

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.

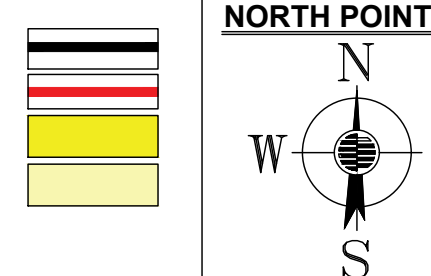
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING STILT + 3 FLOORS WITH 12 UNITS AT PLOT NO- 5,6,7 & 8 IN [DTCP APPROVED LAYOUT NO:248 / 2024] AT SF.No. 205/2Apt.3Apt. THIRUPURUR VILLAGE, THIRUPURUR TALUK, CHENGALPET DISTRICT.

ALL DIMENSIONS ARE IN METRES

COLOUR INDEX

PROPOSED BUILDING
PLOT BOUNDARY
EXISTING ROAD
DRIVEWAY

SCALE 1:150



SPECIFICATIONS

- P.C.C: CC1:4:8 IN ALL FOUNDATION
- FOUNDATION: R.C.C ISOLATE FOUNDATION MIX CC 1:2:4
- STRUCTURE: R.C.C FRAMED COLLUMS MIX CC 1:2:4
- ROOFS: REINFORCE CEMENT CONCRETE MIX CC 1:2:4
- PLASTERING: WALL OUTER PLASTER MIX CM 1:5, WALL INNER PLASTER MIX CM 1:4, CEILING PLASTER MIX CM 1:3
- WEATHERING COURSE IN BRICK, JELLY LIME CONCRETE MORTAR WITH 2 COURSES OF PRESSED TILE TO SLOPE

SCHEDULE OF JOINERY

D1	DOOR	0.90 x 2.15
D2	DOOR	0.75 x 2.15
W1	WINDOW	1.2 x 1.50
RS1	ROLLING SHUTTER	1.40 x 2.15
V1	VENTILATOR	0.60 x 0.60

AREA DETAILS

PLOT AREA (As per Patta)	360.59
PLOT AREA (As per Site)	360.59
SUPERIMPOSED	360.59

SL.NO	BUILDING NAME	RESIDENTIAL APARTMENT AREA (sq.m)	NON FSI AREA (sq.m)	TOTAL BUILDUP AREA (sq.m)
1.	STILT FLOOR	52.25	-	52.25
	FIRST FLOOR	234.34	-	234.34
	SECOND FLOOR	234.34	-	234.34
	THIRD FLOOR	234.34	-	234.34
	TERRACE FLOOR (HEAD ROOM)	-	24.82	24.82
		755.27	24.82	780.09

DESCRIPTION	CALCULATION	ALLOWABLE FSI (0.0m Road)	PROPOSED FSI
FLOOR SPACE INDEX	755.27 / 360.59	2.60	2.094

PARKING DETAILS

	REQUIRED	PROVIDED
TWO WHEELER PARKING	12 No's	12 No's
TWO WHEELER PARKING FOR PHYSICALLY CHALLENGED No 07-08	02 No's	02 No's
TOTAL TWO WHEELER PARKING	14 No's	14 No's
PHYSICALLY CHALLENGED CAR PARKING	02 No's	02 No's

Floors	Unit Nos	Unit Area	Two Wheeler parking Required
Typical Floor	101-301	49.51	1 No
First, Second & Third	102-302	48.87	1 No
	103-303	54.86	1 No
	104-304	59.81	1 No
Total No. of Parking Required			4 x 3 = 12 Nos
No of Dwelling Units in 1st to 3rd Floor			4 x 3 = 12 Nos
Total No of Dwelling Units			12 Nos
Total No of Floors			Stilt +3 Floors

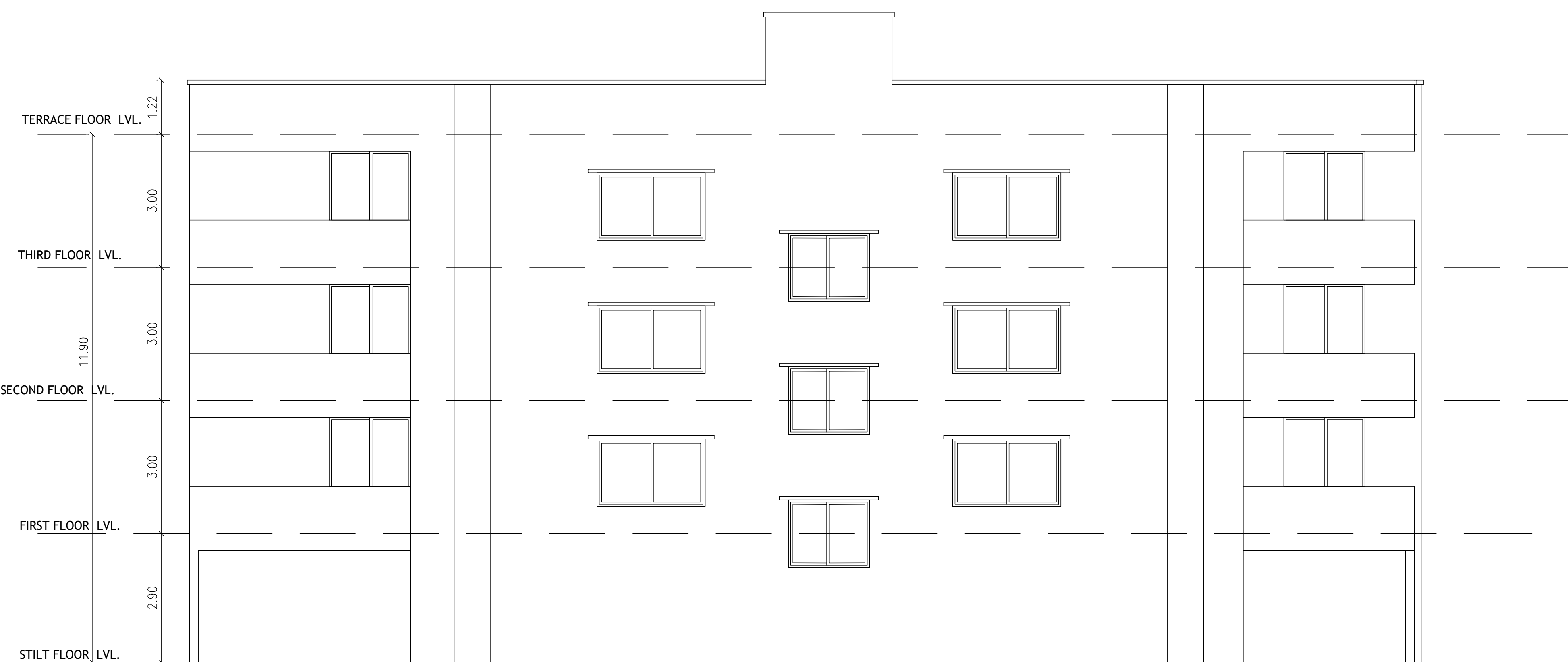
For VNCT GLOBAL LLP
R. M. H.
Authorized Signatory

OWNER'S SIGNATURE

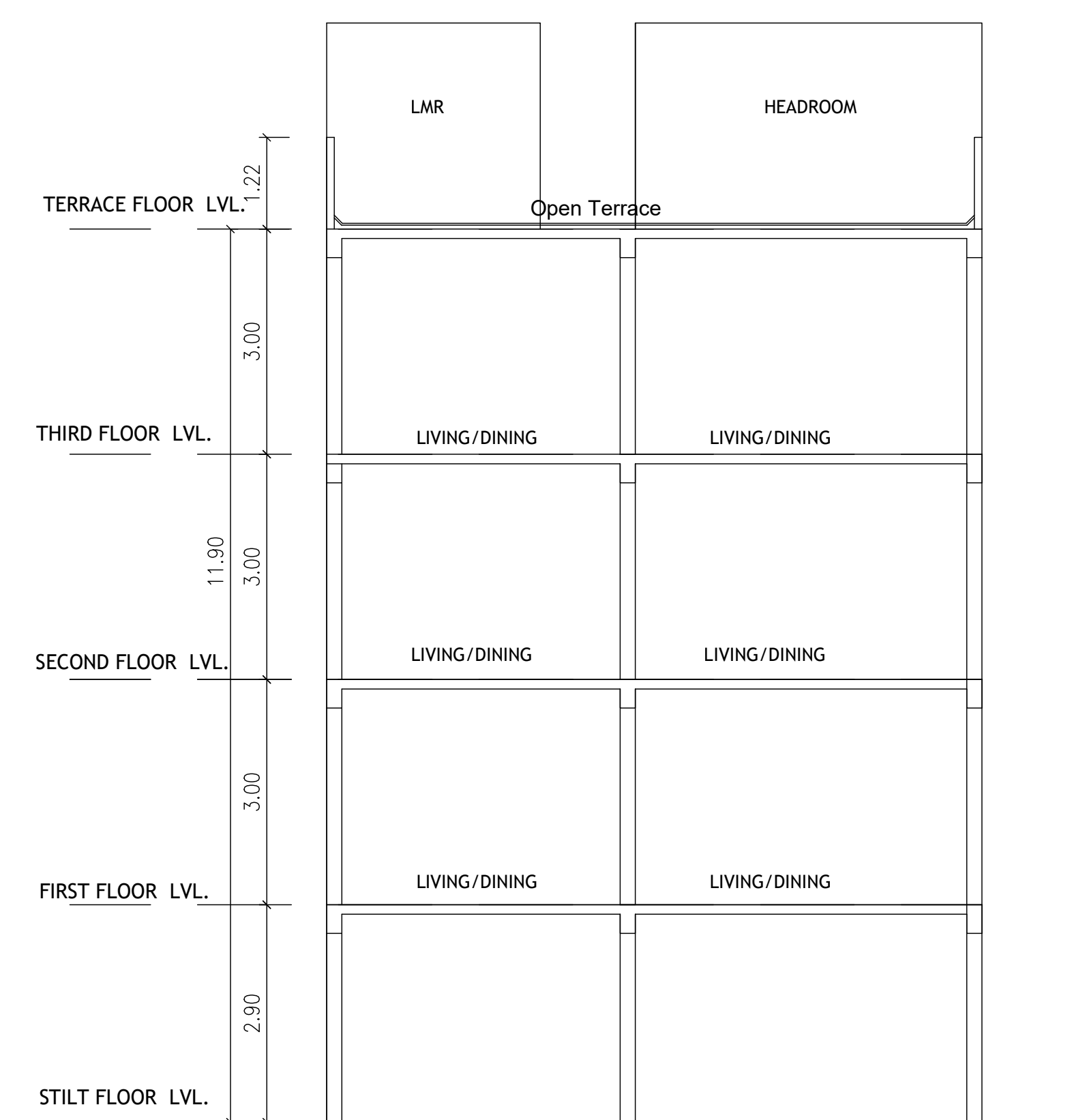
STRUCTURAL ENGINEER

Dhinesh T Architect
CA / 2009 / 43947
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 056
dhinesh.architect@gmail.com

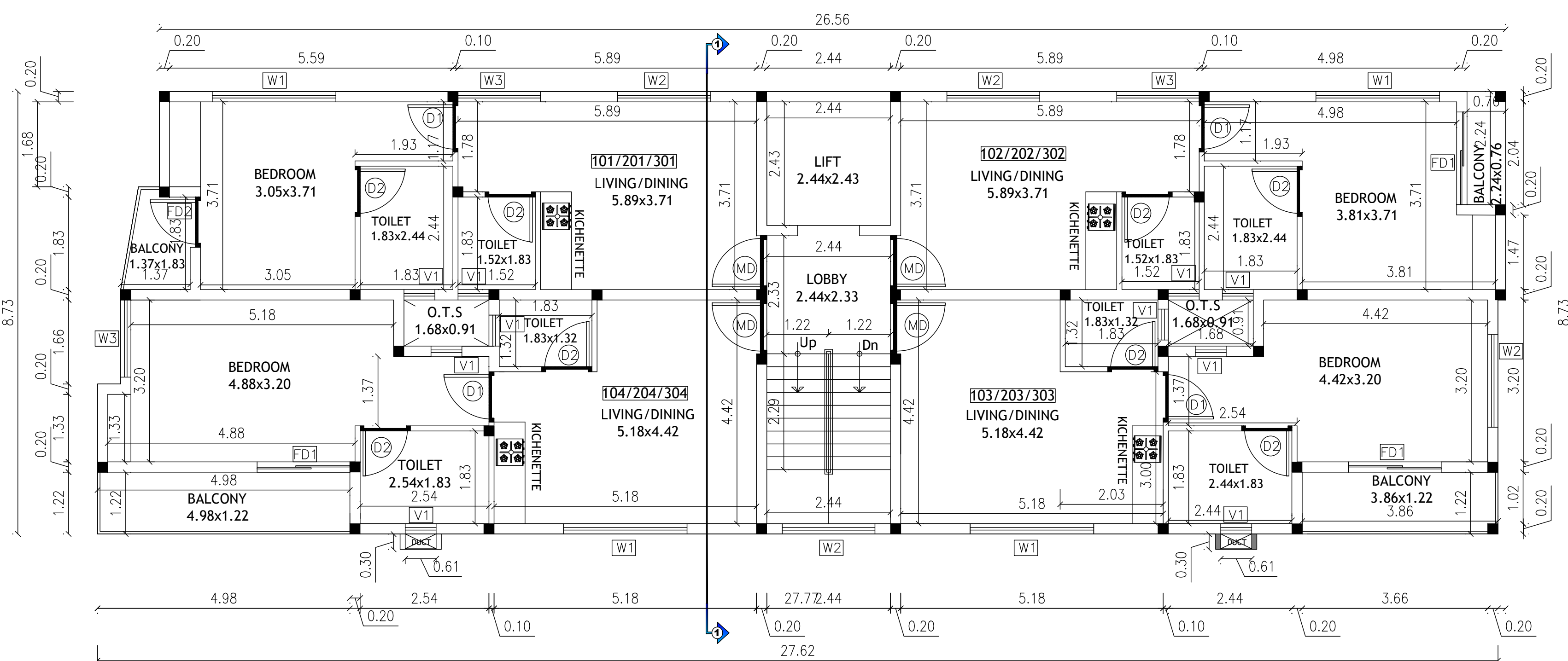
ARCHITECT SIGNATURE



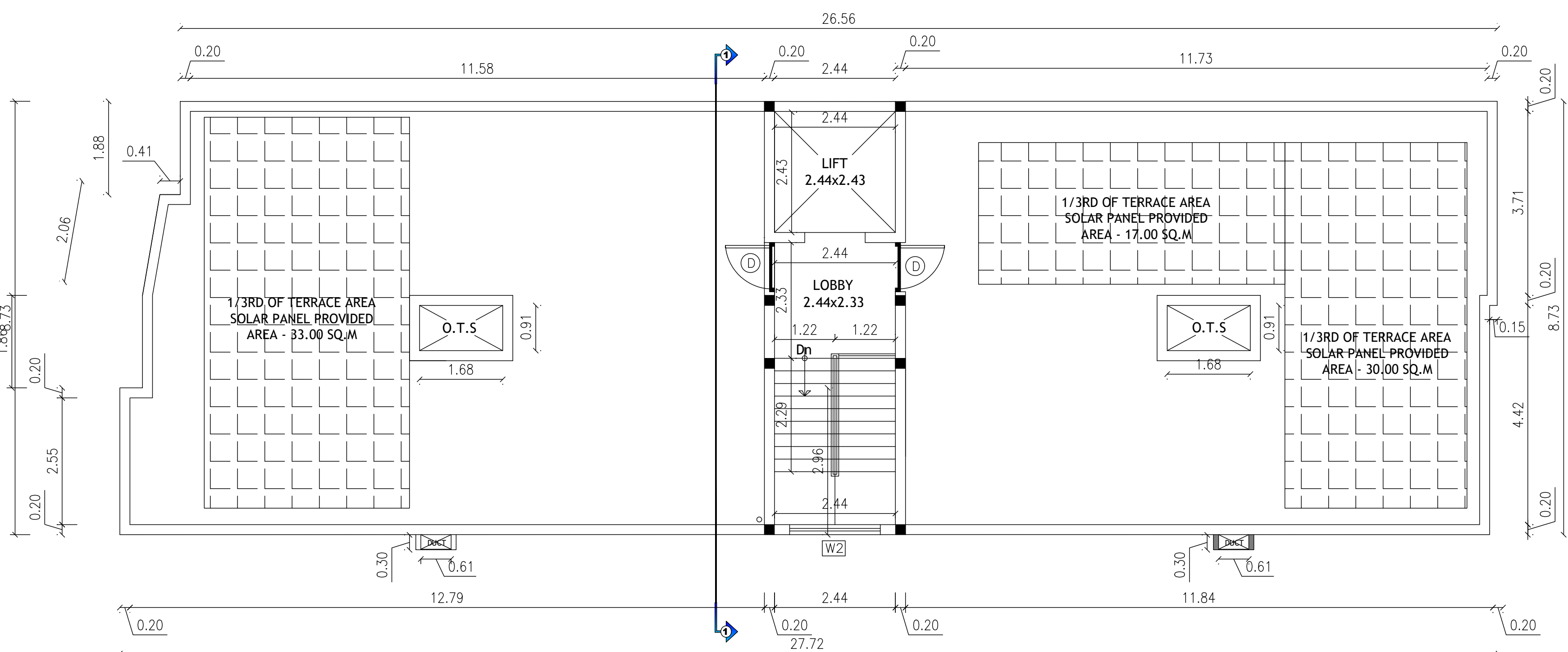
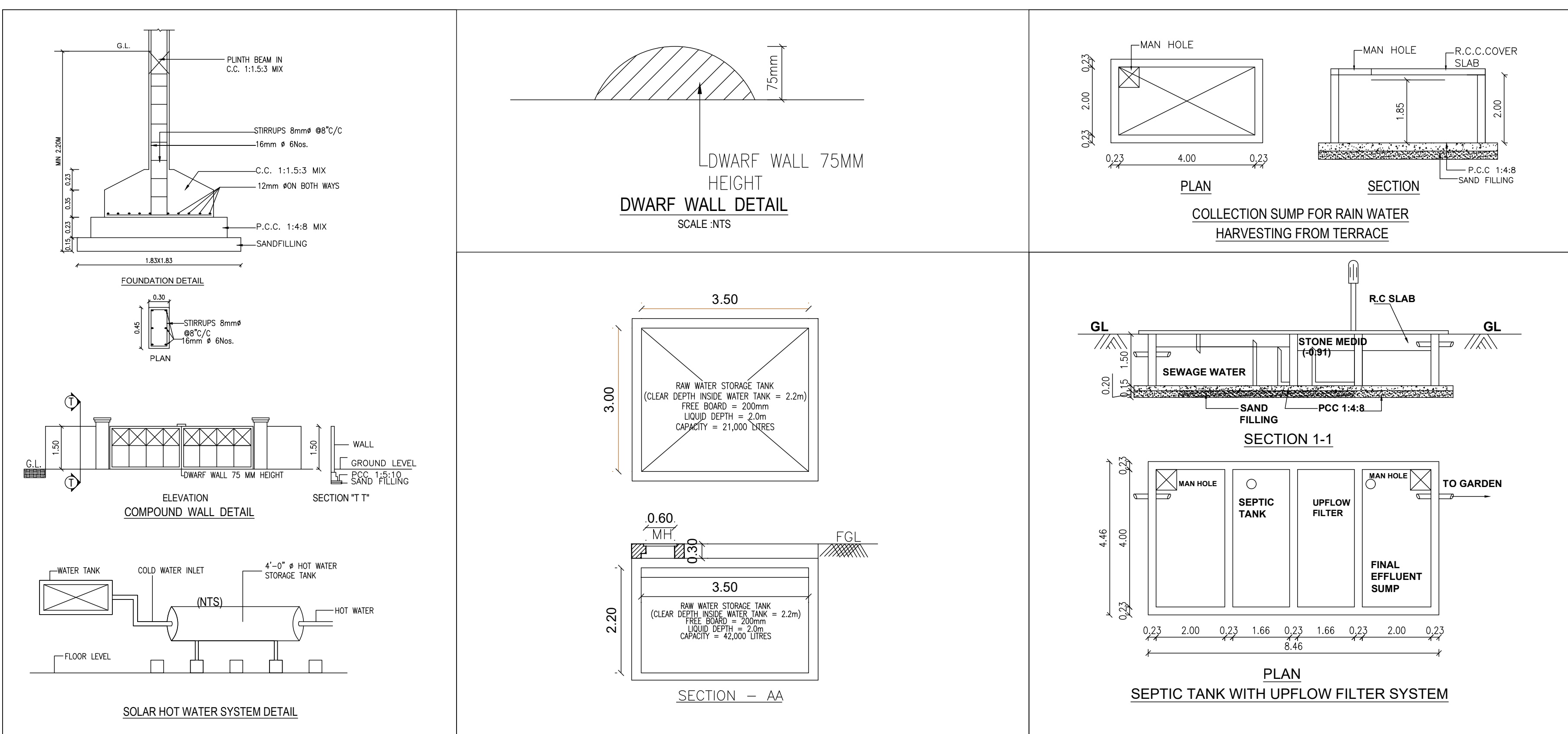
NORTH SIDE ELEVATION



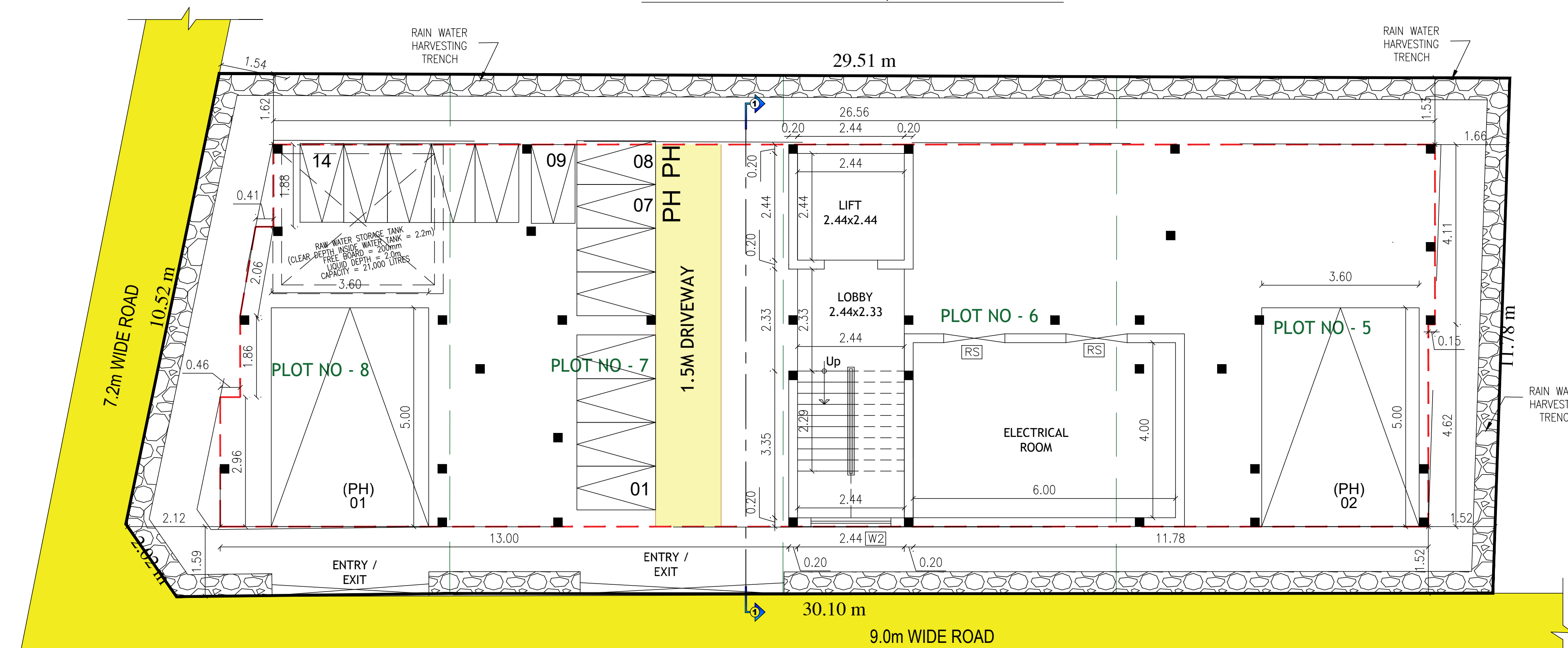
SECTION-1-1



TYPICAL FLOOR PLAN - 1st, 2nd & 3rd Floor Plan



TERRACE FLOOR PLAN



SITE / STILT FLOOR PLAN

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.

