PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

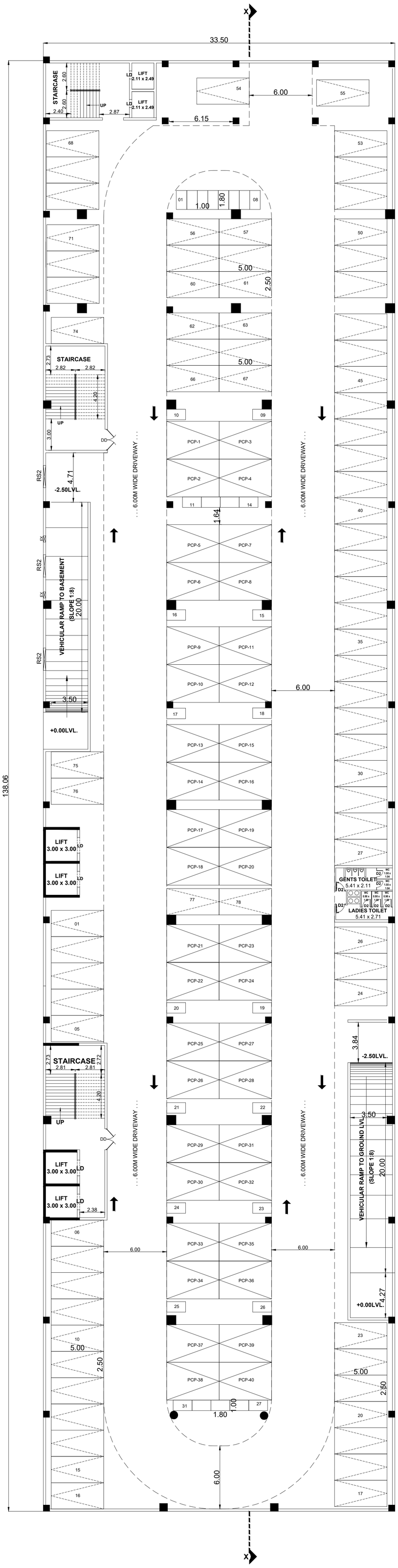
ISSUING AUTHORITY
DTCP

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



BASEMENT-1 FLOOR PLAN

(SCALE = 1 : 200)

MECHANICAL VENTILATION PROVIDED

FIRE PROTECTION SYSTEM PROVIDED IN ALL FLOORS

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE MALL CUM MULTIPLEX THEATRE BUILDING WITH SHOPS, FOOD COURT, GAMING ZONE ALONG WITH TEN PERMANENT AIR CONDITIONED CINEMA THETRES FOR M/S. A.V.R.N. HOTELS PVT. LTD., IN S.F.NO. 542/2A1, 542/2B & 543/2A, THIRUKATCHUR VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METRE

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 SCHEDULE

MD	6.00 x 2.44	MAIN DOOR
DD	2.00 x 2.44	DOUBLE DOOR
D1	1.20 x 2.44	INNER DOOR
D2	0.76 x 2.44	TOILET DOOR
RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:200

DATE : 03 DEC 2025

E
N S
W

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED

Managing Director

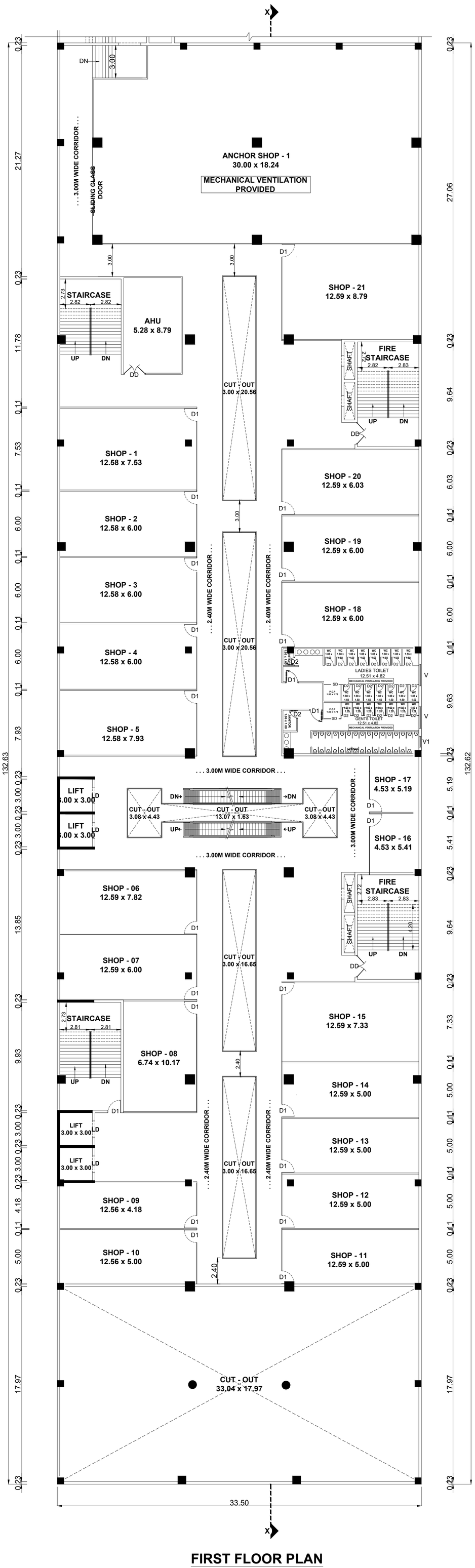
ARCHITECT / REGISTERED ENGINEER :

J. SARAVANAN, M.Arch
REGISTERED ARCHITECT
MCA No: CA/2000/26398
CMDA Registration No. RA/Gr.I/19/06/257
No.46, Vijaya Nagar, 3rd Main Road,
Velachery, Chennai - 600 042.

REGISTERED STRUCTURAL ENGINEER :

Er T THIVYA, M.E. Structures
Structural Engineer Grade I
Reg. No: CGL DIST/SE/GR I /2024/12/009
Dt: 11 12.24 Valid Upto 10.12.2029
Phone: 7810916739 / 7812856992

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE MALL CUM MULTIPLEX THEATRE BUILDING WITH SHOPS, FOOD COURT, GAMING ZONE ALONG WITH TEN PERMANENT AIR CONDITIONED CINEMA THETRES FOR M/S. A.V.R.N. HOTELS PVT. LTD., IN S.F.NO. 542/2A1, 542/2B & 543/2A, THIRUKATCHUR VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.



FIRST FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

NOTE : ALL DIMENSIONS AREA IN METRE

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 SCHEDULE

MD	6.00 x 2.44	MAIN DOOR
DD	2.00 x 2.44	DOUBLE DOOR
D1	1.20 x 2.44	INNER DOOR
D2	0.76 x 2.44	TOILET DOOR
RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 03 DEC 2025

E N S W

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED

Managing Director

ARCHITECT / REGISTERED ENGINEER :

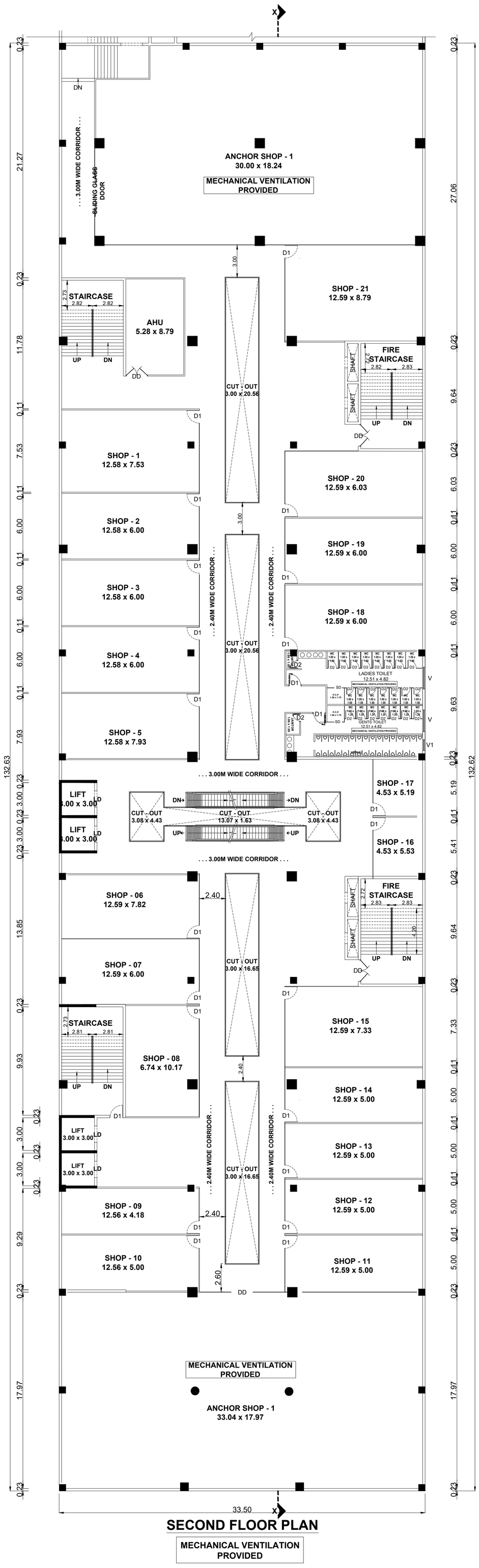
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FIRE PROTECTION SYSTEM PROVIDED IN ALL FLOORS

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SECOND FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

NOTE : ALL DIMENSIONS AREA IN METRE

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 SCHEDULE

MD	6.00 x 2.44	MAIN DOOR
DD	2.00 x 2.44	DOUBLE DOOR
D1	1.20 x 2.44	INNER DOOR
D2	0.76 x 2.44	TOILET DOOR
RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 03 DEC 2025

E N S W

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED
Managing Director

ARCHITECT / REGISTERED ENGINEER :

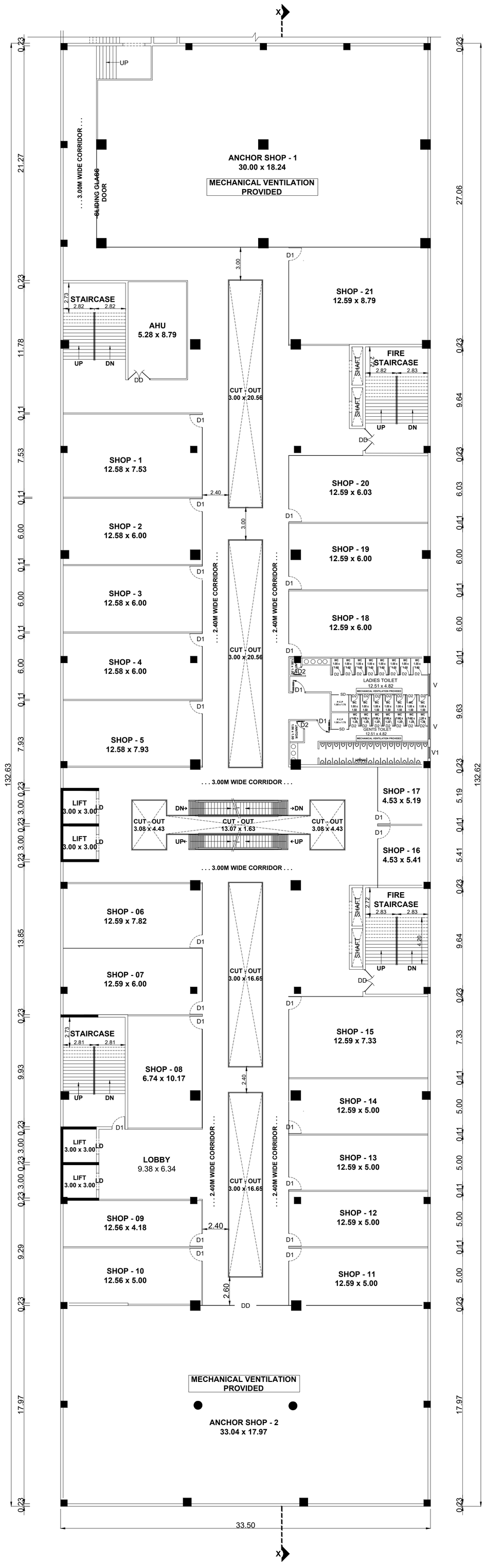
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FIRE PROTECTION SYSTEM PROVIDED IN ALL FLOORS

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THIRD FLOOR PLAN

MECHANICAL VENTILATION PROVIDED

NOTE : ALL DIMENSIONS AREA IN METRE

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 SCHEDULE

MD	6.00 x 2.44	MAIN DOOR
DD	2.00 x 2.44	DOUBLE DOOR
D1	1.20 x 2.44	INNER DOOR
D2	0.76 x 2.44	TOILET DOOR
RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 03 DEC 2025

E N S W

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED

Managing Director

ARCHITECT / REGISTERED ENGINEER :

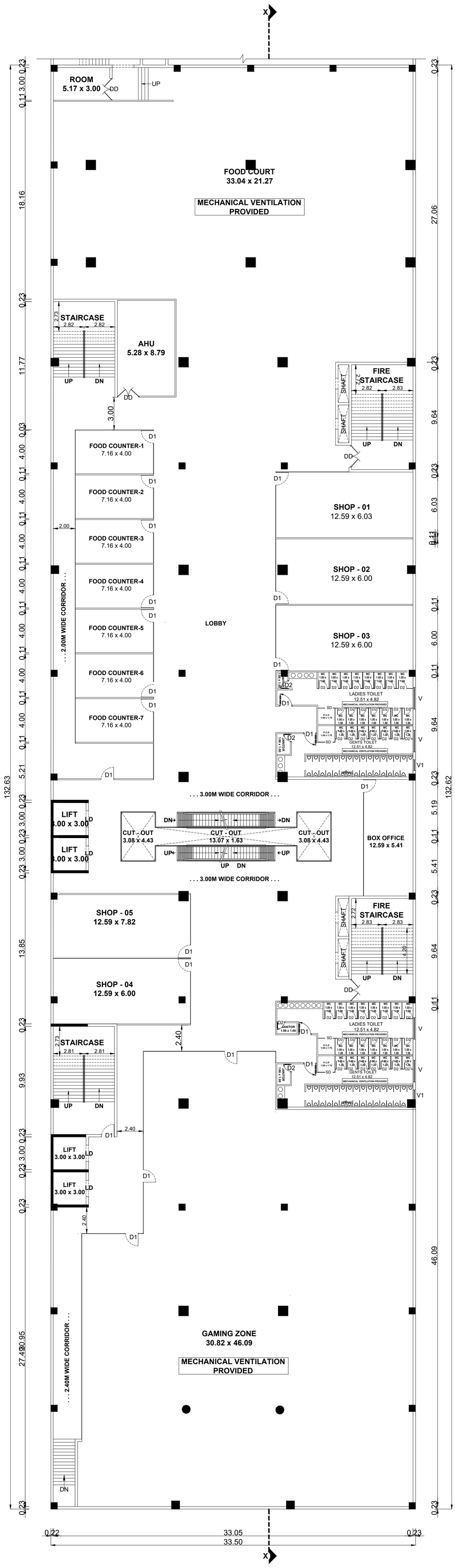
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FIRE PROTECTION SYSTEM PROVIDED IN ALL FLOORS

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FOURTH FLOOR PLAN

NOTE : ALL DIMENSIONS AREA IN METRE

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)
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JOINERY	:	Joineries are made with Steel (or) first class teak wood.
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RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 03 DEC 2025

E N S W

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED

Managing Director

ARCHITECT / REGISTERED ENGINEER :

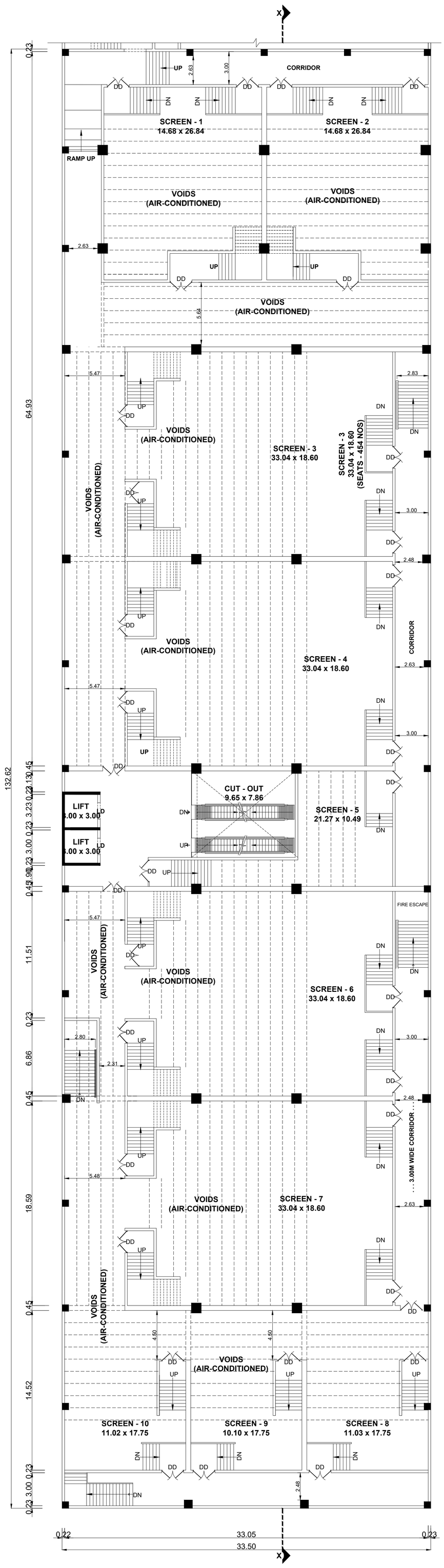
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FIRE PROTECTION SYSTEM PROVIDED IN ALL FLOORS

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FIFTH FLOOR LEVEL - 1 PLAN
(AIR-CONDITIONED CINEMA THEATRE)

NOTE : ALL DIMENSIONS AREA IN METRE

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.
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JOINERY SCHEDULE

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D2	0.76 x 2.44	TOILET DOOR
RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 03 DEC 2025

E N S W

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED
Managing Director

ARCHITECT / REGISTERED ENGINEER :

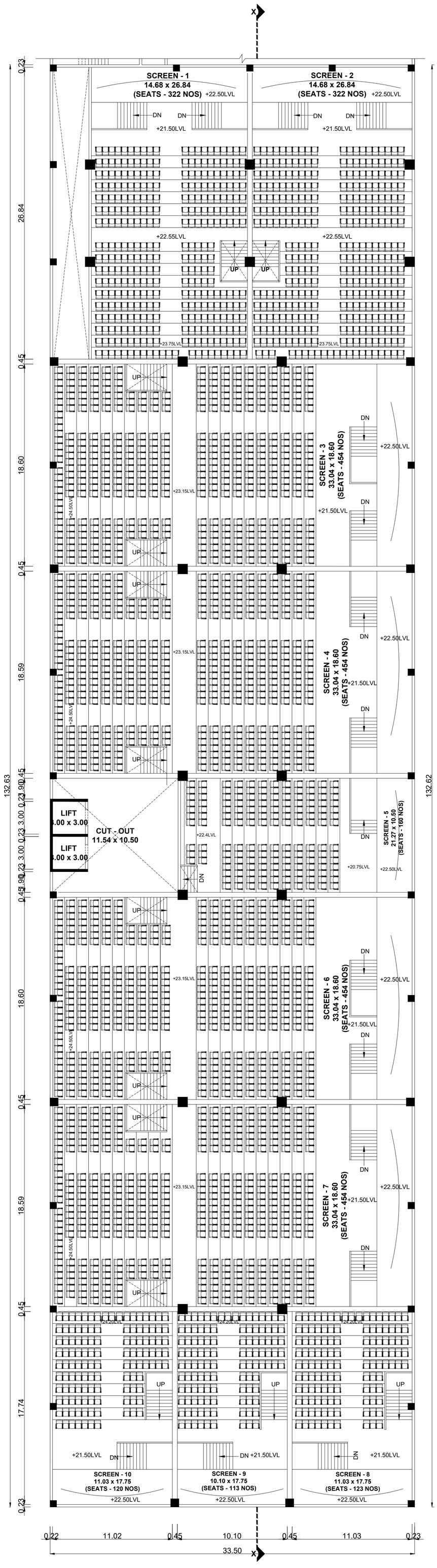
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FIFTH FLOOR LEVEL - 2 PLAN

(AIR-CONDITIONED CINEMA THEATRE)

NOTE : ALL DIMENSIONS AREA IN METRE

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)
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RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE : 1:200

DATE : 03 DEC 2025

E N S W

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED

Managing Director

ARCHITECT / REGISTERED ENGINEER :

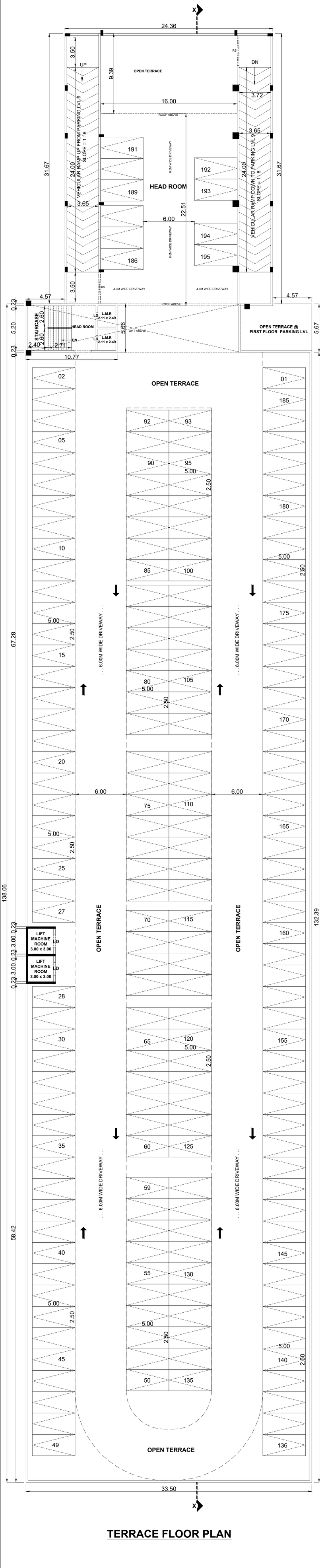
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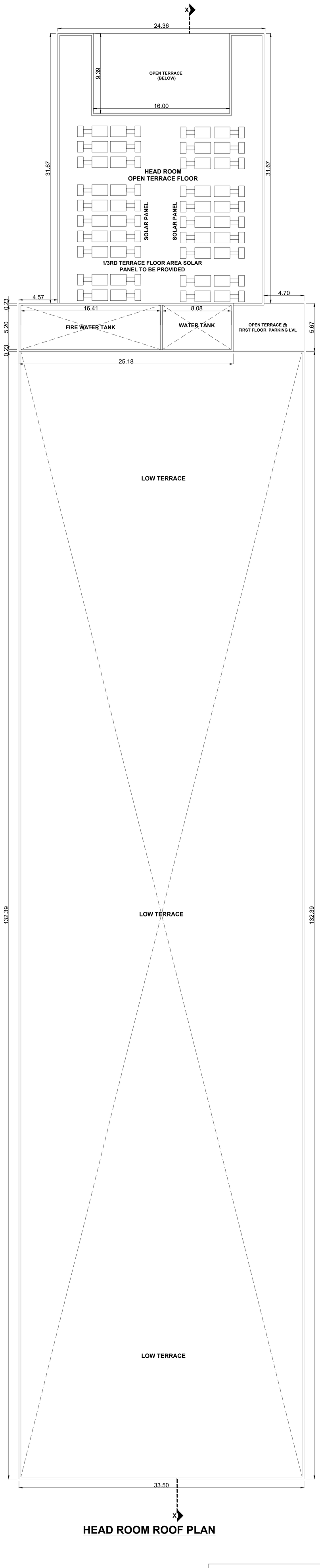
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FIRE PROTECTION SYSTEM PROVIDED IN ALL FLOORS

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RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 03 DEC 2025

E N S W

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APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED

Managing Director

ARCHITECT / REGISTERED ENGINEER :

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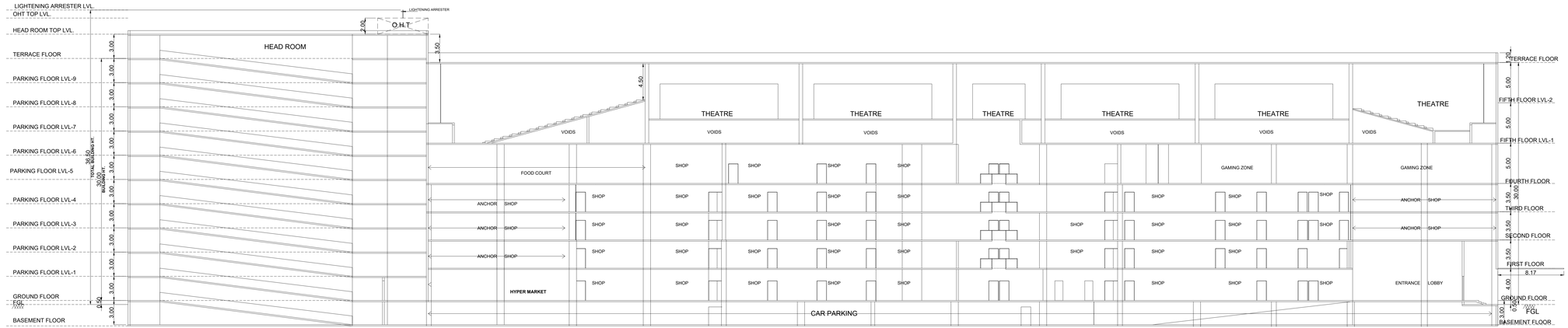
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Phone: 7810916739 / 7812856992

TERRACE FLOOR PLAN

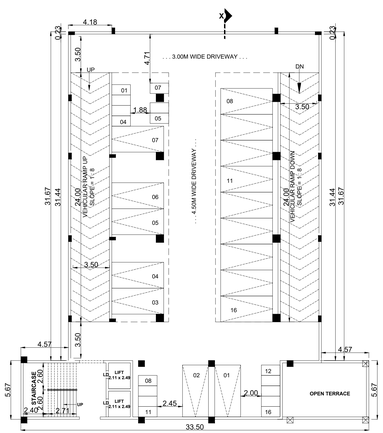
HEAD ROOM ROOF PLAN

FIRE PROTECTION SYSTEM PROVIDED IN ALL FLOORS

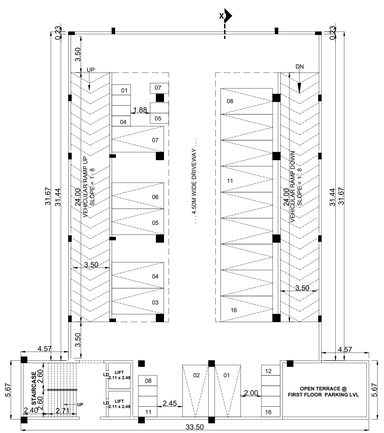
PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE MALL CUM MULTIPLEX THEATRE BUILDING WITH SHOPS, FOOD COURT, GAMING ZONE ALONG WITH TEN PERMANENT AIR CONDITIONED CINEMA THETRES FOR M/S. A.V.R.N. HOTELS PVT. LTD., IN S.F.NO. 542/2A1, 542/2B & 543/2A, THIRUKATCHUR VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.



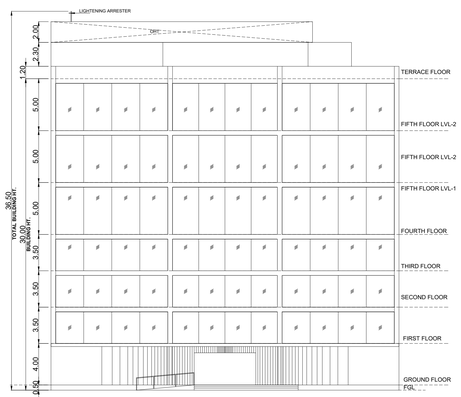
SECTION - 'XX'



PARKING LVL - 1 FLOOR PLAN
(TOTAL NO OF CAR PARKING = 16NOS)
(TOTAL NO OF TWO WHEELER PARKING = 16NOS)



TYPICAL PARKING LVL - 2 TO 9 FLOOR PLAN
(TOTAL NO OF CAR PARKING : 16NOS X 8 FLOORS = 128NOS)
(TOTAL NO OF TWO WHEELER PARKING : 16NOS X 8 FLOOR = 128NOS)



FRONT ELEVATION

NOTE : ALL DIMENSIONS AREA IN METRE

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 SCHEDULE

MD	6.00 x 2.44	MAIN DOOR
DD	2.00 x 2.44	DOUBLE DOOR
D1	1.20 x 2.44	INNER DOOR
D2	0.76 x 2.44	TOILET DOOR
RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 03 DEC 2025

E N S W

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED

Managing Director

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

REGISTERED STRUCTURAL ENGINEER :

Er T THIVYA, M.E. Structures
Structural Engineer Grade I
Reg. No: CGL DIST/SE/GR I/2024/12/009
Dt: 11 12.24 Valid Upto 10.12.2029
Phone: 7810916739 / 7812856992

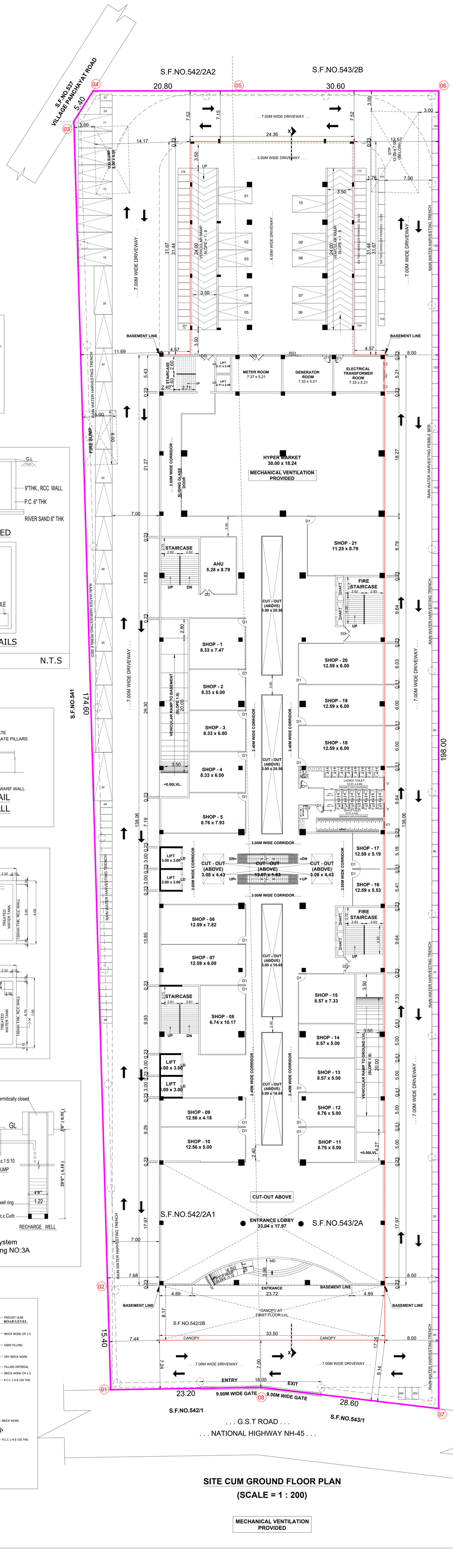
ARCHITECT / REGISTERED ENGINEER :

J. SARAVANAN, M.Arch
REGISTERED ARCHITECT
MCA No: CA/2000/26398
CMDA Registration No. RA/Gr.I/19/06/257
No.45, Vijaya Nagar, 3rd Main Road,
Velachery, Chennai - 600 042.

SITE PLAN	SHEET NO: 10 / 10

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE MALL CUM MULTIPLEX THEATRE BUILDING WITH SHOPS, FOOD COURT, GAMING ZONE ALONG WITH TEN PERMANENT AIR CONDITIONED CINEMA THETRES FOR M/S. A.V.R.N. HOTELS PVT. LTD., IN S.F.NO. 542/2A1, 542/2B & 543/2A, THIRUKATCHUR VILLAGE, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

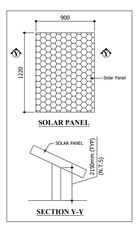
SITE AREA DETAILS	
S.F.NO	**AREA (SQ.M)**
542/2A1	4072.00
542/2B	350.00
543/2A	5528.00
TOTAL	9950.00

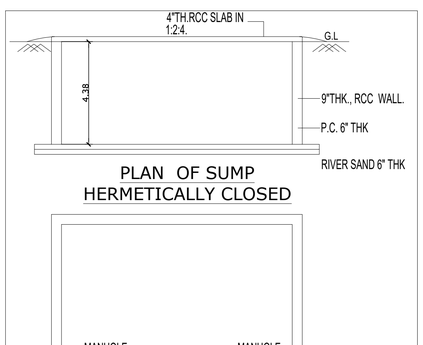


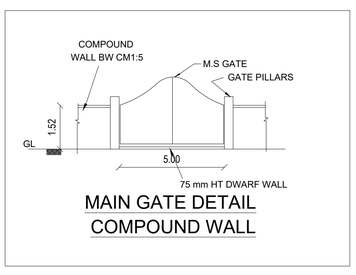
SITE CUM GROUND FLOOR PLAN

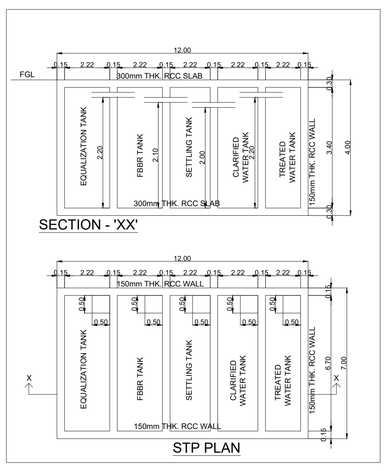
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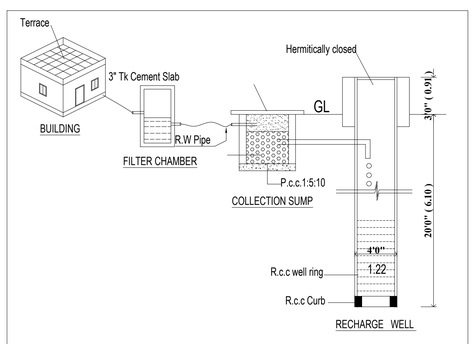
MECHANICAL VENTILATION PROVIDED

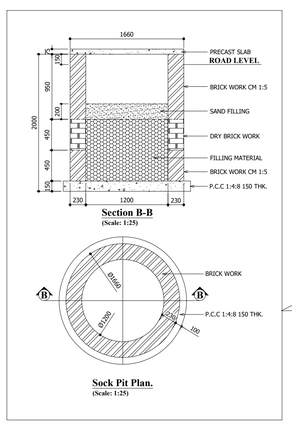


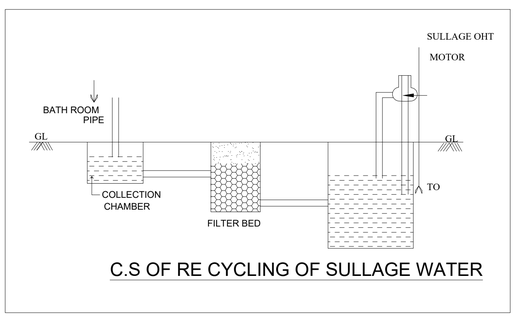




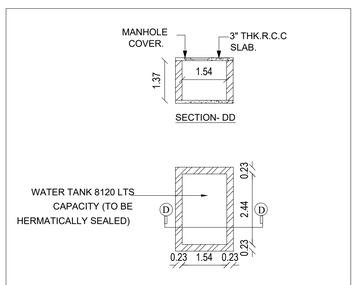




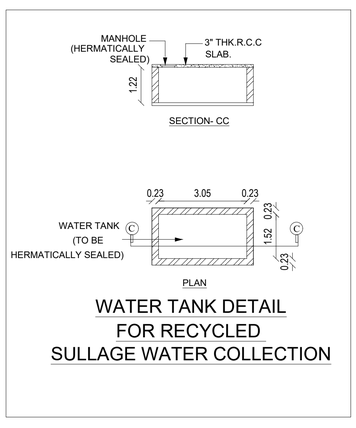




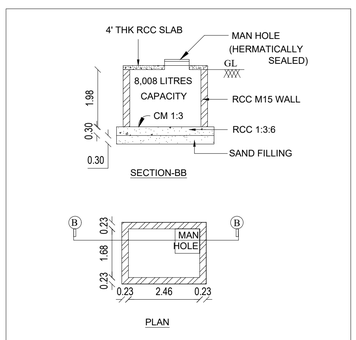
C.S OF RE CYCLING OF SULLAGE WATER



RAIN WATER TANK DETAIL.

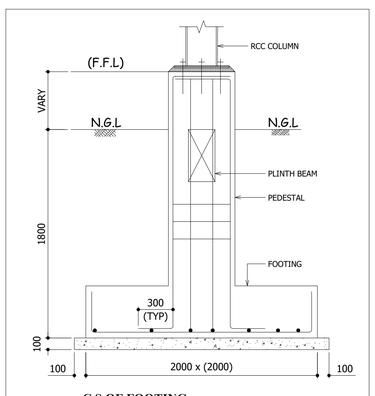


WATER TANK DETAIL FOR RECYCLED SULLAGE WATER COLLECTION



DETAILS OF SUMP FOR RAIN WATER CONSERVATION

(HERMATICALLY COVERED)



C.S OF FOOTING

ONLINE APPLICATION NO: SWP/BPA/640436/2025/TCP	
AREA STATEMENT DETAILS	
SITE AREA AS PER DOCUMENT	: 9950.00 SQ.M
SITE AREA AS PER PATTA	: 9950.00 SQ.M
SUPERIMPOSED SITE AREA	: 9950.00 SQ.M

TECHNICAL CONCURRENCE ISSUED BY DIRECTOR OF TOWN AND COUNTRY PLANNING PROCEEDINGS ROC.NO.22231/2019/SPLCELL, DATED:11.02.2020. (TECHNICAL CONCURRENCE NO: B.P/DTCP.NO.50/2020)

BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	MULTIPLEX COMPLEX			
	BASEMENT FLOOR	-	5649.85	5649.85
	STILT FLOOR	-	5649.86	5649.86
	FIRST FLOOR	4496.24	1153.61	5649.85
	SECOND FLOOR	3504.37	2145.49	5649.86
	THIRD FLOOR	4098.10	1551.76	5649.86
	FOURTH FLOOR	4098.10	1551.76	5649.86
	FIFTH FLOOR	4375.15	1274.69	5649.84
	TOTAL AREA	20571.96	18977.02	39548.98

PROPOSED BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	**HIGH RISE MALL CUM MULTIPLEX THEATRE BUILDING**			
	BASEMENT FLOOR-1	-	4625.02	4625.02
	GROUND FLOOR	4681.15	771.56	5452.71
	PARKING FLOOR LVL -1	-	908.37	908.37
	FIRST FLOOR	3563.55	-	3563.55
	PARKING FLOOR LVL -2	-	908.37	908.37
	SECOND FLOOR	4157.20	-	4157.20
	PARKING FLOOR LVL -3	-	908.37	908.37
	THIRD FLOOR	4157.20	-	4157.20
	PARKING FLOOR LVL -4	-	908.37	908.37
	FOURTH FLOOR	4380.40	-	4380.40
	PARKING FLOOR LVL -5	-	908.37	908.37
	PARKING FLOOR LVL -6	-	908.37	908.37
	PARKING FLOOR LVL -7	-	908.37	908.37
	FIFTH FLOOR	4321.36	-	4321.36
	PARKING FLOOR LVL -8	-	908.37	908.37
	PARKING FLOOR LVL -9	-	908.37	908.37
	HEAD ROOM	-	709.55	709.55
	TOTAL AREA	25260.86	14281.46	39542.32

TOTAL FSI AREA = 25260.86 SQ.M

FLOOR SPACE INDEX = 25260.86 / 9950.00 = 2.539

PLOT COVERAGE = 4681.15 / 9950.00 x 100 = 47.05 %

PARKING DETAILS :

AIR-CONDITIONED CINEMA THEATRE :

THEATRE SEATING AREA : 2011.69 SQ.M
1 CAR SPACE AND TWO WHEELER SPACE FOR EVERY 20.00 SQ.M
CAR REQUIRED : 101 NOS
TWO WHEELER REQUIRED : 101 NOS

SHOPS :

SHOP AREA : 10756.30 SQ.M
1 CAR SPACE & 1 TWO WHEELER SPACE FOR EVERY 50.00 SQ.M
CAR REQUIRED : 216 NOS
TWO WHEELER REQUIRED : 216 NOS

RESTAURANT :

RESTAURANT AREA : 1504.62 SQ.M
1 CAR SPACE FOR EVERY 50.00 SQ.M
1 TWO WHEELER SPACE FOR EVERY 25.00 SQ.M
CAR REQUIRED : 31 NOS
TWO WHEELER REQUIRED : 61 NOS

PARKING DETAILS :

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	313+ 35(PCP)=348NOS	451+ 40(PCP)=491NOS
TWO WHEELER PARKING	340+ 38(PCP)= 378NOS	341+ 38(PCP)= 379NOS

PARKING SLOT SIZE :

451 CARS WITH DIMENSION 2.50 x 5.0M
40 PCP CARS WITH DIMENSION 3.60 x 5.0M
379 TWO WHEELER WITH DIMENSION 1.00 x 1.80

PARKING PROVIDED	CAR	TWO WHEELER
GROUND LEVEL PARKING	34 NOS	166+ 38(PCP)= 204NOS
COMBINED BASEMENT- 1	78+ 40(PCP)= 118NOS	31NOS
PARKING FLOOR LVL 1 to 9	144 NOS	-
TERRACE FLOOR PARKING	195 NOS	144 NOS
TOTAL	451+ 40(PCP)=491NOS	341+ 38(PCP)= 379NOS

JOINERY SCHEDULE

MD	6.00 x 2.44	MAIN DOOR
DD	2.00 x 2.44	DOUBLE DOOR
D1	1.20 x 2.44	INNER DOOR
D2	0.76 x 2.44	TOILET DOOR
RS1	2.13 x 2.44	ROLLING SHUTTER
V	2.00 x 0.60	VENTILATOR
V1	1.00 x 0.60	VENTILATOR

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 03 DEC 2025

E N S W

APPLICANT :

For A.V.R.N. HOTELS PRIVATE LIMITED

Managing Director

SANITATION DETAILS (SHOPS):-

TOTAL NUMBER OF MALE = 175 NOS
TOTAL NUMBER OF FEMALE = 225 NOS

S NO.	SANITARY UNIT	REQUIRED	PROVIDED
1.	WATER CLOSET	50 Nos	80 Nos
2.	ABLUTION TAPS	50 Nos	80 Nos
3.	URINALS	05 Nos	80 Nos
4.	WASH BASINS	15 Nos	25 Nos
5.	BATHS	-	-
6.	DRINKING WATER FOUNTAINS	01 Nos	04 Nos
7.	CLEANER'S SINK	01 Nos	04 Nos

SANITATION DETAILS (THEATERS):-

TOTAL NUMBER OF MALE = 1000 NOS
TOTAL NUMBER OF FEMALE = 1000 NOS

S NO.	SANITARY UNIT	REQUIRED	PROVIDED
1.	WATER CLOSET	15 Nos	24 Nos
2.	ABLUTION TAPS	15 Nos	24 Nos
3.	URINALS	20 Nos	30 Nos
4.	WASH BASINS	10 Nos	10 Nos
5.	BATHS	-	-
6.	DRINKING WATER FOUNTAINS	01 Nos	01 Nos
7.	CLEANER'S SINK	01 Nos	01 Nos

SANITATION DETAILS (SHOPS):-

TOTAL NUMBER OF MALE = 250 NOS
TOTAL NUMBER OF FEMALE = 250 NOS

S NO.	SANITARY UNIT	REQUIRED	PROVIDED
1.	WATER CLOSET	04 Nos	05 Nos
2.	ABLUTION TAPS	04 Nos	05 Nos
3.	URINALS	05 Nos	10 Nos
4.	WASH BASINS	03 Nos	06 Nos
5.	BATHS	-	-
6.	DRINKING WATER FOUNTAINS	01 Nos	01 Nos
7.	CLEANER'S SINK	01 Nos	01 Nos

FIRE PROTECTION SYSTEM PROVIDED IN ALL FLOORS

ARCHITECT / REGISTERED ENGINEER :

J. SARAVANAN, M.Arch
REGISTERED ARCHITECT
MCA No: CA/2000/26398
CMDA Registration No. RA/Gr.I/19/06/257
No.46, Vijaya Nagar, 3rd Main Road,
Velachery, Chennai - 600 042.

REGISTERED STRUCTURAL ENGINEER :

Er T THIVYA, M.E. Structures
Structural Engineer Grade I
Reg. No: CGL DIST/SE/GR I/2024/12/009
Dt: 11 12.24 Valid Upto 10.12.2029
Phone: 7810916739 / 7812856992

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
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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.