

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

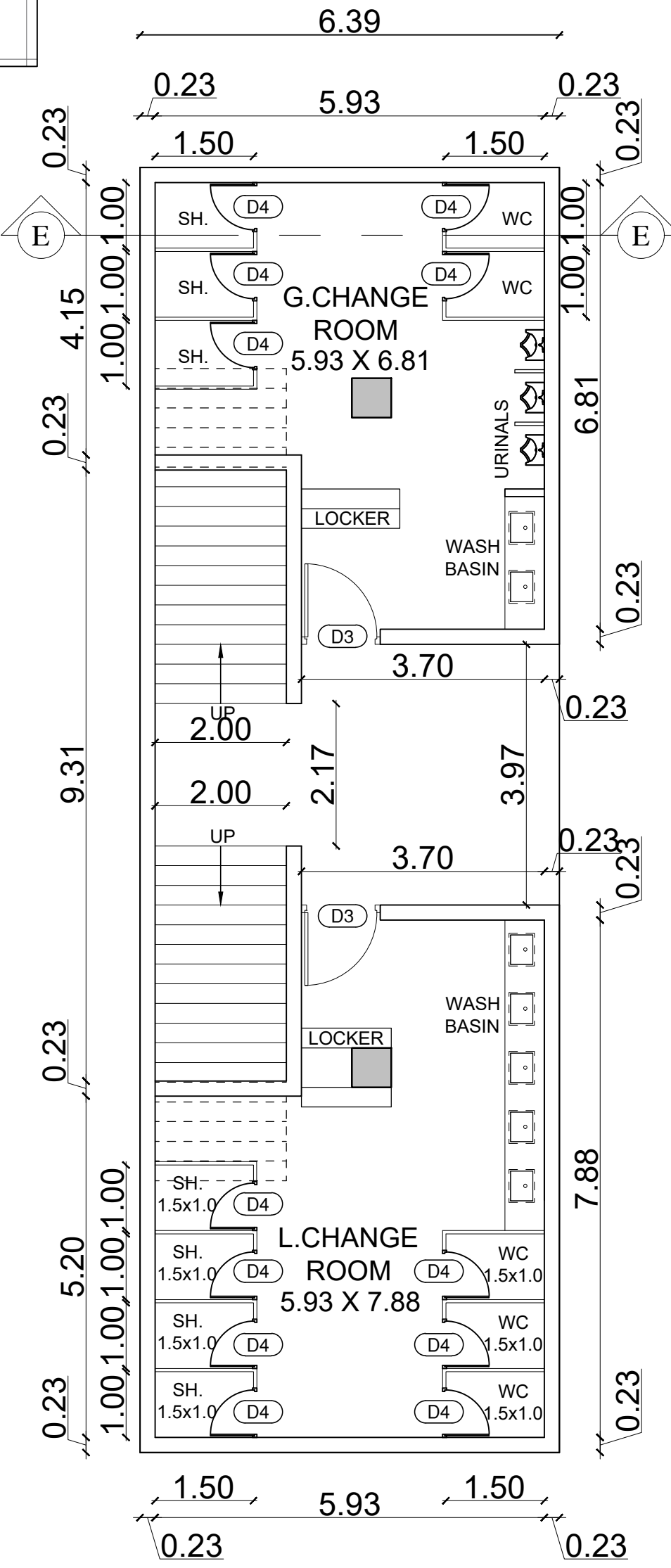
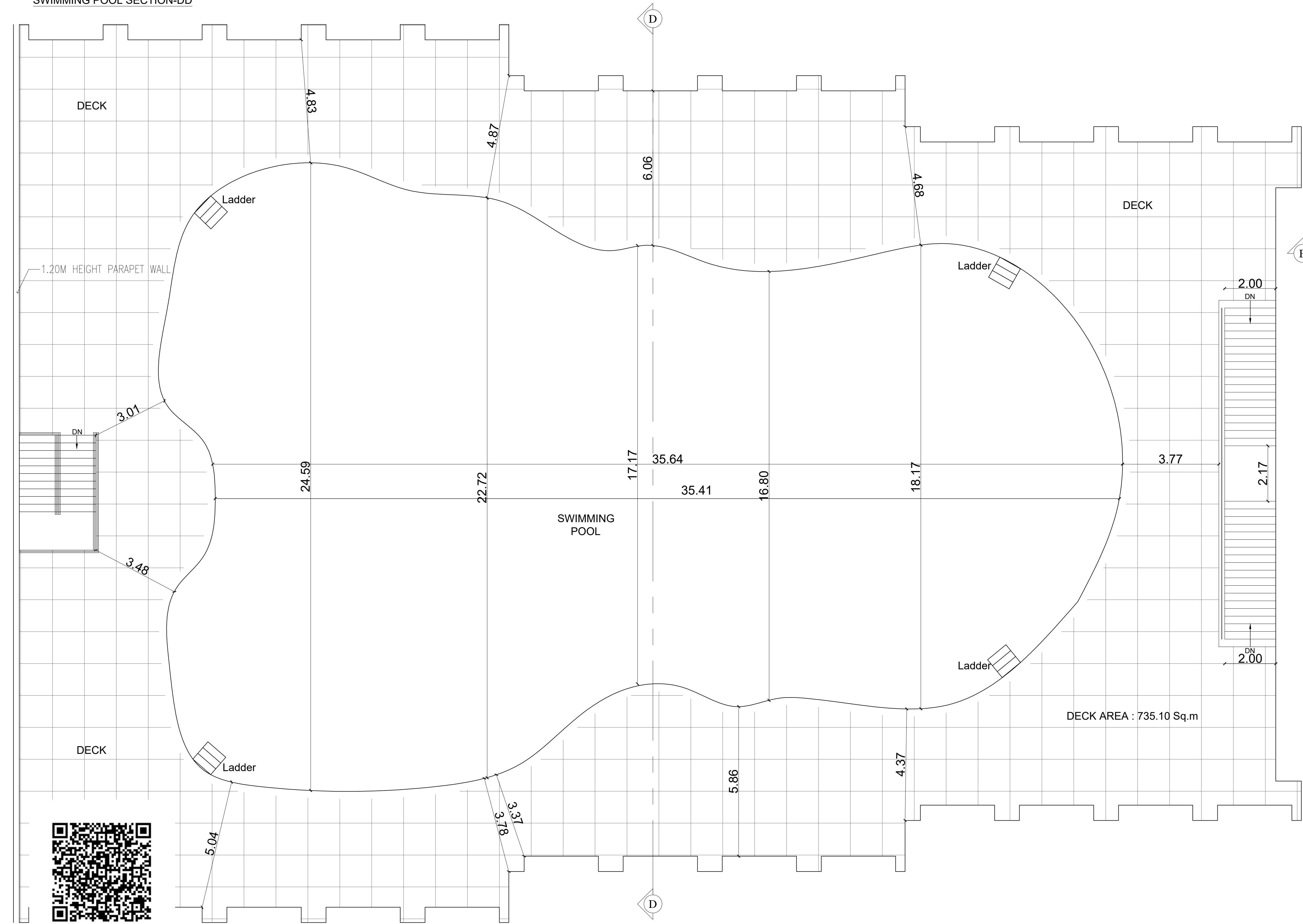
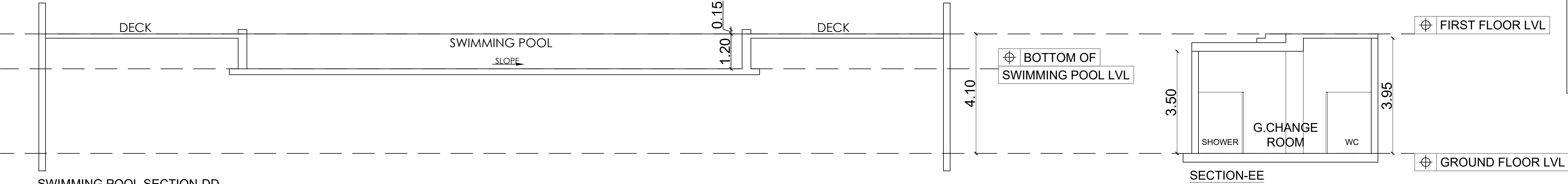
ISSUING AUTHORITY

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 COMMERCIAL BUILDING (PUBLIC HALL, RESORT, RESTAURANT & SWIMMING POOL) AT S.NO: 463/4A2, 463/4B, 463/7A, 463/7B, 464/6A, 464/6B, 464/6C, 465/3A, 465/4A1, PAYANUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.



FOUNDATION

R.C.C COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT

SUPER STRUCTURE

R.C.C COLUMN, R.C.C SLABS AND BEAMS WITH BRICK WALLS

FLOORINGS

GRAND AND GRANITE AS SPECIFIED

FINISHES

INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED AGGREGATE FINISH

ROOF

AGGREGATE FINISH
1:2.4 R.C.C. SLAB

ALL DIMENSIONS ARE IN METERS

SPECIFICATION OF JOINERY

TYPE	OPENING SIZE	
	WIDTH	HEIGHT
GD	2.00	2.40
GD2	1.50	2.40
D1	1.00	2.40
D2	0.90	2.40
D3	1.20	2.40
D4	0.85	2.40
DD1	1.50	2.40
DD2	2.00	2.40
DD3	1.20	2.40
SD1	3.00	2.40
W1	3.00	2.80
W2	2.00	2.80
W3	2.45	2.80
W4	1.50	2.80
W5	4.00	4.15
W6	2.10	1.80
W7	3.00	2.10
W8	1.50	2.10
W9	2.40	2.10
W10	1.50	2.40
W11	2.15	2.40
W12	1.00	2.40
V1	2.40	0.80
V2	1.50	0.80
BW	2.45	2.80
CW	2.73	2.40
FW	1.80	2.40
FG	1.80	6.80
SD1	1.00	2.40
LD	0.90	2.10

Online Application
File No : SWP/BPA/608642/2025

SWIMMING POOL DETAIL

SCALE : 1:100

For RS Research and Medical Centre Pvt.Ltd.
Authorized Signatory

OWNER

A. RAJAN, M.E. (STRUCTURE)
REGISTERED GRADE-I
DTOP STRUCTURAL ENGINEER
REG.No. COLD87782/20-1/2023/10/07
BSC CONSULTANTS
KODUNGAYUR, CHENNAI-118.
MOB: +91-88070 78980

STRUCTURAL

K. S. M. S.
CHERALATHAN, K. B. Arch., M.L. Arch.,
Registered Architect CA/95/18331

ARCHITECT

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	SPECIFICATION
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[illegible][illegible]

OWNERS

A PAJAM WE STRUCTURE

STRUCTURAL

[illegible]

ARCHITECT



SHEET NO: 06/06

CLASSIFICATION

NOTE:-

SHEET NO: 05/09

SPECIFICATION

Area Details:

Online Application

SECOND FLOOR PLAN

SCALE : 1:100

For RS Research and Medical Center Policies,

OWNER

LEAH M. 

STRUCTURAL

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ARCHITECT

SECOND FLOOR PLAN

NOTE:-

SHEET NO: 04/05

PLAN SHOWING THE PROPOSED CONSTRUCTION OF
COMMERCIAL BUILDING (PUBLIC HALL, RESORT,
RESTAURANT & SWIMMING POOL) AT S.NO: 463/4A2,
463/4B, 463/7A, 463/7B, 464/6A, 464/6B, 464/6C, 465/3A,
465/4A1, PAIYANUR VILLAGE, THIRUPURUR TALUK,
CHENGALPATTU DISTRICT.

SPECIFICATION			
FOUNDATION	R.C.C. GRADE 100 WITH 10% FLY ASH		
SUPER STRUCTURE	R.C.C. GRADE 100, R.C.C. SLAB AND R.C.C. COLUMN		
ROOFING	GALV. CORRUGATED IRON SHEET		
PAVING	METEORIC SAND WITH PLASTIC BITUMEN 1:10:100		
ROOF	METEORIC SAND WITH PLASTIC BITUMEN 1:10:100		
ALL DIMENSIONS ARE IN METERS			
SPECIFICATION OF JOINERY			
TYPE	OPENING SIZE		
W1	1075	2075	±100
W2	1075	2400	±100
W3	1075	2400	±100
W4	1075	2400	±100
W5	1075	2400	±100
W6	1075	2400	±100
W7	1075	2400	±100
W8	1075	2400	±100
W9	1075	2400	±100
W10	1075	2400	±100
W11	1075	2400	±100
W12	1075	2400	±100
W13	1075	2400	±100
W14	1075	2400	±100
W15	1075	2400	±100
W16	1075	2400	±100
W17	1075	2400	±100
W18	1075	2400	±100
W19	1075	2400	±100
W20	1075	2400	±100
W21	1075	2400	±100
W22	1075	2400	±100
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W26	1075	2400	±100
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W31	1075	2400	±100
W32	1075	2400	±100
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W36	1075	2400	±100
W37	1075	2400	±100
W38	1075	2400	±100
W39	1075	2400	±100
W40	1075	2400	±100
W41	1075	2400	±100
W42	1075	2400	±100
W43	1075	2400	±100
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W45	1075	2400	±100
W46	1075	2400	±100
W47	1075	2400	±100
W48	1075	2400	±100
W49	1075	2400	±100
W50	1075	2400	±100
W51	1075	2400	±100
W52	1075	2400	±100
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W74	1075	2400	±100
W75	1075	2400	±100
W76	1075	2400	±100
W77	1075	2400	±100
W78	1075	2400	±100
W79	1075	2400	±100
W80	1075	2400	±100
W81	1075	2400	±100
W82	1075	2400	±100

Area Details:	
First Floor Area	: 5719.72 Sq.m

Online Application
File No : SWP/BPA/808642/2025

FIRST FLOOR PLAN

SCALE : 1:100

For RS Research and Respiratory Centre Pvt Ltd.

O W N E R

ARAJAN M. JAYATHURAI
REGISTERED GRADE-1
STOP STRUCTURAL ENGINEER
P.O. BOX 100, COLOMBO-11, SRI LANKA
SBC CONSULTANTS
KODUNAGALLE, KERALA-15,
INDIA. MOBILE: +91-99770 78960

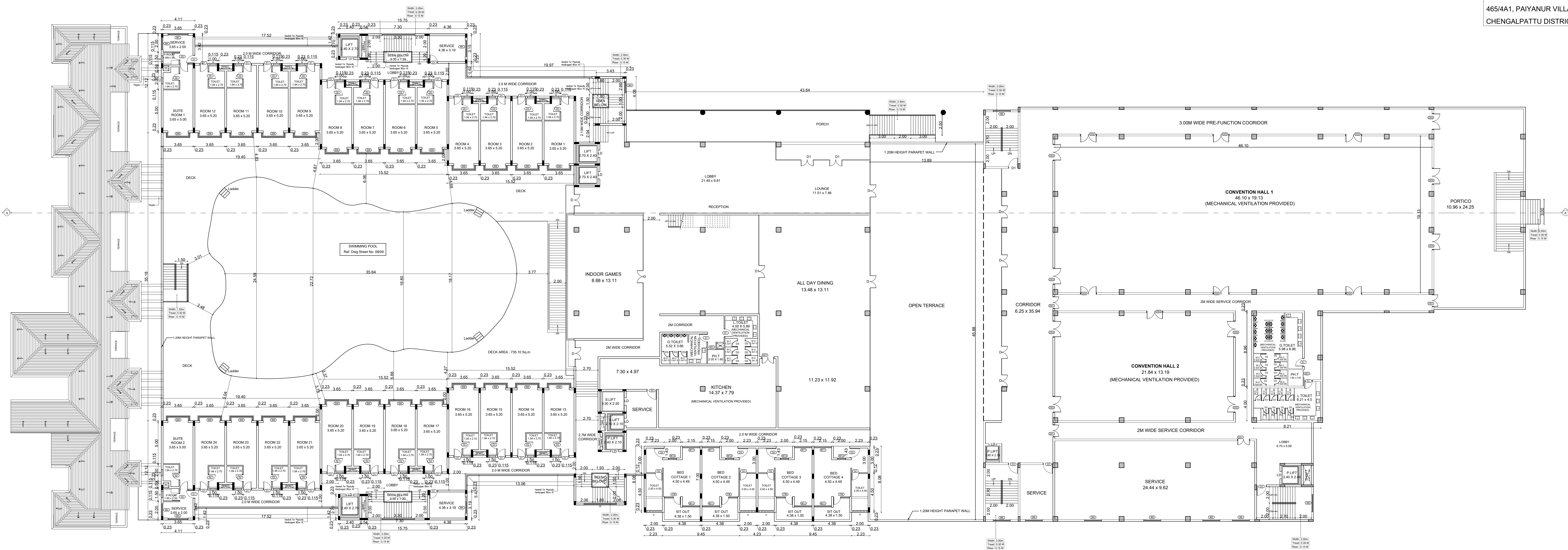
STRUCTURAL

CHERALATHAN, K. Barch M.I. Arch.,
Registered Architect, CA/9518331

ARCHITECT

NOTE:-
I. MECHANICAL VENTILATION PROVIDED (FULL A/C)

FIRST FLOOR PLAN



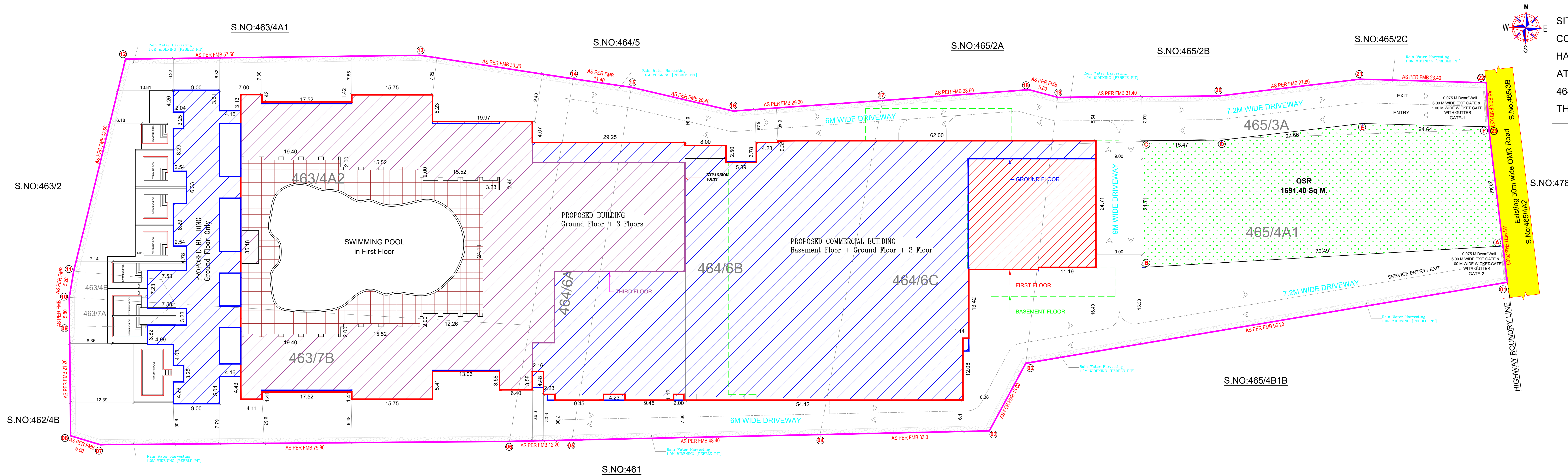


1. MECHANICAL VENTILATION PROVIDED (FULL A/C)

Basement Floor Area : 3075.25 Sq.m

Basement Floor Area : 3075.25 Sq.m

ARCHITECT



SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (PUBLIC HALL, RESORT, RESTAURANT & SWIMMING POOL) AT S.N.O: 463/4A2, 463/4B, 463/7A, 463/7B, 464/6A, 464/6B, 464/6C, 465/3A, 465/4A1, PAIYANUR VILLAGE, THIRUPURUR TALUK, CHENGALPATTU DISTRICT.

SPECIFICATION

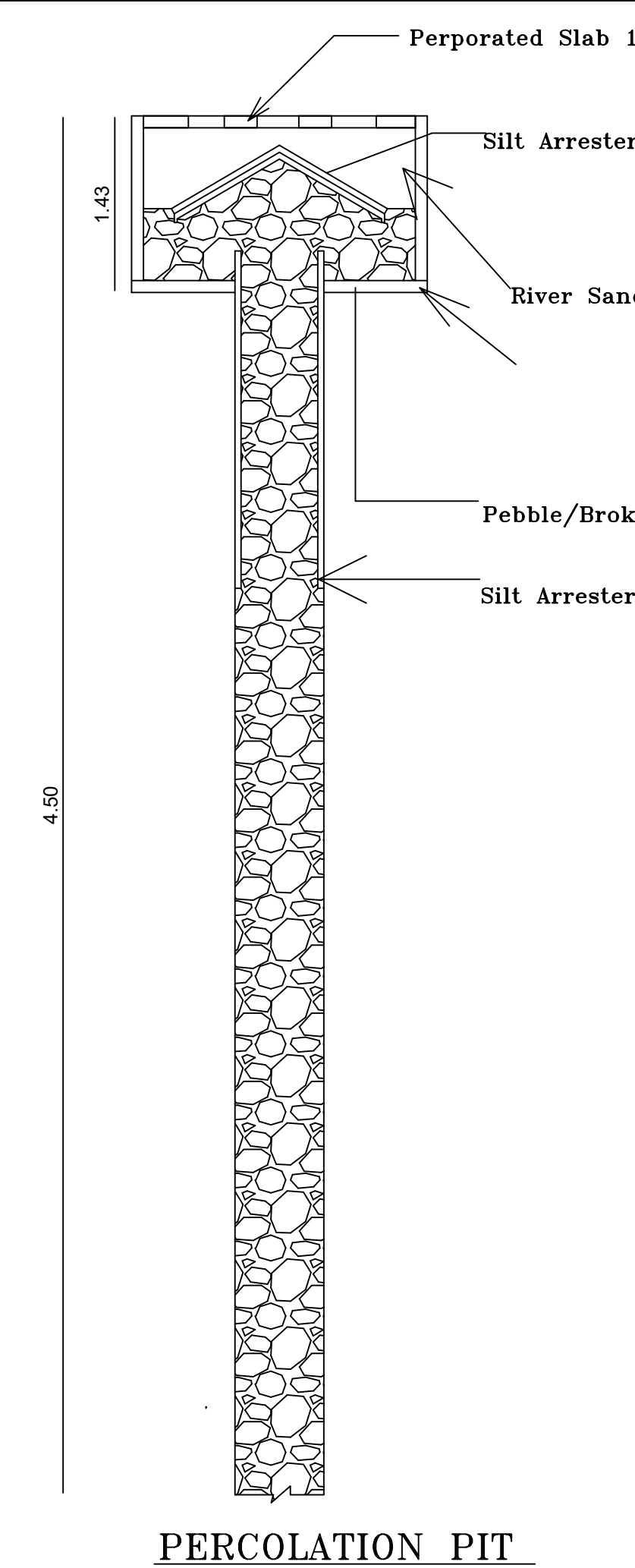
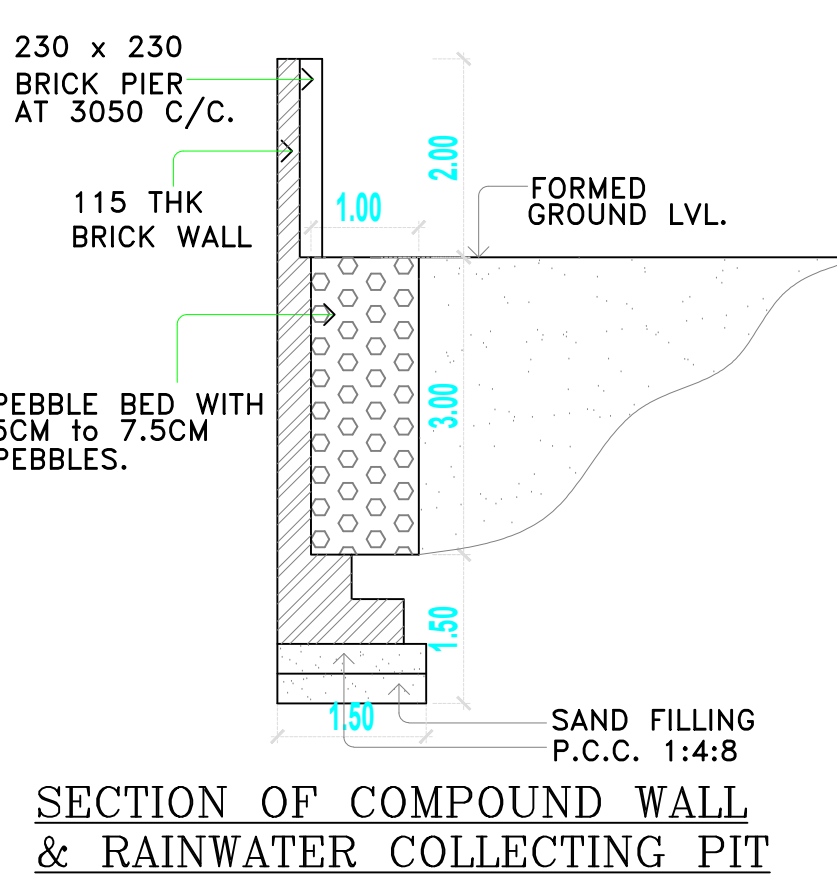
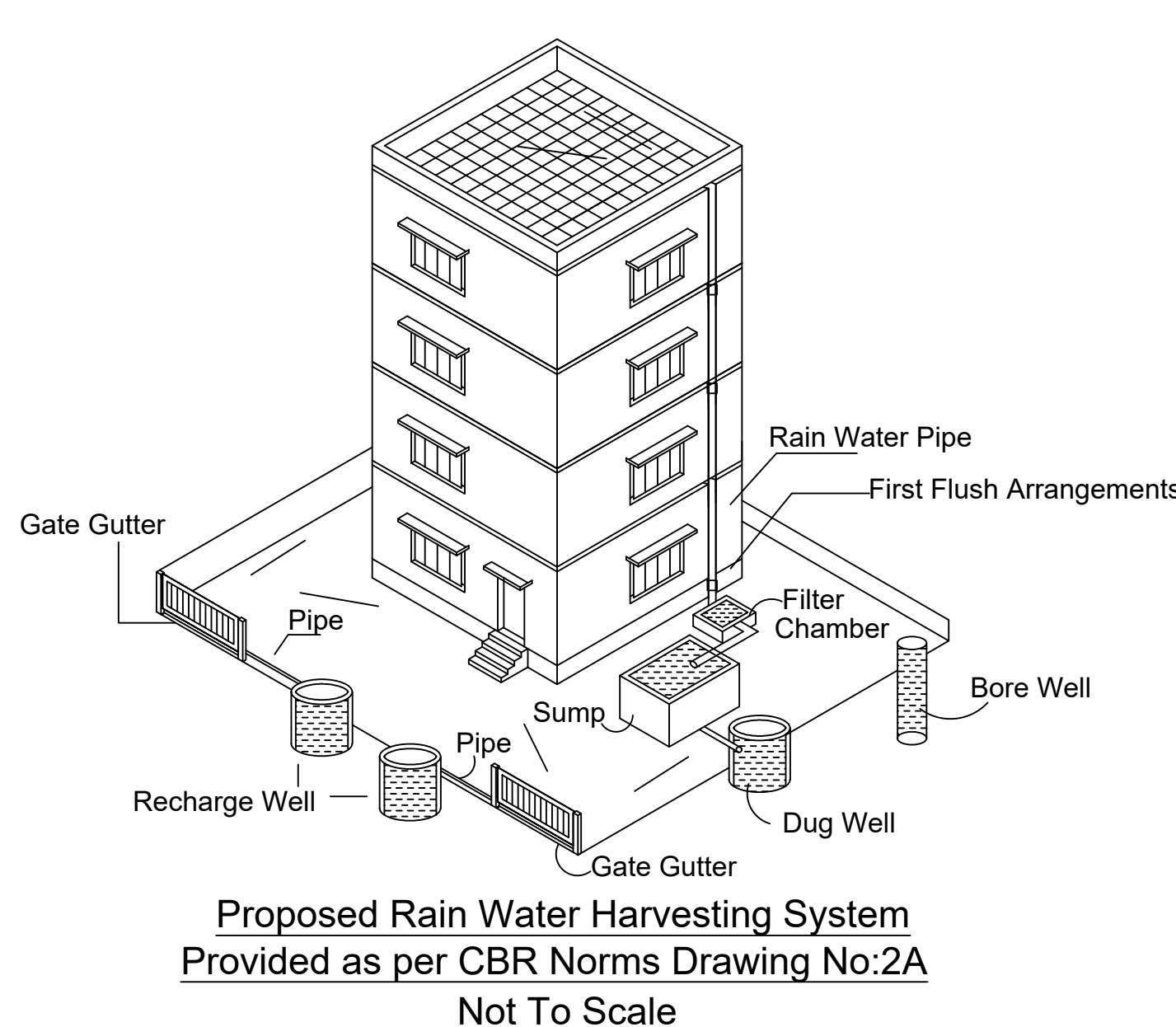
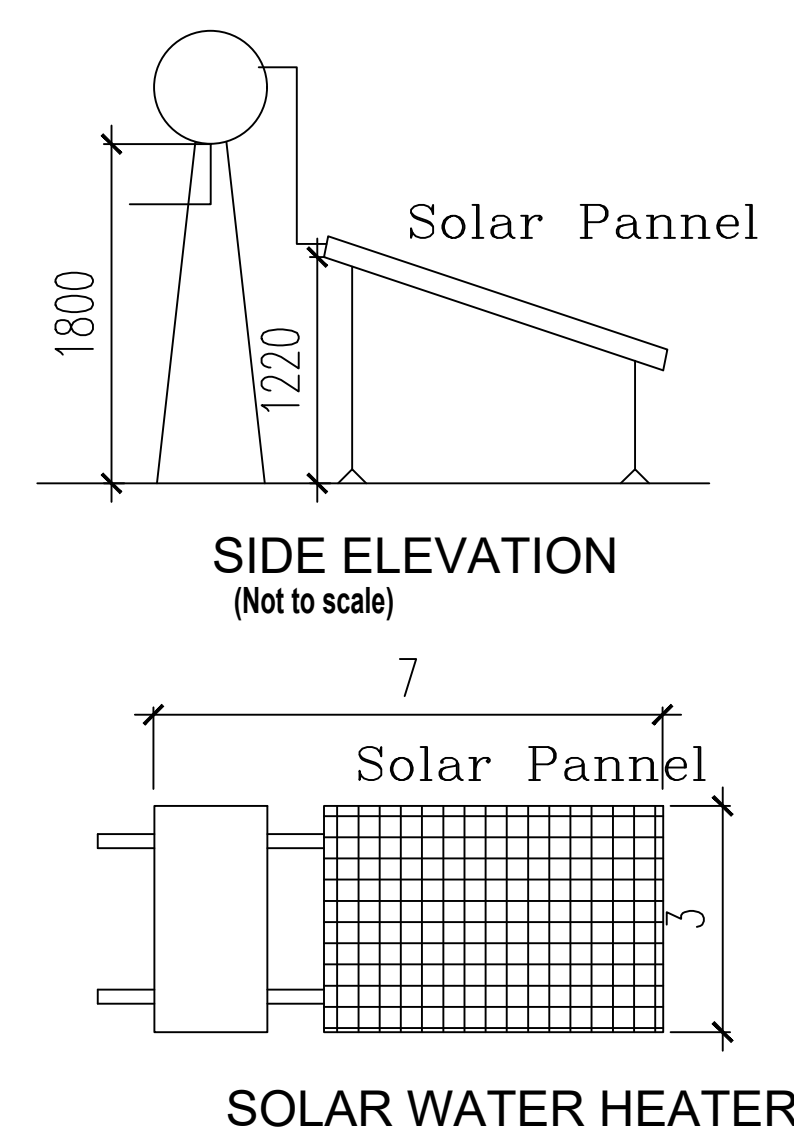
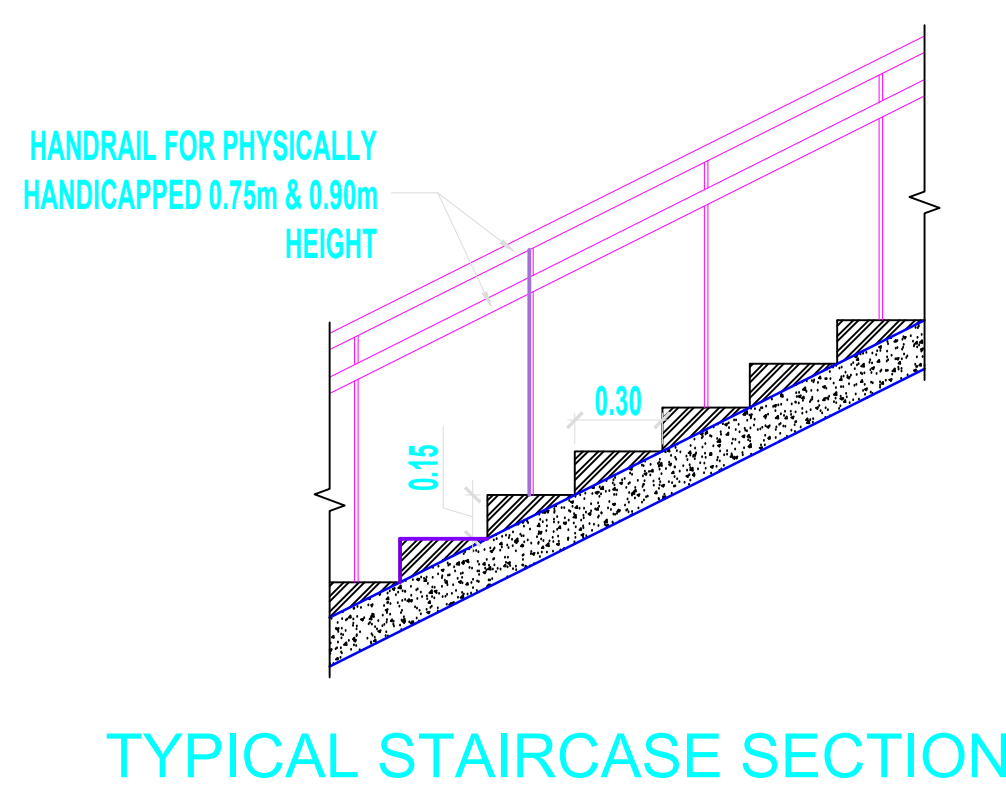
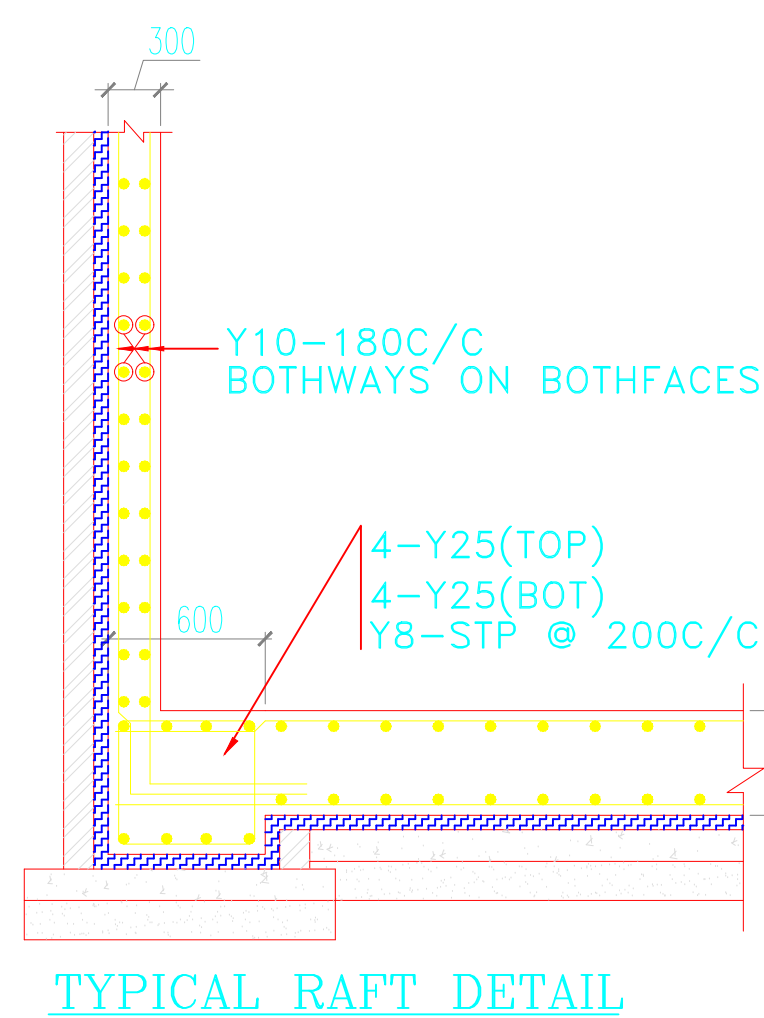
FOUNDATION	R.C.C COLUMN FOOTINGS WITH SUITABLE REINFORCEMENT
SUPER STRUCTURE	R.C.C COLUMN, R.C.C SLABS AND BEAMS WITH BRICK WALLS.
FLOORINGS	GRAND AND GRANAMITE AS SPECIFIED
FINISHES	INTERIORS PAINTED WITH PLASTIC EMULSION AND EXTERIORS FINISHED WITH EXPOSED
ROOF	AGGREGATE FINISH 1:2:4 R.C.C. SLAB.

ALL DIMENSIONS ARE IN METERS

COLOUR INDEX

PROPOSED BUILDING	
EXISTING ROAD	
SITE BOUNDARY	

SITE PLAN



SITE AREA

AS PER DOCUMENT AREA	= 16146.95 SQ.M
AS PER PATTI AREA	= 16075.00 SQ.M

FLOOR	FSI AREA IN SQ.MT	NON FSI AREA IN SQ.MT	TOTAL AREA IN SQ.MT
BASEMENT FLOOR (PARKING)	-	3075.25	3075.25
CONVENTION HALL (PARKING)	-	3211.58	3211.58
FIRST FLOOR	2632.12	-	2632.12
SECOND FLOOR	619.42	-	619.42
RESORT ROOMS	629.82	-	629.82
RESORT - SWIMMING POOL	-	495.44	495.44
GROUND FLOOR	1684.07	-	1684.07
ROOMS & RESTAURANT	3087.60	-	3087.60
FIRST FLOOR	2804.28	-	2804.28
SECOND FLOOR	1744.00	-	1744.00
THIRD FLOOR	-	1523.80	1523.80
SWIMMING POOL	-	1523.80	1523.80
TOTAL FLOOR AREA	13201.31	8306.07	21507.38

F.S.I. = $\frac{13201.31}{16075.00} = 0.821 < 2.00$

PARKING STATEMENT

REQUIRED PARKING

	AREA IN SQ.M	CARS	TWO WHEELERS
CONVENTION HALL (1 CAR / 50Sqm, 1 TWO WHEELER / 50Sqm)	3251.54	65	65
RESORT ROOMS (1 CAR / 4 ROOMS, 1 CAR / 100Sqm FOR NON ROOMS, 1 TWO WHEELER / 50Sqm FOR NON ROOMS)	3834.35	(25+39) 64	77
RESTAURANT (1 CAR / 100Sqm, 1 TWO WHEELER / 50Sqm)	215.17	3	5
TOTAL PARKING		129	144

PARKING DETAILS

	REQUIRED CAR PARKING	ACHIEVED CAR PARKING	REQUIRED TWO WHEELER	ACHIEVED TWO WHEELER
HALL	65	72	65	82
RESORT	84	70	77	90
RESTAURANT	3	6	5	10
TOTAL	132	148	147	182

(Including 15 Nos PCP Parking) (Including 20 Nos PCP Parking)

SANITARY DETAILS

		REQUIRED	ACHIEVED
FEMALE TOILET	PUBLIC	15	21
	STAFF	3	3
MALE TOILET	PUBLIC	10	14
	STAFF	2	2
URINAL	-	23	26
PH TOILET	-	-	3

Online Application

File No : SWP/BPA/608642/2025

SITE PLAN

SCALE : 1:300

For RS Research and Medical Centre Pvt.Ltd.

Authorized Signatory

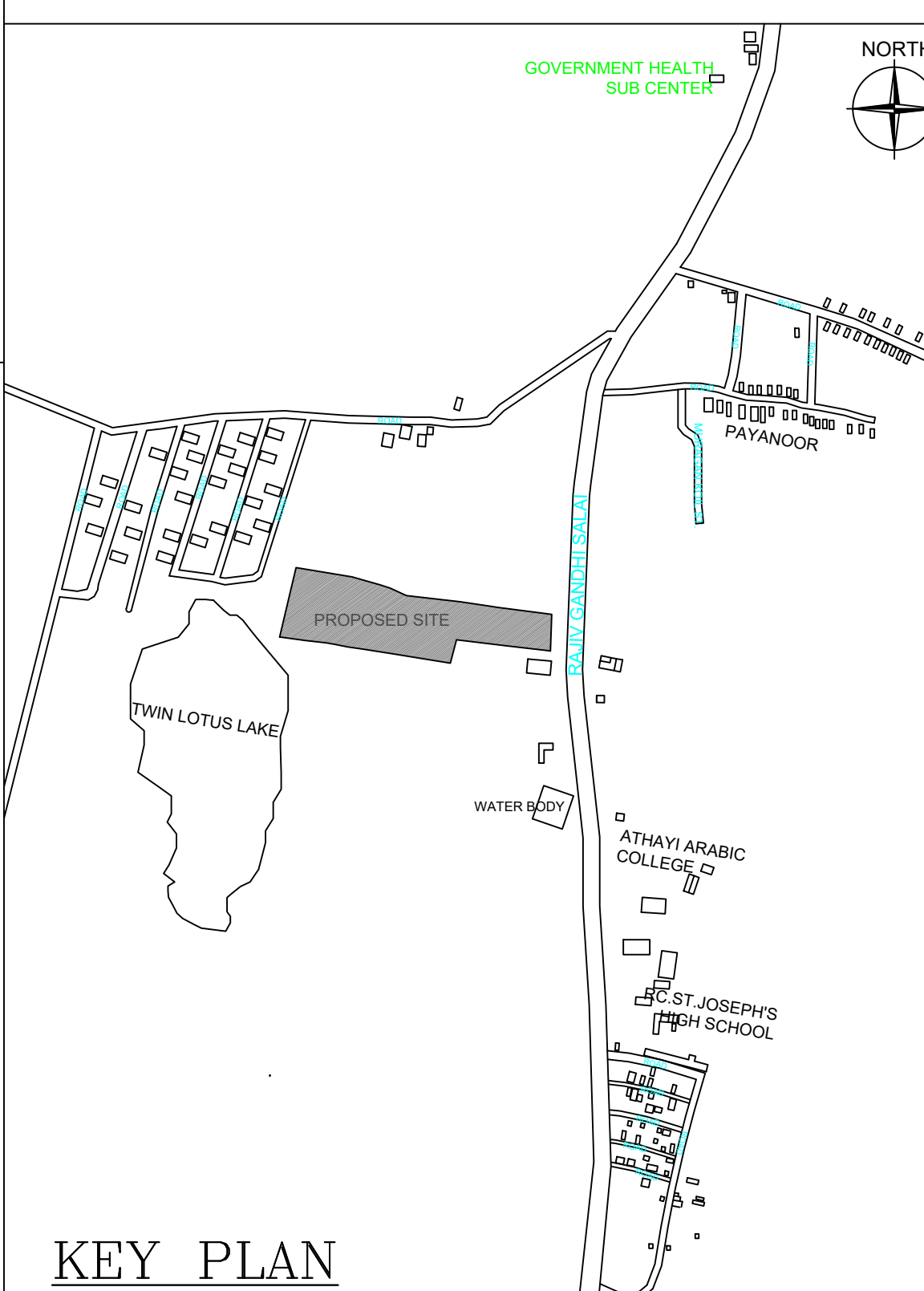
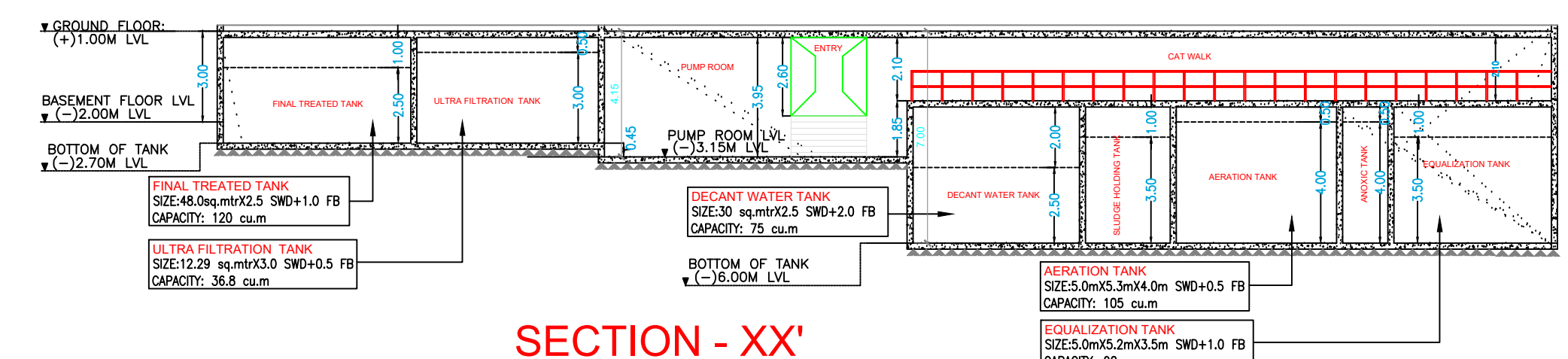
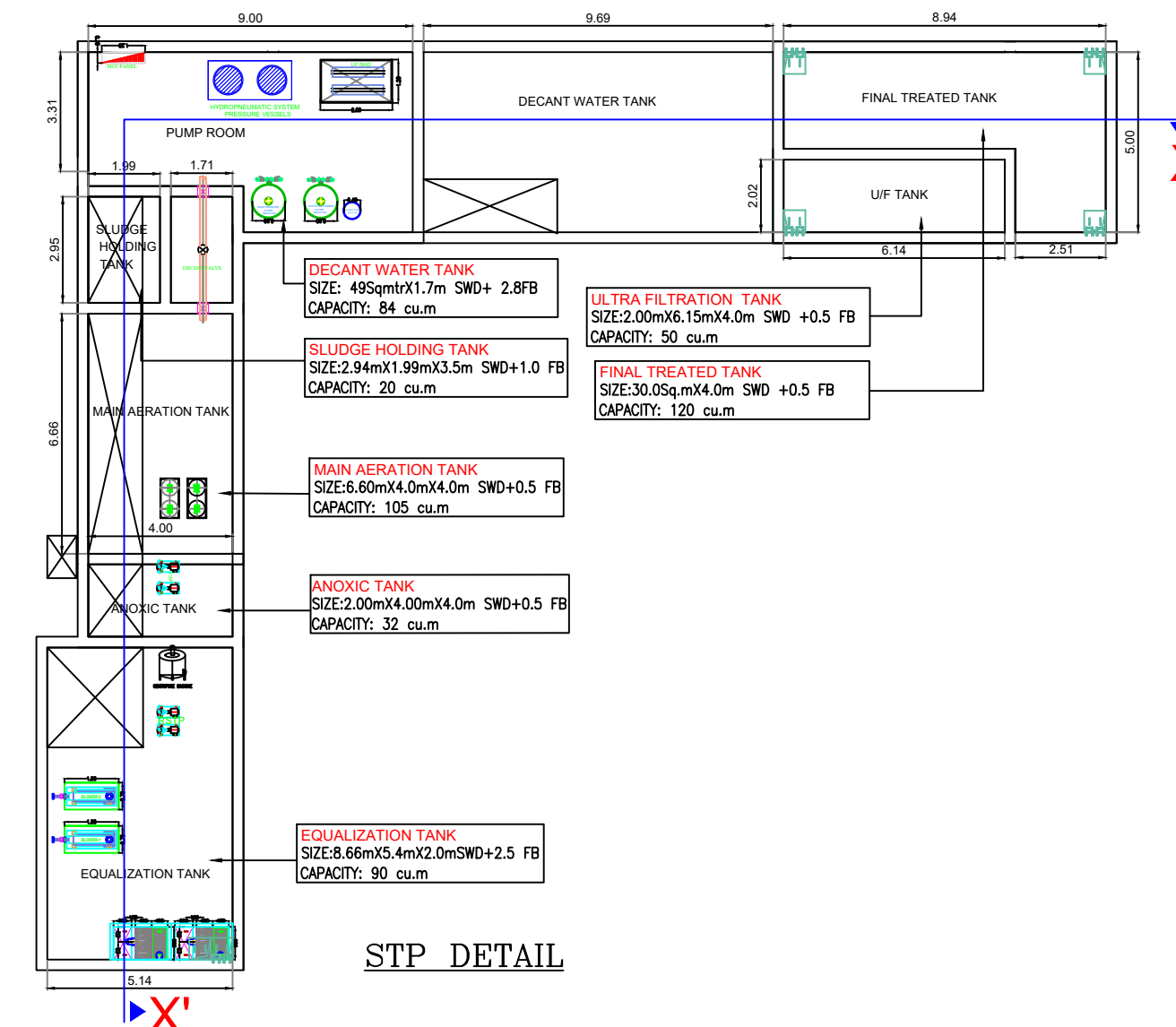
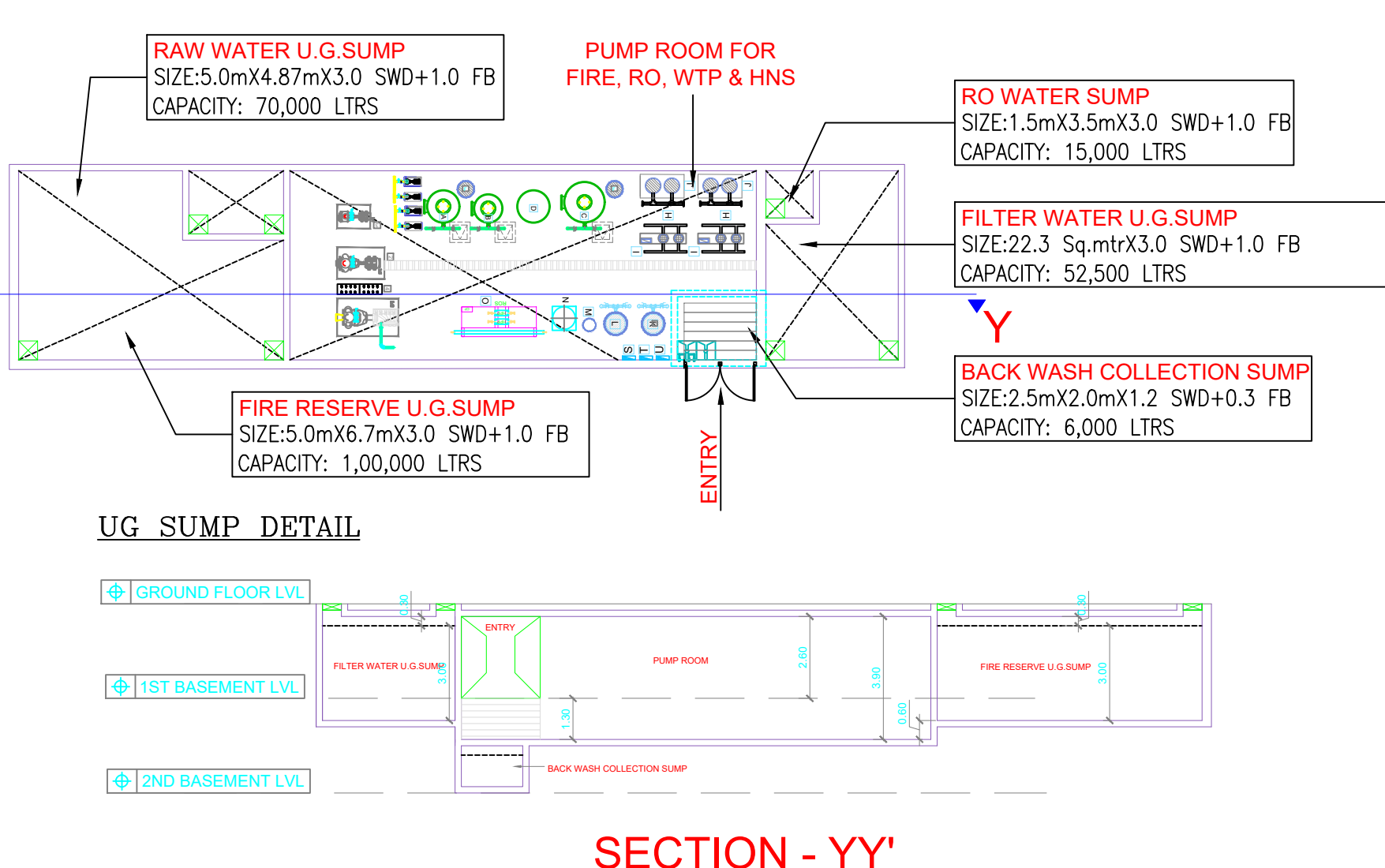
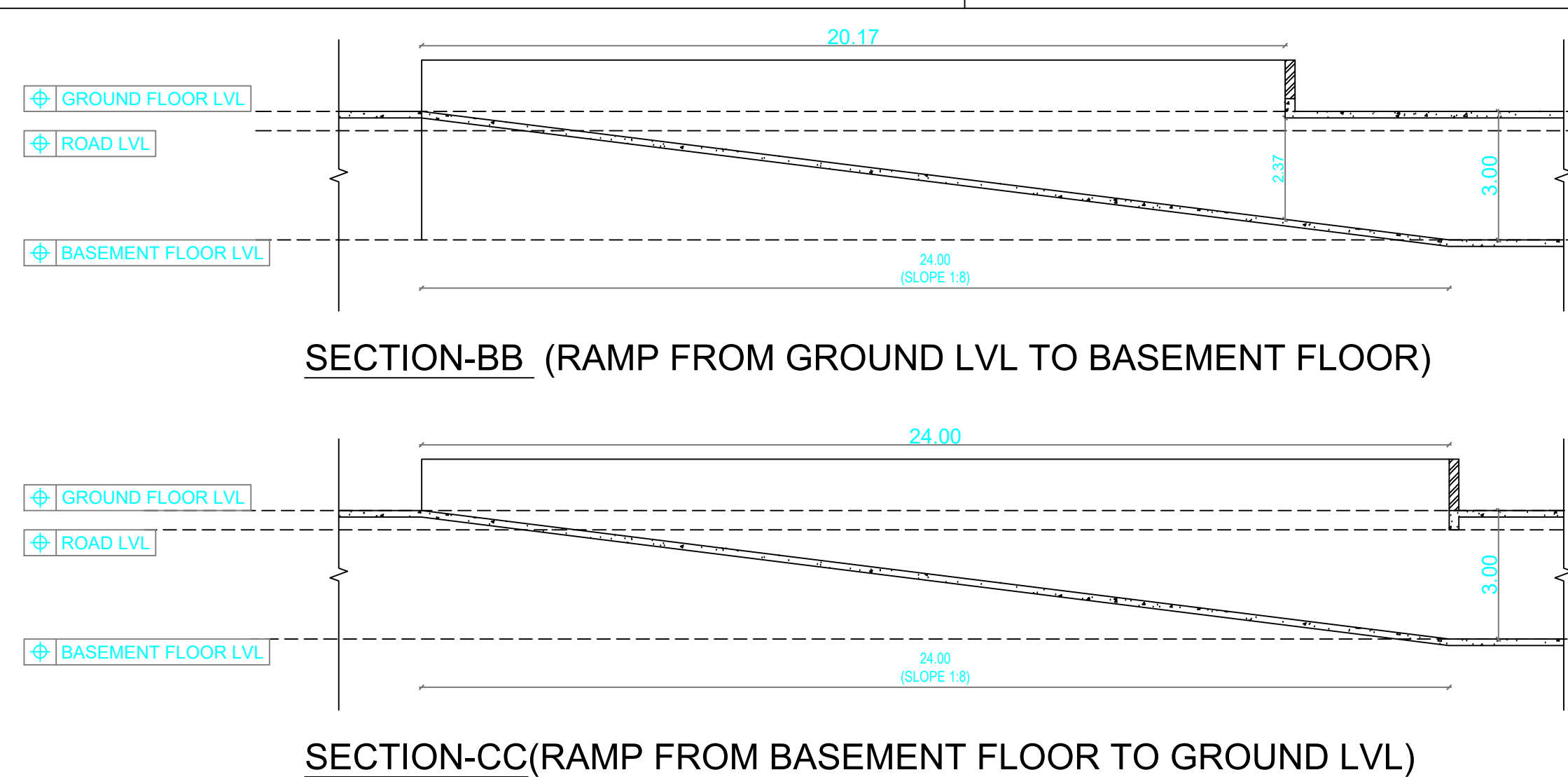
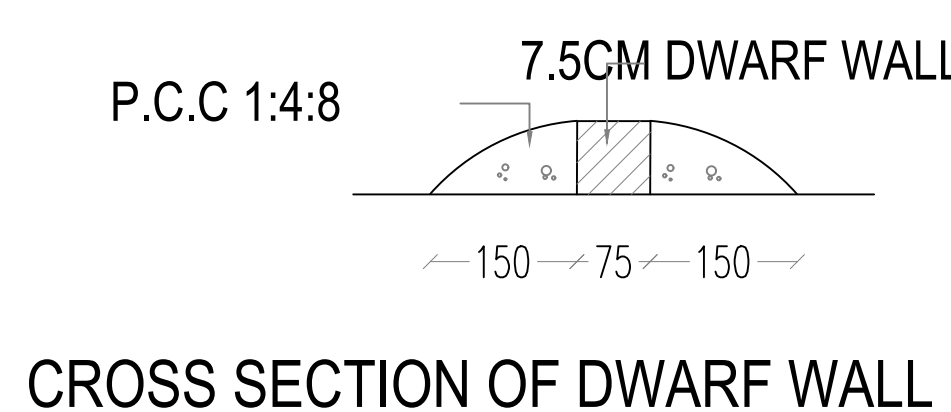
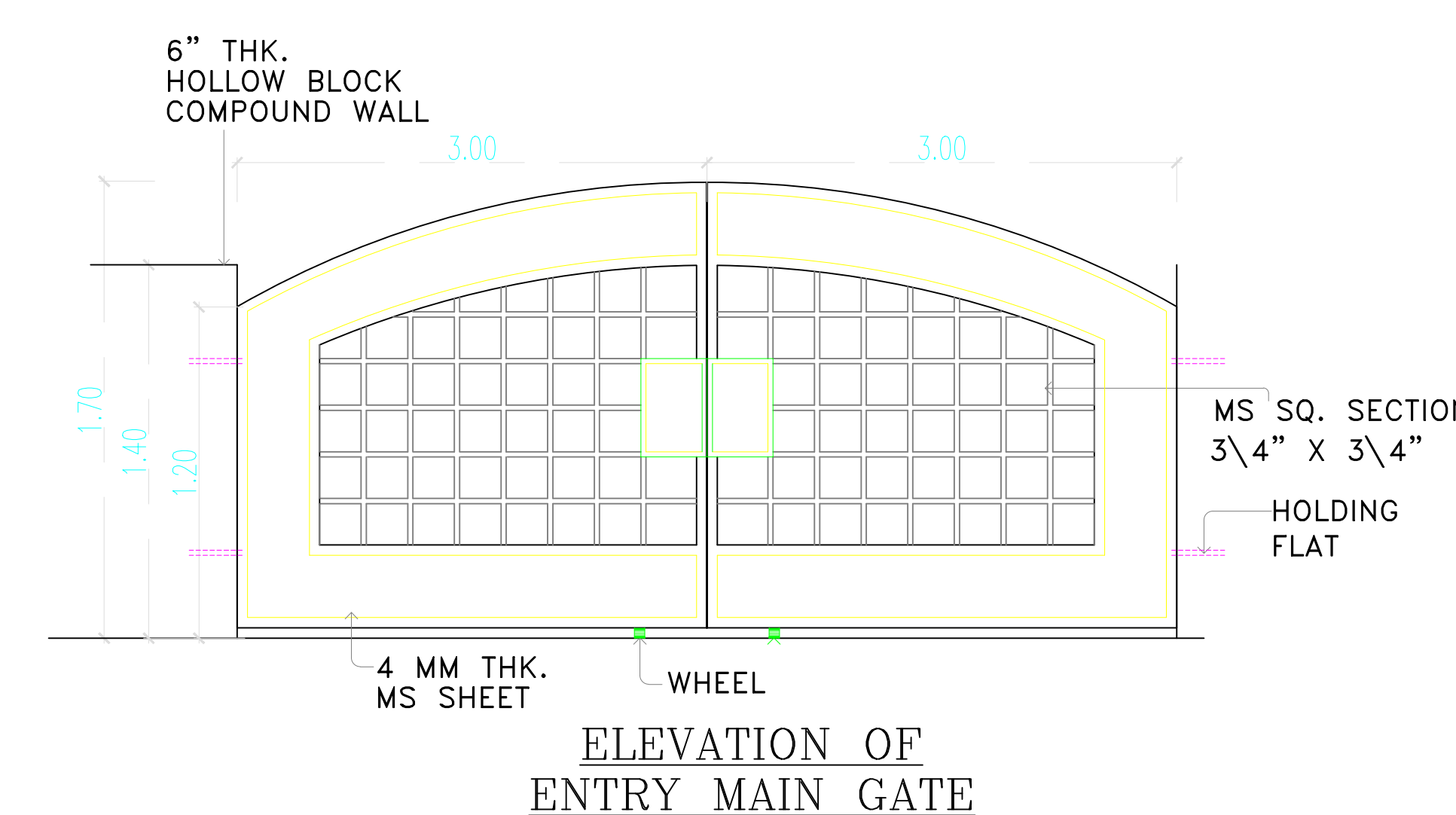
OWNER

A.RAJAN, M.E. STRUCTURE
REGISTERED DRAWING
DTPC STRUCTURAL ENGINEER
REG.NO: CA/95/18331
BSC CONSULTANTS
KODUNGUR, CHENNAI-118.
MOB.: +91-88070 78990

STRUCTURAL

CHERALATHAN, K. B.Arch., M.I.Arch.
Registered Architect CA/95/18331

ARCHITECT



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.

