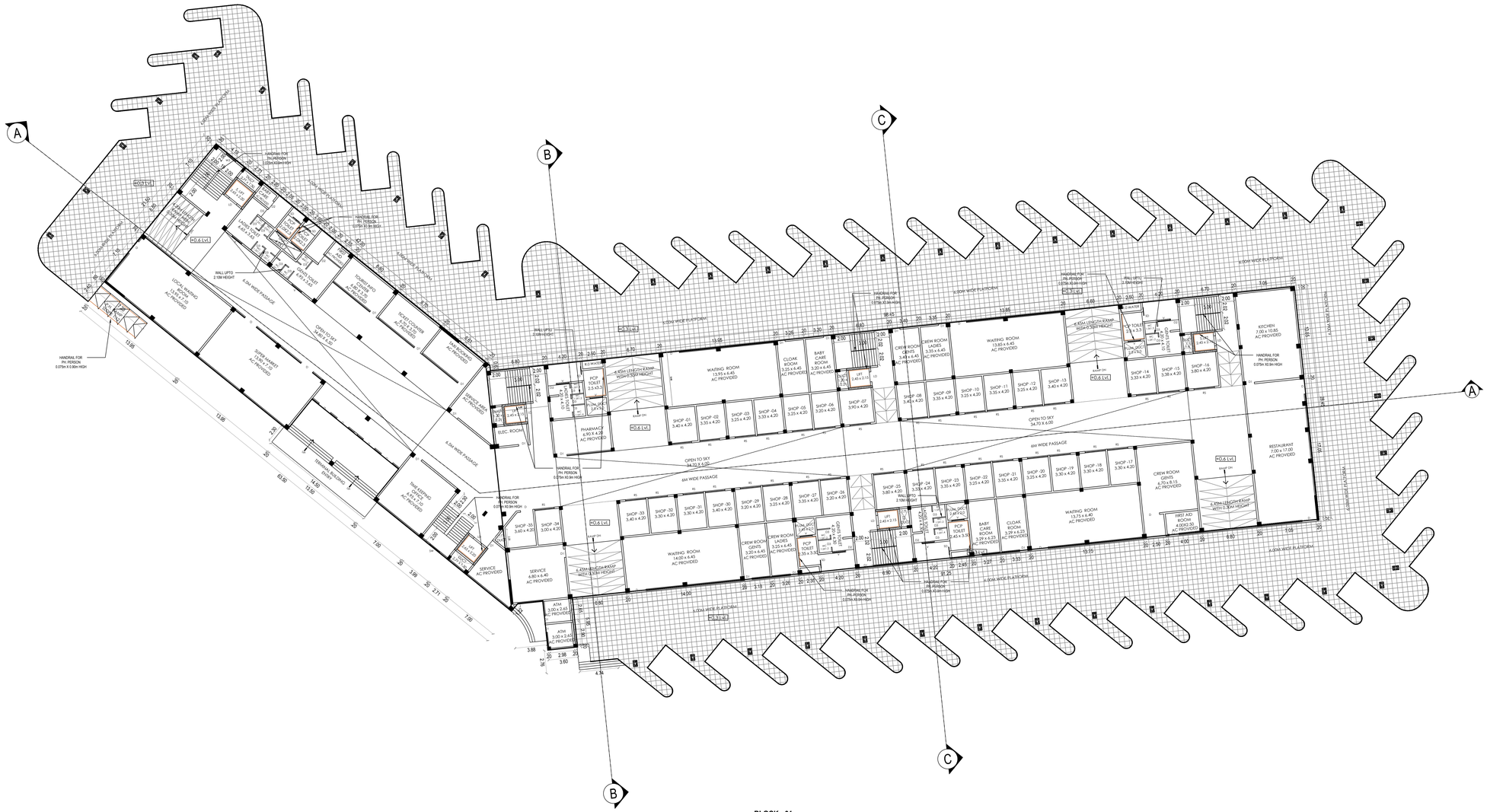

J.BENNY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE)
Reg.No.RSE-I/TKDTCP/December/02/02/2022
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**STRUCTURAL ENGINEER**


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Mob: 95000 36906, 80568 92444
Email: rayan@rayanarchitects.com


**ARCHITECT**

**SHEET NO-3/5**


A
B
C
LANDSCAPING AREA
+0.6 LVL
WALL UPTO 2.10M HEIGHT
HANDRAIL FOR PH PERSON 0.075m X 0.9m HIGH
LOOK WASHING 13.55 x 7.70 AC PROVIDED
SUPER MARKET 13.85 x 6.45 AC PROVIDED
4.50m WIDE PASSAGE
TOURIST INFO & RESERVATION 6.80 x 3.70 AC PROVIDED
TICKET COUNTER 4.20 x 3.70 AC PROVIDED
GENTS TOILET 4.60 x 3.70
LADIES TOILET 4.60 x 3.70
VAN BOOKING AC PROVIDED
SERVICE AREA AC PROVIDED
TRAFFIC INSPECTOR ROOM 6.70 x 7.20 AC PROVIDED
LIFT 2.40 x 2.40
STAIR CASE
6.00m WIDE PLATFORM
WAITING ROOM 13.85 x 6.45 AC PROVIDED
CLOAK ROOM 3.25 x 6.45 AC PROVIDED
BABY CARE ROOM 3.20 x 6.45 AC PROVIDED
CREW ROOM GENTS 3.30 x 6.45 AC PROVIDED
CREW ROOM LADIES 3.30 x 6.45 AC PROVIDED
PHARMACY 6.90 X 4.20 AC PROVIDED
POP TOILET 3.5 x 3.3
E.C.O. (M.C.C.) 2.4 x 2.4
ELEC. ROOM
6.45M LENGTH RAMP WITH 0.75M HEIGHT
6.45M LENGTH RAMP WITH 0.90M HEIGHT
OPEN TO SKY 34.70 X 6.00
6M WIDE PASSAGE
SHOP -01 3.40 x 4.20
SHOP -02 3.35 x 4.20
SHOP -03 3.25 x 4.20
SHOP -04 3.20 x 4.20
SHOP -05 3.25 x 4.20
SHOP -06 3.20 x 4.20
SHOP -07 3.90 x 4.20
SHOP -08 3.40 x 4.20
SHOP -09 3.30 x 4.20
SHOP -10 3.25 x 4.20
SHOP -11 3.35 x 4.20
SHOP -12 3.25 x 4.20
SHOP -13 3.40 x 4.20
SHOP -14 3.30 x 4.20
SHOP -15 3.38 x 4.20
SHOP -16 3.80 x 4.20
SHOP -17 3.30 x 4.20
SHOP -18 3.30 x 4.20
SHOP -19 3.30 x 4.20
SHOP -20 3.25 x 4.20
SHOP -21 3.35 x 4.20
SHOP -22 3.25 x 4.20
SHOP -23 3.35 x 4.20
SHOP -24 3.30 x 4.20
SHOP -25 3.80 x 4.20
SHOP -26 3.20 x 4.20
SHOP -27 3.35 x 4.20
SHOP -28 3.25 x 4.20
SHOP -29 3.20 x 4.20
SHOP -30 3.40 x 4.20
SHOP -31 3.30 x 4.20
SHOP -32 3.30 x 4.20
SHOP -33 3.40 x 4.20
SHOP -34 3.00 x 4.20
SHOP -35 3.60 x 4.20
CREW ROOM GENTS 6.70 x 8.15 AC PROVIDED
FIRST AID ROOM 4.00X3.50 AC PROVIDED
RESTAURANT 7.00 x 17.00 AC PROVIDED
KITCHEN 7.00 x 10.85 AC PROVIDED
WAITING ROOM 13.75 x 6.40 AC PROVIDED
SERVICE 6.80 x 6.40 AC PROVIDED
ATM 3.00 x 2.65 AC PROVIDED
ATM 3.00 x 2.65 AC PROVIDED
RAMP DN
RAMP UP
UP 3.45 x 3.15
DN 3.45 x 3.15
UP 3.45 x 3.15
DN 3.45 x 3.15
UP 3.45 x 3.15
DN 3.45 x 3.15

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUS TERMINAL AND DEPOT BUILDING AT GROUND FLOOR & FIRST FLOOR CHENGALPATTU MAIN ROAD, CHENGALPATTU, COMPRISED IN S.NO: 67, 68, 71, VENPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

**ONLINE APPLICATION NO:SWP/BPA/348002/2024**

| AREA DETAILS | Sq.Meter |
|---|---|
| TOTAL AREA OF THE PATTA | 40600.00 SQ.M |
| G.oMs. No.347 of HUD Department - dated 12.07.2023 | |
| TOTAL AREA OF THE DOC | 40600.00 SQ.M |

**AREA STATEMENT - BLOCK - 01**

| FLOOR NAME | FSI AREA IN SQ.M | NON FSI AREA IN SQM. | TOTAL BUILTUP AREA IN SQ.M |
|---|---|---|---|
| GROUND FLOOR | 7971.01 | 686.67 | 8657.68 |
| FIRST FLOOR | 3255.99 | 686.67 | 3942.66 |
| TERRACE FLOOR | - | 180.87 | 180.87 |
| GRAND TOTAL | 11227.00 | 1554.21 | 12781.21 |
| **BLOCK - 02** | | | |
| GROUND FLOOR | 837.18 | - | 837.18 |
| FIRST FLOOR | 402.57 | - | 402.57 |
| TERRACE FLOOR | - | 36.78 | 36.78 |
| GRAND TOTAL | 1239.75 | 36.78 | 1276.53 |
| **DRIVERS TOILET BLOCK - 03** | | | |
| GROUND FLOOR | 50.92 | - | 50.92 |
| GRAND TOTAL | 50.92 | - | 50.92 |
| **GUARD ROOM (04NOS) BLOCK - 04** | | | |
| GROUND FLOOR | 10.89 | - | 10.89 |
| GRAND TOTAL | 10.89 | - | 10.89 |
| OVERALL TOTAL | 12528.56 | 1590.99 | 14119.55 |

FLOOR SPACE INDEX 12528.56 / 40600.00 = 0.31 < 1.00

**PARKING CALCULATION**

10% EXTENT OF SITE IN CAR PARKING FOR TRANSPORTATION TERMINAL = 4060.00 SQ.M
REAR SIDE = 3922.73SQ.M
PARKING AREA 2 = 206 SQM
PARKING AREA 3 : 169.18 SQM
TOTAL : 4297.91 SQM (10.58%)

REQUIRED PARKING FOR SHOPS @ TRANSPORTATION TERMINAL
TOTAL FSI AREA FOR SHOPS - 708.00SQ.M
1 CAR PARKING AND 1 BIKE PARKING FOR FIRST 100 SQM.
608.00 / 50SQ.M = 12.16 SAY 14 NOS CARS & 14 NOS TWO WHEELERS

TOTAL PROVIDED CAR PARKING - 86 Nos. (INCLUDING PCP-8NOS & SHOP AREA & 10% VISTORS PARKING)
TOTAL PROVIDED BUS PARKING- 97 Nos.
TOTAL PROVIDED TWO WHEELER PARKING - 490 NOS.(INCLUDING PCP - 40 NOS)

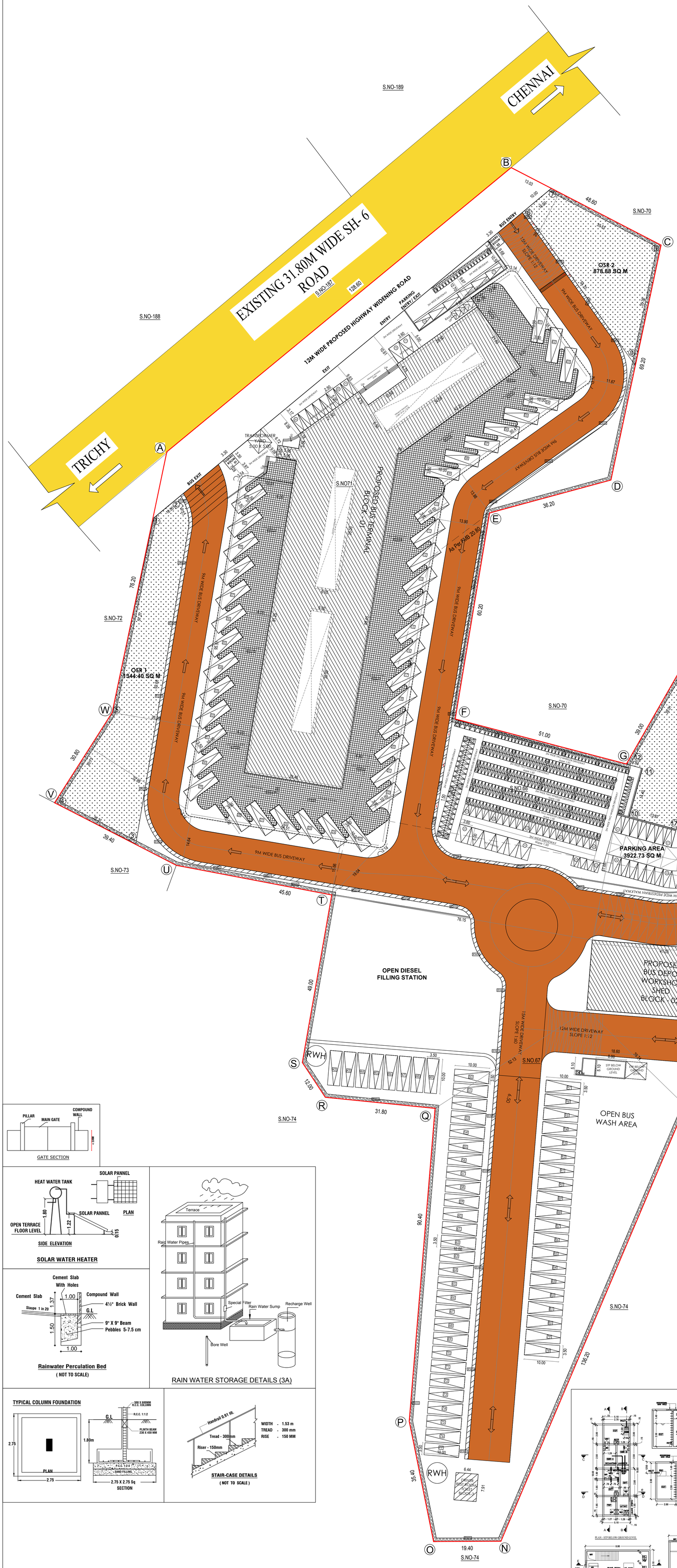
**COLOUR INDEX**

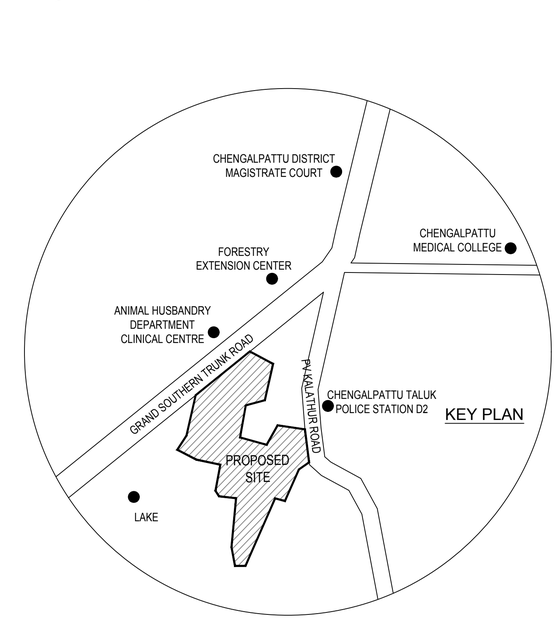
| | |
|---|---|
| SITE BOUNDARY | OSR 1 : 1344.40 SQM |
| PROPOSED BUILDING | OSR 2 : 878.88 SQM |
| EXISTING ROAD | OSR 3 : 2100.82 SQM |
| | TOTAL : 4324.10 SQM(10.65%) |

**SCALE: 1 : 400**

**SPECIFICATION:**

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTER
PARAPET WALL CM 1:4 MORTER.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD USING.
RCC WORK : MINIMUM GRADE OF CONCRETE M30
FLOORING : ALL ROOM VITRIFIED TILES FLOORING.
EARTH WORK : ALL EARTH WORK EXCAVATION IN FOUNDATION TO BE DONE AS PER THE DIMENSION GIVEN IN THE SECTION DRAWING.



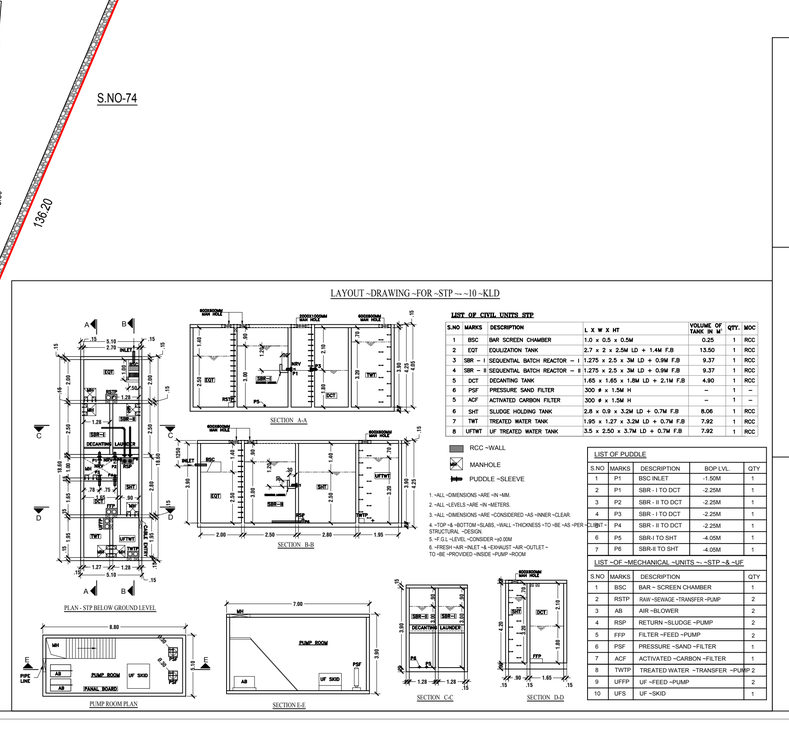
















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**ARCHITECT**

**SHEET NO-1/5**

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**

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

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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.