

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

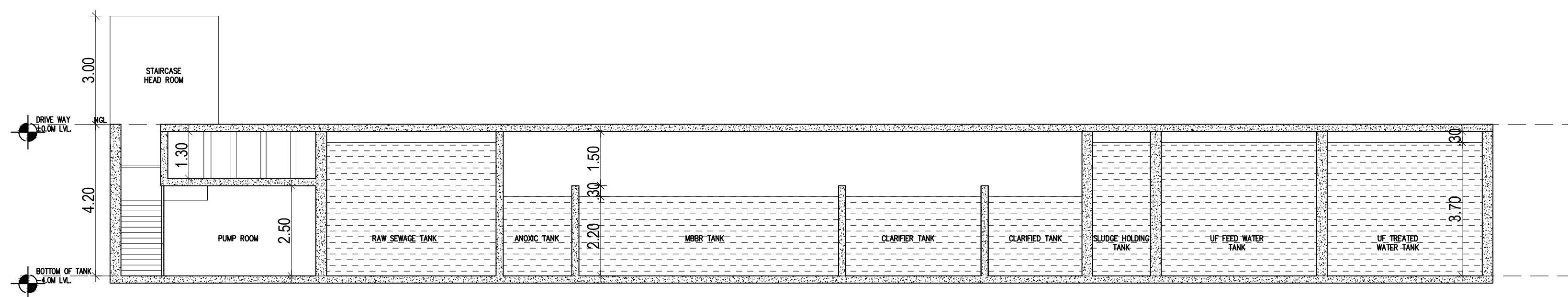
The approval as the planning authority issued it, reproduced in full behind this page.

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

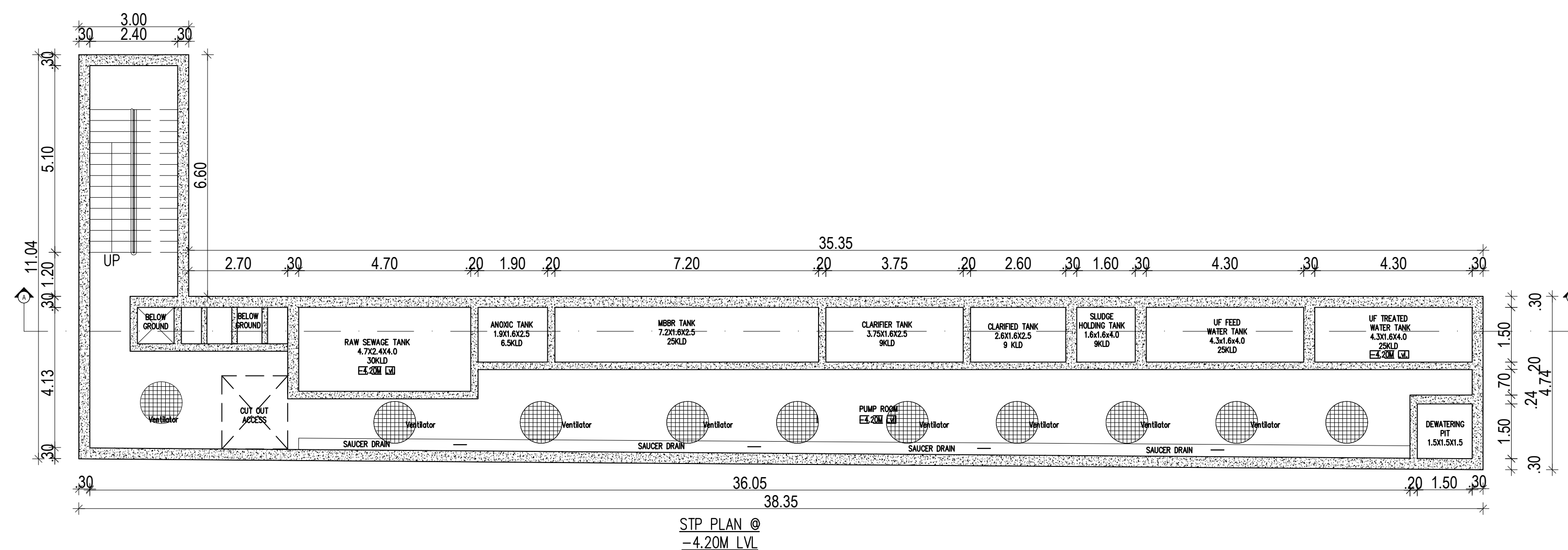
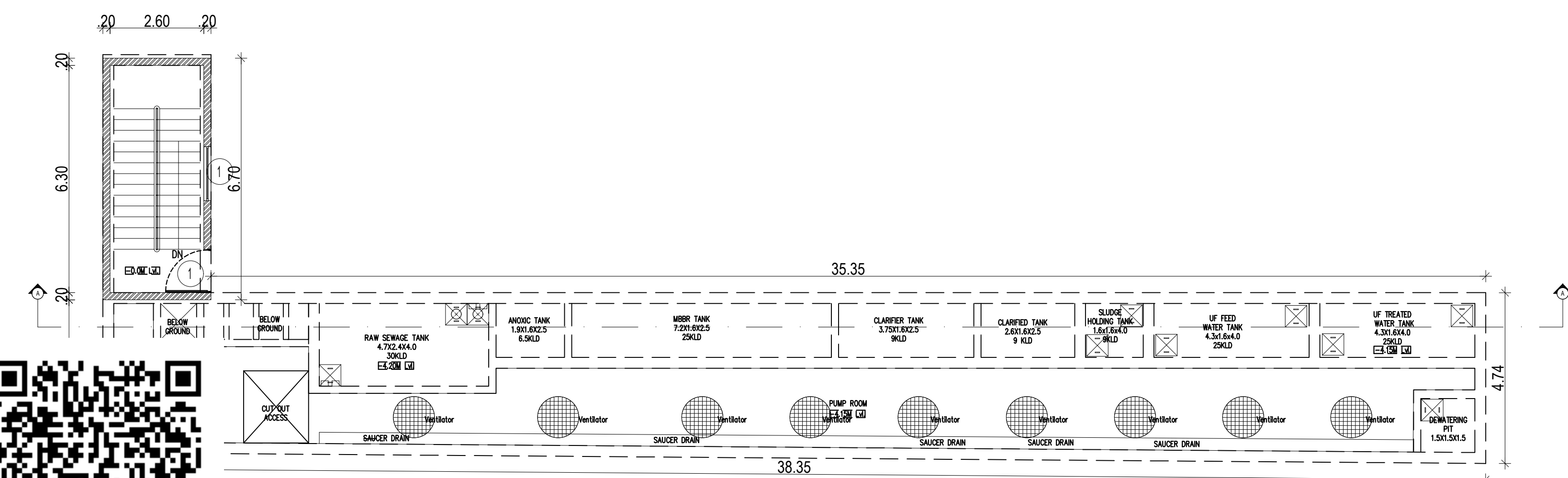
PLAN SHOWING THE PROPOSED CONSTRUCTION OF IT / ITES BUILDING AT PLOT NO. 30/A43(2), SIRUSERI, COMPRESSED IN S.No. 76 PART OF EGATTUR VILLAGE, TIRUPORUR TALUK, CHENGALPATTU DISTRICT. WITHIN THE LIMITS OF MUTTUKADU PANCHAYAT.

Specification:

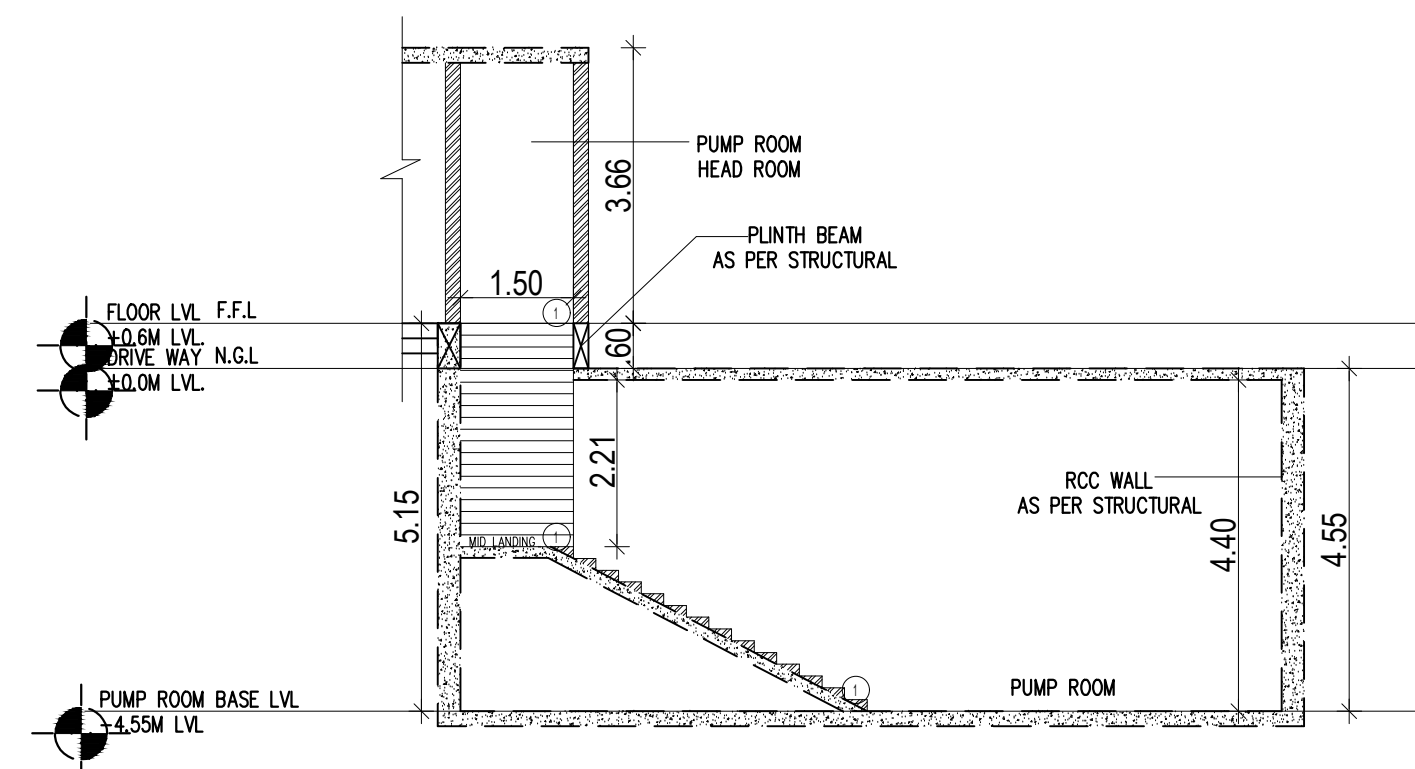
Foundation : RCC Column footing grade of Concrete M20
R.C.C Work : For Lintel Beams, sunshade Roof etc., with required thickness cement concrete used m-25 grade
Super Structure : B.W in C.M 1:5
Flooring : Vitrified Tiles
Joinery : Best Indian Country Wood
Finishes : Exterior & interior painted with cement paint.
Weathering coarse Brick jolly lime conc. below the weathering tiles



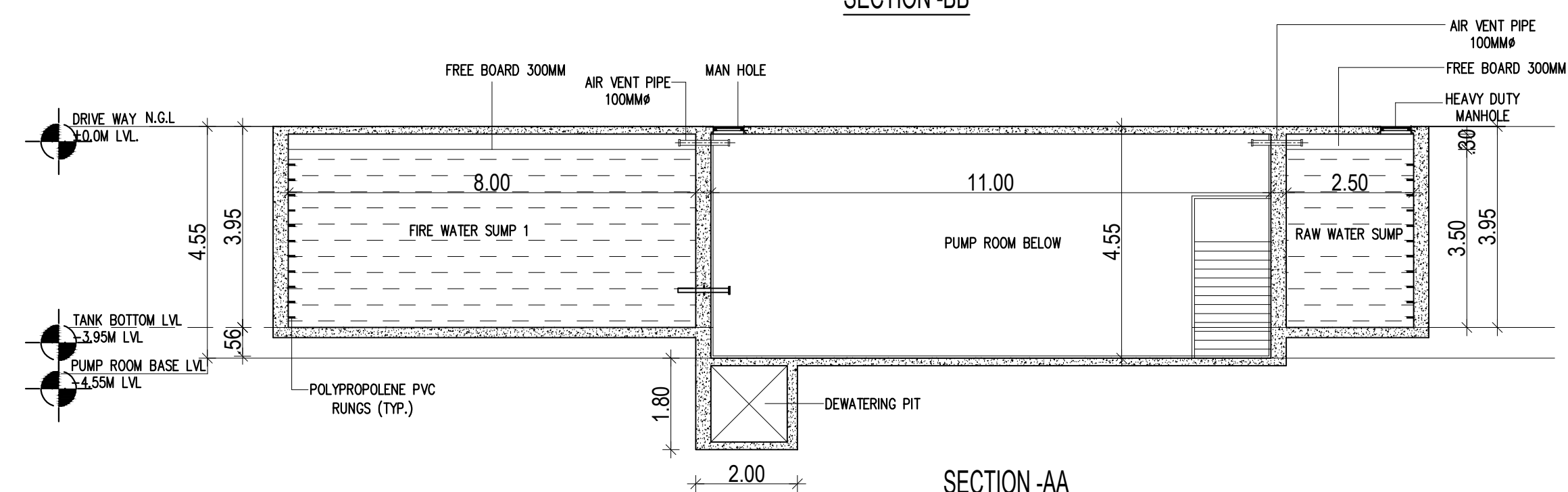
SECTION -AA

STP PLAN @
-4.20M LVL

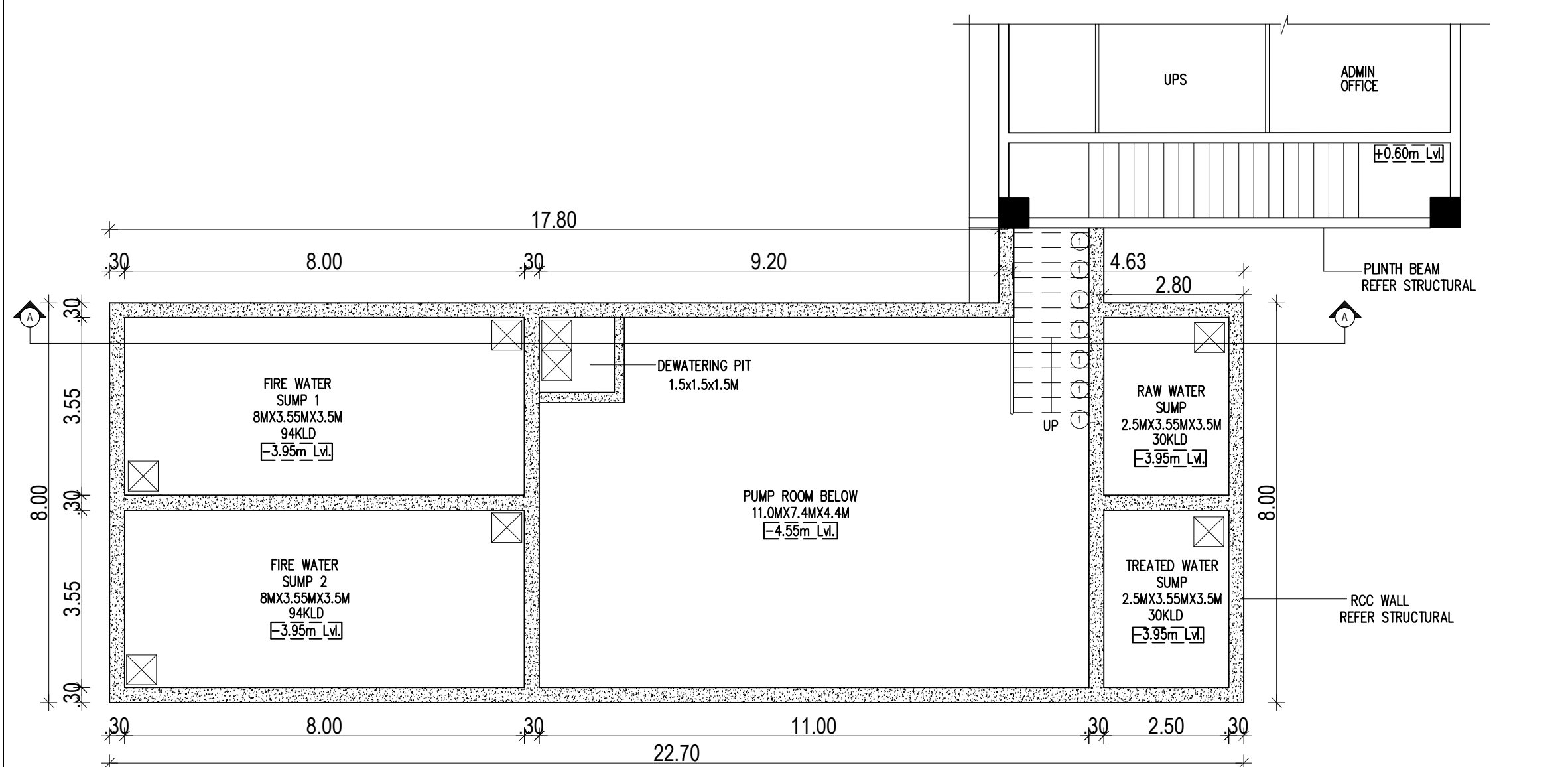
SEWAGE TREATMENT PLAN



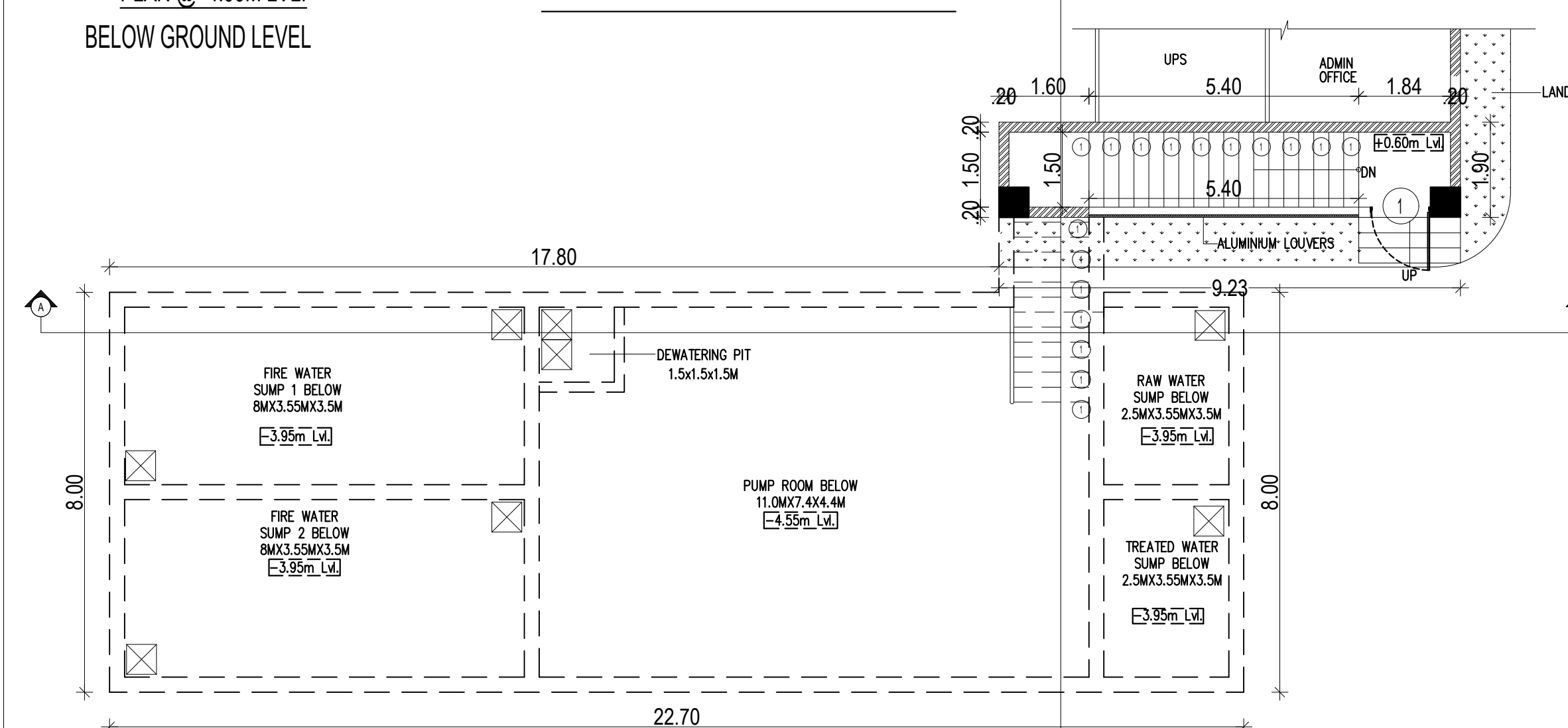
SECTION -BB



SECTION -AA

PLAN @ -4.55M LVL.
BELOW GROUND LEVEL

UNDERGROUND SUMP

PLAN @ 0M LVL.
ABOVE GROUND LEVEL

UNDERGROUND SUMP

ALL DIMENSIONS ARE IN METRES	NORTH POINT N W E S
SCALE 1: 100	
LEGEND:	
PROPOSED	
BOUNDARY	
ROAD	

For ECT Infra Solutions Pvt. Ltd.,

Managing Director

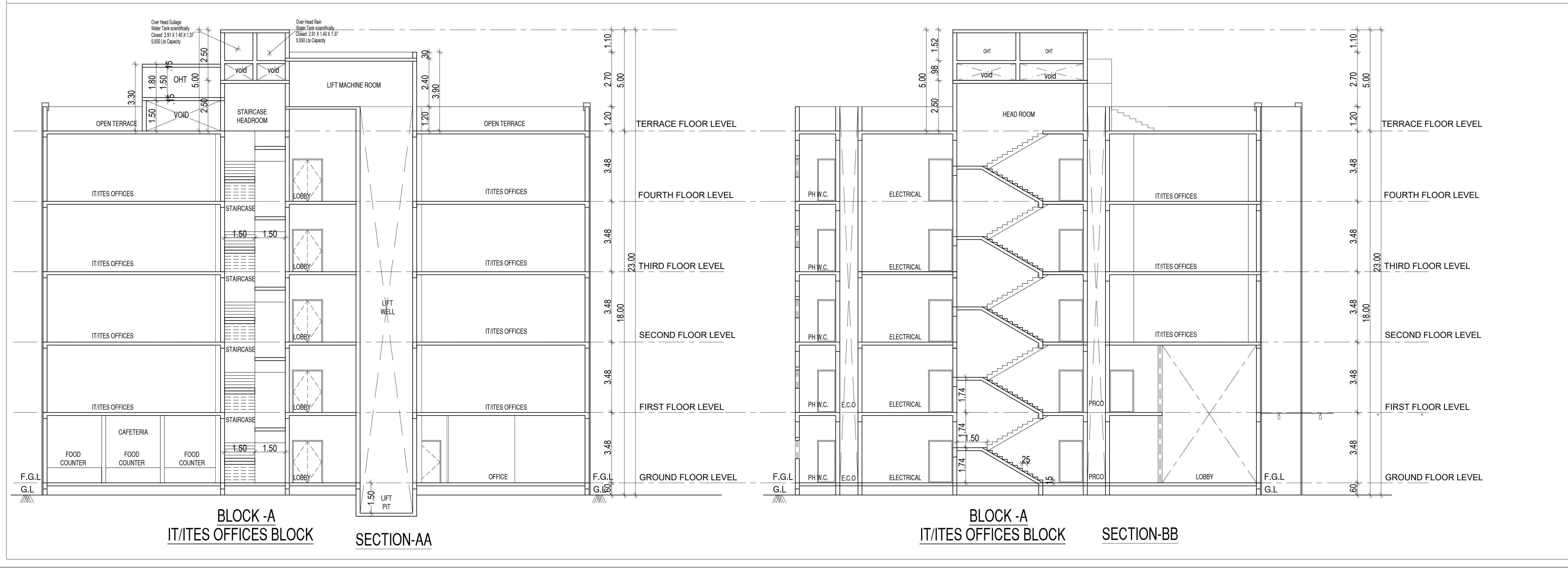
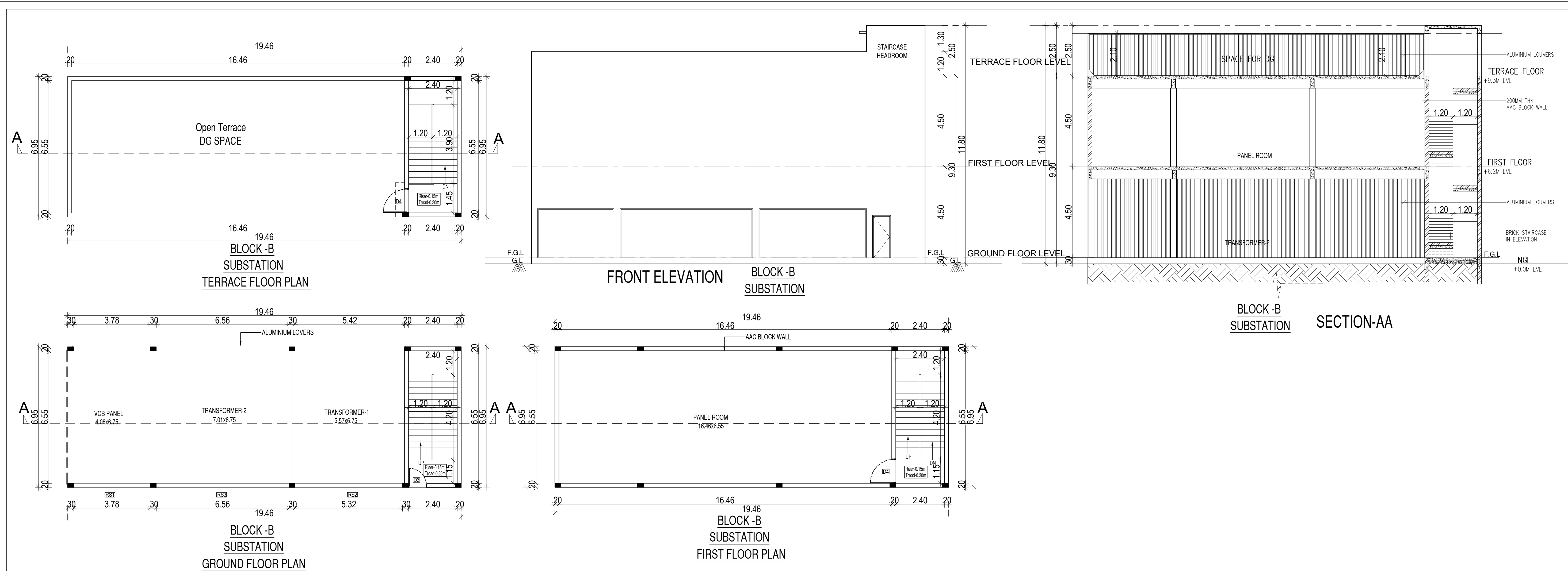
OWNER'S SIGNATURE

G. GUNA M. Tech (Structures), AIT
Structural Engineer Grade-II (SE)
CMDA : 88 / H / 2024 / 715275
DTCP : TVR / RSE-II / 2024 / 029
No.915, Sri Ragavendra Enclave
Mathavan Street, Pannai - 600 075.
Email: goonchennai@gmail.com
Ph: 09566 163232

STRUCTURAL SIGNATURE

H. SATHAKUMAR ROOHI
CMDA Regd. No: RA/Gr. I/19/05/218
DTCP Regd. No: CGLR/GR/A/01-122019/12/060
G.C.C. No: RA101382018
Regn. No: CA/2019/07818
Plot No.48, Kamaraj Nagar,
Pariya Mathur, Chennai - 600 068.
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Email: sbroekapiladesigns@gmail.com

ARCHITECT SIGNATURE



PLAN SHOWING THE PROPOSED CONSTRUCTION OF IT / ITES BUILDING AT PLOT NO. 30/A43(2), SIRUSERI, COMPRESSED IN S.No. 76 PART OF EGATTUR VILLAGE, TIRUPORUR TALUK, CHENGALPATTU DISTRICT. WITHIN THE LIMITS OF MUTTUKADU PANCHAYAT.

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Flooring : Vitrified Tiles
Joinery : Best Indian Country Wood
Finishes : Exterior & interior painted with cement paint.
Weathering coarse Brick jolly lime conc. below the weathering tiles

SCHEDULE OF JOINERY		
SD5	SLIDING DOOR	1.50 x 2.30
GD5	GLAZING DOOR	1.50 x 2.10
DD5	DOUBLE DOOR	1.50 x 2.10
D4	SLIDING DOOR	1.20 x 2.10
D3	SLIDING DOOR	0.90 x 2.10
D26	SLIDING DOOR	0.75 x 2.10
W1	GLAZING WINDOW	2.60 x 1.37
W2	GLAZING WINDOW	3.00 x 1.37
W3	GLAZING WINDOW	3.30 x 1.37
V5	VENTILATOR	1.50 X 0.60
V1	VENTILATOR	0.61 X 0.60
RS1	ROLLING SHUTTER	3.78 x 2.44
RS2	ROLLING SHUTTER	6.56 x 2.44
RS3	ROLLING SHUTTER	5.32 x 2.44

ALL DIMENSIONS ARE IN METRES

SCALE 1: 100

LEGEND:

PROPOSED

BOUNDARY

ROAD

NORTH POINT

N

W

E

S

For ECT Infra Solutions Pvt. Ltd.,

S. Senthil

Managing Director

OWNER'S SIGNATURE

G. Guna

G.GUNA M.Tech (Structures), AIV
Structural Engineer C-306-II(SE)
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Ph: 09566 163232

STRUCTURAL SIGNATURE

H. Sathya

H. SATHYAKRISHNAN
CMDA Regd. No: RA/Gr: 1/19/06/218
DTCP Regd. No: CGLRGN/RA/Gr-1/2019/12000
G.C.C. No: RA101382019
Regn. No: CA/2019/87818
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Email: sathyaengineers@gmail.com

ARCHITECT SIGNATURE

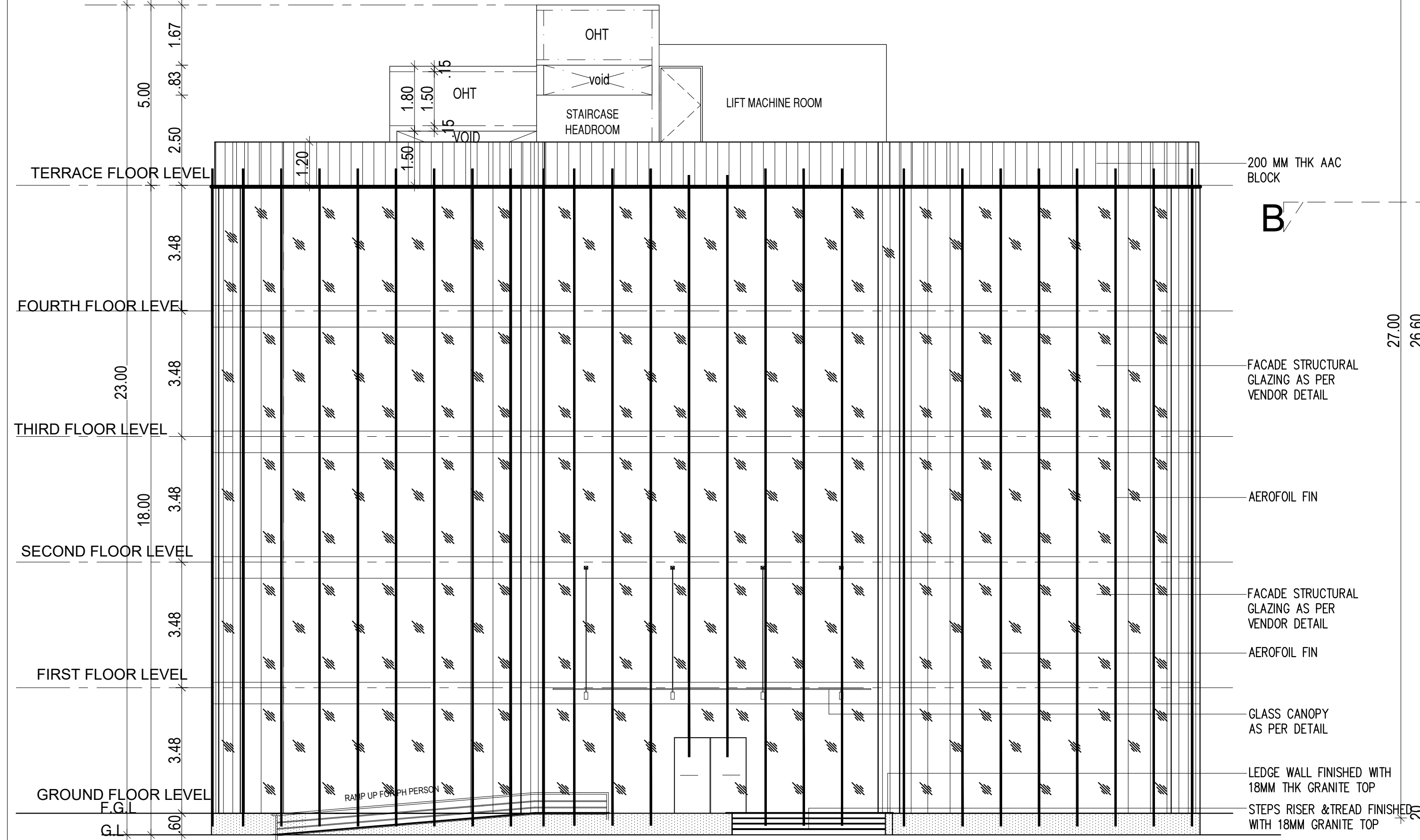
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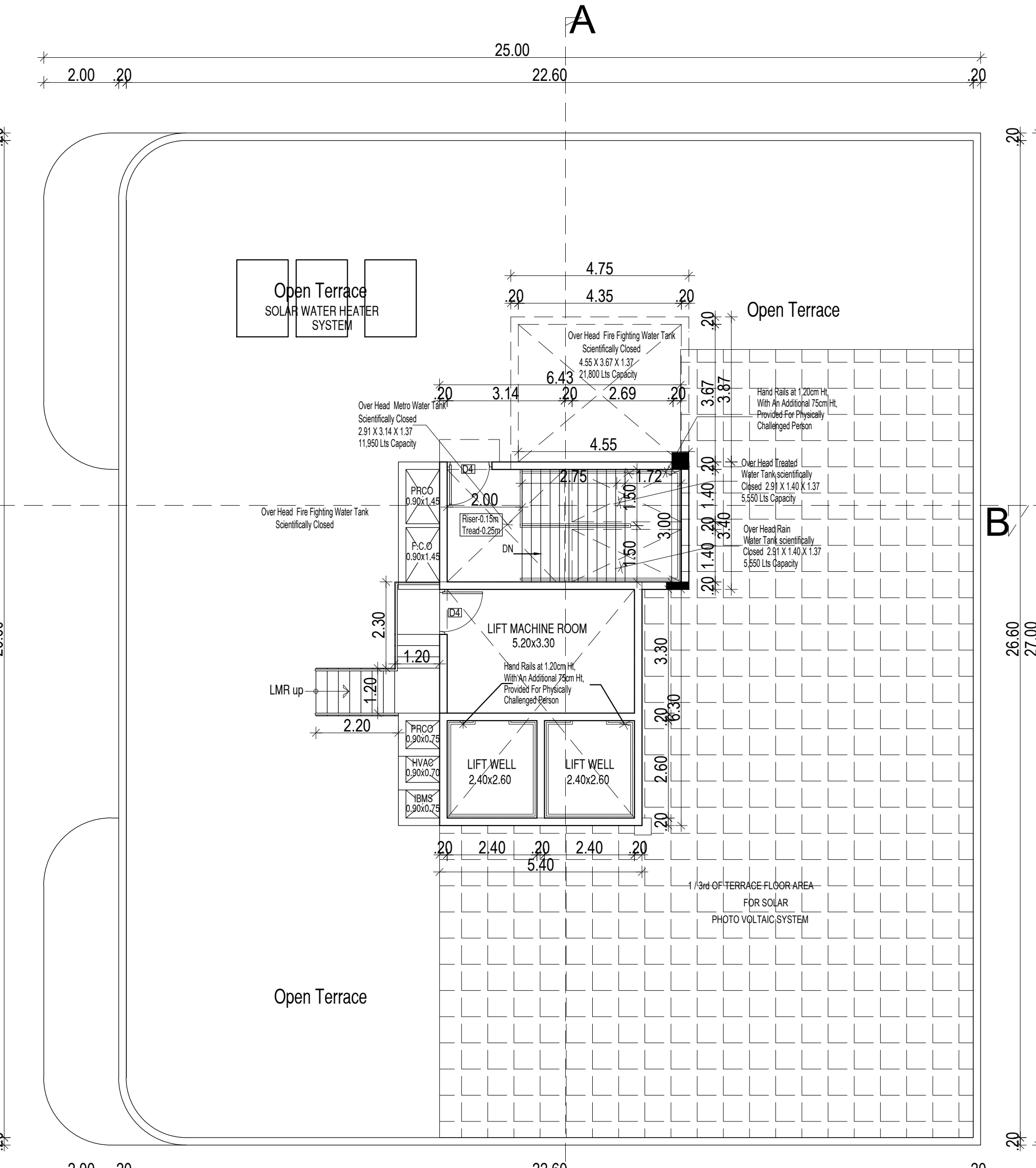
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Joinery :Best Indian Country Wood
Finishes :Exterior & interior painted with cement paint.
Weathering coarse :Brick jelly lime conc. below the weathering tiles

SCHEDULE OF JOINERY

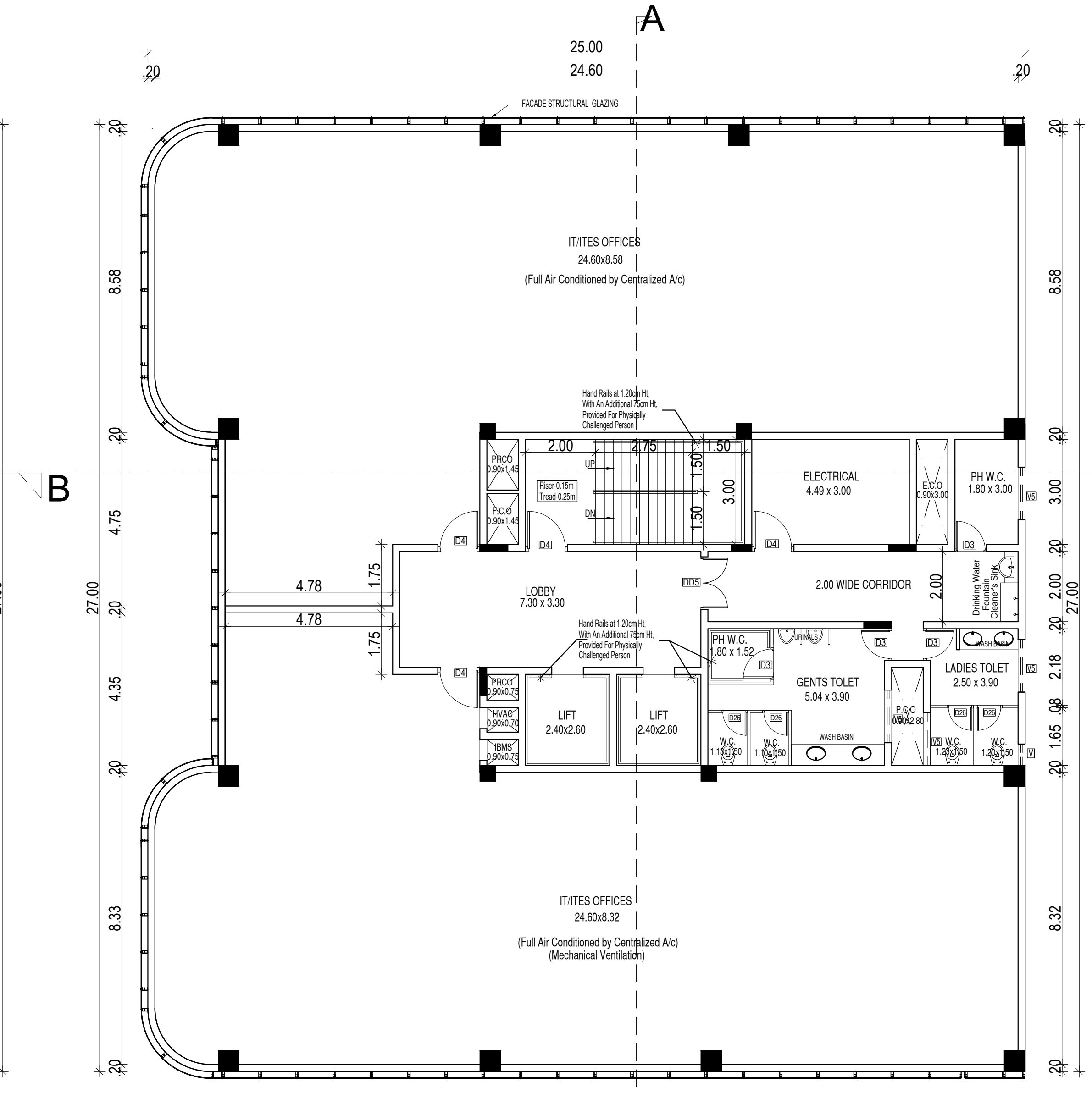
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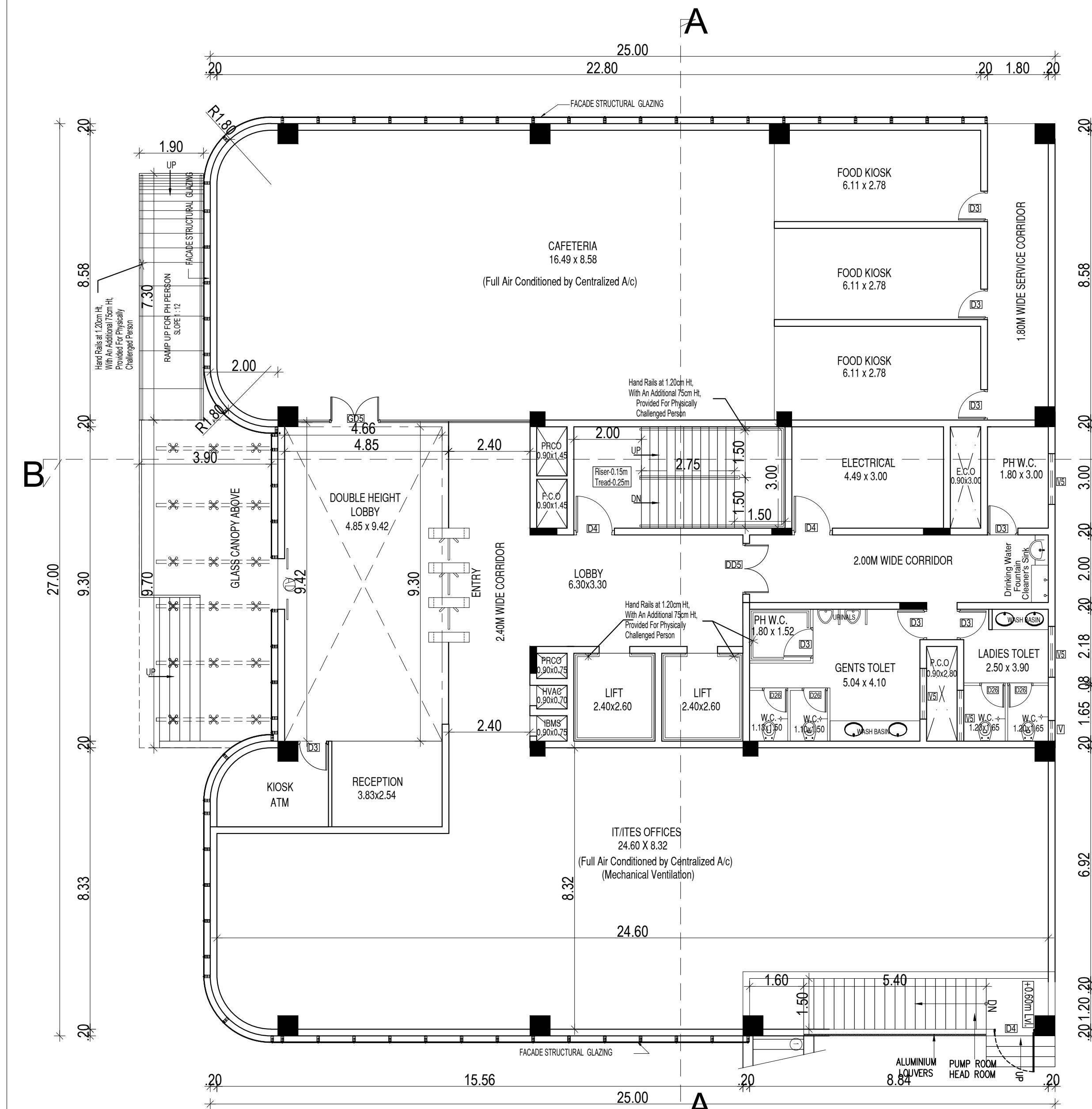
BLOCK -A
IT/ITES OFFICES BLOCK
FRONT ELEVATION



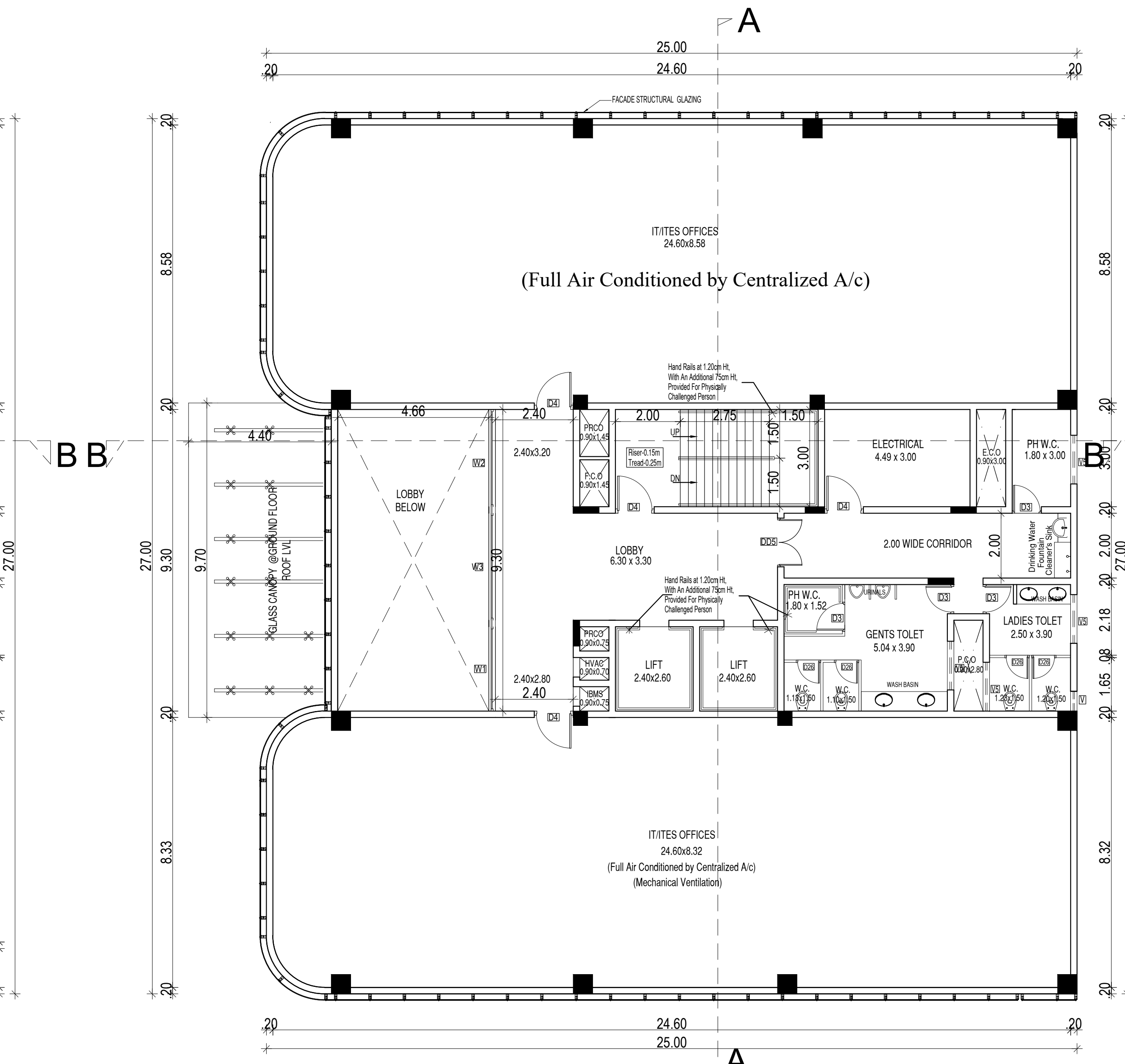
BLOCK -A
IT/ITES OFFICES BLOCK
TERRACE FLOOR PLAN



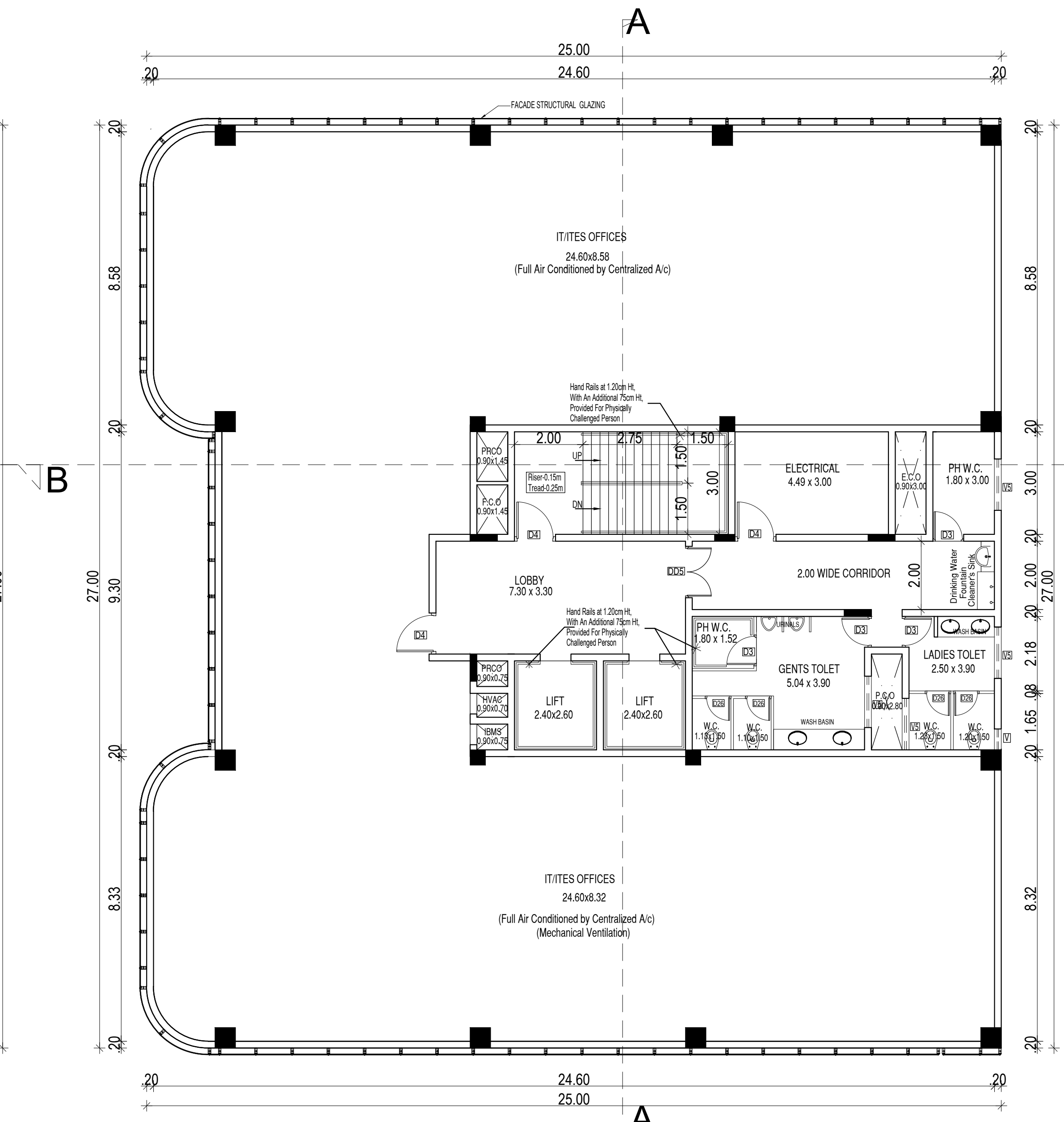
BLOCK -A
IT/ITES OFFICES BLOCK
TYPICAL (3rd&4th)
FLOOR PLAN
(Full Air Conditioned by Centralized A/c)



BLOCK -A
IT/ITES OFFICES BLOCK
GROUND FLOOR PLAN
(Full Air Conditioned by Centralized A/c)



BLOCK -A
IT/ITES OFFICES BLOCK
FIRST FLOOR PLAN
(Full Air Conditioned by Centralized A/c)



BLOCK -A
IT/ITES OFFICES BLOCK
SECOND FLOOR PLAN
(Full Air Conditioned by Centralized A/c)

ALL DIMENSIONS ARE IN METRES

SCALE 1: 100

LEGEND:

PROPOSED

BOUNDARY

ROAD

NORTH POINT

N

W

E

S

For ECT Infra Solutions Pvt. Ltd.,

Managing Director

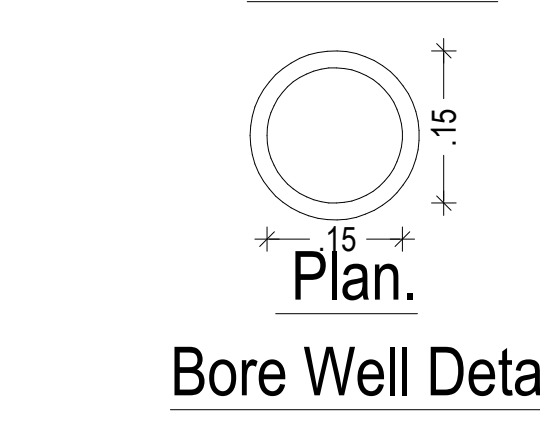
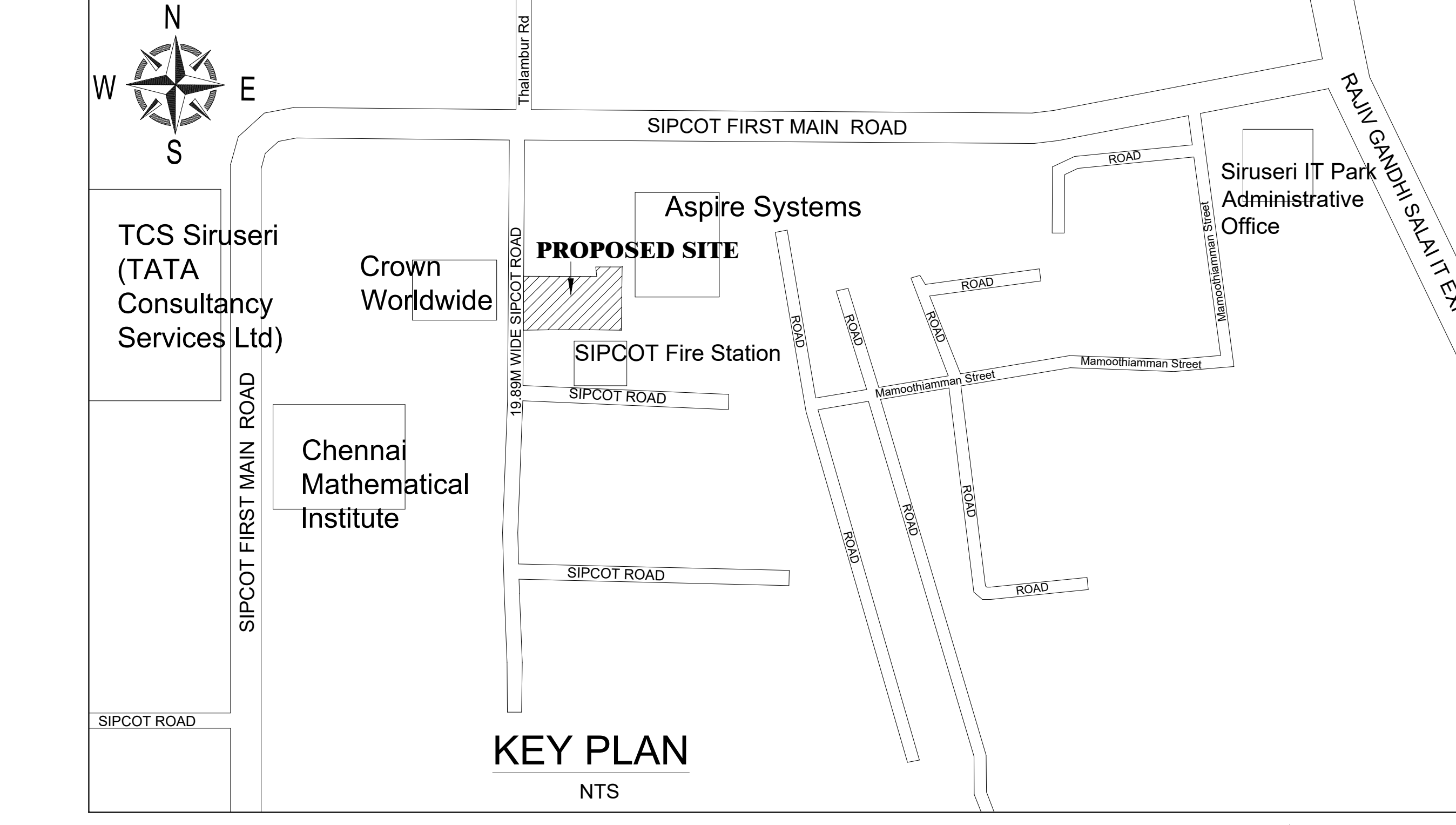
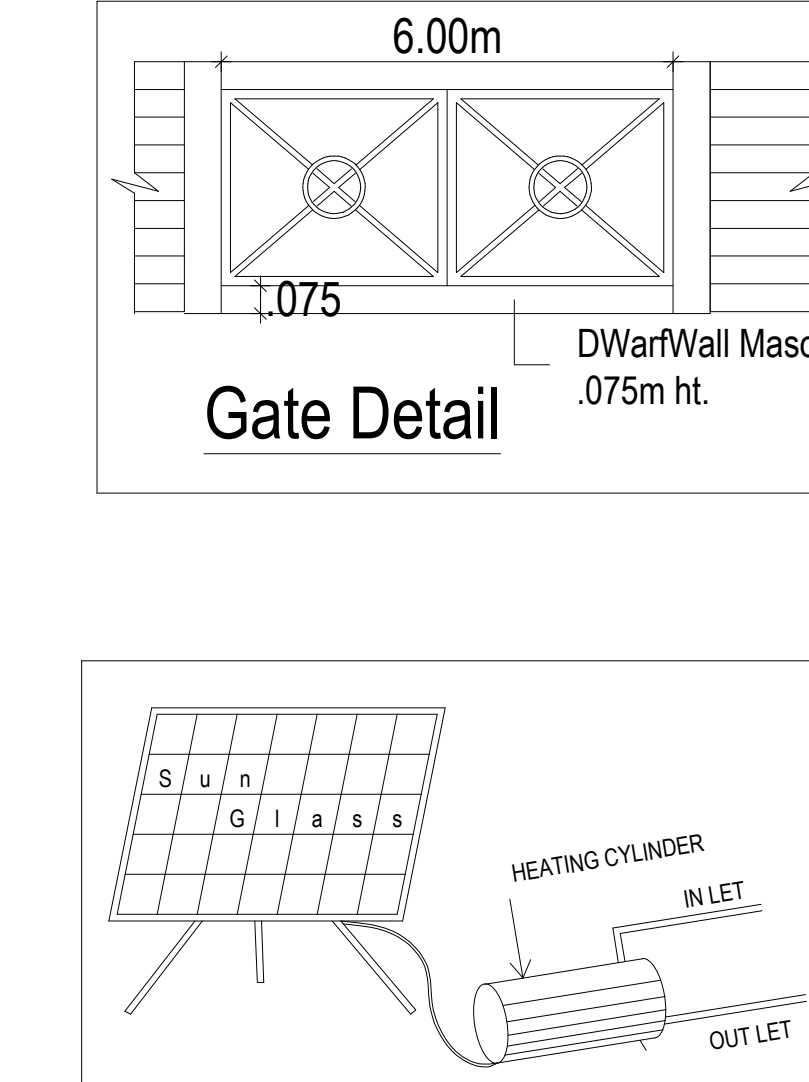
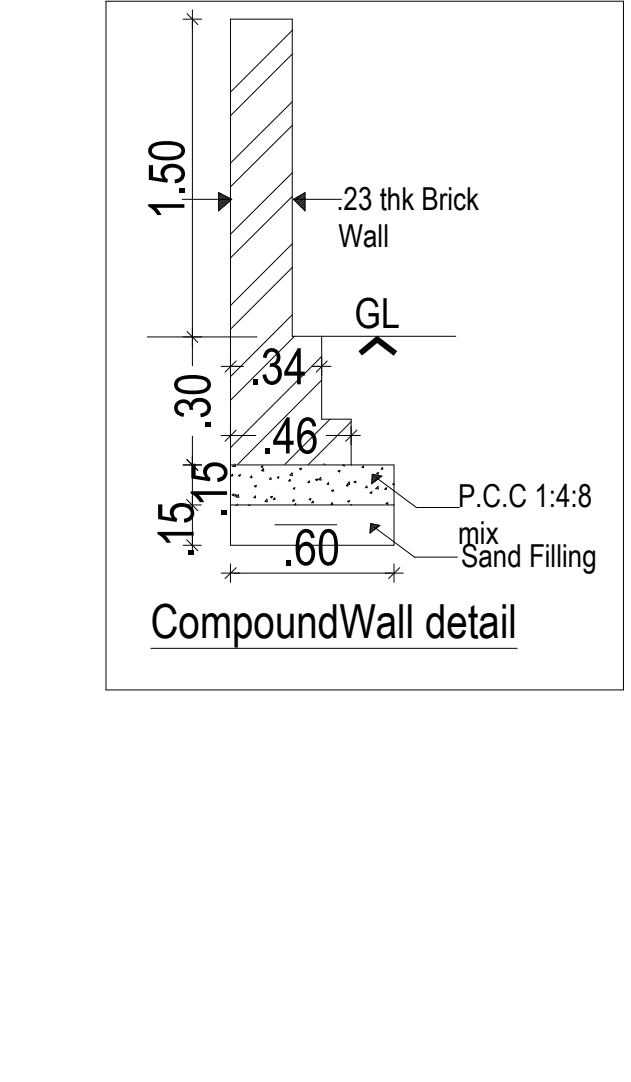
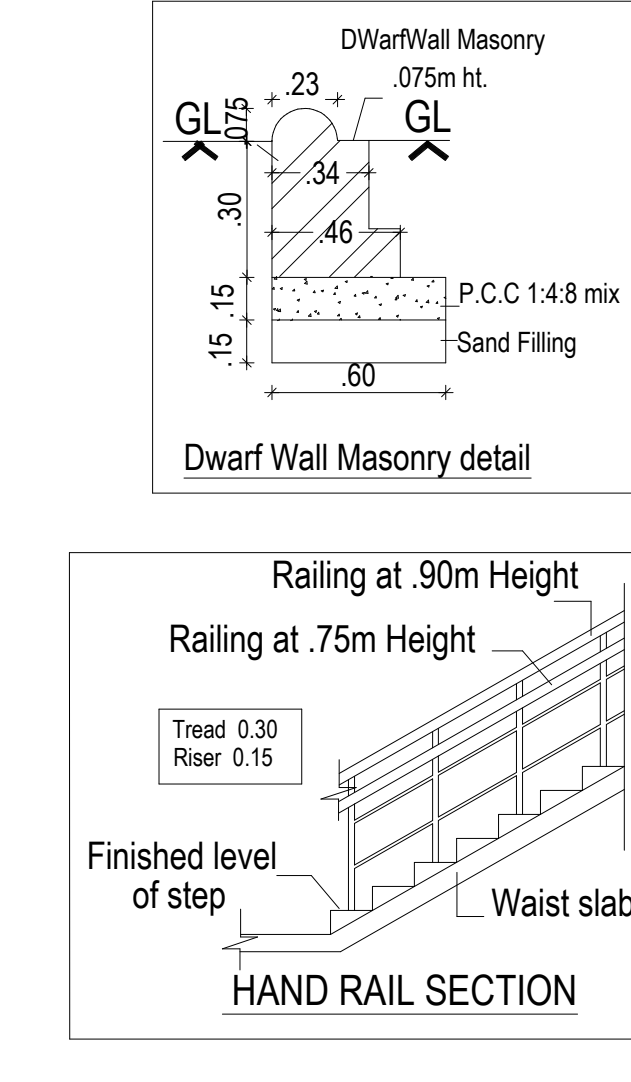
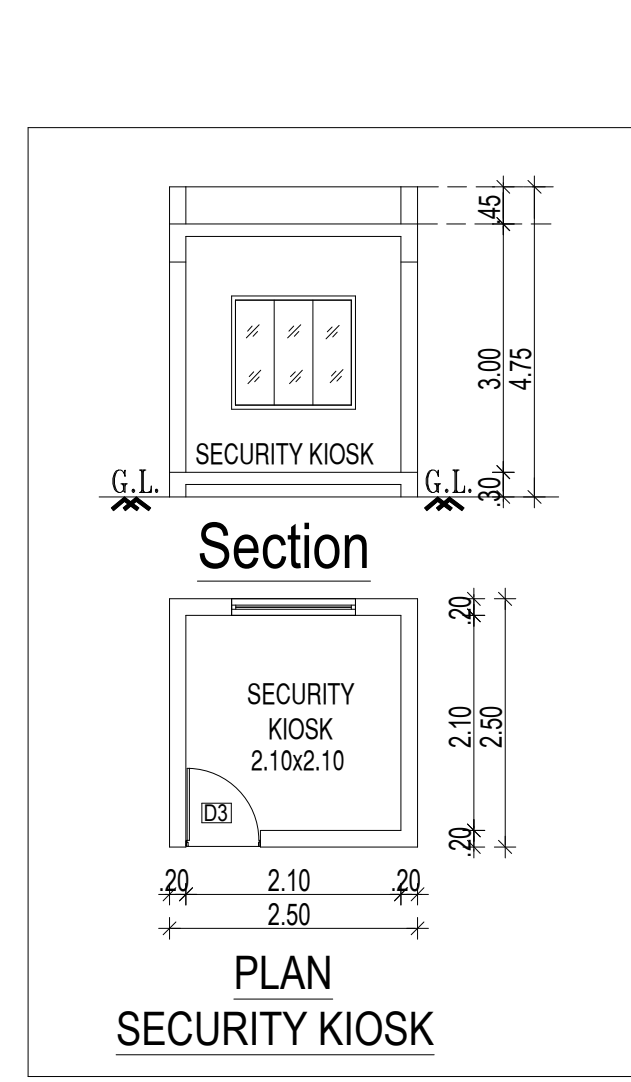
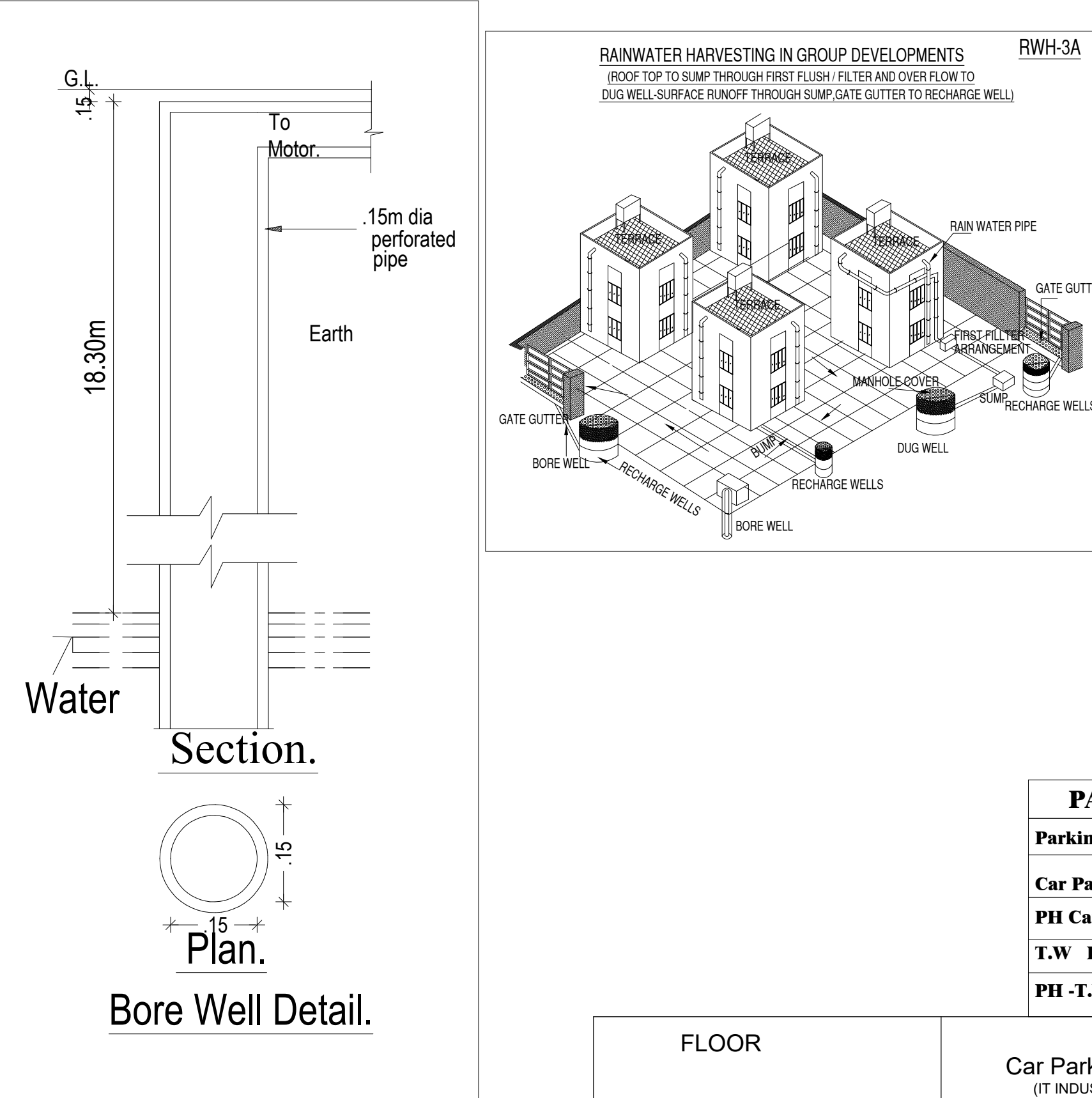
OWNER'S SIGNATURE

G. GUNAJI, M.Tech (Structures), AIV
Structural Engineer C-104-H(SIE)
CMDA : SE / N / 2024 / 7 / 0275
DTCP : TVR / RSE-II / 2024 / 029
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Email: gconchennai@gmail.com
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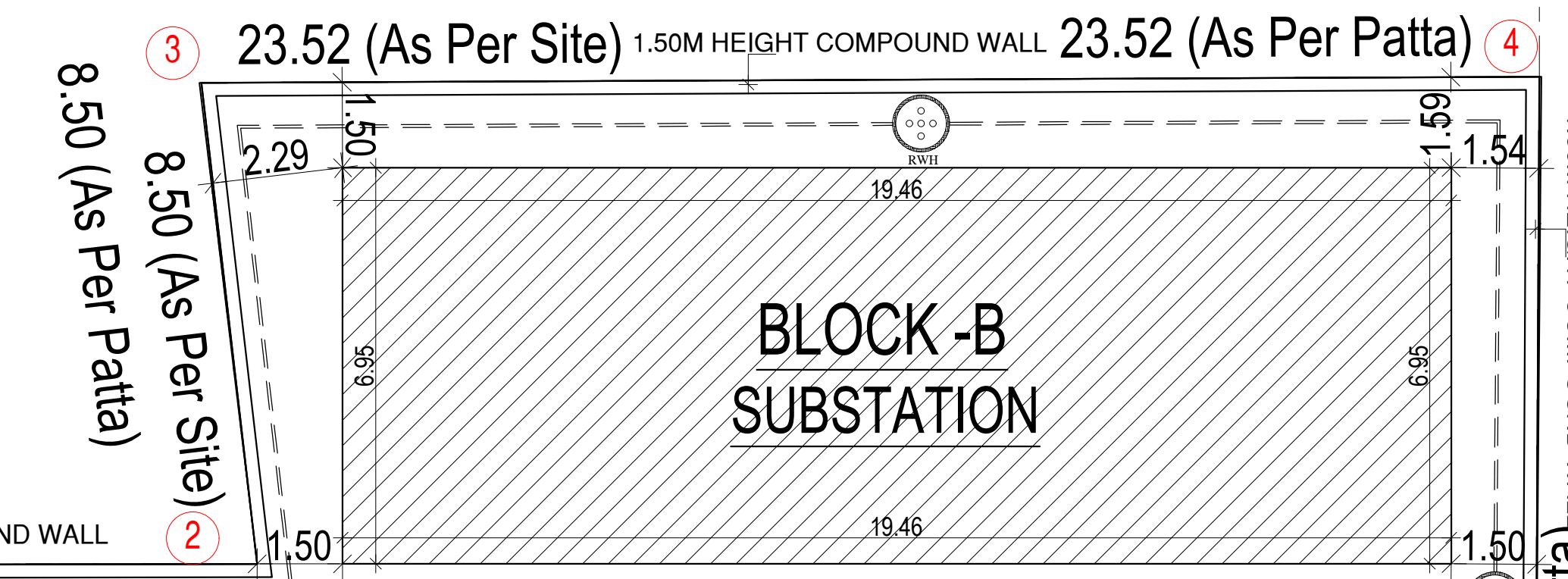
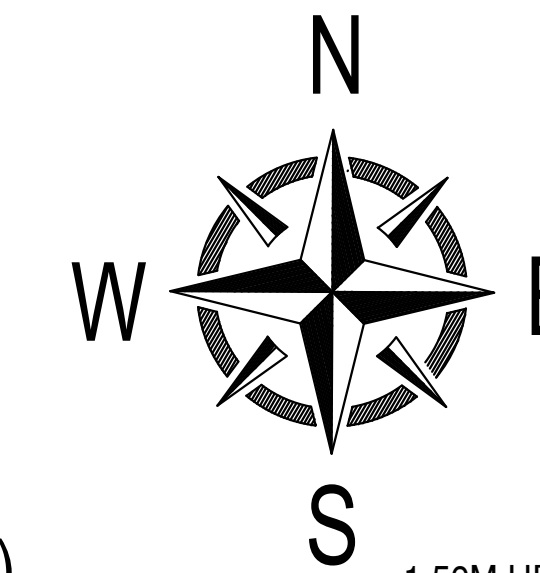
ARCHITECT SIGNATURE



PARKING DETAILS			
Parking Description	Required	Provided	Total
Car Parking Stalls	48 Nos	56 Nos	61 Nos
PH Car Parking Stalls	5 Nos	5 Nos	5 Nos
T.W Parking Stalls	95 Nos	110 Nos	120 Nos
PH - T.W Parking Stalls	10 Nos	10 Nos	10 Nos

Sanitation Requirements for IT / ITES OFFICE					
MINIMUM REQUIREMENTS					
MALE STAFF = 15 NO.					
FEMALE STAFF = 20 NO.					
TOTAL = 35 NO.					
= 100%					
Sl. No.	Sanitary Unit			Required Nos	Provided Nos
1	Water Closet	Male(25 No's)	1 for 25 persons	1	10
		Female (15 No's)	1 for 15 persons	2	10
2	Ablution Taps		One in each W.C	20	20
3	Urinals		2 for 21-45 persons	2	10
4	Washing taps with draining arrangement		one for every 25 persons or part thereof	3	20
5	Drinking Water Fountain		one for every 100 persons with a minimum of one on each floor.	5	5
6	Cleaner's Sink		One per floor minimum,preferably in or adjacent to sanitary Rooms	5	5

FLOOR	Car Parking Detail (IT INDUSTRIES)	T.W Parking Detail (IT INDUSTRIES)
(CAR SPACE FOR EVERY 50SQ.M OF FLOOR AREA OR PART THEREOF AND 1 TWO-WHEELER SPACE FOR EVERY 250SQ.M OF FLOOR AREA OR PART THEREOF.)	3175.70 x 0.75 = 47.64 50 = 48 Nos	3175.70 x 0.75 = 95.27 25 = 95 Nos
REQUIRED PARKING	48 Nos	95 Nos



SITE PLAN

SHEET NO: 01 / 04

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AREA STATEMENT

PLOT AREA	- 4330.29 Sq.m		
BLOCK - A IT OFFICE BLOCK	F.S.I Area (Sq.m)	NON F.S.I Area (Sq.m)	BUILDUP Area (Sq.m)
GROUND FLOOR	639.73	-	639.73
FIRST FLOOR	596.38	-	596.38
SECOND FLOOR	639.73	-	639.73
THIRD FLOOR	639.73	-	639.73
FOURTH FLOOR	639.73	-	639.73
HEAD ROOM	-	22.61	22.61
TOTAL	3155.30	22.61	3177.91
BLOCK - B SUBSTATION	F.S.I Area (Sq.m)	NON F.S.I Area (Sq.m)	BUILDUP Area (Sq.m)
GROUND FLOOR	135.26	-	135.26
FIRST FLOOR	135.26	-	135.26
HEAD ROOM	-	19.46	19.46
TOTAL	270.52	19.46	289.98

TOTAL BLOCK AREA

BLOCK NAME	F.S.I Area (Sq.m)	NON F.S.I Area (Sq.m)	BUILDUP Area (Sq.m)
BLOCK A	3155.30	22.61	3177.91
BLOCK B	270.52	19.46	289.98
SECURITY	-	12.50	12.50
SEWAGE TREATMENT PLANT (UNDERGROUND)	-	195.83	195.83
SUMP (UNDERGROUND)	-	184.74	184.74
GRAND TOTAL	3425.82	435.14	3870.96

F.S.I Achieved - 0.791

ALL DIMENSIONS ARE IN METRES

SCALE 1: 100

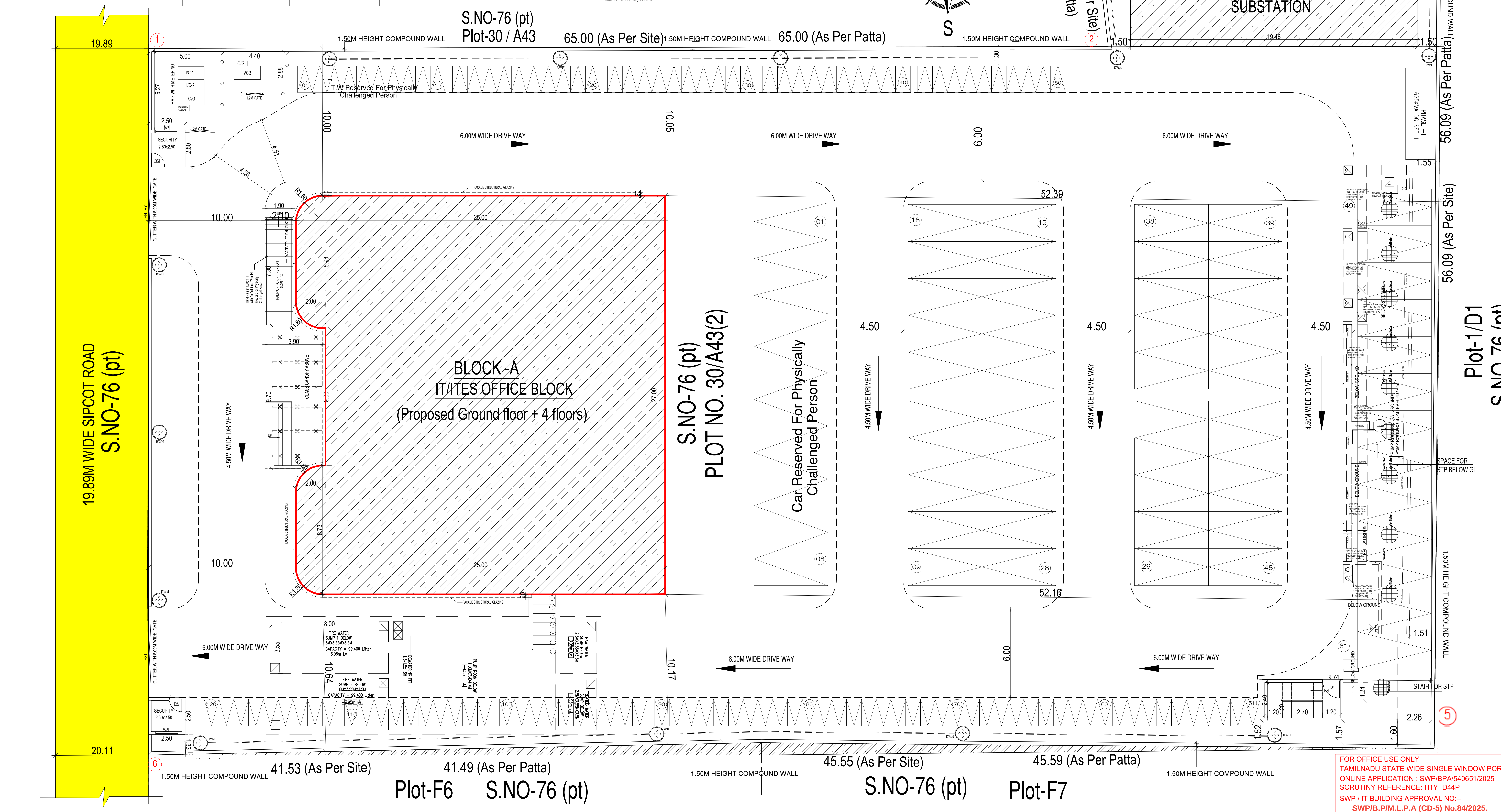
LEGEND:
PROPOSED
BOUNDARY
ROAD

For ECT Infra Solutions Pvt. Ltd.,
Managing Director

OWNER'S SIGNATURE

STRUCTURAL SIGNATURE

FOR OFFICE USE ONLY
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION : SWP/BPA/540651/2025
SCRUTINY REFERENCE: HYTD44P
SWP / IT BUILDING APPROVAL NO.-
SWP/B.P/M.L.P.A (CD-5) No.84/2025.



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

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

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

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.

