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.

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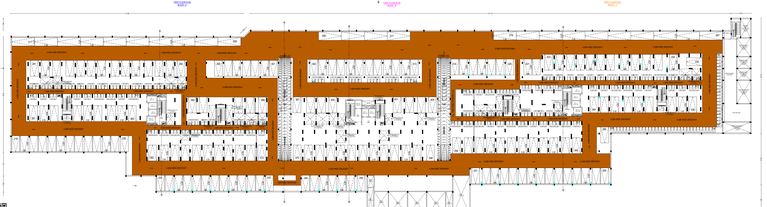


SHEET - 1/2

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE AFFORDABLE HOUSING RESIDENTIAL APARTMENT BUILDING CONSIST OF COMBINED BASEMENT AND COMBINED STILT FLOOR BLOCK-A FIRST FLOOR TO FIFTEEN FLOORS, BLOCK-B FIRST FLOOR TO SEVENTEEN FLOORS, BLOCK-C FIRST FLOOR TO FIFTEEN FLOORS AND BLOCK D GROUND + TWO FLOORS IN S.F NO-308/6A, 6B, 7A1, 7B2; 310/9B, 10, 11, 12A, 12B, 13, 14C, 15, 16, 17, 18, 19, 20; 311/12A3, 15A2, 16A2, 16B, 18B, 19B, 20, 21; 317/1, 2, 3, 6A, 7, 8, 9A, 10A; AT PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO. - SWP/BPA/0756169/2026

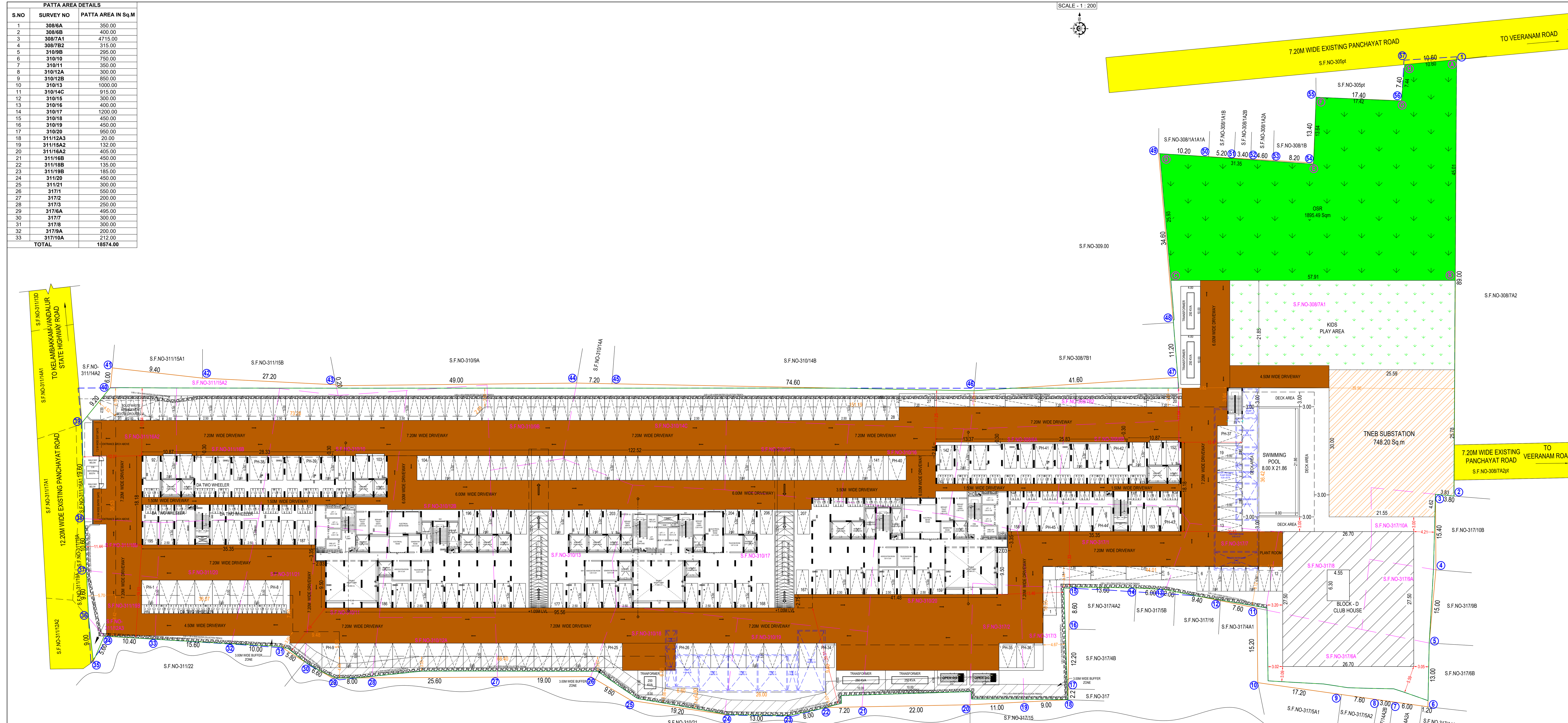
NAME OF THE APPLICANT :
M/S SILVERSKY BUILDERS LLP,
BY ITS AUTHORISED SIGNATORY,
Mr. PHILIP ZACHARIAH

AREA DETAILS :
AS PER PATTA/TSLR - 18574.00 Sqm
AS PER DOCUMENT - 4.59 ¼ ACRE (OR) 18585.20 Sqm

PATTA AREA DETAILS

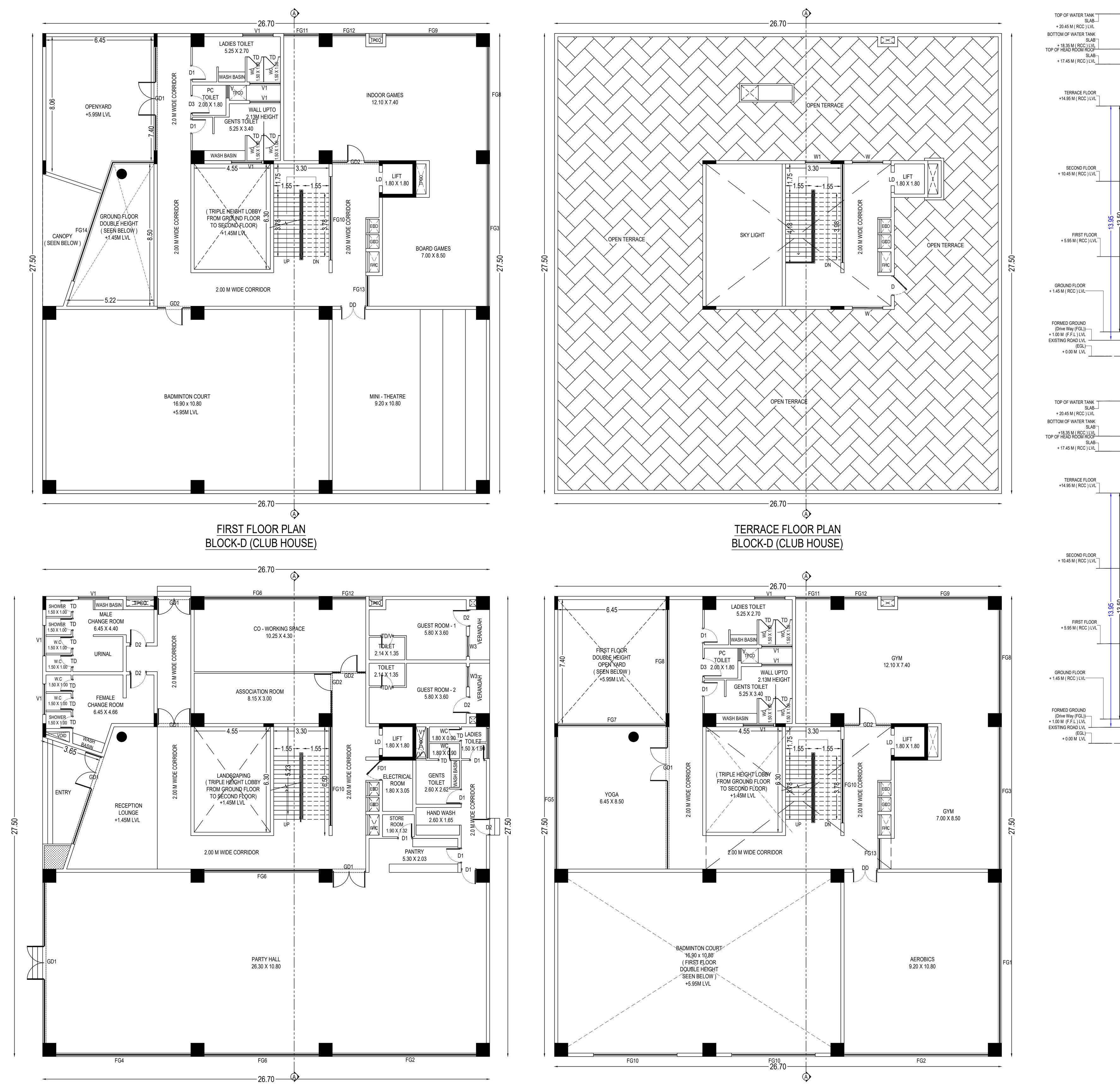
S.NO	SURVEY NO	PATTA AREA IN Sq.M
1	308/6A	350.00
2	308/6B	400.00
3	308/7A1	4715.00
4	308/7B2	315.00
5	310/9B	295.00
6	310/10	750.00
7	310/11	350.00
8	310/12A	300.00
9	310/12B	850.00
10	310/13	1000.00
11	310/14C	915.00
12	310/15	300.00
13	310/16	400.00
14	310/17	1200.00
15	310/18	450.00
16	310/19	450.00
17	310/20	950.00
18	311/12A3	20.00
19	311/15A2	132.00
20	311/16A2	405.00
21	311/16B	450.00
22	311/18B	135.00
23	311/19B	185.00
24	311/20	450.00
25	311/21	300.00
26	317/1	550.00
27	317/2	200.00
28	317/3	250.00
29	317/6A	495.00
30	317/7	300.00
31	317/8	300.00
32	317/9A	200.00
33	317/10A	212.00
TOTAL		18574.00

SCALE - 1 : 200



SITE PLAN CUM COMBINED STILT FLOOR PLAN
BLOCK-A,B AND C
SCALE - 1 : 200

BLOCK - D
SCALE - 1 : 100

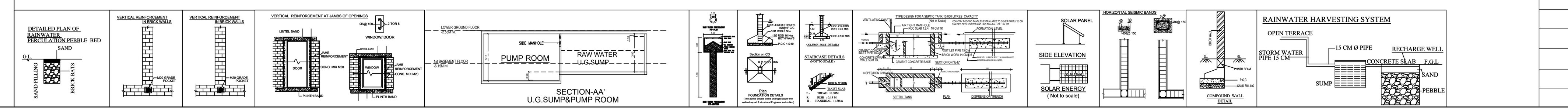


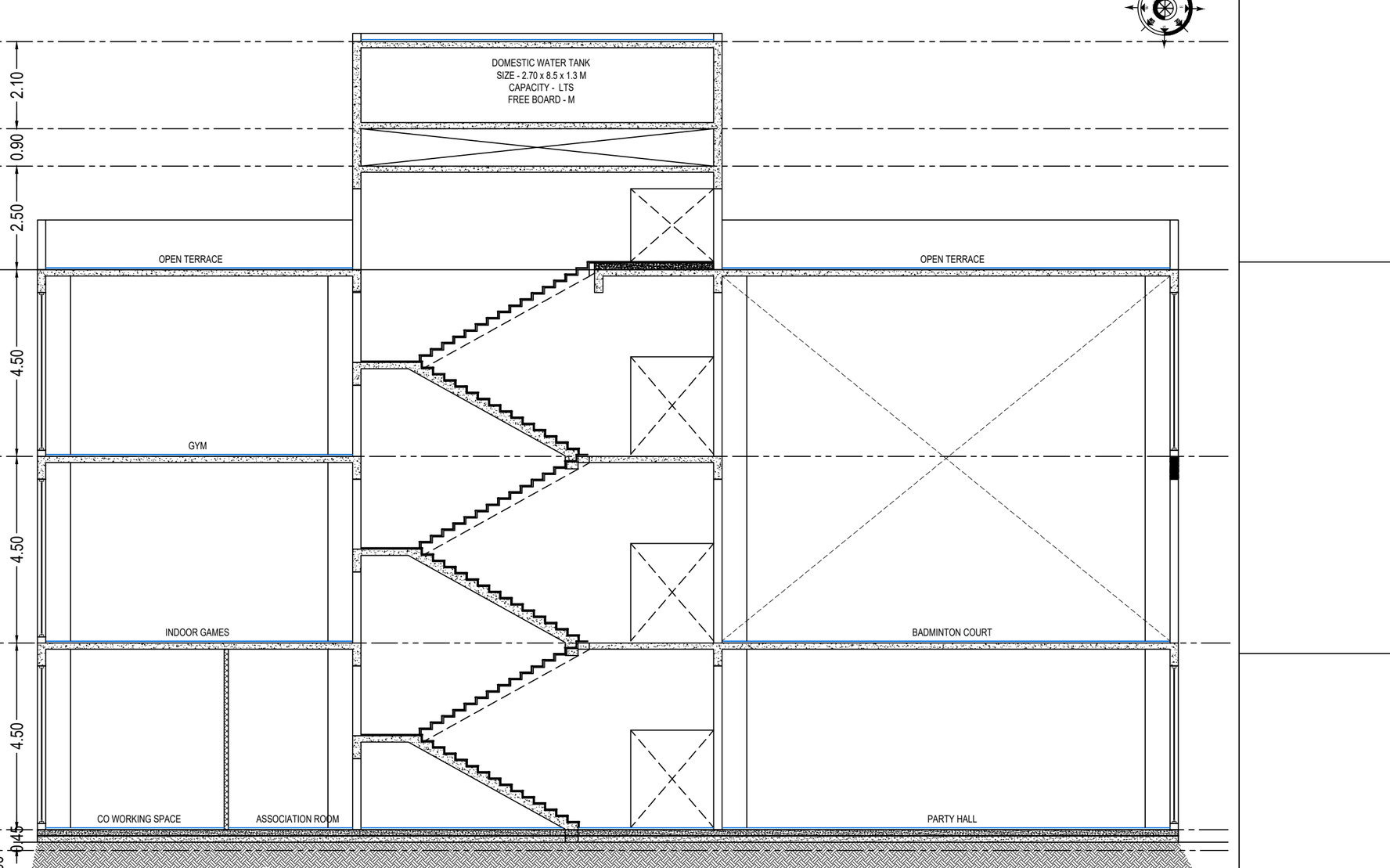
FIRST FLOOR PLAN BLOCK-D (CLUB HOUSE)

TERRACE FLOOR PLAN BLOCK-D (CLUB HOUSE)

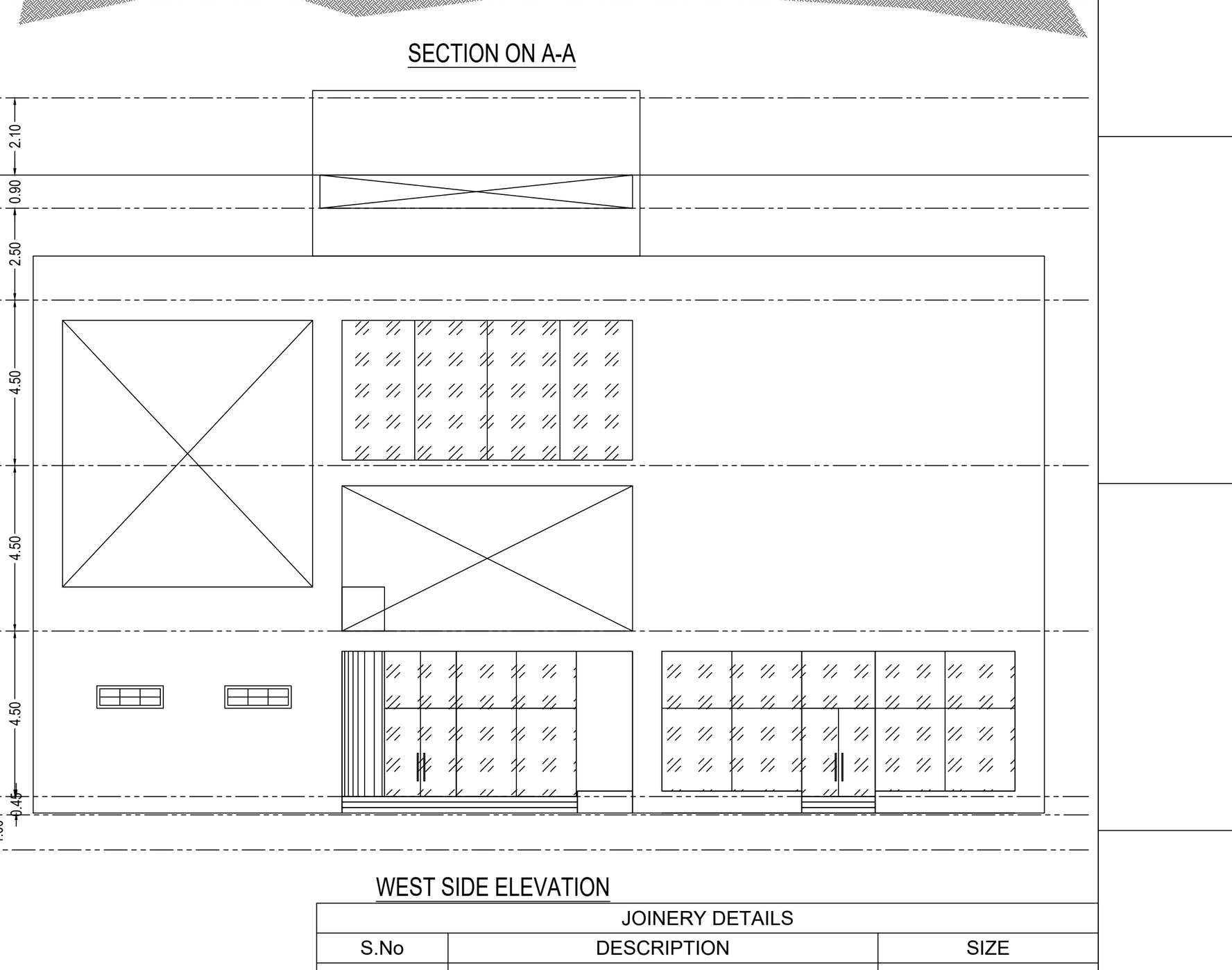
GROUND FLOOR PLAN BLOCK-D (CLUB HOUSE)

SECOND FLOOR PLAN BLOCK-D(CLUB HOUSE)





SECTION ON A-A



WEST SIDE ELEVATION

JOINERY DETAILS

S.No	DESCRIPTION	SIZE
1	ROLLING SHUTTER - RS	3.00 X 2.15
2	MAIN DOOR - MD	1.05 X 2.15
3	DOUBLE DOOR - DD	3.25 X 2.15
4	DOOR - D	1.20 X 2.15
5	DOOR - D1	0.90 X 2.15
6	DOOR - D2	1.05 X 2.15
7	FIRE DOOR - FD	1.20 X 2.15
8	TOILET DOOR - TD	0.75 X 2.15
9	LIFT DOOR - LD	0.81 X 2.15
10	SHAFT DOOR - SD1	0.90 X 1.78
11	SHAFT DOOR - SD2	0.76 X 1.78
12	FRENCH WINDOW - FW	2.44 X 2.15
13	WINDOW - W	1.83 X 2.08
14	WINDOW - W1	1.52 X 2.08
15	WINDOW - W2	1.36 X 1.32
16	WINDOW - W3	1.22 X 2.08
17	WINDOW - W4	0.61 X 2.08
18	STAIRCASE WINDOW - SW1	1.83 X 2.08
19	STAIRCASE WINDOW - SW2	1.36 X 2.08
20	STAIRCASE WINDOW - SW1	1.83 X 2.08
21	KITCHEN WINDOW - KW	1.36 X 1.32
22	KITCHEN WINDOW - KW1	1.22 X 1.32
23	VENTILATOR - V	2.44 X 0.61
24	VENTILATOR - V1	0.61 X 0.90
25	GLASS DOOR - GD1	2.00 X 2.40
26	GLASS DOOR - GD2	1.00 X 2.40

REGISTERED QUALITY AUDITOR

REGISTERED CONSTRUCTION ENGINEER

REGISTERED GEOTECHNICAL ENGINEER

REGISTERED STRUCTURAL ENGINEER

REGISTERED ENGINEER

APPLICANT

S.NO	BLOCK NAME	NO. OF DWELLING UNITS	NO. OF TWO WHEELERS PROVIDED	NO. OF CARS PROVIDED
1.	BLOCK - A	179	185	180
2.	BLOCK - B	84	90	89
3.	BLOCK - C	179	185	180
TOTAL		442	460	449

COLOUR INDEX:

- EXISTING ROAD
- SITE BOUNDARY AS PER SUPERIMPOSED
- SITE BOUNDARY AS PER FMB
- SITE BOUNDARY AS PER FIELD
- BASEMENT BOUNDARY
- PROPOSED BUILDINGS
- DRIVEWAY
- OSR

DWELLING AREA DETAILS

BLOCK NAME	FLOOR NAME	DWELLING REFERENCE	DWELLING AREA IN Sq.M	CARPET AREA IN Sq.M	NO.OF DWELLINGS
BLOCK-A	FIRST FLOOR	101	92.03	80.28	11
		102	92.03	80.28	
		103	102.71	89.79	
		104	102.71	89.79	
		106	74.74	64.77	
		107	74.74	64.77	
		108	74.76	64.77	
		109	89.43	77.63	
		110	74.99	64.77	
		111	74.99	64.77	
		112	89.43	77.63	
	TYPICAL SECOND FLOOR TO FIFTEENTH FLOOR	201,301,401,501, 601, 701, 801, 901, 1001,1101, 1201, 1301, 1401, 1501	92.03	80.28	168 (12 X 14 FLOORS)
		202,302,402,502, 602, 702, 802, 902, 1002,1102, 1202, 1302, 1402, 1502	92.03	80.28	
		203,303,403,503, 603, 703, 803, 903, 1003,1103, 1203, 1303, 1403, 1503	102.71	89.79	
		204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504	102.71	89.79	
		205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505	102.71	89.79	
		206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506	74.74	64.77	
		207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507	74.74	64.77	
		208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508	74.76	64.77	
		209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509	89.43	77.63	
		210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510	74.99	64.77	
		211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511	74.99	64.77	
		212, 312, 412, 512, 612, 712, 812, 912, 1012, 1112, 1212, 1312, 1412, 1512	89.43	77.63	
BLOCK-B	FIRST FLOOR	101	92.03	80.28	4
		102	102.71	89.79	
		104	102.71	89.79	
		105	92.03	80.28	
	TYPICAL SECOND FLOOR TO SEVENTEENTH FLOOR	201,301,401,501, 601, 701, 801, 901, 1001,1101, 1201, 1301, 1401, 1501, 1601, 1701	92.03	80.28	80 (05 X 16 FLOORS)
		202,302,402,502, 602, 702, 802, 902, 1002,1102, 1202, 1302, 1402, 1502, 1602, 1702	102.71	89.79	
		203,303,403,503, 603, 703, 803, 903, 1003,1103, 1203, 1303, 1403, 1503, 1603, 1703	102.71	89.79	
		204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704	102.71	89.79	
		205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705	92.03	80.28	
BLOCK-C	FIRST FLOOR	101	83.45	71.60	11
		102	74.99	64.77	
		103	74.99	64.77	
		104	89.43	77.63	
		105	74.76	64.77	
		106	74.74	64.77	
		107	74.74	64.77	
		109	102.71	89.79	
		110	102.71	89.79	
		111	92.03	80.28	
		112	92.03	80.28	
	TYPICAL SECOND FLOOR TO FIFTEENTH FLOOR	201,301,401,501, 601, 701, 801, 901, 1001,1101, 1201, 1301, 1401, 1501	83.45	71.60	168 (12 X 14 FLOORS)
		202,302,402,502, 602, 702, 802, 902, 1002,1102, 1202, 1302, 1402, 1502	74.99	64.77	
		203,303,403,503, 603, 703, 803, 903, 1003,1103, 1203, 1303, 1403, 1503	74.99	64.77	
		204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504	89.43	77.63	
		205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505	74.76	64.77	
		206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506	74.74	64.77	
		207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507	74.74	64.77	
		208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508	102.71	89.79	
		209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509	102.71	89.79	
		210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510	102.71	89.79	
		211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511	92.03	80.28	
		212, 312, 412, 512, 612, 712, 812, 912, 1012, 1112, 1212, 1312, 1412, 1512	92.03	80.28	

MAXIMUM HEIGHT OF THE BUILDING - 53.925 M

PARKING DETAILS

PARKING CATEGORY	NO. OF DWELLING UNITS	TWO WHEELERS REQUIRED	TWO WHEELERS PROVIDED	CARS REQUIRED	CARS PROVIDED
FLOOR AREA ABOVE 50 Sqm AND UPTO 75 Sqm	150	150	205 (INCLUDING 21 DA)	-	-
FLOOR AREA ABOVE 75 Sqm AND UPTO 100 Sqm	154	154	205 (INCLUDING 21 DA)	77	150 (INCLUDING 15 PH)
FLOOR AREA ABOVE 100 Sqm	138	-	-	138	250 (INCLUDING 25 PH)
10% VISITORS PARKING	-	31	50 (INCLUDING 4 DA)	22	49 (INCLUDING 5 PH)
TOTAL	442	335	460	237	449

S.NO	DESCRIPTION	FSI AREA (Sqm)	NON FSI AREA (Sqm)	DEDUCTION (Sqm)	TOTAL BUILT UP AREA (Sqm)	NO.OF DWELLING UNITS
BLOCK - A, B AND C						
1	COMBINED BASEMENT FLOOR	-	10131.15	-	10131.15	-
2	COMBINED STILT FLOOR	820.08	4431.74	279.43	5251.82	-
	TOTAL	820.08	14562.89	279.43	15382.97	-
BLOCK - A						
1	FIRST FLOOR	1217.15	-	279.10	1217.15	11
2	SECOND FLOOR	1300.51	-	81.66	1300.51	12
3	THIRD FLOOR	1300.51	-	81.66	1300.51	12
4	FOURTH FLOOR	1300.51	-	81.66	1300.51	12
5	FIFTH FLOOR	1300.51	-	81.66	1300.51	12
6	SIXTH FLOOR	1300.51	-	81.66	1300.51	12
7	SEVENTH FLOOR	1300.51	-	81.66	1300.51	12
8	EIGHTH FLOOR	1300.51	-	81.66	1300.51	12
9	NINTH FLOOR	1300.51	-	81.66	1300.51	12
10	TENTH FLOOR	1300.51	-	81.66	1300.51	12
11	ELEVENTH FLOOR	1300.51	-	81.66	1300.51	12
12	TWELFTH FLOOR	1300.51	-	81.66	1300.51	12
13	THIRTEENTH FLOOR	1300.51	-	81.66	1300.51	12
14	FOURTEENTH FLOOR	1300.51	-	81.66	1300.51	12
15	FIFTEENTH FLOOR	1300.51	-	81.66	1300.51	12
16	TERRACE FLOOR	-	99.97	-	99.97	-
	TOTAL	19424.29	99.97	1422.34	19524.26	179
BLOCK - B						
1	FIRST FLOOR	548.01	-	151.32	548.01	4
2	SECOND FLOOR	633.49	-	14.03	633.49	5
3	THIRD FLOOR	633.49	-	14.03	633.49	5
4	FOURTH FLOOR	633.49	-	14.03	633.49	5
5	FIFTH FLOOR	633.49	-	14.03	633.49	5
6	SIXTH FLOOR	633.49	-	14.03	633.49	5
7	SEVENTH FLOOR	633.49	-	14.03	633.49	5
8	EIGHTH FLOOR	633.49	-	14.03	633.49	5
9	NINTH FLOOR	633.49	-	14.03	633.49	5
10	TENTH FLOOR	633.49	-	14.03	633.49	5
11	ELEVENTH FLOOR	633.49	-	14.03	633.49	5
12	TWELFTH FLOOR	633.49	-	14.03	633.49	5
13	THIRTEENTH FLOOR	633.49	-	14.03	633.49	5
14	FOURTEENTH FLOOR	633.49	-	14.03	633.49	5
15	FIFTEENTH FLOOR	633.49	-	14.03	633.49	5
16	SIXTEENTH FLOOR	633.49	-	14.03	633.49	5
17	SEVENTEENTH FLOOR	633.49	-	14.03	633.49	5
18	TERRACE FLOOR	-	81.76	-	81.76	-
	TOTAL	10683.85	81.76	375.80	10765.61	84
BLOCK - C						
1	FIRST FLOOR	1208.12	-	273.27	1208.12	11
2	SECOND FLOOR	1283.67	-	86.21	1283.67	12
3	THIRD FLOOR	1283.67	-	86.21	1283.67	12
4	FOURTH FLOOR	1283.67	-	86.21	1283.67	12
5	FIFTH FLOOR	1283.67	-	86.21	1283.67	12
6	SIXTH FLOOR	1283.67	-	86.21	1283.67	12
7	SEVENTH FLOOR	1283.67	-	86.21	1283.67	12
8	EIGHTH FLOOR	1283.67	-	86.21	1283.67	12
9	NINTH FLOOR	1283.67	-	86.21	1283.67	12
10	TENTH FLOOR	1283.67	-	86.21	1283.67	12
11	ELEVENTH FLOOR	1283.67	-	86.21	1283.67	12
12	TWELFTH FLOOR	1283.67	-	86.21	1283.67	12
13	THIRTEENTH FLOOR	1283.67	-	86.21	1283.67	12
14	FOURTEENTH FLOOR	1283.67	-	86.21	1283.67	12
15	FIFTEENTH FLOOR	1283.67	-	86.21	1283.67	12
16	TERRACE FLOOR	-	99.97	-	99.97	-
	TOTAL	19179.50	99.97	1480.21	19279.47	179
BLOCK - D (CLUB HOUSE)						
1	GROUND FLOOR	705.59	-	28.66	705.59	-
2	FIRST FLOOR	673.24	-	61.01	673.24	-
3	SECOND FLOOR	475.33	-	258.92	475.33	-
4	TERRACE FLOOR	-	64.03	-	64.03	-
	TOTAL	1854.16	64.03	348.59	1918.19	-
	GRAND TOTAL	51961.88	14908.62	3906.37	66870.50	442

$$\text{FLOOR SPACE INDEX} = \frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{51961.88}{18574.00} = 2.798 > 2.00 \text{ (PREMIUM FSI)}$$

ALLOWABLE FSI AREA = 37148.00 Sq.m (FSI-2.00)
PREMIUM FSI = 2.80 (APPROACH ROAD WIDTH 12.00m TO 18.00m)
PREMIUM FSI AREA = 51961.88 - 37148.00 = 14813.88 Sqm

$$\text{PLOT COVERAGE} = \frac{\text{PLINTH AREA}}{\text{SITE AREA}} = \frac{5957.41}{18574.00} = 32.07\% < 50\%$$

OSR DETAILS

OSR REQUIRED IN Sqm	OSR PROVIDED IN Sqm
1858.52 Sqm (10.00%)	1895.49 Sqm (10.19%)

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

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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
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/services

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/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

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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.