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DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Applicant Name	:	ARIMA BUILDERS	Payment Generated	:	30/08/2024
Application No	:	SWP/BPA/212261/2024	Payment Completed	:	13/09/2024
Fees Type	:	Demand Fees			
Receipt Number	:				
Transaction ID	:	20240913212261			

Demand Details:

S.No	Description	Amount
1	Building area	469183.00
2	Construction of well	250.00
3	Compound wall	250.00
4	Inspection fees	1250.00
5	Construction workers welfare fund	0.00

Total Amount	:	470933
Amount In Words	:	Rupees Four Lakh Seventy Thousand Nine Hundred Thirty Three Only

With Regards,
DTCP

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 28/08/2024

Applicant Name : ARIMA BUILDERS

Application No : SWP/BPA/212261/2024

Fees Type : Osra Fees

Receipt Number : 20240828212261

Transaction ID : 6098612206256

Purpose

S.No	Description	Amount
1	Osra Fees	6216875

Amount In Words : Rupees Sixty Two Lakh Sixteen Thousand Eight Hundred Seventy Five Only

With Regards,
DTCP

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application

Online Application	: SWP/BPA/0212261/2024	Application Type	: New
Submitted Date	: -	Approval Type	: New
Scrutiny Reference	: W8KY8WL1	Applicant Name	: ARIMA BUILDERS
Office Address	: No.800, Kannadhasan Street, Kannathur Reddy Kuppam,Kanathur Reddykuppam,Thiruporur,Chengalpattu - 603112	Applicant Type	: Limited
		Development	: NHRB Group Development
		Address	: DOOR No. 34, PLOT No. 3, AURA VILLA No.5C, PANDIAN SALAI, NEELANKARAI CHENNAI - 600 115,Neelangarai,Chennai - 600115

Local Body Details :

Local Body Name	: Rural Panchayat		
Office Address	: No.800, Kannadhasan Street, Kannathur Reddy Kuppam	Layout Details	: Regularised

Site Details:

Site Address	: Kanathur Reddy Kuppam Village,Kanathur Reddykuppam,Thiruporur,Chengalpattu - 600119

Professional Details

Professional Category	Professional Name
Architect Grade I	ATHI BAHAVATHI

Revenue Survey

Survey Type	Survey Number Type	Survey Number	Subdivision	Block No	Block Name	Ward Number	Ward Name
New	Mixed Survey	87	3A1D				

Abutting Road Details :

Road Name	Road Owner	Road Width (In Meters)
Sri Sathya Sai Avenue	Village Panchayat	7.32

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Online Building Plan Application

Site Extent :

Extend as per Patta	Extend as per Registered Document	As per Site (in Sq.Mtr)	Extent for Approval (in Sq.	Plot Area (Sq. Mts.)*
1750	1763.29	1775.86	1750.00	1755.12

Building Details :

Proposed Building Usage	Total Area (in Sq.Mtr)	No of Blocks	Total FSI Area (In Sq.m)	Total FSI Area (In Sq.ft)
Residential	4359.22	2	3008.29	32380.97

Building Block Details :

Block Name	FSI Area (in Sq.Mtr)	Building Status	Building Height	Floor Details	No of Kitchen/	Premium FSI
Block 1	1935.41	New	12.0	4	7	0
Block 2	1072.91	New	12.0	4	6	0

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 2	6	Combined Floor	Nill	Residential	RCC	15622.65	1451.39
Block 1	7	Combined Floor	Nill	Residential	RCC	28196.08	2619.50

Land Ownership Details

Registered Document No	Document Date	Document Type	Name of the owner	Extend (in Sq.Mtr)	Survey No
3057/2024	15/02/2024	Power Attorney	Arima Builders and	1750	87

Encumbrance Details :

Online Building Plan Application

EC	EC Date	Date From	Date To	Name of the Owner -	Survey No	Remarks
113824082	27/02/2024	01/03/2015	25/02/2024	Arima Builders	87	Power

Patta / TSLR & FMB :

Patta No	Patta Date	Name of the Owner -	Extent(H)	Extend in Acres	Survey No	Land Type	Remarks
180	05/03/2024	Nushreth Sherif	0-17.50	NaN	87	DRY	Patta

Adangal :

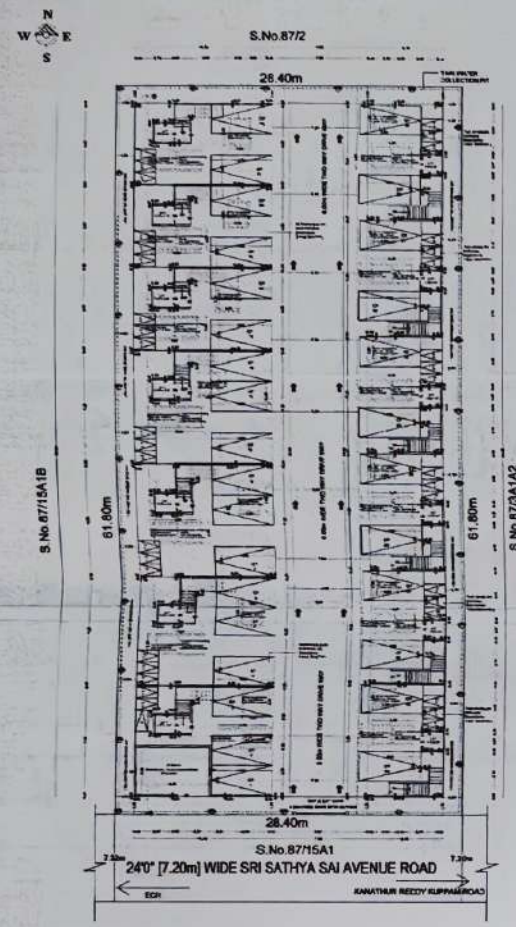
Patta No	Name of the Owner -	Exten in Hectare	Extend in Acres	Survey No	Land Type	Remarks
180	Nustreth Sherif	0-17.50	0.4320	87	DRY	Owner

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

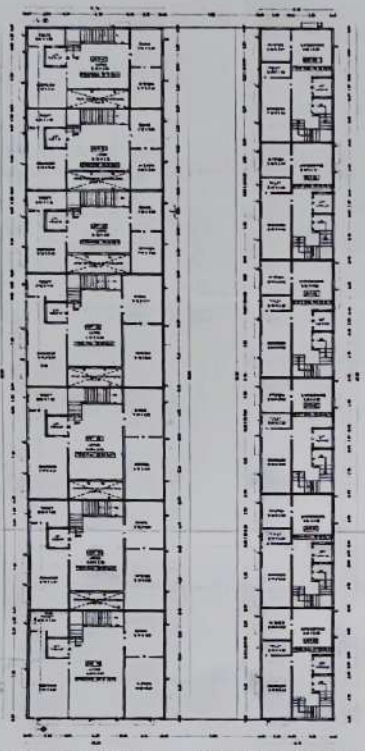
Online Building Plan Application

Land Owners	Applicant Signature
Land Owner 1	Signature valid Signed by: Arima2[illegible] Location:C[illegible] Date:2024.[illegible]:31:56
Land Owner 2	-
Land Owner 3	-
Land Owner 4	-
Land Owner 5	-
Land Owner 6	-
Land Owner 7	-
Land Owner 8	-
Land Owner 9	-
Land Owner 10	-

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

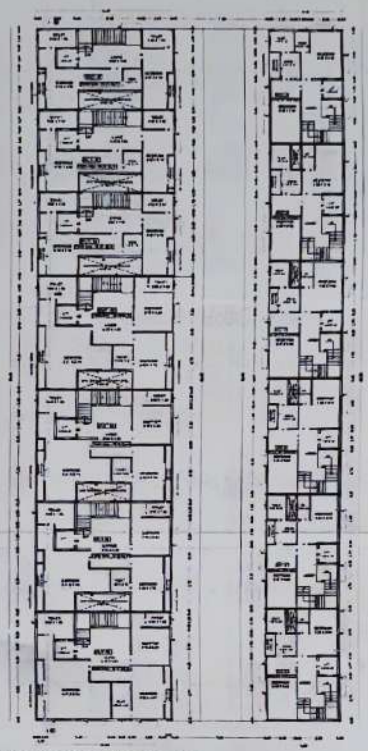


SITE CUM STILT FLOOR PLAN(BLOCK-1 & BLOCK-2)
(PROPOSED)



(BLOCK-1) FIRST FLOOR PLAN
(PROPOSED)

(BLOCK-2) FIRST FLOOR PLAN
(PROPOSED)

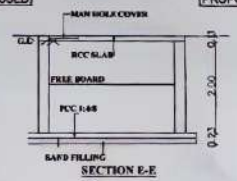


(BLOCK-1) TYPICAL (2nd& 3rd) FLOOR PLAN
(PROPOSED)

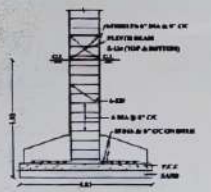
(BLOCK-2) TYPICAL (2nd& 3rd) FLOOR PLAN
(PROPOSED)



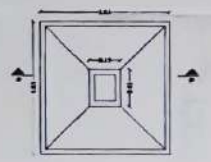
GATE ELEVATION



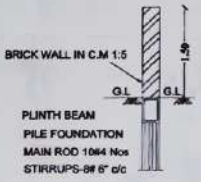
SECTION E-E



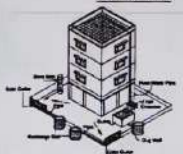
SECTION D-D



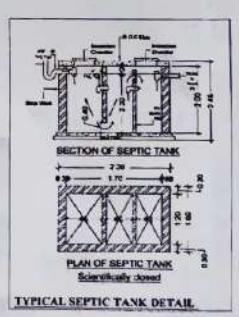
FOUNDATION DETAILS



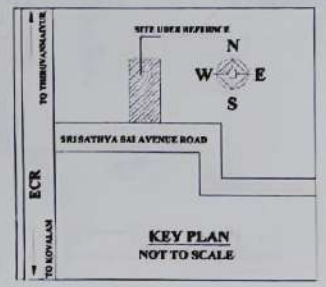
C/S OF COMPOUND WALL



Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A



TYPICAL SEPTIC TANK DETAIL



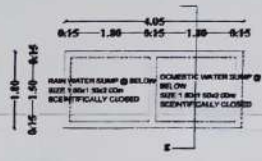
KEY PLAN
NOT TO SCALE

DWELLING UNIT CALCULATION
BLOCK-1

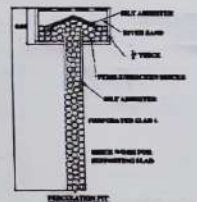
UNIT NAME	AREA IN Sq.m
1E	179.22
2E	177.84
3E	177.72
4E	268.70
5E	266.52
6E	266.55
7E	286.21

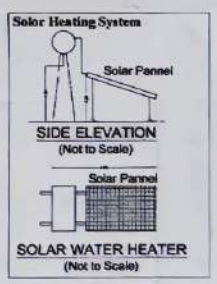
DWELLING UNIT CALCULATION
BLOCK-2

UNIT NAME	AREA IN Sq.m
1D	145.44
2D	143.88
3D	143.16
4D	143.16
5D	143.46
6D	138.30

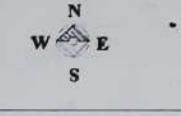


PLAN OF SUMP DETAILS





NORTH DIRECTION
SHEET No. 1 OF 2



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR +5 FLOORS RESIDENTIAL BUILDING (HEIGHT-12.80m) WITH 13 DWELLING UNITS AT PLOT No.9 , SRI SATHYA SAI AVENUE ROAD, KANATHUR REDDY KUPPAM, CHENGALPATTU. COMPRISED IN S.No. 87/3A1B, PATTA No. 188 OF KANATHUR REDDY KUPPAM VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

SCHEDULE OF JOINERIES:

SYMBOL	DESCRIPTION	SIZE IN "METRES"
ED	ENTRANCE DOOR	1.00 x 2.10
MD	MAIN DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
W1	WINDOW	1.52 x 1.22
W2	WINDOW	1.22 x 1.22
V	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	3.00 x 2.10
EF	EXHAUST FAN	0.60 x 1.20
LD	LIFT DOOR	0.90 x 2.10

AREA DETAILS IN "SQM"

PLOT EXTENT AS PER DOCUMENT : 1772.00

PLOT EXTENT AS PER PATTA : 1700.00

FLOOR	No. OF UNITS Block-1	No. OF UNITS Block-2	NET FSI AREA Block-1	NON FSI AREA Block-1	NON FSI AREA Block-2	SE, S T I/P AREA Block-1	SE, S T I/P AREA Block-2
Sump Floor							
Electrical Room	--	--		27.00			
First Floor	7	6	423.20	263.45	--	--	423.20
Second Floor	--	--	423.20	268.90	--	--	423.20
Third Floor	--	--	423.20	268.90	--	--	423.20
Terrace Floor	--	--	--	--	136.60		
Head Room					63.97		
Lift machine Room					15.00		
Total	13						

PARKING
NO. OF CAR PARKING REQUIRED : 27 Nos
NO. OF CAR PARKING PROVIDED : 26 Nos
NO. OF TWO WHEELAR PARKING REQUIRED : 20Nos
NO. OF TWO WHEELAR PARKING PROVIDED : 20Nos

STRUCTURAL ENGINEER

APPLICANT'S SIGNATURE

REGISTERED ENGINEER

BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Kanathur Reddykuppam Village Panchayats 224295 LGD Code -Thiruporur Block Panchayat, Chengalpattu District

Present: Mr./Mrs : E VALLI ETTIYAPPAN

Roc No: 16/2024

Date: 16/09/2024

Sub:

Building License –Kanathur Reddykuppam Village Panchayat , 224295 LGD Code, to grant permission to construct Residential building at Kanathur Reddy Kuppam Village , Kanathur Reddykuppam , Thiruporur , Chengalpattu. Building Survey No : 87 subdivision: 3A1D Plot No : 9-Orders issued – reg.

Ref:

Application from Mr./Mrs.:ARIMA BUILDERS S/o, H/o.Narayanasamy , SWP/BPA/212261/2024 Survey No: 87 subdivision: 3A1D in Kanathur Reddykuppam Village Panchayat , Plot No:9 Dt: 15/05/2024 B.A.No. (16/2024)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in Kanathur Reddy Kuppam Village of Kanathur Reddykuppam Village Chengalpattu District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	7	Combined Floor	Nill	Residential	RCC	28196.08	2619.50
Block 2	6	Combined Floor	Nill	Residential	RCC	15622.65	1451.39

Professional Details :

Professional Name	Professional Category
ATHI BAHAVATHI	Architect Grade I

1. This permission will be valid for a period of five years from 16/09/2024 to 16/09/2029

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Kanathur Reddykuppam immediately.

10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

Encl- Approved Plan

To

Thiru./Tmt: ARIMA BUILDERS ,

S/o., W/o Narayanasamy ,

DOOR No. 34, PLOT No. 3, AURA VILLA No.5C, PANDIAN SALAI,
NEELANKARAI, CHENNAI - 600 115 , Neelangarai , Sholinganallur , Chennai

President E VALLI ETTIYAPPAN

Executive Officer/ Village

Kanathur Reddykuppam Village

Thiruporur Block Panchayat,

Chengalpattu District.

BuildingPlan Approval-Final Approval Letter

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Present: Mr./Mrs : E VALLI ETTIYAPPAN

Roc No: 16/2024 Date: 16/09/2024

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Thiru./Tmt: ARIMA BUILDERS ,

S/o., W/o Narayanasamy ,

DOOR No. 34, PLOT No. 3, AURA VILLA No.5C, PANDIAN SALAI,
NEELANKARAI, CHENNAI - 600 115 , Neelangarai , Sholinganallur , Chennai

President E VALLI ETTIYAPPAN

Executive Officer/ Village

Kanathur Reddykuppam Village

Thiruporur Block Panchayat,

Chengalpattu District.



our services doesn't just end there

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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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