

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

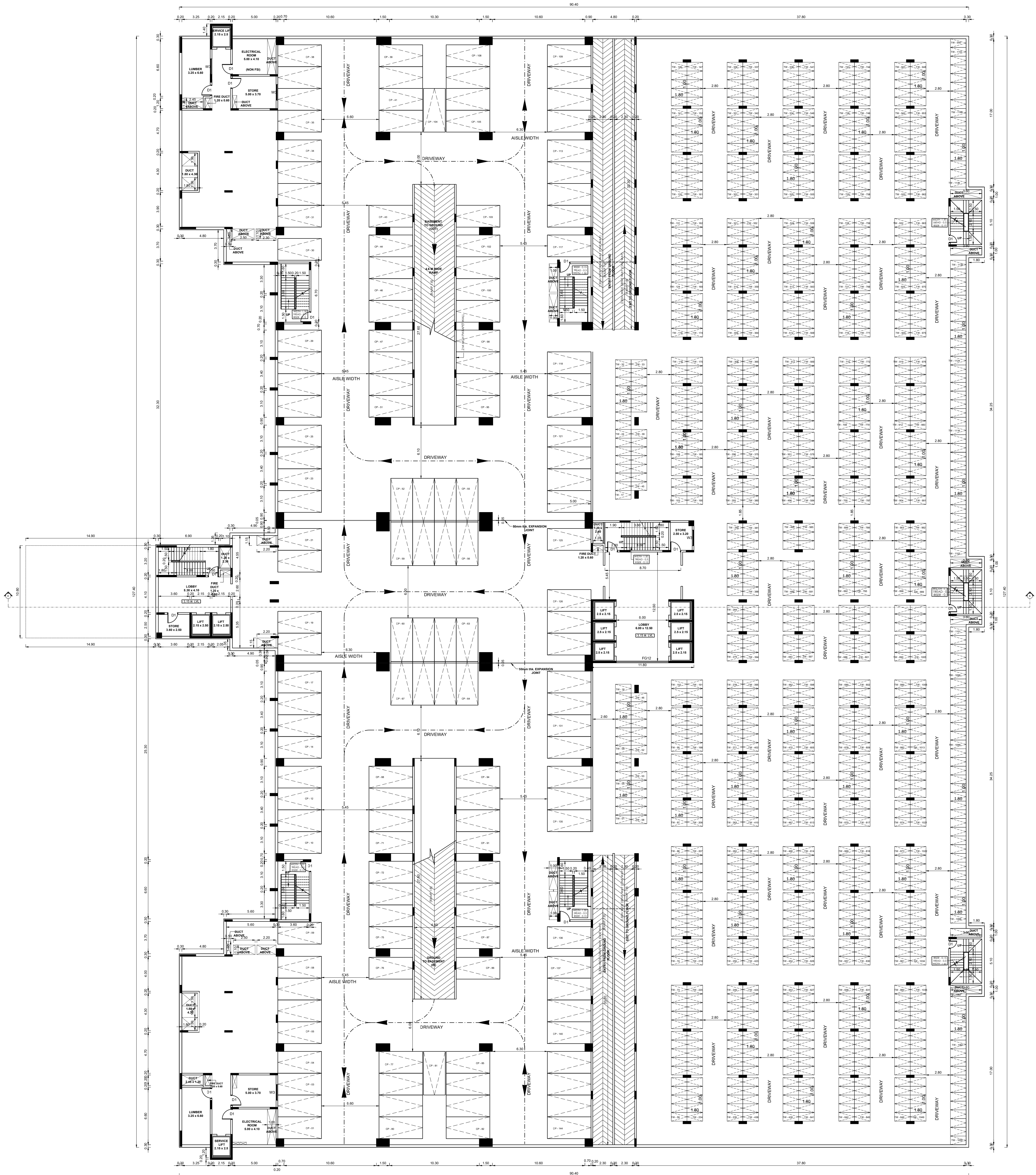
DTCP

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.



SECTION : X-X



BASEMENT PLAN



BLOCK - 2

SHEET NO: 01 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB- COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR 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 : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar 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

D1	1.20 x 2.40	FLUSH DOOR
D2	0.90 x 2.40	FLUSH DOOR
D3	0.75 x 2.40	FLUSH DOOR
DW1	2.15 x 2.40	DOOR CUM WINDOW
DW2	1.80 x 2.40	DOOR CUM WINDOW
DW3	4.10 x 2.40	DOOR CUM WINDOW
DW4	5.45 x 2.40	DOOR CUM WINDOW
DW5	3.70 x 2.40	DOOR CUM WINDOW
DW6	8.20 x 2.40	DOOR CUM WINDOW
DW7	10.0 x 2.40	DOOR CUM WINDOW
DW8	4.70 x 2.40	DOOR CUM WINDOW
W1	2.40 x 2.25	WINDOW
W2	1.20 x 2.25	WINDOW
W3	1.80 x 2.25	WINDOW
W4	1.50 x 1.20	WINDOW
DD1	1.80 x 2.40	DOUBLE DOOR
DD2	2.40 x 2.40	DOUBLE DOOR
SD1	2.40 x 2.40	SLIDING DOOR
SD2	2.10 x 2.40	SLIDING DOOR
SD3	1.80 x 2.40	SLIDING DOOR
FG1	2.30 x 3.05	FIXED GLAZING
FG2	3.00 x 3.05	FIXED GLAZING
FG3	4.30 x 3.05	FIXED GLAZING
FG4	5.15 x 3.05	FIXED GLAZING
FG5	3.35 x 3.05	FIXED GLAZING
FG6	10.6 x 3.05	FIXED GLAZING
FG7	10.3 x 3.05	FIXED GLAZING
FG8	10.0 x 3.05	FIXED GLAZING
FG9	8.20 x 3.05	FIXED GLAZING
FG10	4.10 x 3.05	FIXED GLAZING
FG11	5.45 x 3.05	FIXED GLAZING
FG12	6.00 x 3.05	FIXED GLAZING
FG13	9.35 x 3.05	FIXED GLAZING
V1	0.60 x 0.90	VENTILATOR
V2	0.90 x 0.90	VENTILATOR
V3	0.70 x 2.10	VENTILATOR

COLOUR INDEX :

PROPOSED ☐

BOUNDARY ☐

ROAD ☐

DRIVEWAY ☐

REFERENCE :

SCALE : 1:200

DATE : 07 JAN 2026

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

Authorised Signature

ARCHITECT / REGISTERED ENGINEER :

PRAMOD BALAKRISHNAN

CA/85/9298

RA/6/1/19/04/147

#5, THIRD FLOOR, 13, SECOND MAIN ROAD, NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. (CIVIL), M.A.S., F.I.E.

STRUCTURAL ENGINEER GRADE I (SE)

DTCP REG No. COLDAST/REG-126/194/04/147

New No. 13, 3rd Cross Street,

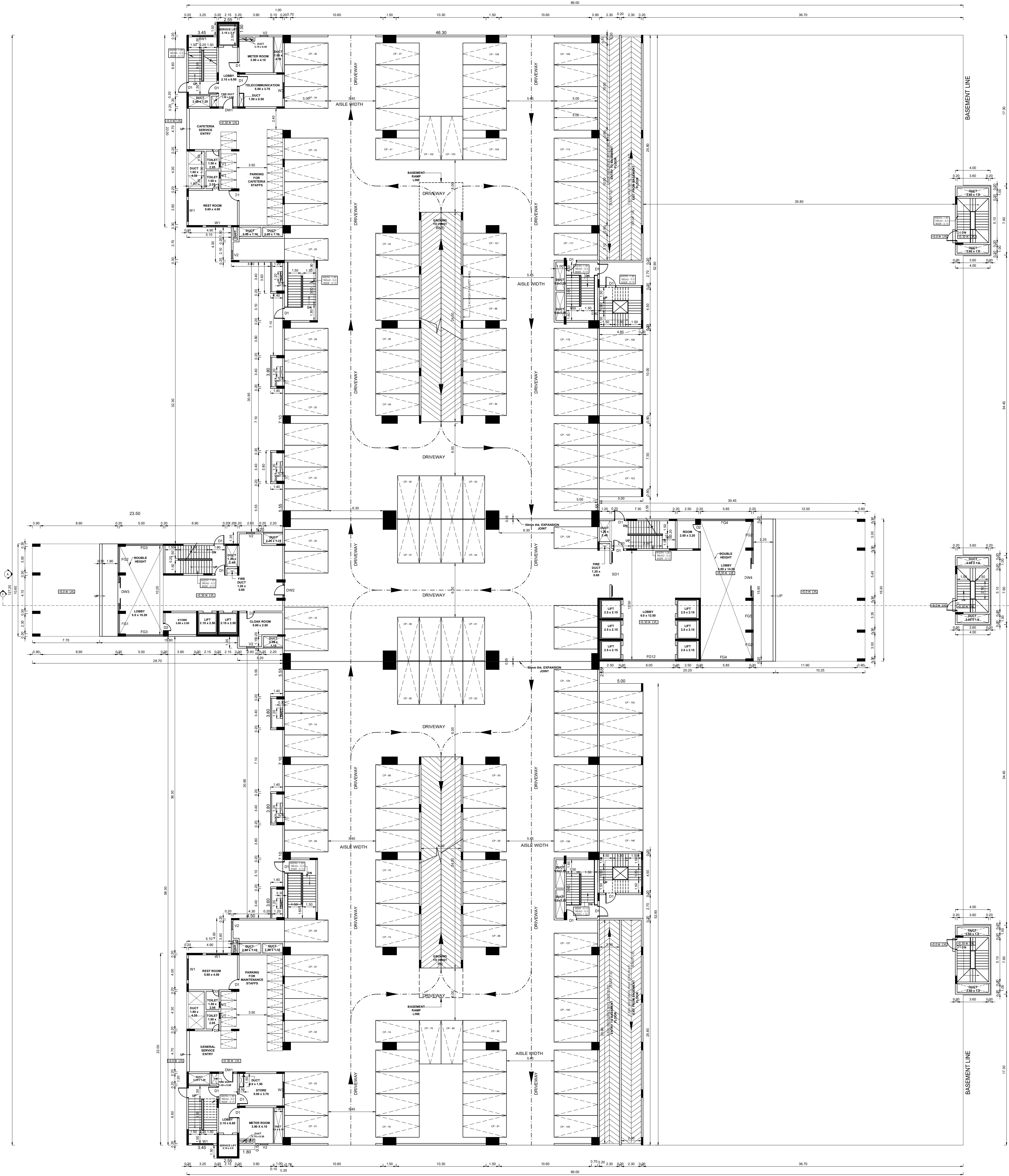
Karapagam Gardens, Adyar, Chennai - 600 020.

Email : nagesh.somadevi@gmail.com

Mobile : 98402 31666



ELEVATION : A



STILT/GROUND FLOOR PLAN

BLOCK - 2 SHEET NO: 02 / 15
PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB- COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR 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.
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WEATHERING : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar 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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DW4	5.45 x 2.40	DOOR CUM WINDOW
DW5	3.70 x 2.40	DOOR CUM WINDOW
DW6	8.20 x 2.40	DOOR CUM WINDOW
DW7	10.0 x 2.40	DOOR CUM WINDOW
DW8	4.70 x 2.40	DOOR CUM WINDOW
W1	2.40 x 2.25	WINDOW
W2	1.20 x 2.25	WINDOW
W3	1.80 x 2.25	WINDOW
W4	1.50 x 1.20	WINDOW
DD1	1.80 x 2.40	DOUBLE DOOR
DD2	2.40 x 2.40	DOUBLE DOOR
SD1	2.40 x 2.40	SLIDING DOOR
SD2	2.10 x 2.40	SLIDING DOOR
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FG1	2.30 x 3.05	FIXED GLAZING
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FG12	6.00 x 3.05	FIXED GLAZING
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V1	0.60 x 0.90	VENTILATOR
V2	0.90 x 0.90	VENTILATOR
V3	0.70 x 2.10	VENTILATOR

COLOUR INDEX :	REFERENCE :
PROPOSED	SCALE : 1:200
BOUNDARY	DATE : 07 JAN 2026
ROAD	
DRIVEWAY	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

PRAMOD BALAKRISHNAN
CA/65/9299
RAJGr:1/19/04/147
#5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI- 600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTPC REG No. COLDIST/SE/GR-1/2019/55004 (MLN)
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666

PLAN SHOWING THE ALREADY APPROVED AND
PROPOSED CONSTRUCTION OF HRB- COMMERCIAL
IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN
ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT
PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT,
130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT
AT THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:1 1/2:3 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 1:1 1/2:3(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
Line mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3 inside & Outside walls
are plastering with CM 1:4.

PAINING : 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

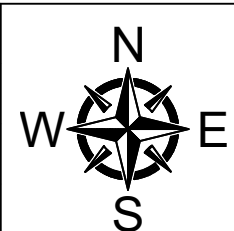
D1	1.20 x 2.40	FLUSH DOOR
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DW8	4.70 x 2.40	DOOR CUM WINDOW
W1	2.40 x 2.25	WINDOW
W2	1.20 x 2.25	WINDOW
W3	1.80 x 2.25	WINDOW
W4	1.50 x 1.20	WINDOW
DD1	1.80 x 2.40	DOUBLE DOOR
DD2	2.40 x 2.40	DOUBLE DOOR
SD1	2.40 x 2.40	SLIDING DOOR
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COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SCALE : 1:200
DATE : 07 JAN 2026



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

[Signature]
Authorised Signatory

REGISTERED STRUCTURAL ENGINEER :

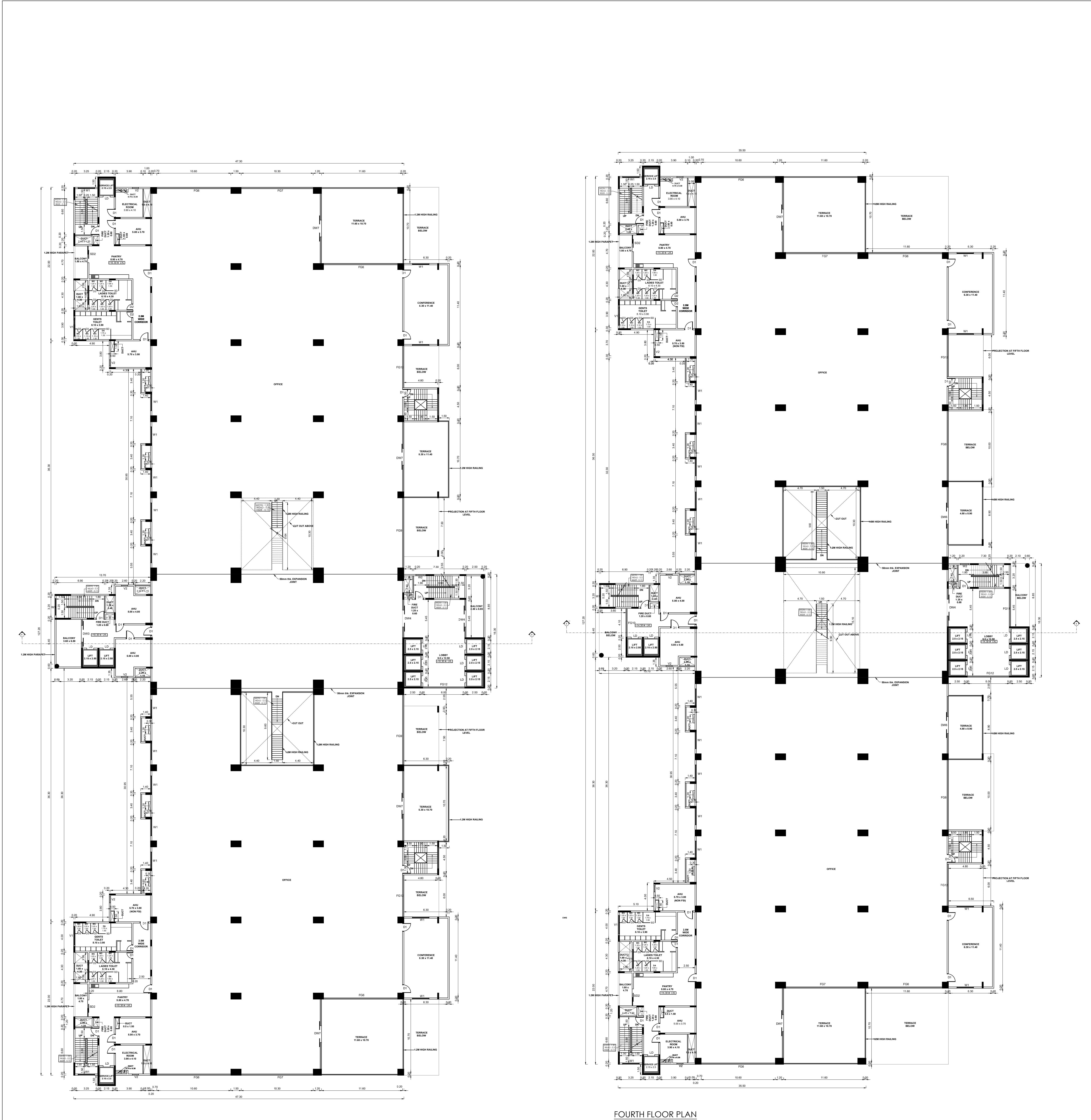
ARCHITECT / REGISTERED ENGINEER :

[Signature]
S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
DCC REG No. COLDS/2008-12/194534M (MLPA)
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666

[Signature]
PRAMOD BALAKRISHNAN
CA/85/9299
RA/Gr:1/19/04/147
#5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

FIRST FLOOR PLAN

SECOND FLOOR PLAN



THIRD FLOOR PLAN

FOURTH FLOOR PLAN

BLOCK - 2

SHEET NO: 04 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB- COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT, AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

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JOINERY : Joineries are made with Steel (or) first class teak wood.

WEATHERING : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3:inside & Outside walls are plastering with CM 1:4.

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W1	2.40 x 2.25	WINDOW
W2	1.20 x 2.25	WINDOW
W3	1.80 x 2.25	WINDOW
W4	1.50 x 1.20	WINDOW
DD1	1.80 x 2.40	DOUBLE DOOR
DD2	2.40 x 2.40	DOUBLE DOOR
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SD2	2.10 x 2.40	SLIDING DOOR
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COLOUR INDEX :

PROPOSED ☐

BOUNDARY ☐

ROAD ☐

DRIVEWAY ☐

REFERENCE :

SCALE : 1:200

DATE : 07 JAN 2026

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

PRAMOD BALAKRISHNAN

CA/85/9299

RAJG:1/19/04/147

5, THIRD FLOOR, 13, SECOND MAIN ROAD,

NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.

STRUCTURAL ENGINEER GRADE I (SE)

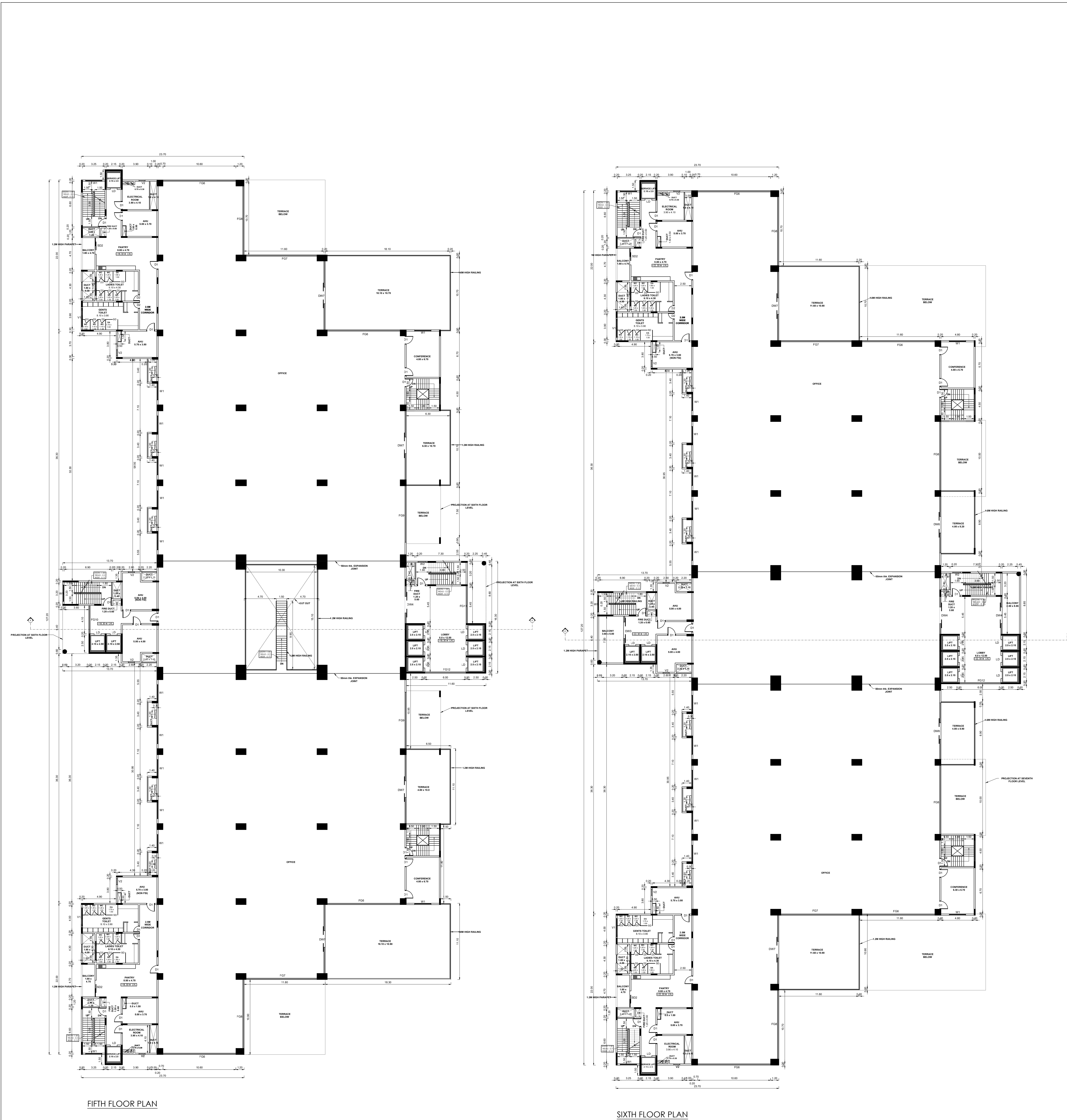
DTC REG No. CGLDST/SE/GR-1/2019/590N (MLPA)

New No. 15, 3rd Cross Street,

Karpagam Gardens, Adyar, Chennai - 600 020.

Email : nagesh.somadev@gmail.com

Mobile : 98402 31666



FIFTH FLOOR PLAN

SIXTH FLOOR PLAN

BLOCK - 2

SHEET NO: 05 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB- COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

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COLOUR INDEX :

PROPOSED ☐

BOUNDARY ☐

ROAD ☐

DRIVEWAY ☐

REFERENCE :

SCALE : 1:200

DATE : 07 JAN 2026

N

W

E

S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

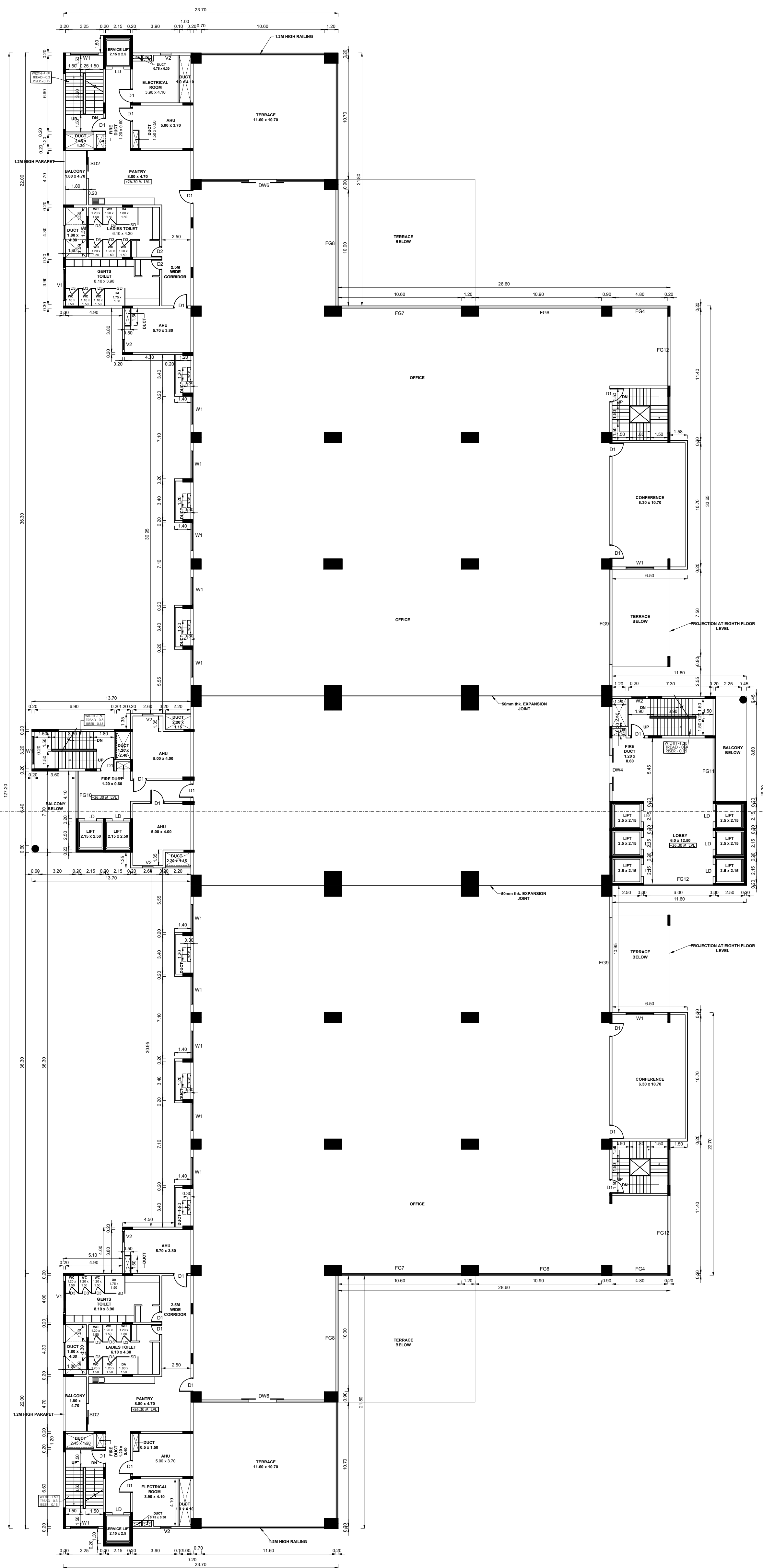
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

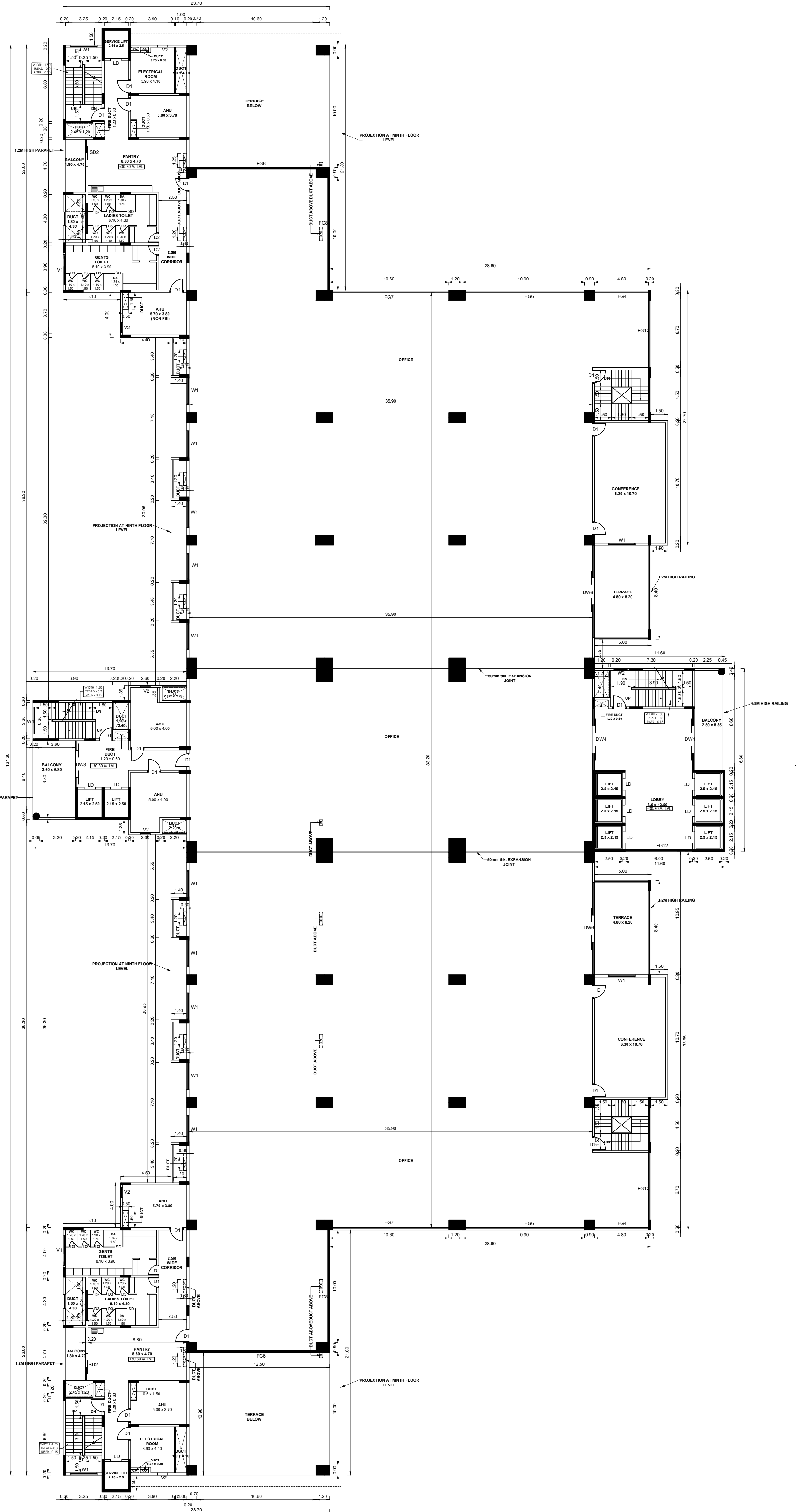
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STRUCTURAL ENGINEER GRADE 1 (SE)
DTCF REG No. CGLDIST/SE/GR-1/2619/05/004 (MLPA)
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666



SEVENTH FLOOR PLAN



EIGHTH FLOOR PLAN

BLOCK - 2

SHEET NO: 06 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB- COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

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DW5	3.70 x 2.40	DOOR CUM WINDOW
DW6	8.20 x 2.40	DOOR CUM WINDOW
DW7	10.0 x 2.40	DOOR CUM WINDOW
DW8	4.70 x 2.40	DOOR CUM WINDOW
W1	2.40 x 2.25	WINDOW
W2	1.20 x 2.25	WINDOW
W3	1.80 x 2.25	WINDOW
W4	1.50 x 1.20	WINDOW
DD1	1.80 x 2.40	DOUBLE DOOR
DD2	2.40 x 2.40	DOUBLE DOOR
SD1	2.40 x 2.40	SLIDING DOOR
SD2	2.10 x 2.40	SLIDING DOOR
SD3	1.80 x 2.40	SLIDING DOOR
FG1	2.30 x 3.05	FIXED GLAZING
FG2	3.00 x 3.05	FIXED GLAZING
FG3	4.30 x 3.05	FIXED GLAZING
FG4	5.15 x 3.05	FIXED GLAZING
FG5	3.35 x 3.05	FIXED GLAZING
FG6	10.6 x 3.05	FIXED GLAZING
FG7	10.3 x 3.05	FIXED GLAZING
FG8	10.0 x 3.05	FIXED GLAZING
FG9	8.20 x 3.05	FIXED GLAZING
FG10	4.10 x 3.05	FIXED GLAZING
FG11	5.45 x 3.05	FIXED GLAZING
FG12	6.00 x 3.05	FIXED GLAZING
FG13	9.35 x 3.05	FIXED GLAZING
V1	0.60 x 0.90	VENTILATOR
V2	0.90 x 0.90	VENTILATOR
V3	0.70 x 2.10	VENTILATOR

COLOUR INDEX :		REFERENCE :	
PROPOSED	☐	SCALE	: 1:200
BOUNDARY	☐	DATE	: 07 JAN 2026
ROAD	☐		
DRIVEWAY	☐		

W

N

E

S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

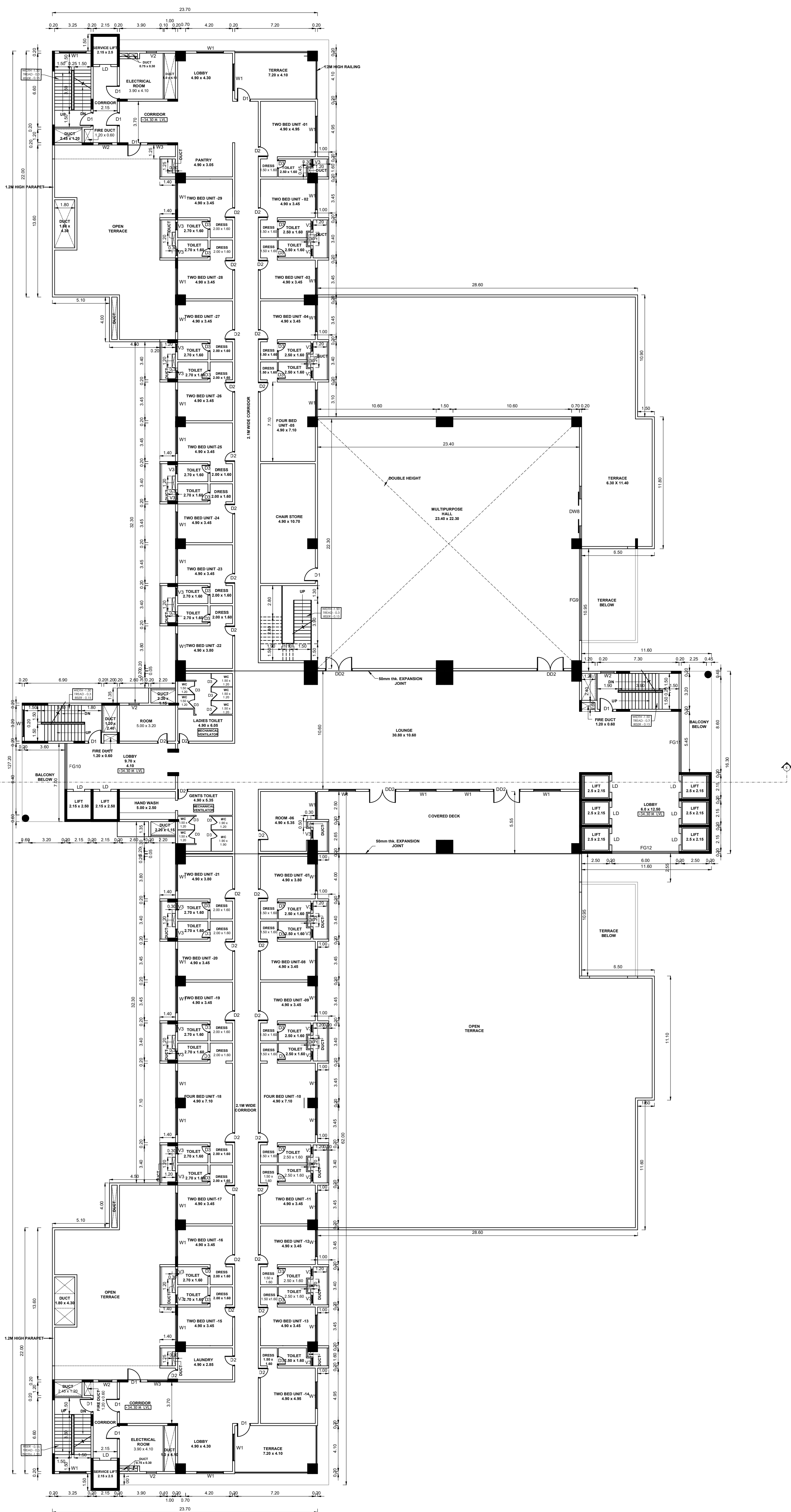
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

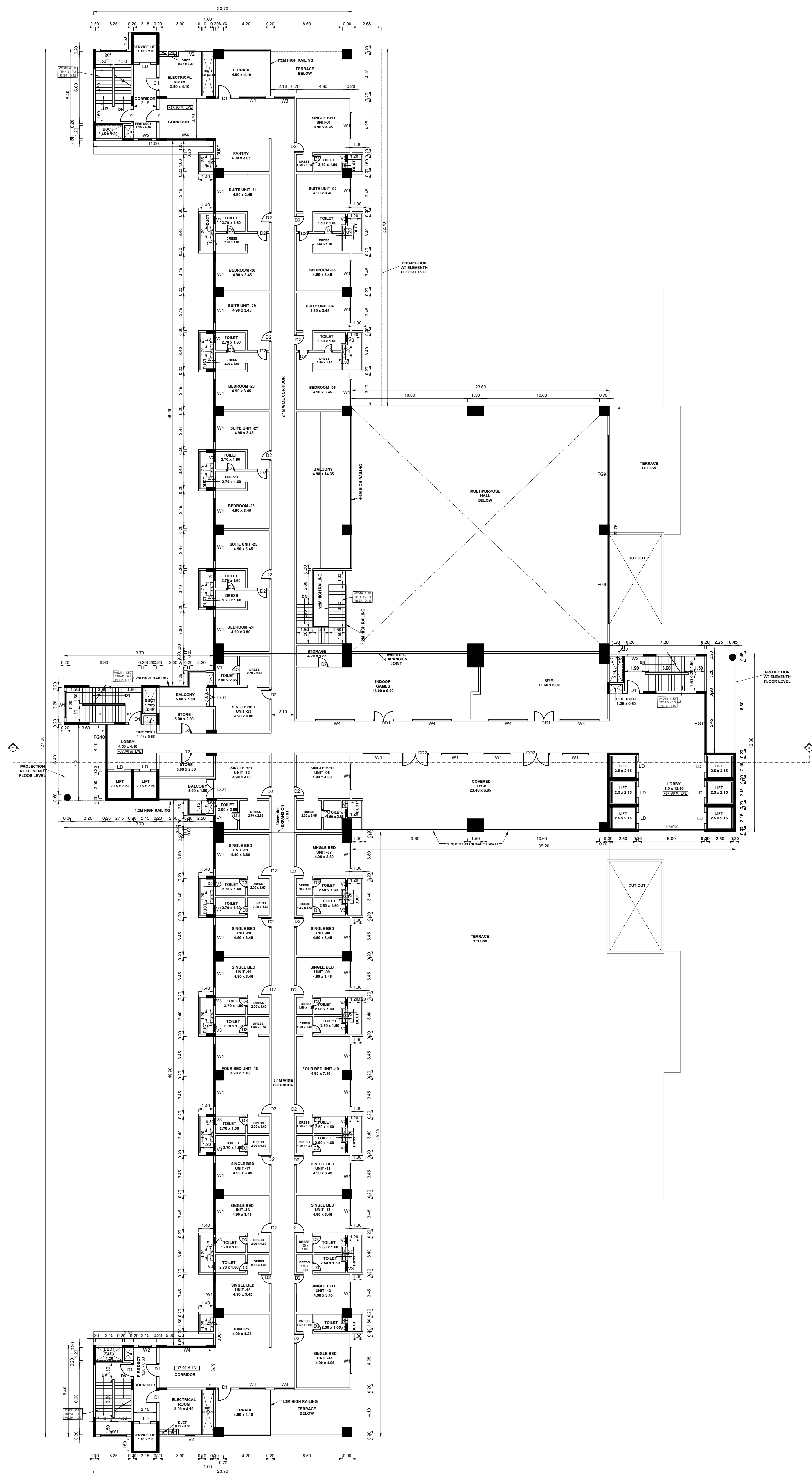
PRAMOD BALAKRISHNAN
CA/85/9299
RA/Gr.1/19/04/147
5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. (CIVIL), M.A.S., F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTCF REG No. CGLD1578/GR-170/19/01/04 (MLM)
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.sundar@gmail.com
Mobile : 98402 31666



NINTH FLOOR PLAN



TENTH FLOOR PLAN

BLOCK - 2

SHEET NO: 07 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB- COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR 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 & Sunshine 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 : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar 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

D1	1.20 x 2.40	FLUSH DOOR
D2	0.90 x 2.40	FLUSH DOOR
D3	0.75 x 2.40	FLUSH DOOR
DW1	2.15 x 2.40	DOOR CUM WINDOW
DW2	1.80 x 2.40	DOOR CUM WINDOW
DW3	4.10 x 2.40	DOOR CUM WINDOW
DW4	5.45 x 2.40	DOOR CUM WINDOW
DW5	3.70 x 2.40	DOOR CUM WINDOW
DW6	8.20 x 2.40	DOOR CUM WINDOW
DW7	10.0 x 2.40	DOOR CUM WINDOW
DW8	4.70 x 2.40	DOOR CUM WINDOW
W1	2.40 x 2.25	WINDOW
W2	1.20 x 2.25	WINDOW
W3	1.80 x 2.25	WINDOW
W4	1.50 x 1.20	WINDOW
DD1	1.80 x 2.40	DOUBLE DOOR
DD2	2.40 x 2.40	DOUBLE DOOR
SD1	2.40 x 2.40	SLIDING DOOR
SD2	2.10 x 2.40	SLIDING DOOR
SD3	1.80 x 2.40	SLIDING DOOR
FG1	2.30 x 3.05	FIXED GLAZING
FG2	3.00 x 3.05	FIXED GLAZING
FG3	4.30 x 3.05	FIXED GLAZING
FG4	5.15 x 3.05	FIXED GLAZING
FG5	3.35 x 3.05	FIXED GLAZING
FG6	10.6 x 3.05	FIXED GLAZING
FG7	10.3 x 3.05	FIXED GLAZING
FG8	10.0 x 3.05	FIXED GLAZING
FG9	8.20 x 3.05	FIXED GLAZING
FG10	4.10 x 3.05	FIXED GLAZING
FG11	5.45 x 3.05	FIXED GLAZING
FG12	6.00 x 3.05	FIXED GLAZING
FG13	9.35 x 3.05	FIXED GLAZING
V1	0.60 x 0.90	VENTILATOR
V2	0.90 x 0.90	VENTILATOR
V3	0.70 x 2.10	VENTILATOR

COLOUR INDEX :

PROPOSED ☐

BOUNDARY ☐

ROAD ☐

DRIVEWAY ☐

REFERENCE :

SCALE : 1:200

DATE : 07 JAN 2026

N

W

E

S

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

11.7.22

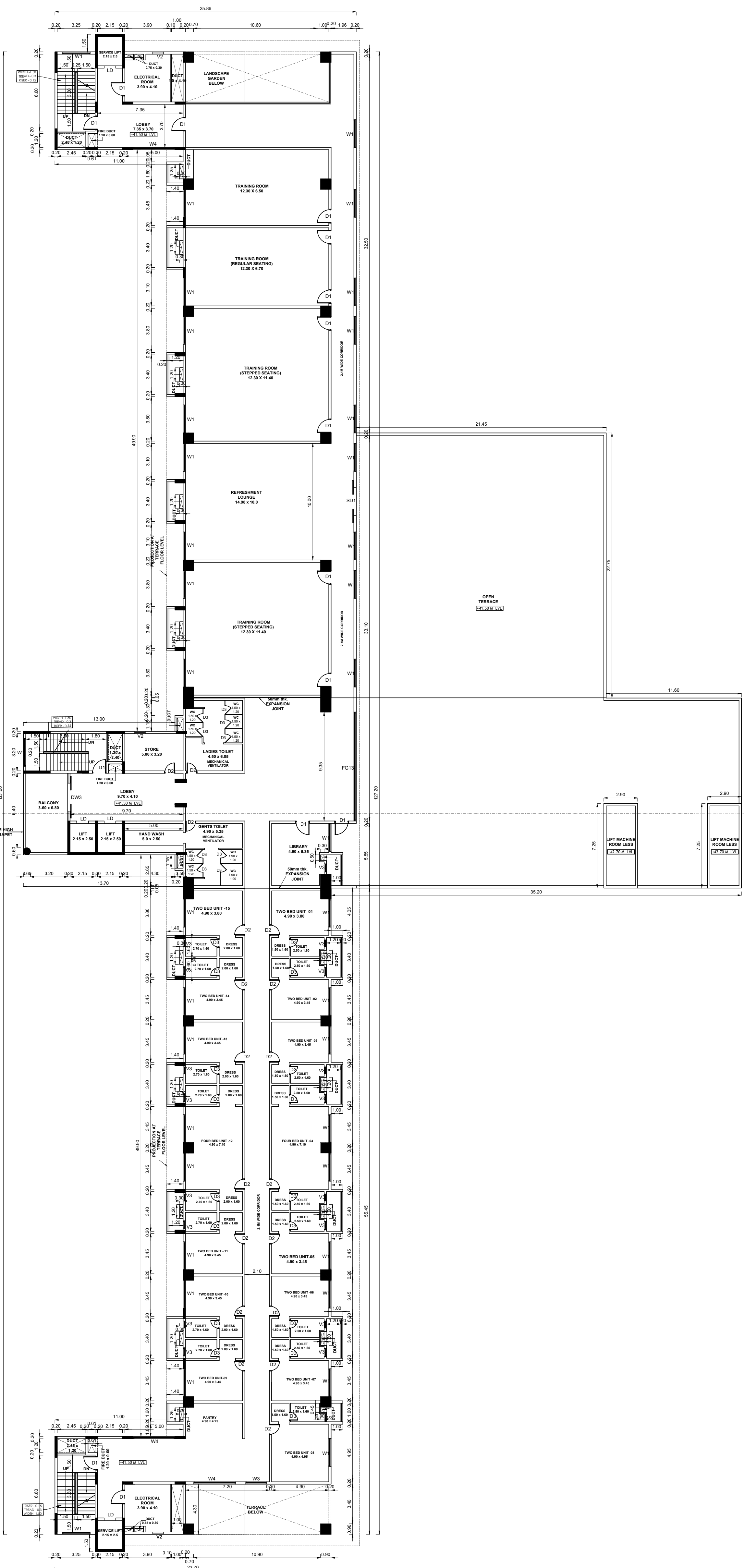
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

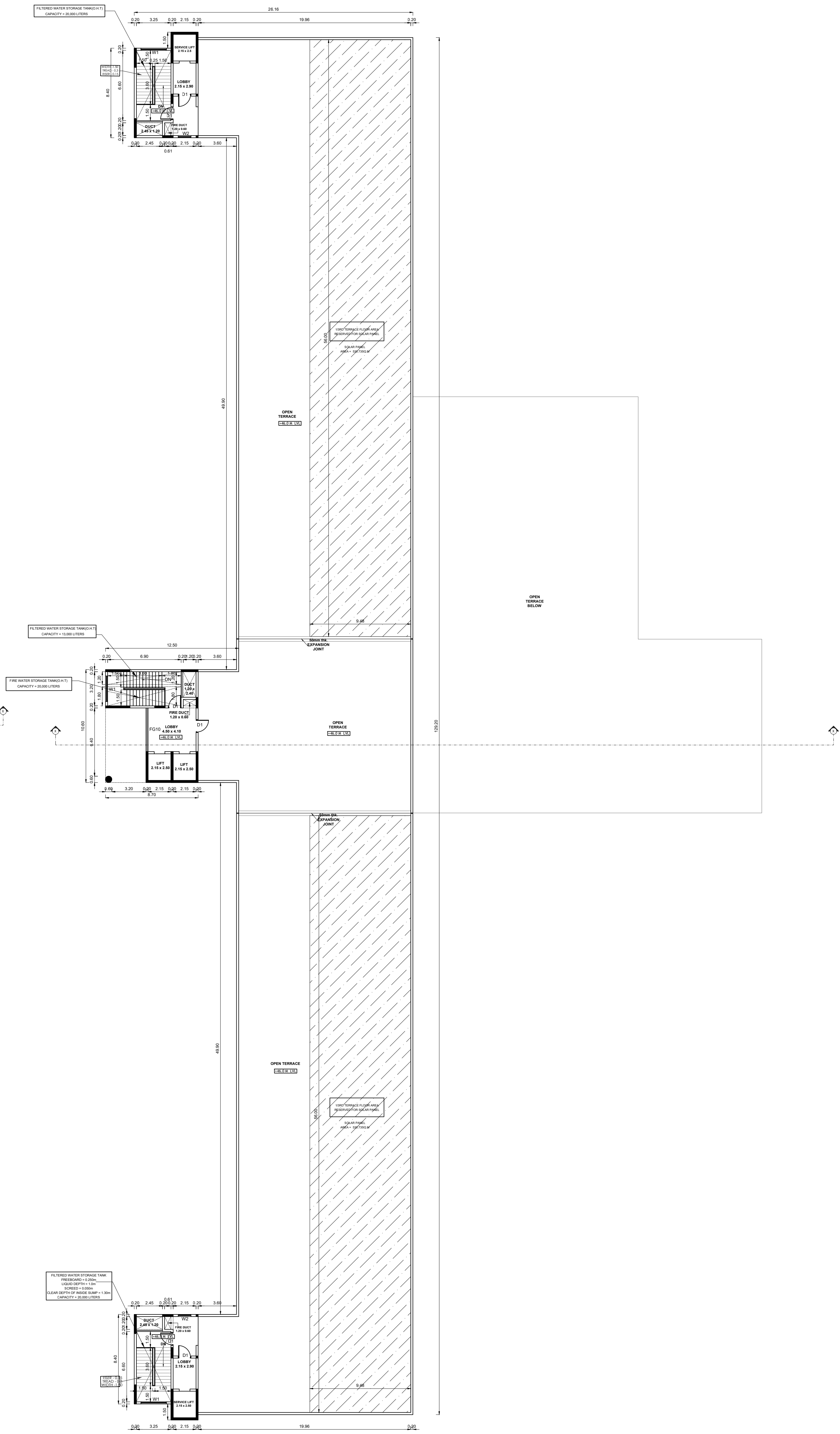
PRAMOD BALAKRISHNAN
CA/85/9299
RA/Gr.1/19/04/147
5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI- 600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTP REG No. CGLDISENGR-1/2019/5904 (MLA)
New No. 13, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98403 31666



ELEVENTH FLOOR PLAN



TERRACE FLOOR PLAN

BLOCK - 2

SHEET NO: 08 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB- COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR 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 : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar 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

D1	1.20 x 2.40	FLUSH DOOR
D2	0.90 x 2.40	FLUSH DOOR
D3	0.75 x 2.40	FLUSH DOOR
DW1	2.15 x 2.40	DOOR CUM WINDOW
DW2	1.80 x 2.40	DOOR CUM WINDOW
DW3	4.10 x 2.40	DOOR CUM WINDOW
DW4	5.45 x 2.40	DOOR CUM WINDOW
DW5	3.70 x 2.40	DOOR CUM WINDOW
DW6	8.20 x 2.40	DOOR CUM WINDOW
DW7	10.0 x 2.40	DOOR CUM WINDOW
DW8	4.70 x 2.40	DOOR CUM WINDOW
W1	2.40 x 2.25	WINDOW
W2	1.20 x 2.25	WINDOW
W3	1.80 x 2.25	WINDOW
W4	1.50 x 1.20	WINDOW
DD1	1.80 x 2.40	DOUBLE DOOR
DD2	2.40 x 2.40	DOUBLE DOOR
SD1	2.40 x 2.40	SLIDING DOOR
SD2	2.10 x 2.40	SLIDING DOOR
SD3	1.80 x 2.40	SLIDING DOOR
FG1	2.30 x 3.05	FIXED GLAZING
FG2	3.00 x 3.05	FIXED GLAZING
FG3	4.30 x 3.05	FIXED GLAZING
FG4	5.15 x 3.05	FIXED GLAZING
FG5	3.35 x 3.05	FIXED GLAZING
FG6	10.6 x 3.05	FIXED GLAZING
FG7	10.3 x 3.05	FIXED GLAZING
FG8	10.0 x 3.05	FIXED GLAZING
FG9	8.20 x 3.05	FIXED GLAZING
FG10	4.10 x 3.05	FIXED GLAZING
FG11	5.45 x 3.05	FIXED GLAZING
FG12	6.00 x 3.05	FIXED GLAZING
FG13	9.35 x 3.05	FIXED GLAZING
V1	0.60 x 0.90	VENTILATOR
V2	0.90 x 0.90	VENTILATOR
V3	0.70 x 2.10	VENTILATOR

COLOUR INDEX :

PROPOSED ☐

BOUNDARY ☐

ROAD ☐

DRIVEWAY ☐

REFERENCE :

SCALE : 1:200

DATE : 07 JAN 2026

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

PRAMOD BALAKRISHNAN

CA/65/9299

RA/Gr:1/19/04/147

#5, THIRD FLOOR, 13, SECOND MAIN ROAD, NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.

STRUCTURAL ENGINEER GRADE I (SE)

DTCF REG No. COL02535838-1/2019/MSM (MLPA)

New No. 15, 3rd Cross Street,

Karpagam Gardens, Adyar, Chennai - 600 020.

Email : nagesh.somadev@gmail.com

Mobile : 98402 31666

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 : 9" x 9" Pressed Tiles laid over the Brick Jelly with
COURSE Lime mortar and sloped with water proofing compound

PLASTERING : Ceiling plastering with CM 1:3 Inside & 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.

COLOUR INDEX :		REFERENCE :	
PROPOSED		SCALE : 1:100	
BOUNDARY		DATE : 07 JAN 2026	
ROAD			
DRIVEWAY			

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

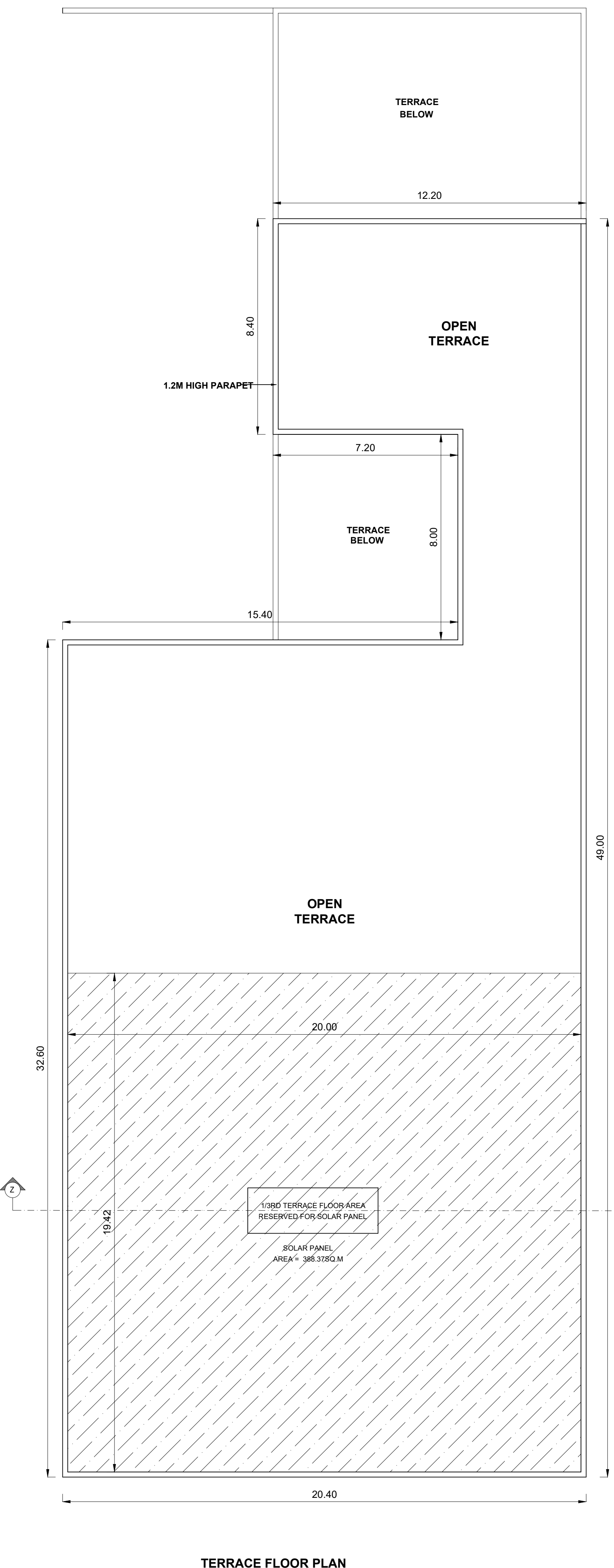
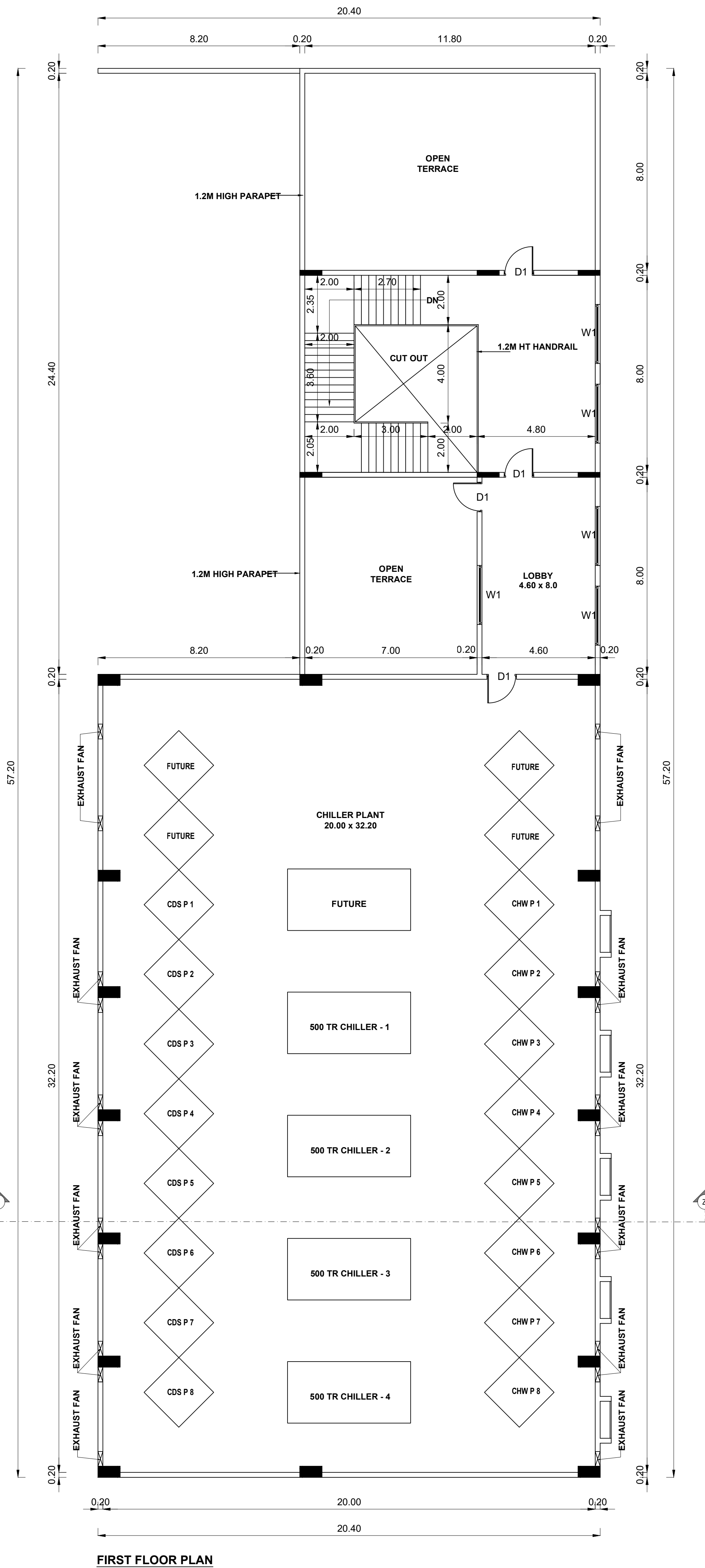
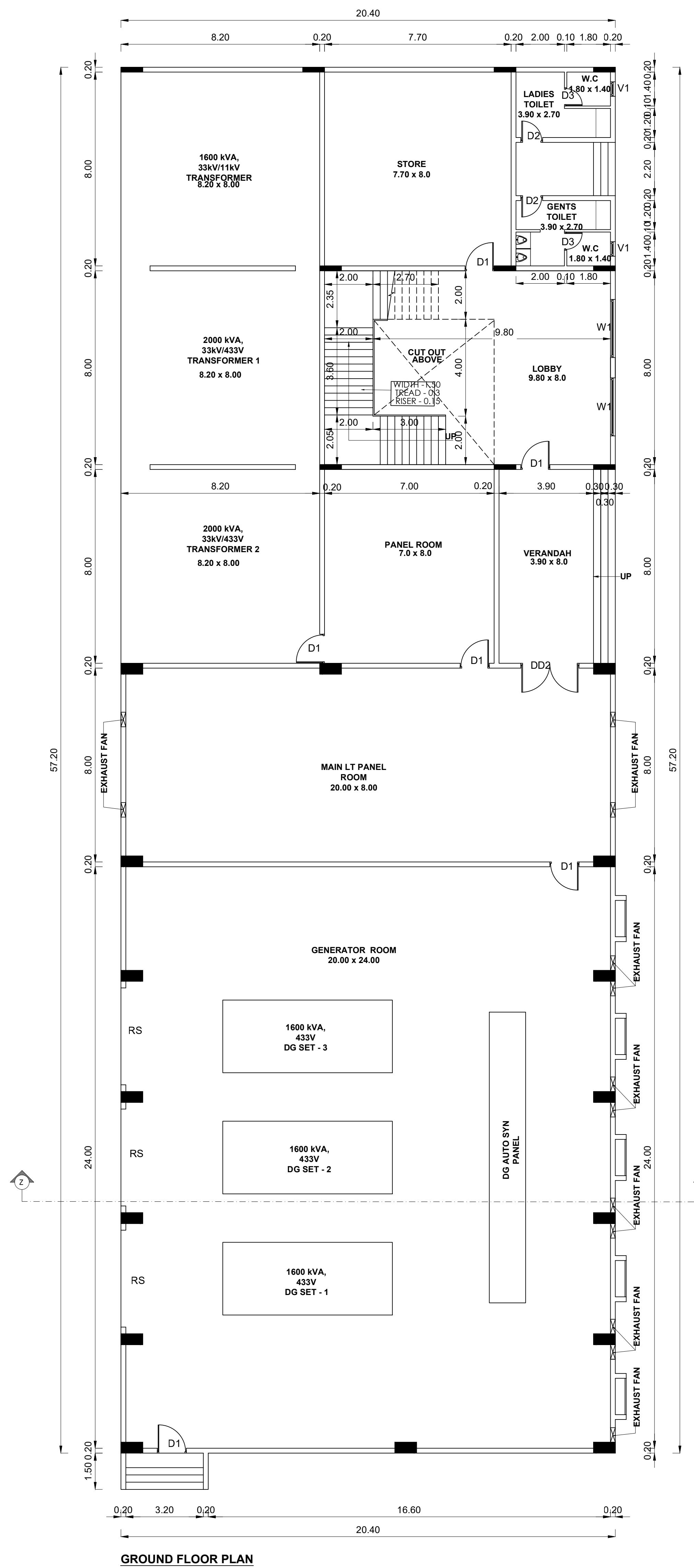
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ARCHITECT / REGISTERED ENGINEER :

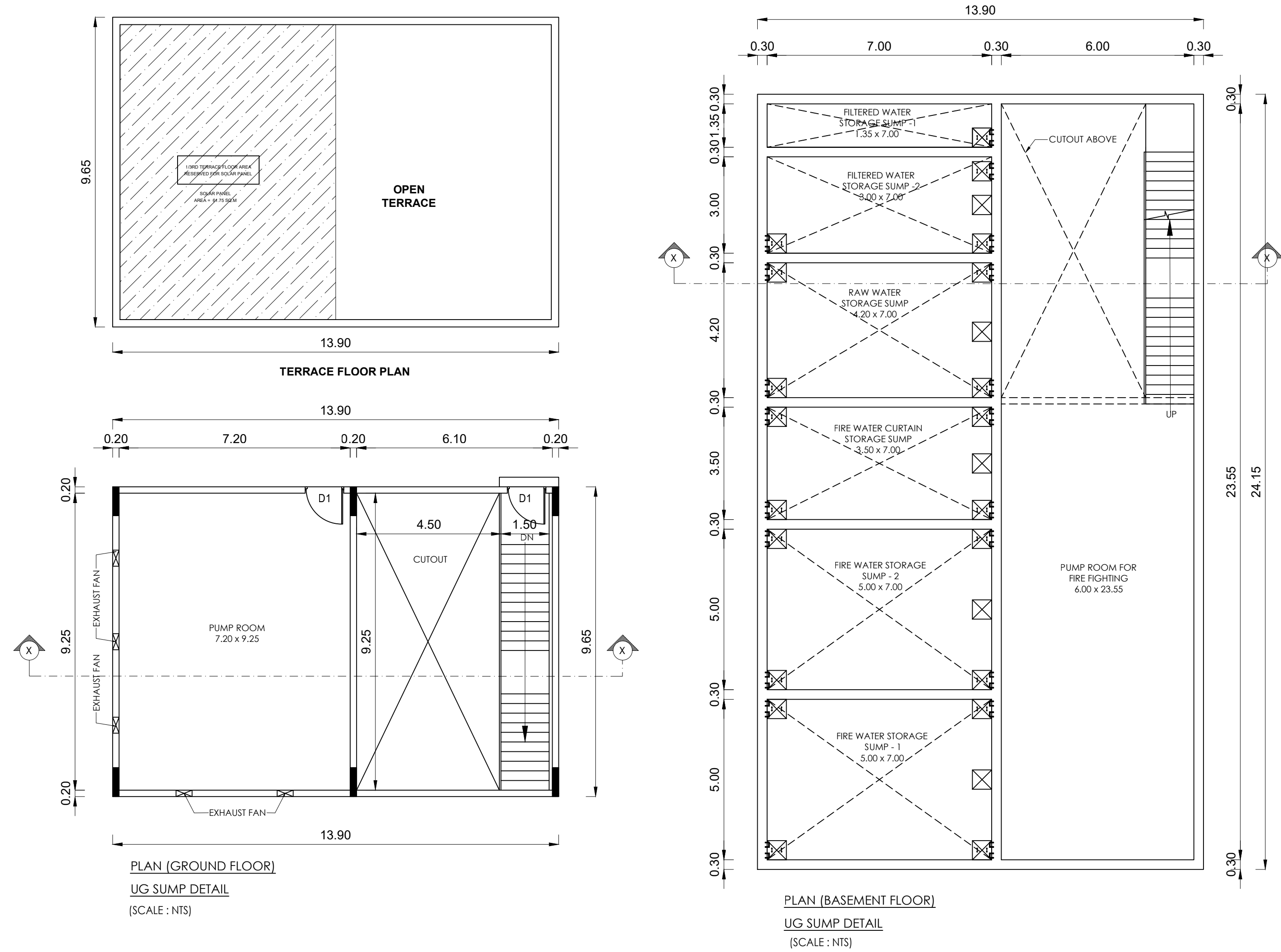
PRAMOD BALAKRISHNAN
CA/85/9299
RA/Gr.1/19/04/147
5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

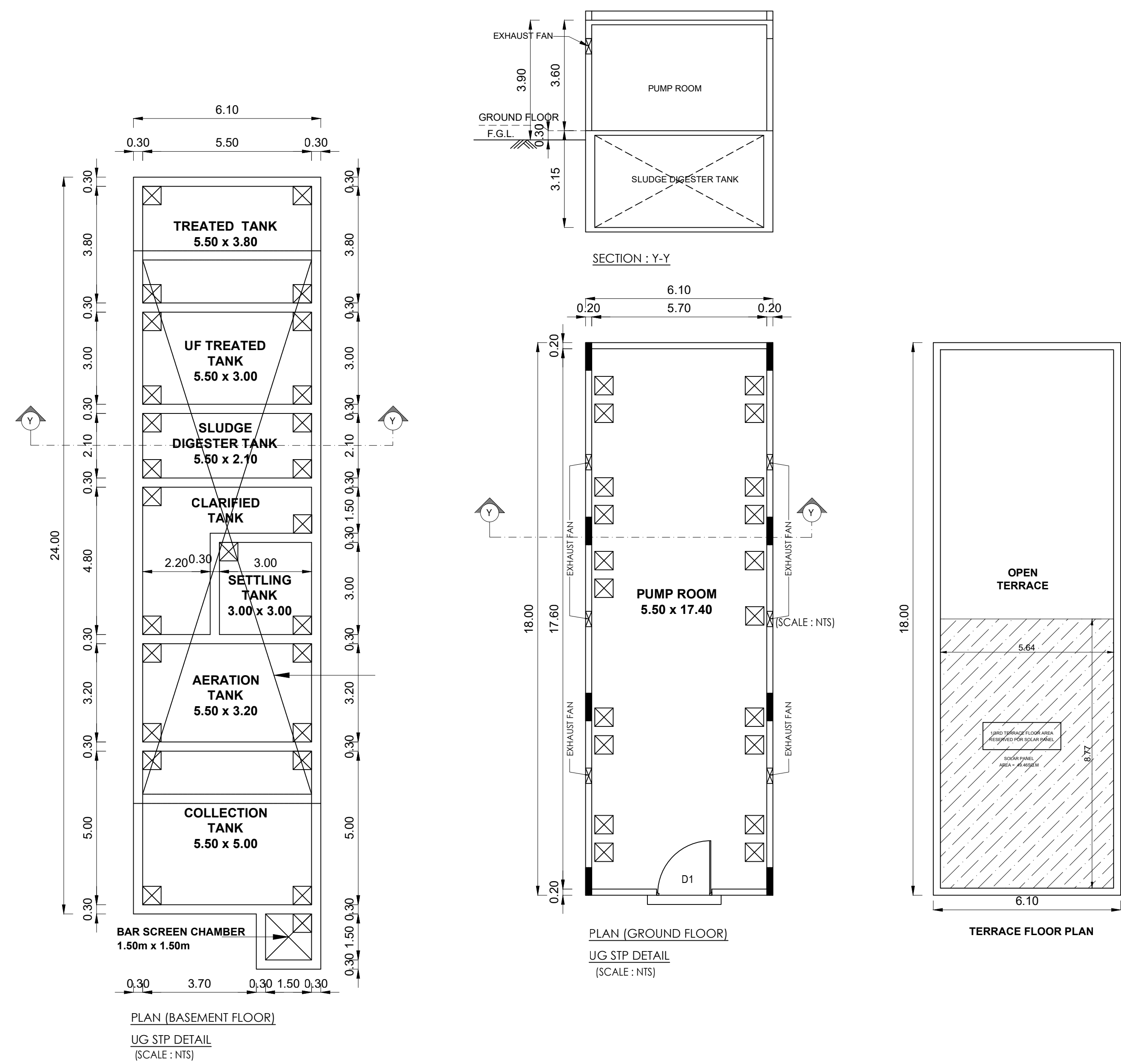
S. NAGESH, B.E. (CIVIL), M.A.Sc., F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
 DTPC REG No. CGLDIST/SE/GR-1/2019/05/004 (MLPA)
 New No. 15, 3rd Cross Street,
 Karpagam Gardens, Adyar, Chennai - 600 020
 Email : nagesh.somadev@gmail.com
 Mobile : 98402 31666



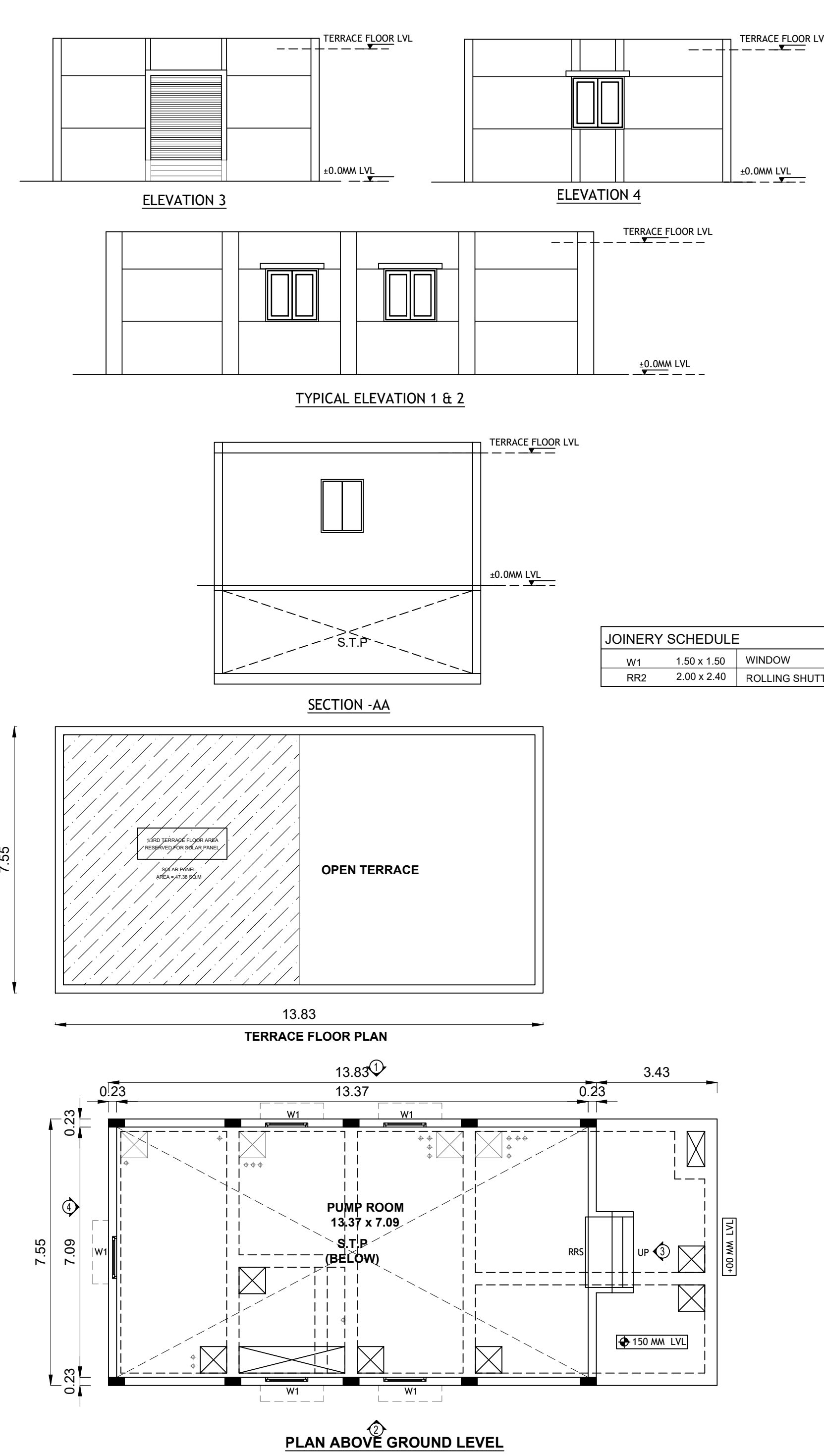
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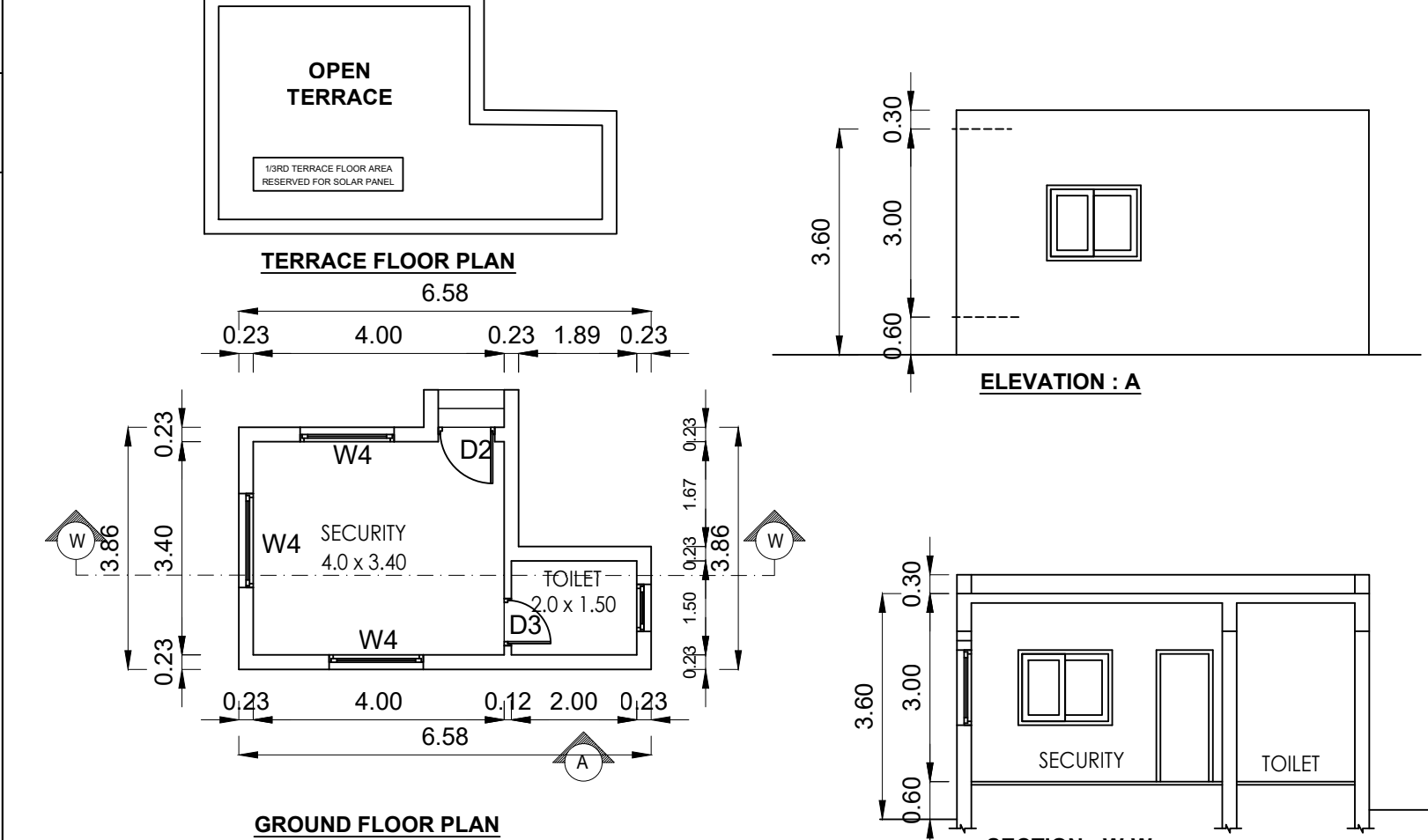
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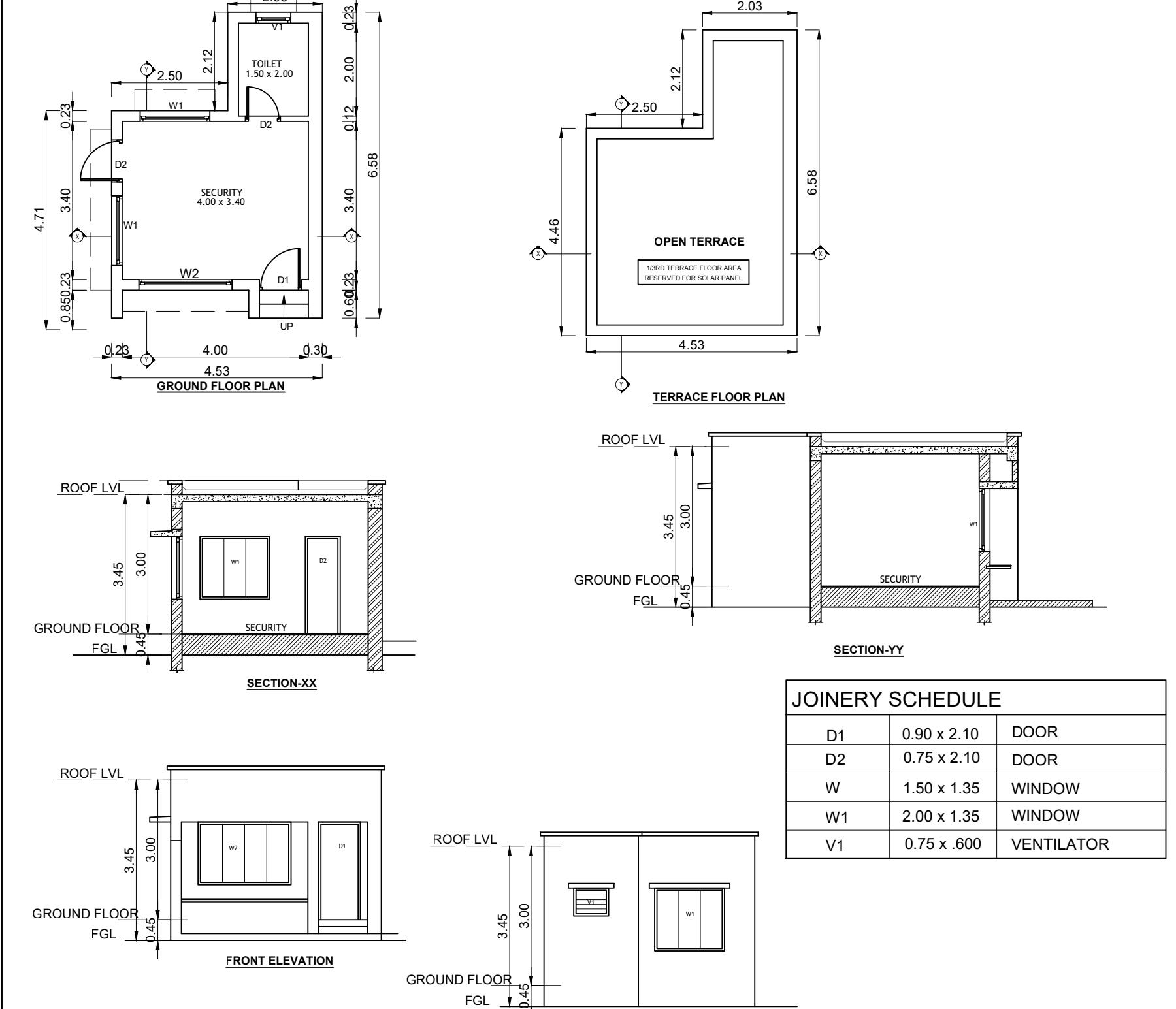
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BLOCK -06 (SECURITY)



BLOCK -09 (SECURITY)



SHEET NO: 10 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB-COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION : RCC 1:1/2:3 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 1:1/2:3(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 : 9" x 9" Pressed Tiles laid over the Brick, Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3/inside & 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.

COLOUR INDEX :	REFERENCE :
PROPOSED ☐	SCALE : 1:100
BOUNDARY ☐	DATE : 07 JAN 2026
ROAD ☐	
DRIVEWAY ☐	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

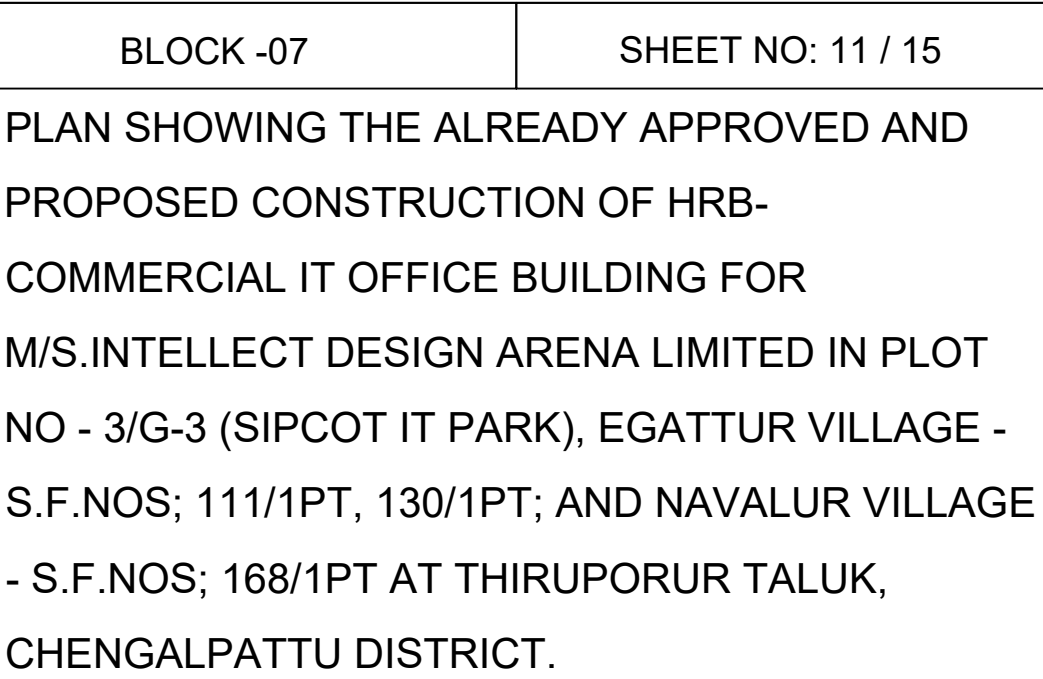
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

PRAMOD BALAKRISHNAN
CA/85/9299
RAJG: 1/19/04/147
#5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. (CIVIL), M.A.S., F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTCF REG No. CGLDIST/SGR-1/2019/05/004 (MLPA)
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somudra@gmail.com
Mobile : 98402 31666



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 CG 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 mortar and sloped with water proofing compou

PLASTERING : Ceiling plastering with CM 1:3 Inside & 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

RS	3.00 x 3.30	ROLLING SHUTTER
RS1	2.00 x 3.00	ROLLING SHUTTER
D	1.20 x 2.40	DOOR
D1	0.90 x 2.10	DOOR
D2	0.75 x 2.10	DOOR
W1	1.20 x 1.50	WINDOW
V1	1.20 x 0.60	VENTILATOR
V2	0.90 x 0.90	VENTILATOR

COLOUR INDEX

PROPOSED ☐

BOUNDARY

ROAD [

DRIVEWAY (

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT

For Intellect Design Arena Limited

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

PRAMOD BALAKRISHNAN

CA/85/9299

#5. THIRD FLOOR, 13. SECOND

NEHRU NAGAR, ADYAR, CHENNAI-600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH BE (CIVIL) M.A.S. E.I.A.

STRUCTURAL ENGINEER GRADE I (SE)

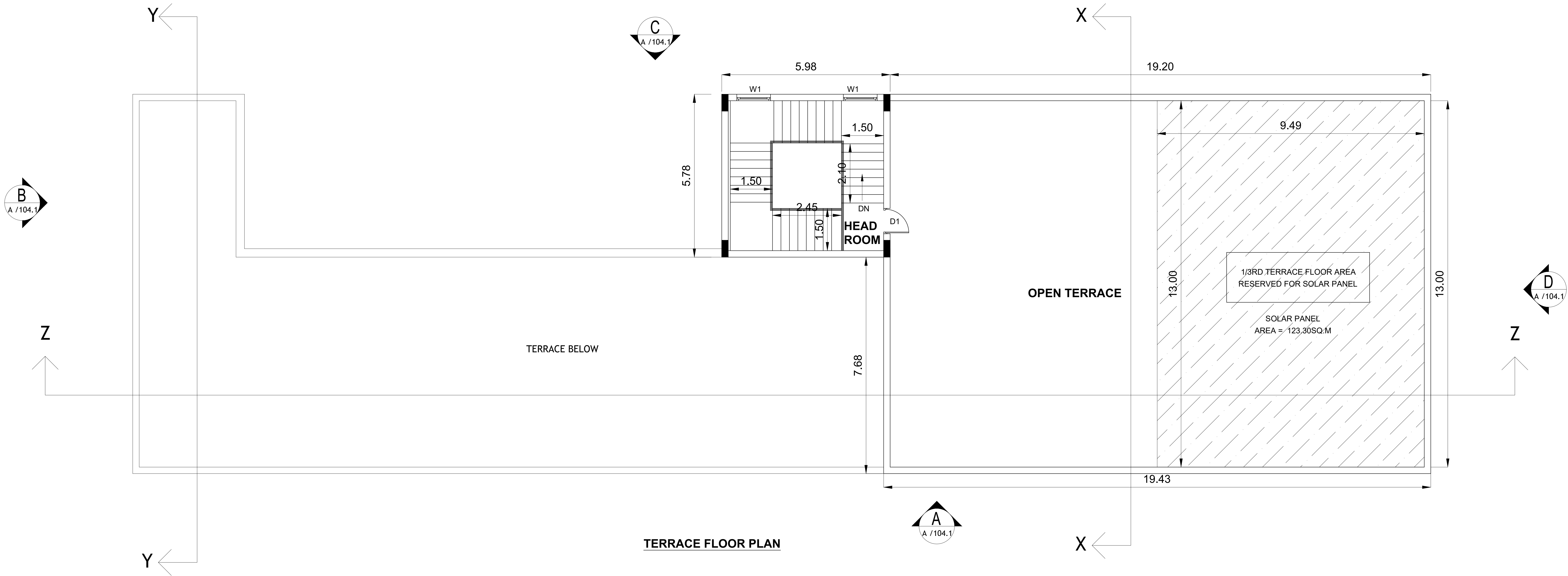
New No. 15, 3rd Cross Street.

Email : nagesh.somadev@gmail.com

Mobile : 98402 31666



ELEVATION - C



TERRACE FLOOR PLAN

BLOCK -07

SHEET NO: 12 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB-COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

SPECIFICATION :

FOUNDATION :

RCC WORK :

BRICKWORK :

JOINERY :

WEATHERING :

PLASTERING :

PAINING :

COLOUR INDEX :

PROPOSED

BOUNDARY

ROAD

DRIVEWAY

REFERENCE :

SCALE

DATE

07 JAN 2026

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

PRAMOD BALAKRISHNAN

CA/85/9299

RA/Gr:1/19/04/147

5, THIRD FLOOR, 13, SECOND MAIN ROAD, NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

S. NAGESH, B.E. (CIVIL), M.A.S., F.R.E.

STRUCTURAL ENGINEER GRADE I (SE)

DTC/REG No. COLDIST/SEGR-1/2019/5094 (MLRA)

New No. 13, 3rd Cross Street,

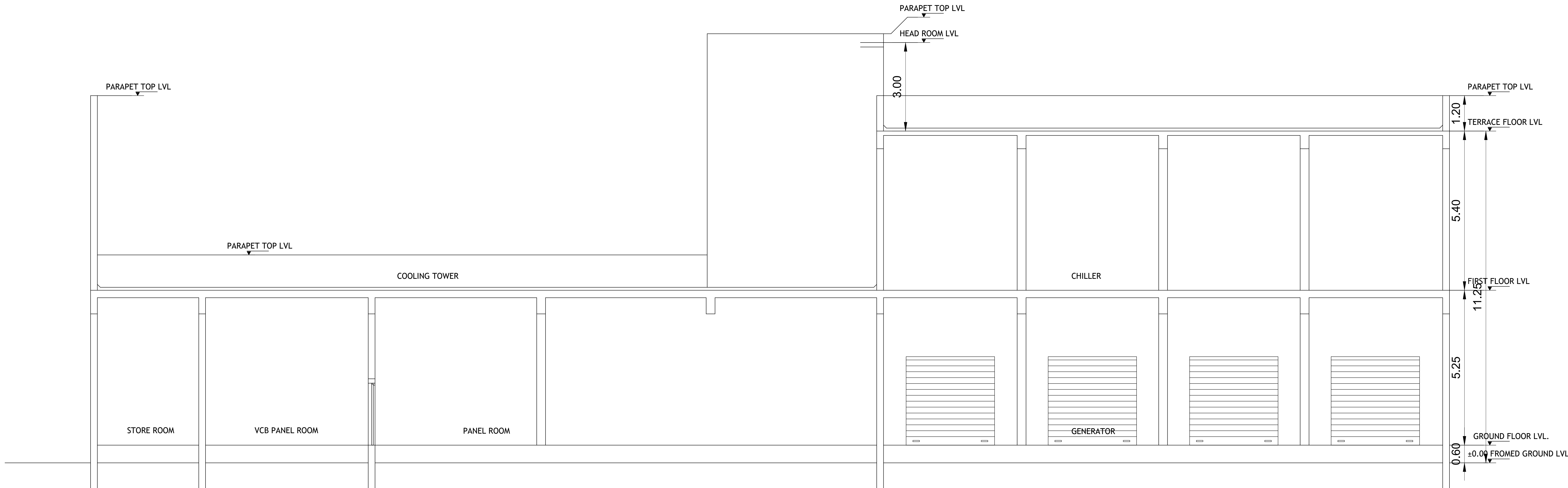
Karpagam Gardens, Adyar, Chennai - 600 020.

Email : nagesh.somadev@gmail.com

Mobile : 98402 31666



ELEVATION - A



SECTION - Z Z

BLOCK -07

SHEET NO: 13 / 15

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB-COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR 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 : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar 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		
RS	3.00 x 3.30	ROLLING SHUTTER
RS1	2.00 x 3.00	ROLLING SHUTTER
D	1.20 x 2.40	DOOR
D1	0.90 x 2.10	DOOR
D2	0.75 x 2.10	DOOR
W1	1.20 x 1.50	WINDOW
V1	1.20 x 0.60	VENTILATOR
V2	0.90 x 0.60	VENTILATOR

COLOUR INDEX :	REFERENCE :	
PROPOSED ☐	SCALE : 1:100	
BOUNDARY ☐	DATE : 07 JAN 2026	
ROAD ☐		
DRIVEWAY ☐		

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

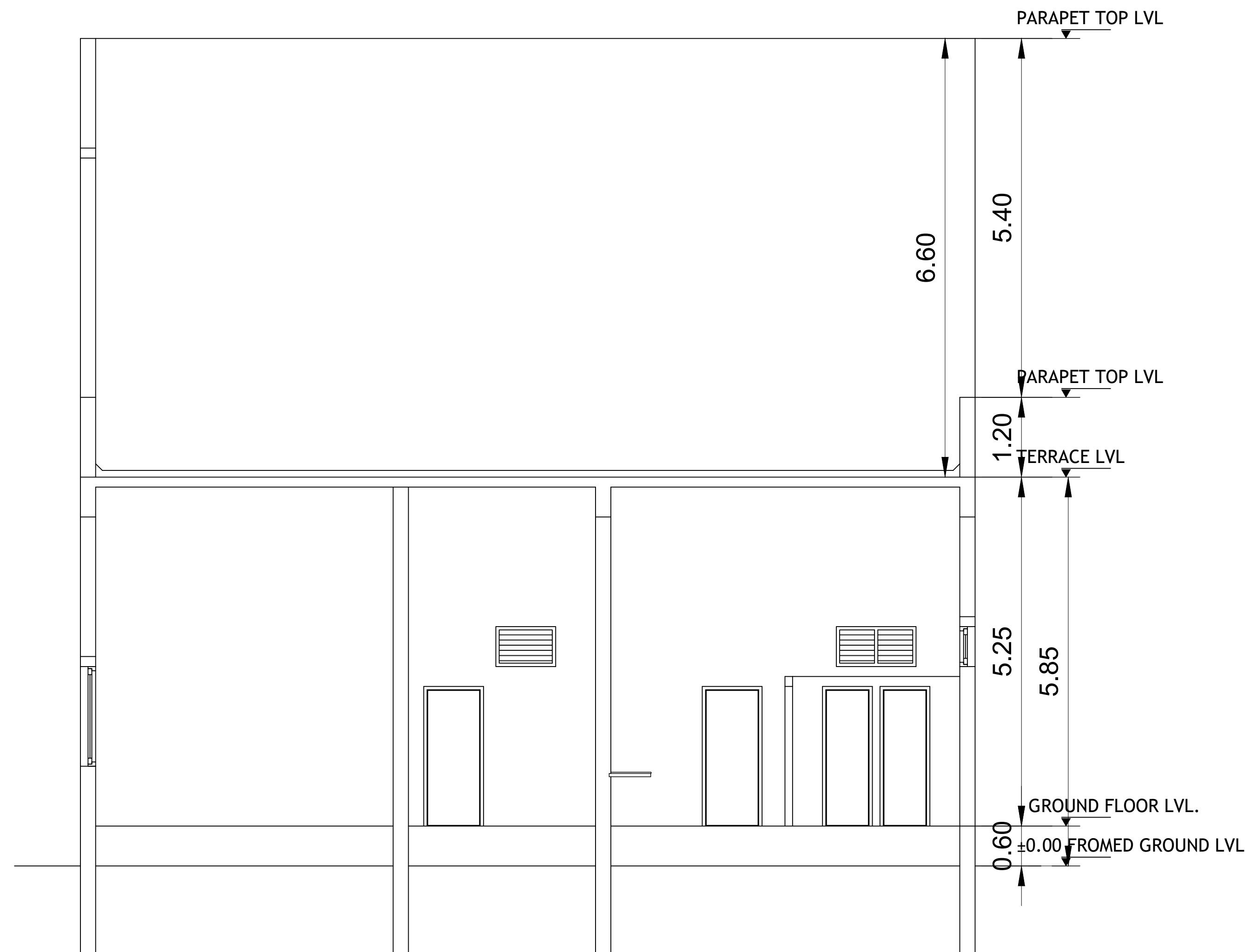
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Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

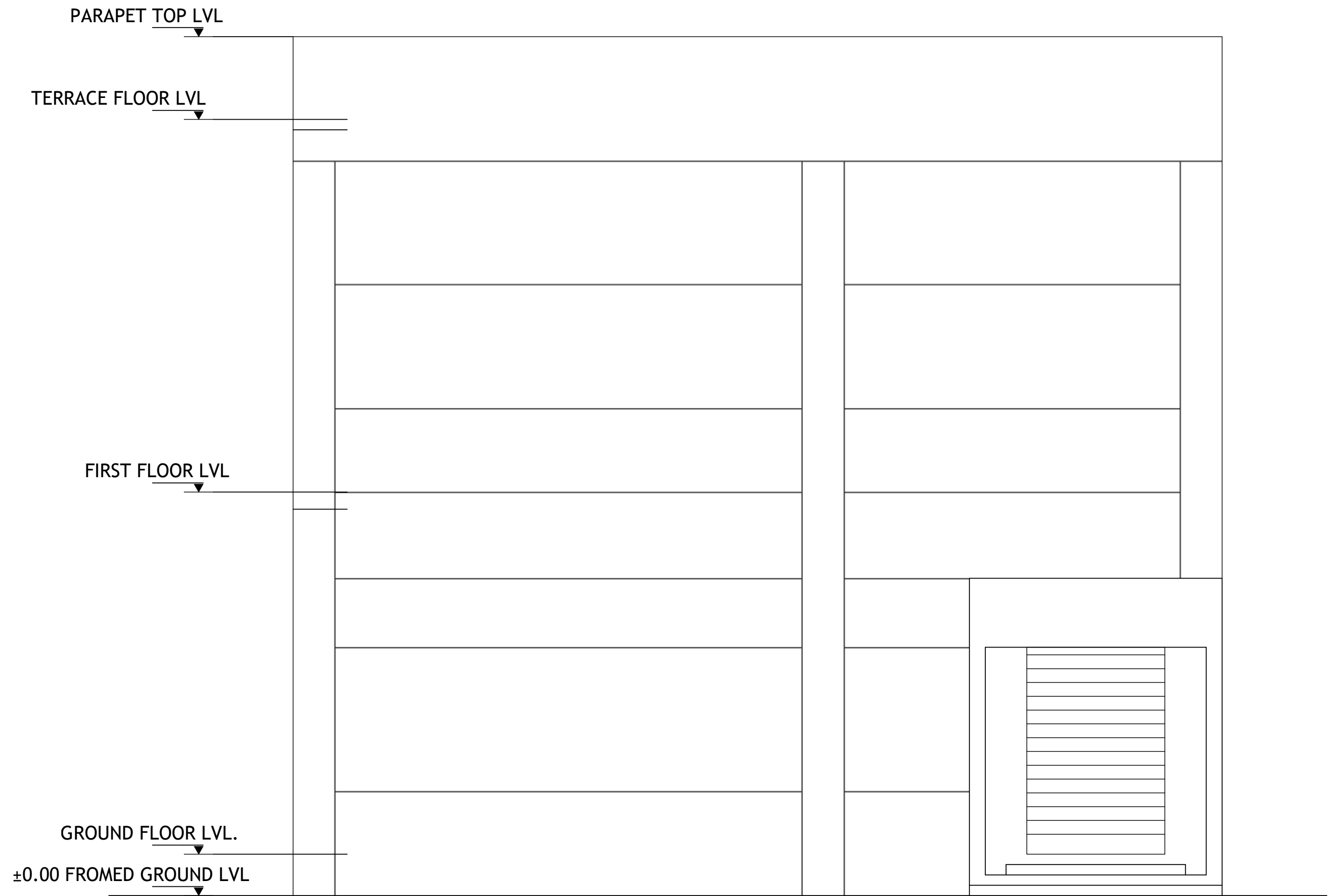
PRAMOD BALAKRISHNAN
CA/85/9299
RA/G-1/19/04/147
5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

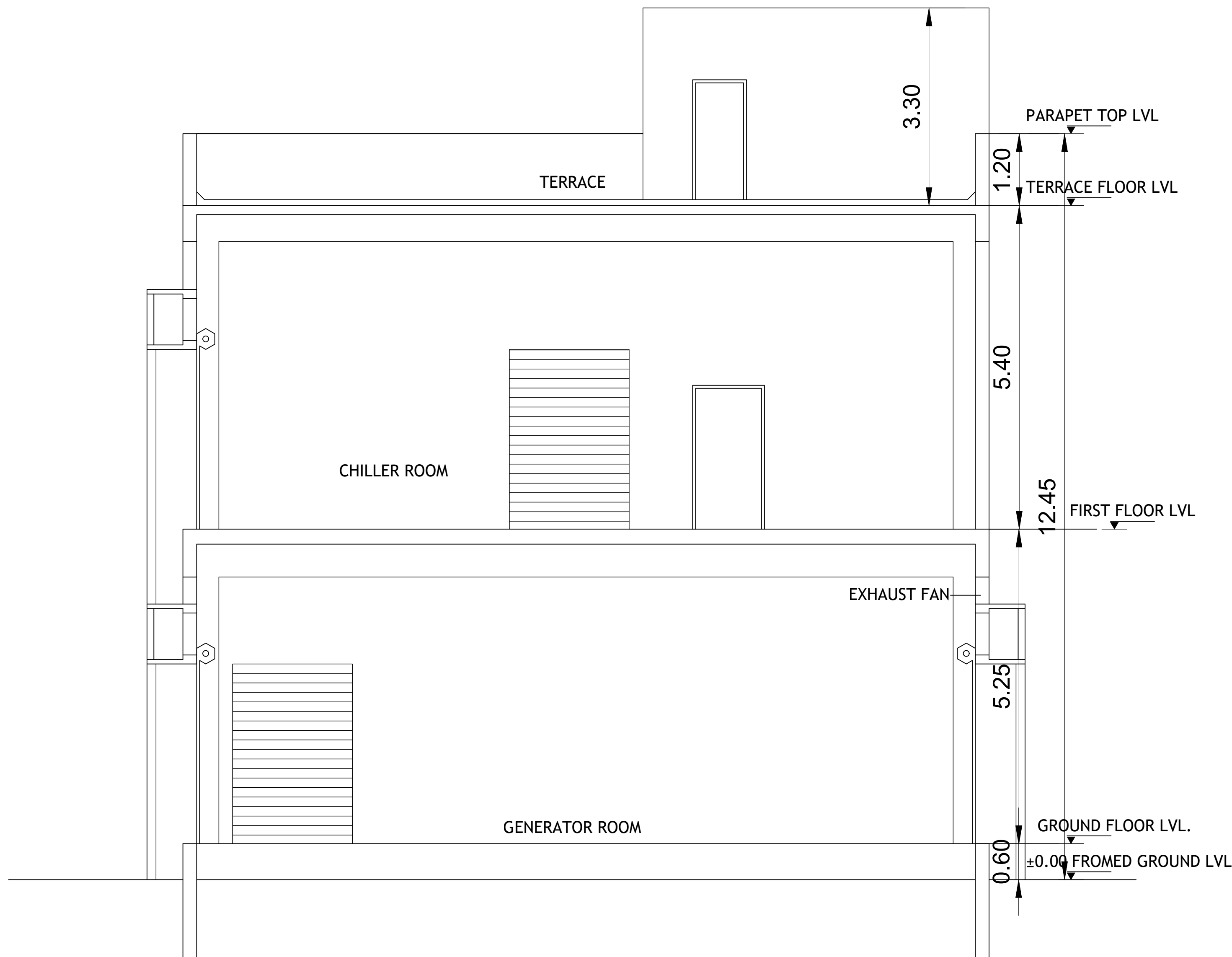
S. NAGESH, B.E. (CIVIL), M.A.S., F.I.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTCF REG No. COLDIST/SEGR-1/2019/5094 (ALDU)
New No. 13, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666



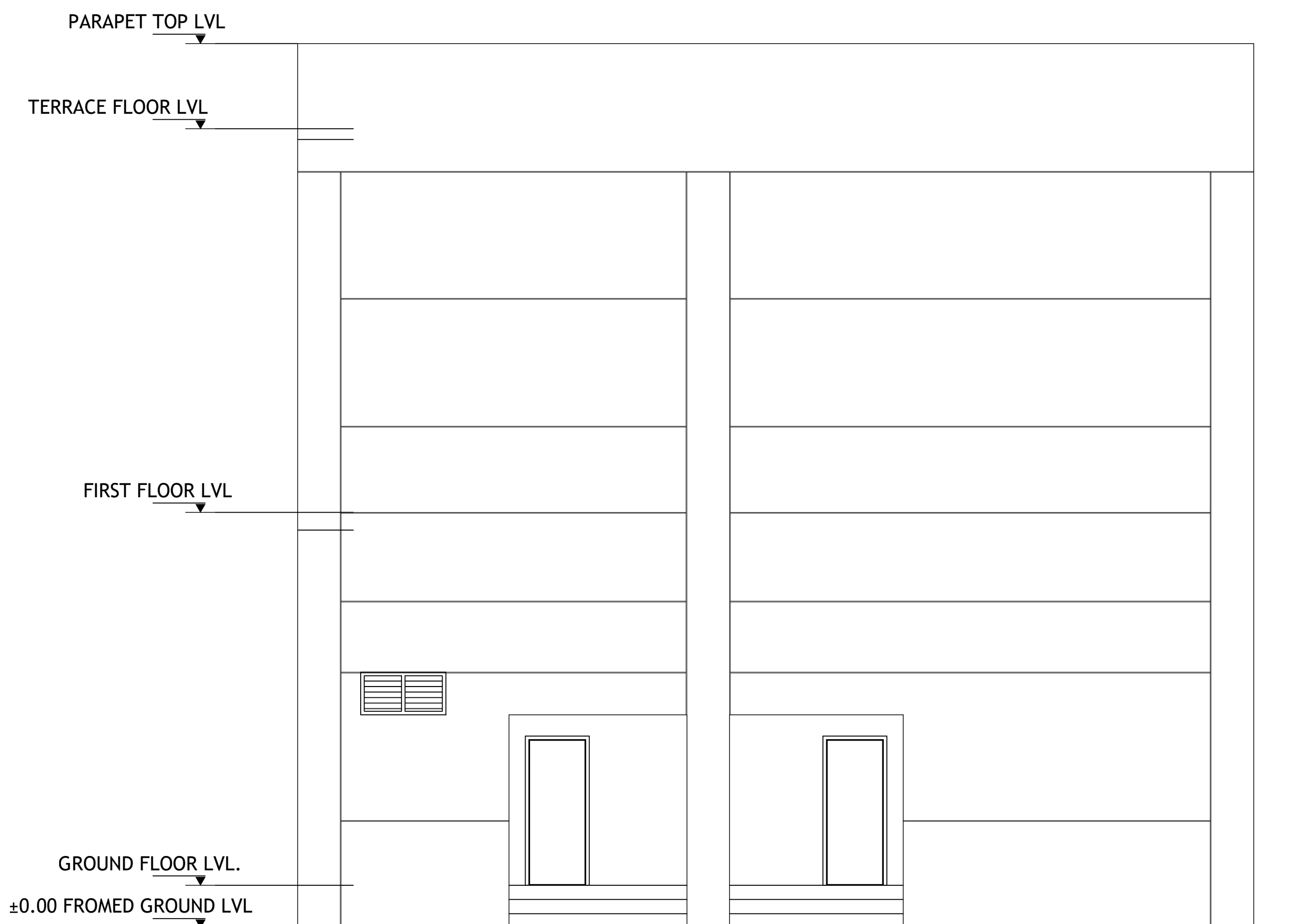
SECTION-YY



ELEVATION -B



SECTION-XX



ELEVATION -D

PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB-COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALUR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR 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 : 9" x 9" Pressed Tiles laid over the Brick Jelly with Lime mortar and sloped with water proofing compound.

PLASTERING : Ceiling plastering with CM 1:3inside & Outside walls are plastering with CM 1:4.

PAINING : 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

RS	3.00 x 3.30	ROLLING SHUTTER
RS1	2.00 x 3.00	ROLLING SHUTTER
D	1.20 x 2.40	DOOR
D1	0.90 x 2.10	DOOR
D2	0.75 x 2.10	DOOR
W1	1.20 x 1.50	WINDOW
V1	1.20 x 0.60	VENTILATOR
V2	0.90 x 0.60	VENTILATOR

COLOUR INDEX :	REFERENCE :	
PROPOSED ☐	SCALE : 1:100	
BOUNDARY ☐	DATE : 07 JAN 2026	
ROAD ☐		
DRIVEWAY ☐		

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For Intellect Design Arena Limited

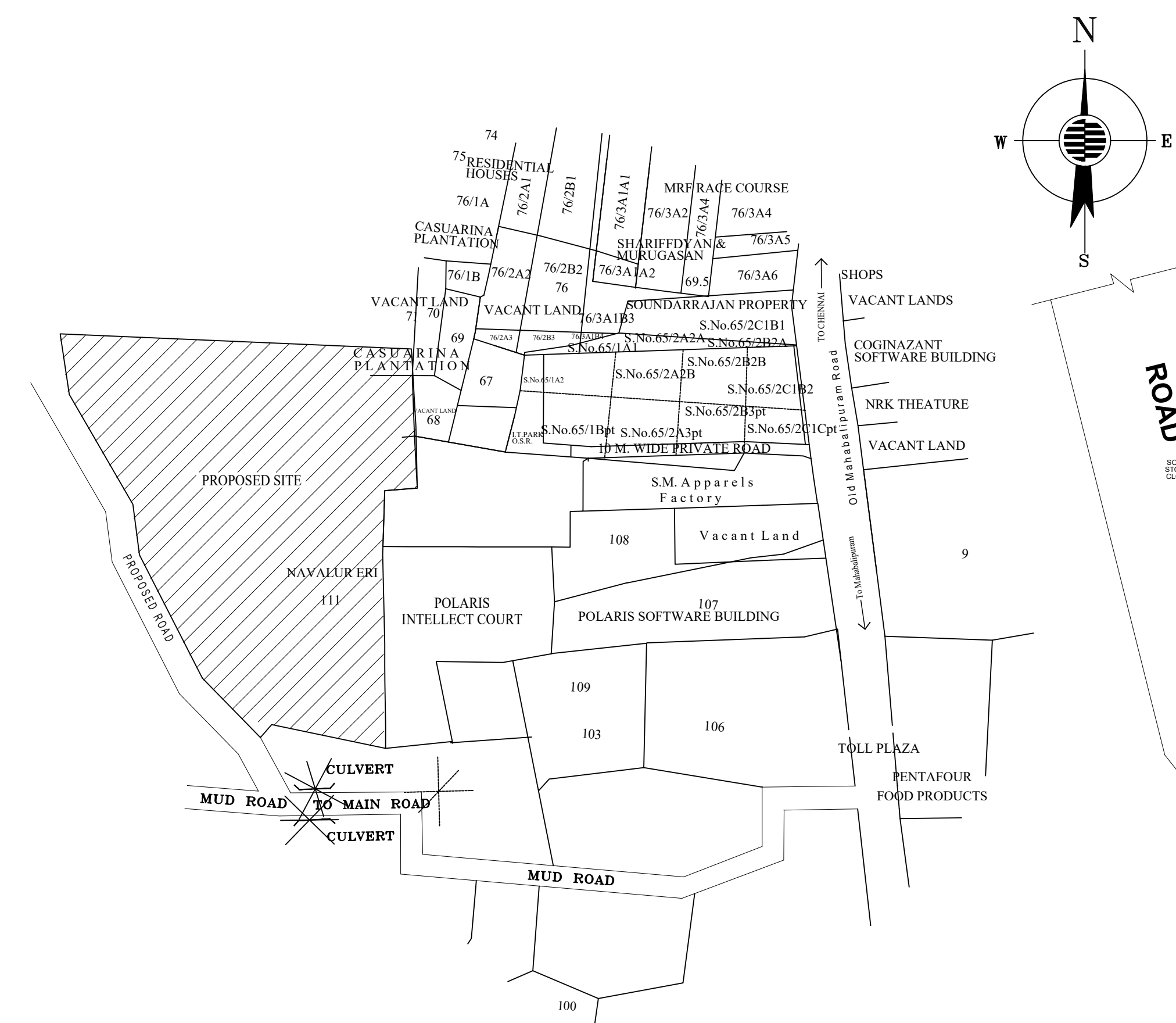
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

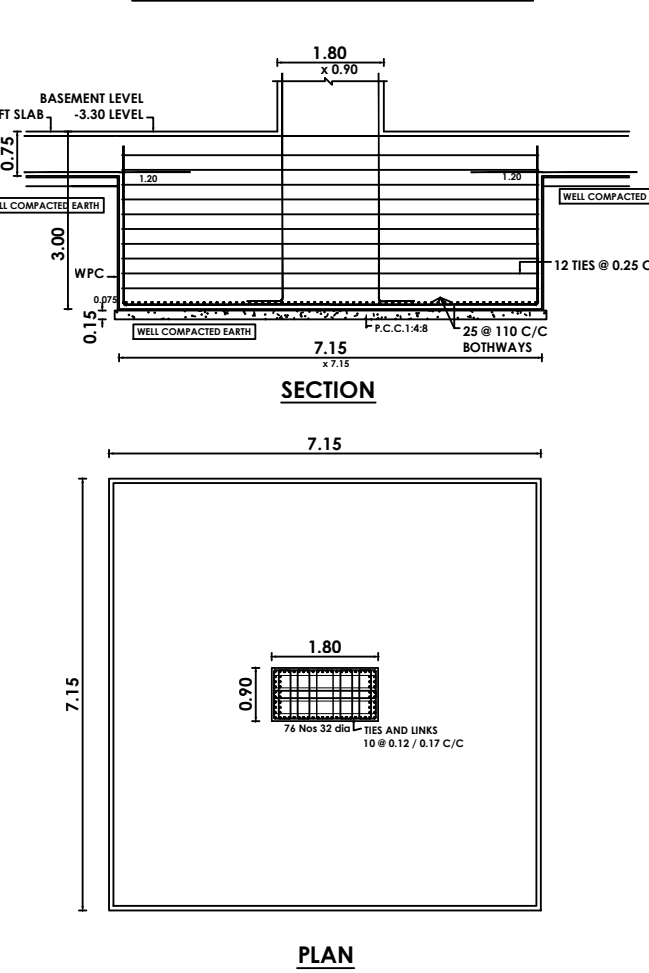
PRAMOD BALAKRISHNAN
CA/85/9299
RA/GF:1/19/04/147
5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI - 600 020.

REGISTERED STRUCTURAL ENGINEER :

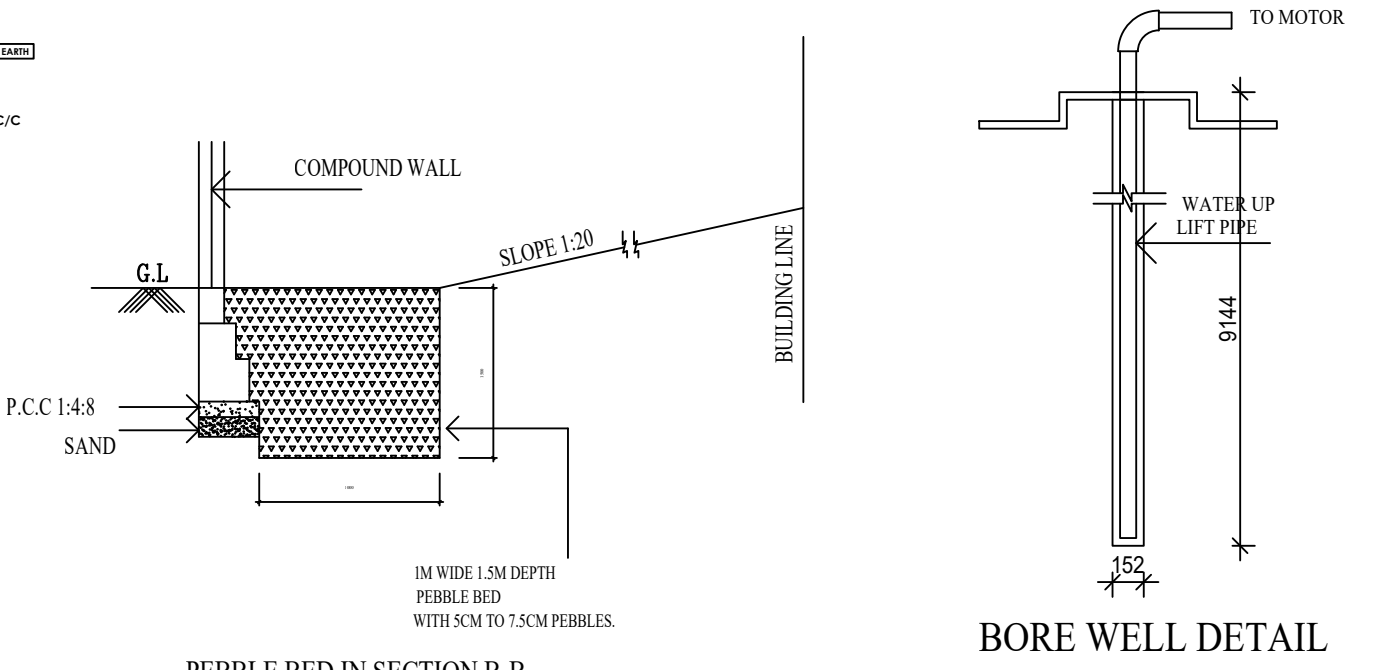
S. NAGESH, B.E. (CIVIL), M.A.Sc., P.E.
STRUCTURAL ENGINEER GRADE I (SE)
DTPC REG No. CGLDIST/SEGR-1/2019/5104 (MLPA)
New No. 15, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai - 600 020.
Email : nagesh.somadev@gmail.com
Mobile : 98402 31666



TYPICAL FOUNDATION DETAIL

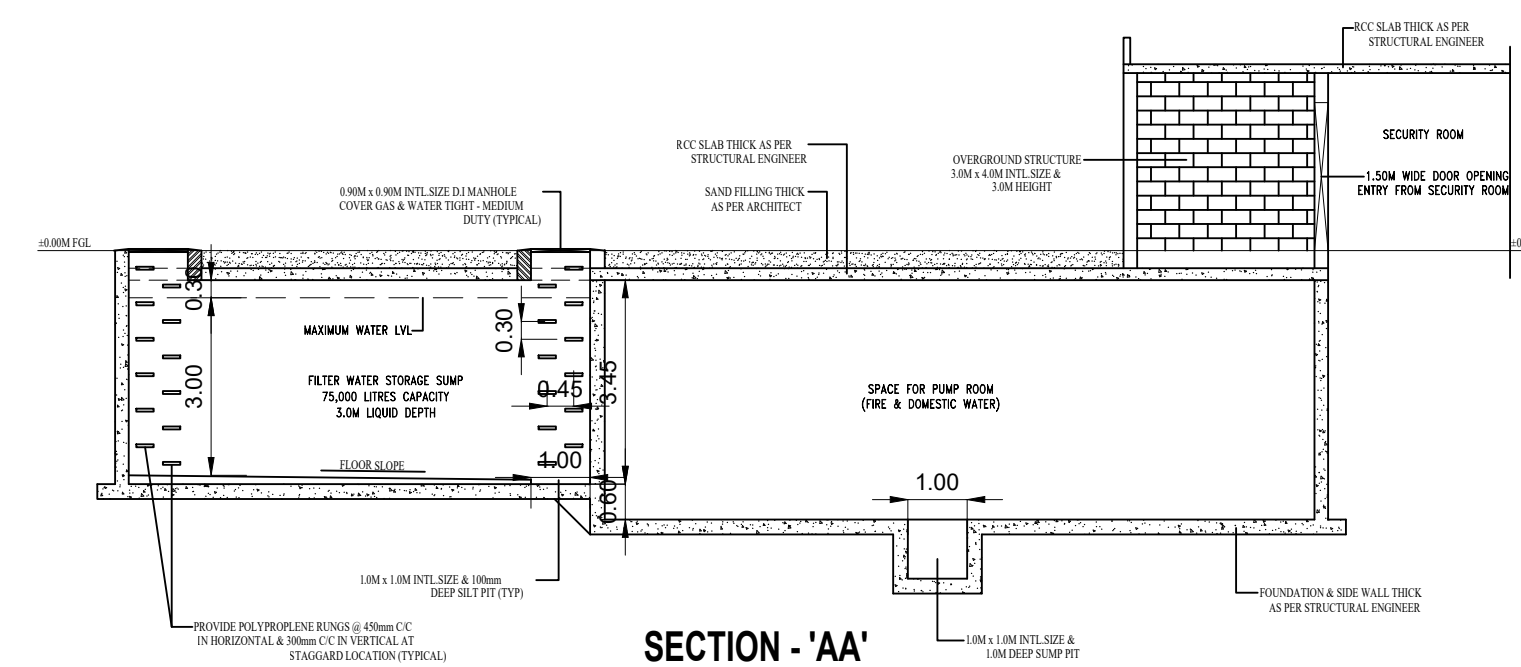


TOPO PLAN
NOT TO SCALE

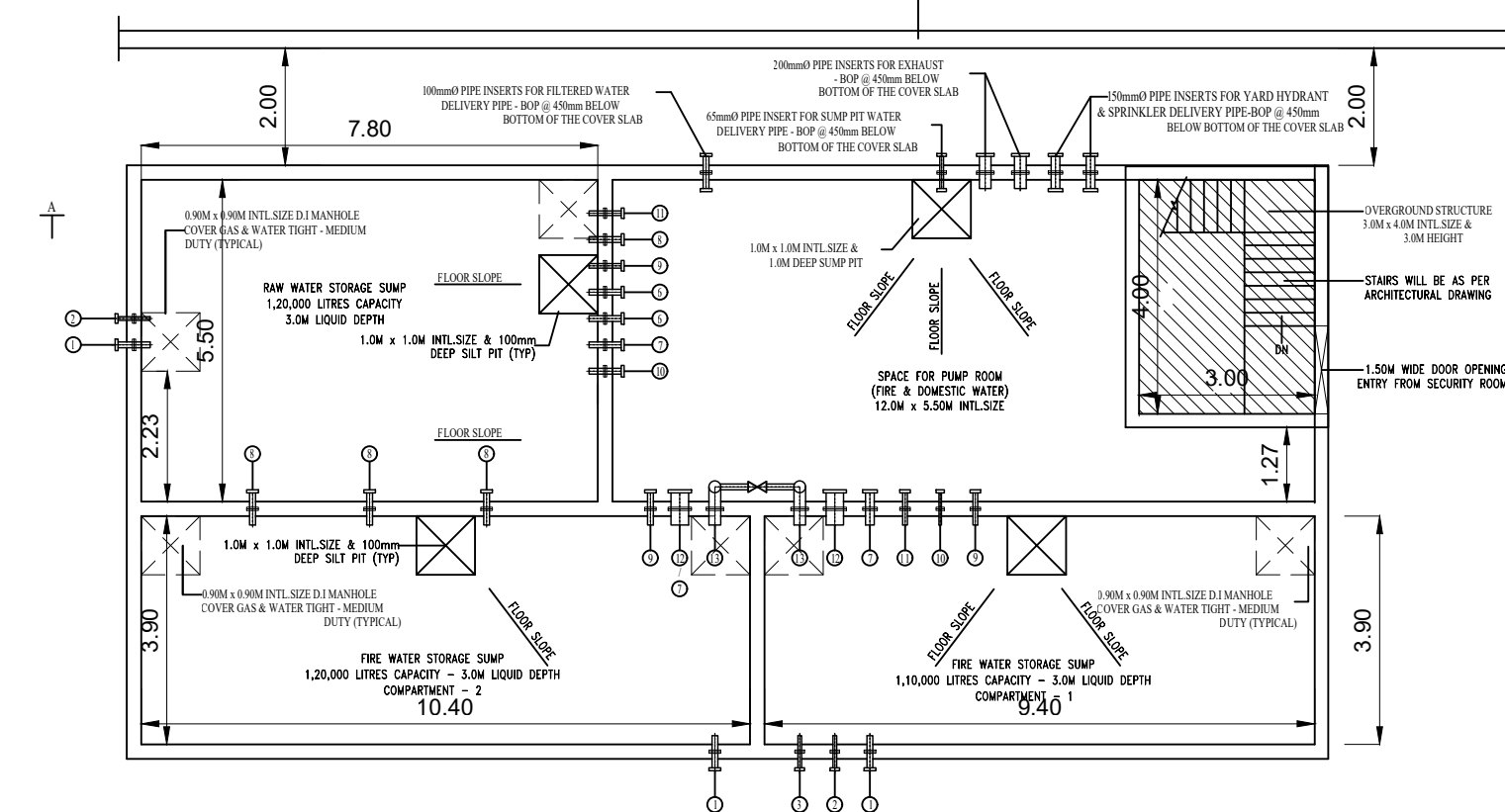


BORE WELL DETAIL

SECTION OF DWARF WALL
SCALE: NOT TO SCALE



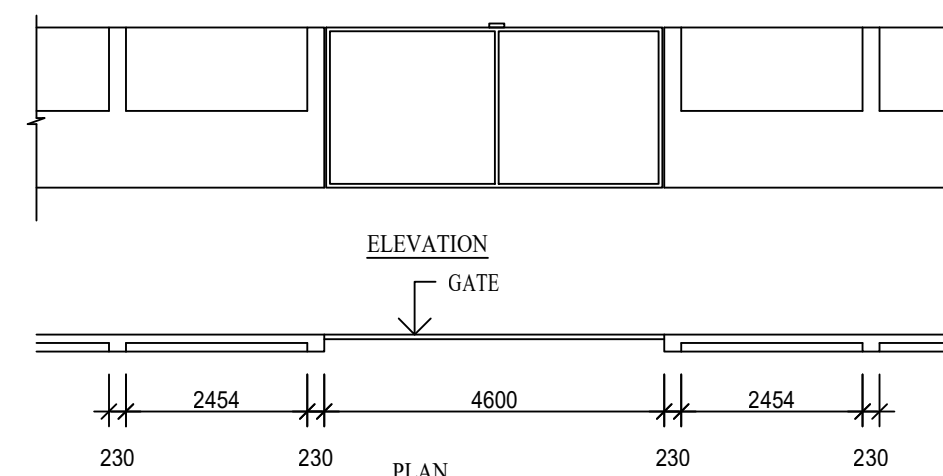
SECTION - AA



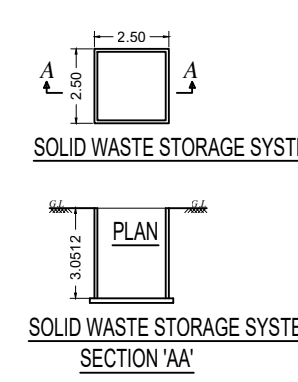
PLAN - FIRE, RAW & FILTERED UNDER GROUND WATER STORAGE SUMP

NO.	DESCRIPTION	QTY	UNIT	REMARKS	QTY	UNIT
1	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
2	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
3	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
4	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
5	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
6	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
7	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
8	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
9	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
10	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
11	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
12	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
13	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
14	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
15	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
16	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
17	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
18	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
19	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS
20	UNDER WATER PUMP	1	NOS	1/2 HP, 1/2 HP, 1/2 HP	1	NOS

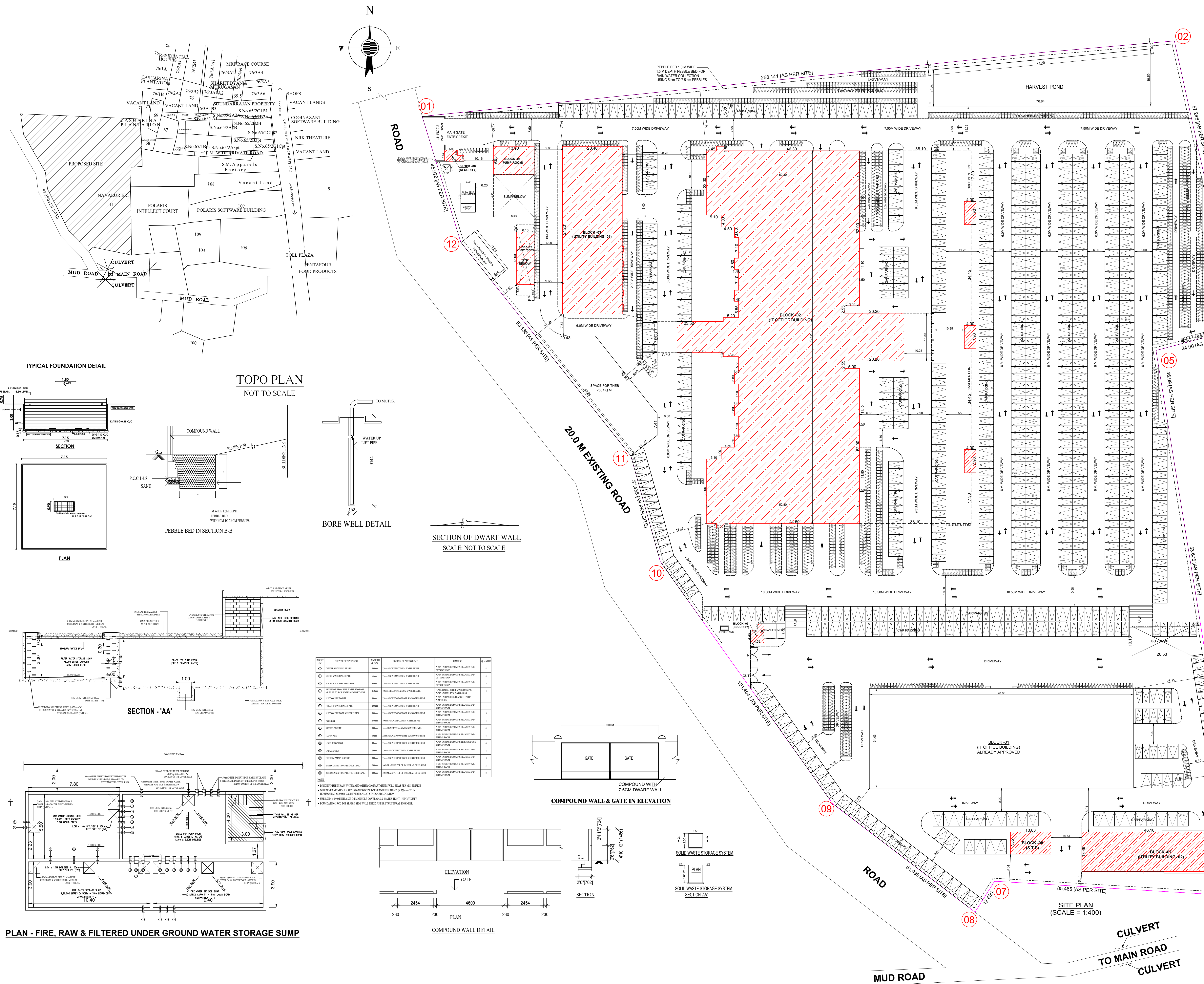
COMPOUND WALL & GATE IN ELEVATION



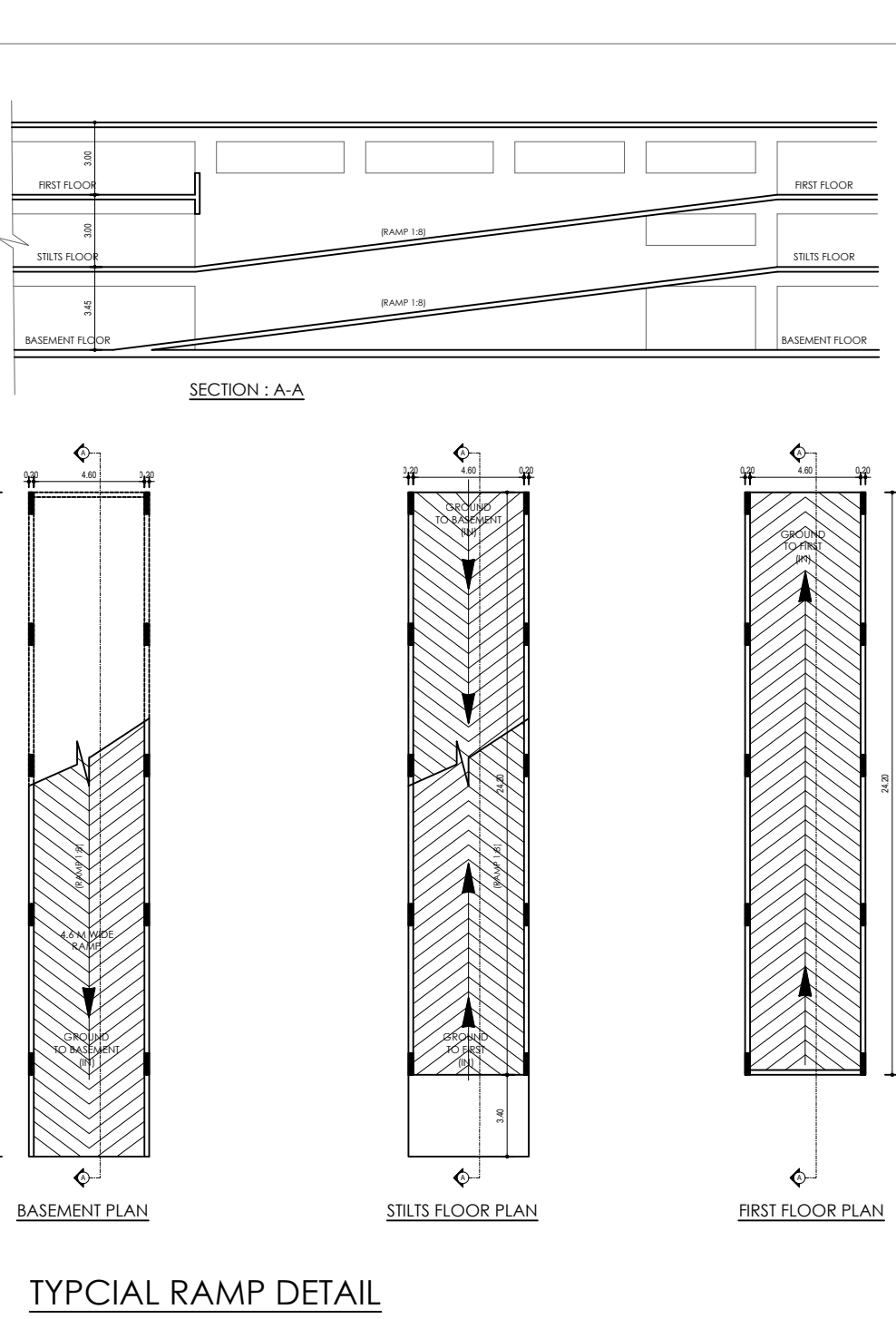
COMPOUND WALL DETAIL



SOLID WASTE STORAGE SYSTEM SECTION MA



SITE PLAN
(SCALE = 1:400)



PARKING PROVIDED	CAR	TWO WHEELER
SITE LEVEL PARKING	750+50(DA)+50(EV)=850 NOS	1316+119(DA)+119(EV)=1554 NOS
EXTENDED BASEMENT PARKING	144 NOS	1151 NOS
STILT FLOOR PARKING	159 NOS	34 NOS
FIRST FLOOR	153 NOS	-
TOTAL	1206+50(DA)+50(EV)=1304 NOS	2501+119(DA)+119(EV)=2739 NOS

PROPOSED PARKING DETAILS :	REQUIRED	PROVIDED
CAR PARKING	470+50(DA)+50(EV)=570 NOS	850+50(DA)+50(EV)=950 NOS
TWO WHEELER PARKING	940+119(DA)+119(EV)=1178 NOS	1820+119(DA)+119(EV)=2058 NOS
PARKING SLOT SIZE :	908 CARS WITH DIMENSION 2.50 x 5.00 59 DA CARS WITH DIMENSION 3.60 x 5.00 2041 BIKE WITH DIMENSION 1.00 x 1.80M	

ALREADY APPROVED & PROPOSED PARKING DETAILS :	REQUIRED	PROVIDED
TOTAL - NO. OF EXISTING & PROPOSED CAR PARKING	1324 NOS	2739 NOS
TOTAL - NO. OF EXISTING & PROPOSED TWO WHEELER PARKING PROVIDED - 1206+50(DA)+50(EV)	1324 NOS	2739 NOS

COLOUR INDEX :	REFERENCE :
PROPOSED	SCALE : 1:400
BOUNDARY	DATE : 07 JAN 2026
ROAD	
DRIVEWAY	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

REGISTERED STRUCTURAL ENGINEER :

For Intellect Design Arena Limited

PRAMOD BALAKRISHNAN
CA/65/9289
RACS: 11/04/147
#5, THIRD FLOOR, 13, SECOND MAIN ROAD,
NEHRU NAGAR, ADYAR, CHENNAI-600 020.

ALREADY APPROVED TOTAL BUILT UP AREA = 24218.41 SQ.M
NOT CONSTRUCTED TOTAL BUILT UP AREA (SERVICE BLOCK) = 249.48 SQ.M
RETAINED TOTAL BUILT UP AREA (A) = 23968.93 SQ.M
PROPOSED TOTAL BUILT UP AREA (B) = 69887.12 SQ.M
ALREADY APPROVED & PROPOSED TOTAL BUILT UP AREA (A+B) = 93856.05 SQ.M

ALREADY APPROVED PARKING DETAILS :

NO OF CAR PROVIDED = 350 NOS
NO OF TWO WHEELER PROVIDED = 700 NOS

PARKING DETAILS :

IT OFFICE AREA : 26457.25 SQ.M
1 CAR PARKING SPACE FOR EVERY 50.00 SQ.M
1 TWO WHEELER PARKING FOR EVERY 25.00 SQ.M
VISITORS PARKING OF 10%
CAR PARKING REQUIRED = 533 NOS
TWO WHEELER REQUIRED = 1059 NOS
HOSTEL ROOM : 75 NOS (9th to 11th FLOOR)
1 TWO WHEELER PARKING FOR EVERY 10 ROOM
TWO WHEELER REQUIRED = 08 NOS
TRAINING INSTITUTES : 442.80 SQ.M (11th FLOOR)
1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M
1 TWO WHEELER PARKING FOR EVERY 30.00 SQ.M
CAR PARKING REQUIRED = 05 NOS
TWO WHEELER REQUIRED = 1081 NOS

SITE PLAN SHOWING THE ALREADY APPROVED AND PROPOSED CONSTRUCTION OF HRB-COMMERCIAL IT OFFICE BUILDING FOR M/S.INTELLECT DESIGN ARENA LIMITED IN PLOT NO - 3/G-3 (SIPCOOT IT PARK), EGATTUR VILLAGE - S.F.NOS; 111/1PT, 130/1PT; AND NAVALAR VILLAGE - S.F.NOS; 168/1PT AT THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METRE

APPROVED DETAILS:

HEAD OFFICE FILE NO: 20827/2010 - Dt. 08.02.2011

DISTRICT OFFICE FILE NO: 561/2010 - Dt. 09.03.2024

SIPCOOT APPROVED LAYOUT NO : 39/2021

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 54025.12 SQ.M

SITE AREA AS PER PATTI : 54025.12 SQ.M

SUPER APPROVED SITE AREA : 54025.12 SQ.M

ALREADY APPROVED BUILDING AREA :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL BUILT UP (SQ.M)
BLOCK - 01(COMMERCIAL IT OFFICE BUILDING)				
1	STILT FLOOR	2836.38	55.23	2891.61
2	FIRST FLOOR	2836.38	55.23	2891.61
3	SECOND FLOOR	2836.38	55.23	2891.61
4	THIRD FLOOR	2836.38	55.23	2891.61
5	FOURTH FLOOR	2836.38	55.23	2891.61
6	FIFTH FLOOR	2836.38	55.23	2891.61
7	SIXTH FLOOR	2836.38	55.23	2891.61
8	SEVENTH FLOOR	2836.38	55.23	2891.61
9	SUB TOTAL	23375.12	553.81	23928.93

BLOCK - 02(SERVICE BLOCK)

GROUND FLOOR - 249.48

ALREADY APPROVED AREA (A) 23375.12 843.29 24218.41

PROPOSED BUILDING AREA :

BLOCK - 02(COMMERCIAL IT OFFICE BUILDING)

BASEMENT FLOOR(PARKING) 208.86 10867.95 10876.81

STILT(GROUND FLOOR(PARKING)) 1122.16 5429.34 6551.50

1st FLOOR(PARKING) 832.69 5185.80 6018.49

2nd FLOOR (IT OFFICE) 5906.58 - 5906.58

3rd FLOOR (IT OFFICE) 5467.95 - 5467.95

4th FLOOR (IT OFFICE) 5155.23 - 5155.23

5th FLOOR (IT OFFICE) 4768.60 - 4768.60

6th FLOOR (IT OFFICE) 4666.60 - 4666.60

7th FLOOR (IT OFFICE) 4666.60 - 4666.60

8th FLOOR (IT OFFICE) 4445.42 - 4445.42

9th FLOOR (HOSTEL) 2996.48 - 2996.48

10th FLOOR (HOSTEL) 2478.58 - 2478.58

11th FLOOR (HOSTEL&TRAINING) 2391.39 - 2391.39

TERRACE FLOOR - 159.66 159.66

SUB TOTAL 45109.45 21442.75 66552.20

BLOCK - 03(UTILITY BUILDING-01)

GROUND FLOOR 1166.88 - 1166.88

FIRST FLOOR 807.52 - 807.52

SUB TOTAL 1974.40 - 1974.40

BLOCK - 04(STP-PUMP ROOM)

GROUND FLOOR 109.80 - 109.80

BLOCK - 05(SUMP-PUMP ROOM)

BASEMENT FLOOR 159.39 - 159.39

GROUND FLOOR 77.70 - 77.70

SUB TOTAL 237.09 - 237.09

BLOCK - 06(SECURITY)

GROUND FLOOR 21.36 - 21.36

BLOCK - 07(UTILITY BUILDING-02)

GROUND FLOOR 527.61 - 527.61

FIRST FLOOR 303.94 - 303.94

TERRACE FLOOR 34.56 34.56

SUB TOTAL 831.55 34.56 866.11

BLOCK - 08 (S.T.P.)

GROUND FLOOR 104.38 - 104.38

BLOCK - 09 (SECURITY)

GROUND FLOOR 21.78 - 21.78

PROPOSED AREA (B) 48409.81 21477.31 69887.12

ALREADY APPROVED FSI AREA(A) = 23375.12 SQ.M

PROPOSED FSI AREA (B) = 48409.81 SQ.M

TOTAL F.S.I AREA (A+B) (23375.12 + 48409.81) = 71784.93 SQ.M

FLOOR SPACE INDEX = 71784.93 = 1.329

EXISTING PLOT COVERAGE AREA = 2946.62 SQ.M

PROPOSED PLOT COVERAGE AREA = 7936.09 SQ.M

(9006.58+1166.88+109.80+77.70+21.36+527.61+104.38+21.78)

PLOT COVERAGE = (2946.62+7936.09) x 100 = 20.144%

54025.12

ALREADY APPROVED TOTAL BUILT UP AREA = 24218.41 SQ.M

NOT CONSTRUCTED TOTAL BUILT UP AREA (SERVICE BLOCK) = 249.48 SQ.M

RETAINED TOTAL BUILT UP AREA (A) = 23968.93 SQ.M

PROPOSED TOTAL BUILT UP AREA (B) = 69887.12 SQ.M

ALREADY APPROVED & PROPOSED TOTAL BUILT UP AREA (A+B) = 93856.05 SQ.M

ALREADY APPROVED PARKING DETAILS :

NO OF CAR PROVIDED = 350 NOS

NO OF TWO WHEELER PROVIDED = 700 NOS

PARKING DETAILS :

IT OFFICE AREA : 26457.25 SQ.M

1 CAR PARKING SPACE FOR EVERY 50.00 SQ.M

1 TWO WHEELER PARKING FOR EVERY 25.00 SQ.M

VISITORS PARKING OF 10%
CAR PARKING REQUIRED = 533 NOS
TWO WHEELER REQUIRED = 1059 NOS
HOSTEL ROOM : 75 NOS (9th to 11th FLOOR)
1 TWO WHEELER PARKING FOR EVERY 10 ROOM
TWO WHEELER REQUIRED = 08 NOS
TRAINING INSTITUTES : 442.80 SQ.M (11th FLOOR)
1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M
1 TWO WHEELER PARKING FOR EVERY 30.00 SQ.M
CAR PARKING REQUIRED = 05 NOS
TWO WHEELER REQUIRED = 1081 NOS

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

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



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.

