PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

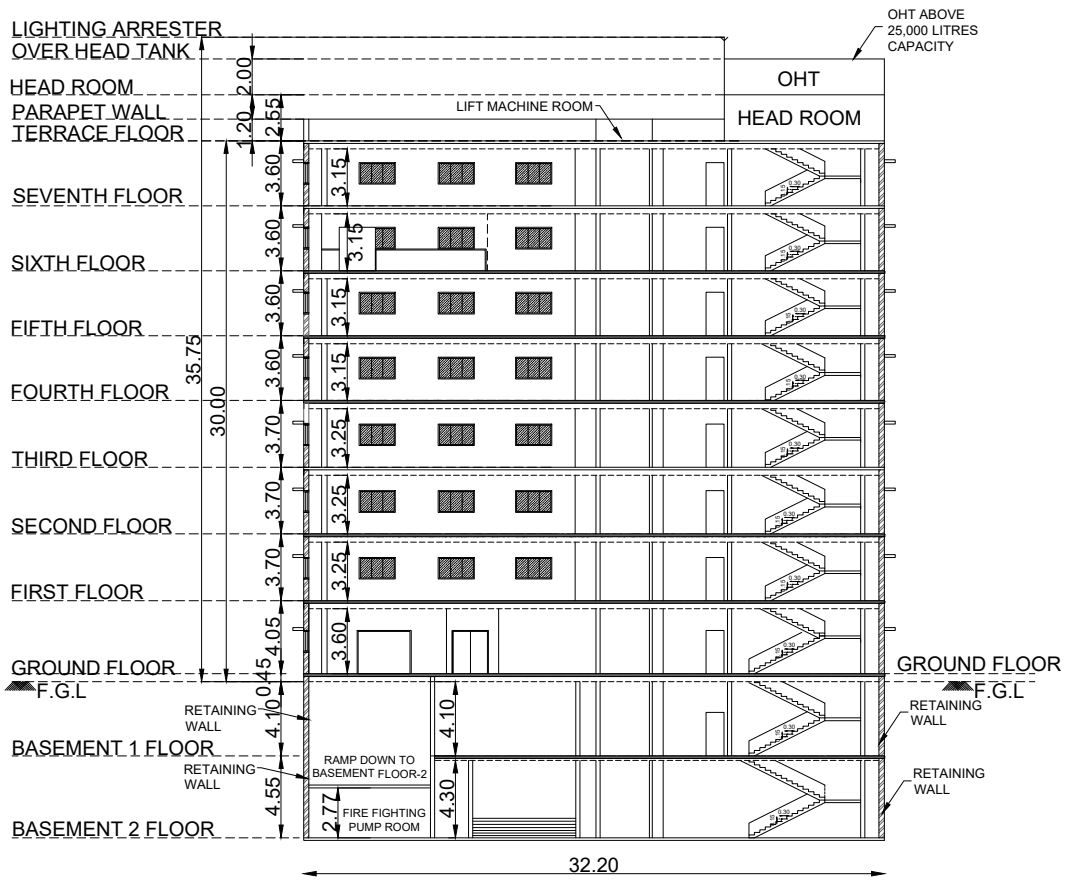
The approval as the planning authority issued it, reproduced in full behind this page.

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

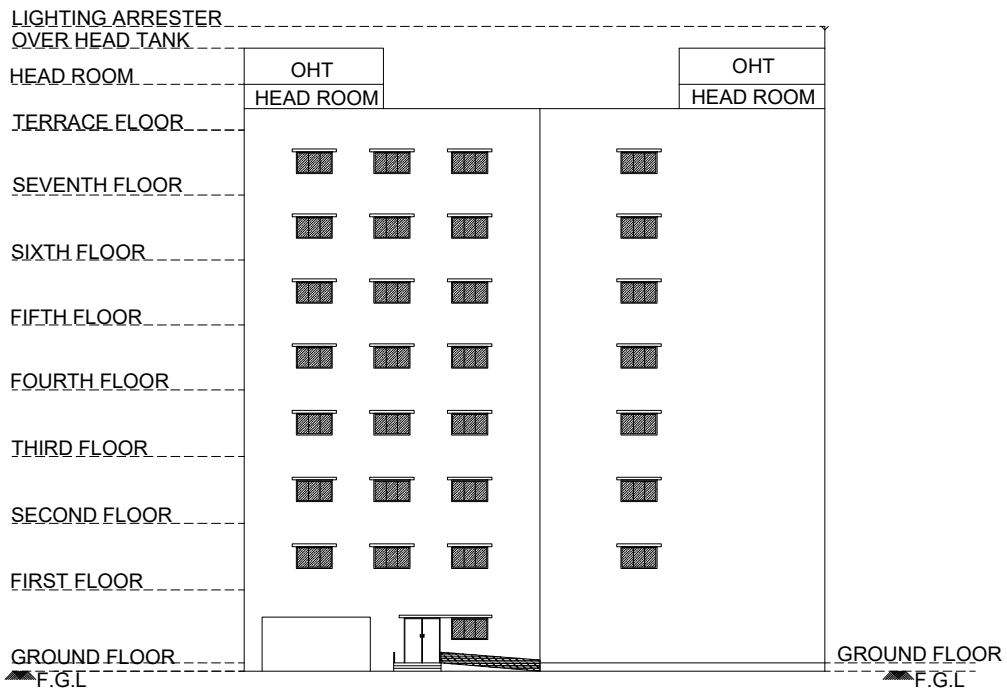
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

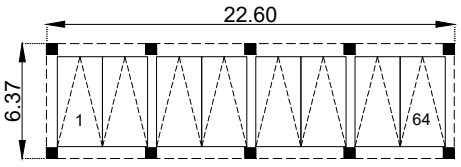
SECTION & ELEVATION | SHEET 4 OF 4



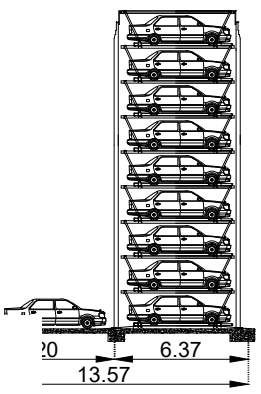
SECTION - 'BB'



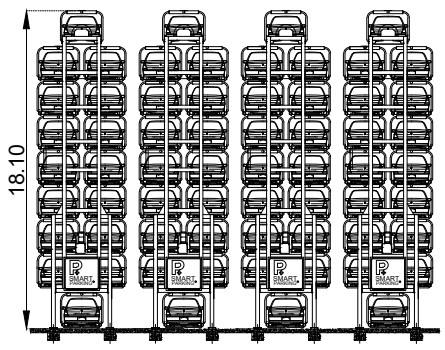
FRONT ELEVATION



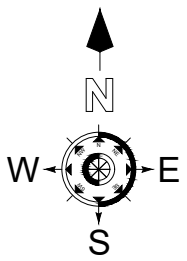
MULTILEVEL CAR PARKING PLAN



DE ELEVATION



FRONT ELEVATION



PLAN SHOWING THE PROPOSED HIGH RISE COMMERCIAL BUILDING IN S.No: 91/2, 92/1B, PULIPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

JOINERY SCHEDULE

TYPE	DETAIL	METER
MD	MAIN DOOR	2.00 X 2.50
D	DOOR	1.20 X 2.40
D1	DOOR	0.75 X 2.40
D2	DOOR	1.05 X 2.40
O	OPENING	2.00 X 3.15
W	WINDOW	2.00 X 1.20
W1	WINDOW	1.50 X 1.20
V	VENTILATOR	0.90 X 0.60
V1	VENTILATOR	2.80 X 0.60
RS	ROLLING SHUTTER	3.00 X 2.10

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

NOTE: ALL DIMENSIONS ARE IN 'METRE'

SCALE - 1:200

SPECIFICATION

FOUNDATION : COLUMN FOOTING
BRICK WORK : C.M 1:5 FOR SUPER STRUCTURE
PLASTERING : C.M 1:4 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT : 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
CONCRETE : 1:2:4 FOR SLABS & LINTELS
WINDOWS : ALL ALUMINUM GLAZED WINDOWS
WEATHERING : ONE LAYER OF COUNTRY TILES OVER BRICK JELLY LIME MORTAR

For POTHYS RETAIL PRIVATE LIMITED

Direct

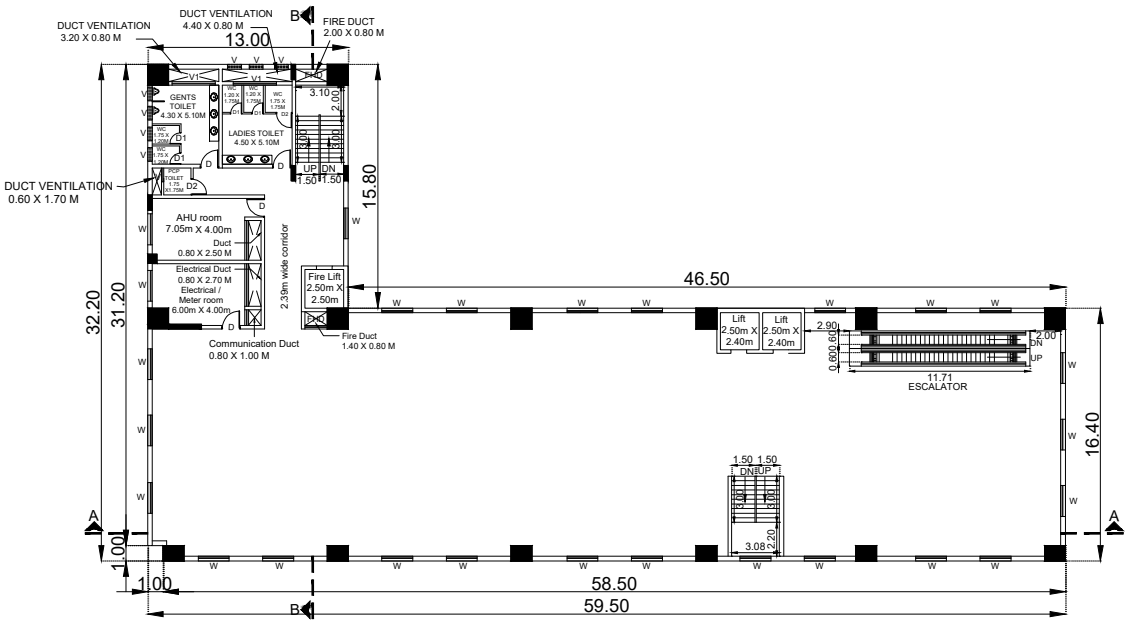
APPLICANT SIGNATURE

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/SE/Gr-1/2024/07/005

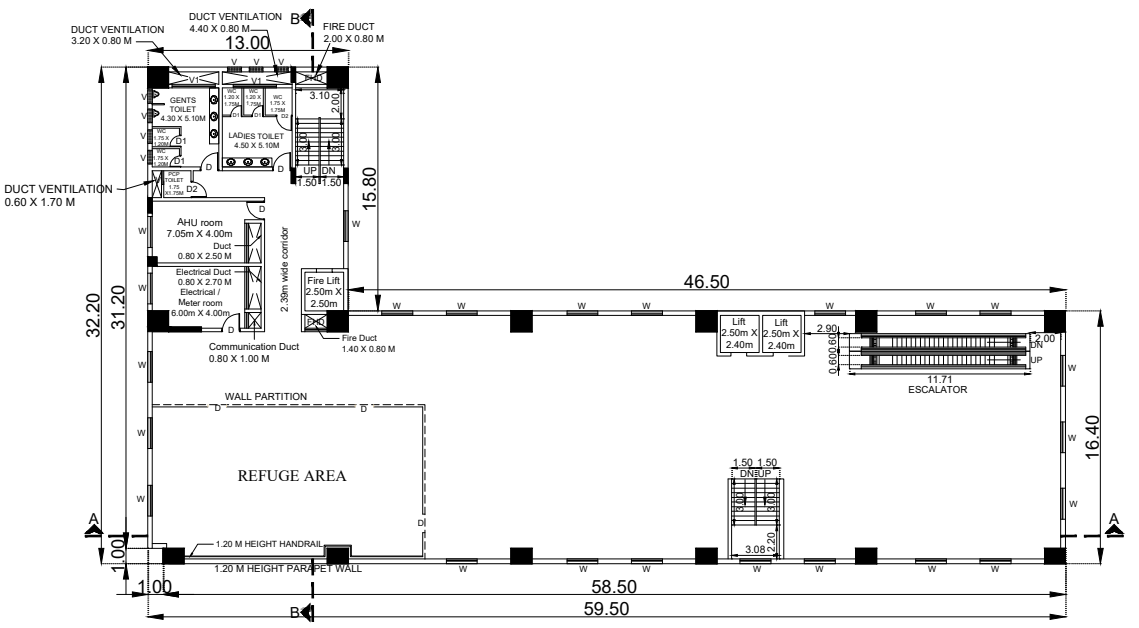
STRUCTURAL ENGINEER SIGNATURE

REGISTERED ARCHITECT
GHANI MOHAMED AFFAN, B.Arch
CA/2020/119307
COUNCIL OF ARCHITECTURE

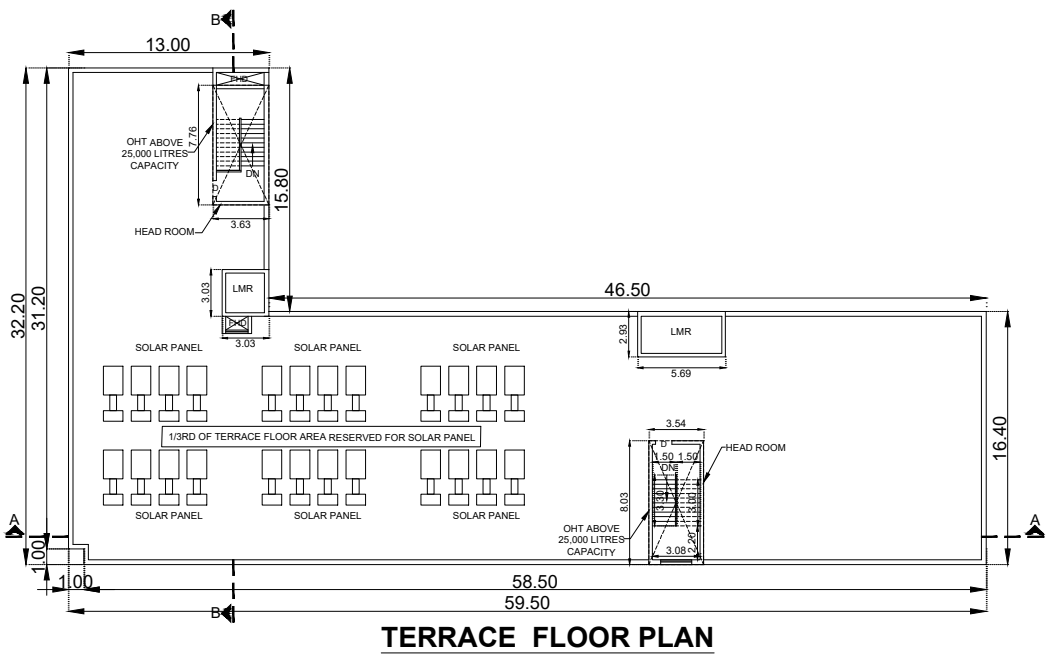
REGISTERED ENGINEER/ARCHITECT SIGNATURE



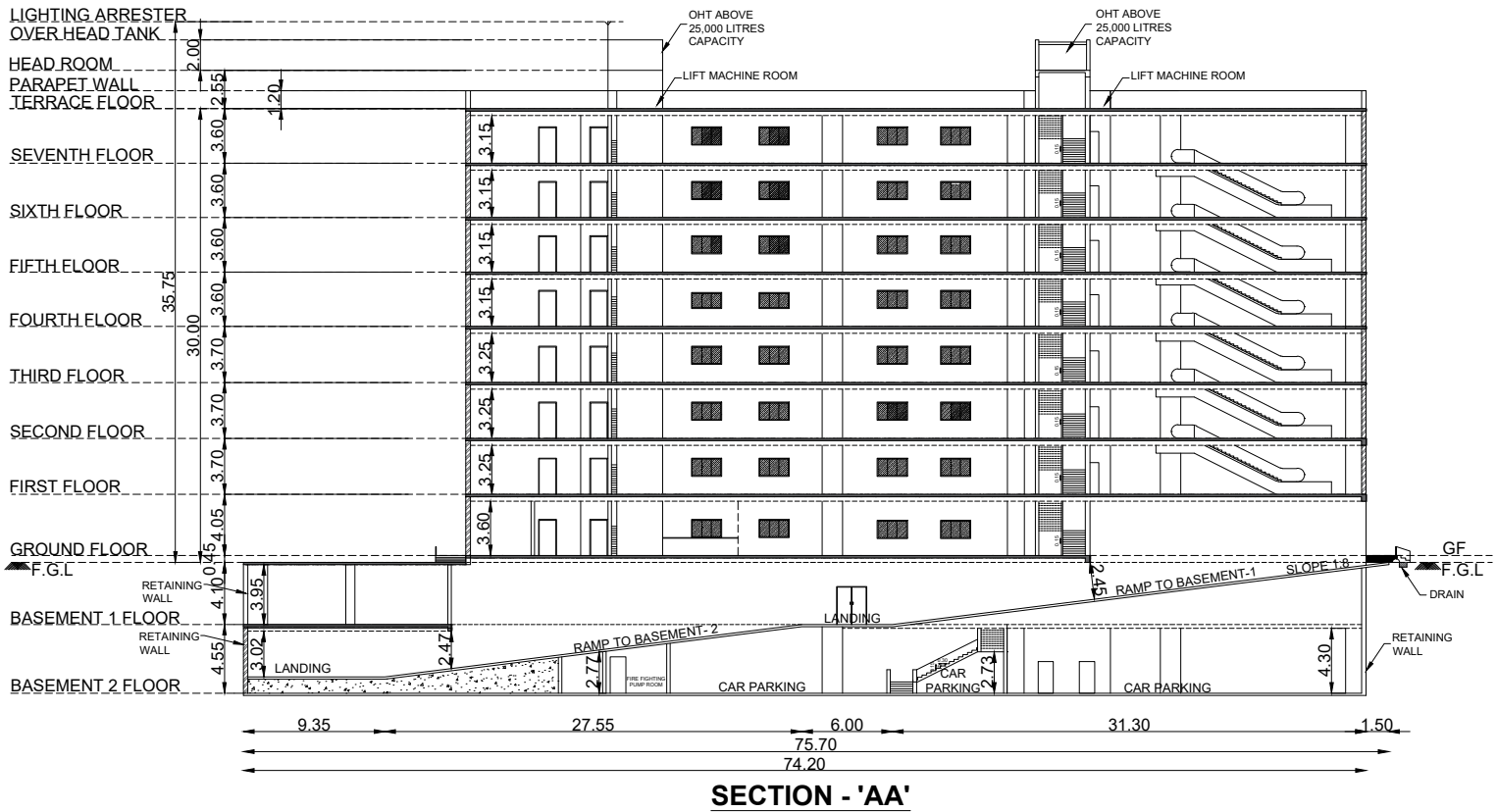
TYPICAL (1ST TO 5TH AND 7TH) FLOOR PLAN- RETAIL SHOP



SIXTH FLOOR PLAN - RETAIL SHOP



TERRACE FLOOR PLAN



SECTION - 'AA'

PLAN SHOWING THE PROPOSED HIGH RISE COMMERCIAL BUILDING IN S.No: 91/2, 92/1B, PULIPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

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MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

NOTE: ALL DIMENSIONS ARE IN 'METRE'

SCALE - 1:200

SPECIFICATION

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For POTHYS RETAIL PRIVATE LIMITED

Director

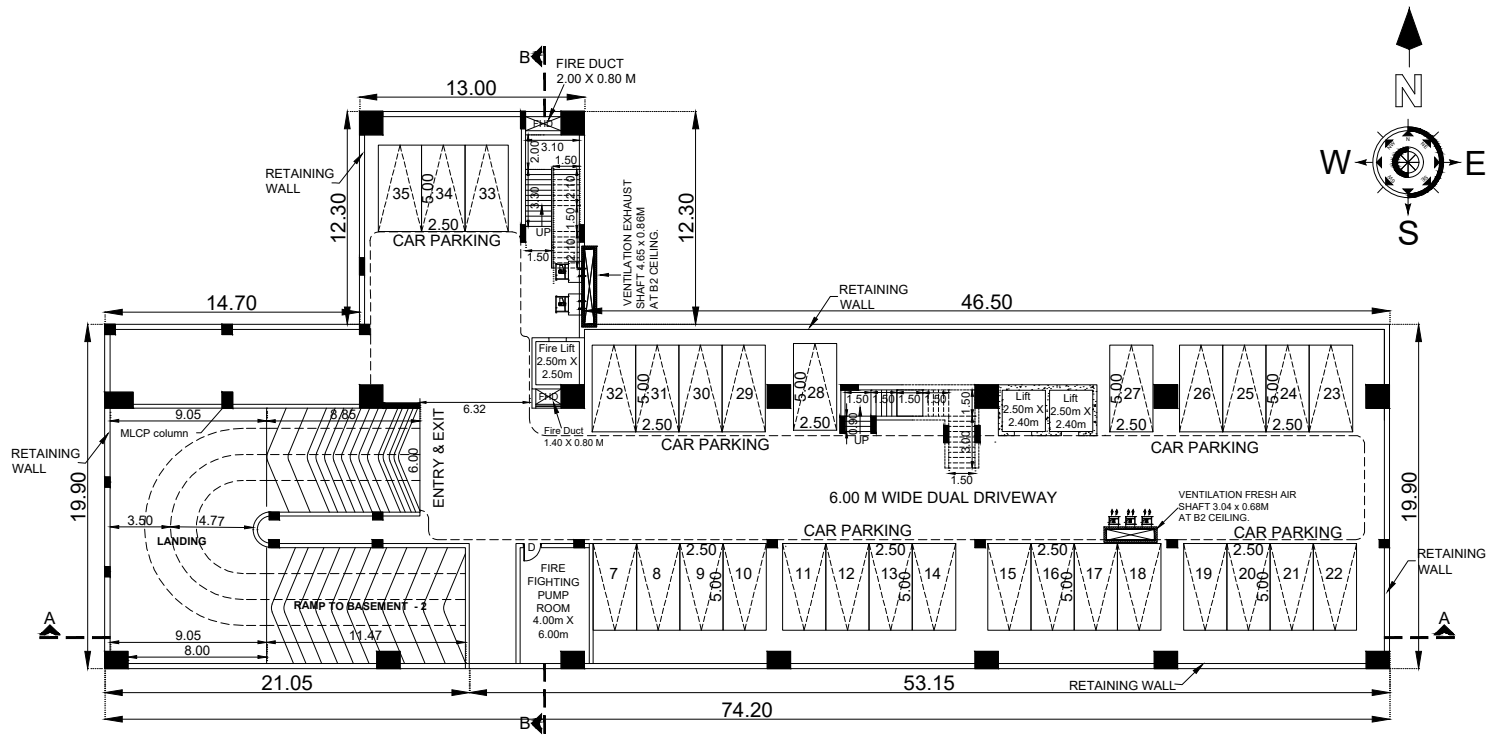
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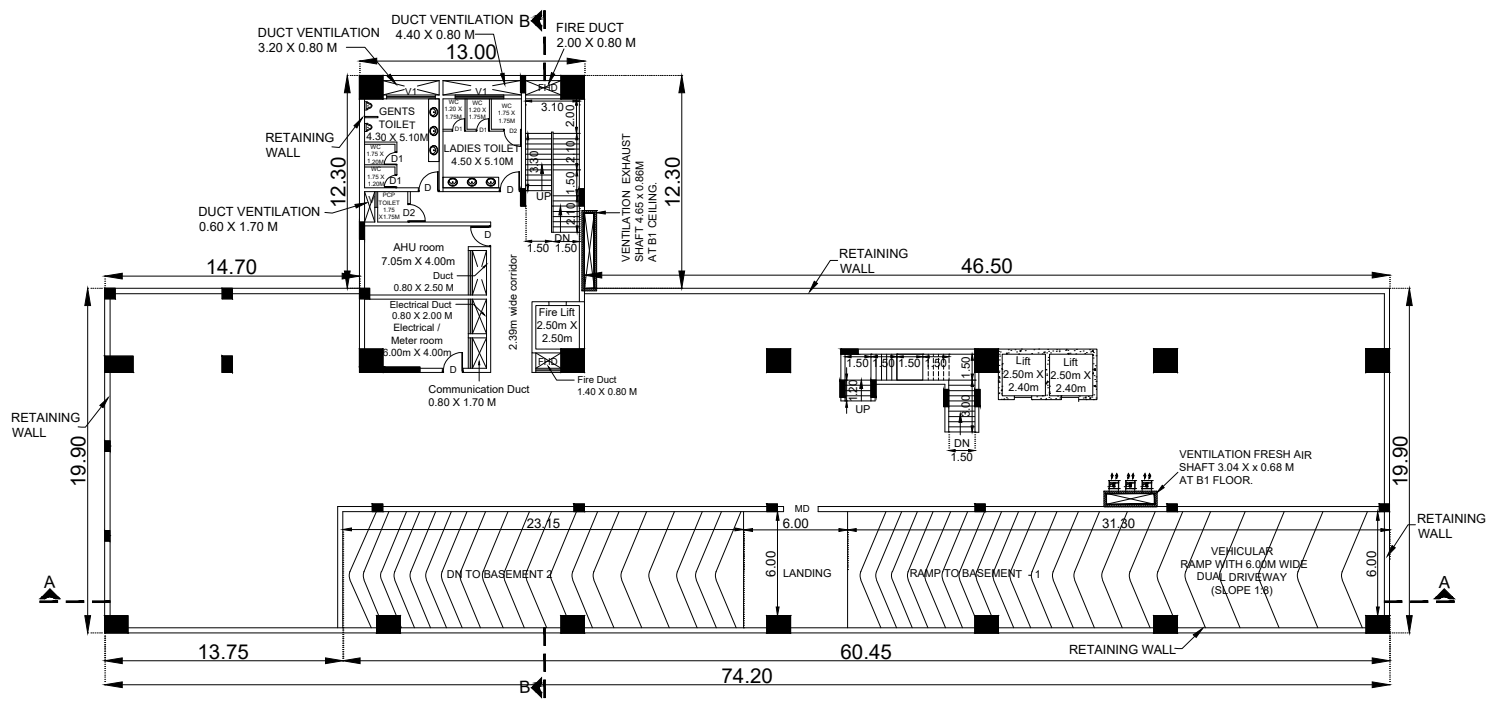
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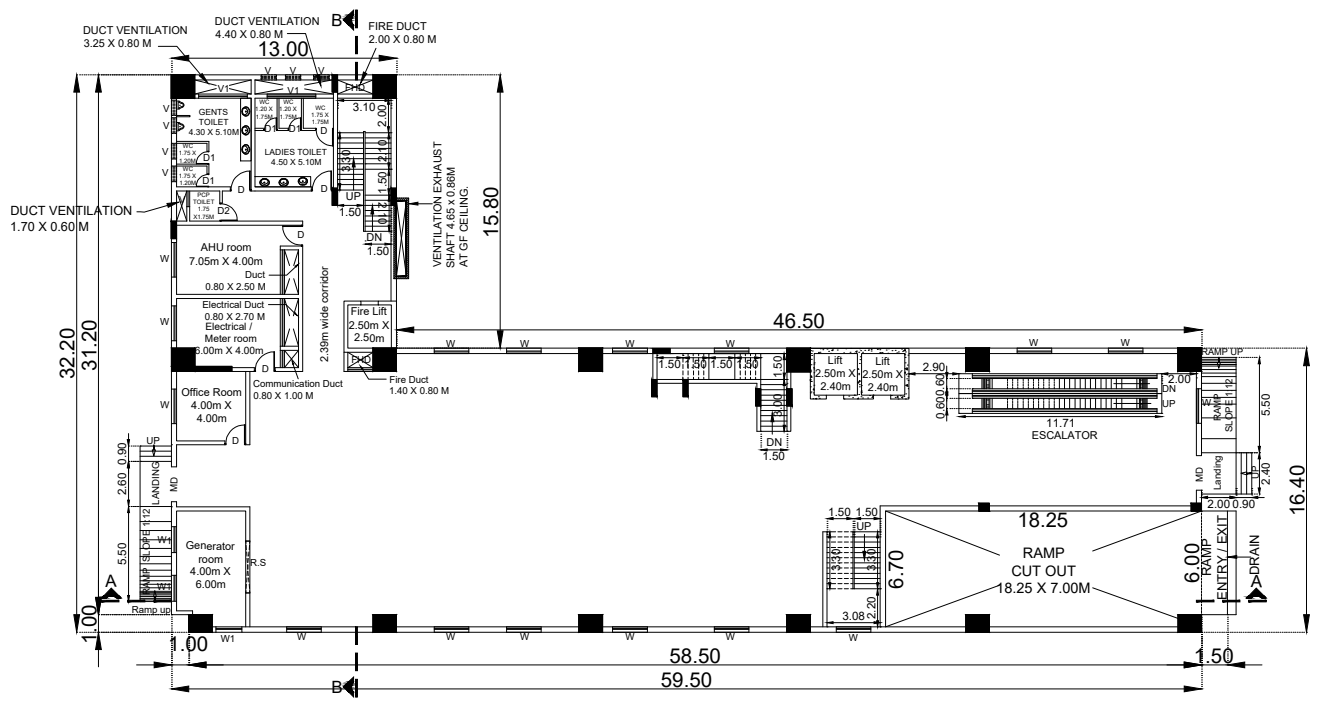
REGISTERED ENGINEER/ARCHITECT SIGNATURE



BASEMENT - 2 FLOOR PLAN



BASEMENT - 1 FLOOR PLAN - RETAIL SHOP



GROUND FLOOR PLAN - RETAIL SHOP

PLAN SHOWING THE PROPOSED HIGH RISE COMMERCIAL BUILDING IN S.No: 91/2, 92/1B, PULIPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

JOINERY SCHEDULE

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MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

NOTE: ALL DIMENSIONS ARE IN 'METRE'

SCALE - 1:200

SPECIFICATION

FOUNDATION	:	COLUMN FOOTING
BRICK WORK	:	C.M 1:5 FOR SUPER STRUCTURE
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For POTHYS RETAIL PRIVATE LIMITED

Direct

APPLICANT SIGNATURE

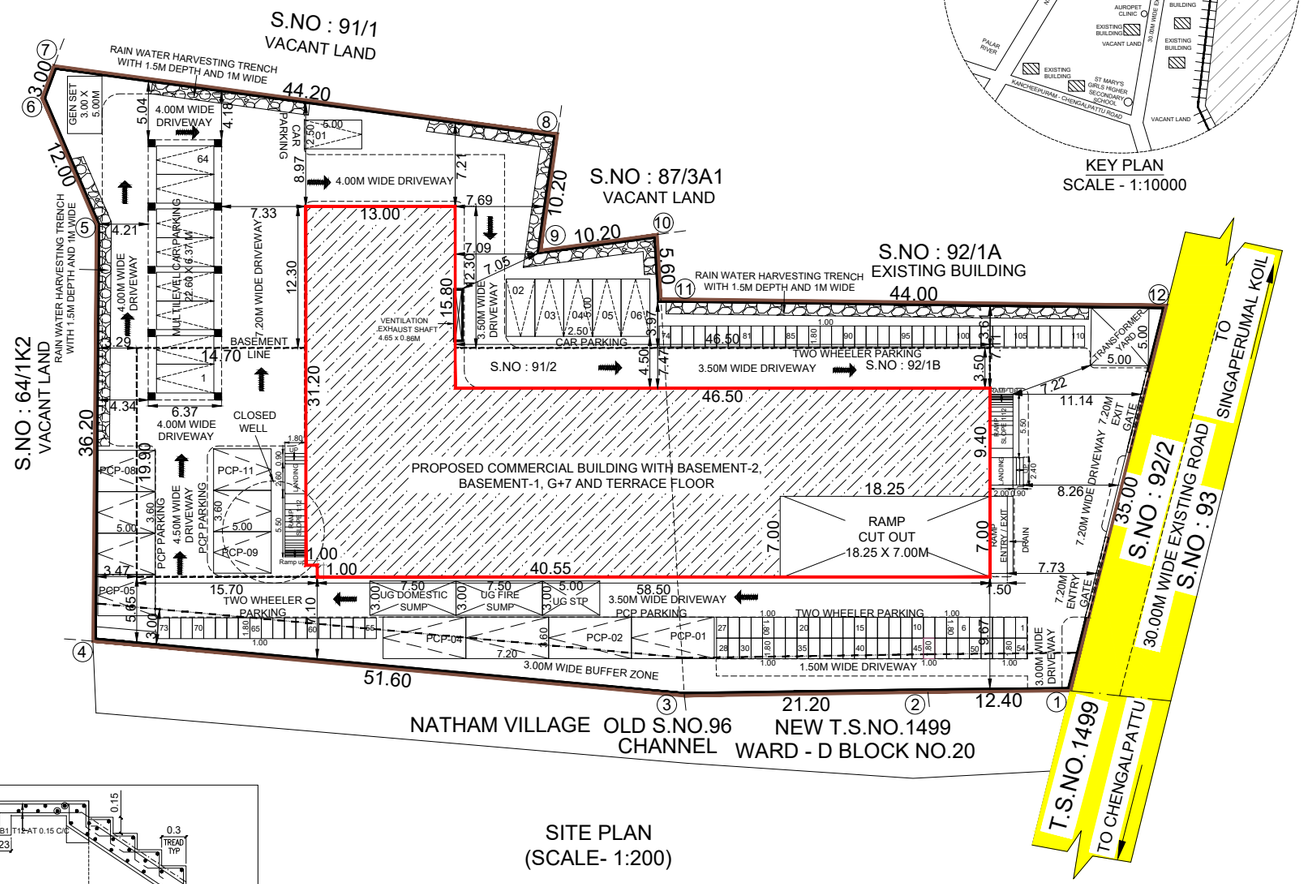
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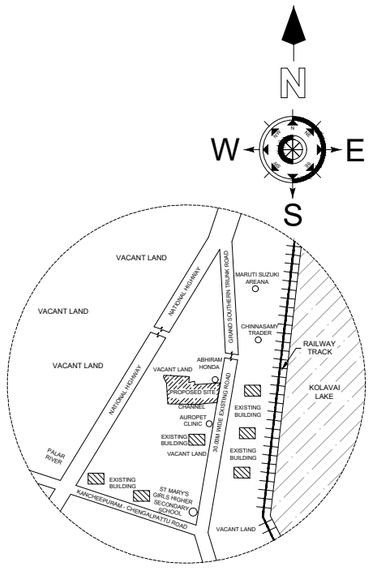
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COUNCIL OF ARCHITECTURE

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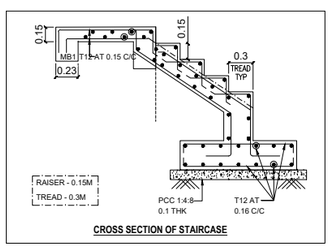
SITE PLAN	SHEET NO : 1 OF 4



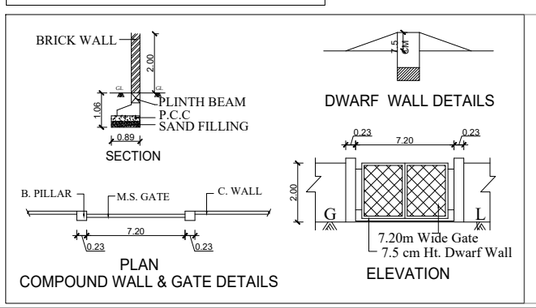


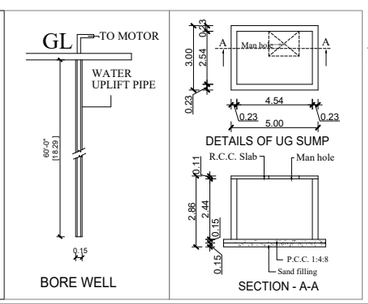
KEY PLAN
SCALE - 1:10000

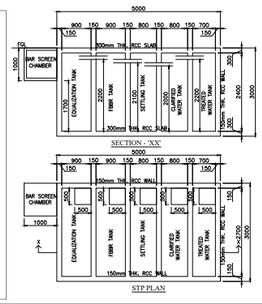
SITE PLAN
(SCALE- 1:200)

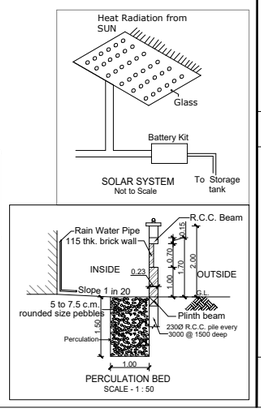


CROSS SECTION OF STAIRCASE









SITE PLAN SHOWING THE PROPOSED HIGH RISE COMMERCIAL BUILDING IN S.No: 91/2,92/1B, PULIPAKKAM VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

LAND AREA AS PER PATTA - 3950.00 SQ.M

LAND AREA AS PER DOCUMENT- 3925.60 SQ.M

AREA STATEMENT DETAILS

S.NO	DESCRIPTION	TOTAL FSI AREA IN SQ.M	TOTAL NON-FSI AREA IN SQ.M	TOTAL AREA
	HIGH RISE COMMERCIAL BLOCK			
1	BASEMENT 2	26.80	1609.68	1636.48
	BASEMENT 1	1213.33	-	1213.33
	GROUND FLOOR	1052.45	-	1052.45
	FIRST FLOOR	1180.20	-	1180.20
	SECOND FLOOR	1180.20	-	1180.20
	THIRD FLOOR	1180.20	-	1180.20
	FOURTH FLOOR	1180.20	-	1180.20
	FIFTH FLOOR	1180.20	-	1180.20
	SIXTH FLOOR	1180.20	-	1180.20
	SEVENTH FLOOR	1180.20	-	1180.20
	TERRACE FLOOR	-	139.02	139.02
	SUB TOTAL	10553.98	1748.70	12302.68
	MULTI LEVEL CAR PARKING			
2	MULTILEVEL PARKING - 1	-	143.96	143.96
	MULTILEVEL PARKING - 2	-	143.96	143.96
	MULTILEVEL PARKING - 3	-	143.96	143.96
	MULTILEVEL PARKING - 4	-	143.96	143.96
	MULTILEVEL PARKING - 5	-	143.96	143.96
	MULTILEVEL PARKING - 6	-	143.96	143.96
	MULTILEVEL PARKING - 7	-	143.96	143.96
	MULTILEVEL PARKING - 8	-	143.96	143.96
	MULTILEVEL PARKING - 9	-	143.96	143.96
	SUB TOTAL		1295.64	1295.64
	TOTAL	10553.98	3044.34	13598.32

TOTAL FSI AREA : 10553.98 SQ.M
FSI : 2.689

PLOT COVERAGE = 1213.33/3925.60 = 30.91 %

PARKING DETAIL

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	106 NOS	11PCP+ 64 MLCP+ 35 CP =110NOS
TWO WHEELER PARKING	106 NOS	110 NOS

PARKING DIMENSIONS :	COLOUR INDEX :
CARS WITH DIMENSION 2.70 x 7.20M CARS WITH DIMENSION 2.50 x 5.00M PCP CARS WITH DIMENSION 3.60 X 5.00M PCP CARS WITH DIMENSION 3.60 X 7.20M TWO WHEELER WITH DIMENSION 1.00 x 1.80M	PROPOSED BUILDING BOUNDARY AS PER FMB EXISTING ROAD

RAIN WATER HARVESTING PROVIDED ALL AROUND THE SITE

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

NOTE: ALL DIMENSIONS ARE IN 'METRE'

SCALE- 1:200

For POTHYS RETAIL PRIVATE LIMITED

Director

APPLICANT SIGNATURE

Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
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CA/2020/119307
COUNCIL OF ARCHITECTURE

REGISTERED ENGINEER/ARCHITECT SIGNATURE

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.