Verified RealEstate™

REFERENCE
SWP/BPA/563254/2025

ISSUED
08 January 2026

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
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DIGITALLY VERIFIED RECORD



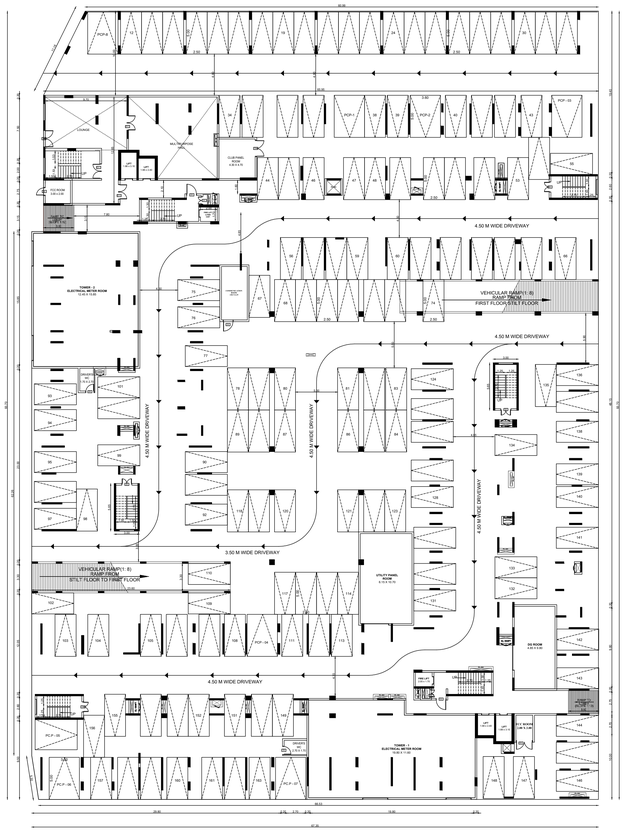
ELEVATION - AA



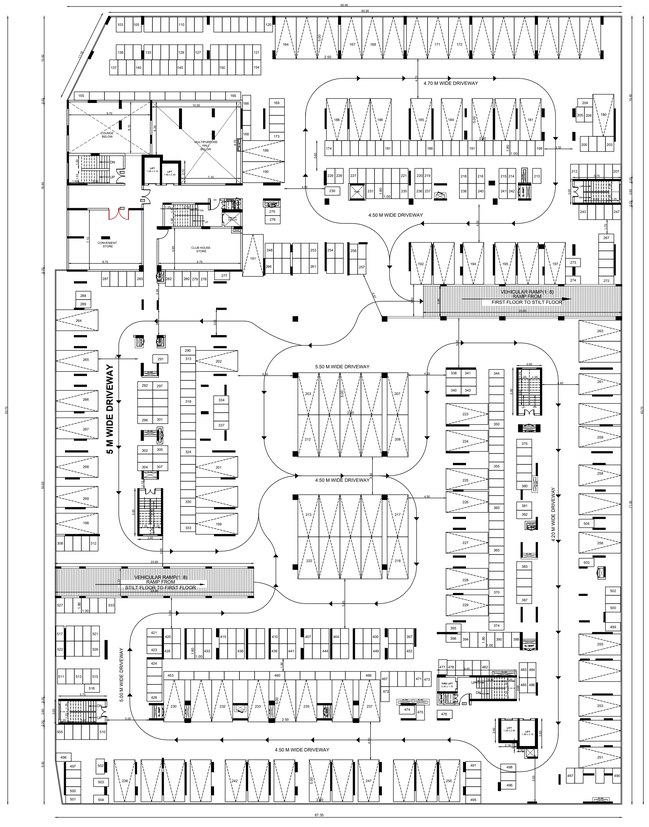
ELEVATION - BB



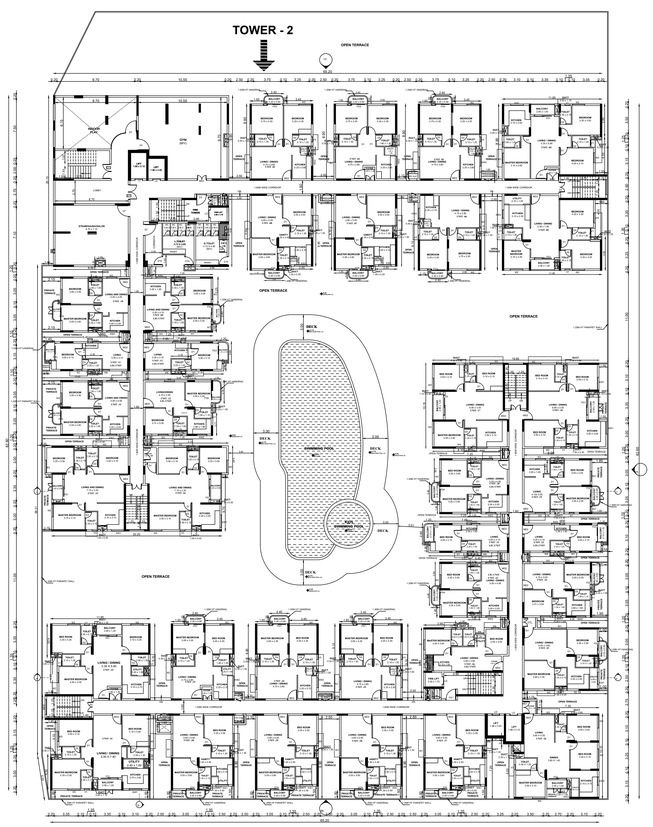
ELEVATION - CC



STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TOWER - 1

BLOCK - 01	SHEET NO: 01 / 05

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF HRB RESIDENTIAL BUILDING IN SURVEY NO: 399/3B, 414A/1C2 & 414A/3 CHETTIPUNNIYAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

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 COURSE	: 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortor and sloped with water proofing compound.
PLASTERING	: Ceiling plastering with CM 1:3Inside & 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 DETAILS

TYPE	DESCRIPTION	SIZE(M)
MD1	MAIN DOOR	1.50 x 2.10
MD2	MAIN DOOR	1.10 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
D3	DOOR	1.20 x 2.10
D4	DOOR	2.00 x 2.10
D5	DOOR	1.80 x 2.10
D6	DOOR	1.15 x 2.10
D7	DOOR	1.35 x 2.10
D8	DOOR	0.60 x 2.10
D9	DOOR	1.00 x 2.10
D10	DOOR	2.40 x 2.10
D11	DOOR	1.75 x 2.10
D12	DOOR	1.10 x 2.10
D13	DOOR	0.90 x 2.10
D14	DOOR	0.48 x 2.10
FD1	FRENCH DOOR	2.40 x 2.10
FD2	FRENCH DOOR	2.35 x 2.10
FD3	FRENCH DOOR	1.90 x 2.10
FD4	FRENCH DOOR	1.85 x 2.10
FD5	FRENCH DOOR	1.45 x 2.10
FD6	FRENCH DOOR	1.35 x 2.10
FD7	FRENCH DOOR	1.80 x 2.10
W1	WINDOW	1.80 x 1.20
W2	WINDOW	1.50 x 1.20
W3	WINDOW	1.20 x 1.20
W4	WINDOW	1.00 x 1.20
W5	WINDOW	0.90 x 1.20
W6	WINDOW	0.85 x 1.20
W7	WINDOW	0.60 x 1.20
KW1	KITCHEN WINDOW	1.50 x 1.05
KW2	KITCHEN WINDOW	1.20 x 1.05
KW3	KITCHEN WINDOW	1.00 x 1.05
KW4	KITCHEN WINDOW	0.70 x 1.05
V1	VENTILATOR	0.60 x 0.90
V2	VENTILATOR	0.75 x 0.90
V3	VENTILATOR	0.60 x 1.80

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 19 SEP 2025

N W E S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For PALLAVA ESTATE LLP
Authorised Signatories

ARCHITECT / REGISTERED ENGINEER :

JEGANATH JB ARCHITECTS
Regd No: CA/2005/35464
No: 6, 6th Floor Rama Swathy Towers,
Durghabai Deshmukh Road, E.A. Puram,
Chennai - 600 018. Cell: 9840570026

REGISTERED STRUCTURAL ENGINEER :

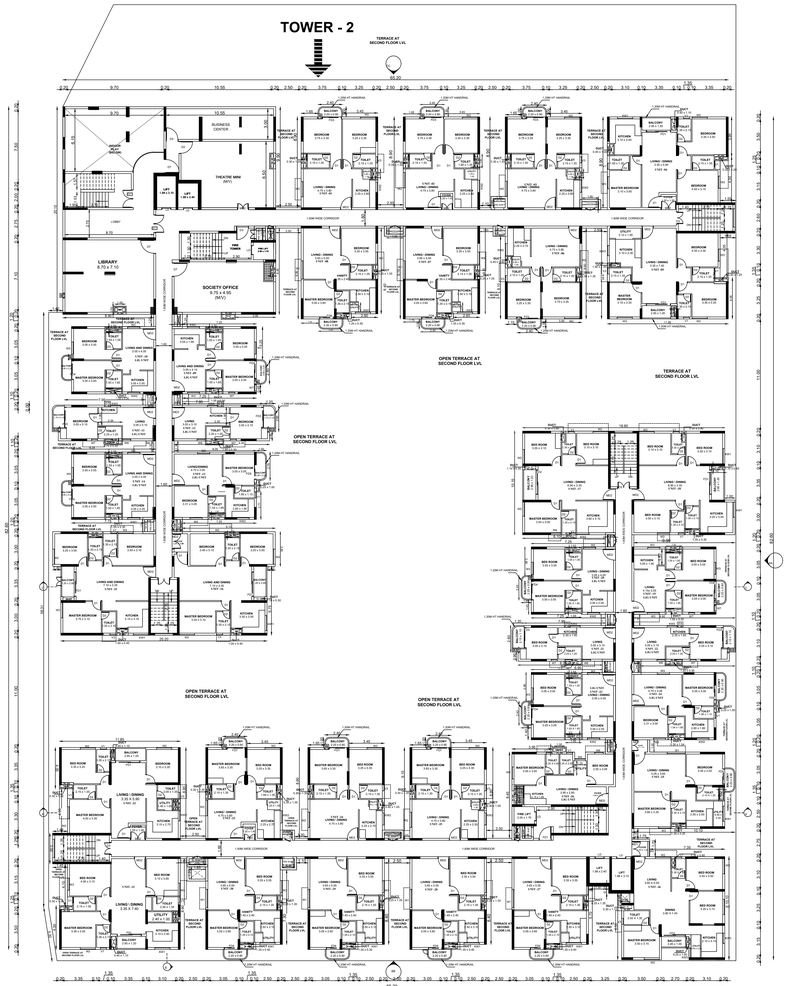
A. PERAMAIYAN, ME(Struct.), M.I.E.
Registered Structural Engineer
Director of Town and Country Planning
Registration No:ELR/CH_TC/Gr-2/2019/07/221
No. R26, Ist Main Road, Anna Nagar East, Ch-102
E-mail:perumaiyan@gmail.com,
Mobile: +91-9841547214



SECTION - AA

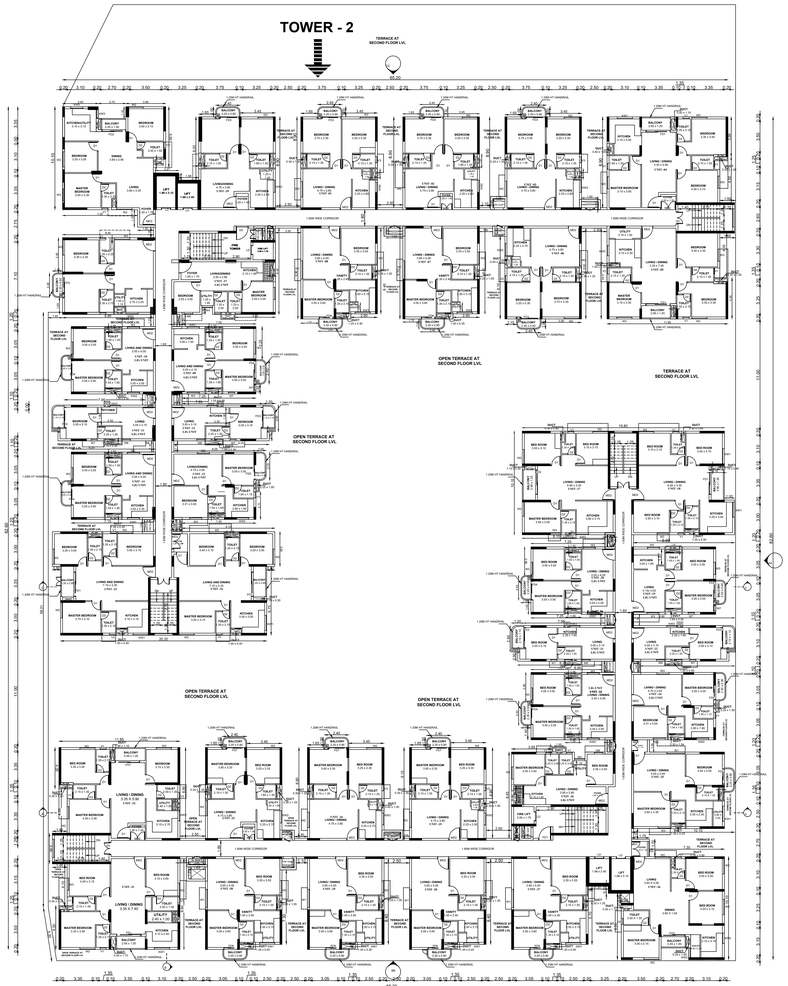


SECTION - CC



THIRD FLOOR PLAN

TOWER - 1



TYPICAL FLOOR PLAN
(04th TO 11th FLOOR)

TOWER - 1

BLOCK - 01 | SHEET NO: 02 / 05

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF HRB RESIDENTIAL BUILDING IN SURVEY NO: 399/3B, 414A/1C2 & 414A/3 CHETTIPUNNIYAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

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V1	VENTILATOR	0.60 x 0.90
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COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200

DATE : 19 SEP 2025

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Chennai - 600 028. Cell: 98405 70028

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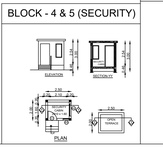
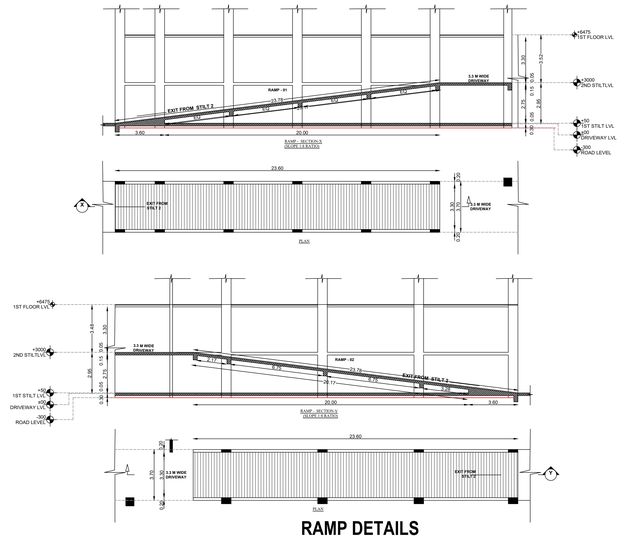
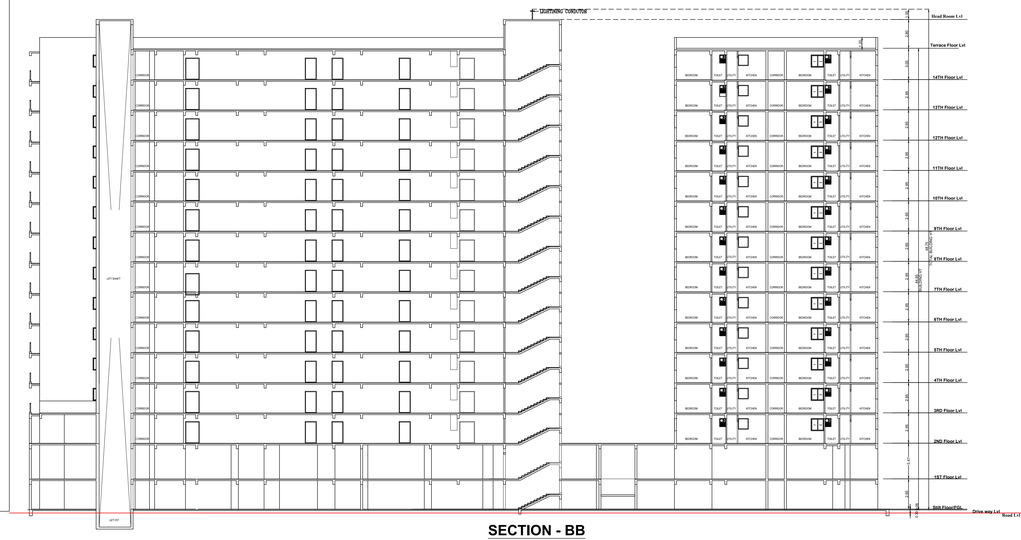
A. PERAMAIYAN, M.E.(Struct.), M.I.E.
Registered Structural Engineer
Director of Town and Country Planning
Registration No:CGLRGN/SE/Gr-I/(2019/07/2021
No.92B, 1st Main Road, Anna Nagar East, Ch-102.
E.mail:peramsmyth@gmail.com,
Mobile: +91-9841547214

BLOCK - 4 & 5 (SECURITY)

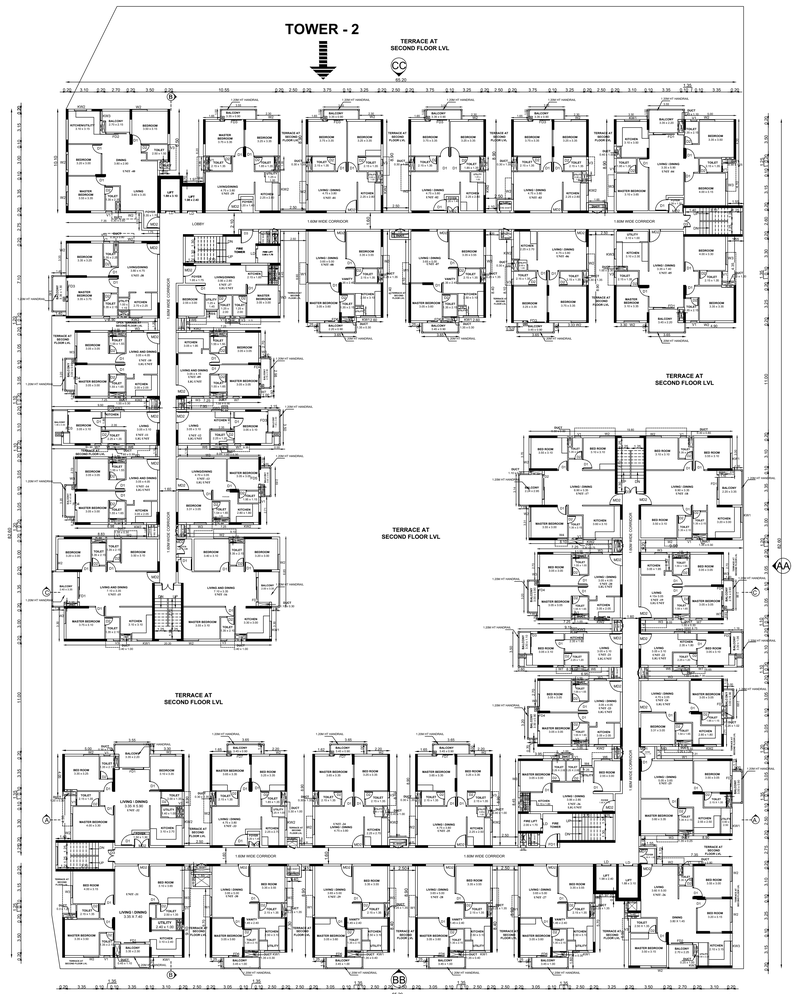




RAMP DETAILS

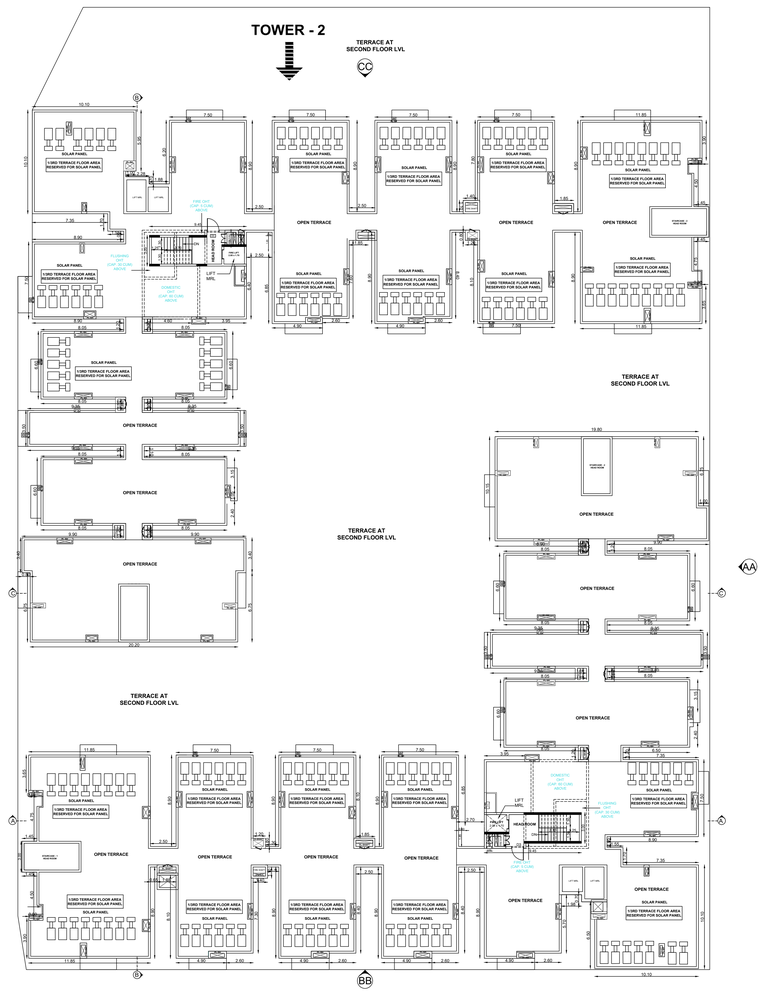


SECTION - BB



TYPICAL FLOOR PLAN
(12th,13th & 14th FLOOR)

TOWER - 1



TERRACE FLOOR PLAN

TOWER - 1

BLOCK - 01	SHEET NO: 03 / 05

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF HRB RESIDENTIAL BUILDING IN SURVEY NO: 399/3B, 414A/1C2 & 414A/3 CHETTIPUNNIYAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

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V1	VENTILATOR	0.60 x 0.90
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COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:200

DATE : 19 SEP 2025

N W E S

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APPLICANT :

For PALLAVA ESTATE LLP

Authorised Signatories

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No: 6, 6th Floor Rams Swathy Towers,
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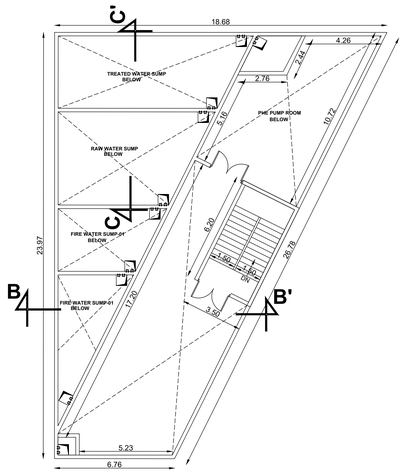
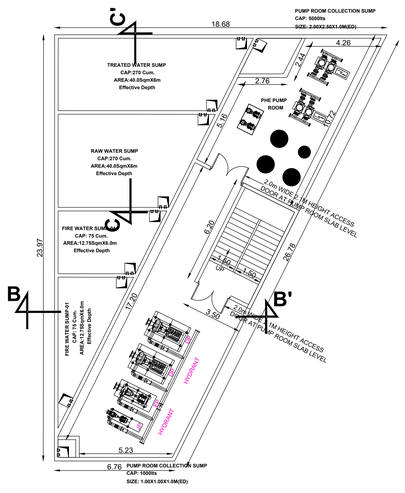
REGISTERED STRUCTURAL ENGINEER :

A. PERAMAIYAN, M.E., Struct.), M.I.E.
Registered Structural Engineer
Director of Town and Country Planning
Registration No:CC/RCN/SE/Gr-I/2019/07/1021
No. 52B, 1st Main Road, Anna Nagar East, Ch-102.
E.mail:peramsmyds@gmail.com,
Mobile: +91-9841547214.

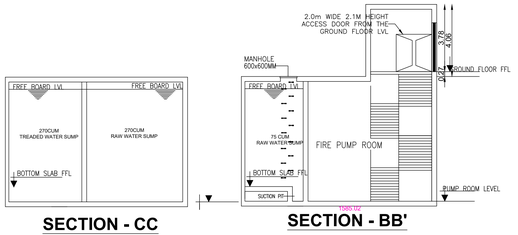
BLOCK - 03



GROUND FLOOR PLAN



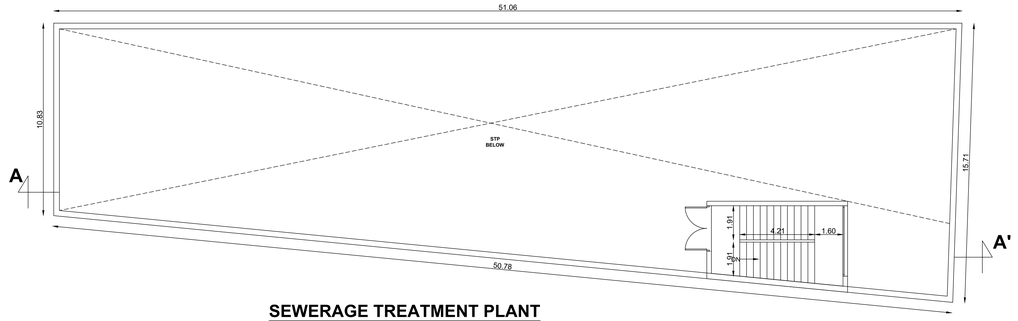
BASEMENT FLOOR PLAN



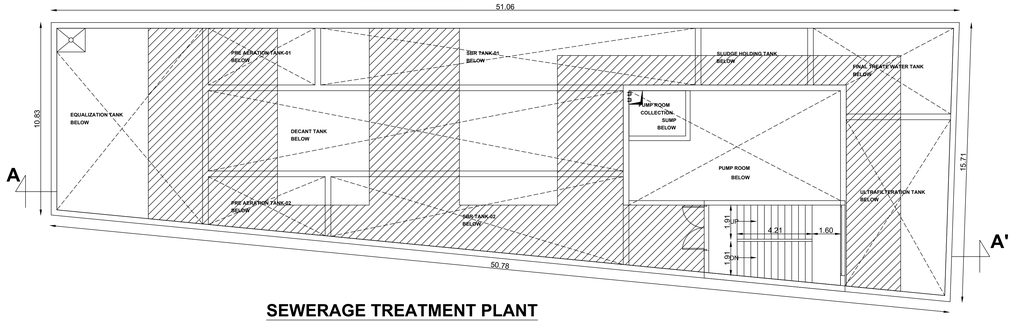
SECTION - CC

SECTION - BB'

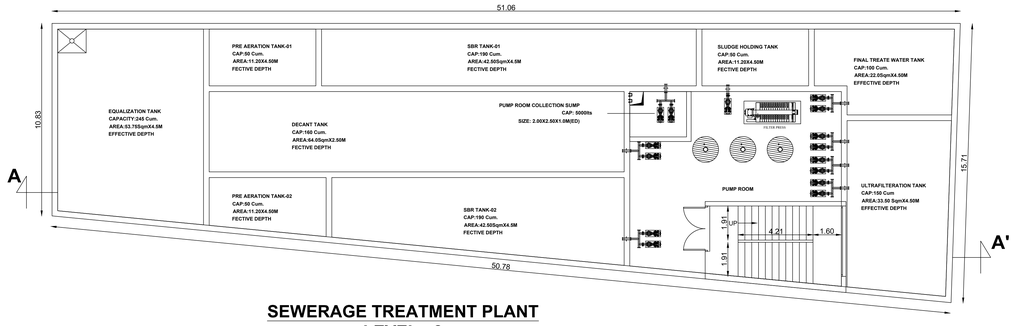
BLOCK - 02



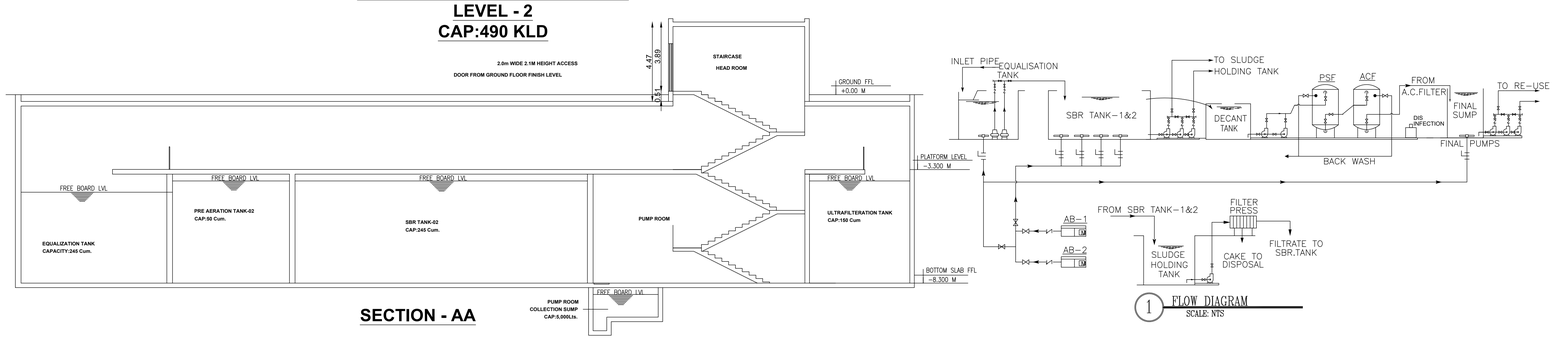
SEWERAGE TREATMENT PLANT
GROUND FLOOR
CAP:490 KLD



SEWERAGE TREATMENT PLANT
LEVEL - 1
CAP:490 KLD



SEWERAGE TREATMENT PLANT
LEVEL - 2
CAP:490 KLD



SECTION - AA

1 FLOW DIAGRAM
SCALE: NTS

SHEET NO: 04 / 05

PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF HRB RESIDENTIAL BUILDING IN SURVEY NO: 399/3B, 414A/1C2 & 414A/3 CHETTIPUNNIYAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

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COLOUR INDEX :		REFERENCE :	
PROPOSED		SCALE : 1:100	N W E S
BOUNDARY		DATE : 19 SEP 2025	
ROAD			
DRIVEWAY			

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

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No.K28, 1st Main Road, Anna Nagar East, Ch-102.
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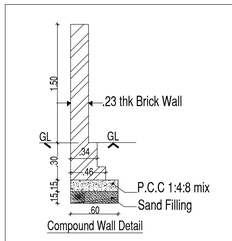
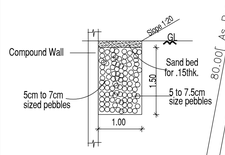
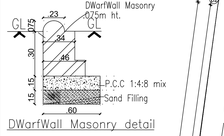


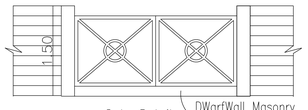
Compound Wall Detail

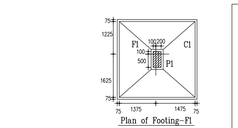


Rain Water Trench Detail

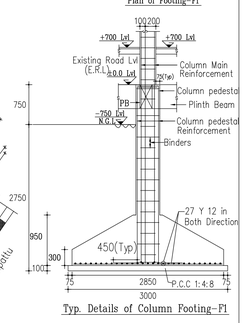


DWarfWall Masonry detail

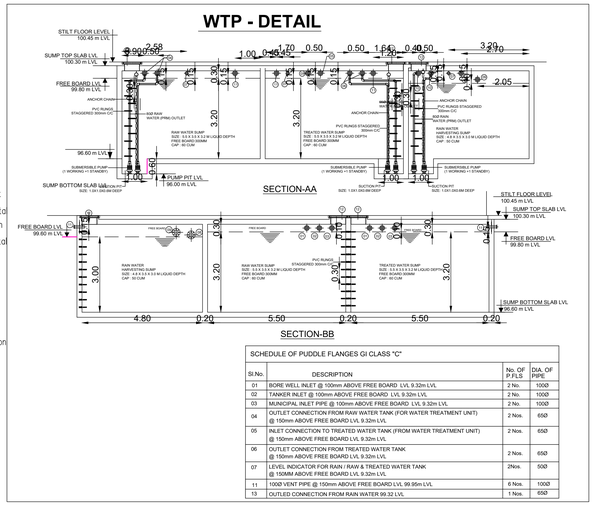




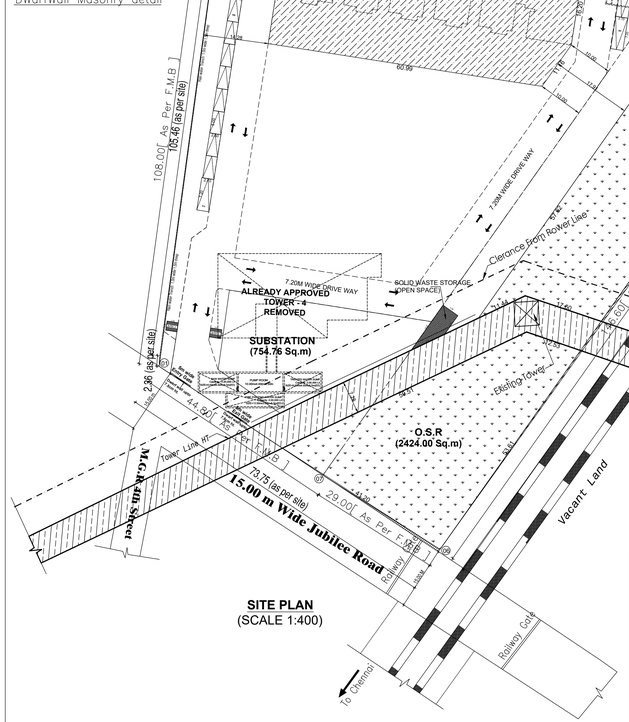
Plan of Footing-F1



Typ. Details of Column Footing-F1



SCHEDULE OF PUDDLE FLANGES GI CLASS "C"			
Sl No.	DESCRIPTION	No. OF P.F.'S	DIA. OF PIPE
01	BORE WELL INLET @ 100mm ABOVE FREE BOARD LVL 9.32m LVL	2 No.	100Ø
02	TANKER INLET @ 100mm ABOVE FREE BOARD LVL 9.32m LVL	2 No.	100Ø
03	MUNICIPAL INLET PIPE @ 100mm ABOVE FREE BOARD LVL 9.32m LVL	2 No.	100Ø
04	OUTLET CONNECTION FROM RAW WATER TANK (FOR WATER TREATMENT UNIT) @ 150mm ABOVE FREE BOARD LVL 9.32m LVL	2 Nos.	65Ø
05	INLET CONNECTION TO TREATED WATER TANK (FROM WATER TREATMENT UNIT) @ 150mm ABOVE FREE BOARD LVL 9.32m LVL	2 Nos.	65Ø
06	OUTLET CONNECTION FROM TREATED WATER TANK @ 150mm ABOVE FREE BOARD LVL 9.32m LVL	2 Nos.	65Ø
07	LEVEL INDICATOR FOR RAIN / RAW & TREATED WATER TANK @ 150MM ABOVE FREE BOARD LVL 9.32m LVL	2Nos.	50Ø
11	100Ø VENT PIPE @ 150mm ABOVE FREE BOARD LVL 99.95m LVL	6 Nos.	100Ø
13	OUTLED CONNECTION FROM RAIN WATER 99.32 LVL	1 Nos.	65Ø



Tag.no	Description	Flange size
1	Pump pipeline	2" dia (Double side flange)
2	Communication cable	1.5" dia (Single side flange)
3	Airvent	6" dia (Single side flange)
4	Hose casing	6" dia (Single side flange)
5	Overflow (From filter feed tank)	6" dia (Single side flange)
6	Overflow (From Treated tank)	6" dia (Single side flange)

ALL DIMENSIONS ARE IN METERS

ALREADY APPROVED DETAIL:

DISTRICT OFFICE NO : 55/2016 DATE : 21/10/2016

Tower-4-Area Statement	Sq.m					
	F.S.I. Area	Area Excluded From F.S.I-5%	Area Excluded From F.S.I.-10%	Area Excluded From F.S.I-10%	Parking Area	Total Area
Stilt floor area	-	-	26.18	40.42	428.24	494.84
First floor area	451.14	19.88	-	23.82	-	494.84
Second floor area	451.14	19.88	-	23.82	-	494.84
Third floor area	451.14	19.88	-	23.82	-	494.84
Fourth floor area	451.14	19.88	-	23.82	-	494.84
Fifth floor area	451.14	19.88	-	23.82	-	494.84
Sixth floor area	451.14	19.88	-	23.82	-	494.84
Seventh floor area	451.14	19.88	-	23.82	-	494.84
Eighth floor area	451.14	19.88	-	23.82	-	494.84
Nineth floor area	451.14	19.88	-	23.82	-	494.84
Total	4060.26	178.92	26.18	254.62	428.24	4948.40

Tower-5-Area Statement	Sq.m					
	F.S.I. Area	Area Excluded From F.S.I-5%	Area Excluded From F.S.I.-10%	Area Excluded From F.S.I-10%	Parking Area	Total Area
Stilt floor area	-	-	27.74	40.42	490.25	558.41
First floor area	507.25	22.37	-	28.79	-	558.41
Second floor area	507.25	22.37	-	28.79	-	558.41
Third floor area	507.25	22.37	-	28.79	-	558.41
Fourth floor area	507.25	22.37	-	28.79	-	558.41
Fifth floor area	507.25	22.37	-	28.79	-	558.41
Sixth floor area	507.25	22.37	-	28.79	-	558.41
Seventh floor area	507.25	22.37	-	28.79	-	558.41
Eighth floor area	507.25	22.37	-	28.79	-	558.41
Nineth floor area	507.25	22.37	-	28.79	-	558.41
Total	4565.25	201.33	27.74	299.53	490.25	5584.10

Area Statement	Sq.m							
	UNITS	F.S.I. Area	Area Excluded From F.S.I.-5%	Area Excluded From F.S.I.-10%	Parking Area	Total Area	Parking Required Car	Parking Required Two Wheeler
TOWER - 4	45	4060.26	178.92	26.18	254.62	428.24	4948.22	18 Nos	27 Nos
TOWER - 5 @ 90.0 Sq.m/Dw.	90	4565.25	201.33	27.74	299.53	490.25	5584.10	-	90 Nos
TOTAL	135	8625.51	380.25	53.92	554.15	918.49	10532.32	18 Nos	117 Nos

EWS / LIG UNITS CALCULATION DETAIL	
TOTAL FSI AREA	= 48939.26 SQ.M
LIG REQUIRED AREA	= 4893.93 SQ.M (10%)
ALREADY APPROVED EWS UNITS AREA (BLOCK - 5)	= 4565.25 SQ.M
PROPOSED LIG UNITS AREA	= 8660.25 SQ.M
TOTAL EWS / LIG UNITS AREA	= 13225.50 SQ.M (27.024%)

LIG- (DWELLING UNITS DETAIL)				
	Floor	Unit Number	Dwelling Unit Area	Totel Dwelling Unit Area
01	Floor 2	9(LIG)	55.82	55.82
	Floor 2	11(LIG)	36.65	36.65
	Floor 2	12(LIG)	34.73	34.73
	Floor 2	13(LIG)	56.8	56.80
	Floor 2	20(LIG)	55.8	55.80
	Floor 2	21(LIG)	34.83	34.83
	Floor 2	22(LIG)	35.01	35.01
	Floor 2	23(LIG)	55.83	55.83
	Floor 2	36(LIG)	50.81	50.81
	Floor 3	9(LIG)	55.82	55.82
	Floor 3	10(LIG)	55.91	55.91
	Floor 3	11(LIG)	34.73	34.73
	Floor 3	12(LIG)	34.73	34.73
	Floor 3	13(LIG)	56.8	56.80
	Floor 3	14(LIG)	55.82	55.82
	Floor 3	19(LIG)	55.77	55.77
	Floor 3	20(LIG)	55.8	55.80
	Floor 3	21(LIG)	34.83	34.83
	Floor 3	22(LIG)	34.84	34.84
	Floor 3	23(LIG)	55.83	55.83
	Floor 3	24(LIG)	56.62	56.62
	Floor 3	36(LIG)	50.81	50.81
02	Typical Floor 4,5,6,7,8,9,10,11	9(LIG)	55.82	446.56
	Typical Floor 4,5,6,7,8,9,10,11	10(LIG)	55.9	447.20
	Typical Floor 4,5,6,7,8,9,10,11	11(LIG)	34.83	278.64
	Typical Floor 4,5,6,7,8,9,10,11	12(LIG)	34.83	278.64
	Typical Floor 4,5,6,7,8,9,10,11	13(LIG)	56.8	454.40
	Typical Floor 4,5,6,7,8,9,10,11	14(LIG)	55.83	446.64
	Typical Floor 4,5,6,7,8,9,10,11	19(LIG)	55.77	446.16
	Typical Floor 4,5,6,7,8,9,10,11	20(LIG)	55.9	447.20
	Typical Floor 4,5,6,7,8,9,10,11	21(LIG)	34.83	278.64
	Typical Floor 4,5,6,7,8,9,10,11	22(LIG)	34.84	278.72
	Typical Floor 4,5,6,7,8,9,10,11	23(LIG)	55.82	446.56
	Typical Floor 4,5,6,7,8,9,10,11	24(LIG)	56.62	452.96
	Typical Floor 4,5,6,7,8,9,10,11	36(LIG)	50.81	406.48
	Typical Floor 12,13,14	37(LIG)	50.59	404.72
	Typical Floor 12,13,14	9(LIG)	56.51	169.53
	Typical Floor 12,13,14	10(LIG)	56.72	170.16
	Typical Floor 12,13,14	11(LIG)	36.65	109.95
	Typical Floor 12,13,14	12(LIG)	35.42	106.26
	Typical Floor 12,13,14	13(LIG)	56.63	169.89
	Typical Floor 12,13,14	14(LIG)	56.74	170.22
	Typical Floor 12,13,14	19(LIG)	56.46	169.38
	Typical Floor 12,13,14	20(LIG)	56.72	170.16
	Typical Floor 12,13,14	21(LIG)	35.43	106.29
	Typical Floor 12,13,14	22(LIG)	35.42	106.26
	Typical Floor 12,13,14	23(LIG)	56.74	170.22
	Typical Floor 12,13,14	24(LIG)	56.46	169.38
	Typical Floor 12,13,14	36(LIG)	50.89	152.67
	Typical Floor 12,13,14	37(LIG)	50.59	151.77
			TOTAL	8660.25

BLOCK - 1 (DWELLING UNITS DETAIL)			
Floor	Unit Number	Dwelling Unit Area	Carpet Area
Floor 2	1	69.74 Sq.m	61.20 Sq.m
Floor 2	2	69.72 Sq.m	60.70 Sq.m
Floor 2	3	69.75 Sq.m	60.04 Sq.m
Floor 2	4	100.27 Sq.m	88.45 Sq.m
Floor 2	5	100.11 Sq.m	88.45 Sq.m
Floor 2	6	69.73 Sq.m	60.95 Sq.m
Floor 2	7	68.50 Sq.m	59.89 Sq.m
Floor 2	8	68.52 Sq.m	59.87 Sq.m
Floor 2	9(LIG)	55.82 Sq.m	47.85 Sq.m
Floor 2	10	68.37 Sq.m	59.70 Sq.m
Floor 2	11(LIG)	36.65 Sq.m	31.05 Sq.m
Floor 2	12(LIG)	34.73 Sq.m	29.48 Sq.m
Floor 2	13(LIG)	56.80 Sq.m	49.06 Sq.m
Floor 2	14	68.37 Sq.m	59.63 Sq.m
Floor 2	15	102.71 Sq.m	90.94 Sq.m
Floor 2	16	93.36 Sq.m	82.13 Sq.m
Floor 2	17	89.08 Sq.m	78.68 Sq.m
Floor 2	18	99.48 Sq.m	87.94 Sq.m
Floor 2	19	66.36 Sq.m	57.76 Sq.m
Floor 2	20(LIG)	55.80 Sq.m	47.97 Sq.m
Floor 2	21(LIG)	34.83 Sq.m	29.48 Sq.m
Floor 2	22(LIG)	35.01 Sq.m	29.64 Sq.m
Floor 2	23(LIG)	55.83 Sq.m	47.95 Sq.m
Floor 2	24	66.41 Sq.m	58.23 Sq.m
Floor 2	25	78.06 Sq.m	68.27 Sq.m
Floor 2	26	99.66 Sq.m	87.53 Sq.m
Floor 2	27	75.91 Sq.m	66.43 Sq.m
Floor 2	28	75.63 Sq.m	66.29 Sq.m
Floor 2	29	75.61 Sq.m	66.43 Sq.m
Floor 2	30	75.63 Sq.m	66.43 Sq.m
Floor 2	31	113.20 Sq.m	100.18 Sq.m
Floor 2	32	100.08 Sq.m	88.07 Sq.m
Floor 3	33	69.73 Sq.m	60.60 Sq.m
Floor 2	34	69.73 Sq.m	60.92 Sq.m
Floor 2	35	69.73 Sq.m	60.96 Sq.m
Floor 2	36(LIG)	50.81 Sq.m	42.81 Sq.m
Floor 3	1	69.74 Sq.m	61.20 Sq.m
Floor 3	2	69.72 Sq.m	60.70 Sq.m
Floor 3	3	69.75 Sq.m	60.04 Sq.m
Floor 3	4	100.27 Sq.m	88.45 Sq.m
Floor 3	5	100.11 Sq.m	88.45 Sq.m
Floor 3	6	69.73 Sq.m	60.95 Sq.m
Floor 3	7	68.50 Sq.m	59.89 Sq.m
Floor 3	8	68.52 Sq.m	59.87 Sq.m
Floor 3	9(LIG)	55.82 Sq.m	47.85 Sq.m
Floor 3	10(LIG)	55.91 Sq.m	48.06 Sq.m
Floor 3	11(LIG)	34.73 Sq.m	29.48 Sq.m
Floor 3	12(LIG)	34.73 Sq.m	29.48 Sq.m
Floor 3	13(LIG)	56.80 Sq.m	49.06 Sq.m
Floor 3	14(LIG)	55.82 Sq.m	47.90 Sq.m
Floor 3	15	93.37 Sq.m	82.55 Sq.m
Floor 3	16	93.36 Sq.m	82.13 Sq.m
Floor 3	17	89.08 Sq.m	78.68 Sq.m
Floor 3	18	92.07 Sq.m	81 .00 Sq.m
Floor 3	19(LIG)	55.77 Sq.m	47.86 Sq.m
Floor 3	20(LIG)	55.80 Sq.m	47.97 Sq.m
Floor 3	21(LIG)	34.83 Sq.m	29.48 Sq.m
Floor 3	22(LIG)	34.84 Sq.m	29.49 Sq.m
Floor 3	23(LIG)	55.83 Sq.m	47.95 Sq.m
Floor 3	24(LIG)	56.62 Sq.m	49.07 Sq.m
Floor 3	25	72.10 Sq.m	62.88 Sq.m
Floor 3	26	96.29 Sq.m	84.19 Sq.m
Floor 3	27	68.31 Sq.m	59.80 Sq.m
Floor 3	28	68.36 Sq.m	59.80 Sq.m
Floor 3	29	68.36 Sq.m	59.80 Sq.m
Floor 3	30	68.36 Sq.m	59.80 Sq.m
Floor 3	31	100.17 Sq.m	88.42 Sq.m
Floor 3	32	100.08 Sq.m	88.07 Sq.m
Floor 3	33	69.73 Sq.m	60.60 Sq.m
Floor 3	34	69.73 Sq.m	60.92 Sq.m
Floor 3	35	69.73 Sq.m	60.96 Sq.m
Floor 3	36(LIG)	50.81 Sq.m	42.81 Sq.m

BLOCK - 1 (DWELLING UNITS DETAIL)			
Floor	Unit Number	Dwelling Unit Area	Carpet Area
Typical Floor 4,5,6,7,8,9,10,11	1	69.74 Sq.m	61.20 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	2	69.72 Sq.m	60.70 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	3	69.85 Sq.m	60.04 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	4	100.37 Sq.m	88.45 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	5	100.11 Sq.m	88.45 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	6	69.73 Sq.m	60.95 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	7	68.49 Sq.m	59.89 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	8	68.52 Sq.m	59.87 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	9(LIG)	55.82 Sq.m	47.85 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	10(LIG)	55.90 Sq.m	48.06 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	11(LIG)	34.83 Sq.m	29.48 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	12(LIG)	34.83 Sq.m	29.48 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	13(LIG)	56.80 Sq.m	49.06 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	14(LIG)	55.83 Sq.m	47.90 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	15	93.37 Sq.m	82.55 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	16	93.35 Sq.m	82.13 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	17	89.08 Sq.m	78.68 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	18	92.07 Sq.m	81 .00 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	19(LIG)	55.77 Sq.m	47.86 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	20(LIG)	55.90 Sq.m	47.97 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	21(LIG)	34.83 Sq.m	29.48 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	22(LIG)	34.84 Sq.m	29.49 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	23(LIG)	55.82 Sq.m	47.95 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	24(LIG)	56.62 Sq.m	49.07 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	25	72.10 Sq.m	62.88 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	26	96.29 Sq.m	84.19 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	27	68.65 Sq.m	59.80 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	28	68.36 Sq.m	59.80 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	29	68.36 Sq.m	59.80 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	30	68.36 Sq.m	59.80 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	31	100.17 Sq.m	88.42 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	32	100.08 Sq.m	88.07 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	33	69.73 Sq.m	60.60 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	34	69.73 Sq.m	60.92 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	35	69.73 Sq.m	60.96 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	36(LIG)	50.81 Sq.m	42.81 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	37(LIG)	50.59 Sq.m	42.81 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	38	69.80 Sq.m	61.02 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	39	69.73 Sq.m	60.73 Sq.m
Typical Floor 4,5,6,7,8,9,10,11	40	96.76 Sq.m	85.05 Sq.m

BLOCK - 1 (DWELLING UNITS DETAIL)			
Floor	Unit Number	Dwelling Unit Area	Carpet Area
Typical Floor 12,13,14	1	71.00 Sq.m	62.2 Sq.m
Typical Floor 12,13,14	2	70.98 Sq.m	61.91 Sq.m
Typical Floor 12,13,14	3	70.99 Sq.m	62.03 Sq.m
Typical Floor 12,13,14	4	103.82 Sq.m	91.74 Sq.m
Typical Floor 12,13,14	5	103.76 Sq.m	91.87 Sq.m
Typical Floor 12,13,14	6	71.20 Sq.m	62.21 Sq.m
Typical Floor 12,13,14	7	69.85 Sq.m	61.08 Sq.m
Typical Floor 12,13,14	8	69.88 Sq.m	61.06 Sq.m
Typical Floor 12,13,14	9(LIG)	56.51 Sq.m	48.48 Sq.m
Typical Floor 12,13,14	10(LIG)	56.72 Sq.m	48.75 Sq.m
Typical Floor 12,13,14	11(LIG)	36.65 Sq.m	31.05 Sq.m
Typical Floor 12,13,14	12(LIG)	35.42 Sq.m	29.53 Sq.m
Typical Floor 12,13,14	13(LIG)	56.63 Sq.m	48.56 Sq.m
Typical Floor 12,13,14	14(LIG)	56.74 Sq.m	48.69 Sq.m
Typical Floor 12,13,14	15	97.43 Sq.m	86.43 Sq.m
Typical Floor 12,13,14	16	96.00 Sq.m	84.65 Sq.m
Typical Floor 12,13,14	17	92.32 Sq.m	81.74 Sq.m
Typical Floor 12,13,14	18	95.52 Sq.m	84.30 Sq.m
Typical Floor 12,13,14	19(LIG)	56.46 Sq.m	48.47 Sq.m
Typical Floor 12,13,14	20(LIG)	56.72 Sq.m	48.75 Sq.m
Typical Floor 12,13,14	21(LIG)	35.43 Sq.m	29.97 Sq.m
Typical Floor 12,13,14	22(LIG)	35.42 Sq.m	29.52 Sq.m
Typical Floor 12,13,14	23(LIG)	56.74 Sq.m	48.74 Sq.m
Typical Floor 12,13,14	24(LIG)	56.46 Sq.m	48.85 Sq.m
Typical Floor 12,13,14	25	73.00 Sq.m	63.73 Sq.m
Typical Floor 12,13,14	26	99.68 Sq.m	87.52 Sq.m
Typical Floor 12,13,14	27	70.08 Sq.m	61.33 Sq.m
Typical Floor 12,13,14	28	70.08 Sq.m	61.33 Sq.m
Typical Floor 12,13,14	29	70.21 Sq.m	61.33 Sq.m
Typical Floor 12,13,14	30	70.08 Sq.m	61.33 Sq.m
Typical Floor 12,13,14	31	104.07 Sq.m	92.05 Sq.m
Typical Floor 12,13,14	32	103.63 Sq.m	91.42 Sq.m
Typical Floor 12,13,14	33	71.09 Sq.m	61.72 Sq.m
Typical Floor 12,13,14	34	71.09 Sq.m	62.08 Sq.m
Typical Floor 12,13,14	35	71.09 Sq.m	62.08 Sq.m
Typical Floor 12,13,14	36(LIG)	50.89 Sq.m	42.81 Sq.m
Typical Floor 12,13,14	37(LIG)	50.59 Sq.m	42.81 Sq.m
Typical Floor 12,13,14	38	72.48 Sq.m	63.47 Sq.m
Typical Floor 12,13,14	39	70.99 Sq.m	61.71 Sq.m
Typical Floor 12,13,14	40	99.87 Sq.m	88.12 Sq.m

SITE PLAN	SHEET NO: 05/05

SITE PLAN SHOWING THE EXISTING & PROPOSED CONSTRUCTION OF HRB RESIDENTIAL BUILDING IN SURVEY NO: 399/3B, 414A/1C2 & 414A/3 CHETTIPUNNIYAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

AREA STATEMENT DETAILS	
SITE AREA AS PER DOCUMENT	: 24359.89 SQ.M
SITE AREA AS PER PATTA	: 24359.89 SQ.M
SUPER IMPOSED SITE AREA	: 24227.74 SQ.M

PROPOSED BUILDING AREA DETAILS :

S.NO	DESCRIPTION	DWELLING UNIT (NOS)	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	BLOCK-01 (TOWER - 01 & 02) - HRB RESIDENTIAL BUILDING				
	STILT FLOOR	-	854.22	5392.87	6247.09
	FIRST FLOOR	-	300.97	5787.57	6088.54
	2ND FLOOR	36 NOS	3383.93	-	3383.93
	3RD FLOOR	36 NOS	3166.31	-	3166.31
	4TH FLOOR	40 NOS	3264.77	-	3264.77
	5TH FLOOR	40 NOS	3264.77	-	3264.77
	6TH FLOOR	40 NOS	3264.77	-	3264.77
	7TH FLOOR	40 NOS	3264.77	-	3264.77
	8TH FLOOR	40 NOS	3264.77	-	3264.77
	9TH FLOOR	40 NOS	3264.77	-	3264.77
	10TH FLOOR	40 NOS	3264.77	-	3264.77
	11TH FLOOR	40 NOS	3264.77	-	3264.77
	12TH FLOOR	40 NOS	3287.57	-	3287.57
	13TH FLOOR	40 NOS	3287.57	-	3287.57
	14TH FLOOR	40 NOS	3287.57	-	3287.57
	TERRACE FLOOR	-	-	56.97	56.97
	SUB TOTAL	512 NOS	43686.30	11237.41	54923.71
02	BLOCK - 02 - STP PUMP ROOM				
	LEVEL - 2		138.15	-	138.15
	LEVEL - 1		312.44	-	312.44
	GROUND FLOOR		37.51	-	37.51
	SUB TOTAL		488.10	-	488.10
03	BLOCK - 03 - WTP PUMP ROOM				
	BASEMENT FLOOR		177.91	-	177.91
	GROUND FLOOR		21.70	-	21.70
	SUB TOTAL		199.61	-	199.61
04	BLOCK NO - 04 (SECURITY)				
	GROUND FLOOR		-	5.00	5.00
05	BLOCK NO - 05 (SECURITY)				
	GROUND FLOOR		-	5.00	5.00
	TOTAL		44374.01	11247.41	55621.42

ALREADY APPROVED FSI AREA	= 8625.51 Sq.M
FSI AREA REMOVED FROM APPROVED (BLOCK -4)	= 4060.26 Sq.M
APPROVED FSI RETAINING (BLOCK-5)	= 4565.25 Sq.M
PROPOSED FSI AREA	= 44374.01 Sq.M
PROPOSED AND APPROVED RETAINING FSI AREA	= 48939.26 Sq.M
FLOOR SPACE INDEX	= 48939.26 / 24227.74 = 2.02
APPROVED PLOT COVERAGE	= 507.25 Sq.M
PROPOSED PLOT COVERAGE (3383.93+37.51+21.70)	= 3443.14 Sq.M
PLOT COVERAGE (507.25 + 3443.14)	= 3950.39 / 24227.74 x 100 = 16.305%
APPROVED TOTAL BUILD UP AREA (A)	= 5584.10 Sq.M
PROPOSED TOTAL BUILD UP AREA (B)	= 55621.42 Sq.M
TOTAL BUILD UP AREA (A + B)	= 61205.52 Sq.M

EXISTING PARKING DETAILS (BLOCK -5) :		
DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	-	11 NOS
TWO WHEELER PARKING	90 NOS	102 NOS

PROPOSED PARKING CALCULATION:

PARKING DETAILS :

PARKING CATEGORY	DWELLING UNITS	CAR REQUIRED	TWO WHEELER REQUIRED
RESIDENTIAL UPTO 50	60 NOS	-	-
RESIDENTIAL FROM 50 TO 75	332 NOS	-	332 NOS
RESIDENTIAL FROM 75 TO 100	68 NOS	34 NOS	68 NOS
RESIDENTIAL ABOVE 100	52 NOS	52 NOS	-
VISITORS PARKING OF 10%	-	09 NOS	40 NOS
TOTAL	512 NOS	95 NOS	440 NOS

PROPOSED PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	85+10(PCP)=95 NOS	311+11(PCP)=322 NOS
TWO WHEELER PARKING	440 NOS	440 NOS

EXISTING & PROPOSED PARKING DETAILS :

TOTAL NO CAR PARKING REQUIRED = 95 NOS
TOTAL NO CAR PARKING PROVIDED = 322+11(PCP) = 333 NOS
TOTAL NO TWO WHEELER REQUIRED = 530 NOS
TOTAL NO TWO WHEELER PROVIDED = 542 NOS

PARKING SLOT SIZE :

322 CARS WITH DIMENSION 2.50 x 5.0M
11 PCP CARS WITH DIMENSION 3.60 x 5.0M
542 BIKE WITH DIMENSION 1.00 x 1.80M

O.S.R DETAILS :

O.S.R PROVIDED = 2424.00 SQ.M

COLOUR INDEX :

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

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.