

PP

APPROVAL RECORD

Planning Permission

Kancheepuram district, Tamil Nadu

APPROVAL TYPE

Building Plan

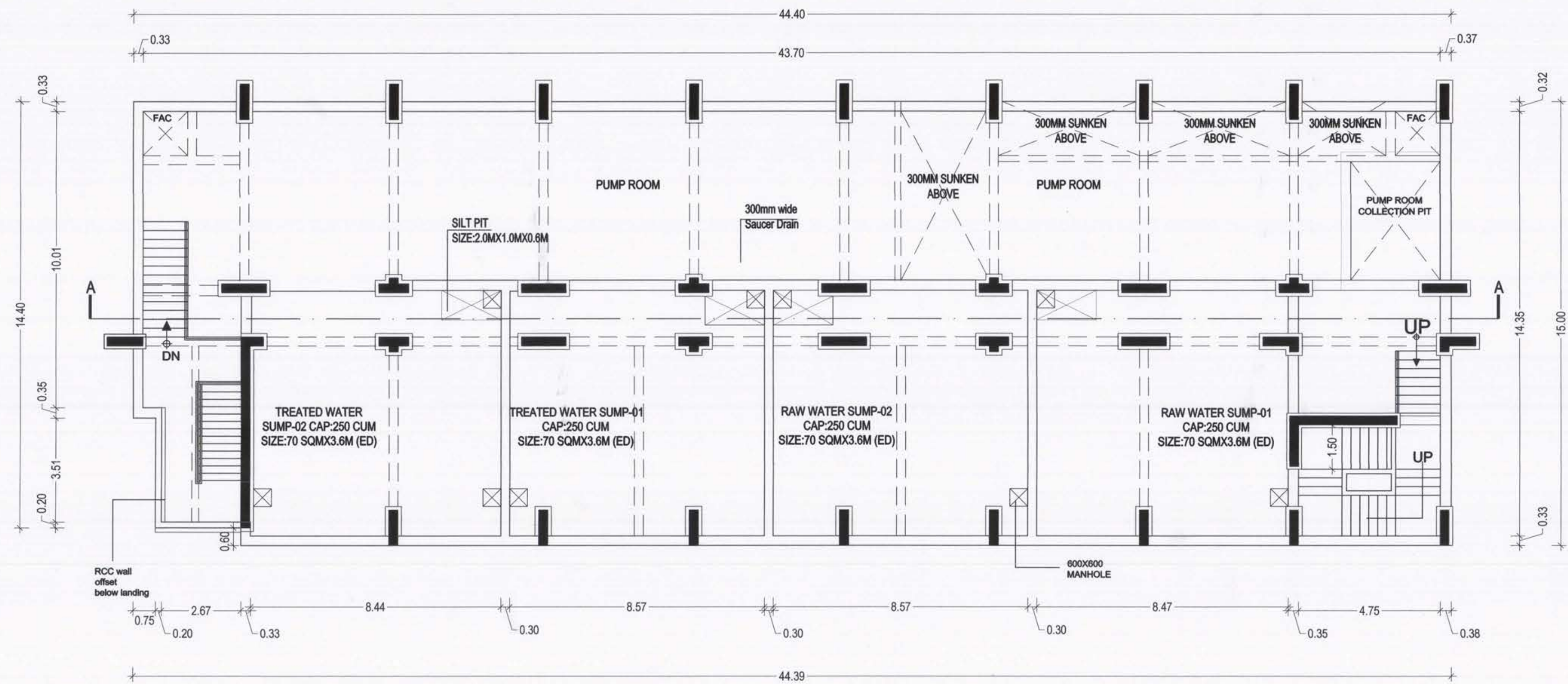
ISSUING AUTHORITY

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.

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL WORKERS DORMITORY BUILDING (392 ROOMS WITH BASEMENT FLOOR + GROUND FLOOR + 8 FLOORS A1 CHENNAI - BANGALORE HIGHWAY (NH 48), THANDALAM COMPRISED IN SURVEY NOS. 22/2, 22/3A, 22/3B, 22/4, 22/5, 22/6 22/8A1, 22/9A1, 22/10A1, 23/4, 23/5A1, 31/9, 31/10, THANDALAM VILLAGE, SRIPERUMBUDUR TALUK, SRIPERUMBUDUR PANCHAYAT UNION, KANCHEEPURAM DISTRICT



BASEMENT FLOOR PLAN

SCHEDULE OF JOINERY		
NAME	DESCRIPTION	SIZE
D	DOOR	1.20 X 2.10

COLOUR INDEX :

PROPOSED



STRUCTURAL ENGINEER :

V. RUKMANGATHAN M. Tech (Struc. Engg.),
Registered Structural Engg. Gr-I
DTCP Reg. No. TVLR/RSE/Gr-I/2021/07/002
No. 9, Kamaraj Nagar, 2nd Street,
Kundrathur, Chennai - 600 069

ARCHITECT :

K. JAMAL MOHIDEEN, B. Arch.
Registered Architect-CA/83/07688
New No: 15, 54th Street,
Ashok Nagar, Chennai - 600 083.
Mobile : 9840098425
E-mail : jgarchitects@gmail.com

OWNER :

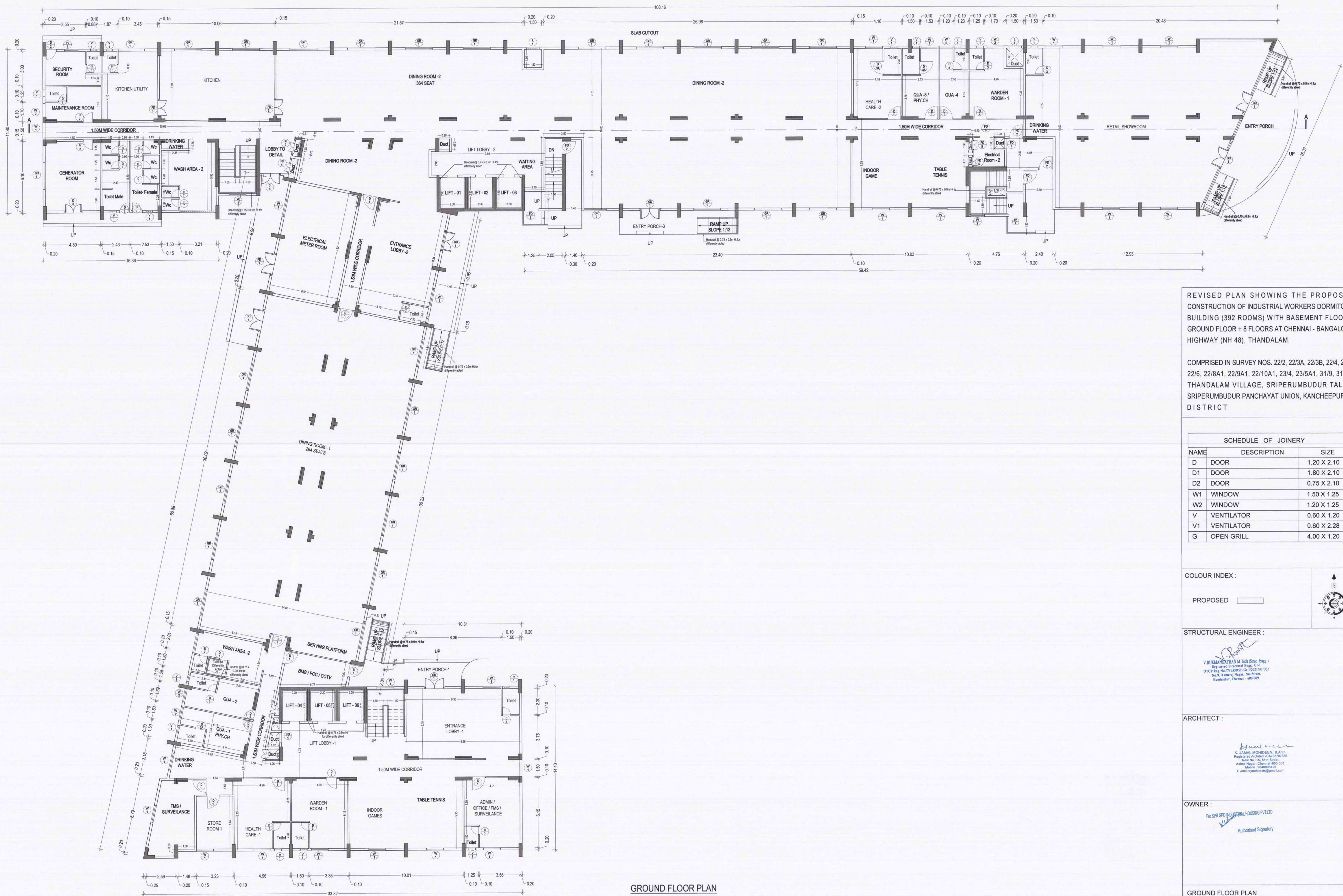
For SPR SPD INDUSTRIAL HOUSING PVT. LTD
K. J. M.
Authorised Signatory

BASEMENT FLOOR PLAN

SCALE - 1:100

SHEET NO.2/6





GROUND FLOOR PLAN

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL WORKERS DORMITORY BUILDING (392 ROOMS) WITH BASEMENT FLOOR + GROUND FLOOR + 8 FLOORS AT CHENNAI - BANGALORE HIGHWAY (NH 48), THANDALAM.

COMPRISED IN SURVEY NOS. 22/2, 22/3A, 22/3B, 22/4, 22/5, 22/6, 22/8A1, 22/9A1, 22/10A1, 23/4, 23/5A1, 31/9, 31/10, THANDALAM VILLAGE, SRIPERUMBUDUR TALUK, SRIPERUMBUDUR PANCHAYAT UNION, KANCHEEPURAM DISTRICT

SCHEDULE OF JOINERY		
NAME	DESCRIPTION	SIZE
D	DOOR	1.20 X 2.10
D1	DOOR	1.80 X 2.10
D2	DOOR	0.75 X 2.10
W1	WINDOW	1.50 X 1.25
W2	WINDOW	1.20 X 1.25
V	VENTILATOR	0.60 X 1.20
V1	VENTILATOR	0.60 X 2.28
G	OPEN GRILL	4.00 X 1.20

COLOUR INDEX :

PROPOSED



STRUCTURAL ENGINEER :

V. RUKMANJAN M. Tech (Struc. Engg.)
Registered Structural Engg. (CI)
DTP Reg. No. TVLRSE/SG-12021070907
No. 5, Kumari Nagar, 2nd Street,
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ARCHITECT :

K. JAMAL MOHIDEEN, B. Arch.
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Plot No. 15, 5th Street,
Ashok Nagar, Chennai - 600 083.
Mobile: 9840504625
E-mail: jgarchitects@gmail.com

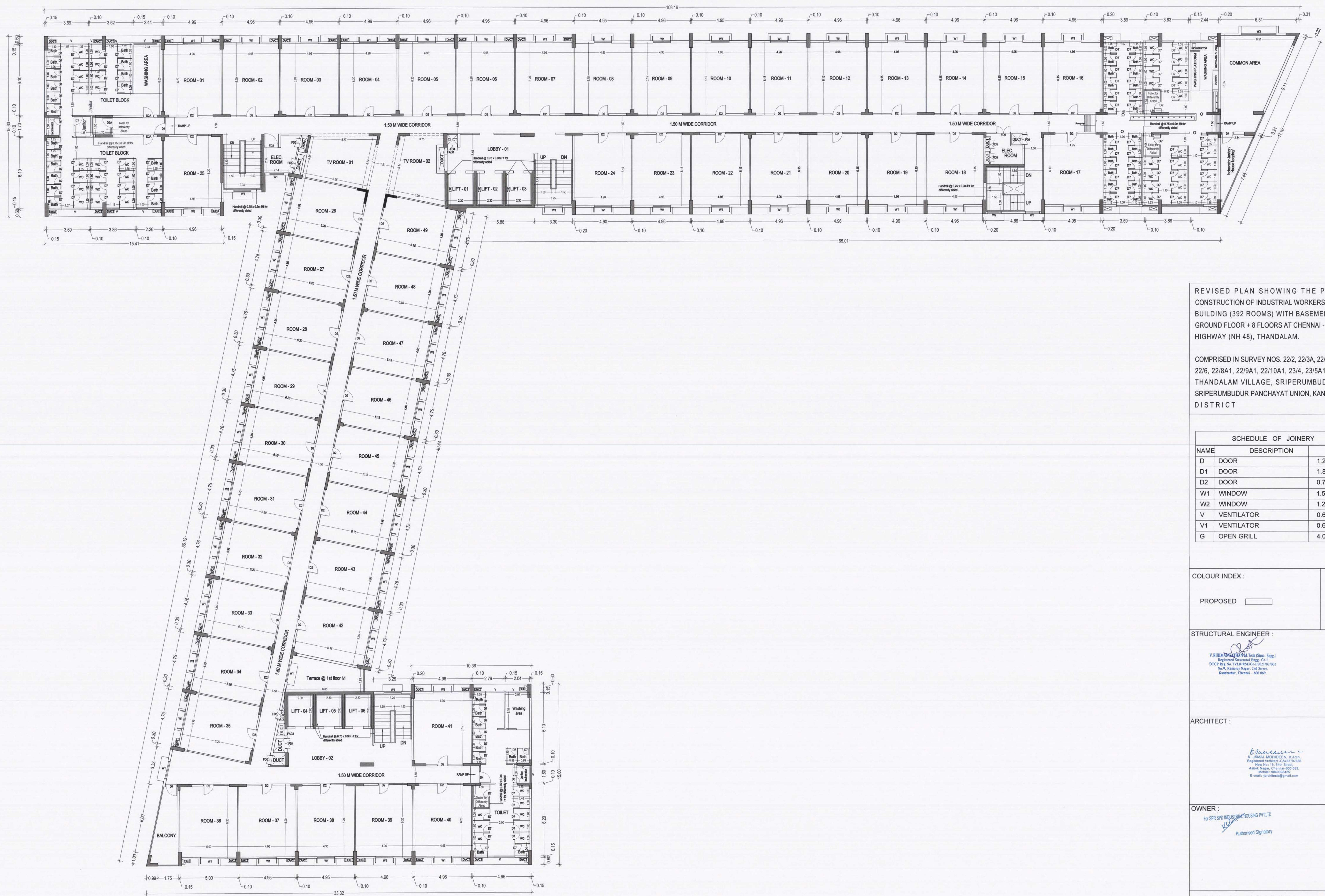
OWNER :

For SPS SPO INDUSTRIAL HOUSING PVT LTD
Authorised Signatory

GROUND FLOOR PLAN

SCALE - 1:100

SHEET NO.3/6



TYPICAL - 1st to 8th FLOOR PLAN

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL WORKERS DORMITORY BUILDING (392 ROOMS) WITH BASEMENT FLOOR + GROUND FLOOR + 8 FLOORS AT CHENNAI - BANGALORE HIGHWAY (NH 48), THANDALAM.

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V	VENTILATOR	0.60 X 1.20
V1	VENTILATOR	0.60 X 2.28
G	OPEN GRILL	4.00 X 1.20

COLOUR INDEX :

PROPOSED



STRUCTURAL ENGINEER :

V. RUDRAKUMAR, Tech (Struc. Engg.)
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DTPC Reg. No. TYLERSE/Gr-I/2021/07/002
No. 9, Karamay Nagar, 2nd Street,
Kudathur, Chennai - 600 069

ARCHITECT :

K. JAYALAKSHMI
K. JAYALAKSHMI, B. Arch.
Registered Architect-CA/63/07686
Neha No. 15, 5th Street,
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Mobile: 9840834525
E-mail: jayalacts@gmail.com

OWNER :

For SPK SPO INDUSTRIES HOUSING PVT LTD
Authorised Signatory

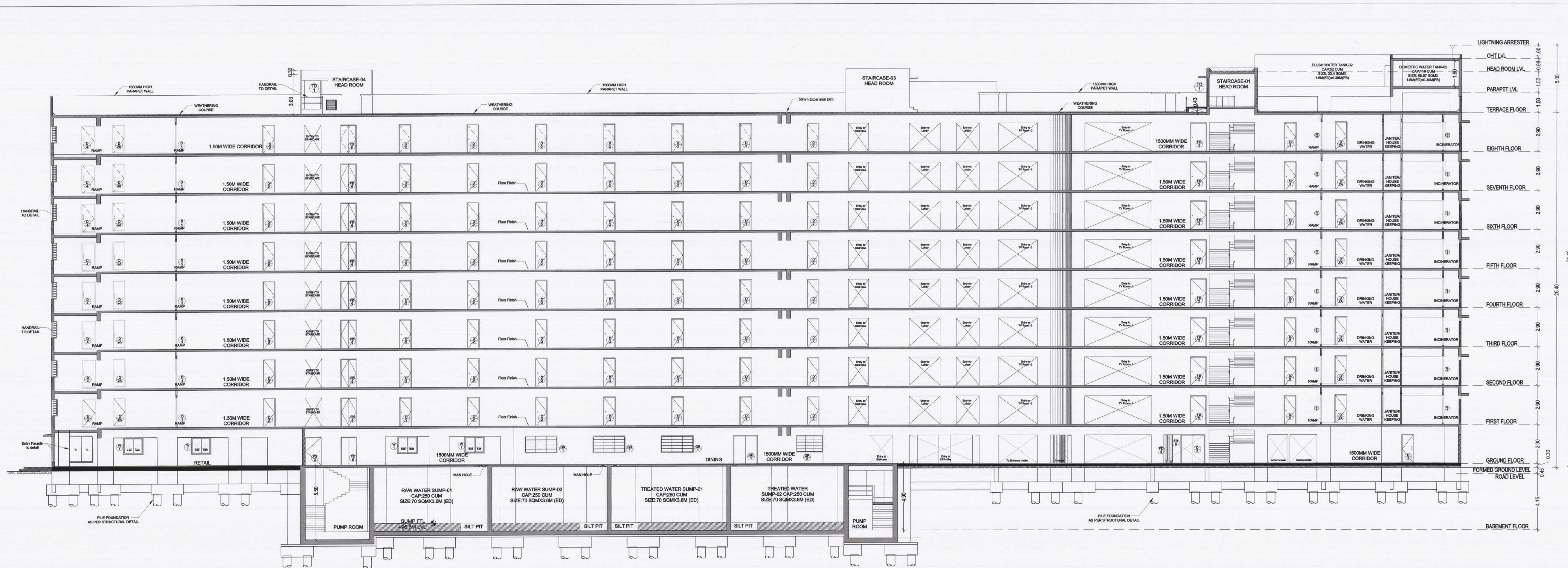
TYPICAL - 1st to 8th FLOOR PLAN

SCALE - 1:100

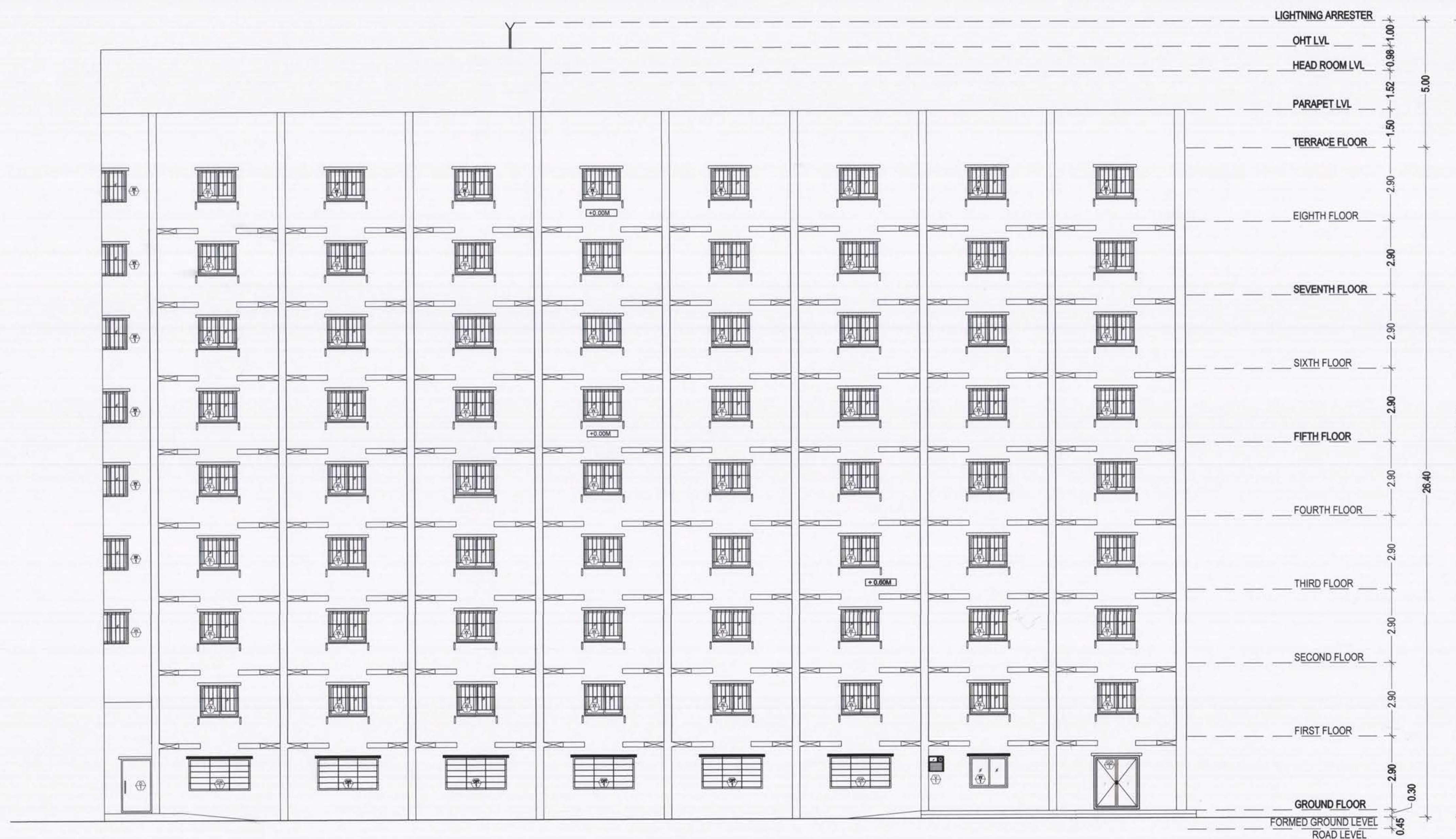
SHEET NO.4/6



TERRACE FLOOR PLAN	
SCALE - 1:100	SHEET NO.5/6



SECTION - AA



ELEVATION

REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL WORKERS DORMITORY BUILDING (392 ROOMS) WITH BASEMENT FLOOR + GROUND FLOOR + 8 FLOORS AT CHENNAI - BANGALORE HIGHWAY (NH 48), THANDALAM.

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G	OPEN GRILL	4.00 X 1.20

COLOR INDEX :

PROPOSED

STRUCTURAL ENGINEER :

Y. RUKMANGATHAN M. Tech (Struct. Engg.)
Registered Structural Engg. Cr-1
STCP Reg. No. TYL/RS/SG-10/2011/01/002
No. 9, Katturaj Nagar, 2nd Street,
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ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect (CA 102/07106)
New No. 15, 54th Street,
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E-mail: jamalarchitect@gmail.com

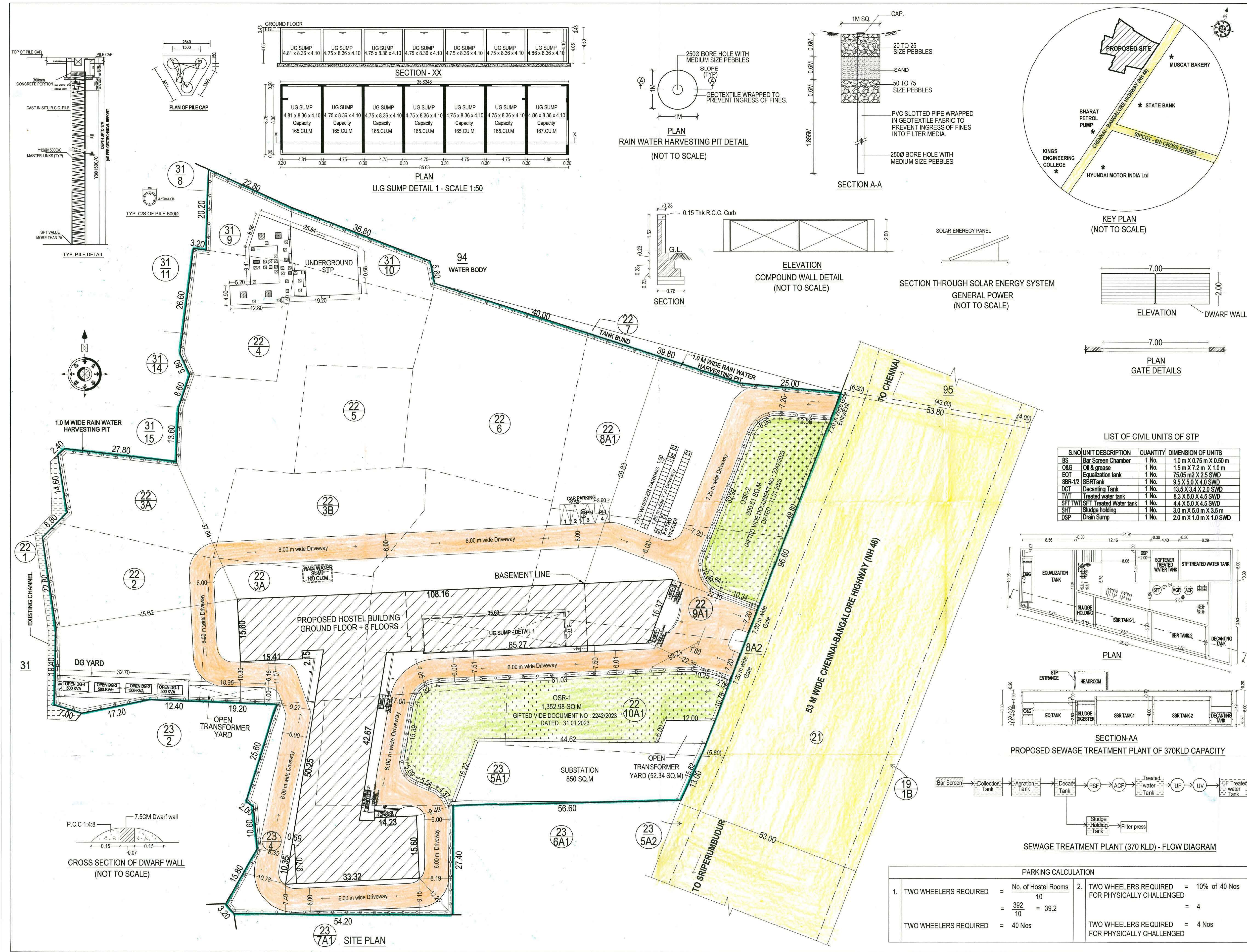
OWNER :

For SPP SPD INDUSTRIAL HOUSING PVT LTD
Authorised Signatory

SECTION-AA & ELEVATION

SCALE - 1:100

SHEET NO.6/6



REVISED PLAN SHOWING THE PROPOSED CONSTRUCTION OF INDUSTRIAL WORKERS DORMITORY BUILDING (392 ROOMS) WITH BASEMENT FLOOR + GROUND FLOOR + 8 FLOORS AT CHENNAI - BANGALORE HIGHWAY (NH 48), THANDALAM. COMPRISED IN SURVEY NOS. 22/2, 22/3A, 22/3B, 22/4, 22/5, 22/6, 22/8A1, 22/9A1, 22/10A1, 23/4, 23/5A1, 31/9, 31/10, THANDALAM VILLAGE, SRIPERUMBUDUR TALUK, SRIPERUMBUDUR PANCHAYAT UNION, KANCHEEPURAM DISTRICT

EARLIER APPROVAL NO:

1. DTC HEAD OFFICE, CHENNAI - APPROVAL NO : 325/2022 LETTER NO : 11399/2022/CP, Dated - 01.09.2022

2. DTC DISTRICT OFFICE, KANCHIPURAM - APPROVAL NO : 6/2023 LETTER NO : 1143/2022/KA.MA 2, Dated - 26.05.2023

3. SRIPERUMBUDUR PANCHAYAT UNION APPROVAL NO : 03/2023-2023, DATED : 05.10.2023

AREA STATEMENT (Sq.M) :

As per Patta	21,250.00
As per Document	21,245.99
Least Area	21,245.99
OSR REQUIRED @ 10 %	
OSR PROVIDED :	
OSR-1	1,352.98
OSR-2	800.61
TOTAL	2,153.59 (10.00%)

SL. NO.	FLOOR	EXISTING APPROVED FSI AREA	FIRST REVISION OF FSI AREA	NON FSI AREA	TOTAL AREA	NO OF ROOMS
1.	Basement Floor (Part)	383.62	359.88	-	359.88	-
	Ground Floor	2,726.26	2,566.09	-	2,566.09	-
	1st Floor	1,969.53	2,555.48	-	2,555.48	49
	2nd Floor	1,969.53	2,555.48	-	2,555.48	49
	3rd Floor	1,969.53	2,555.48	-	2,555.48	49
	4th Floor	1,969.53	2,555.48	-	2,555.48	49
	5th Floor	1,969.53	2,555.48	-	2,555.48	49
	6th Floor	1,969.53	2,555.48	-	2,555.48	49
	7th Floor	1,969.53	2,555.48	-	2,555.48	49
	8th Floor	1,969.53	2,555.48	-	2,555.48	49
	Terrace Floor	-	-	96.17	96.17	-
	TOTAL	18,216.32	23,369.81	96.17	23,465.98	392

EXISTING APPROVED FSI = 0.857

EXISTING APPROVED FSI AREA = 18216.32

REVISED FSI AREA = 23369.81

REVISED FSI = 23369.81 / 21245.99 = 1.09

PLOT COVERAGE = 2566.09 / 21245.99 = 12.08%

DIFFERENCE IN FSI AREA = 5153.00

PARKING DETAILS :

	REQUIRED	PROVIDED
Car Parking	4 Nos	4 Nos
Two Wheeler	40 Nos	40 Nos
Two Wheeler for P.H Persons		4 Nos

NO OF WORKERS :

MALE : 2352 Nos.

FEMALE : 2352 Nos.

TOTAL : 4704 Nos.

SANITATION CALCULATION :

	REQUIRED	PROVIDED		
	MALE	FEMALE	MALE	FEMALE
W.C	59	95	232	232
ABLUTION TAPS	59	95	232	232
BATH	59	95	216	216
DRINKING WATER FOUNTAIN	15		15	

COLOUR INDEX :

SITE BOUNDARY	ROAD
PROPOSED	OSR
INTERNAL DRIVEWAY	

ARCHITECT :

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/63/07886
New No:15, 54th Street
Ashok Nagar, Chennai-600 083.
Mobile: 9840086425
E-mail: jgarchitects@gmail.com

STRUCTURAL ENGINEER :

V.RUKMANGATHAN M.Tech (Struc. Engg.)
Registered Structural Engg. Gr-I
DTC Reg.No.TVLR/SB/Gr-I/2021/07/002,
No.3, Kameenj Nagar, 2nd Street,
Kondrathur, Chennai - 600 069.

OWNER :

For SPR SPD INDUSTRIAL HOUSING PVT.LTD

Authorised Signatory

SCALE - 1:400

SHEET NO.1/6

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.

