

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

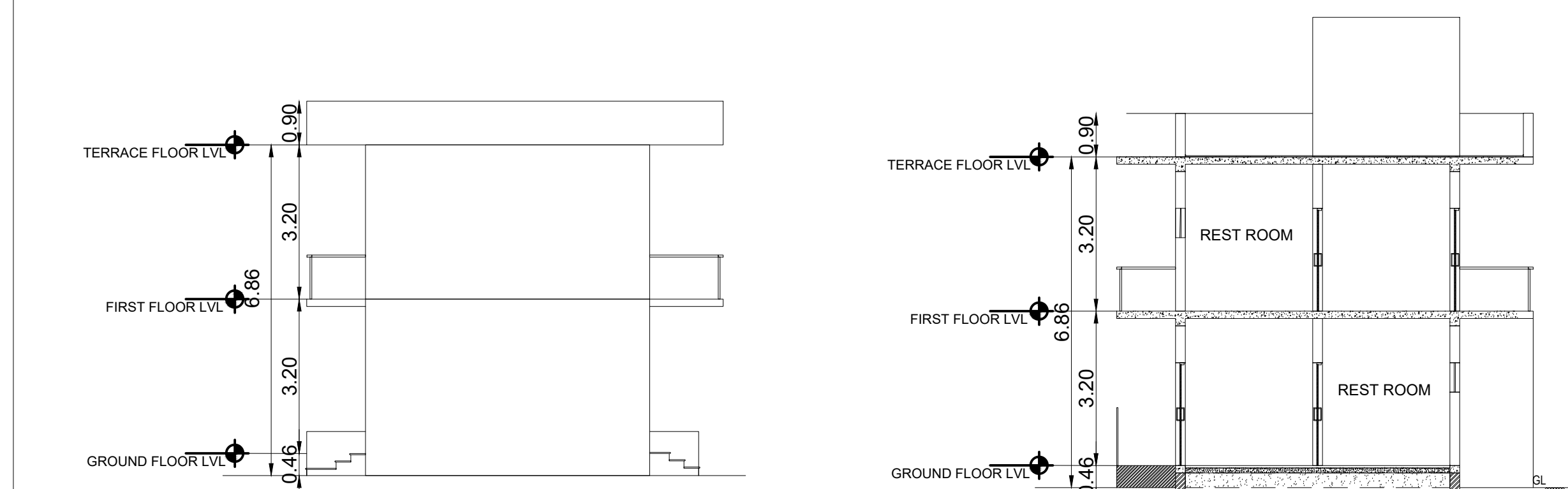
ISSUING AUTHORITY

Rural Panchayat

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

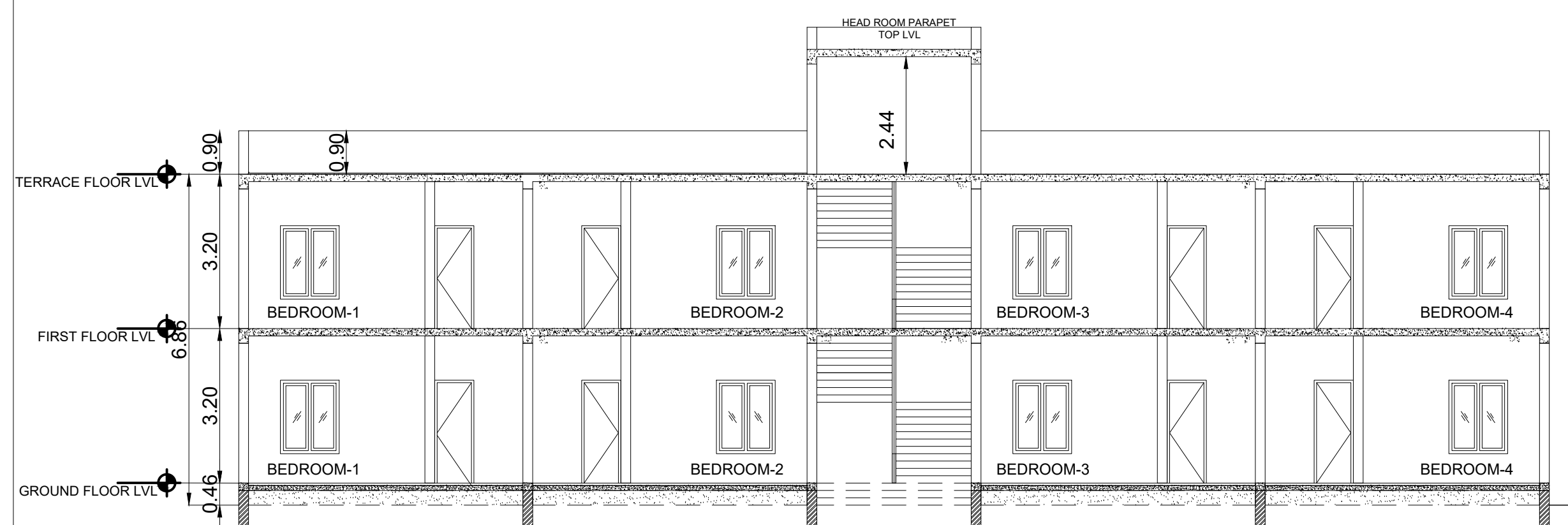
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

BLOCK - 01

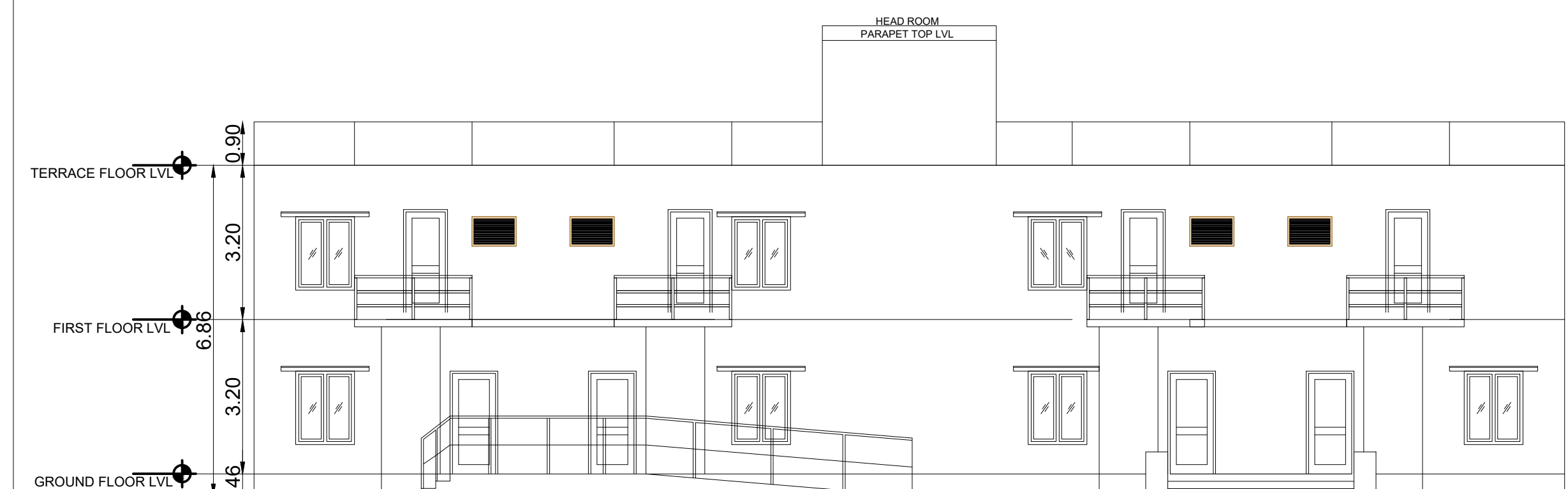


ELEVATION -2

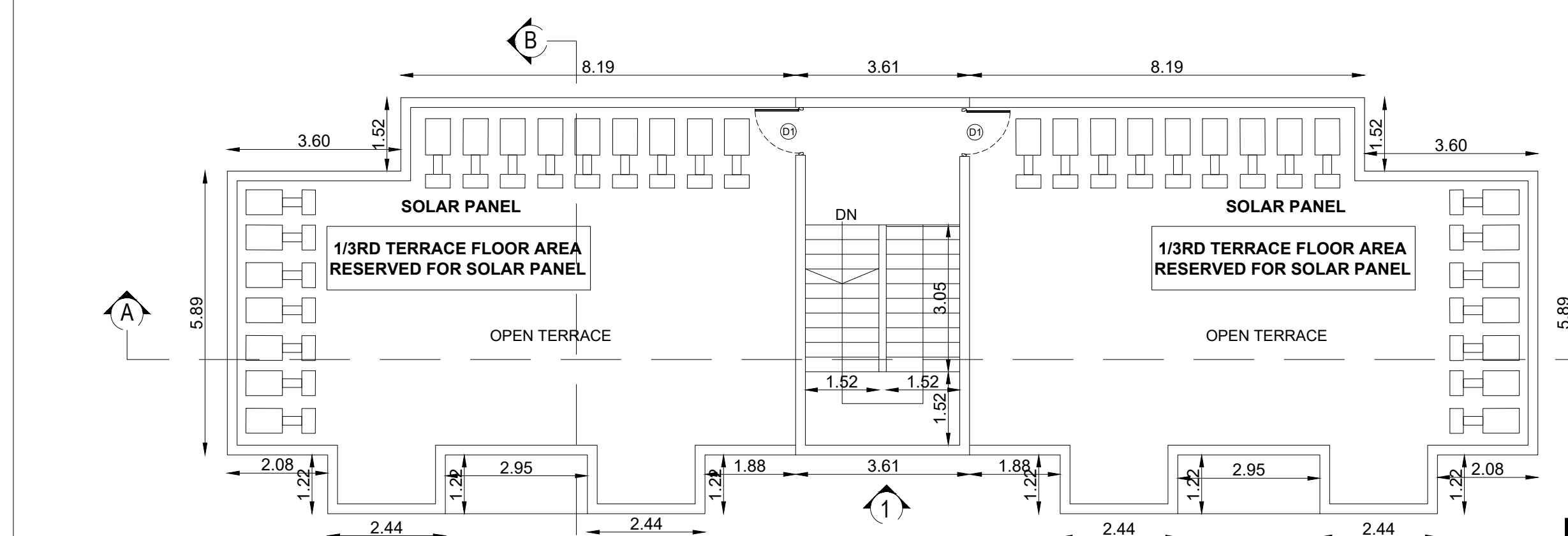
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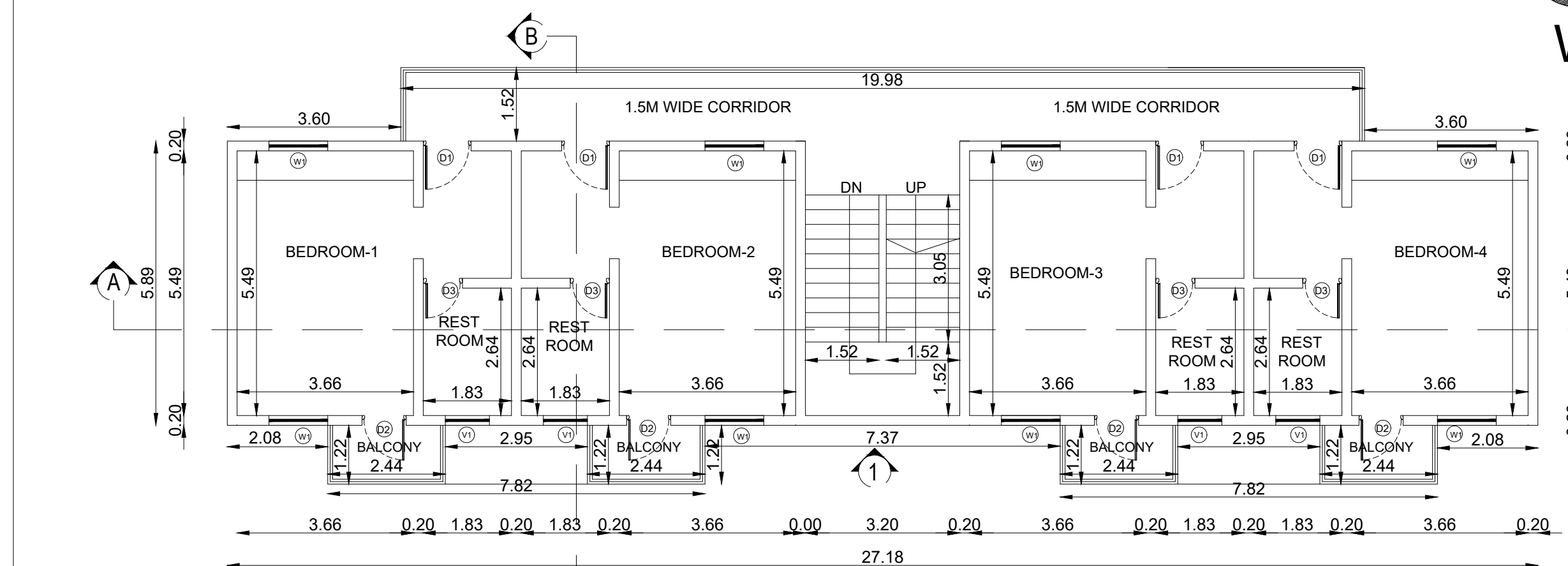
SECTION - AA



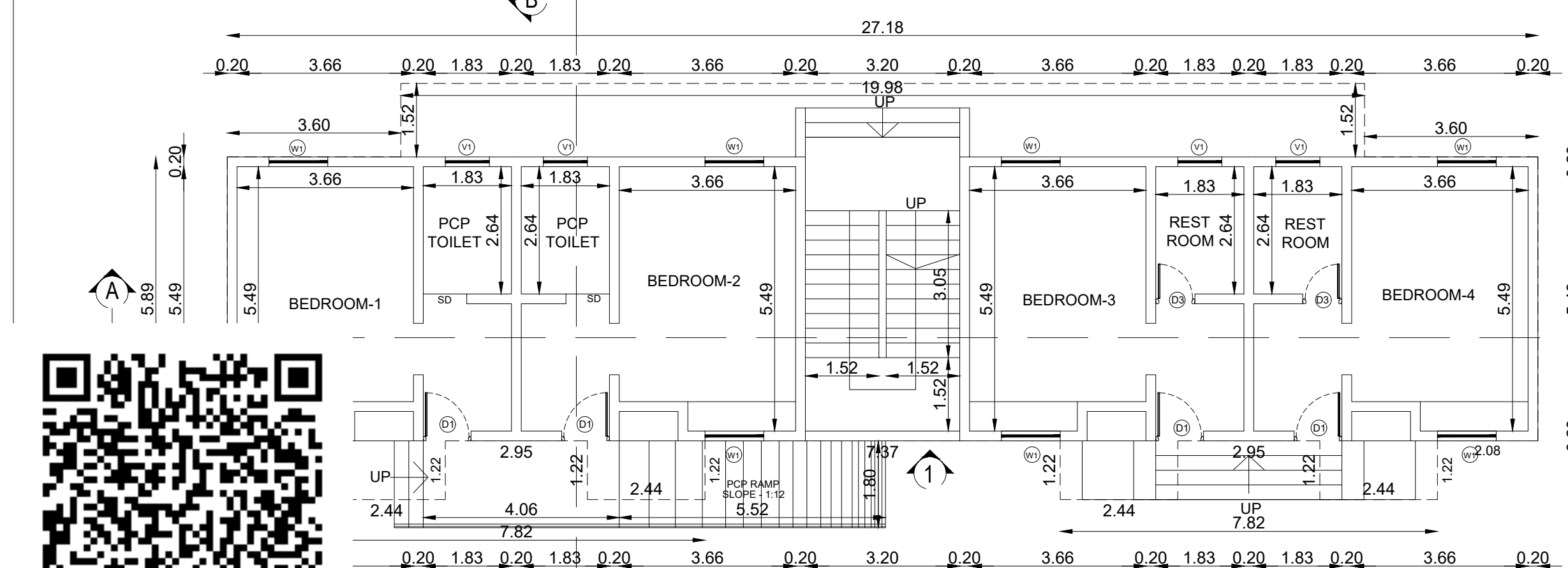
ELEVATION -1



TERRACE FLOOR PLAN

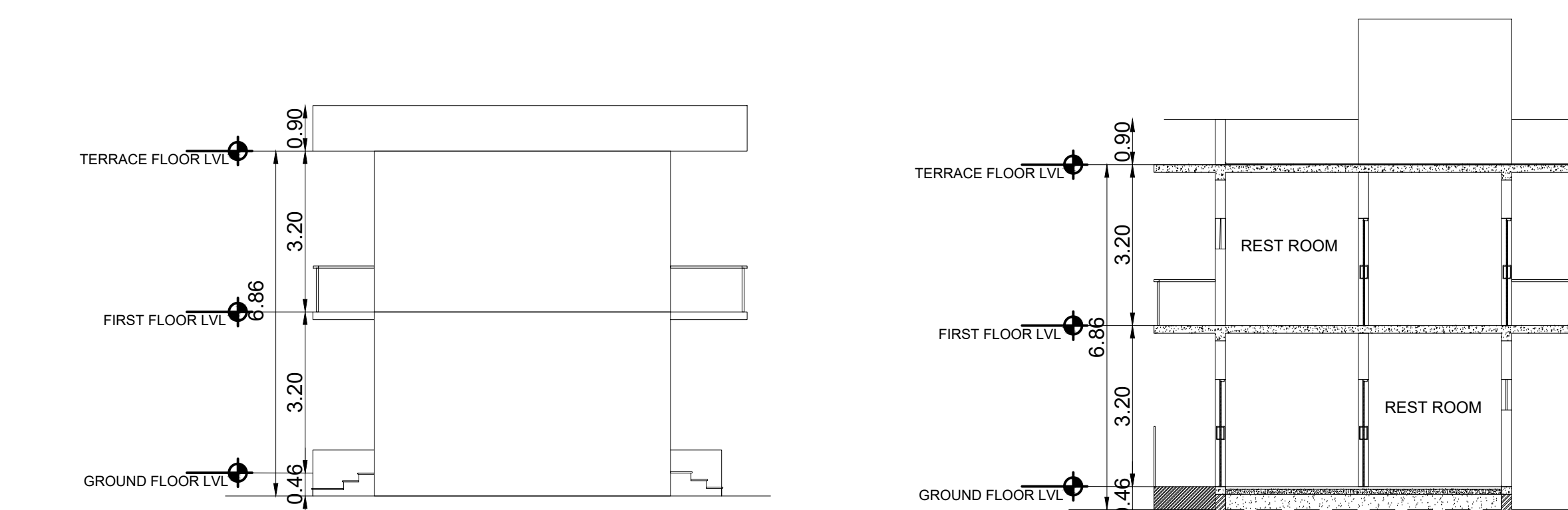


FIRST FLOOR PLAN



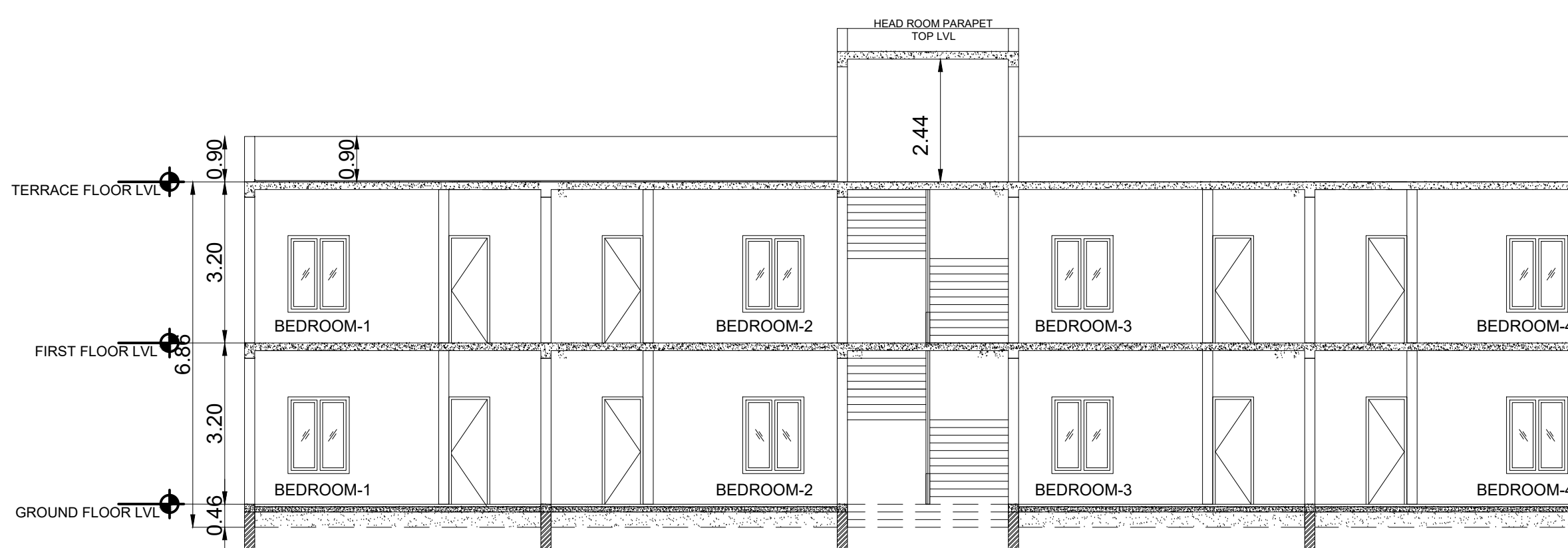
GROUND FLOOR PLAN

BLOCK - 02



ELEVATION -2

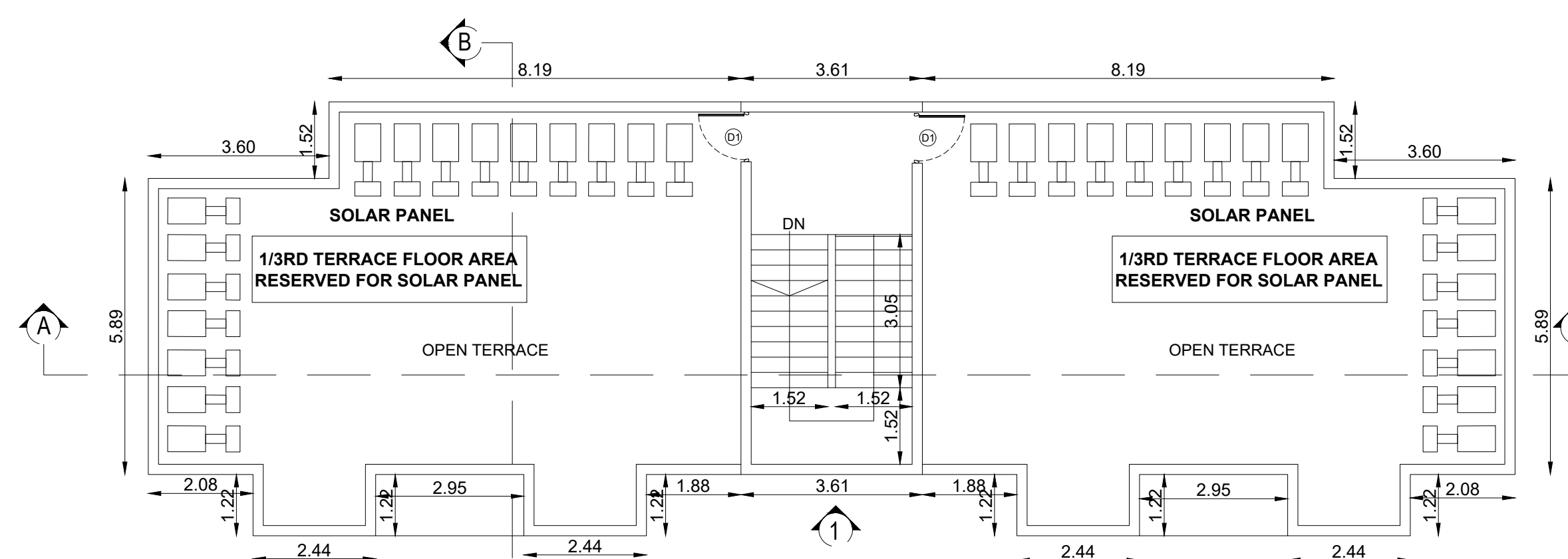
SECTION - BB



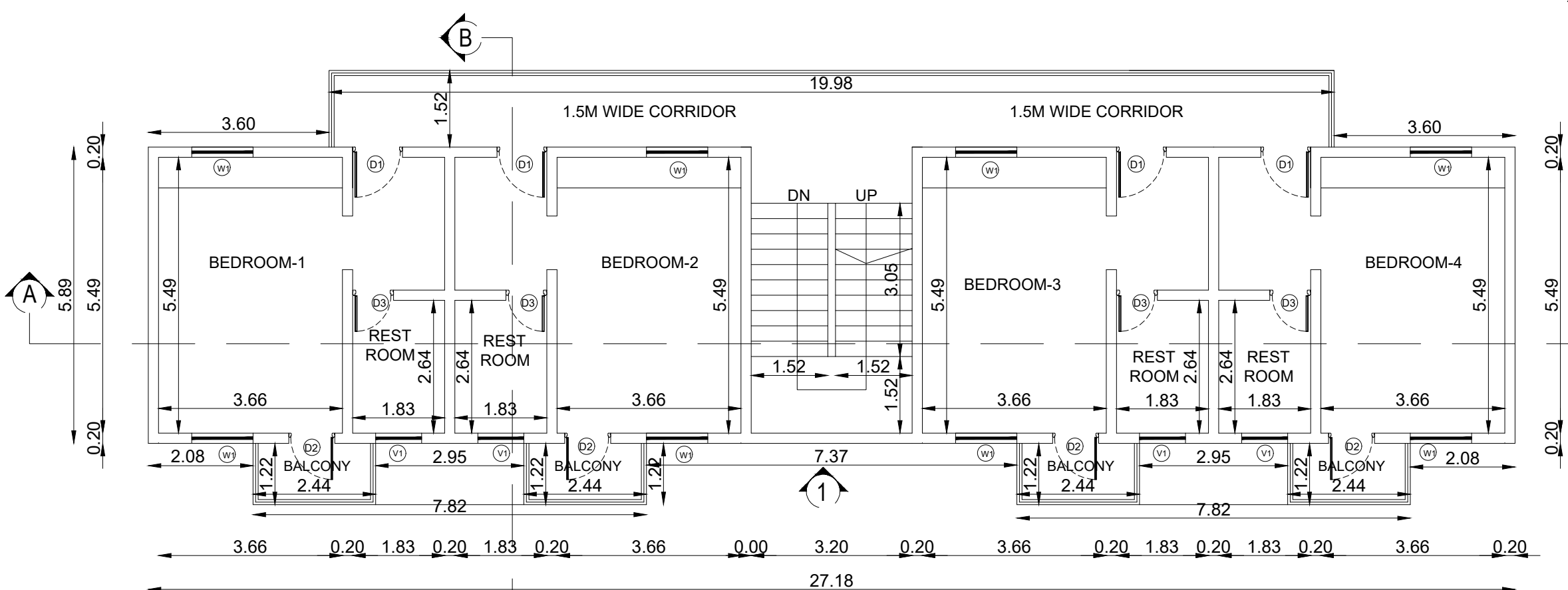
SECTION - AA



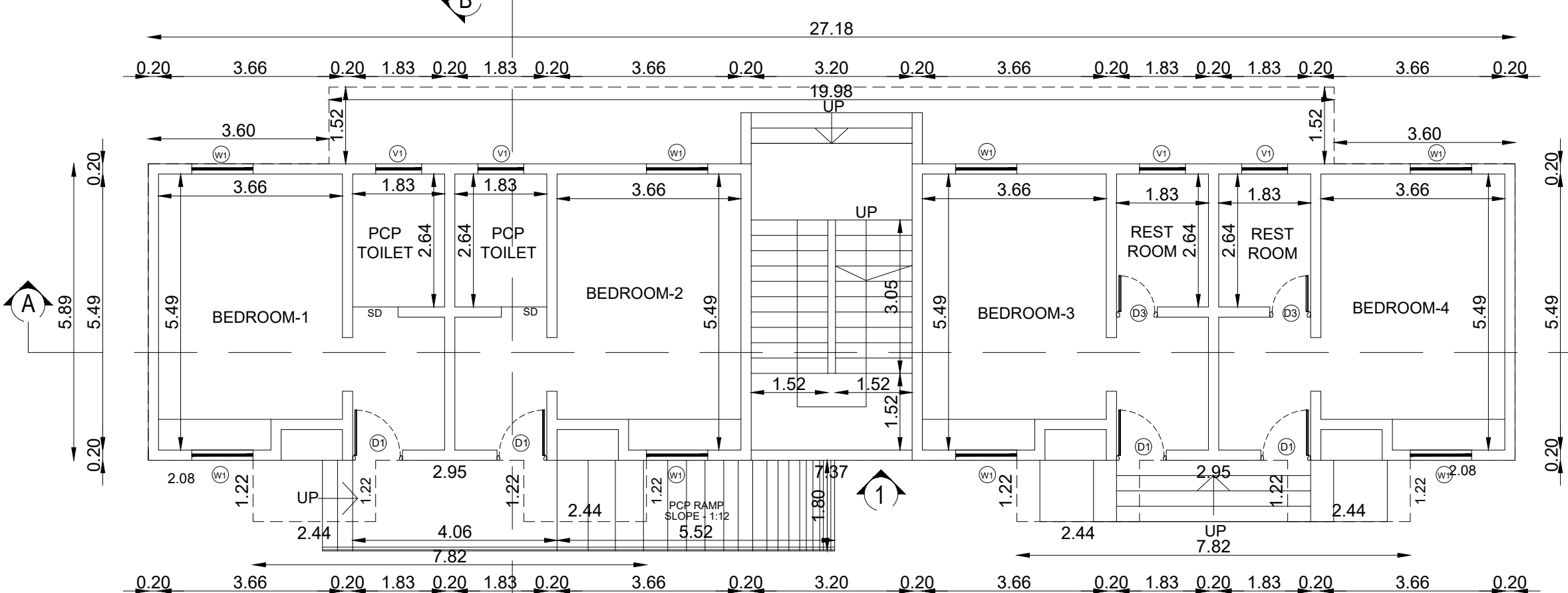
ELEVATION -1



TERRACE FLOOR PLAN

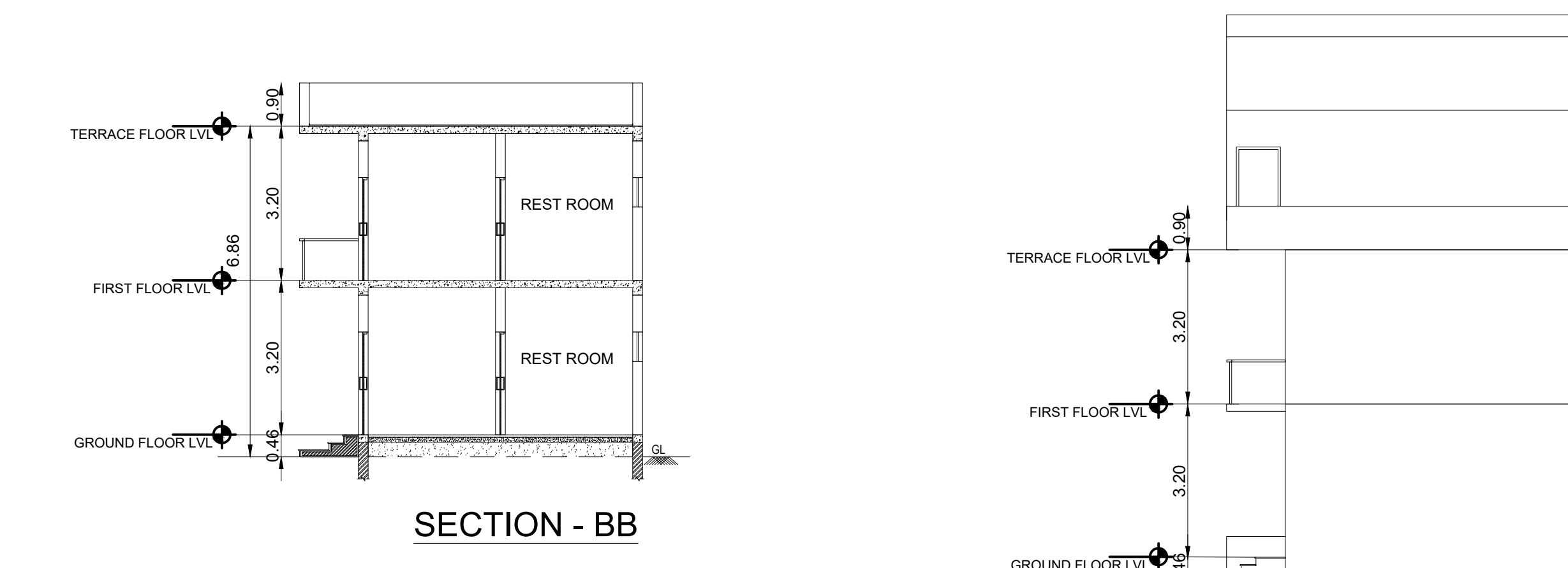


FIRST FLOOR PLAN



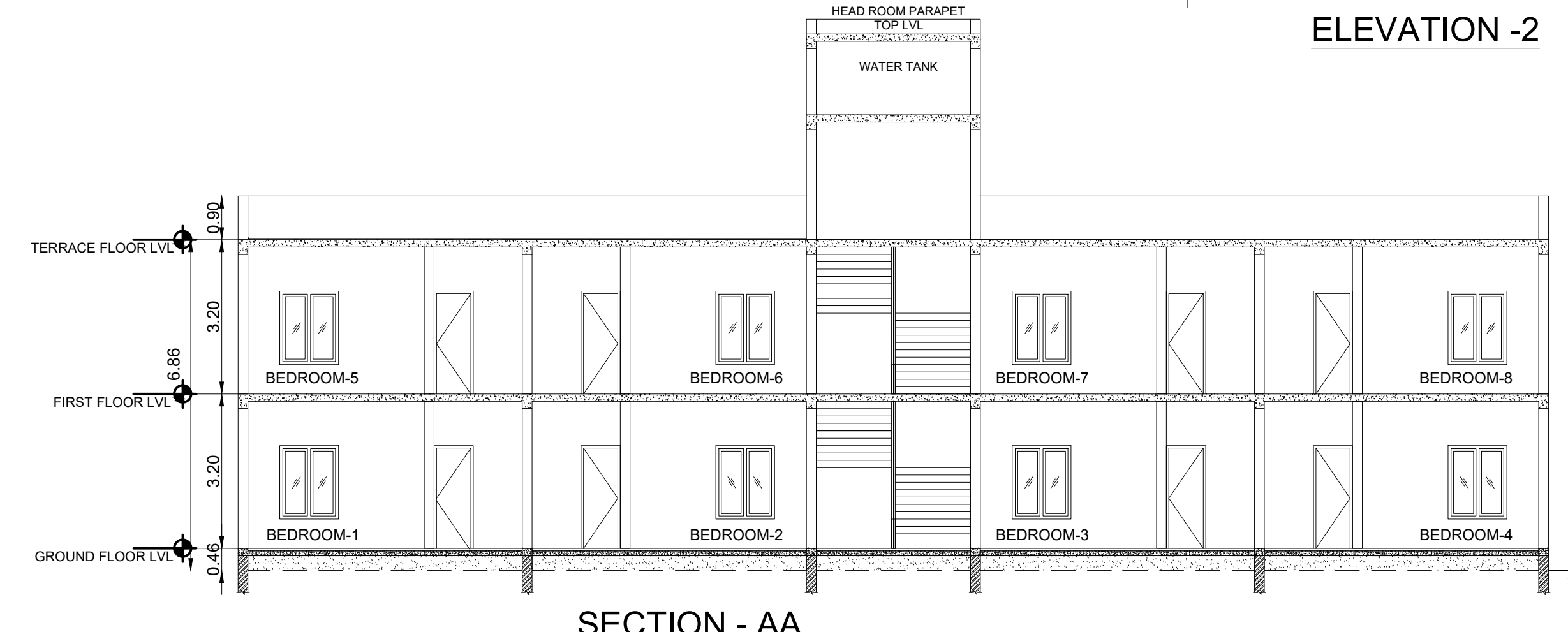
GROUND FLOOR PLAN

BLOCK - 03

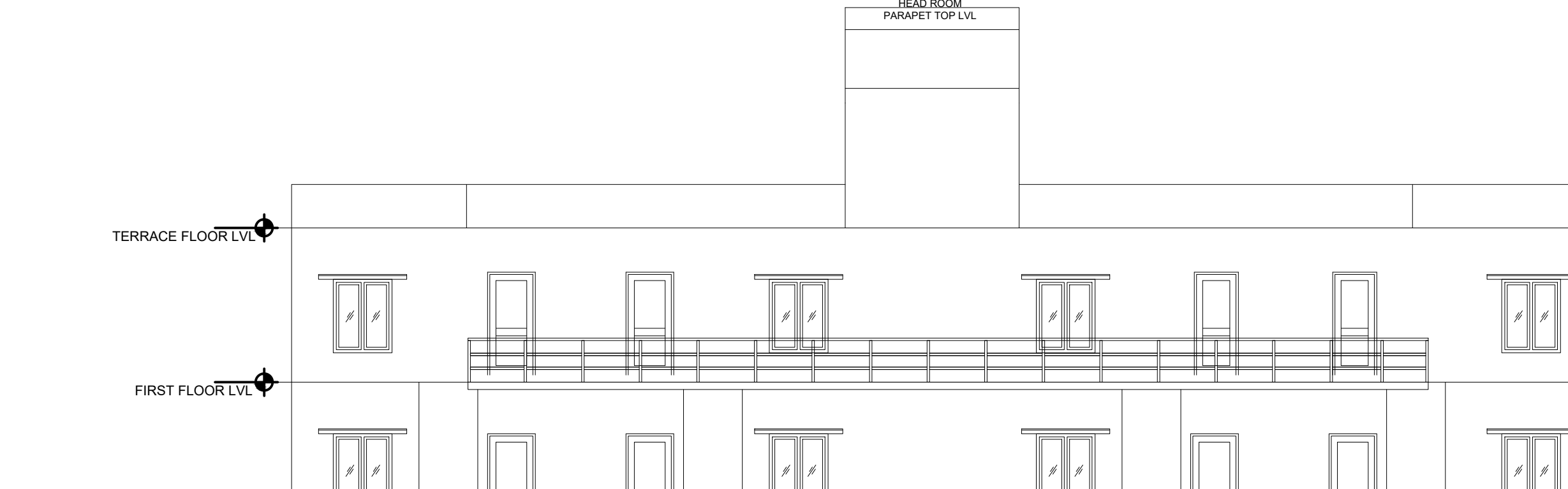


SECTION - BB

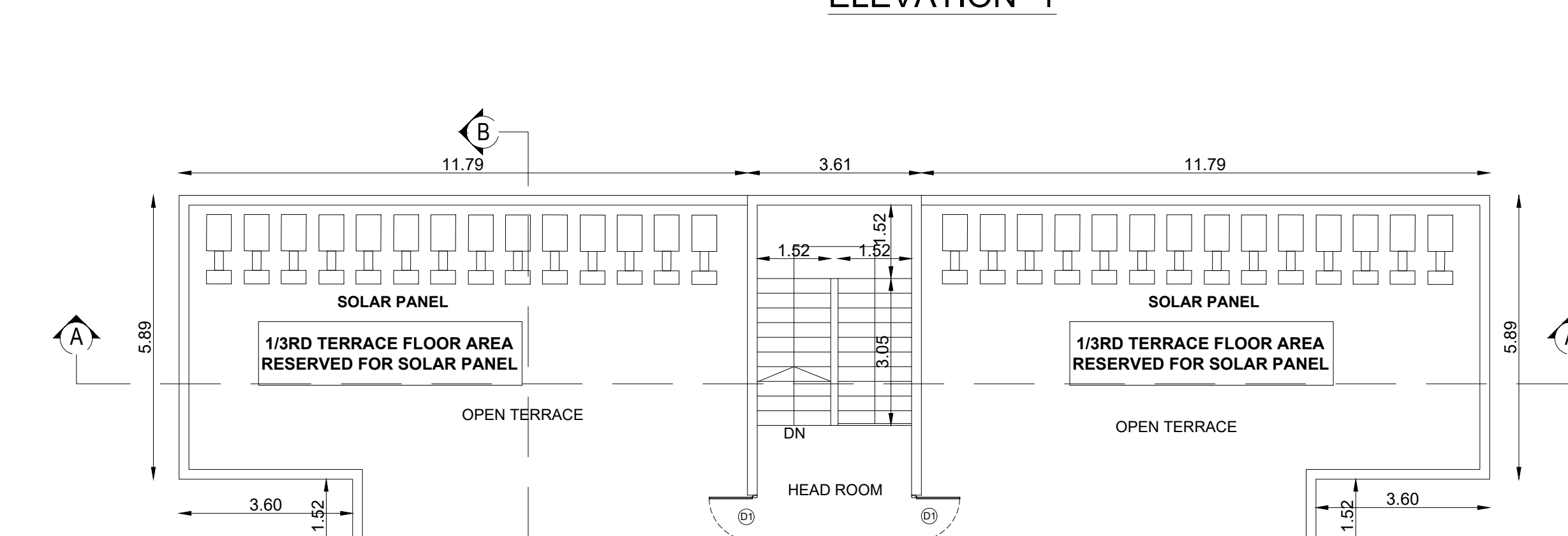
ELEVATION -2



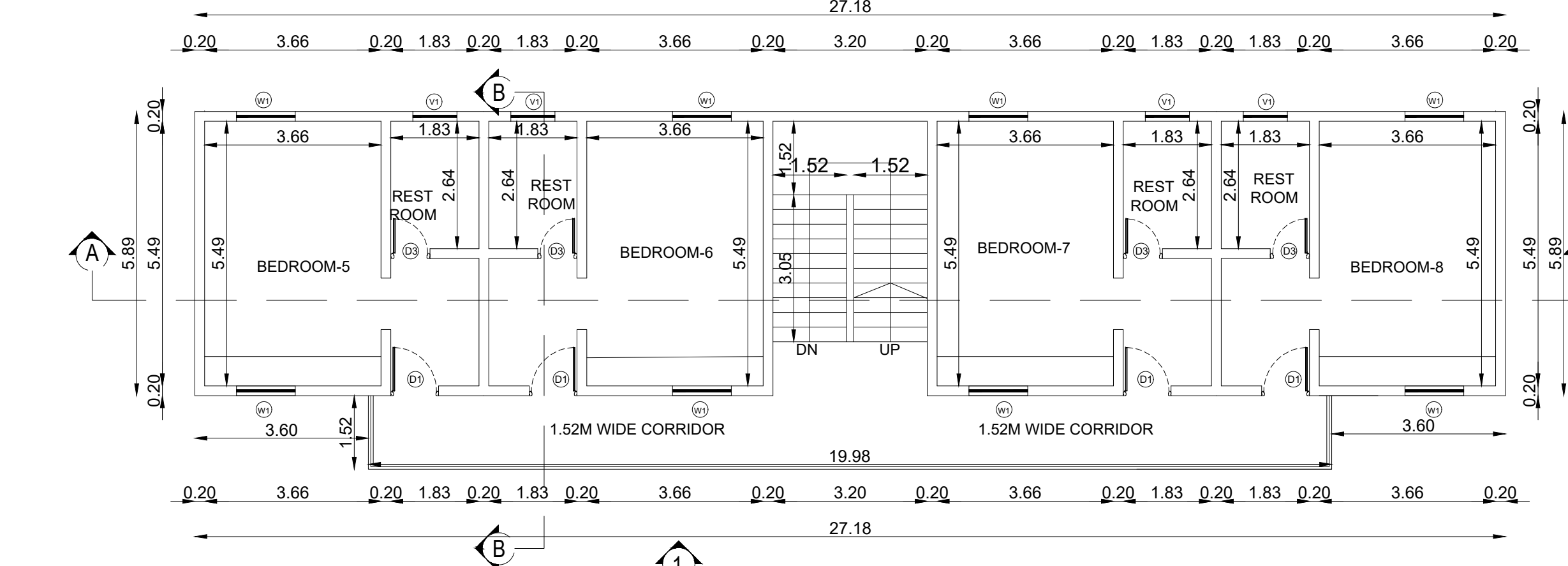
SECTION - AA



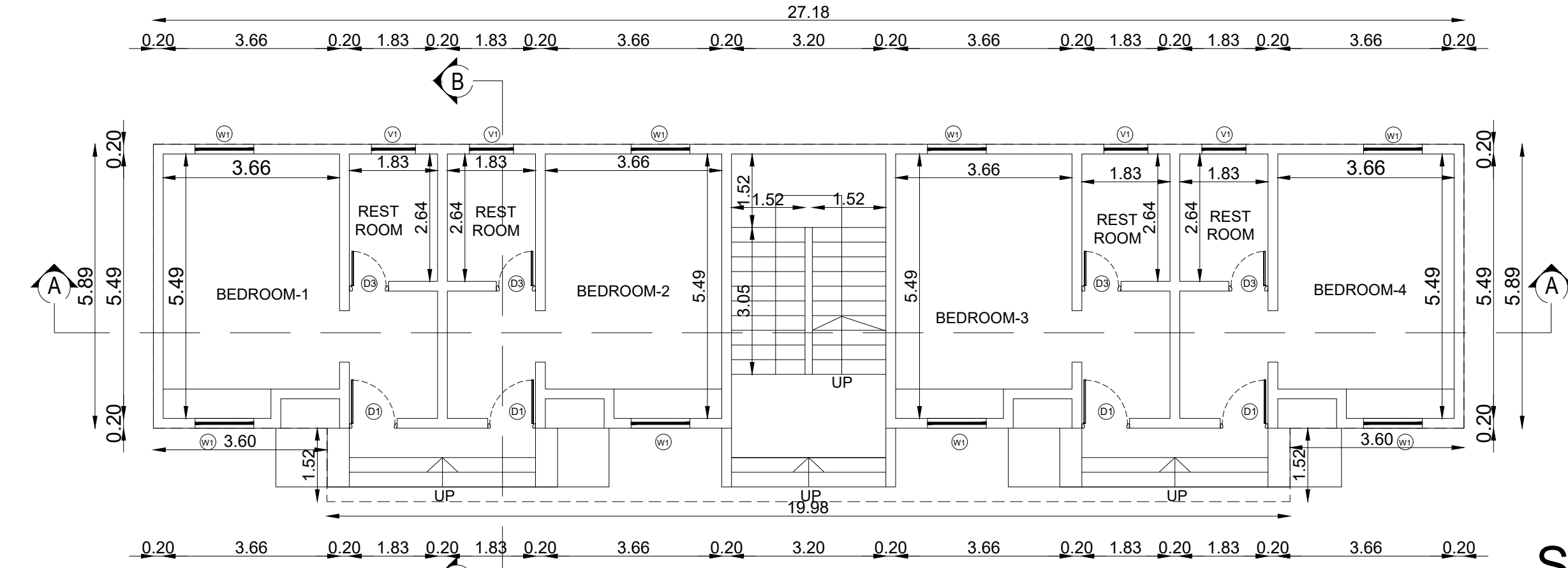
ELEVATION -1



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF COMMERCIAL HOTEL
AND RESORT BUILDING FOR M/S.NEITHAL
VILLAGE RESORT LLP, IN S.F.NO. 74/1E1A,
1E2A; 75/1A1 AYAPAKKAM VILLAGE,
THIRUKAZHUKUNDRAM TALUK AND
PANCHAYAT UNION, CHENGALPATTU
DISTRICT.

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION NO: SWP/BPA/485431/2025
SCRUNITY REFERENCE: DLVGQMNC
SWP/COMMERCIAL BUILDING APPROVAL
NO.B.P/MLPA(C.D-5)NO.49/2025

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 : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.
PLASTERING : Ceiling plastering with CM 1:3 Inside & 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	
D1	1.00 x 2.10 DOOR
D2	0.91 x 2.10 DOOR
D3	0.81 x 2.10 DOOR
SD	0.90 x 2.10 DOOR
W1	1.20 x 1.50 WINDOW
V1	0.90 x 0.60 VENTILATOR
COLOUR INDEX :	
PROPOSED	REFERENCE :
BOUNDARY	SCALE : 1:100
ROAD	DATE : 20 MAY 2025
DRIVEWAY	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For NEITHAL VILLAGE RESORT LLP
Designated Partner
For NEITHAL VILLAGE RESORT LLP
Designated Partner

ARCHITECT / REGISTERED ENGINEER :

K.VADIVELAN
ARCHITECT
CA/99/23108

REGISTERED STRUCTURAL ENGINEER :

Prakash V.R.
V.R. PRAKASH, M.E.(Structural)
CMAA Reg No: SE/GR-I/2020/10234
DTCP Reg No: TVL/RSE/GR-I/2024/05/003
Ph: +91-99403 64537
E-mail: vrpcconsultants@gmail.com

BLOCK - 04

SECTION - BB

ELEVATION -2

SECTION - AA

ELEVATION -1

TERRACE FLOOR PLAN

FIRST FLOOR PLAN

GROUND FLOOR PLAN

BLOCK - 05

SECTION - BB

SECTION - AA

ELEVATION -2

ELEVATION -1

TERRACE FLOOR PLAN

GROUND FLOOR PLAN

BLOCK - 06

SECTION - BB

SECTION - AA

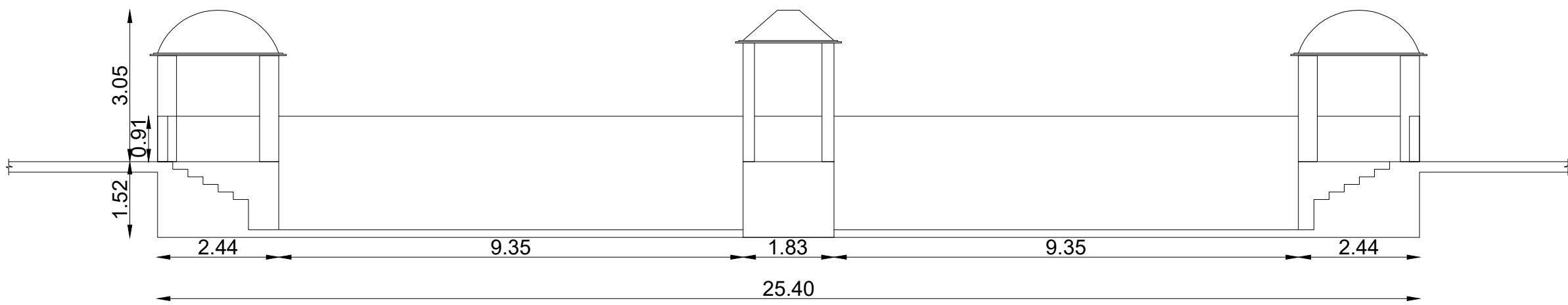
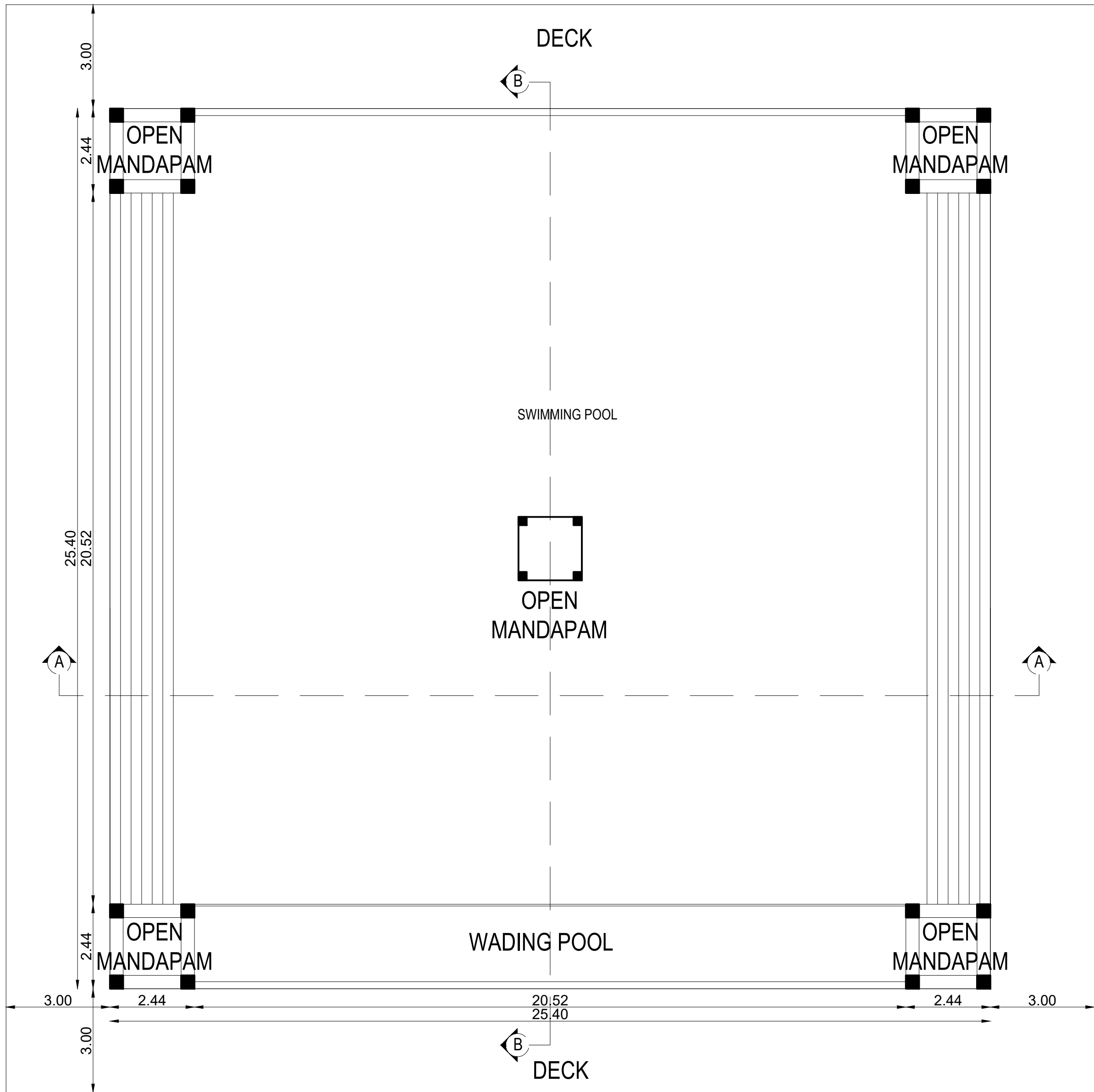
ELEVATION -2

ELEVATION -1

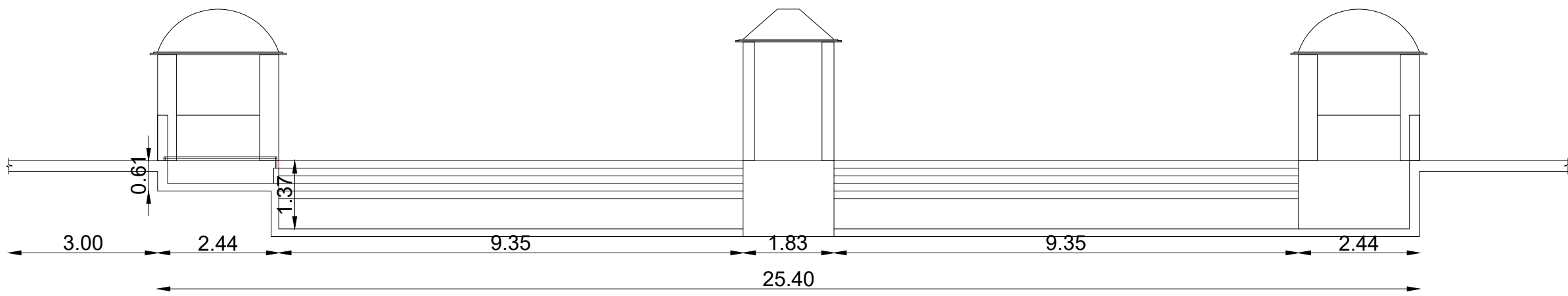
TERRACE FLOOR PLAN

GROUND FLOOR PLAN

SWIMMING POOL

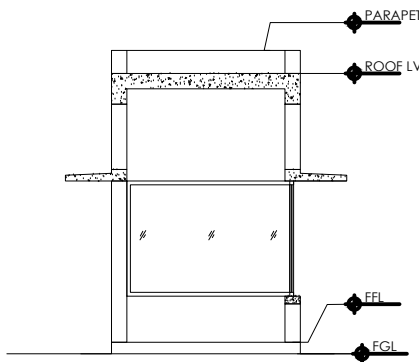


SECTION - AA

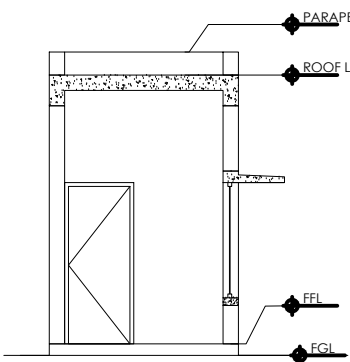


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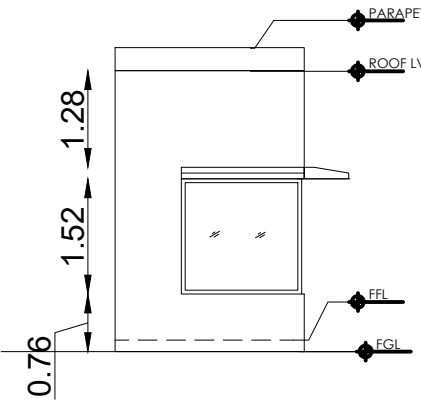
BLOCK - 07



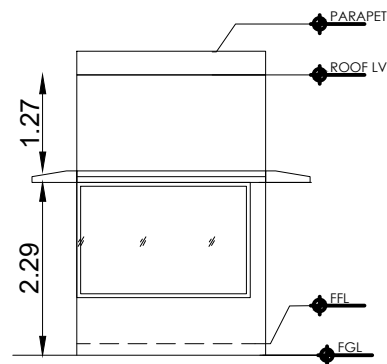
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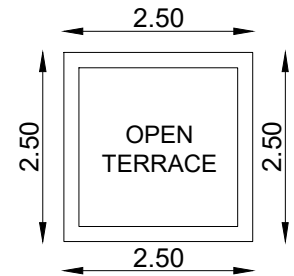
SECTION - BB



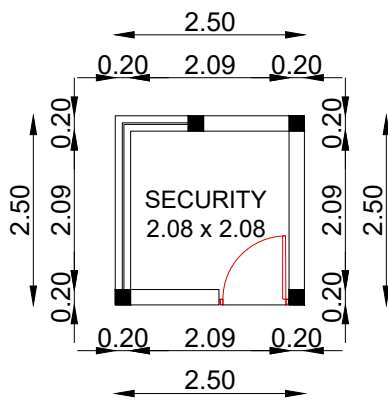
ELEVATION - 2



ELEVATION - 1



TERRACE FLOOR PLAN



GROUND FLOOR PLAN

SHEET NO: 03 / 04

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL HOTEL AND RESORT BUILDING FOR M/S.NEITHAL VILLAGE RESORT LLP, IN S.F.NO. 74/1E1A, 1E2A; 75/1A1 AYAPAKKAM VILLAGE, THIRUKAZHUKUNDRAM TALUK AND PANCHAYAT UNION, CHENGALPATTU DISTRICT.

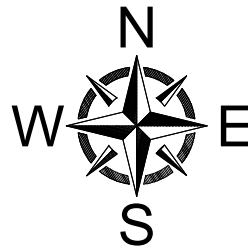
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION NO: SWP/BPA/485431/2025
SCRUNITY REFERENCE: DLVGQMNC
SWP/COMMERCIAL BUILDING APPROVAL
NO.B.P/MLPA(C.D-5)NO.49/2025

NOTE : ALL DIMENSIONS AREA IN METER

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- 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.

COLOUR INDEX :		REFERENCE :	
PROPOSED	☐	SCALE	: 1:100
BOUNDARY	☐	DATE	: 20 MAY 2025
ROAD	☐		
DRIVEWAY	☐		



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For NEITHAL VILLAGE RESORT LLP
Designated Partner

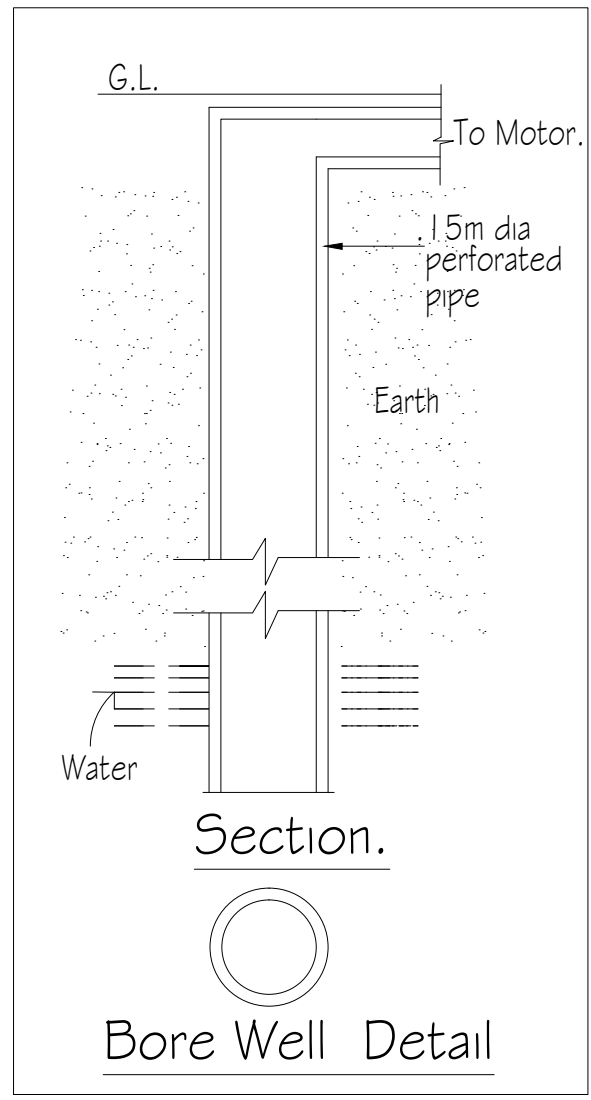
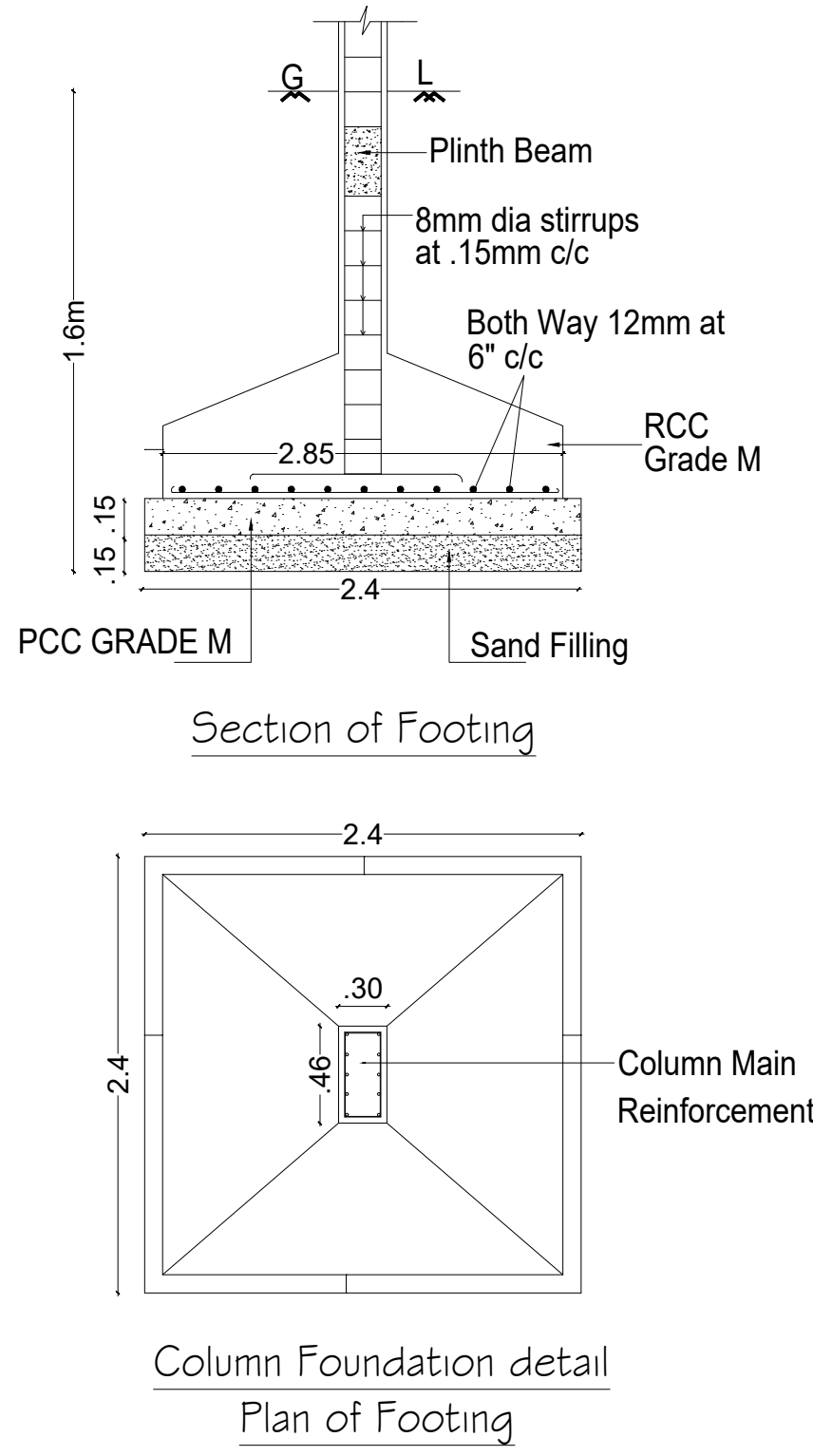
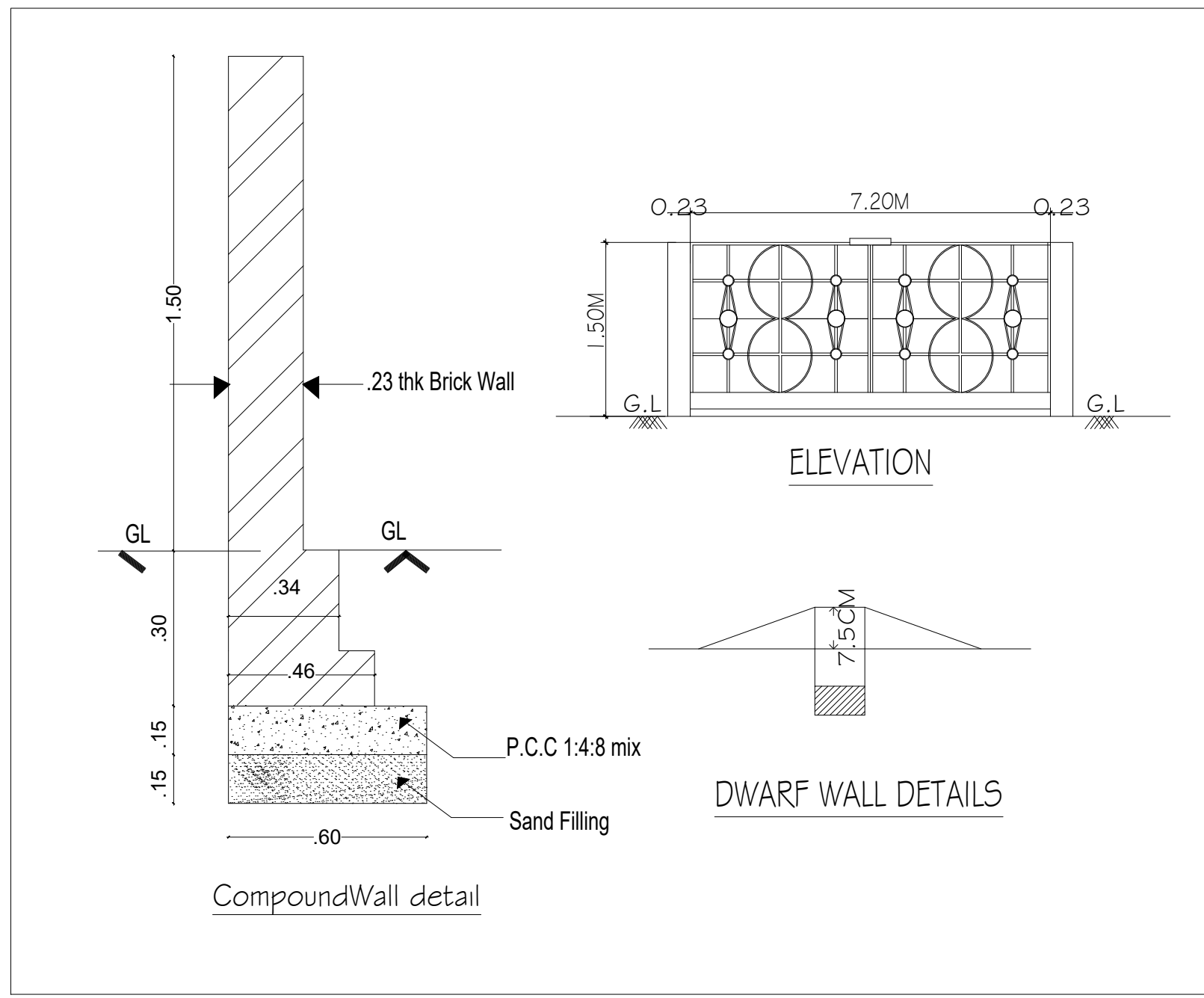
For NEITHAL VILLAGE RESORT LLP
Designated Partner

REGISTERED STRUCTURAL ENGINEER :

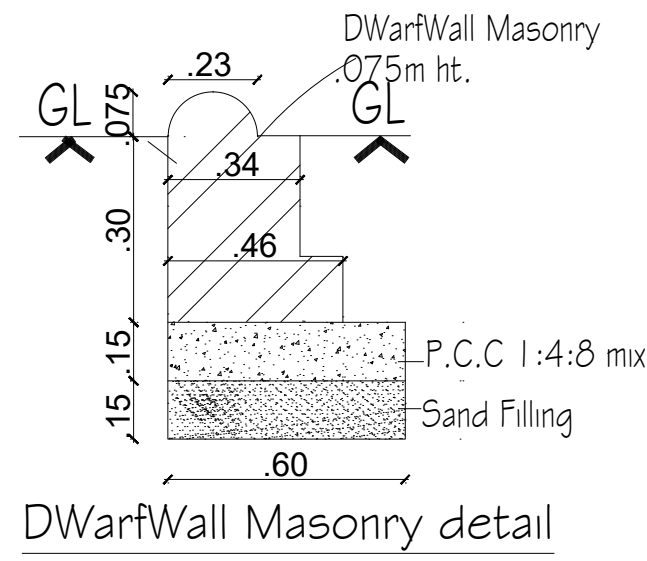
V.R. PRAKASH, M.E.(Structural)
CMDA Reg.No: SE/GR-II/2020/10/234
DTCP Reg No: TVLR/RSE/GR-II/2024/05/003
Ph: +91-99403 64537
E-mail: vrpconsultants@gmail.com

ARCHITECT / REGISTERED ENGINEER :

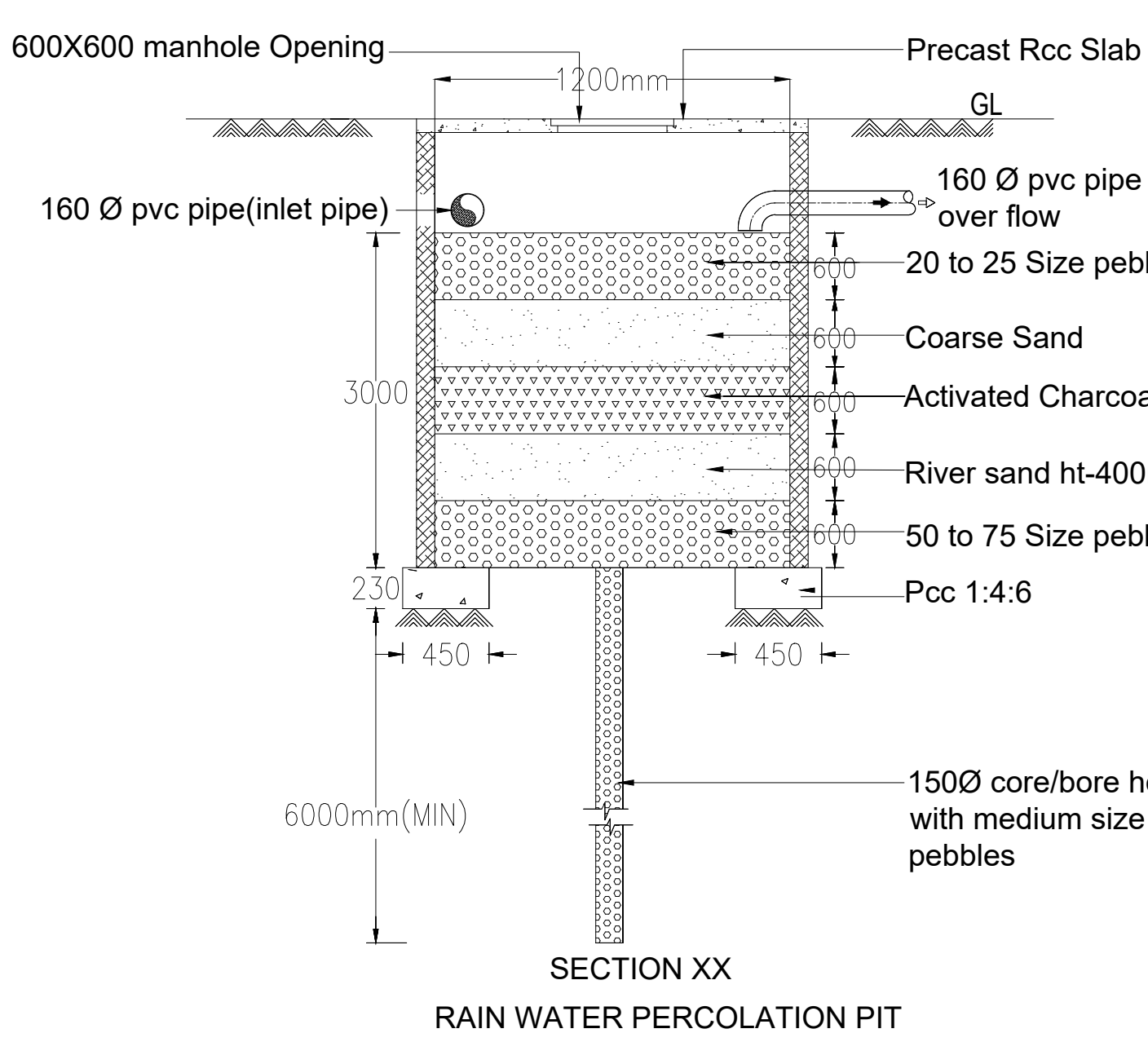
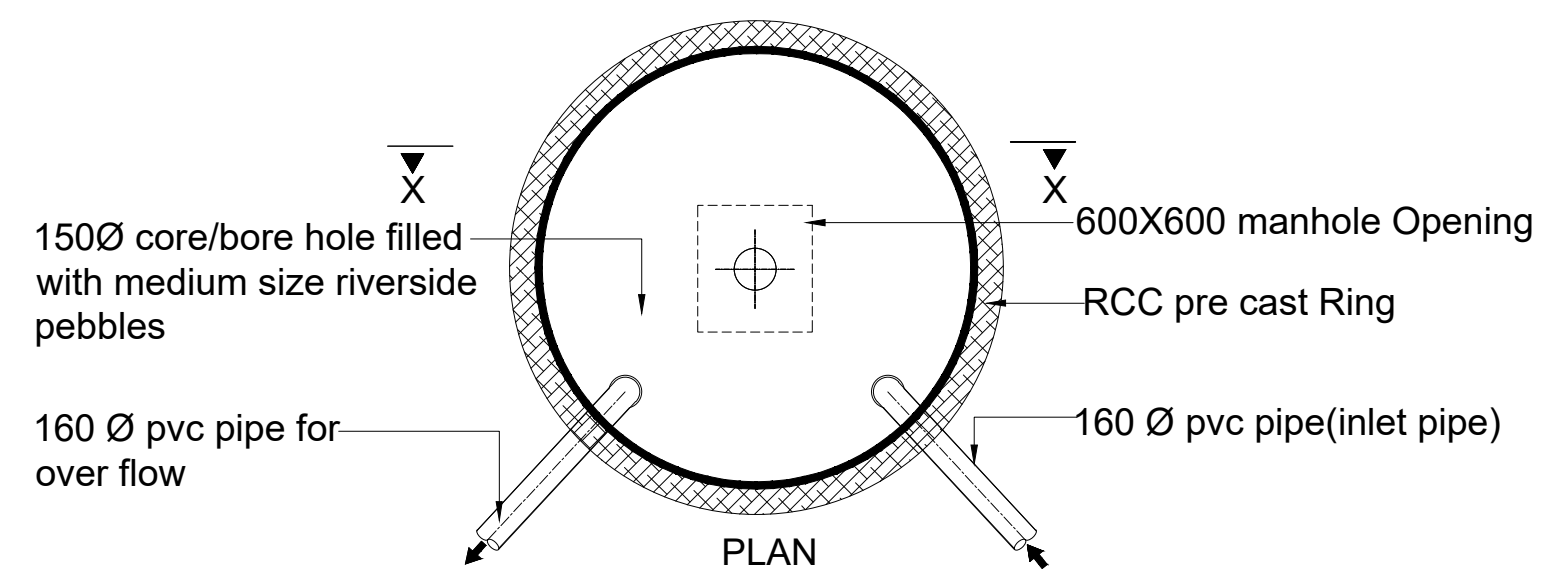
K.VADIVELAN
ARCHITECT
CA/98/23108



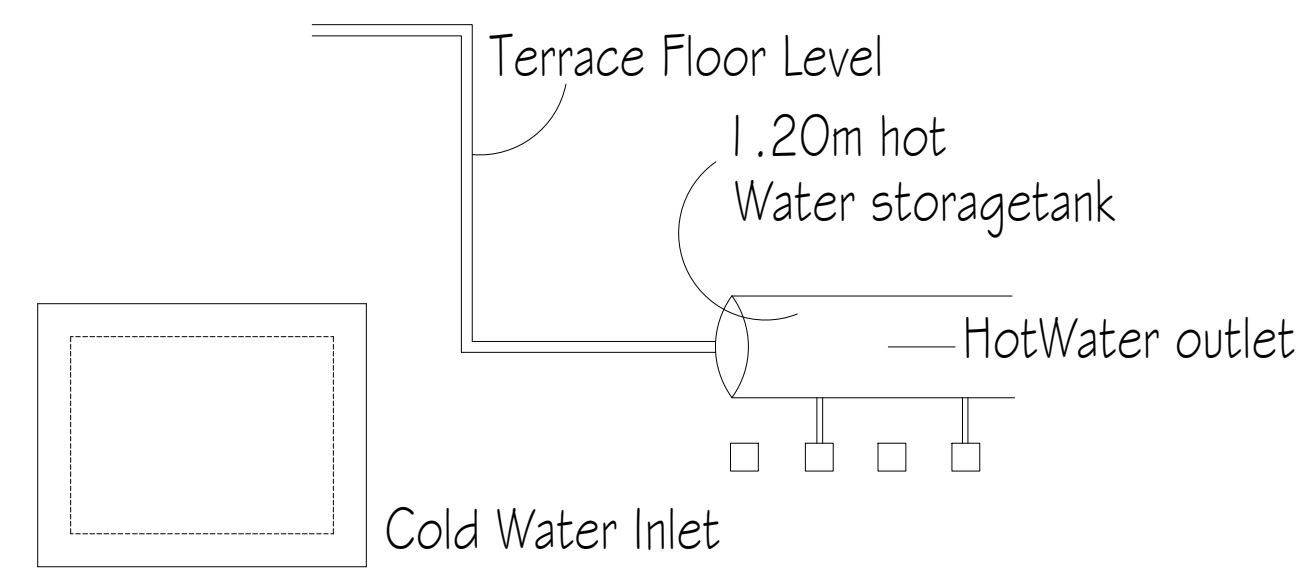
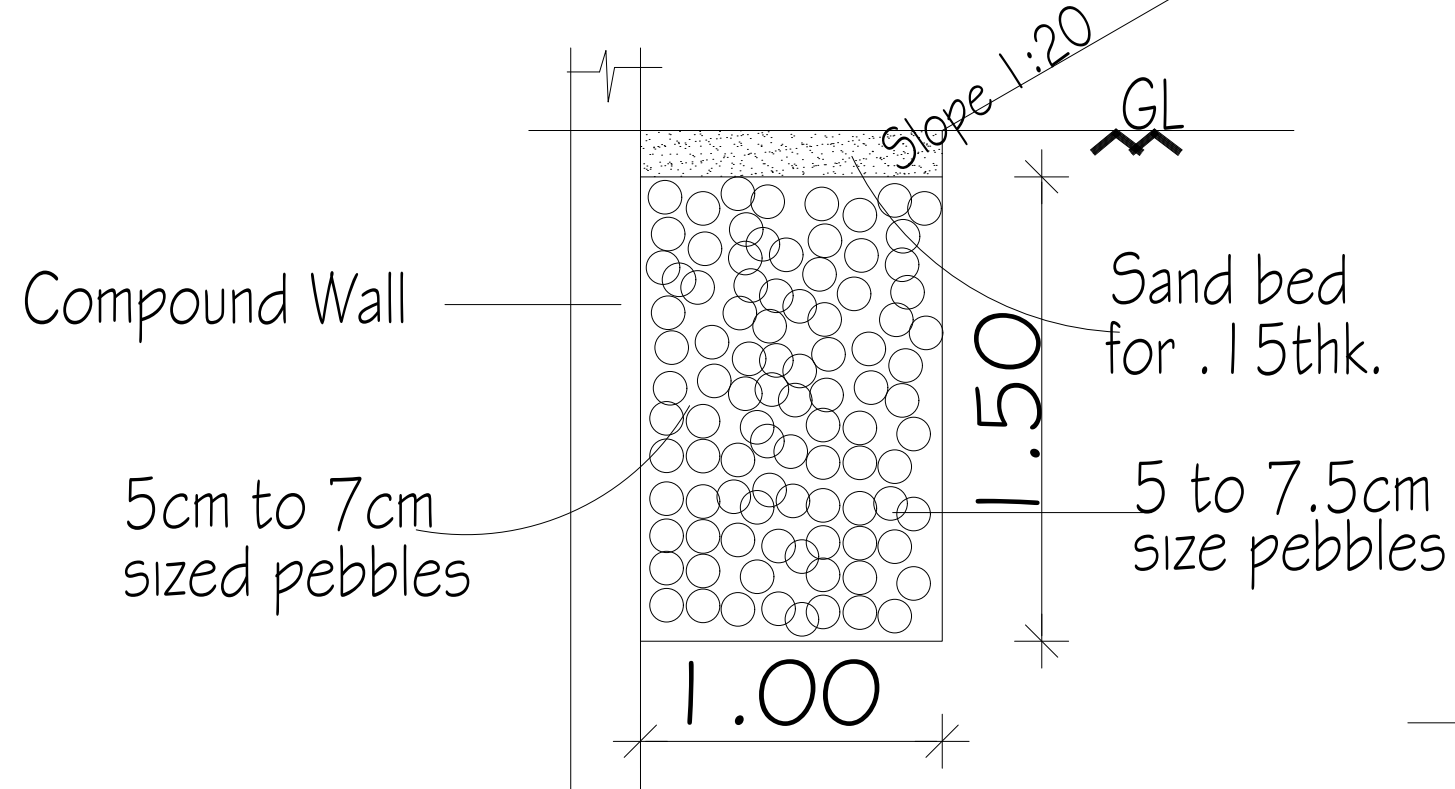
SITE AREA DETAILS	
S.F.NO	AREA (SQ.M)
74/1E1A	320.00
74/1E2A	429.00
75/1A1	8740.00
TOTAL	9489.00



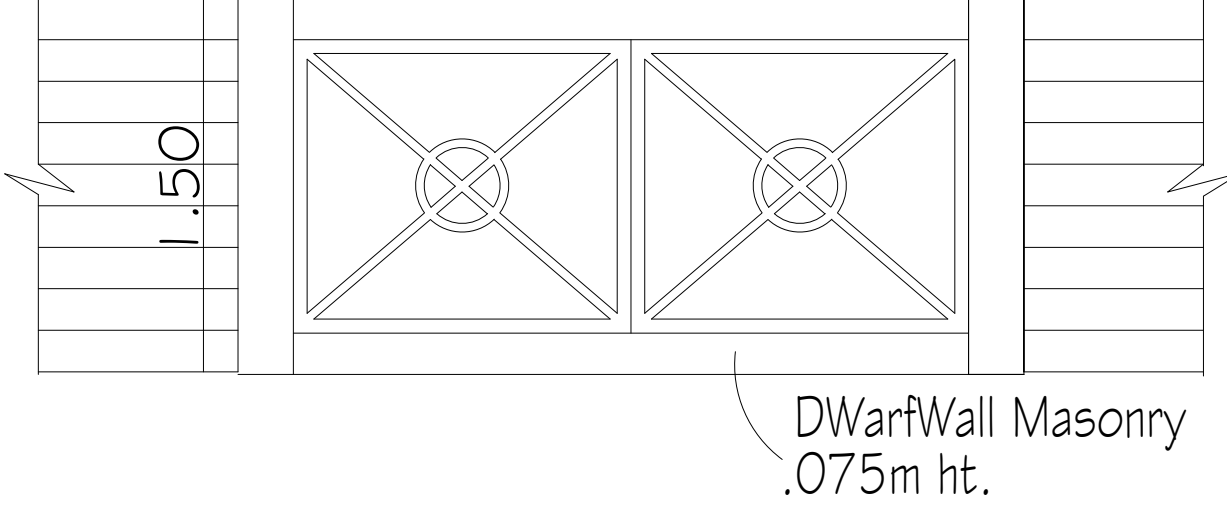
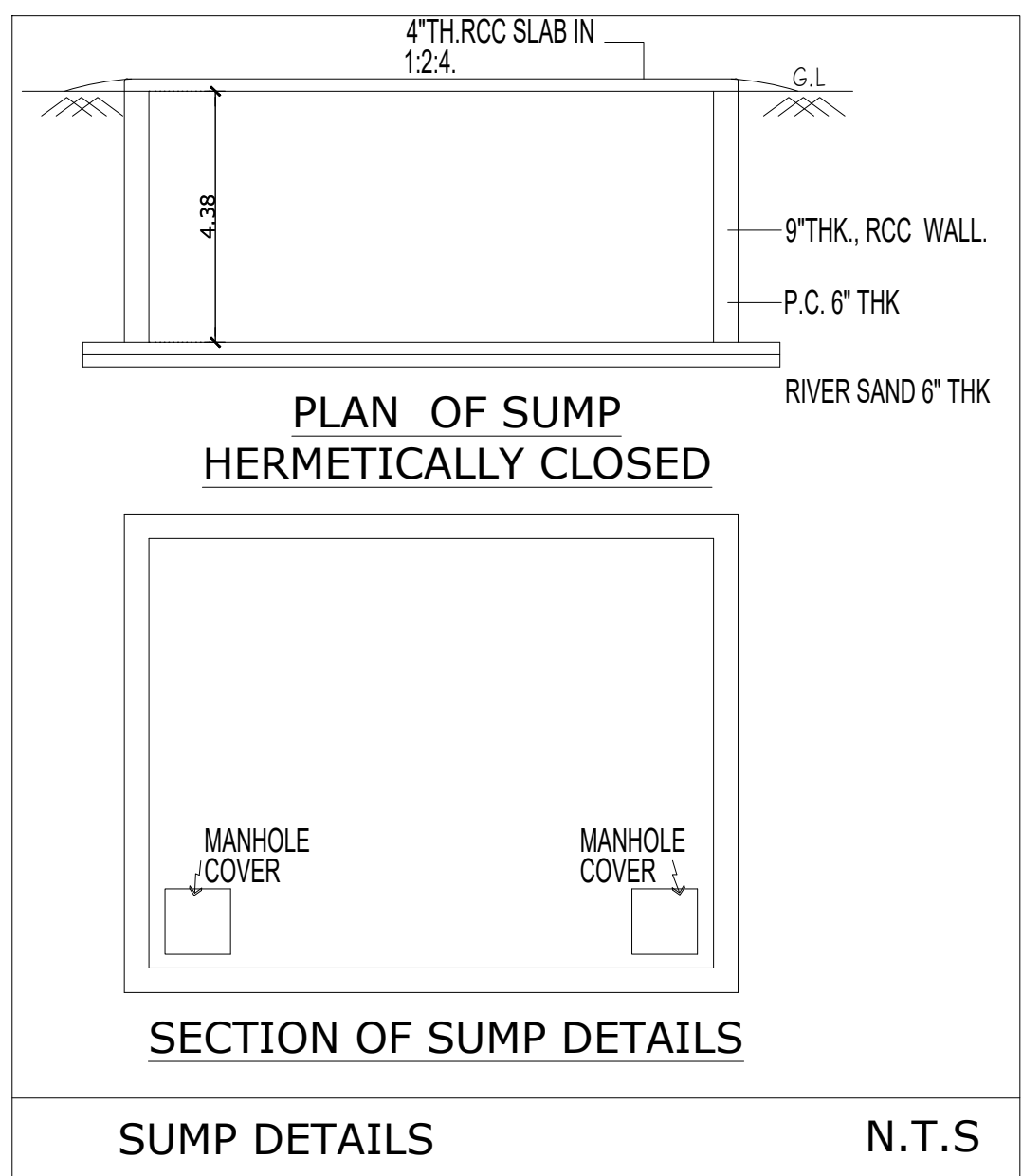
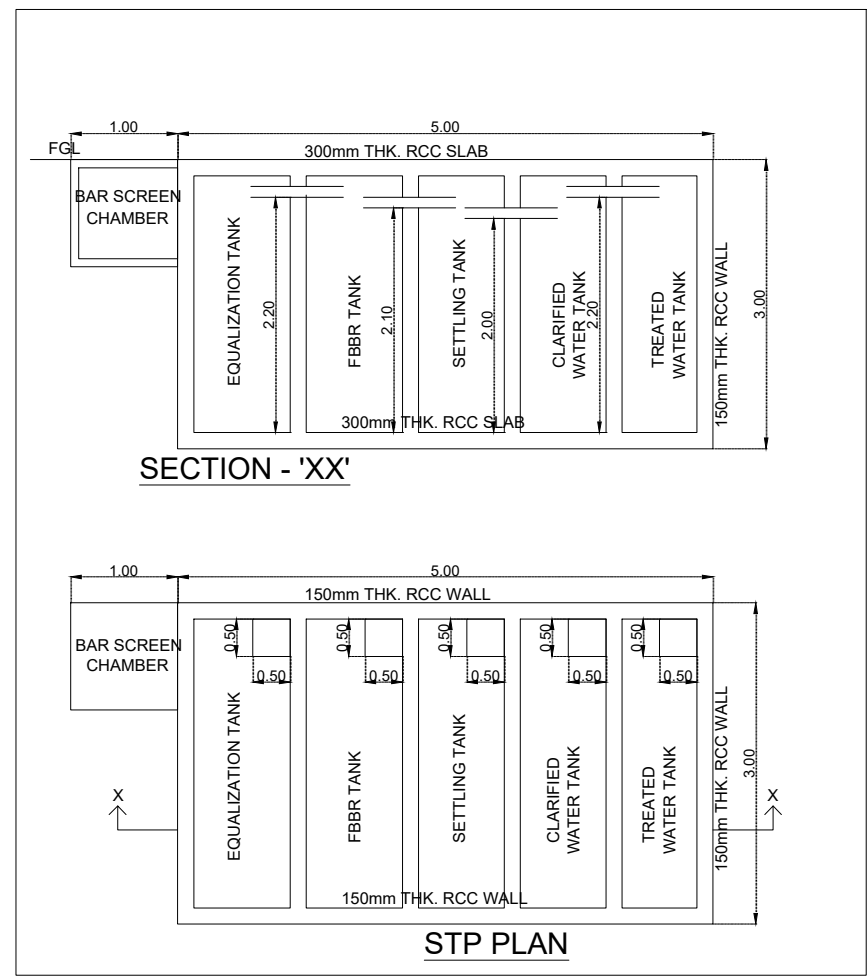
RAIN WATER HARVESTING DETAIL



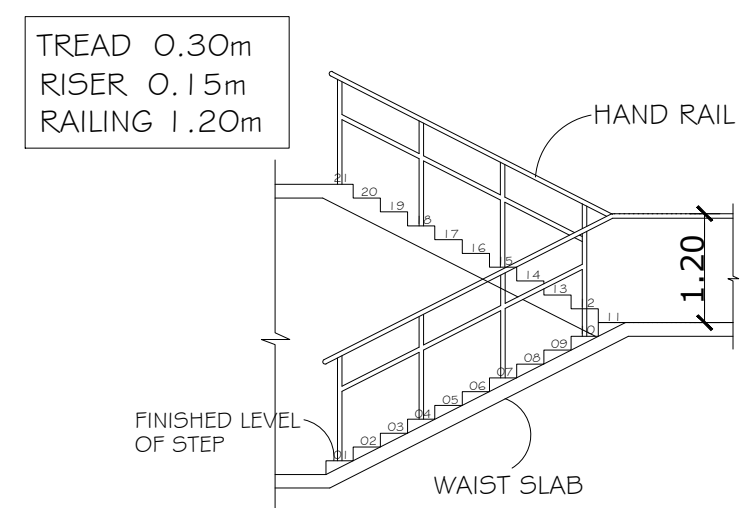
SECTION XX
RAIN WATER PERCOLATION PIT



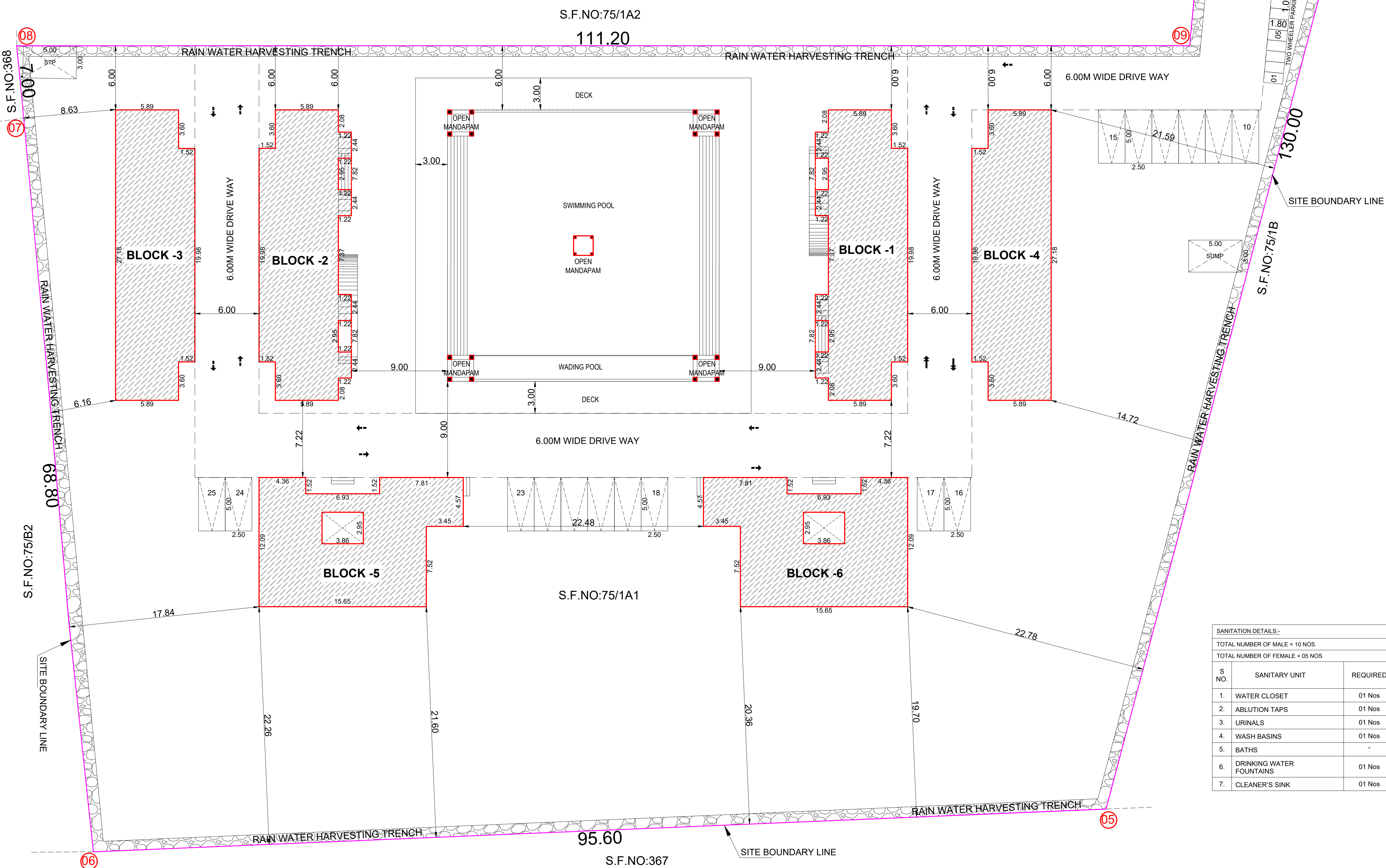
Solar Water Heating Detail



Gate Detail



STAIRCASE DETAIL



SANITATION DETAILS:-			
TOTAL NUMBER OF MALE = 10 NOS			
TOTAL NUMBER OF FEMALE = 05 NOS			
S NO.	SANITARY UNIT	REQUIRED	PROVIDED
1.	WATER CLOSET	01 Nos	02 Nos
2.	ABLUTION TAPS	01 Nos	02 Nos
3.	URINALS	01 Nos	02 Nos
4.	WASH BASINS	01 Nos	02 Nos
5.	BATHS	-	-
6.	DRINKING WATER FOUNTAINS	01 Nos	02 Nos
7.	CLEANER'S SINK	01 Nos	02 Nos

SITE PLAN SHEET NO: 04/04

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL HOTEL AND RESORT BUILDING FOR M/S.NEITHAL VILLAGE RESORT LLP, IN S.F.NO. 74/1E1A, 1E2A; 75/1A1 AYAPAKKAM VILLAGE, THIRUKAZHUKUNDRAM TALUK AND PANCHAYAT UNION, CHENGALPATTU DISTRICT.

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SCRUNITY REFERENCE: DLVGQMNC
SWP/COMMERCIAL BUILDING APPROVAL
NO.B./MLPA(C.D-5)/NO.49/2025

AREA STATEMENT DETAILS	
SITE AREA AS PER DOCUMENT	: 9489.00 SQ.M
SITE AREA AS PER PATTI	: 9489.00 SQ.M
SUPERIMPOSED SITE AREA	: 9489.00 SQ.M

BUILDING AREA DETAILS :				
S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	BLOCK - 1			
	GROUND FLOOR	160.15	-	160.15
	FIRST FLOOR	209.69	-	209.69
	HEAD ROOM	-	26.75	26.75
	SUB TOTAL	369.84	26.75	396.59
02	BLOCK - 2			
	GROUND FLOOR	160.15	-	160.15
	FIRST FLOOR	209.69	-	209.69
	HEAD ROOM	-	26.75	26.75
	SUB TOTAL	369.84	26.75	396.59
03	BLOCK - 3			
	GROUND FLOOR	160.15	-	160.15
	FIRST FLOOR	190.60	-	190.60
	HEAD ROOM	-	26.75	26.75
	SUB TOTAL	350.75	26.75	377.50
04	BLOCK - 4			
	GROUND FLOOR	160.15	-	160.15
	FIRST FLOOR	190.60	-	190.60
	HEAD ROOM	-	26.75	26.75
	SUB TOTAL	350.75	26.75	377.50
05	BLOCK - 5	194.44	-	194.44
06	BLOCK - 6	194.44	-	194.44
07	BLOCK - 7 (SECURITY)	-	6.25	6.25
	GROUND FLOOR	-	6.25	6.25
	TOTAL	1830.06	113.25	1943.31

TOTAL FSI AREA	=	1830.06	
FLOOR SPACE INDEX	=	1830.06 / 9489.00	= 0.193
TOTAL NON FSI AREA	=	113.25	
TOTAL BUILTUP AREA	=	1943.31	

HOTEL ROOMS = 38 NOS		
1 CAR SPACE FOR EVERY 10 ROOMS		
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	02+ 02(PCP)=04NOS	25+ 03(PCP)=28NOS
TWO WHEELER PARKING	-	10 NOS
PARKING SLOT SIZE :		
25 CARS WITH DIMENSION 2.50 x 5.0M		
03 PCP CARS WITH DIMENSION 3.60 x 5.0M		
10 TWO WHEELER WITH DIMENSION 1.00 x 1.80M		

COLOUR INDEX :	REFERENCE :
PROPOSED	SCALE : 1:200
BOUNDARY	DATE : 20 MAY 2025
ROAD	
DRIVEWAY	

APPLICANT :

For NEITHAL VILLAGE RESORT LLP
Designated Partner
For NEITHAL VILLAGE RESORT LLP
Designated Partner

ARCHITECT / REGISTERED ENGINEER :

REGISTERED STRUCTURAL ENGINEER :

Prakash V.R.
V.R. PRAKASH, M.E.(Structural)
CMAA Reg No: SE/GR-11/2020/10/234
DTC Reg No: TVL/RSE/GR-11/2020/05/003
Ph: 91-99403 64537
E-mail: vrpcconsultants@gmail.com

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.

