PP APPROVAL RECORD

# Planning Permission

## Survey 154

Pattipulam

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

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

+91 9996 12 9996

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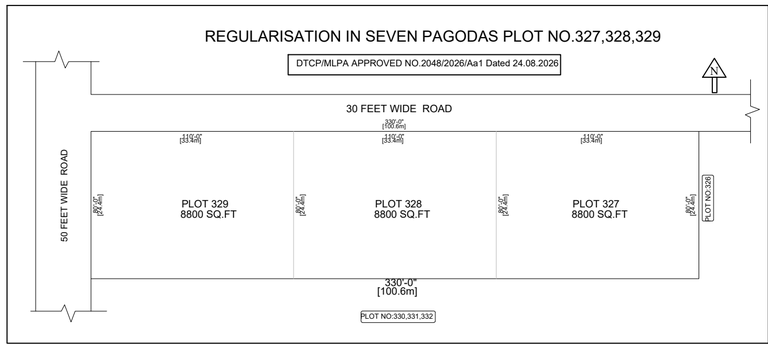
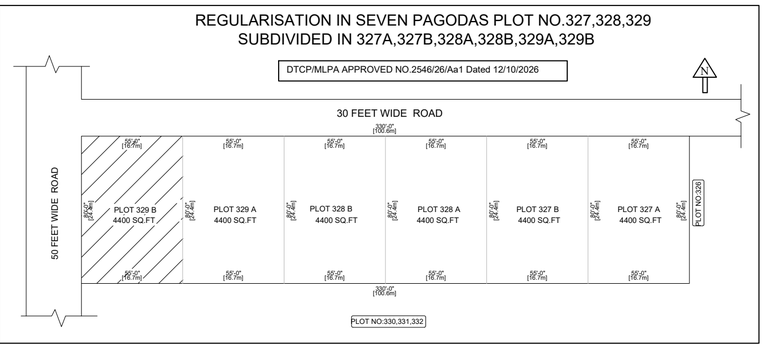
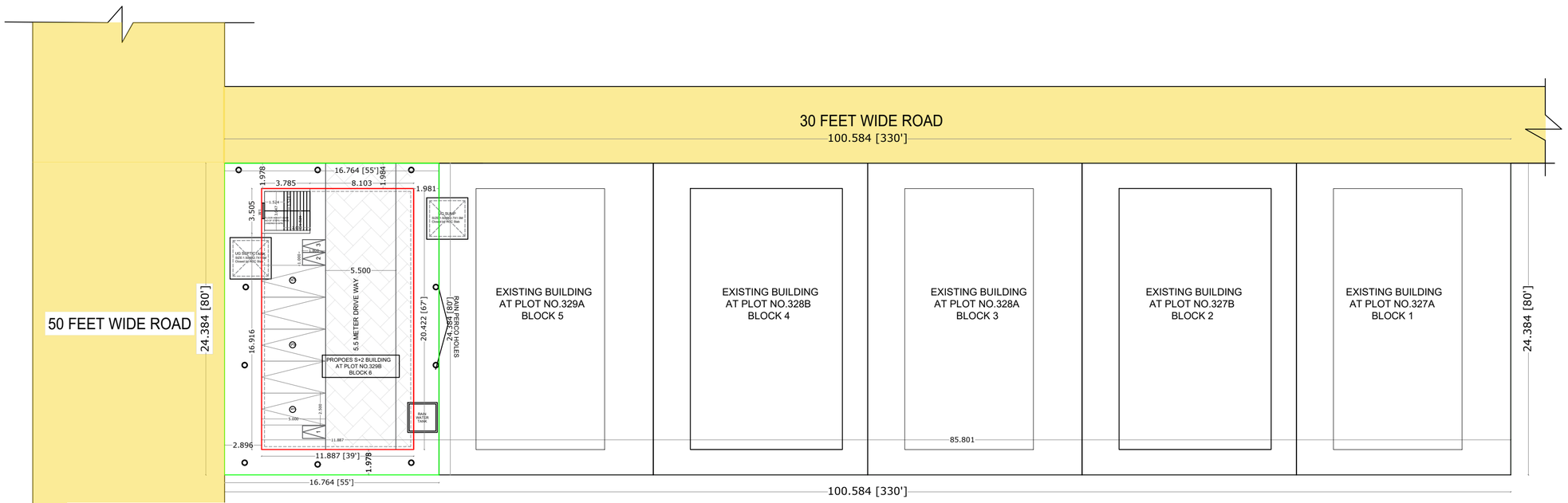
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT,FIRST AND SECOND FLOOR RESIDENTIAL BUILDING (BLOCK 6) WITH TWO DWELLING UNITS AT PLOT NO.327A,327B,328A,328B,329A,329B(PLOT NO.329B ONLY) 'SEVEN PACODAS ',OLD SURVEY NO.154/25(PART),NEW SURVEY NO.154/25A,PATTA NO.392,SALLUVANKUPPAM VILLAGE AND PATTIPULAM PANCHAYAT,THIRUPORUR TALUK ,CHENGALPATTU DISTRICT.

## OWNER NAME : M/S DEEJOS ENGINEERS AND CONTRACTORS PRIVATE LIMITED

N

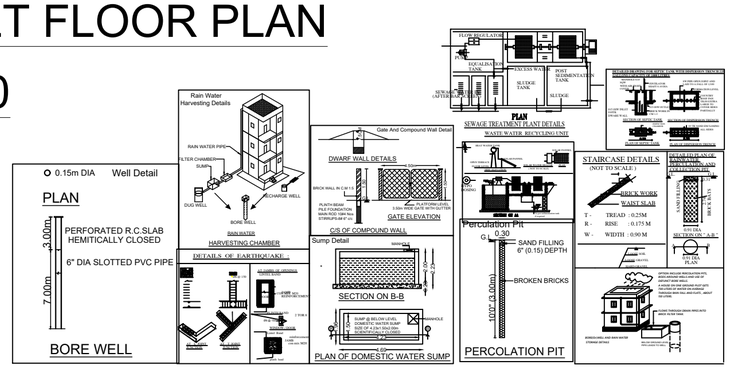



# PROPOSED SITE CUM STILT FLOOR PLAN

## SCALE 1:100




| SPECIFICATIONS: | SHEET:1/2 |
|---|---|

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX
11. ALL DIMENSIONS ARE IN METERS.

| PLOT AREA STATEMENT | SQ.MT | SQ.FT |
|---|---|---|
| PLOT AREA (AS PER DOCUMENT) | 2452.64 | 26400.00 |
| PLOT AREA (AS PER PATTA) | 2452.64 | 26400.00 |
| PLOT AREA ( AS PER SITE ) | 2452.64 | 26400.00 |

| FLOOR AREA STATEMENT:- | | SQ.MT | | SQ.FT |
|---|---|---|---|---|
| PROPOSED FLOOR AREA(BLOCK 6) | FSI | NON-FSI | TOTAL | TOTAL |
| STILT FLOOR AREA | | 242.76 | 242.76 | 2613.05 |
| FIRST FLOOR AREA | 242.76 | - | 242.76 | 2613.05 |
| SECOND FLOOR AREA | 242.76 | - | 242.76 | 2613.05 |
| TOTAL FLOOR AREA | 485.52 | 242.76 | 728.28 | 7839.15 |

FSI CALCULATION:- FLOOR SPACE INDEX : 1.09

BLOCK 1 FSI AREA=410.82 SQ.M
BLOCK 2 FSI AREA=485.52 SQ.M
BLOCK 3 FSI AREA=410.82 SQ.M
BLOCK 4 FSI AREA=485.52 SQ.M
BLOCK 5 FSI AREA=410.82 SQ.M
BLOCK 6 FSI AREA=485.52 SQ.M

$$= \frac{\text{FSI AREA (BLOCK1+2+3+4+5+6)}}{\text{PLOT AREA}} = \frac{2689.02}{2452.64} = 1.09$$

ALL DIMENSIONS ARE IN METERS (M)

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE
DEMOLITION

| PARKING DETAILS | REQUIRED | PROVIDED |
|---|---|---|
| CARPARKING | 02 | 05 |
| TWO WHEELER PARKING | 03 | 03 |

**OWNER'S SIGNATURE**

For Deejos Engineers & Contractors Pvt. Ltd.

Managing Director

M/S DEEJOS ENGINEERS AND CONTRACTORS PRIVATE LIMITED

Represented by Mr.DENNIS EBENEZAR VINOBA S/O VINOBA

**REGISTERED ENGINEER**


Er. Dinakaran.E. DCE.,B.E.,
Registered Enginner, Grade - III (RE)
Reg.No CGL DIST/RE/Gr-III/2023/03/002
No.1/209, Rajivgandhi, Salai,
OMR, Kelambakkam - 603 103.
Mobile : 8925418309.

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT,FIRST AND SECOND FLOOR RESIDENTIAL BUILDING (BLOCK 6) WITH TWO DWELLING UNITS AT PLOT NO.327A,327B,328A,328B,329A,329B,(PLOT NO.329B ONLY) 'SEVEN PACODAS ',OLD SURVEY NO.154/25(PART),NEW SURVEY NO.154/25A,PATTA NO.392,SALLUVANKUPPAM VILLAGE AND PATTIPULAM PANCHAYAT,THIRUPORUR TALUK ,CHENGALPATTU DISTRICT.

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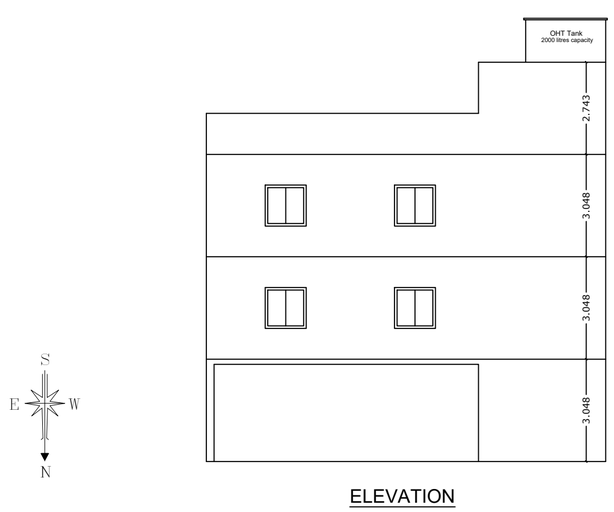
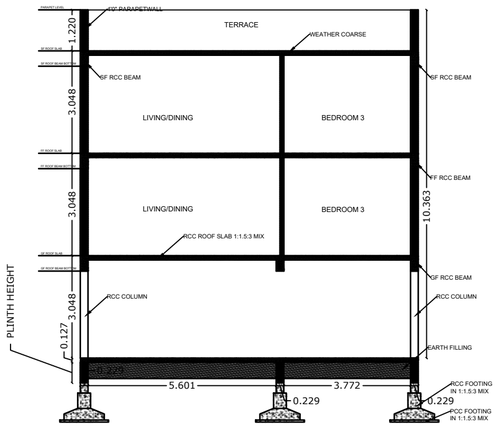
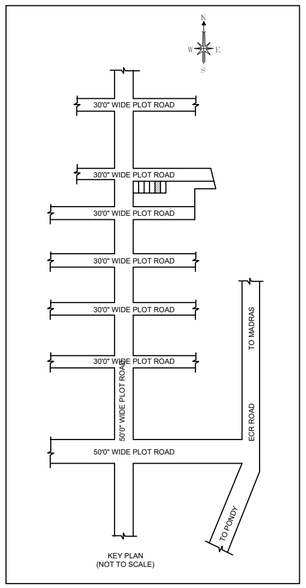
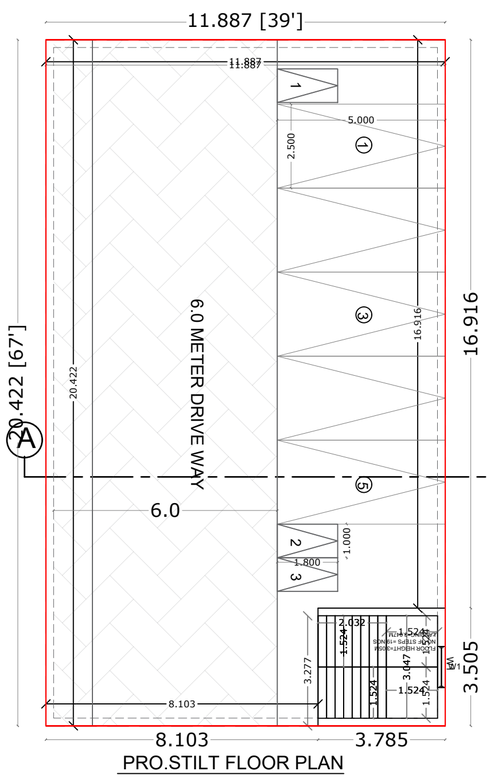



ELEVATION

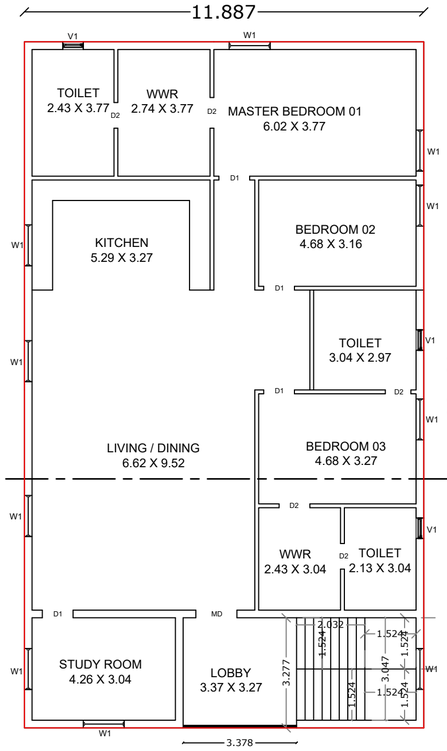



SECTION A-B

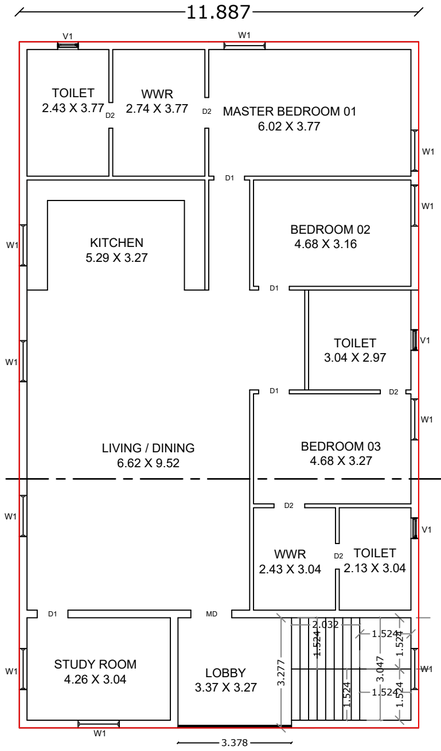


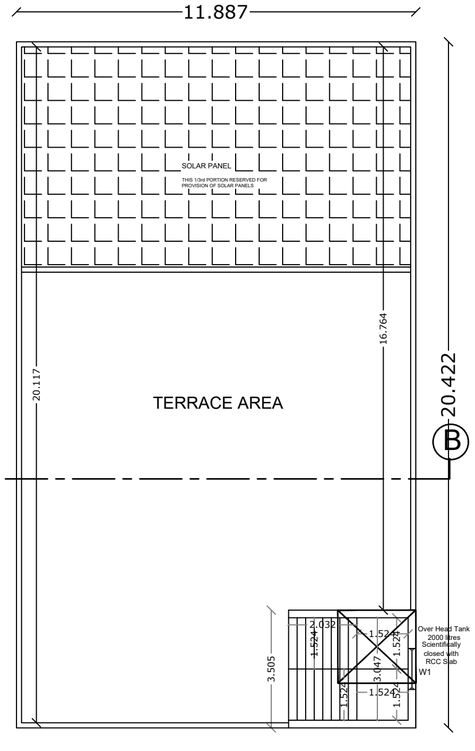

PRO.STILT FLOOR PLAN




PRO.FIRST FLOOR PLAN




PRO.FIRST FLOOR PLAN




PRO.TERRCE FLOOR PLAN

## SPECIFICATIONS:

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**SHEET:2/2**

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| | 485.52 | 242.76 | 728.28 | 7839.15 |

**ALL DIMENSIONS ARE IN METERS (M)**

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE
DEMOLITION

## JOINERY DETAILS:

| | DESCRIPTION | IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.50X2.13 |
| D1 | DOOR | 0.91X2.13 |
| D2 | TOILET DOOR | 0.76X2.13 |
| W1 | WINDOW | 1.83X1.22 |
| W2 | WINDOW | 1.83X0.91 |
| KW | KITCHEN WINDOW | 1.83X0.91 |
| V | VENTILATOR | 0.91X0.61 |

**OWNER'S SIGNATURE**

For Deejos Engineers & Contractors Pvt. Ltd.

Managing Director

M/S DEEJOS ENGINEERS AND CONTRACTORS PRIVATE LIMITED

Represented by Mr.DENNIS EBENEZAR VINOBA S/O VINOBA

**REGISTERED ENGINEER**


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OMR, Kelambakkam - 603 103.
Mobile : 8925418309.


**OFFICE USE**

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,
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.