PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

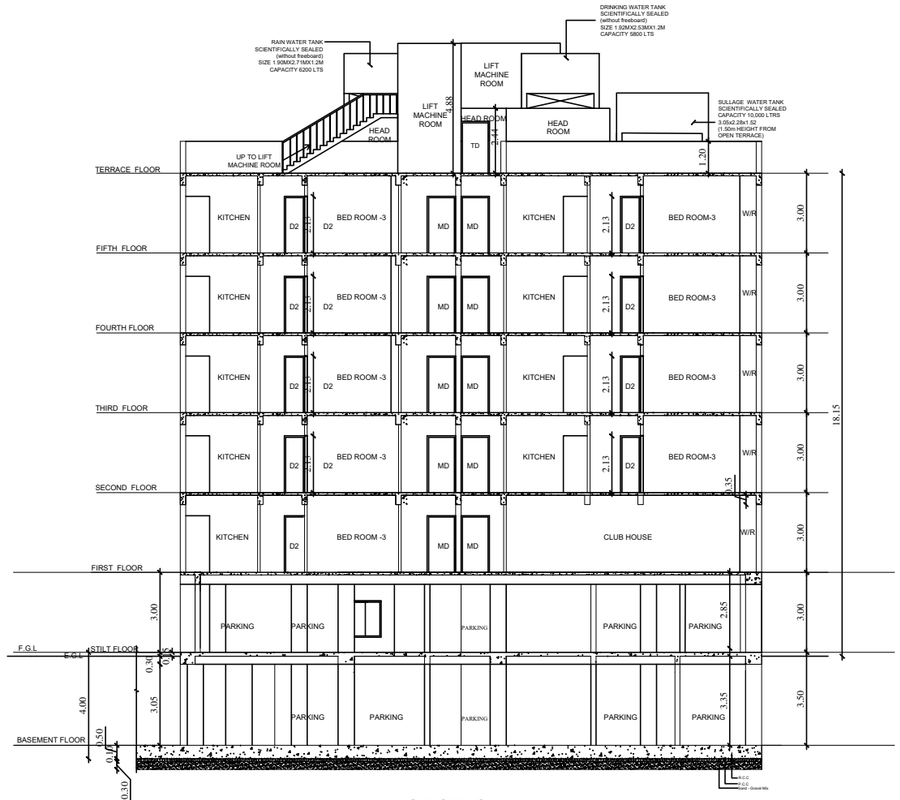
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
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I SIDE ELEVATION



SECTION - X X

SHEET No 5 OF 5

TITLE:
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL FLATS IN AFFORDABLE HOUSING SCHEME WITH 68 NOS DWELLING UNITS, COMPRISED IN S.NO . 222/2, SIRUSERI VILLAGE, VANDALUR TALUK , CHENGLEPATTU DISTRICT.

SWP/BPA/ 797039/2026/TCP

SPECIFICATIONS

FOUNDATION R.C.C COL. FOUNDATION OVER P.C.C 1:5:10
FLOORING OVER P.C.C 1:4:8 WITH VETRIFIED TILES
W.COURSE BK. JELLY TAID WITH CEMENT MORTAR 1:4 WITH CEMENT MORTAR FINISH
S.STRUCTURE B.W IN C.M 1:5
ROOF, R.C.C MIN GRADE OF CONCRETE M25, 4.5" TK.
JOINERY WITH BEST COUNTRY WOOD

JOINERY

MD	DOOR	1.07x2.13
D1	DOOR	0.91x2.13
D2	DOOR	0.76x2.13
W4	WINDOW	1.22x1.37
W5	WINDOW	1.52x1.37
W8	WINDOW	2.40 x1.83
KW1	WINDOW	1.22x1.07
V1	VENTILATOR	0.61X0.91
TD	DOOR	0.91x2.13
LMD	DOOR	0.91x2.13
GW	GLASS WINDOW	1.52x1.98
FW	FRENCH WINDOW	1.80x1.80
RS	ROLLING SHUTTER	2.60x2.40
EX	EXHAUST	0.60x0.60
LD	LIFT DOOR	0.91x2.13

COLOUR INDEX

PROPOSAL

TITLE

1. SOUTH SIDE ELEVATION
2. SECTION -XX

SCALE = 1:100, 1"= 8'0"

STRUCTURAL ENGINEER

Er. S. SENTHIL, M.E., M.B.A., M.I.E.,
CIVIL & STRUCTURAL CONSULTANT
CHARTERED ENGINEER. Mobile No.: 98844 29910
Reg. Structural Engineer in CMDA, DTCP & DTCP
DTCP Reg.No. TVLR RSE/GR-1/2022/04/002

ARCHITECT

R. BHAGYASHREE, B.Arch., M.C.A.,
Registered Architect, Licensed Surveyor
M.C.A. No: CA/2001/28057
24, 5th Main Road, New Colony,
Chrompet, Chennai - 600 044.

OWNER

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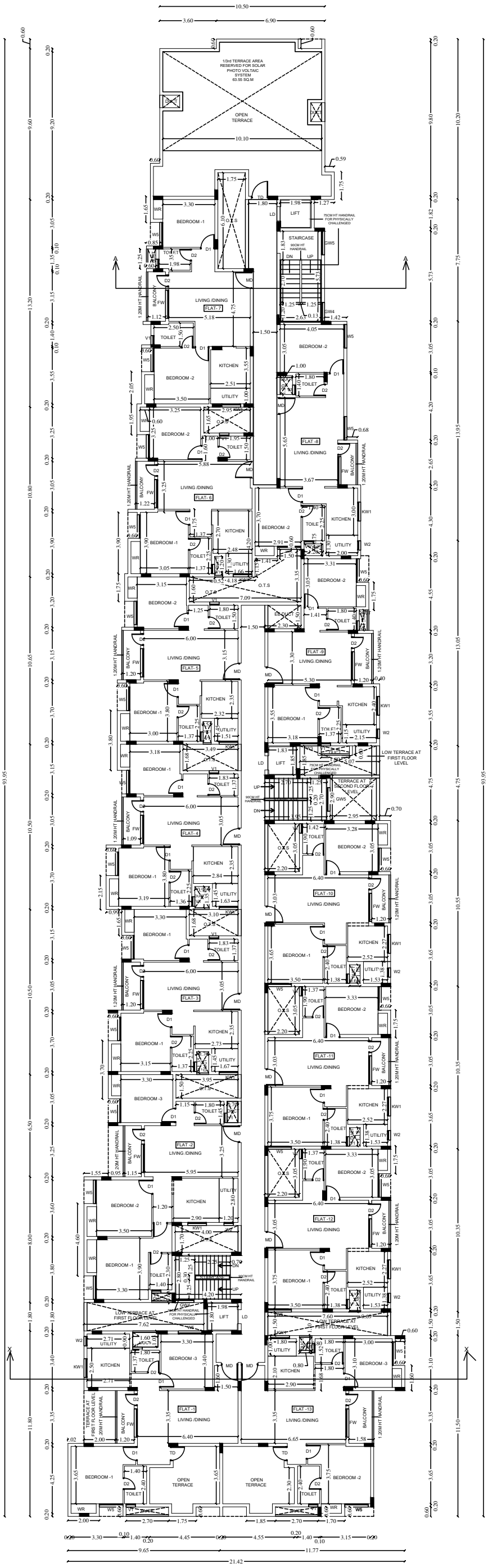
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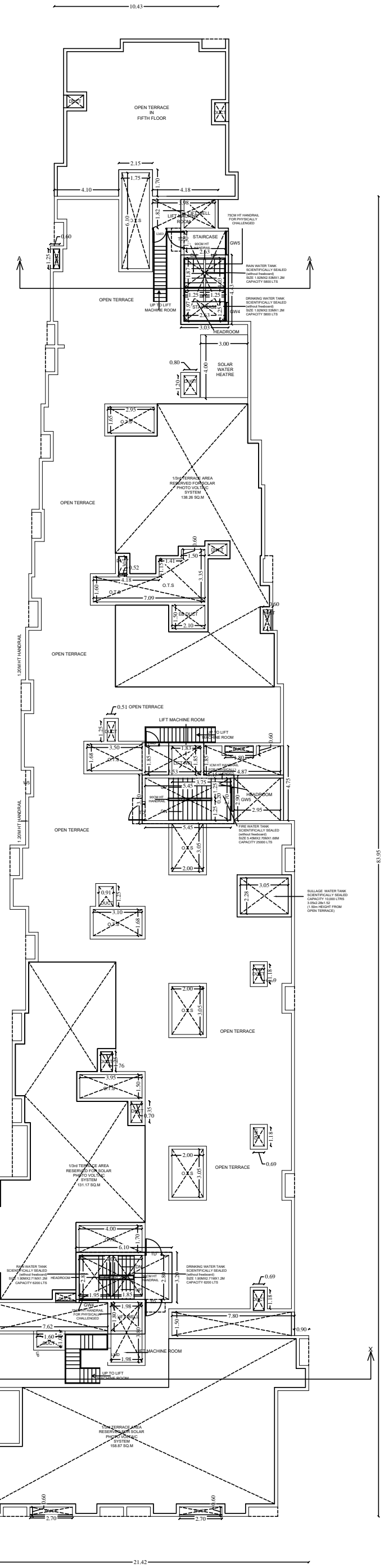
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FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

COLOUR INDEX

PROPOSAL

TITLE

1. FIFTH FLOOR PLAN
2. TERRACE FLOOR PLAN

SCALE = 1:100, 1"= 8'0"

STRUCTURAL ENGINEER

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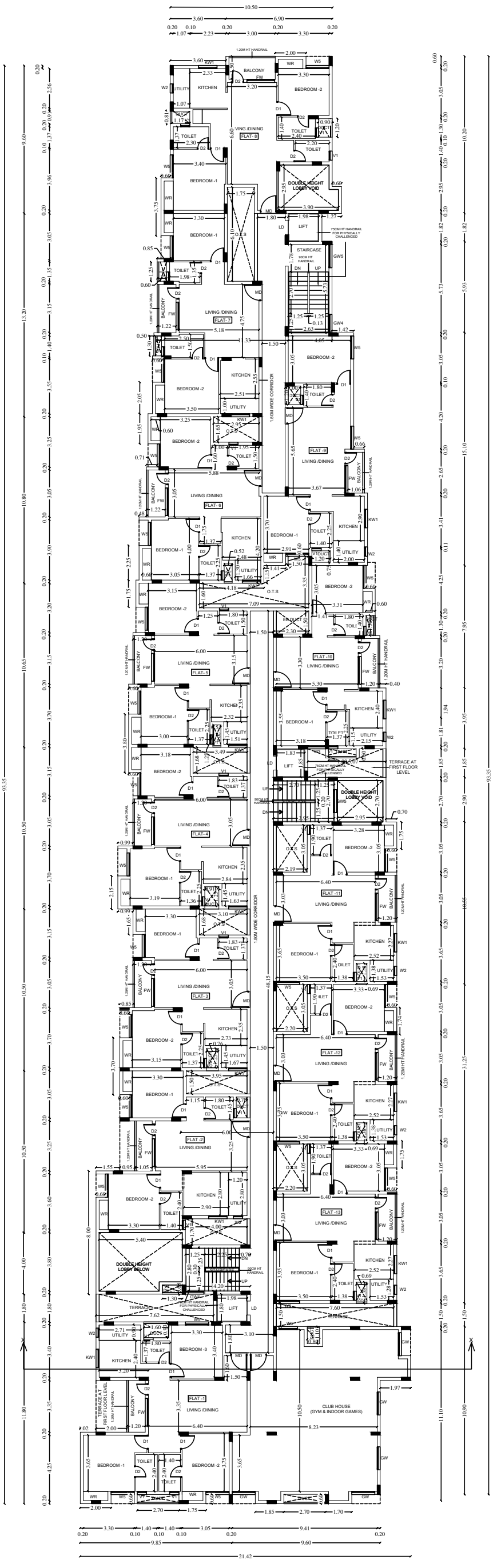
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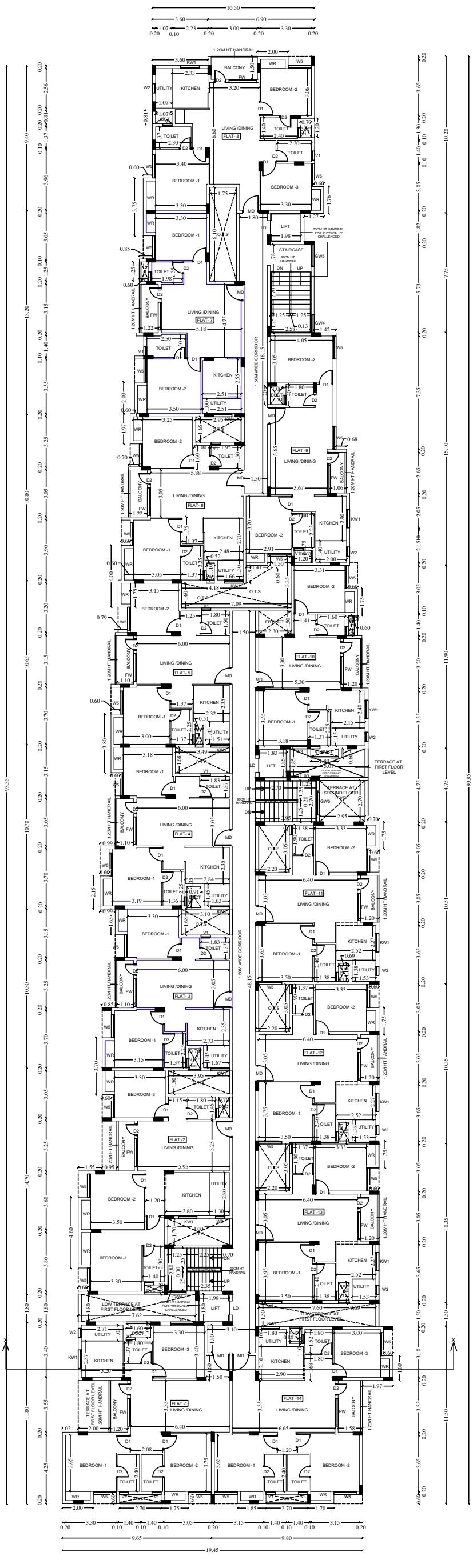
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FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(2nd - 4th floors)

COLOUR INDEX

PROPOSAL

TITLE
1. FIRST FLOOR PLAN
2. TYPICAL FLOOR PLAN (2ND - 4TH)

SCALE = 1:100, 1"= 8'0"

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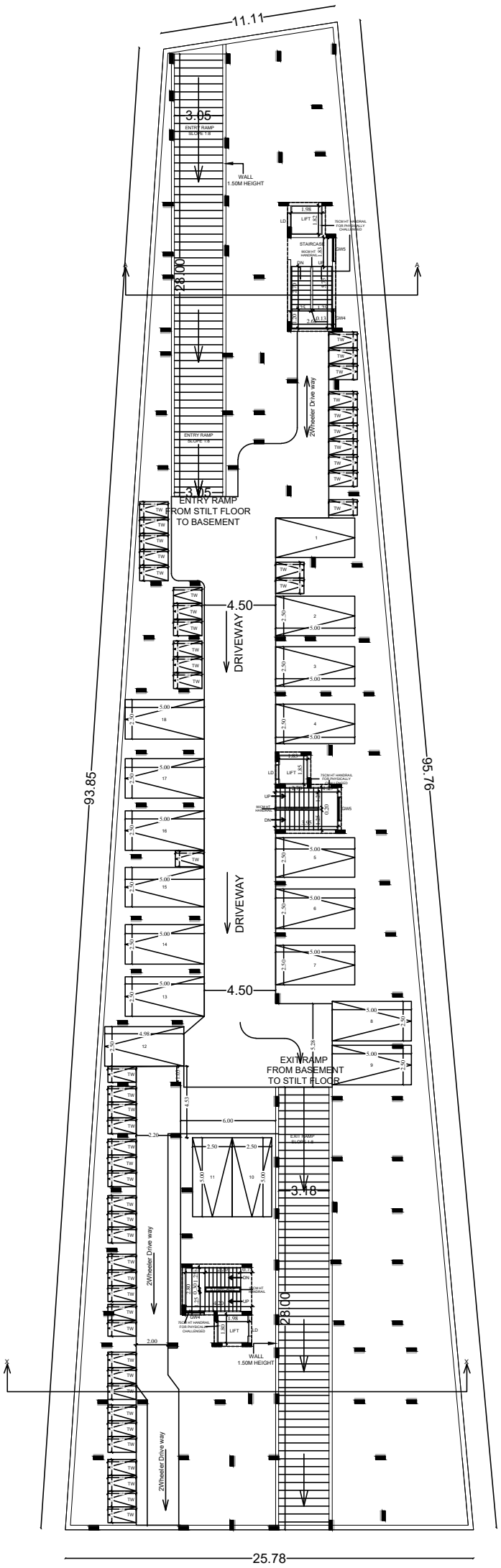
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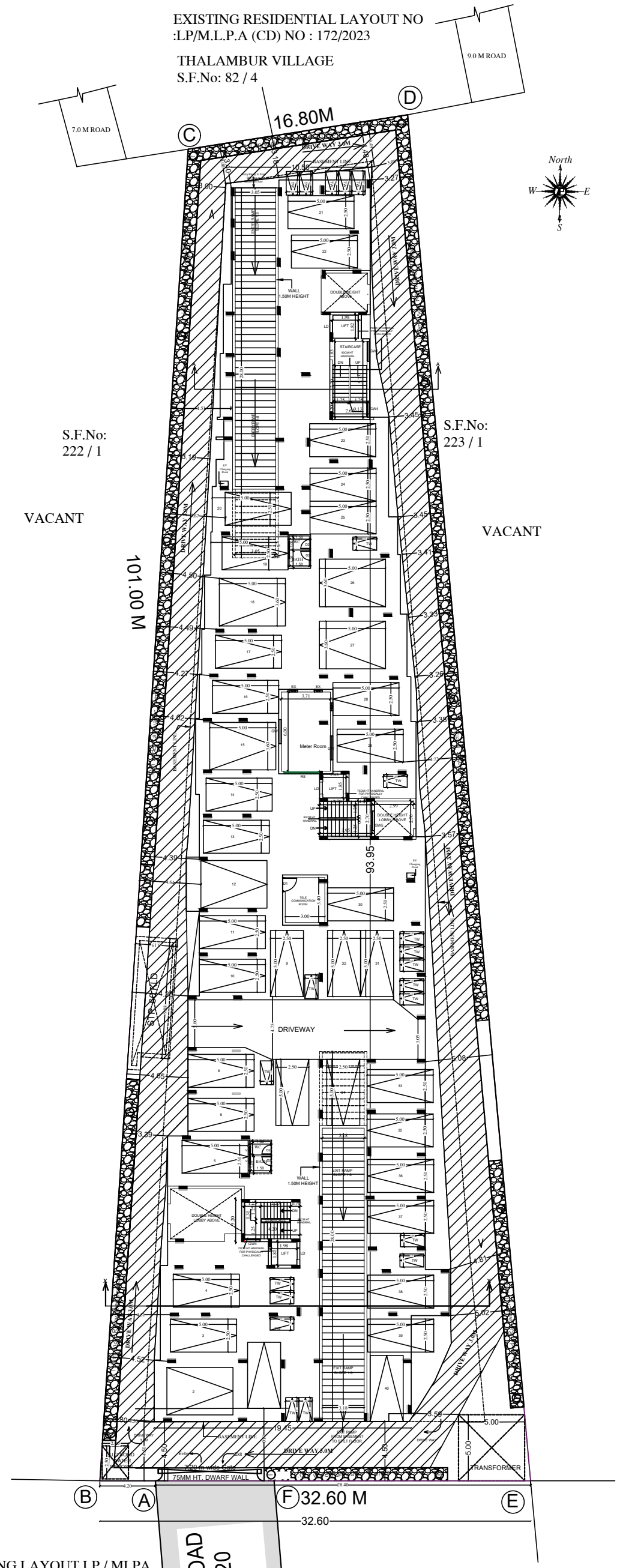
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BASEMENT FLOOR PLAN

EXISTING RESIDENTIAL LAYOUT NO :LP/M.L.P.A (CD) NO : 172/2023

THALAMBUR VILLAGE
S.F.No: 82 / 4



EXISTING LAYOUT LP / MLPA NO : 5 (R) 2020

SITE CUM STILT FLOOR PLAN

EXISTING 7.20M WIDE ROAD

EXISTING 9.0M WIDE ROAD GIFT DEED NO :2522/2020 DATED : 18/02/2020

COLOUR INDEX
PROPOSAL

TITLE
1. BASEMENT FLOOR PLAN
2. STILT FLOOR PLAN

SCALE = 1:100, 1"= 8'0"

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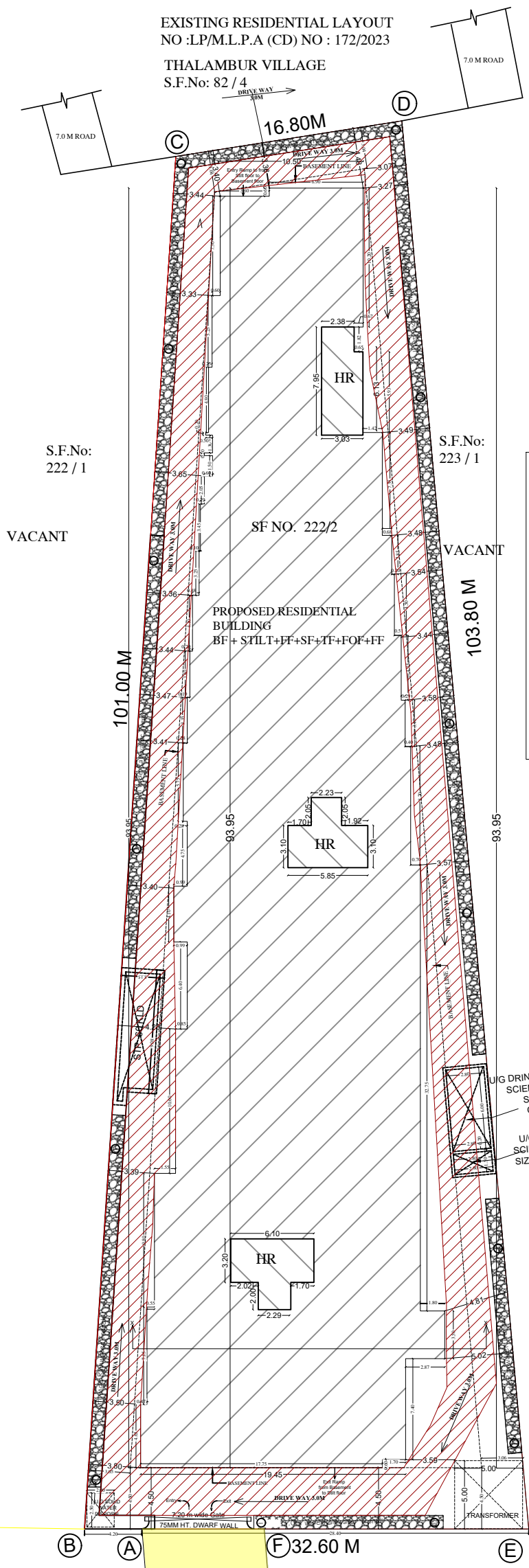
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SWP/BPA/ 797039/2026/TCP

COLOUR INDEX
PROPOSAL

SUB TITLE :
1. SITE PLAN
2. DETAILS & AREA STATEMENT

SCALE = 1:150, 1"= 12'0"



FLOOR WISE AREA STATEMENT (SQ.M)

FLOOR NAME	FSI AREA	NON FSI / PARKING AREA	TOTAL AREA	NO. OF DWELLING UNITS
BASEMENT FLOOR	0	1678.15	**1678.15**	**0**
STILT FLOOR	39.18	1387.77	1426.95	0
1st FLOOR	1300.78	0	1300.78	13
2nd FLOOR	1322.51	0	1322.51	14
3rd FLOOR	1322.51	0	1322.51	14
4th FLOOR	1322.51	0	1322.51	14
5th FLOOR	1188.46	0	1188.46	13
TERRACE FLOOR	0.00	83.05	83.05	0
TOTAL	**6495.95**	**3148.97**	**9644.92**	**68.00**

FLATWISE AREA DETAILS (1st Floor)

FLAT NAME	Dwelling unit Area (SQ.M)	Carpet Area (SQ.M)	CAR PARKING	TWO WHEELER
FLAT -1	101.48	89.42	1	1
FLAT -2	78.49	68.75	0.5	1
FLAT -3	75.80	65.46	0.5	1
FLAT -4	75.24	65.94	0.5	1
FLAT -5	73.43	64.42	0.5	1
FLAT -6	75.27	66.52	0.5	1
FLAT -7	77.54	68.05	0.5	1
FLAT -8	100.98	77.70	1	1
FLAT -9	76.66	66.72	0.5	1
FLAT -10	71.22	61.71	0.5	1
FLAT -11	74.98	65.68	0.5	1
FLAT -12	74.32	65.59	0.5	1
FLAT -13	74.89	65.54	0.5	1
GYM & INDOOR GAMES	102.05	92.90	1	1
		TOTAL	8.5	14

FLATWISE AREA DETAILS (2nd - 4th Floor)

FLAT NAME	Dwelling unit Area (SQ.M)	Carpet Area (SQ.M)	CAR PARKING	TWO WHEELER
FLAT -1	101.48	89.42	1	1
FLAT -2	100.48	87.57	1	1
FLAT -3	74.72	65.46	0.5	1
FLAT -4	76.57	65.94	0.5	1
FLAT -5	73.43	64.42	0.5	1
FLAT -6	75.27	66.52	0.5	1
FLAT -7	77.54	68.05	0.5	1
FLAT -8	100.98	88.56	1	1
FLAT -9	76.66	66.72	0.5	1
FLAT -10	71.22	61.71	0.5	1
FLAT -11	74.98	65.68	0.5	1
FLAT -12	74.32	65.59	0.5	1
FLAT -13	74.89	65.54	0.5	1
FLAT -14	102.05	90.00	1	1
		TOTAL	9	14
		TOTAL	27	42

FLATWISE AREA DETAILS (5th Floor)

FLAT NAME	Dwelling unit Area (SQ.M)	Carpet Area (SQ.M)	CAR PARKING	TWO WHEELER
FLAT -1	84.99	73.86	0.5	1
FLAT -2	100.48	87.57	0.5	1
FLAT -3	74.72	65.46	0.5	1
FLAT -4	76.57	65.94	0.5	1
FLAT -5	73.43	64.42	0.5	1
FLAT -6	75.27	66.52	0.5	1
FLAT -7	77.97	68.05	0.5	1
FLAT -8	76.66	66.72	0.5	1
FLAT -9	71.22	61.71	0.5	1
FLAT -10	74.98	65.65	0.5	1
FLAT -11	74.32	65.59	0.5	1
FLAT -12	74.89	65.54	0.5	1
FLAT -13	83.75	73.23	0.5	1
		TOTAL	6.5	13

AREA STATEMENT
(Under Affordable housing scheme)

PLOT AREA AS PER DOCUMENT 2508.82 sq.m
PLOT AREA AS PER PATTA 2500.00 sq.m

NORMAL ALLOWABLE FSI AREA (2.00) 5000.00 sq.m
PREMIUM ALLOWABLE FSI (0.60) 1500.00 sq.m
TOTAL ALLOWABLE FSI (2.60) 6500.00 sq.m

ACHIEVED FSI AREA 6495.95sq.m

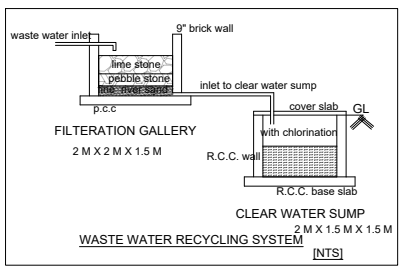
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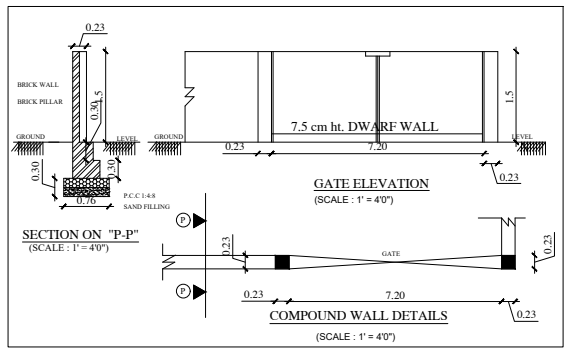
CAR PARKING DETAIL:

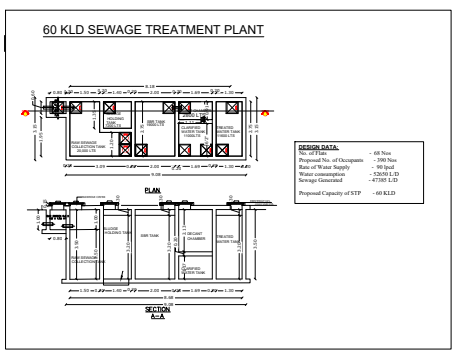
NO OF DWELLING UNITS	CAR PARKING		TW PARKING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
68 UNITS	46 NOS	57 NOS	69 NOS	69 NOS

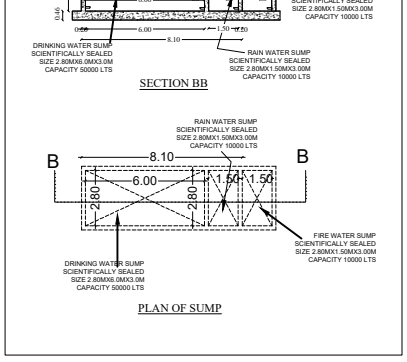
10 % VISITORS PARKING + PCP PARKING AND EV PARKING DETAIL:

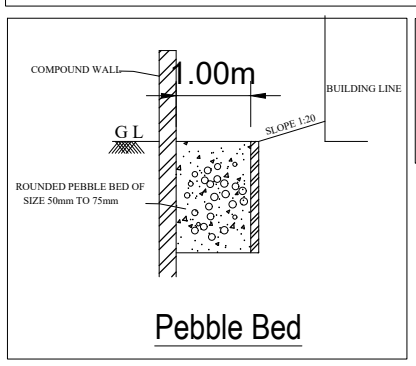
VISITORS PARKING	4 NO'S
PCP PARKING	6 NO'S
EV POINT	2 NO'S



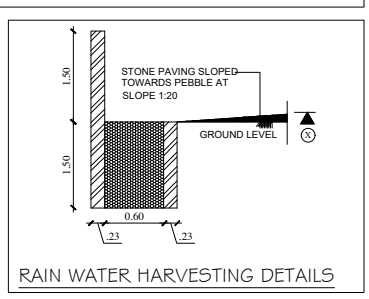








SOLAR ENERGY ACTIVATOR



REGULARIZATION LAYOUT
LP / MLPA
NO : 5 (R) 2020

EXISTING 7.20M WIDE ROAD

EXISTING 9.0M WIDE ROAD
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THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
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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.