

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 IN
S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR -
A VILLAGE, 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 Country wood / Enginrred Doors.

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 1:3Inside & 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.

COLOUR INDEX :

REFERENCE :

PROPOSED

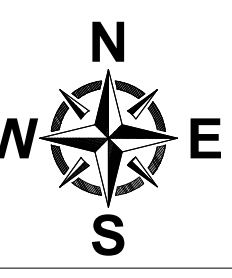
SCALE : 1:100

BOUNDARY

DATE : 24 FEB 2026

ROAD

DRIVEWAY



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

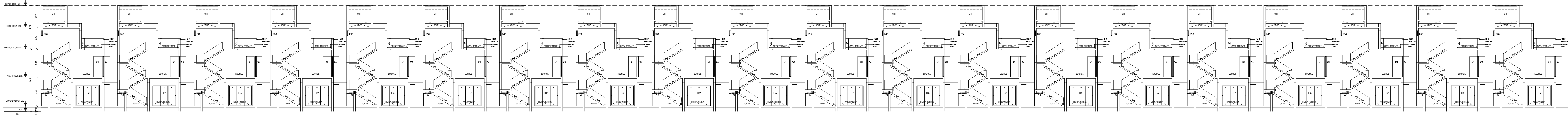
the
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

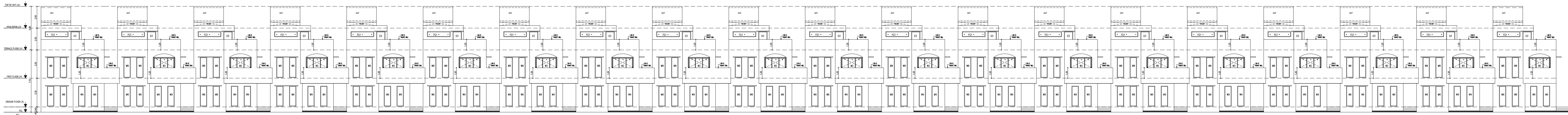
Dhinesh T
Dhinesh T Architect
CA/2009/43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

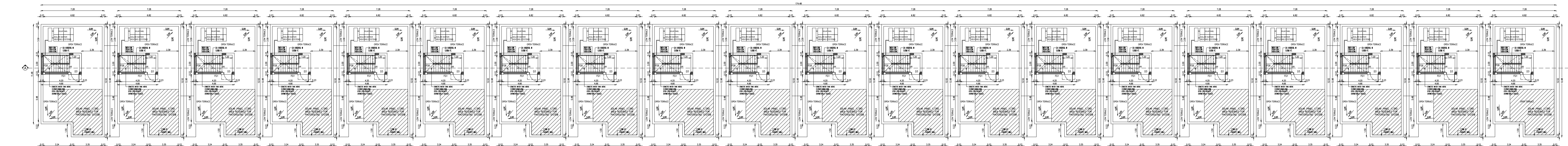
Dr. J. SURESH
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, M'llai Street,
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Reg. No. SE/1/2024/2/0014
Reg. No. RSE100782019
Reg. No. CGLDIST/ SE / Gr-I/ 2024/ 07/ 005



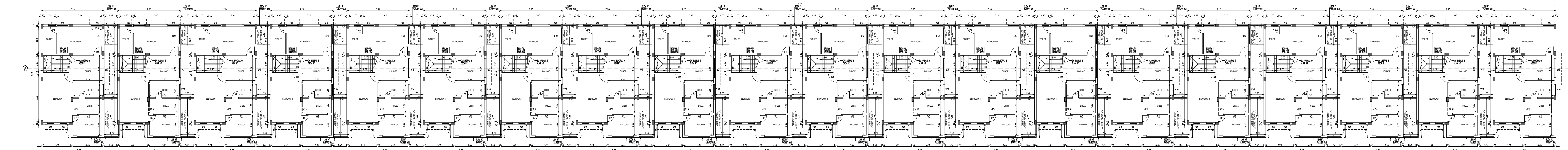
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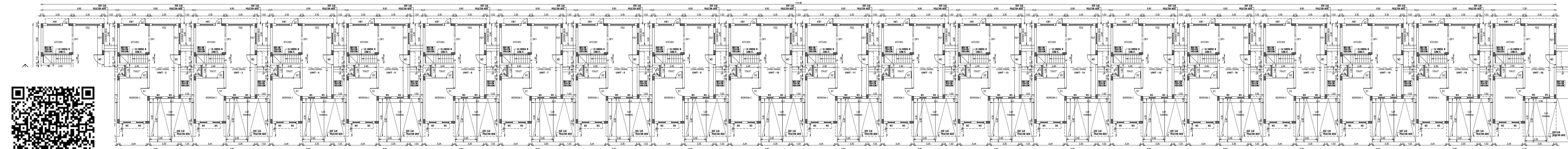
ELEVATION 01



TERRACE FLOOR PLAN



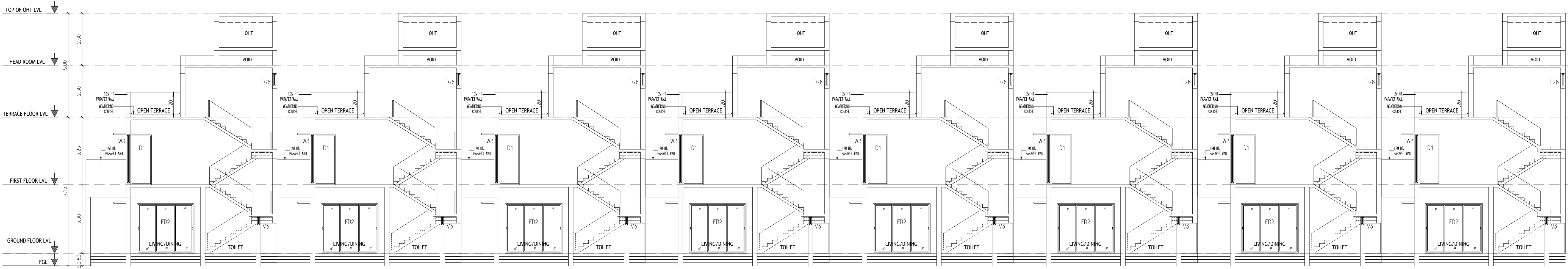
FIRST FLOOR PLAN



GROUND FLOOR PLAN



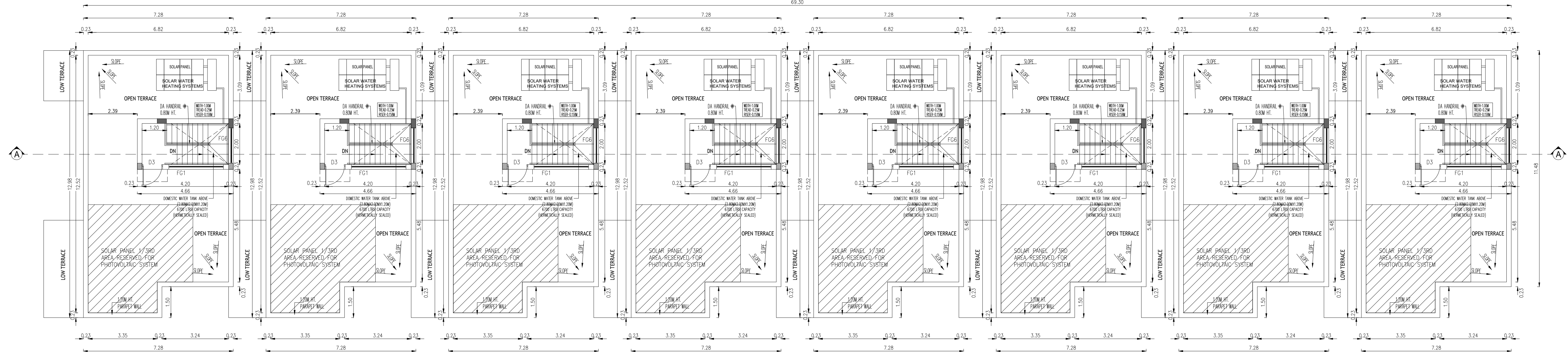
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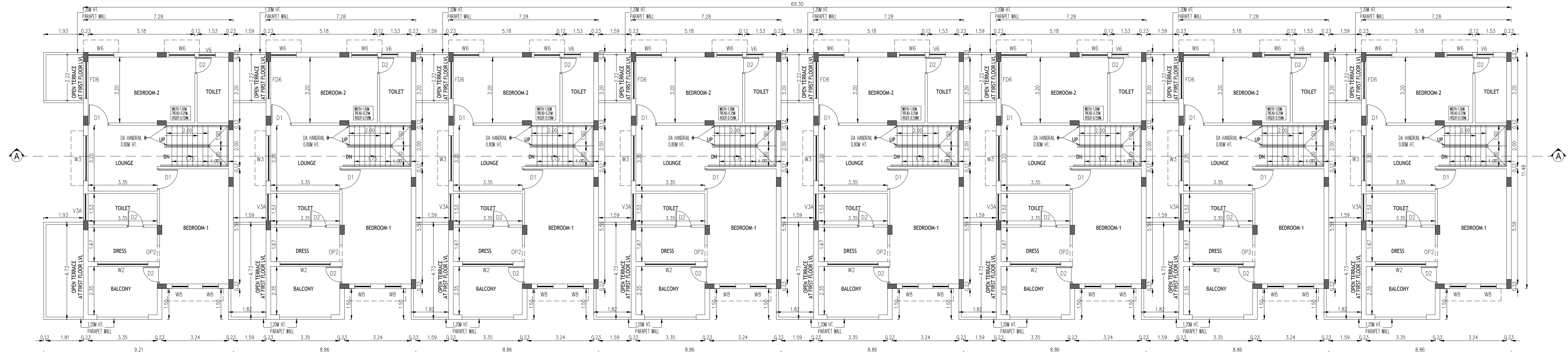
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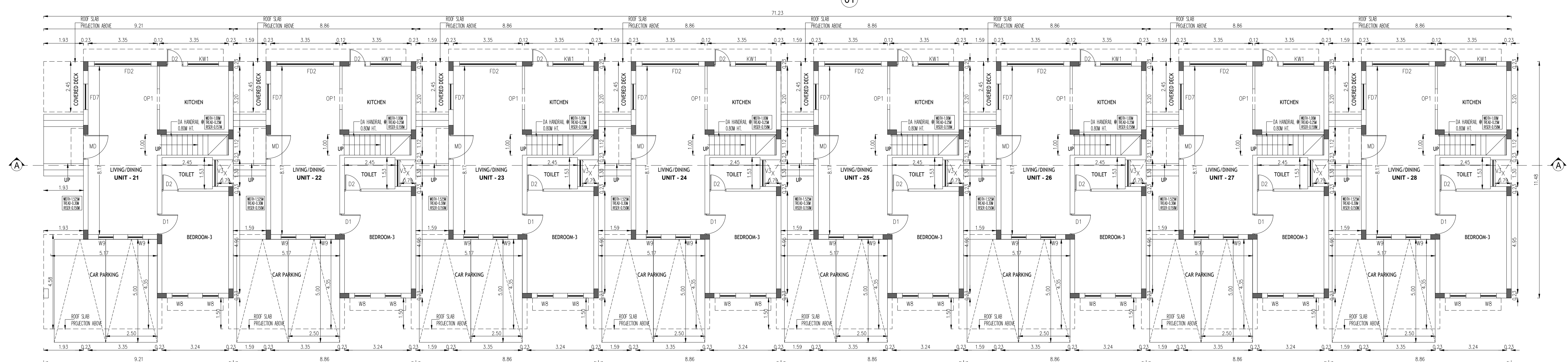
ELEVATION - 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY

TYPE	SIZE	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
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W1	3.20X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.770 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

NOTE : ALL DIMENSIONS AREA IN METER

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REFERENCE :

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BOUNDARY	DATE : 24 FEB 2026
ROAD	
DRIVEWAY	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

ForFELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

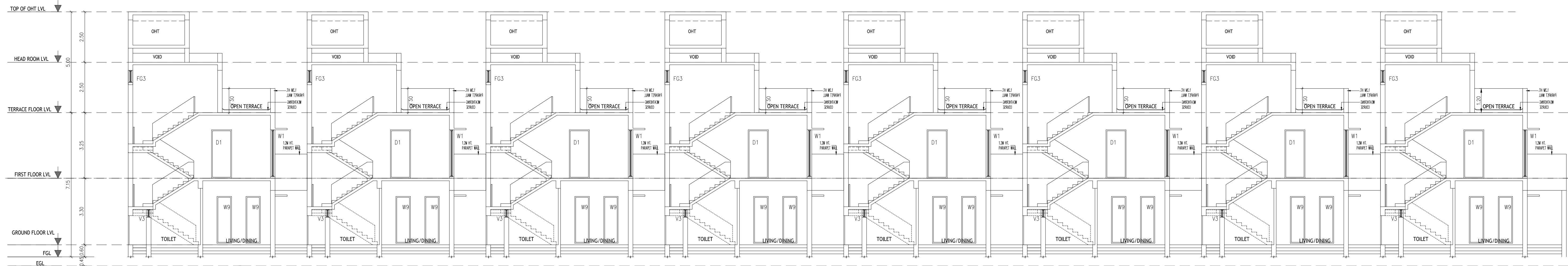
ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA /2009 /43967
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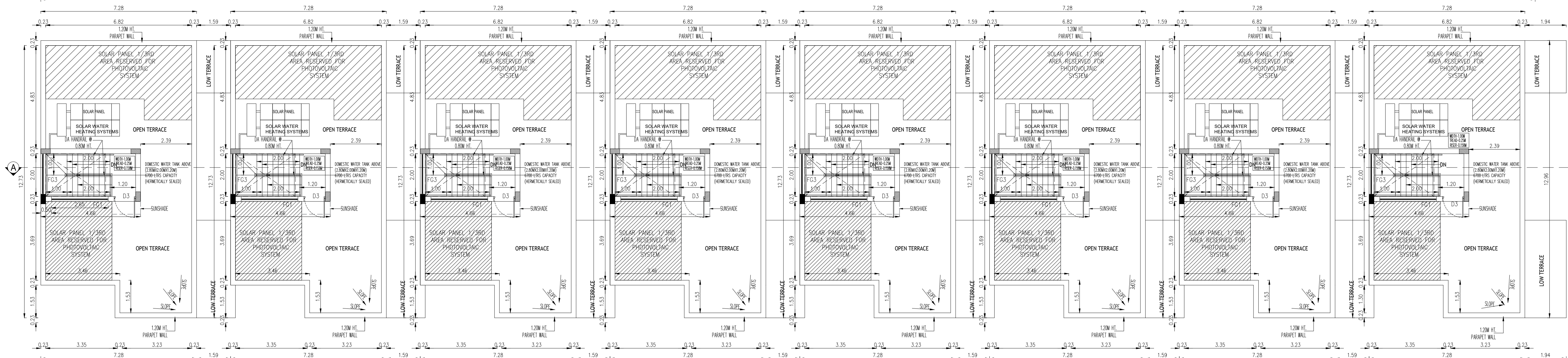
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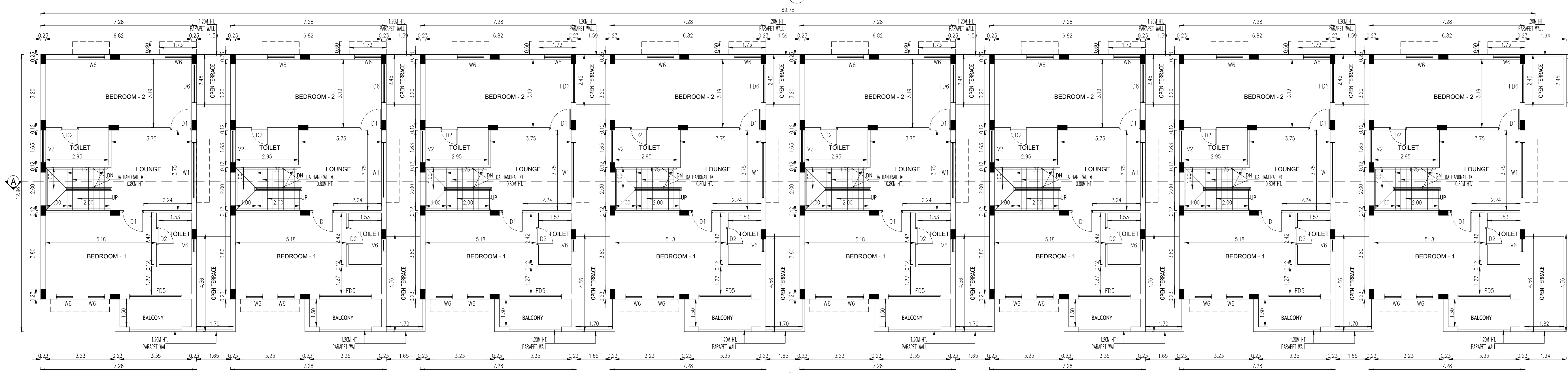
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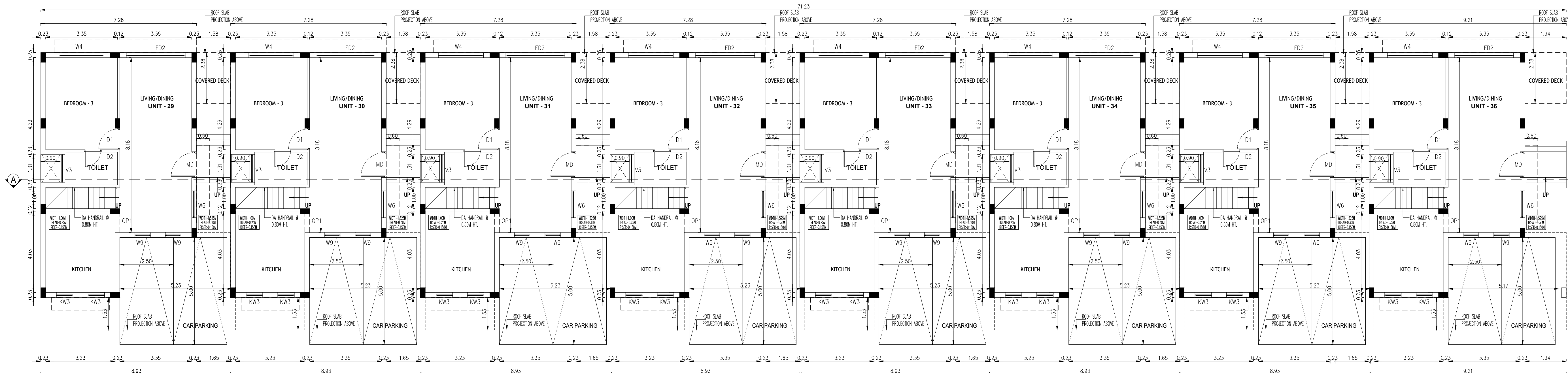
ELEVATION 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
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D3	0.90 X 2.1	DOOR
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FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW

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PROPOSED	SCALE : 1:100
BOUNDARY	DATE : 24 FEB 2026
ROAD	
DRIVEWAY	

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

ForFELIXA BUILDER PRIVATE LIMITED

the
Authorised Signatory

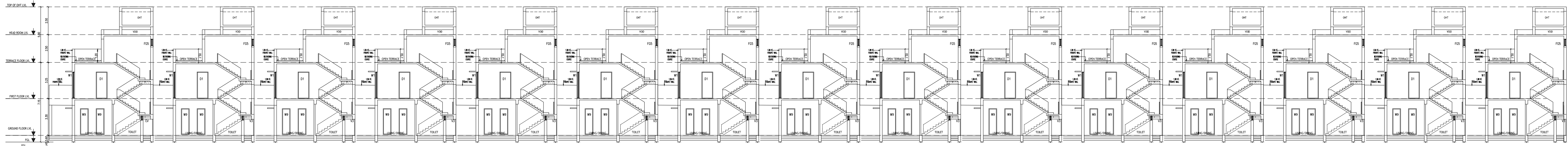
ARCHITECT / REGISTERED ENGINEER :

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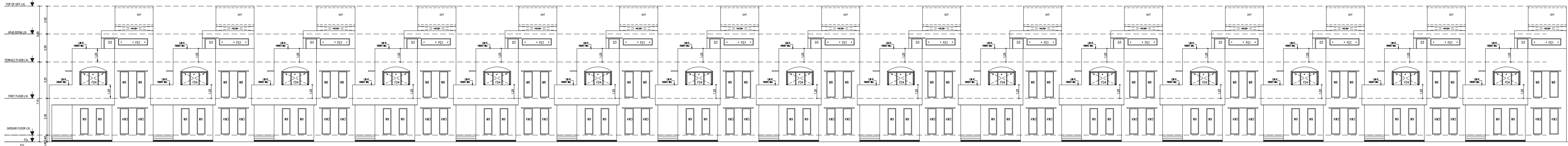
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Dr. J. SURESH, M.E., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mollai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg No RSE100182019
Reg. No. CGLD151/SE/Gr-I/ 2024/ 07/005

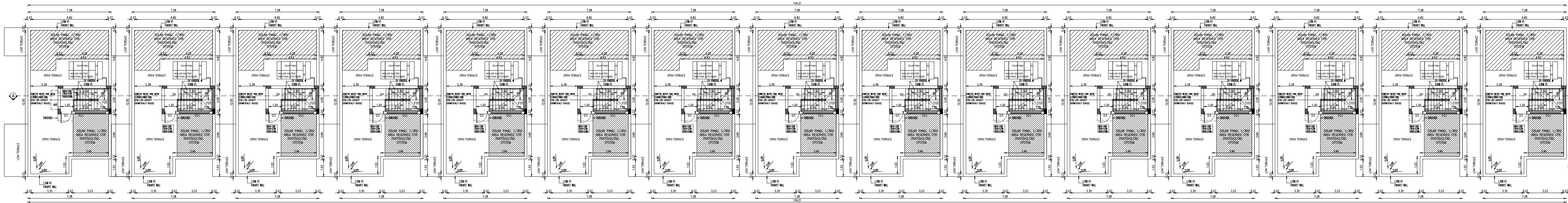
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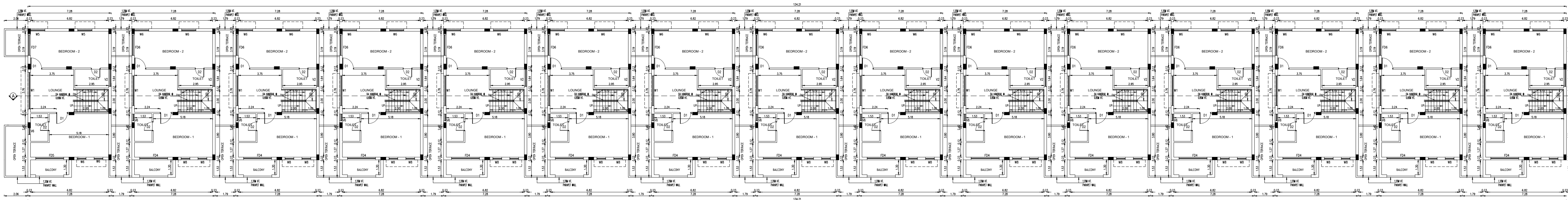
SECTION - A A
BLOCK - 04



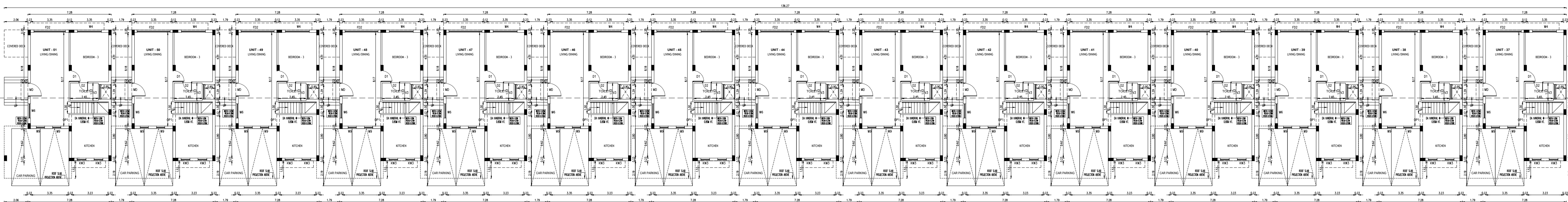
ELEVATION 01
BLOCK - 04



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
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W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.70 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

BLOCK -4

SHEET NO: 04/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF RESIDENTIAL BUILDING IN S.F.NO:
478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A
VILLAGE, THIRUPORUR TALUK, CHENGALPATTU
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COLOUR INDEX :

REFERENCE :

PROPOSED ☐

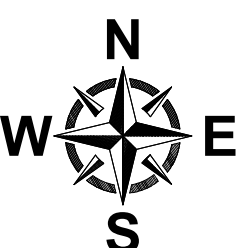
BOUNDARY ☐

ROAD ☐

DRIVEWAY ☐

SCALE : 1:100

DATE : 24 FEB 2026



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

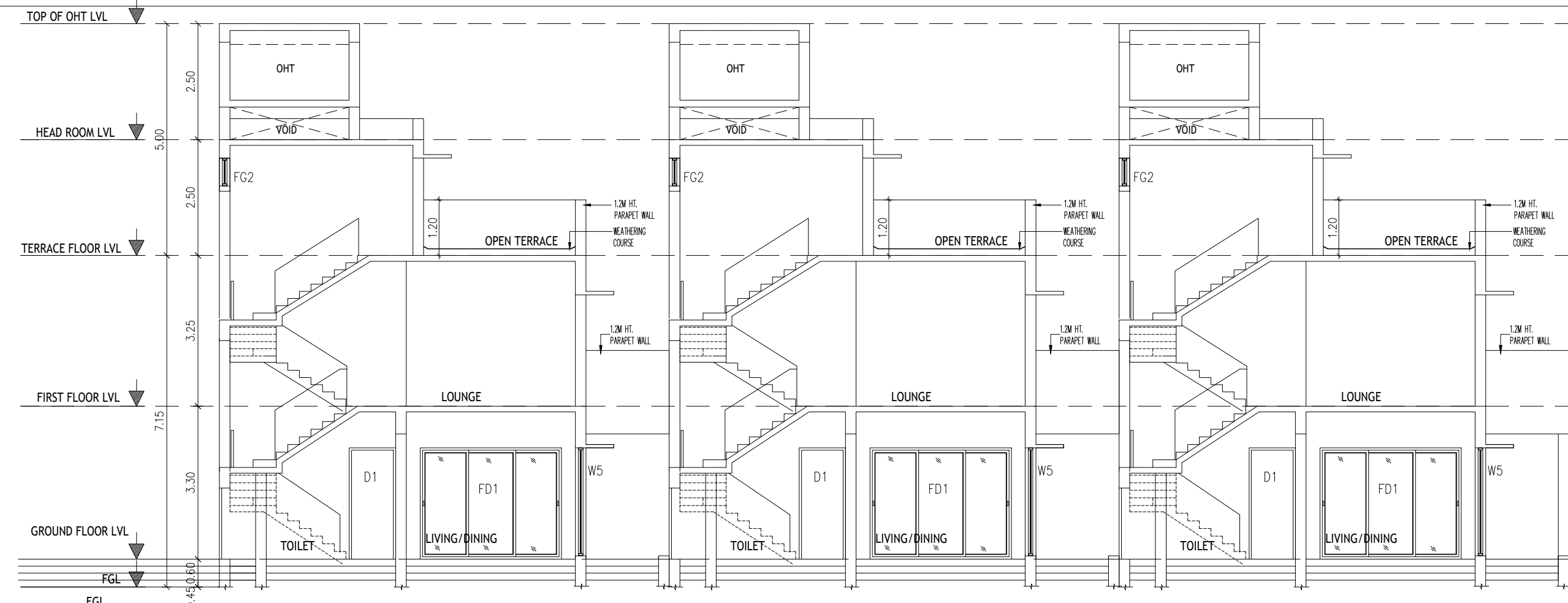
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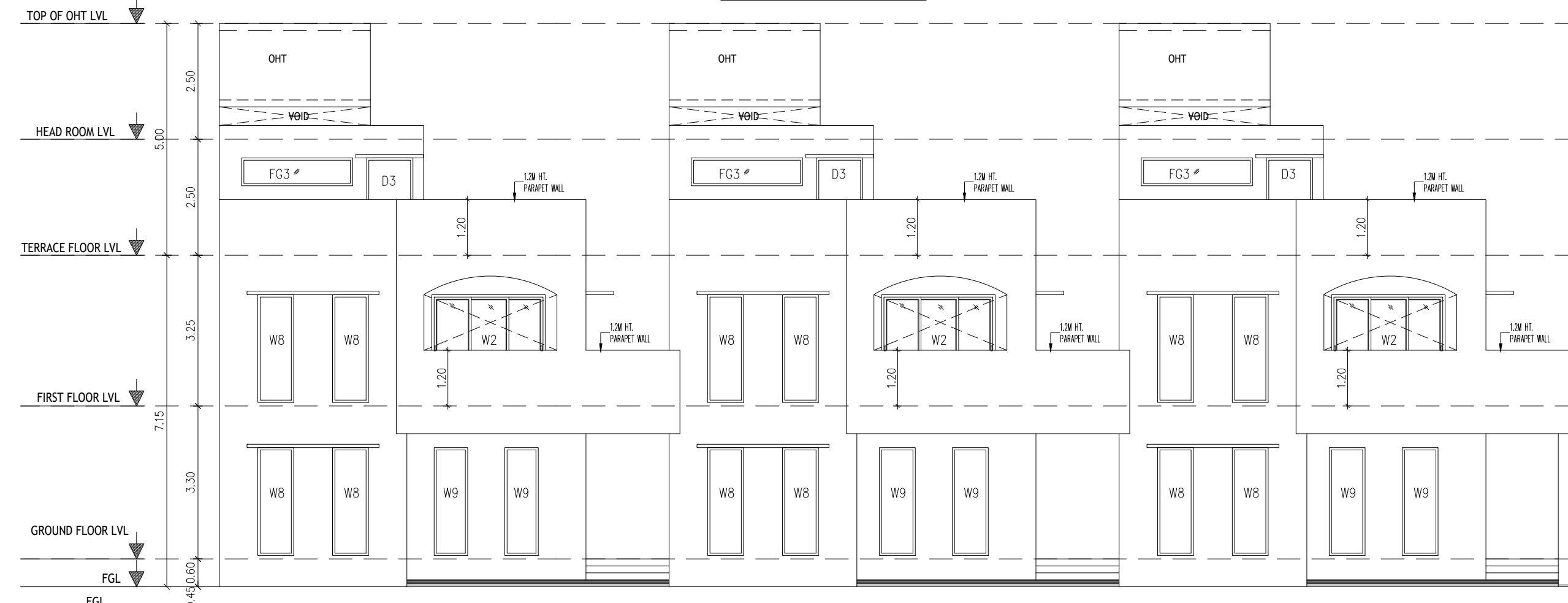
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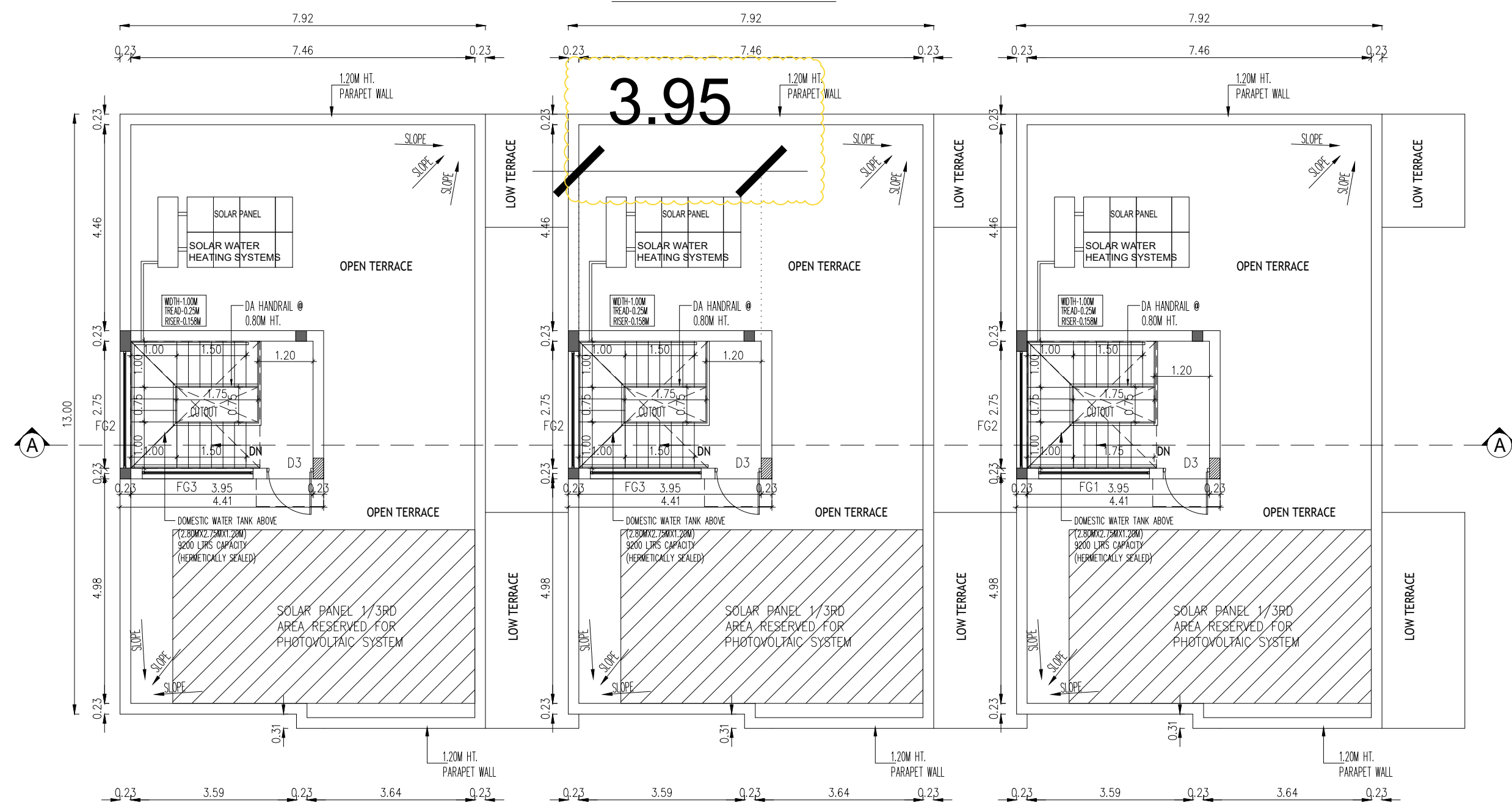
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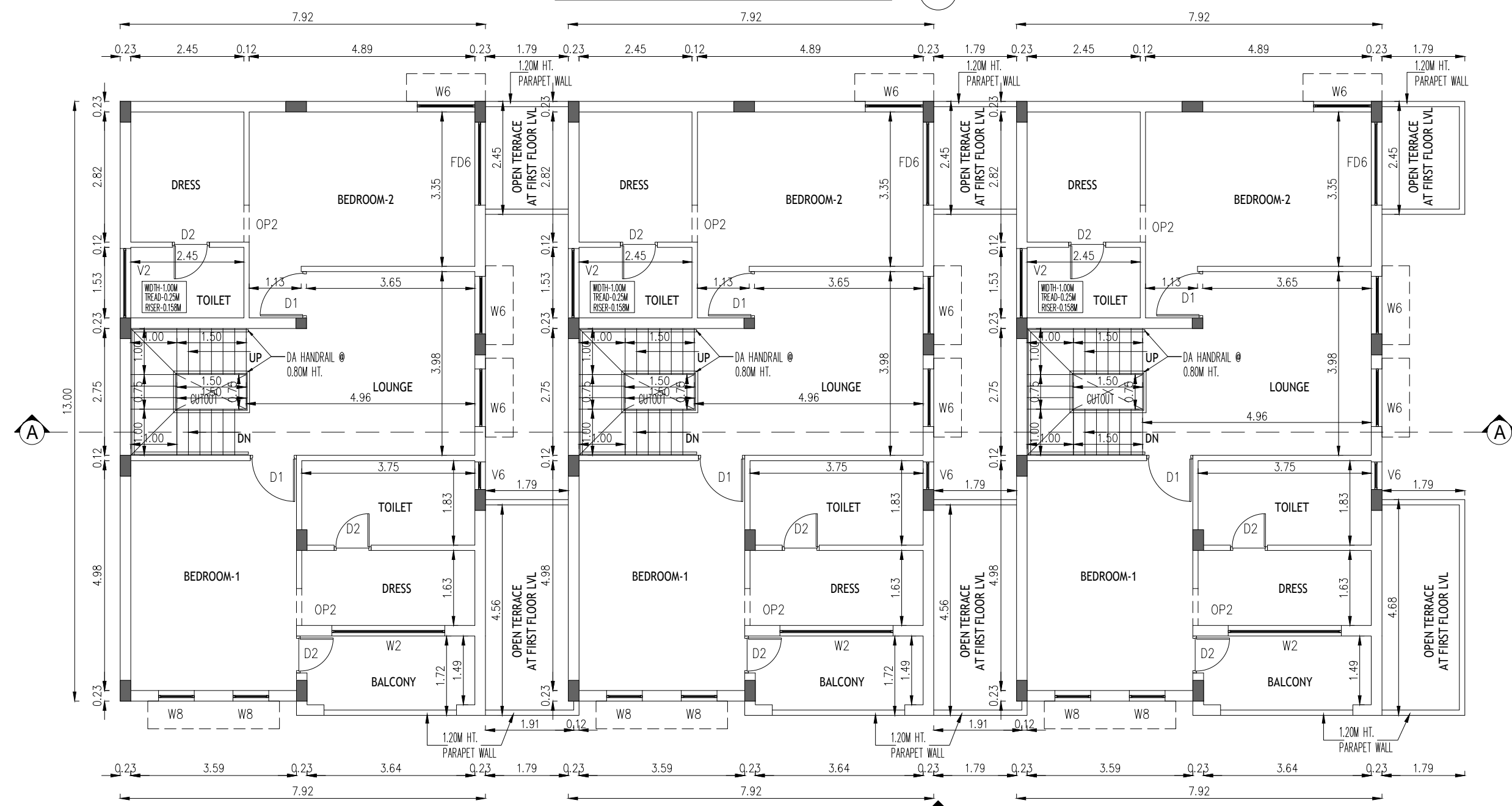
SECTION - A A



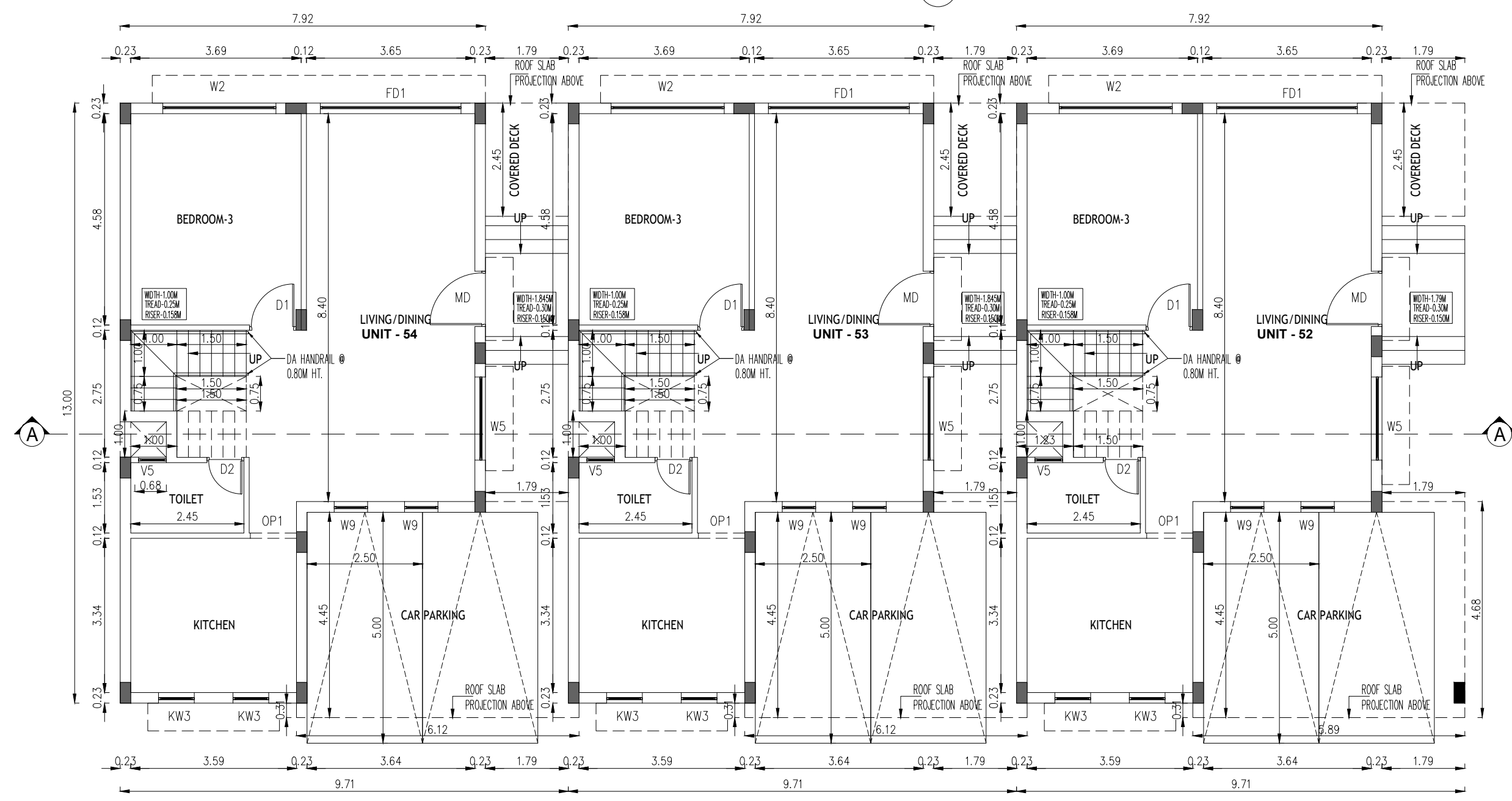
ELEVATION - 01



TERRACE FLOOR PLAN

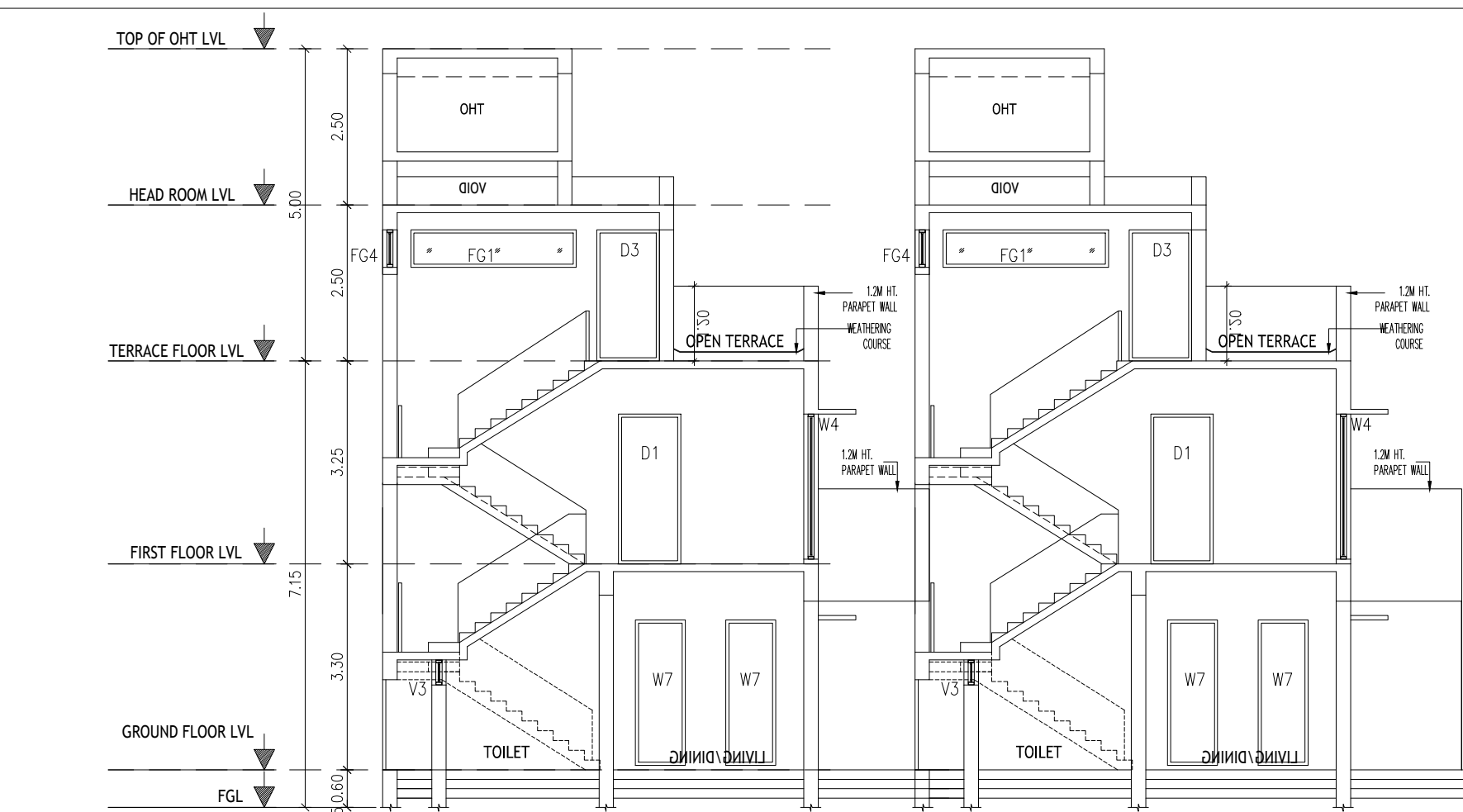


FIRST FLOOR PLAN



GROUND FLOOR PLAN

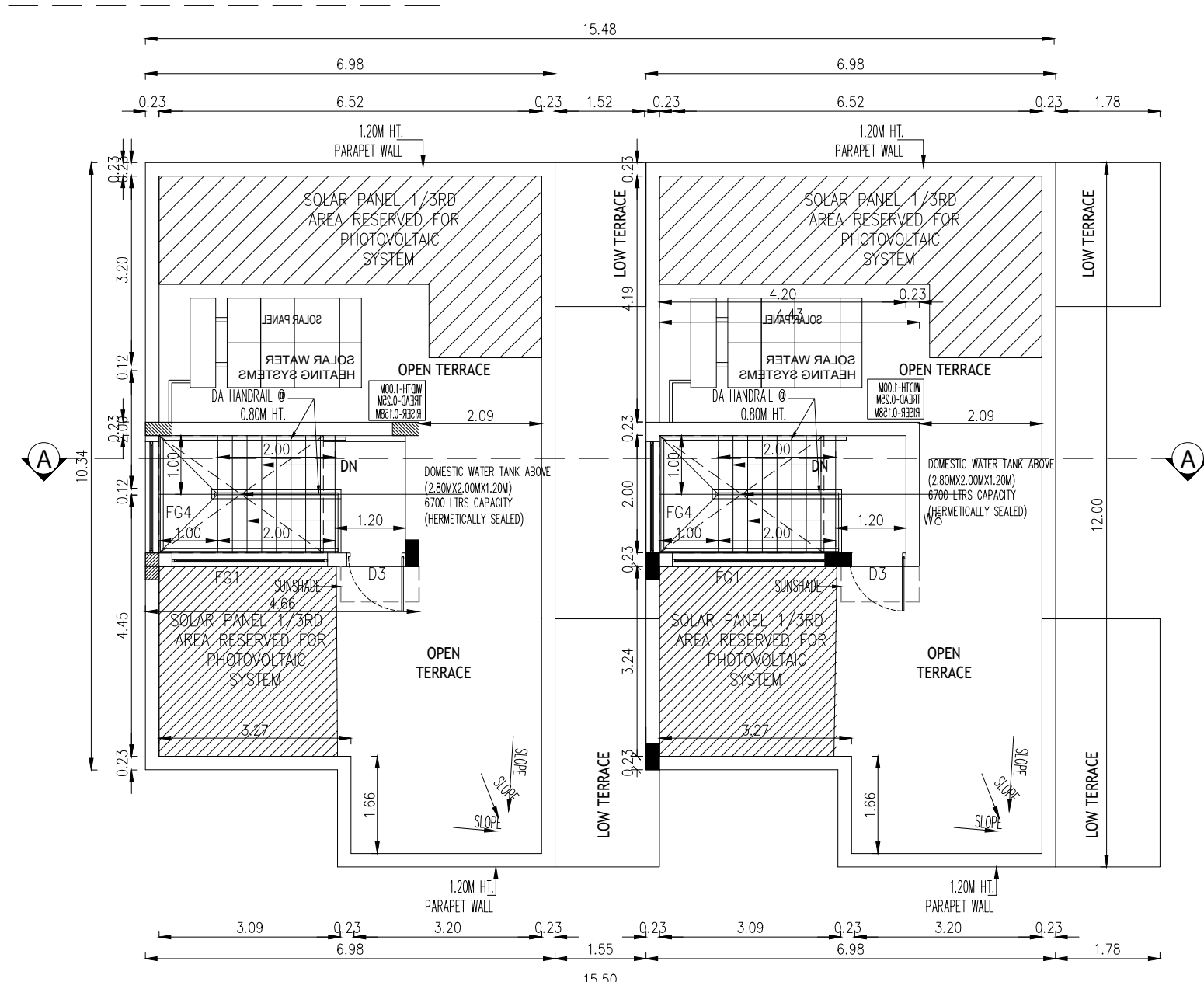
SCHEDULE OF JOINERY		
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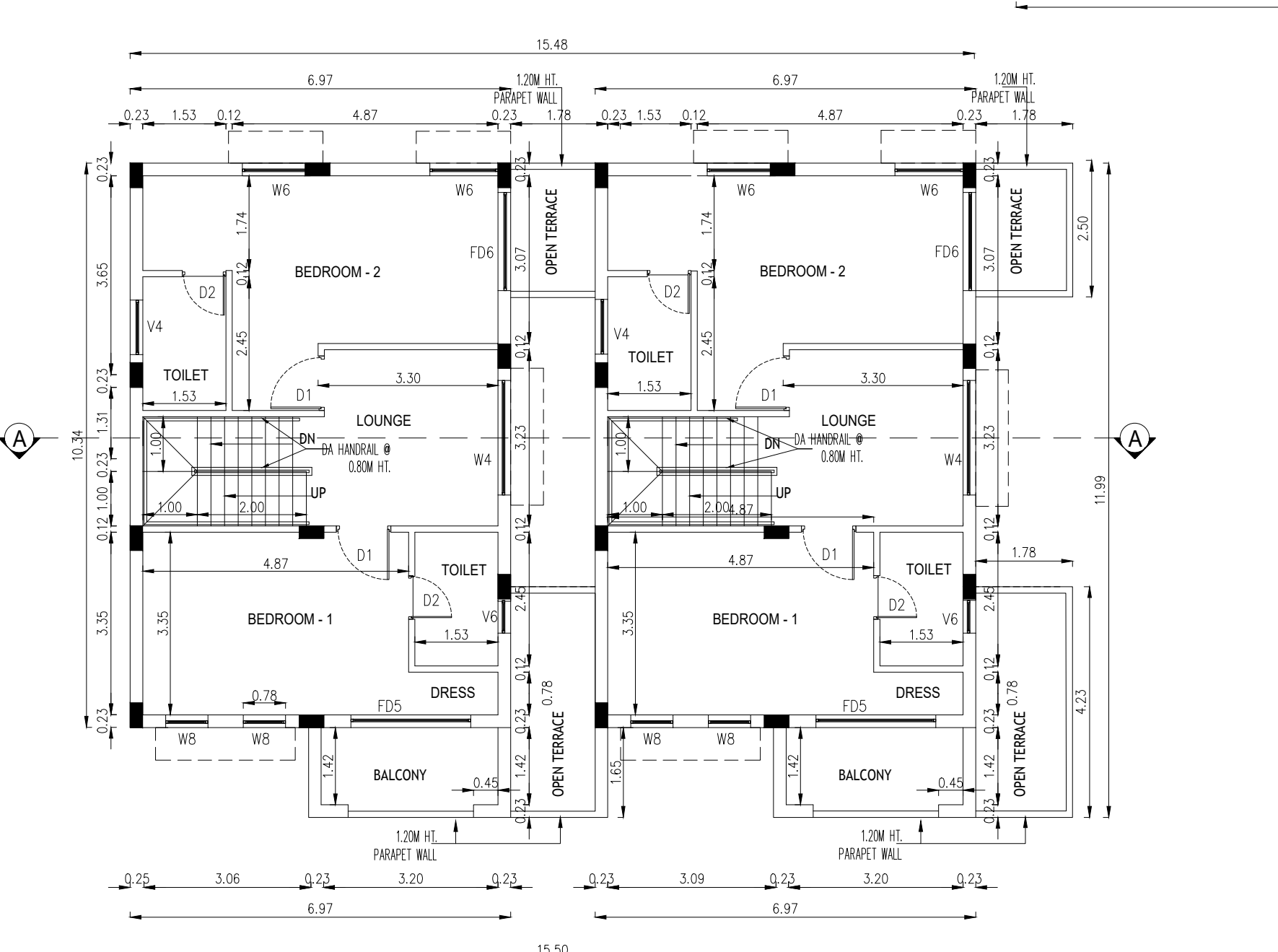
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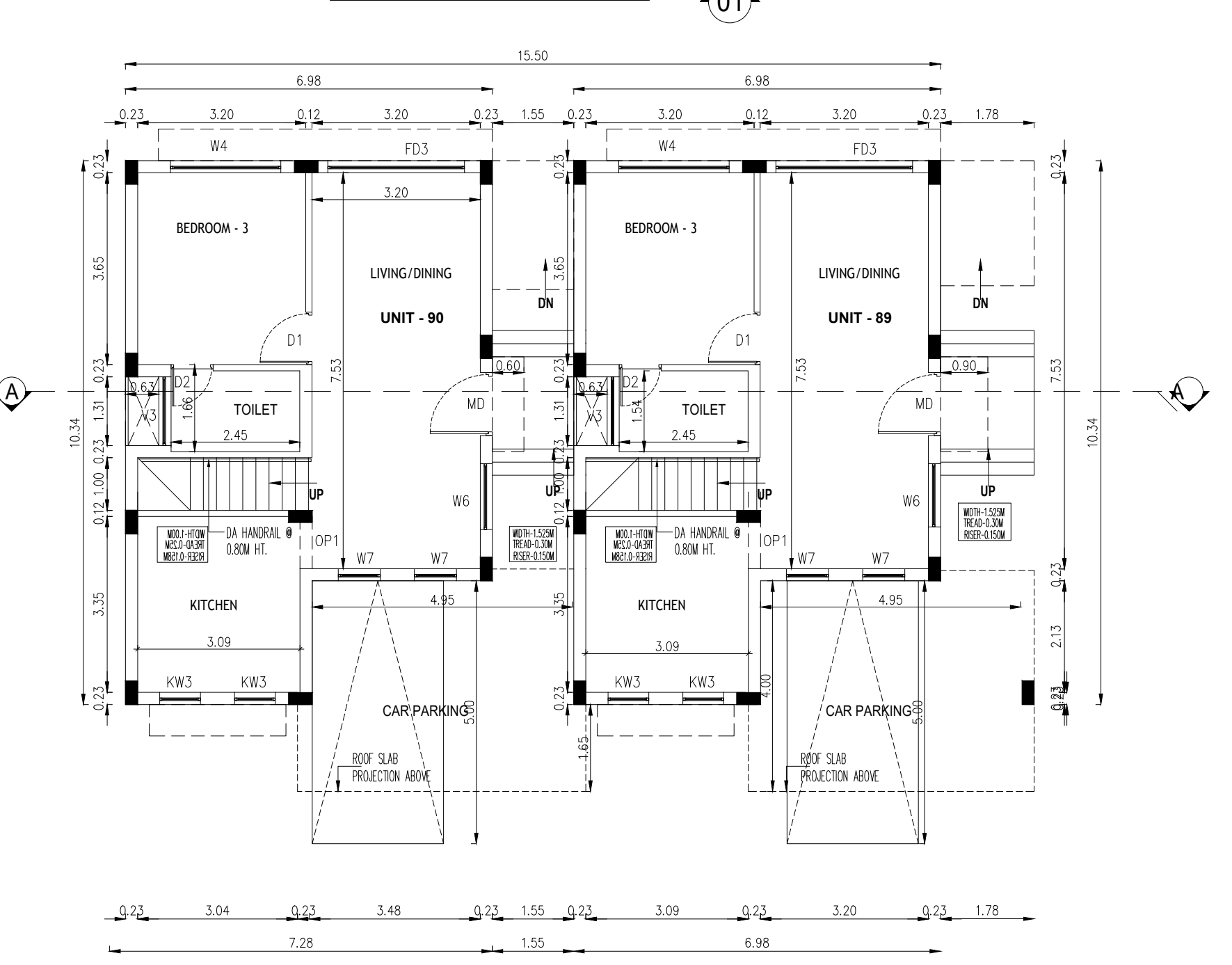
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TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA/2009/43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

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

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING IN
S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR -
A VILLAGE, 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 Country wood / Enginred Doors.

WEATHERING : 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.

COLOUR INDEX :

REFERENCE :

PROPOSED

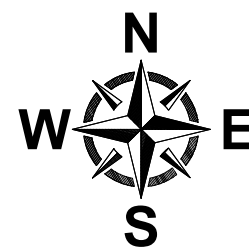
SCALE : 1:100

BOUNDARY

DATE : 24 FEB 2026

ROAD

DRIVEWAY



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

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Reg. No. SE/1/2024/2/0014

Reg. No. RSC100382019

Reg. No. CGLDIST/ SE / Gr-I/ 2024/ 07/ 005

SECTION - A A
BLOCK - 06

ELEVATION 01
BLOCK - 06

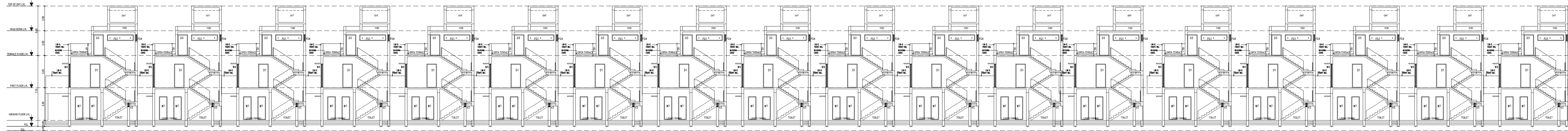
TERRACE FLOOR PLAN

FIRST FLOOR PLAN

GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
D0	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.80X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
OP2	0.85 X 2.40	WALL OPENING
W1	3.20X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.770 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.60 X 0.40	VENTILATOR

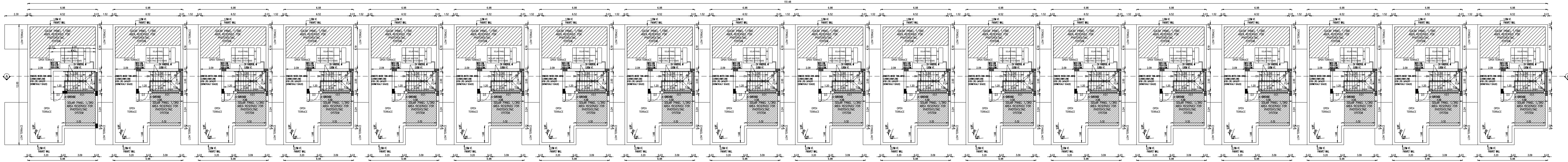
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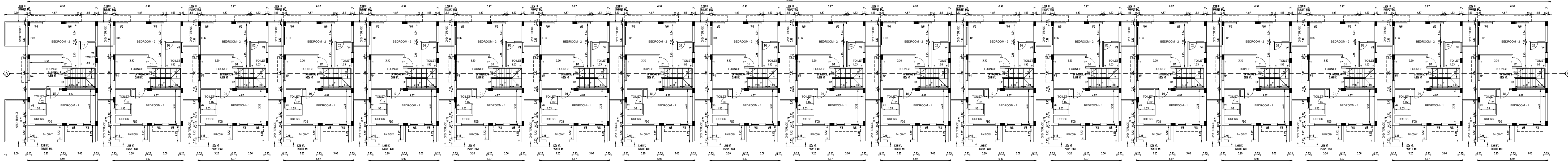
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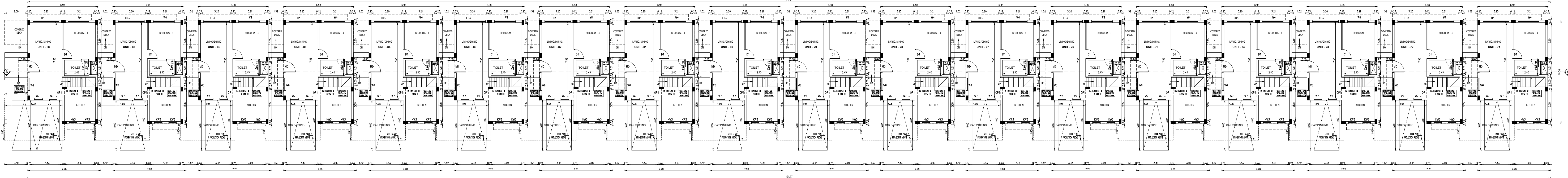
ELEVATION 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.770 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.60 X 0.40	VENTILATOR

BLOCK -7

SHEET NO: 07/12

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF RESIDENTIAL BUILDING IN
S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR -
A VILLAGE, 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 Country wood / Enginrred Doors.

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 1:3Inside & 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.

COLOUR INDEX :

REFERENCE :

PROPOSED

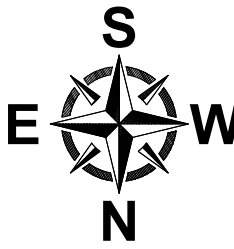
BOUNDARY

ROAD

DRIVEWAY

SCALE : 1:100

DATE : 24 FEB 2026



For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

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Structural Engineer
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Reg. No. SE/1/2024/2/0014
Reg. No. RSC100782019
Reg. No. CGLDIST/ SE /Gr-I/ 2024/ 07/ 005

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, 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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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

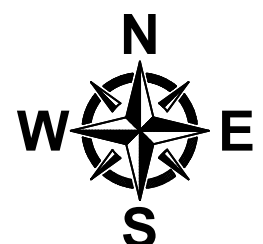
BOUNDARY

ROAD

DRIVEWAY

SCALE : 1:100

DATE : 24 FEB 2026



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect

CA / 2009 / 43967

10/1, 2nd Street, Kasthuribai Nagar, Avadi, Chennai - 600 054. dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

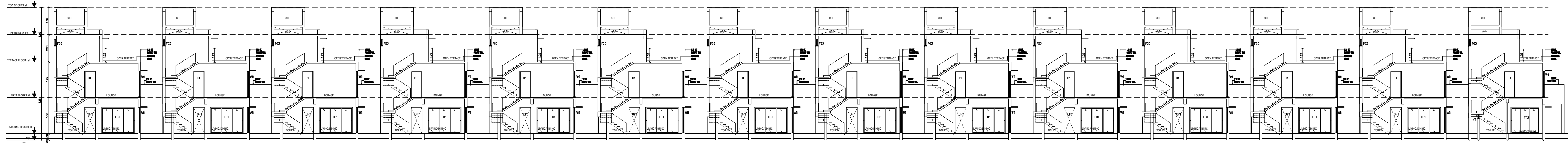
Dr. J. SURESH M.E., MIE., Ph.D. Structural Engineer

Plot No. 555, VGP Layout, Mulla Street, Uthandi, Chennai - 600 119.

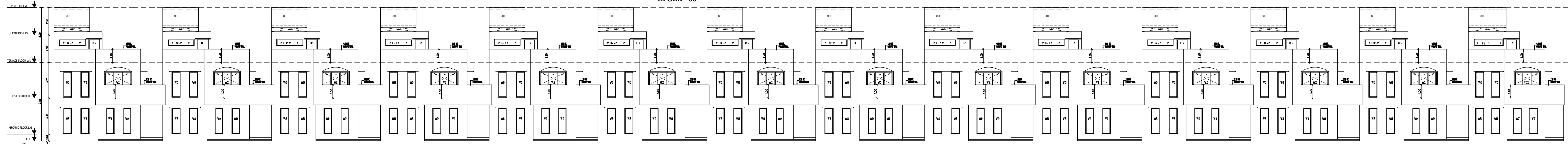
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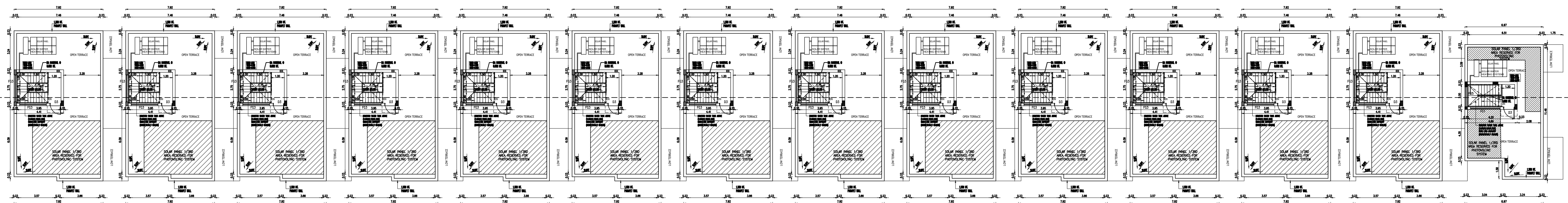
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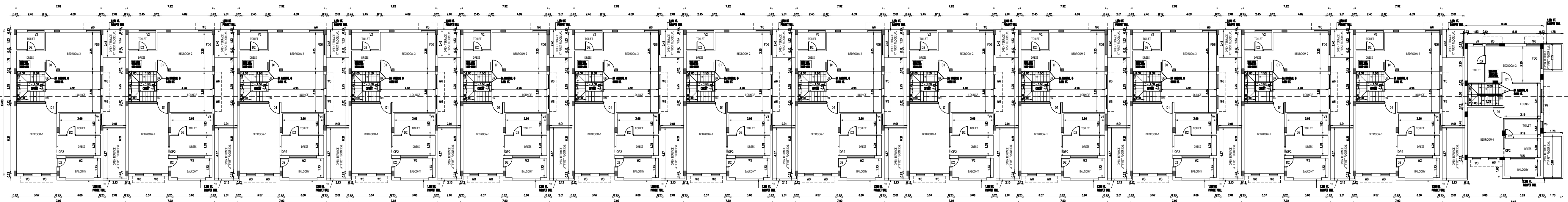
SECTION - A A
BLOCK - 09



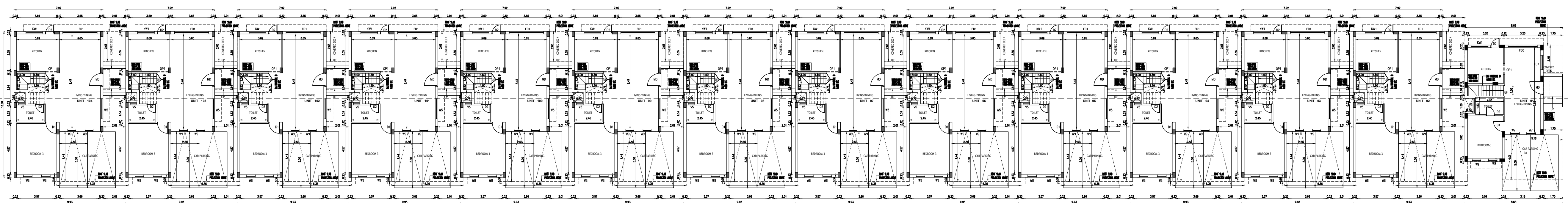
ELEVATION - 01
BLOCK - 09



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

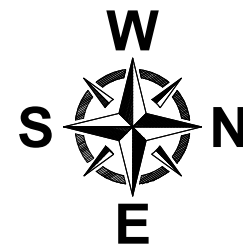
SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.80 X 2.1	DOOR
FD1	3.60X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.40 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.80 X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.50 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
KW3	0.775X2.325	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.770 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, 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 Country wood / Enginrred Doors.
- 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.

COLOUR INDEX :		REFERENCE :	
PROPOSED		SCALE	: 1:100
BOUNDARY		DATE	: 18 FEB 2026
ROAD			
DRIVEWAY			

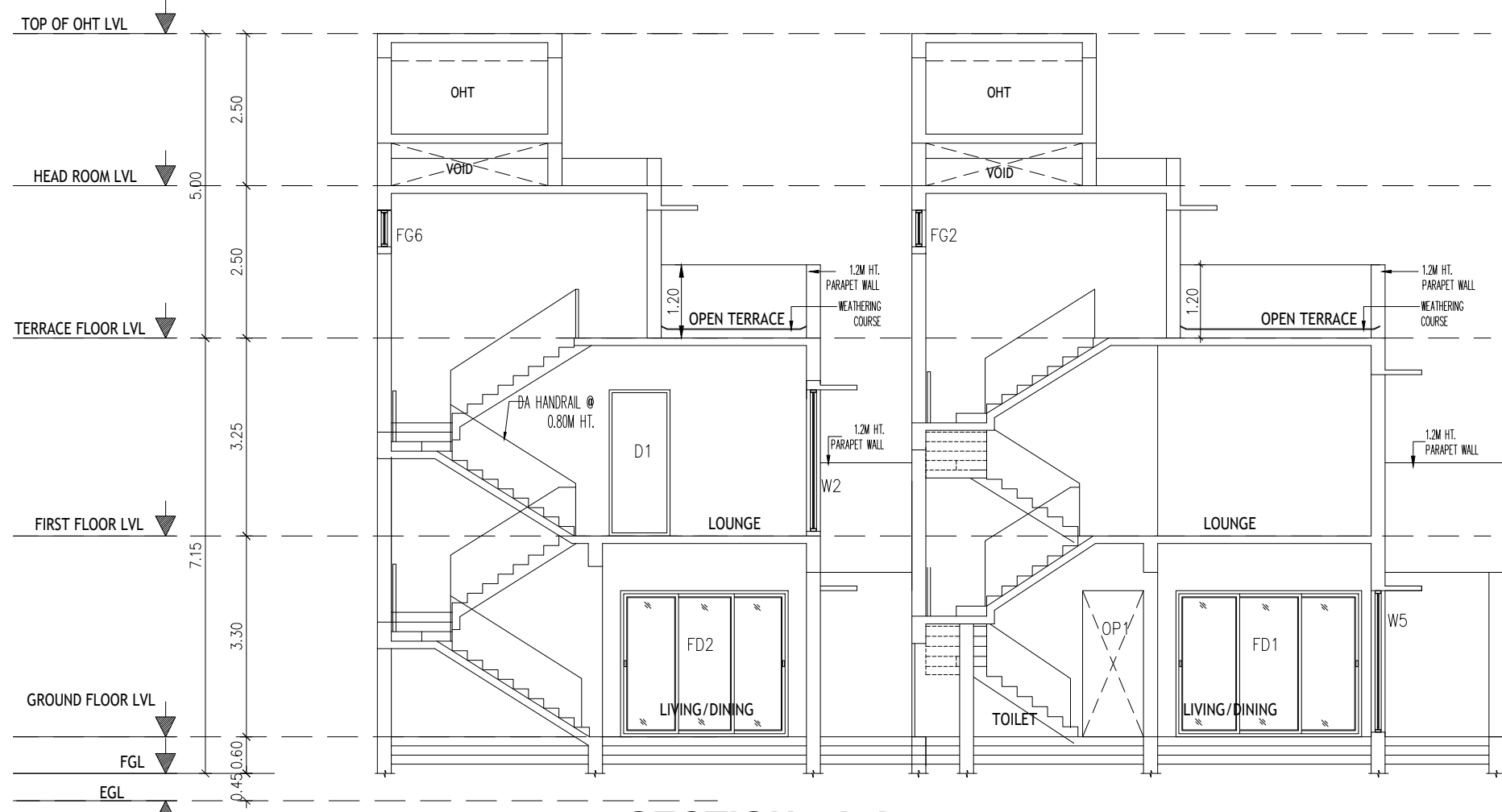


MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

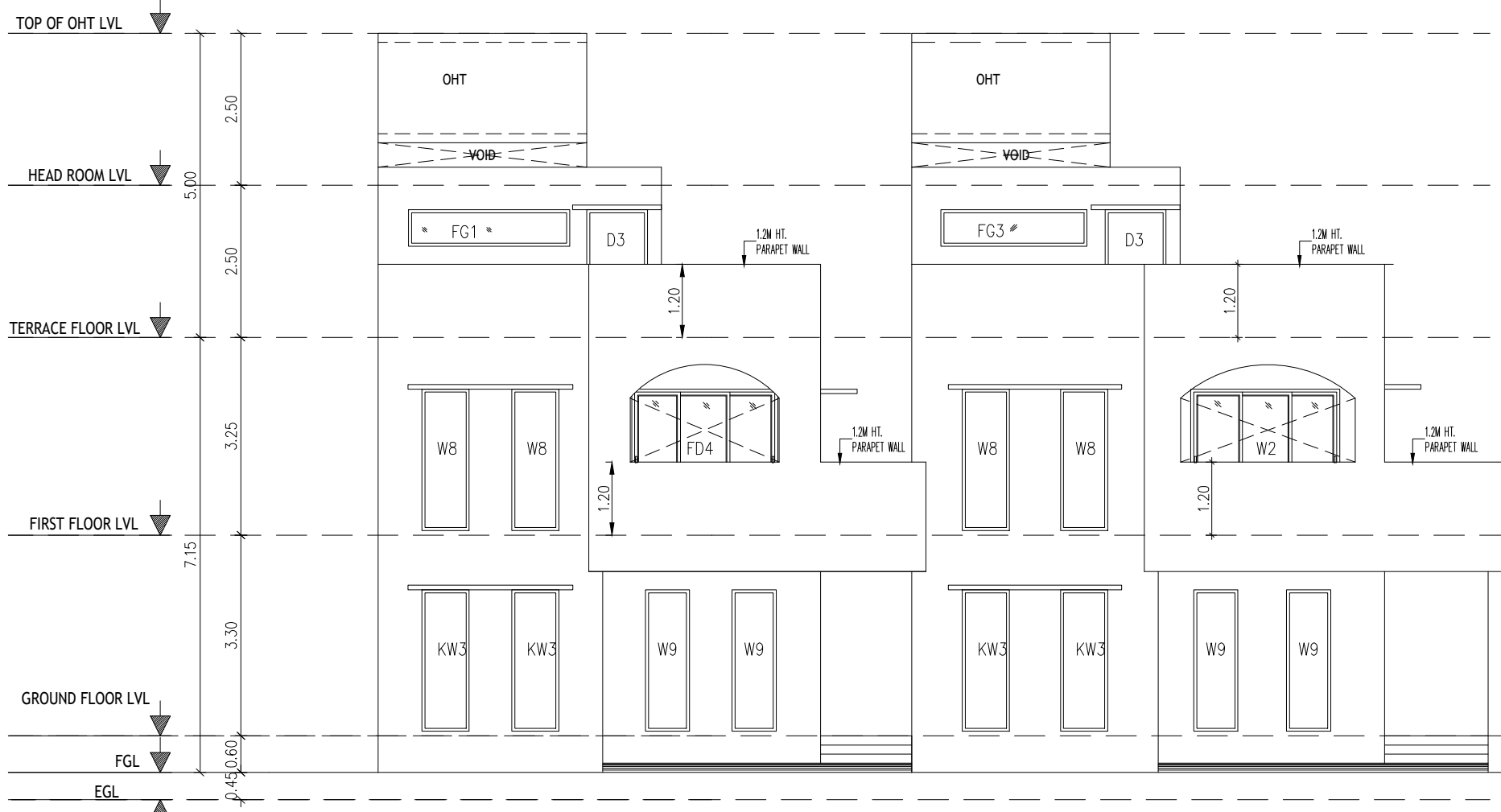
APPLICANT :

ARCHITECT / REGISTERED ENGINEER :

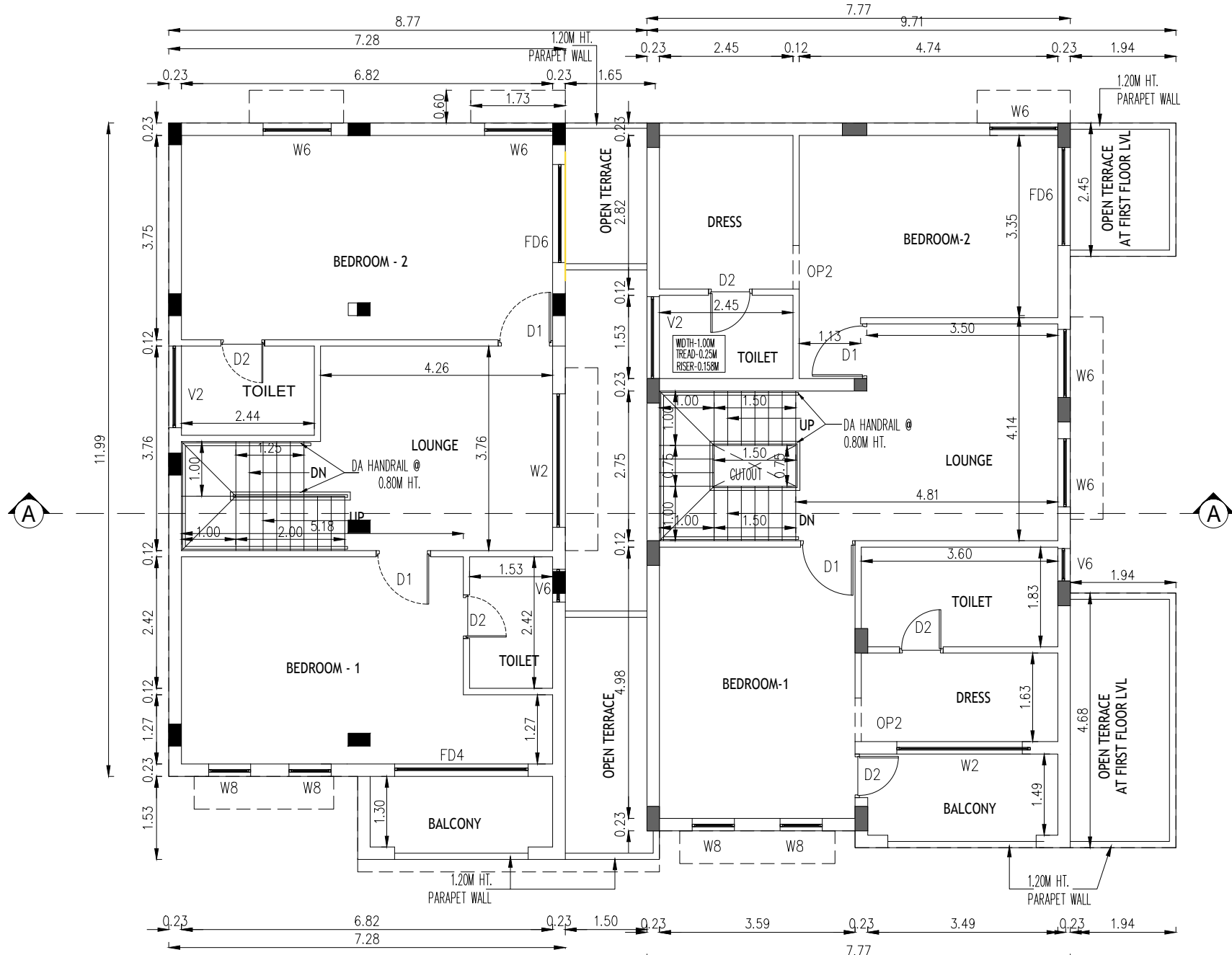
REGISTERED STRUCTURAL ENGINEER :



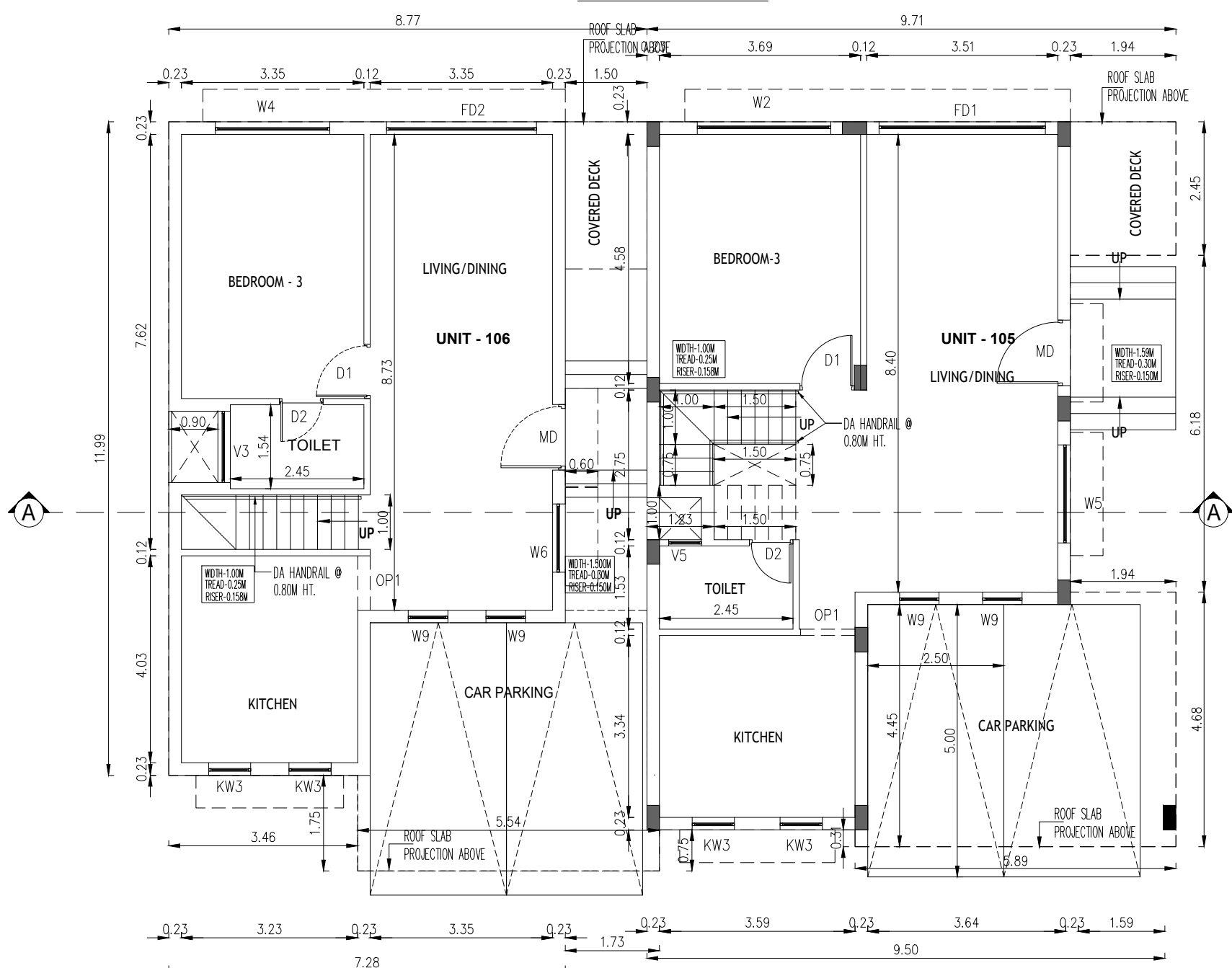
SECTION - A A
BLOCK - 10



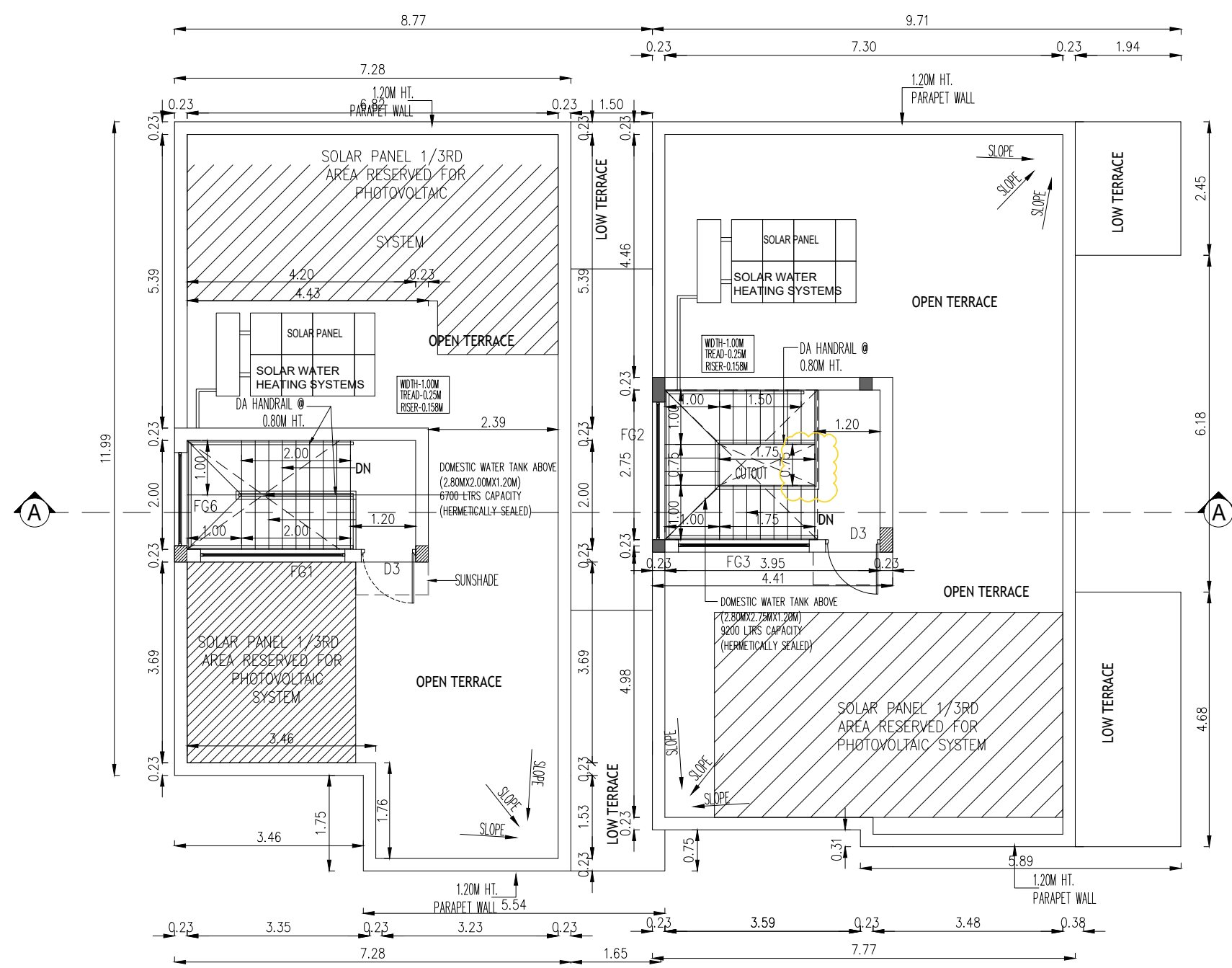
ELEVATION - 01
BLOCK - 10



FIRST FLOOR PLAN
BLOCK - 10



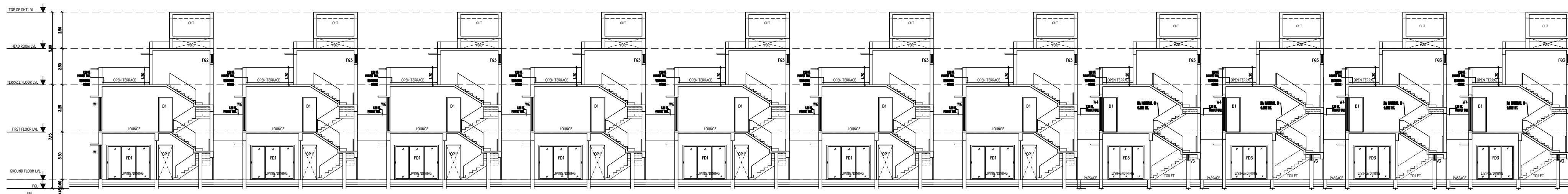
GROUND FLOOR PLAN
BLOCK - 10



TERRACE FLOOR PLAN
BLOCK - 10

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
DOORS		
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.00X 2.40	WALL OPENING
OP2	0.80 X 2.40	WALL OPENING
W1	3.20X 2.32	WINDOW
W2	3.00X 2.32	WINDOW
W3	2.45X 2.32	WINDOW
W4	2.10 X 2.32	WINDOW
W5	1.25 X 2.32	WINDOW
W6	0.77X2.32	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20 X 1.55	WINDOW
KW3	0.77 X 2.32	WINDOW
V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.77 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

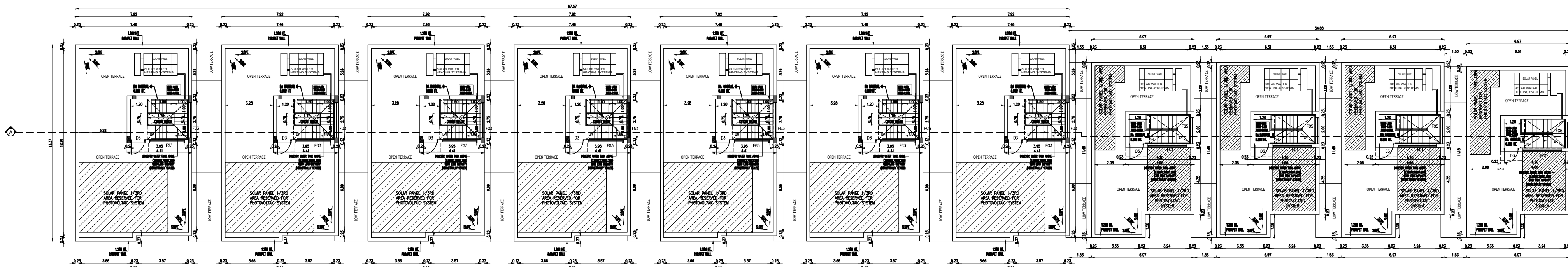
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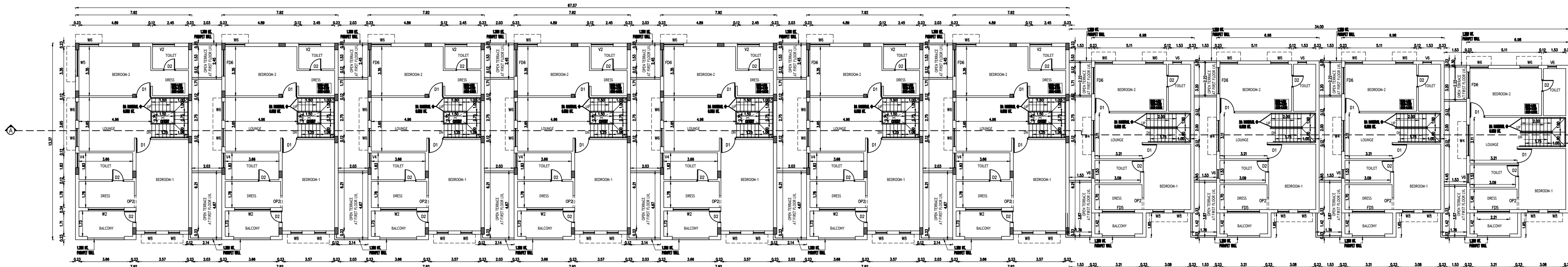
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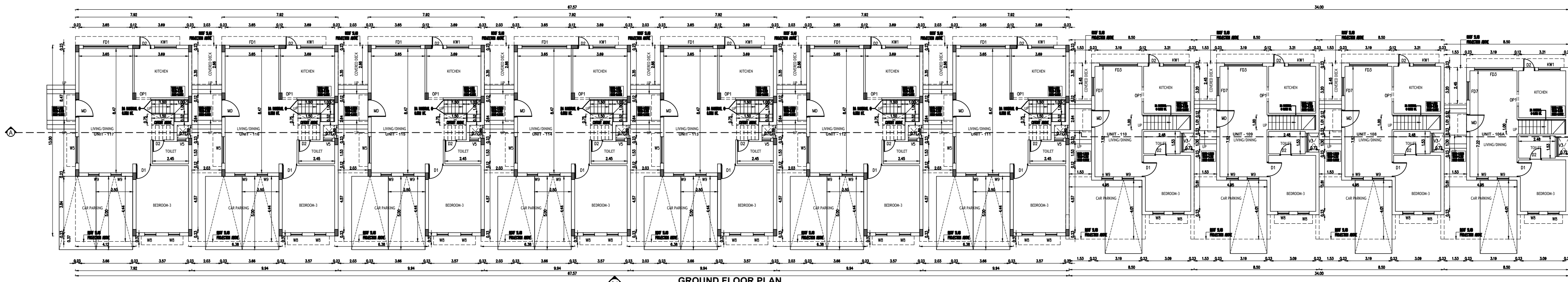
ELEVATION - 01



TERRACE FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
MD	1.20X 2.40	DOOR
D1	1.00 X 2.40	DOOR
D2	0.80 X 2.40	DOOR
D3	0.90 X 2.1	DOOR
FD1	3.65X 2.40	FRENCH DOOR
FD2	3.35X 2.40	FRENCH DOOR
FD3	3.20 X2.40	FRENCH DOOR
FD4	3.05 X2.40	FRENCH DOOR
FD5	2.45 X2.40	FRENCH DOOR
FD6	2.20 X2.40	FRENCH DOOR
FD7	1.80 X2.40	FRENCH DOOR
OP1	1.050 X 2.40	WALL OPENING
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W1	3.20X 2.325	WINDOW
W2	3.00X 2.325	WINDOW
W3	2.45X 2.325	WINDOW
W4	2.10 X 2.325	WINDOW
W5	1.25 X 2.325	WINDOW
W6	0.775X2.325	WINDOW
W7	0.60X2.325	WINDOW
W8	1.20 X 1.35	WINDOW
KW1	1.50 X 1.55	WINDOW
KW2	1.20X1.55	WINDOW
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V1	1.75 X 0.40	VENTILATOR
V2	1.50 X 0.40	VENTILATOR
V3	1.30 X 0.40	VENTILATOR
V4	1.00 X 0.40	VENTILATOR
V5	0.770 X 0.40	VENTILATOR
V6	0.60 X 0.40	VENTILATOR
V7	0.80 X 0.40	VENTILATOR

BLOCK -11

SHEET NO: 10/ 12

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, 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 Country wood / Enginred Doors.

WEATHERING COURSE : 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.

COLOUR INDEX :

REFERENCE :

PROPOSED

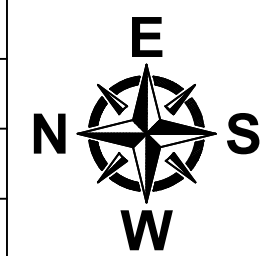
SCALE : 1:100

BOUNDARY

DATE : 24 FEB 2026

ROAD

DRIVEWAY



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

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Reg. No. SE/1/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLD157/ SE / Gr-I/ 2024/ 07/ 005

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NOTE : ALL DIMENSIONS AREA IN METER

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COLOUR INDEX :

REFERENCE :

PROPOSED ☐

SCALE : 1:100

BOUNDARY ☐

DATE : 24 FEB 2026

ROAD ☐

DRIVEWAY ☐

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED

Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect

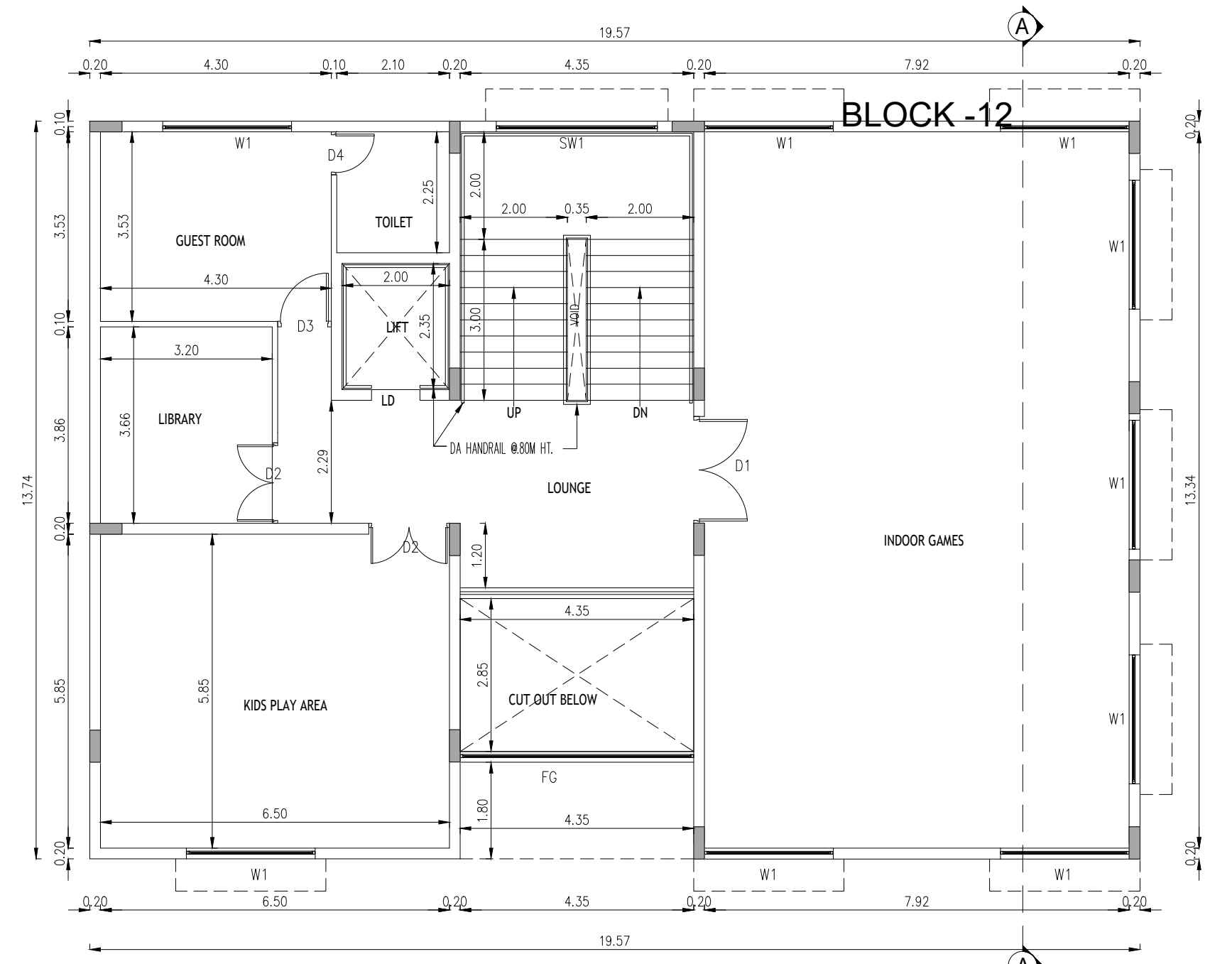
CA / 2009 / 43967

10/1, 2nd Street, Kasthuribai Nagar, Avadi, Chennai - 600 054. dhinesh.architect@gmail.com

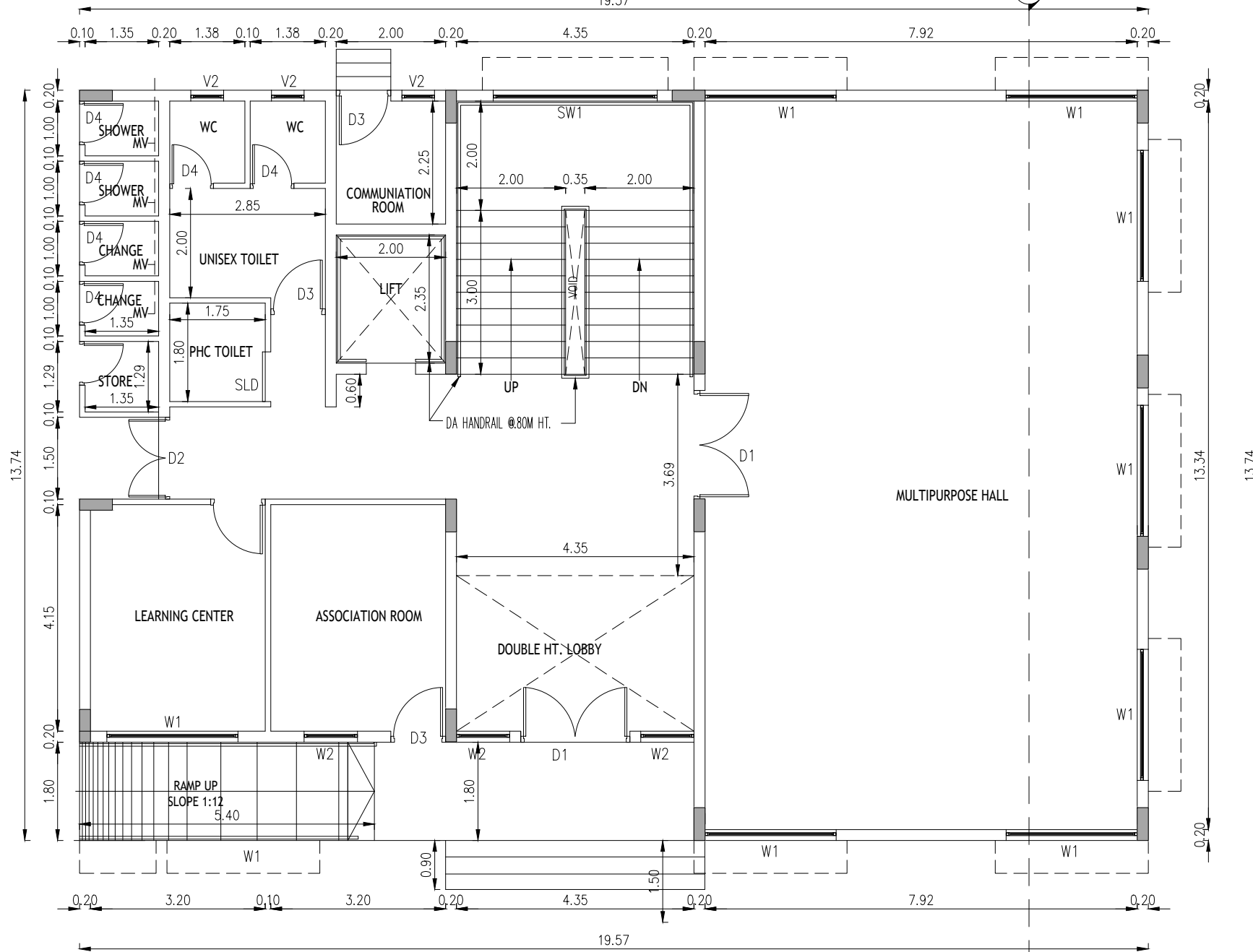
REGISTERED STRUCTURAL ENGINEER :

Dr. J. SURESH, M.E., MIE., Ph.D. Structural Engineer

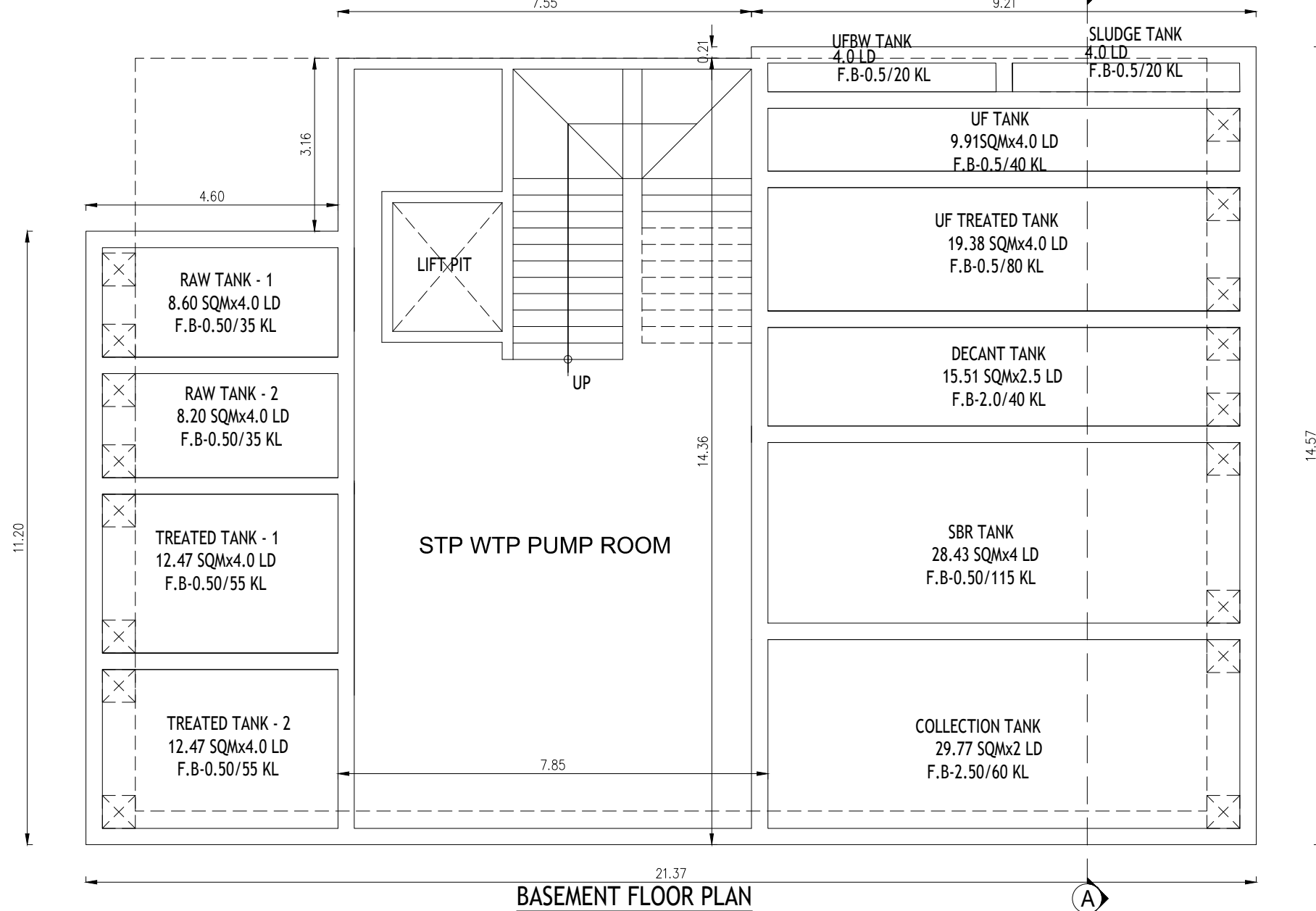
Plot No. 555, VGP Layout, Mollai Street, Uthandi, Chennai - 600 119. Reg. No. SE/1/2024/2/0014 Reg. No. RSE100392019 Reg. No. CGLD1ST/SE/Gr-I/2024/07/005



FIRST FLOOR PLAN



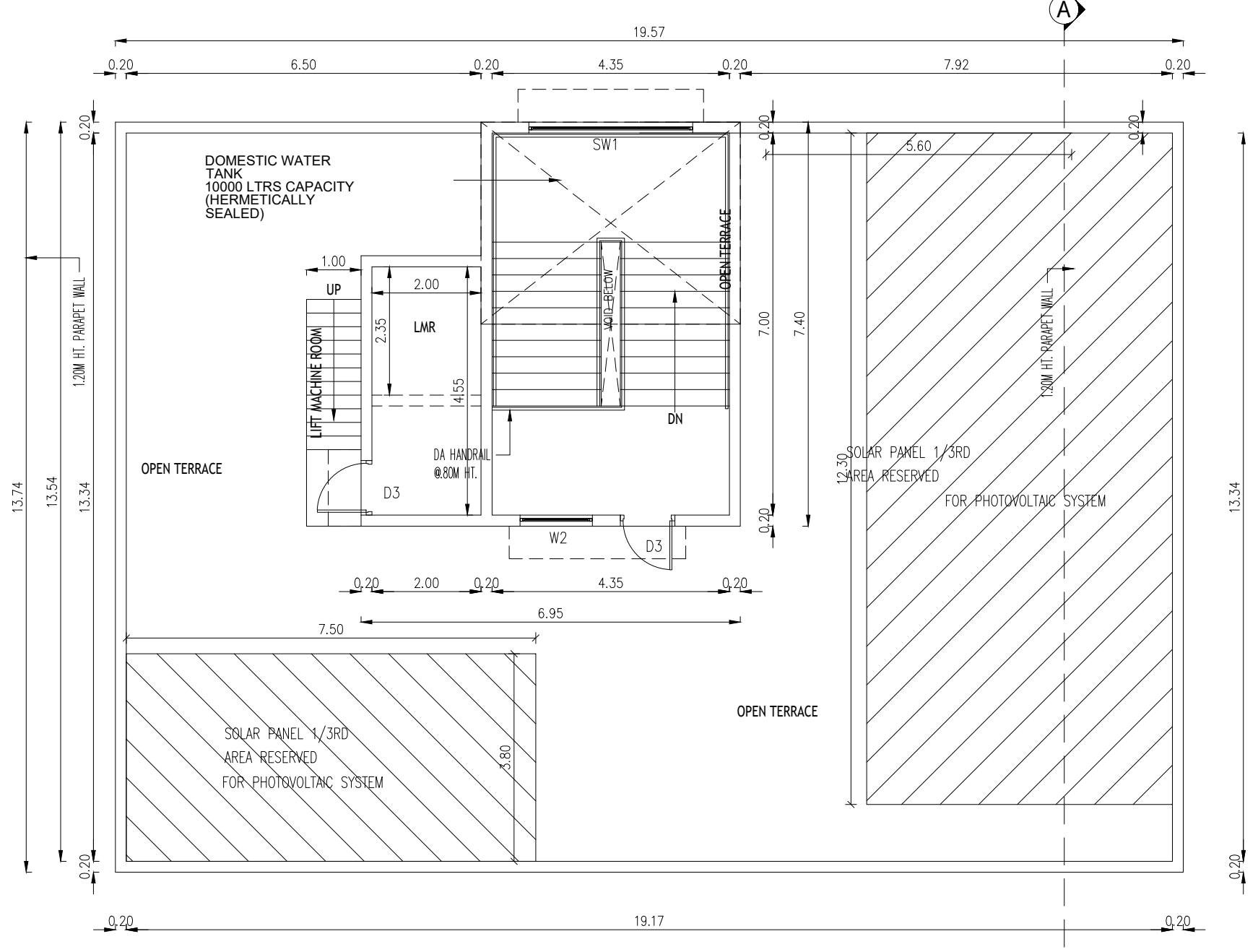
GROUND FLOOR PLAN



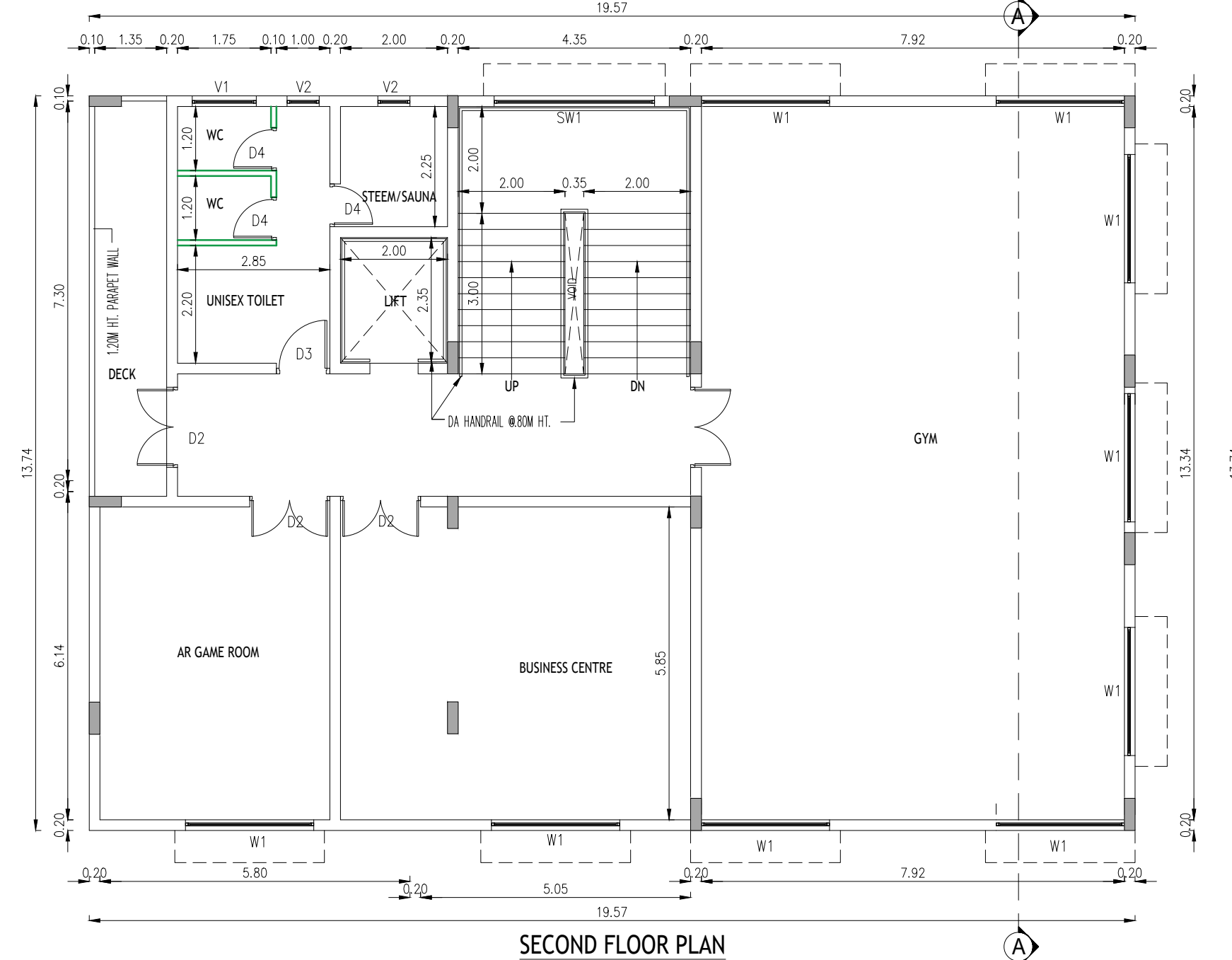
BASEMENT FLOOR PLAN



ELEVATION 01

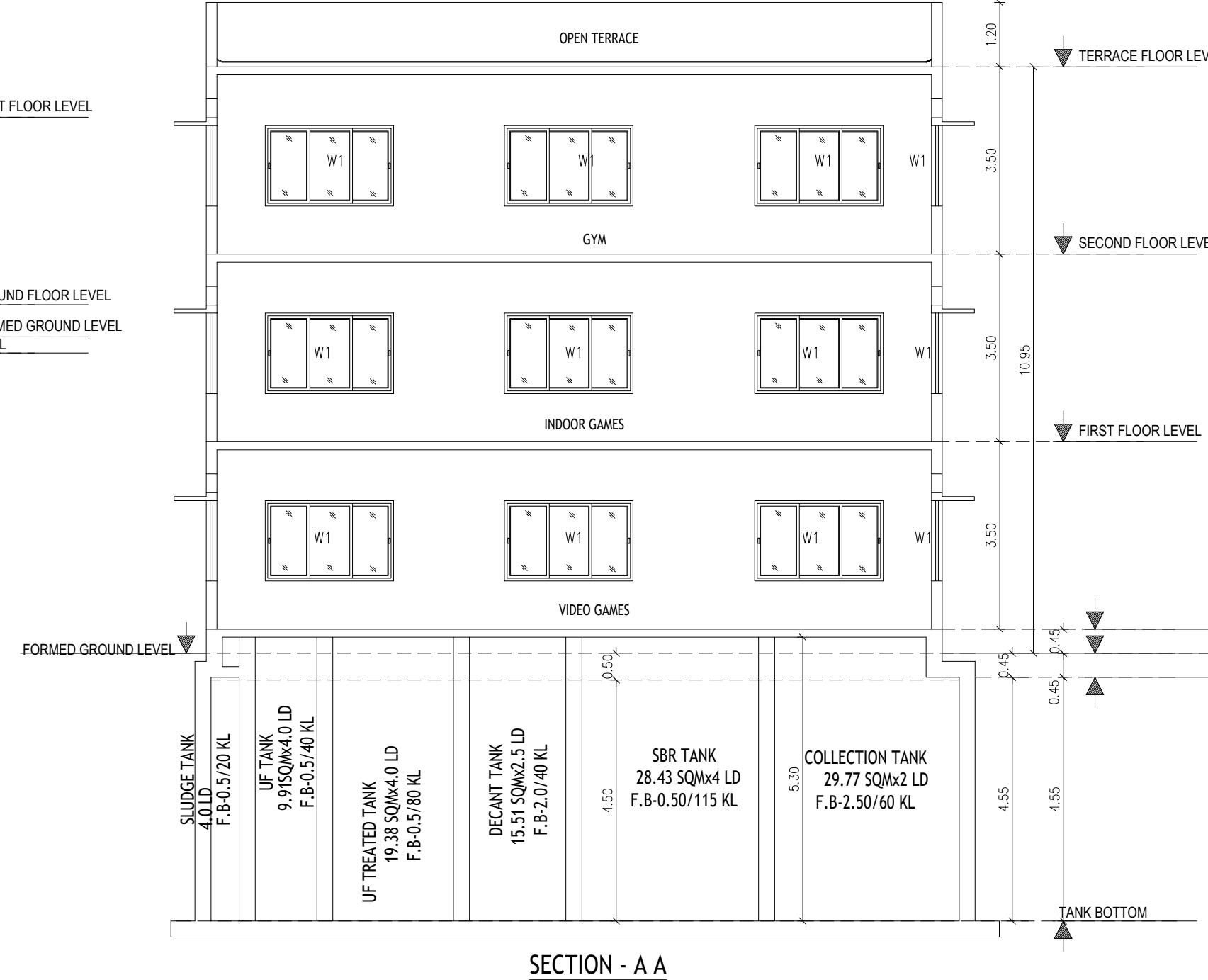
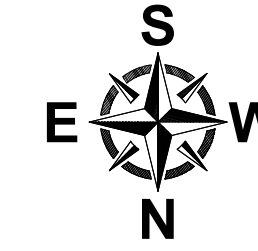


TERRACE FLOOR PLAN



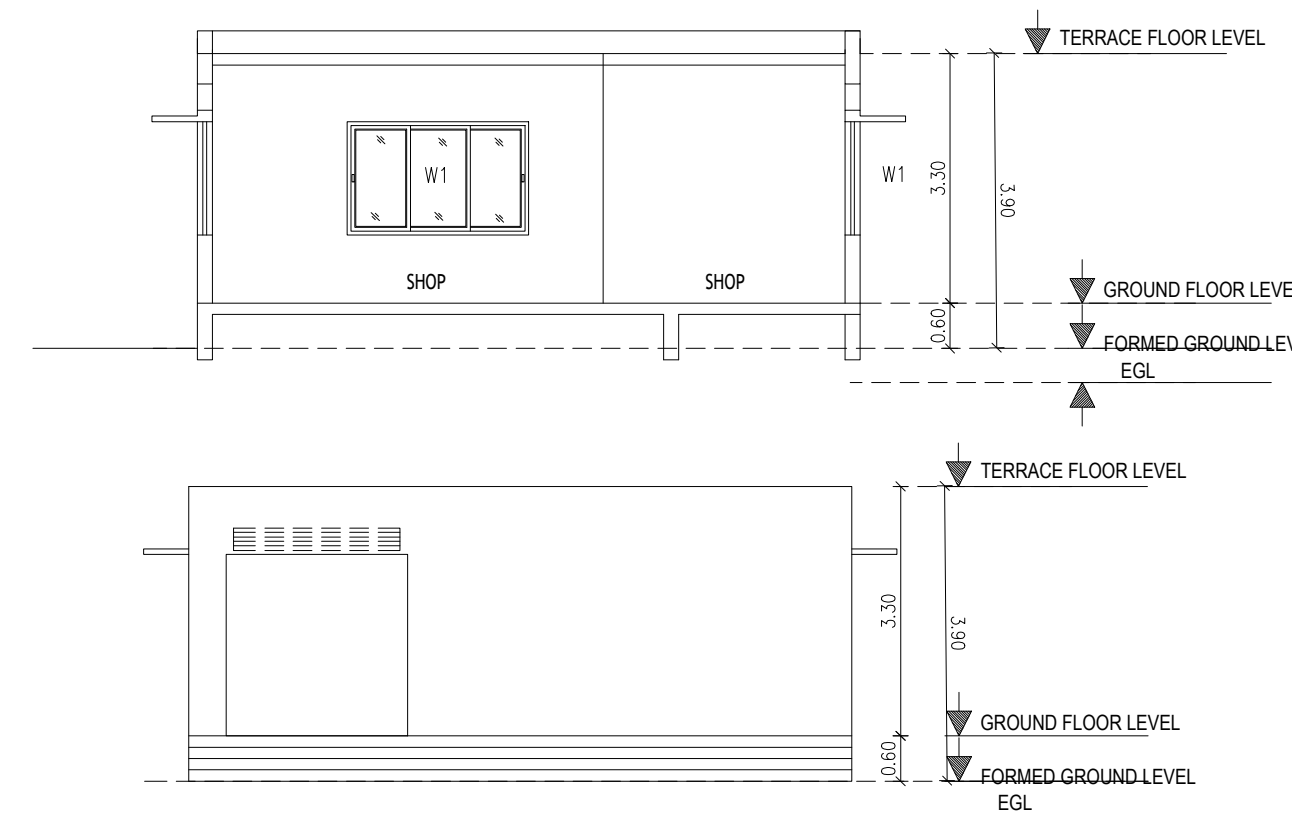
SECOND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
D1	DOUBLE DOOR	2.0 X 2.10
D2	DOOR	1.20 X 2.10
D3	DOOR	1.00 X 2.10
D4	DOOR	0.80 X 2.10
W1	WINDOW	2.40 X 1.50
W2	WINDOW	1.33 X 1.50
FG	FIXED GLASS	5.05 X 1.50
V1	VENTILATOR	1.20 X 1.00
V2	VENTILATOR	0.60 X 1.00
LD	LIFT DOOR	0.90 X 2.10
		3.00 X 1.50



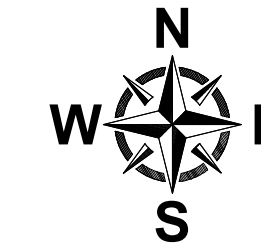
SECTION - A A

BLOCK -13



GROUND FLOOR PLAN

TELECOMMUNICATION 5.00 x 3.70



SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
D1	DOOR	1.00 X 2.10
OPD	OPENABLE DOOR	2.40 X 2.40
RS	ROLLING SHUTTER	2.40 X 2.10
W1	WINDOW	2.40 X 1.50

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING IN S.F.NO: 478/1A1A1A1A1, 1A1B,1A2B AT THAIYUR - A VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT	: 27715.00 SQ.M
SITE AREA AS PER PATTA	: 27715.00 SQ.M
ROAD TO BE GIFTED	: 334.71 SQ.M
SUPER IMPOSED SITE AREA	: 27380.29 SQ.M

PROPOSED BUILDING AREA DETAILS :

S.NO	DESCRIPTION	DWELLING UNITS	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	BLOCK-01 - RESIDENTIAL				
	GROUND FLOOR	20 NOS	1993.85	-	1993.85
	FIRST FLOOR		1784.61	-	1784.61
	HEAD ROOM	-	-	229.20	229.20
	SUB TOTAL	20 NOS	3778.46	229.20	4007.66
02	BLOCK-02 - RESIDENTIAL				
	GROUND FLOOR	08 NOS	799.72	-	799.72
	FIRST FLOOR		713.84	-	713.84
	HEAD ROOM	-	-	91.68	91.68
	SUB TOTAL	08 NOS	1513.56	91.68	1605.24
03	BLOCK-03 - RESIDENTIAL				
	GROUND FLOOR	08 NOS	795.52	-	795.52
	FIRST FLOOR		712.01	-	712.01
	HEAD ROOM	-	-	91.68	91.68
	SUB TOTAL	08 NOS	1507.53	91.68	1599.21
04	BLOCK-04 - RESIDENTIAL				
	GROUND FLOOR	15 NOS	1511.04	-	1511.04
	FIRST FLOOR		1334.99	-	1334.99
	HEAD ROOM	-	-	171.90	171.90
	SUB TOTAL	15 NOS	2846.03	171.90	3017.93
05	BLOCK-05 - RESIDENTIAL				
	GROUND FLOOR	03 NOS	349.12	-	349.12
	FIRST FLOOR		312.38	-	312.38
	HEAD ROOM	-	-	42.48	42.48
	SUB TOTAL	03 NOS	661.50	42.48	703.98
06	BLOCK-06 - RESIDENTIAL				
	GROUND FLOOR	16 NOS	1407.45	-	1407.45
	FIRST FLOOR		1250.90	-	1250.90
	HEAD ROOM	-	-	183.36	183.36
	SUB TOTAL	16 NOS	2658.35	183.36	2841.71
07	BLOCK-07 - RESIDENTIAL				
	GROUND FLOOR	18 NOS	1585.05	-	1585.05
	FIRST FLOOR		1407.10	-	1407.10
	HEAD ROOM	-	-	206.28	206.28
	SUB TOTAL	18 NOS	2992.15	206.28	3198.43
08	BLOCK-08 - RESIDENTIAL				
	GROUND FLOOR	02 NOS	177.25	-	177.25
	FIRST FLOOR		156.50	-	156.50
	HEAD ROOM	-	-	22.92	22.92
	SUB TOTAL	02 NOS	333.75	22.92	356.67
09	BLOCK-09 - RESIDENTIAL				
	GROUND FLOOR	14 NOS	1629.92	-	1629.92
	FIRST FLOOR		1435.18	-	1435.18
	HEAD ROOM	-	-	195.54	195.54
	SUB TOTAL	14 NOS	3065.10	195.54	3260.64
10	BLOCK-10 - RESIDENTIAL				
	GROUND FLOOR	02 NOS	219.63	-	219.63
	FIRST FLOOR		195.26	-	195.26
	HEAD ROOM	-	-	25.62	25.62
	SUB TOTAL	02 NOS	414.89	25.62	440.51
11	BLOCK-11 - RESIDENTIAL				
	GROUND FLOOR	11 NOS	1164.85	-	1164.85
	FIRST FLOOR		1042.71	-	1042.71
	HEAD ROOM	-	-	144.96	144.96
	SUB TOTAL	11 NOS	2207.56	144.96	2352.52
12	BLOCK-12 - CLUB HOUSE				
	BASEMENT FLOOR	-	112.72	181.44	294.16
	GROUND FLOOR	-	268.90	-	268.90
	FIRST FLOOR	-	248.66	-	248.66
	SUB TOTAL	-	629.28	181.44	810.72
13	BLOCK-13 - RETAIL SHOP				
	GROUND FLOOR	-	60.54	-	60.54
	FIRST FLOOR	-	60.54	-	60.54
	HEAD ROOM	-	-	-	-
	SUB TOTAL	-	121.08	-	121.08
	TOTAL	117 NOS	22938.60	1633.10	24571.70

TOTAL FSI AREA = 22938.60 SQ.M

FLOOR SPACE INDEX = 22938.60 / 27380.29 = 0.838

PROPOSED PARKING CALCULATION:

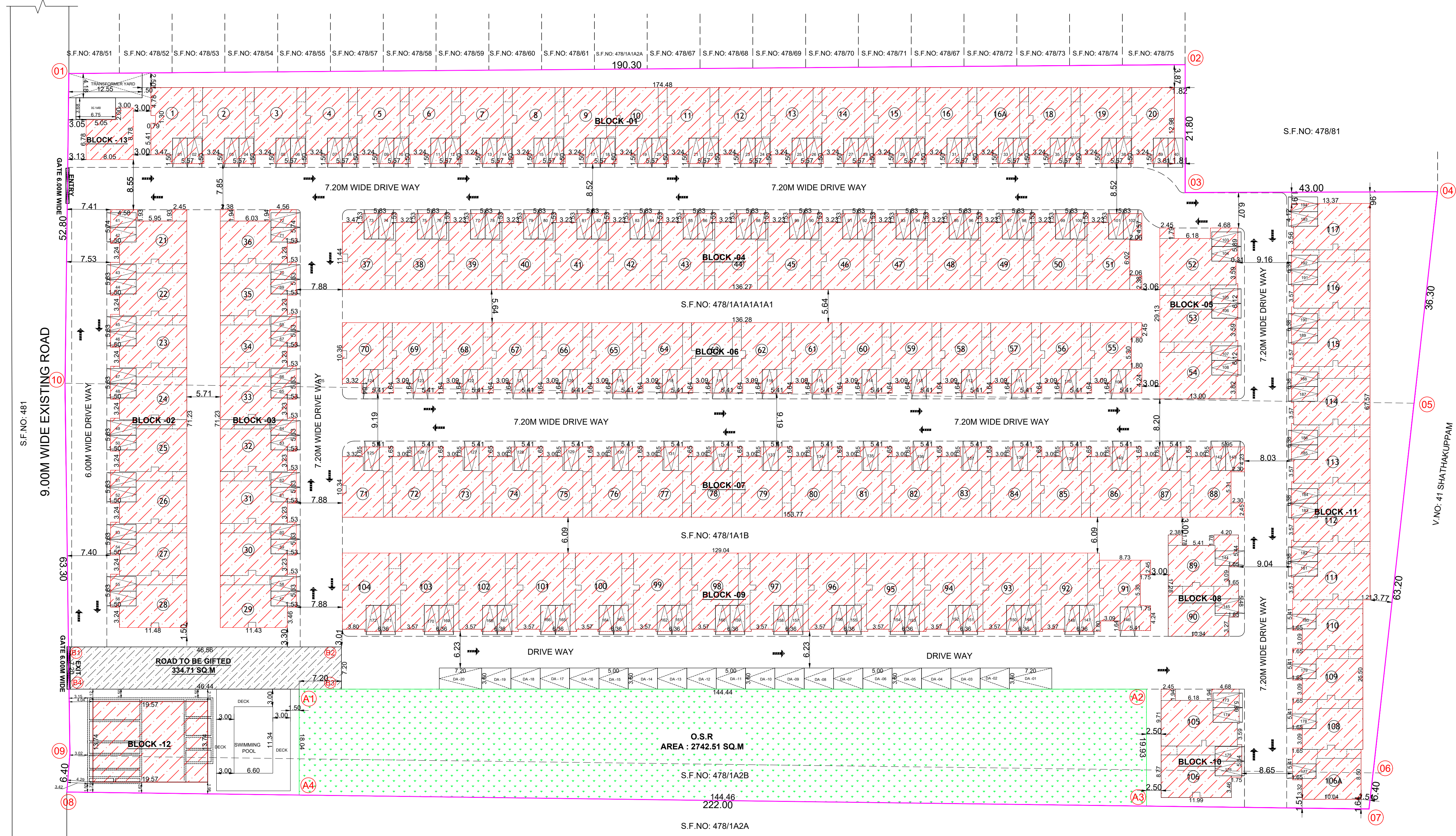
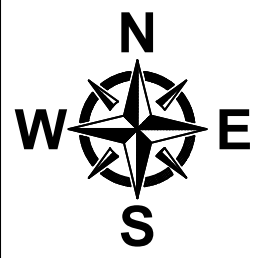
PARKING CATEGORY	DWELLING UNITS	CAR REQUIRED	TWO WHEELER REQUIRED
RESIDENTIAL ABOVE 100	117 NOS	117 NOS	-
VISITORS PARKING OF 10%	-	12 NOS	-
TOTAL	117 NOS	129 NOS	-
DESCRIPTION	REQUIRED	PROVIDED	
CAR PARKING	116+13DA = 129 NOS (EV)	194 +20DA = 214 NOS (EV)	
PARKING SLOT SIZE :			
194 CARS WITH DIMENSION 2.50 x 5.0M			
20 DA CARS WITH DIMENSION 3.60 x 7.0M			

O.S.R DETAILS :

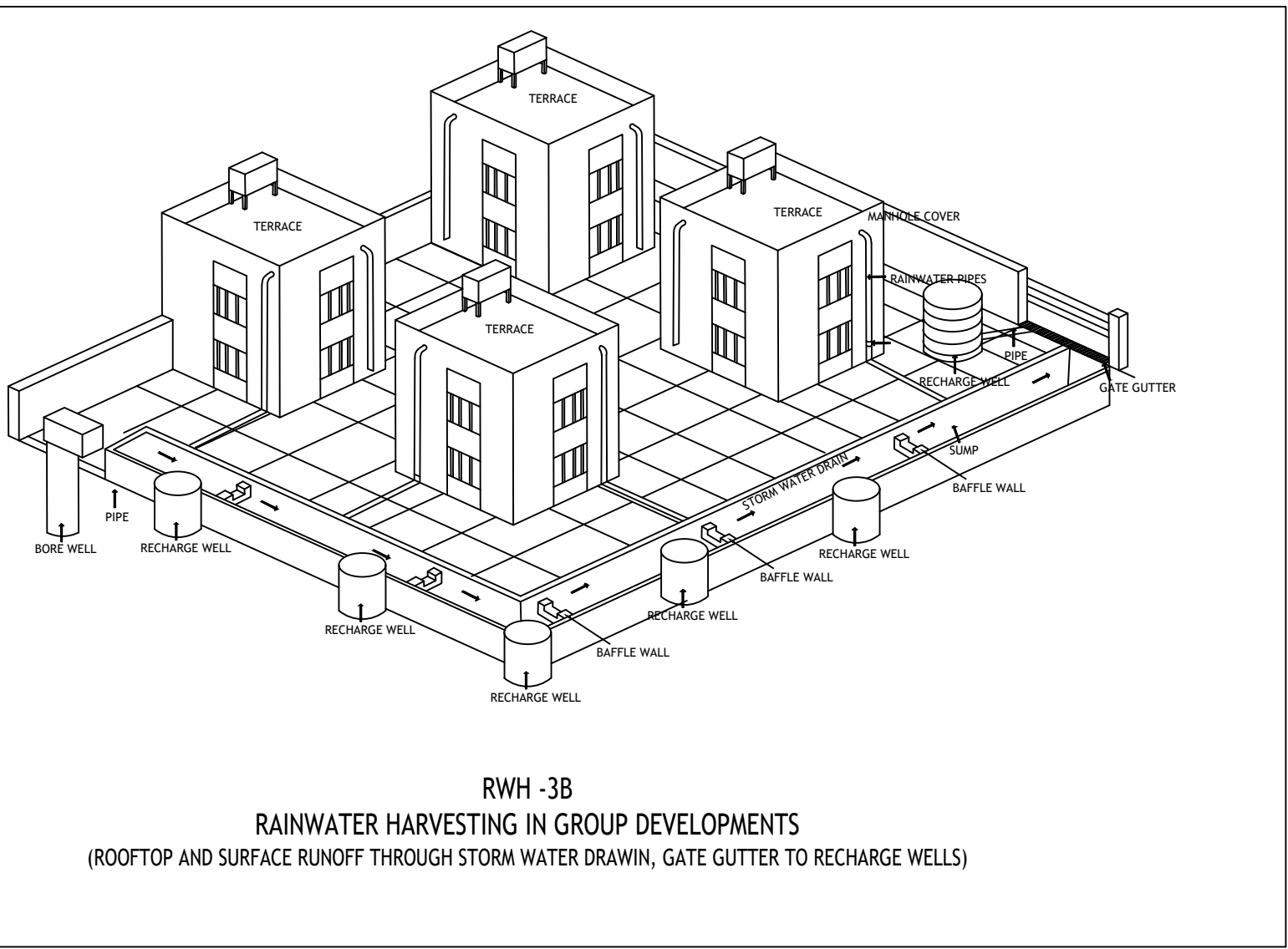
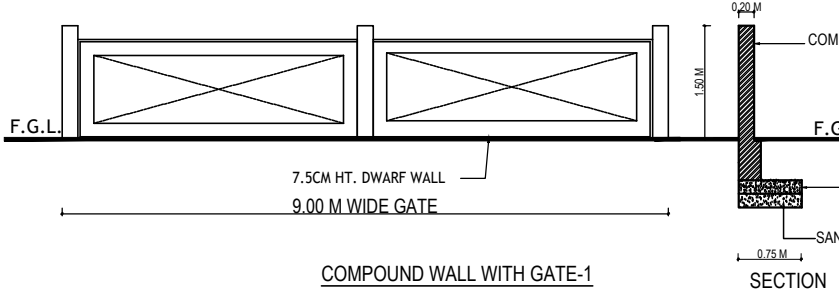
O.S.R REQUIRED	= 2738.03 SQ.M
O.S.R PROVIDED	= 2742.51 SQ.M
APPROACH ROAD FOR OSR TO BE GIFTED	= 334.71 SQ.M

COLOUR INDEX :

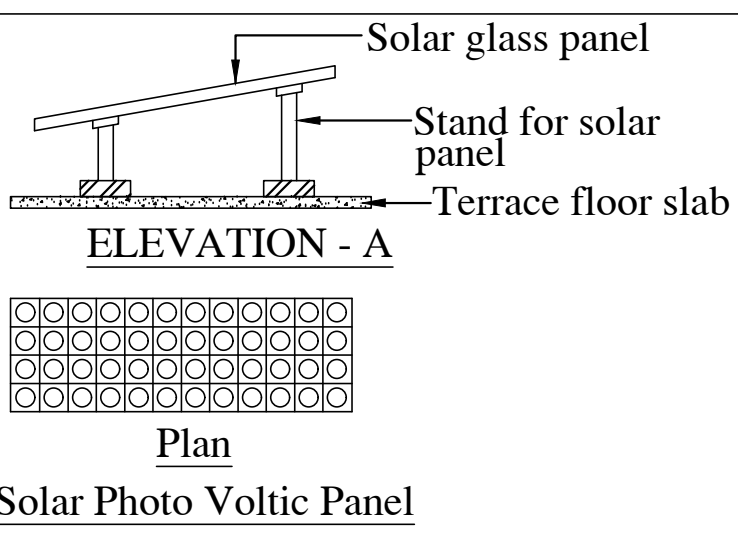
PROPOSED	SCALE : 1:400
BOUNDARY	DATE : 24 FEB 2026
ROAD	
DRIVEWAY	



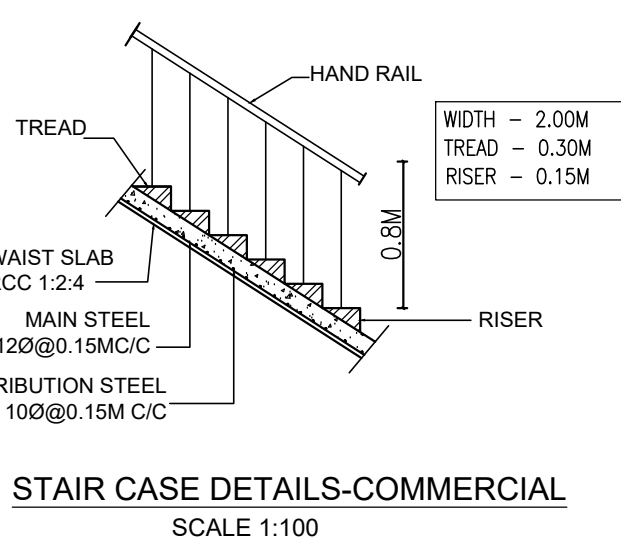
SITE PLAN SCALE 1:400



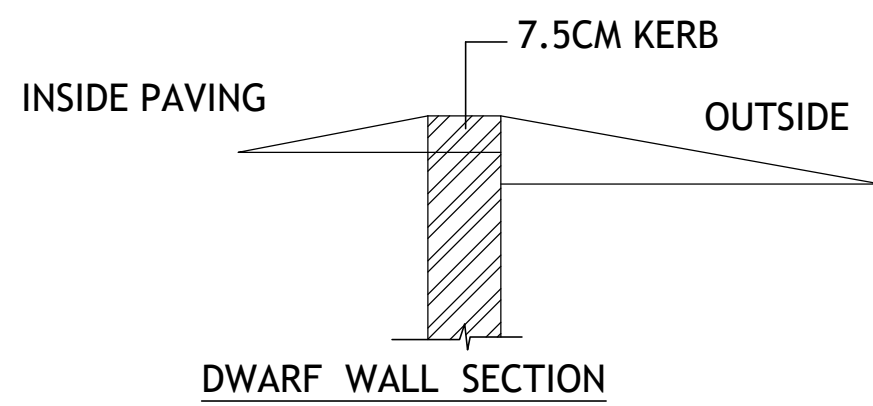
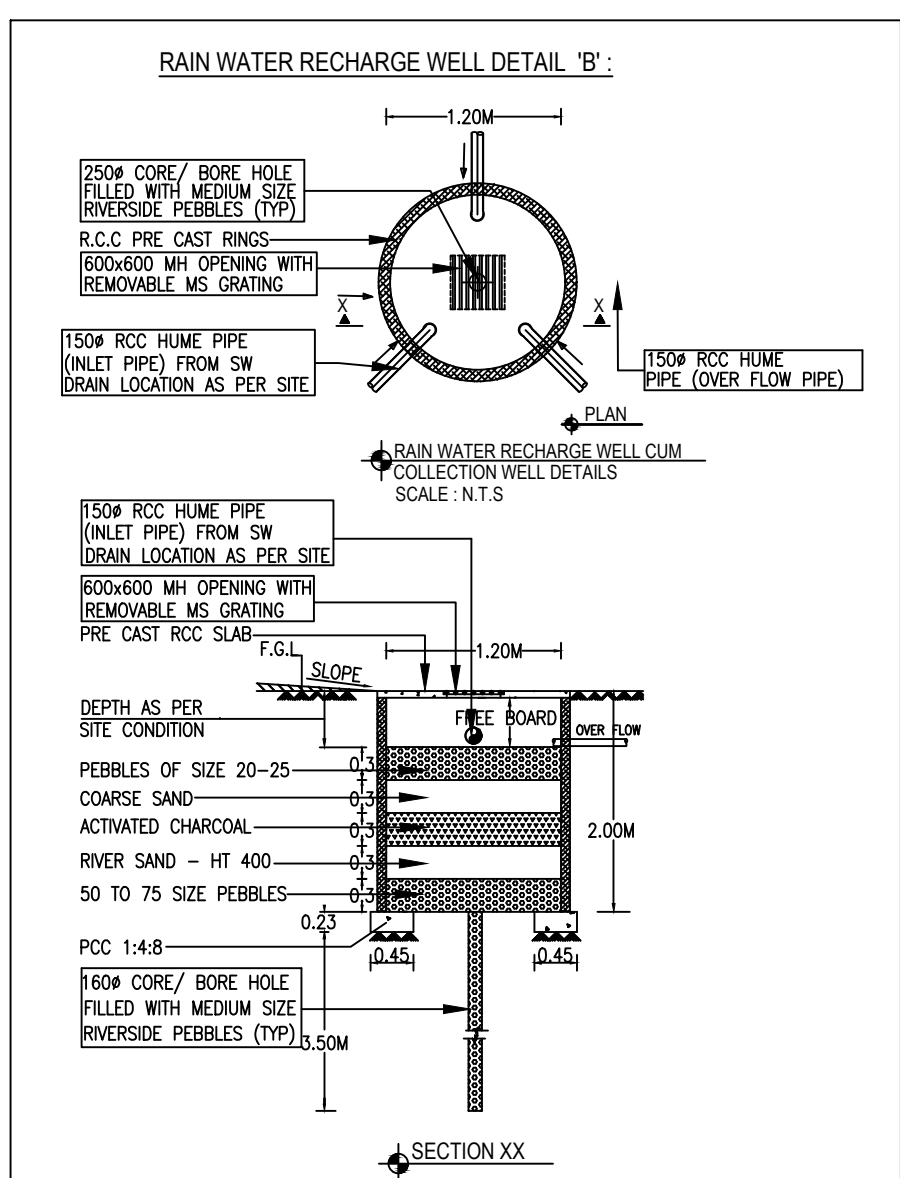
RWH -3B
RAINWATER HARVESTING IN GROUP DEVELOPMENTS
(ROOFTOP AND SURFACE RUNOFF THROUGH STORM WATER DRAIN, GATE GUTTER TO RECHARGE WELLS)



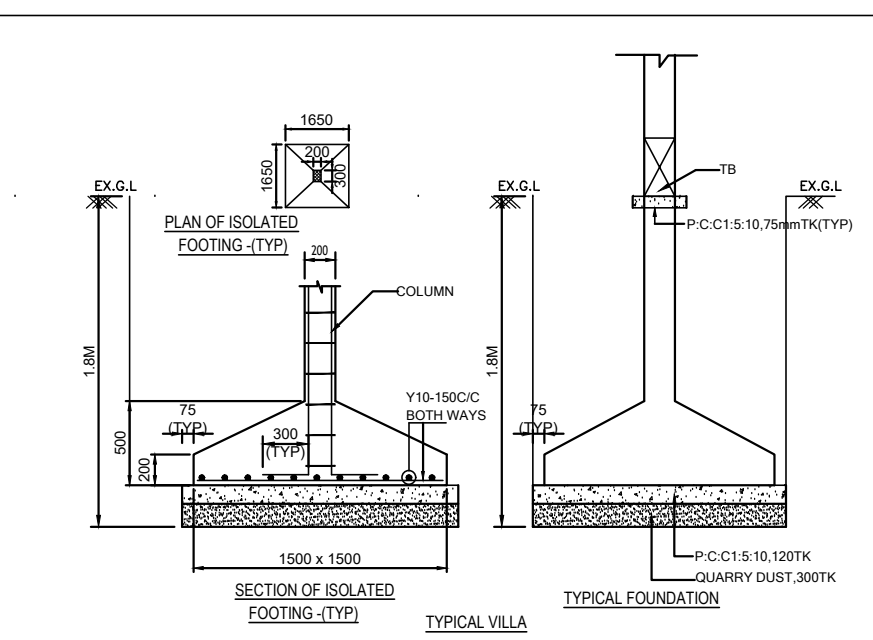
Plan
Solar Photo Valtic Panel



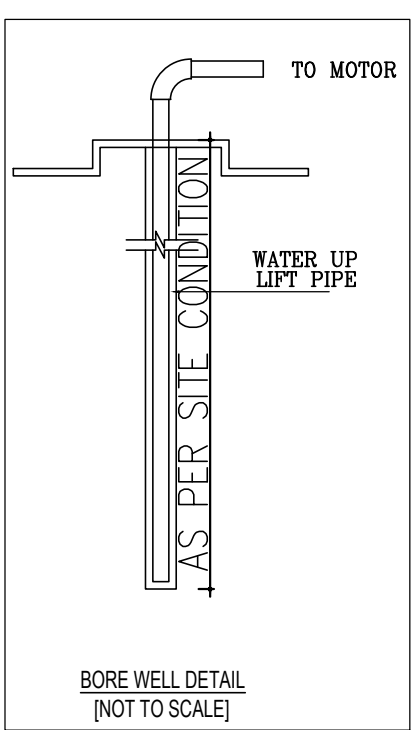
STAIR CASE DETAILS-COMMERCIAL
SCALE 1:100



DWARF WALL SECTION



SWIMMING POOL DETAIL



BORE WELL DETAIL (NOT TO SCALE)

UNITS AREA DETAILS			
Block	Typical Units	Total no of Dwelling Units (Nos)	Dwelling Unit Area (Sq.m)
Block-01	Units - 01 to 19	19	188.51 sq.m
Block-01	Units - 20	1	177.45 sq.m
Block-02	Units - 21	1	191.05 sq.m
Block-02	Units - 22 to 28	7	188.93 sq.m
Block-03	Units - 29 to 35	7	188.17 sq.m
Block-03	Units - 36	1	190.25 sq.m
Block-04	Units - 51	1	192.49 sq.m
Block-04	Units - 37 to 50	14	189.63 sq.m
Block-05	Units - 53 to 54	2	220.34 sq.m
Block-05	Units - 52	1	220.27 sq.m
Block-06	Units - 70 to 56	15	166.05 sq.m
Block-06	Units - 55	1	167.51 sq.m
Block-07	Units - 88	1	170.83 sq.m
Block-07	Units - 71 to 87	17	165.95 sq.m
Block-08	Units - 90	1	166.39 sq.m
Block-08	Units - 89	1	167.84 sq.m
Block-09	Units - 104 to 93	12	222.68 sq.m
Block-09	Units - 92	1	223.01 sq.m
Block-09	Units - 91	1	167.12 sq.m
Block-10	Units - 106	1	188.62 sq.m
Block-10	Units - 105	1	215.99 sq.m
Block-11	Units - 117	1	210.05 sq.m
Block-11	Units - 116 to 111	6	218.31 sq.m
Block-11	Units - 110	1	165.75 sq.m
Block-11	Units - 109 to 108	2	166.08 sq.m
Block-11	Units - 106A	1	161.43 sq.m
TOTAL		117	

SITE AREA DETAILS	
S.F.NO	PATTA AREA (SQ.M)
478/1A1A1A1A1	12145.00
478/1A1B	14170.00
478/1A2B	1400.00
TOTAL	27715.00

APPLICANT :

For FELIXA BUILDER PRIVATE LIMITED
Authorised Signatory

ARCHITECT / REGISTERED ENGINEER :

Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

REGISTERED STRUCTURAL ENGINEER :

Dr. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mollai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE100782019
Reg. No. CGLDIST/SE/G-1/2024/07/005

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

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

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

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.

