

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

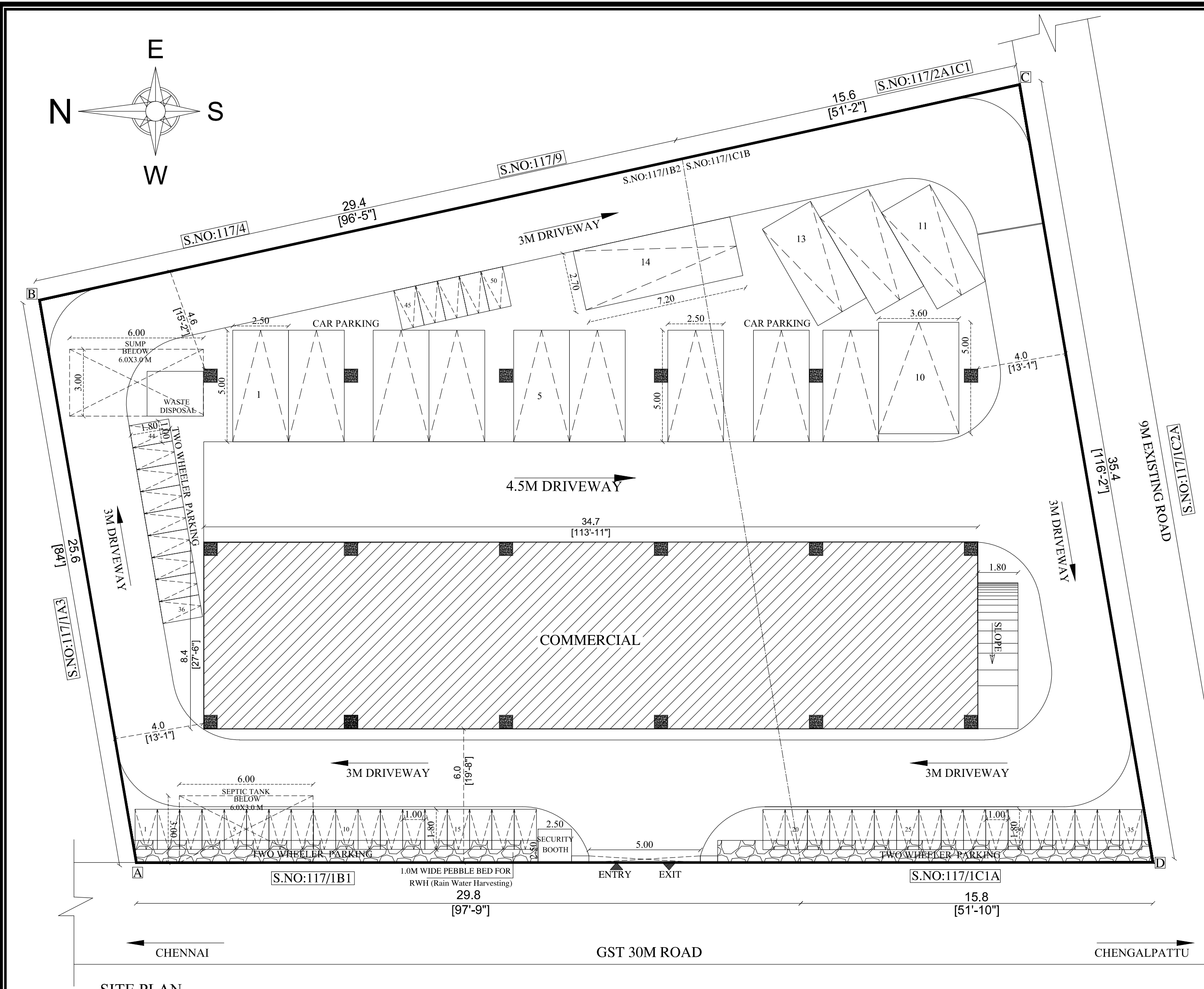
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

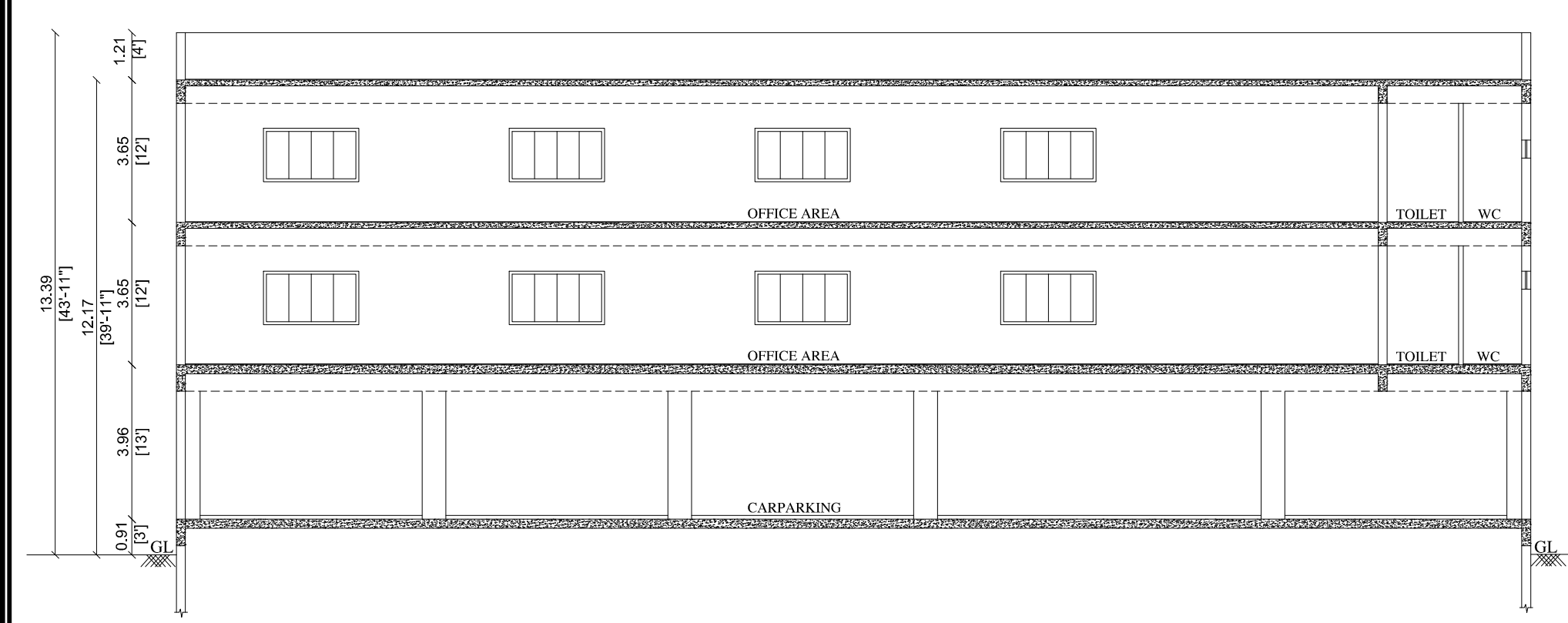
PURPOSE
Commercial

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.



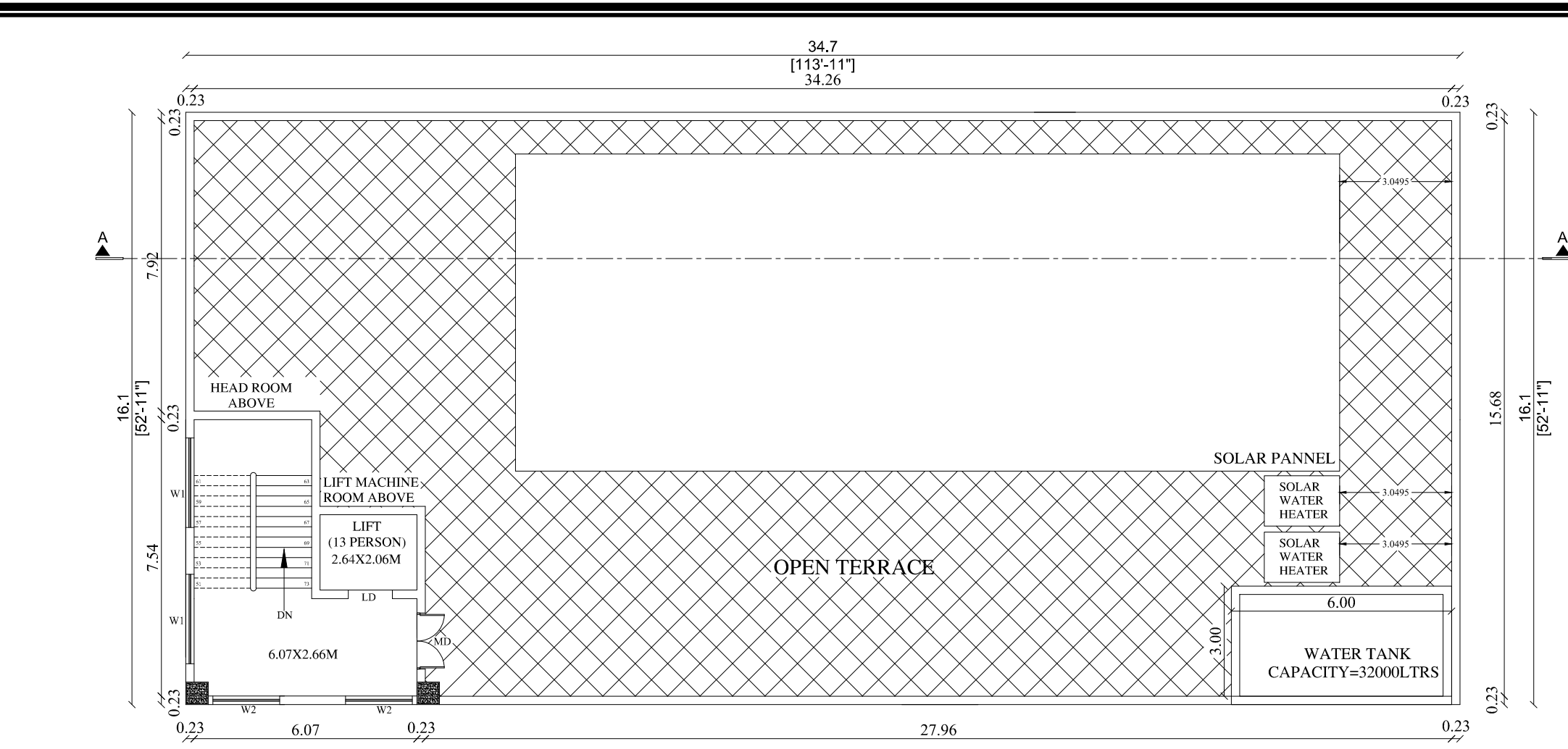
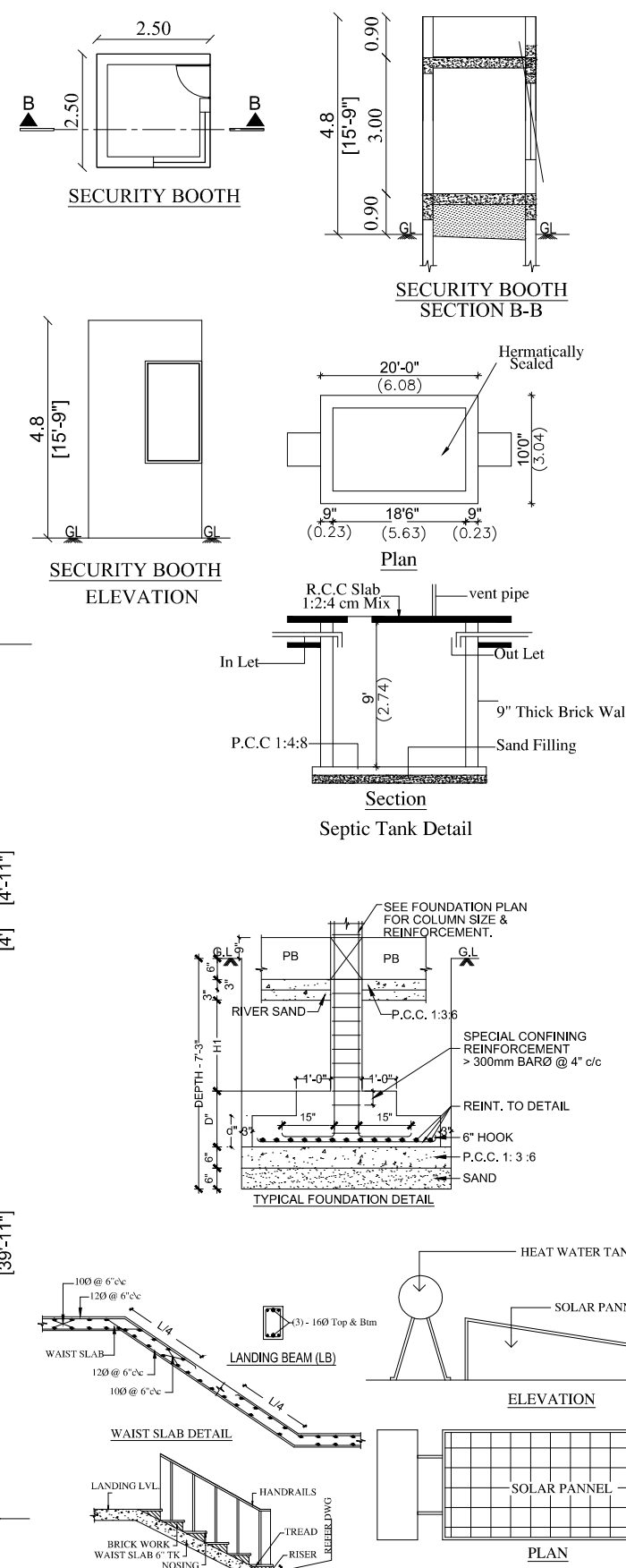
SITE PLAN



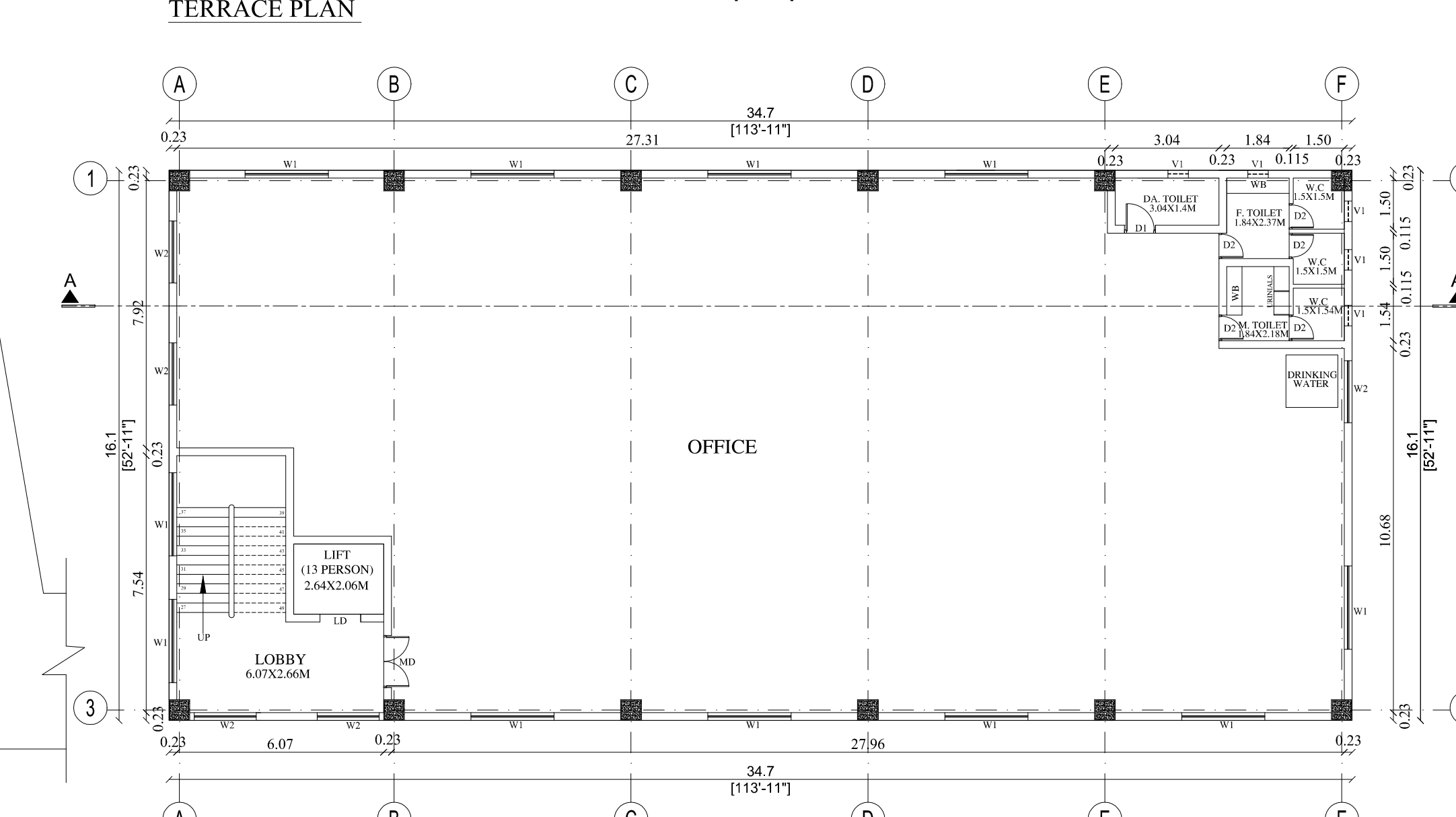
SECTION A-A



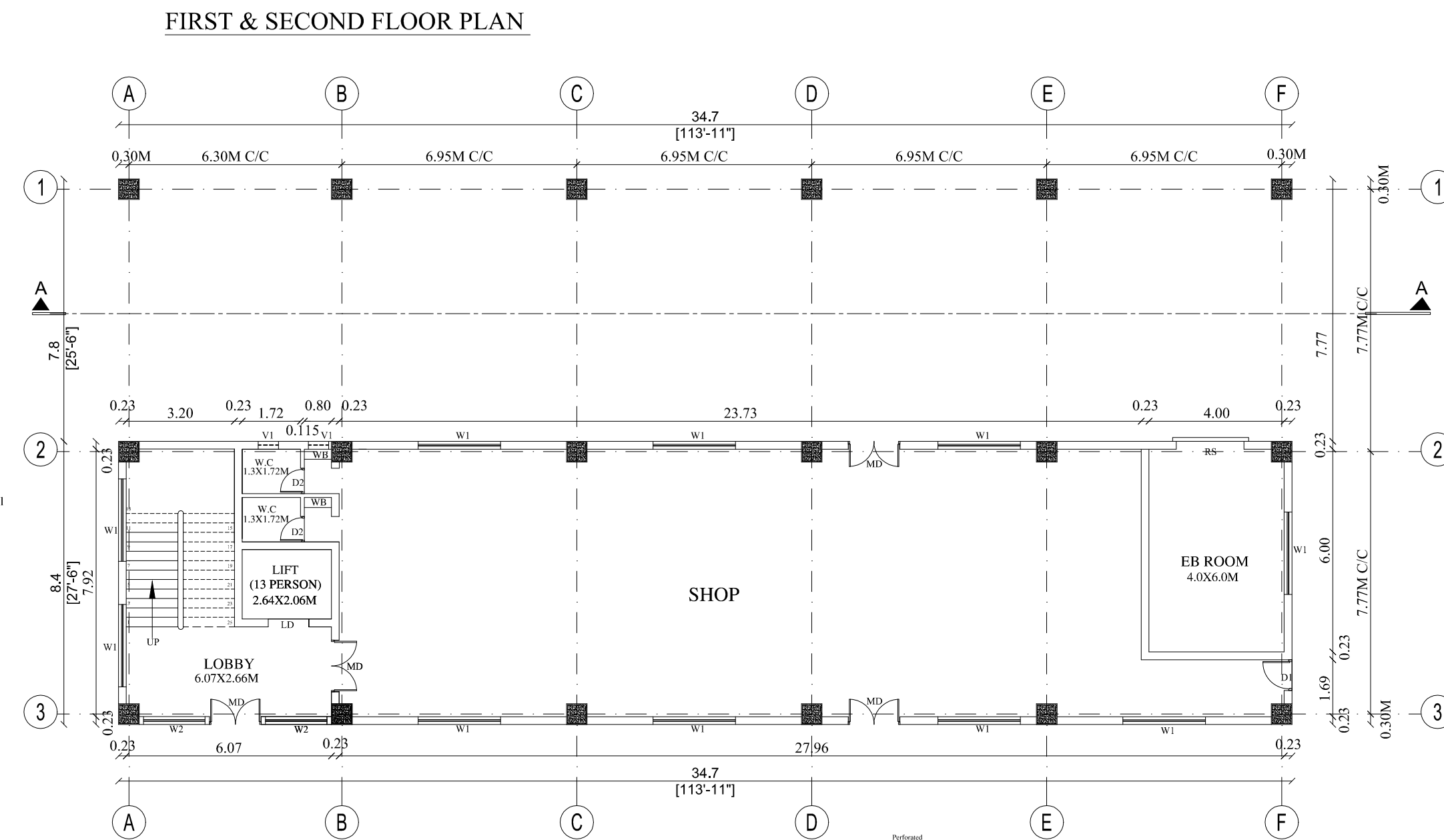
ELEVATION



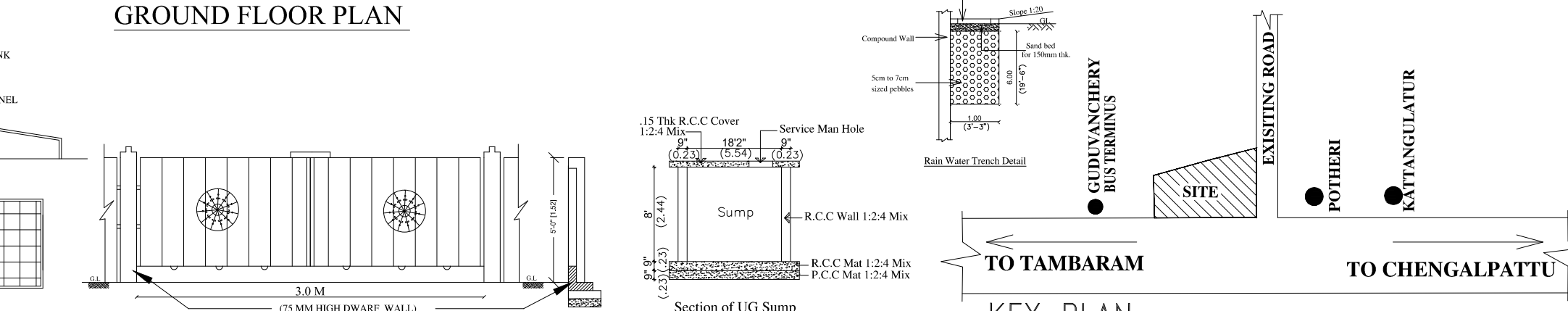
TERRACE PLAN



FIRST & SECOND FLOOR PLAN



GROUND FLOOR PLAN



KEY PLAN (NOT TO SCALE)

PROPOSED COMMERCIAL BUILDING
AT SF. NO: 117/1B2 & 117/1C1B AT
GUDUVANCHERY VILLAGE,
NANDHIVARAM GUDHUVANCHERY,
VANDALUR TALUK,
CHENGALPATTU DISTRICT- 603 202.

APPLICATION REFERENCE NO: SWP/BPA/0003418/2022
DATE: 18/11/2022

SCRUTINY REFERENCE NO: QDYDV1BA
DRAWING SCRUTINY REFERENCE NO: 31770-2022-SC
SITE BOUNDARY SHOWN AS "A - D"
SWP /C.B /A.D.T.C.PCD3 NO: 06 / 2023

PLOT EXTENT AS DOCUMENT = 0.34ACRES = 1375.931 SQM
PLOT EXTENT AS PATTI = 13.50ARES = 1350 SQM

AREA STATEMENT				
S.No	DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	TOTAL BUILTUP AREA (IN SQ.M)
1	G. FLOOR AREA	290.74	---	290.74
2	F. FLOOR AREA	560.32	---	560.32
3	S. FLOOR AREA	560.32	---	560.32
4	SECURITY BOOTH	---	6.25	6.25
5	WATER TANK	---	19.37	19.37
6	SEPTIC TANK	---	18.00	18.00
7	SUMP	---	18.00	18.00
8	HEADROOM & MACHINE ROOM	---	44.74	44.74
TOTAL AREA		1411.38	94.61	1505.99
PLOT COVERAGE		40.7222%		
FLOOR SPACE INDEX		1.025		

PARKING DETAILS		
	REQUIRED	PROVIDED
CAR PARKING	14 Nos.	13 Nos.
PHYSICALLY CHALLENGED PARKING	---	01 Nos.
TWO WHEELERS PARKING	48 Nos.	50 Nos.
NO OF WORKERS	35 Nos.	

TOILET DETAILS		
	REQUIRED	PROVIDED
MEN TOILET	03 Nos.	03 Nos.
FEMALE TOILET	03 Nos.	05 Nos.
PHYSICALLY CHALLENGED TOILET	---	02 Nos.

COLOUR INDEX		
ROAD	DEMOLISHING BLDG	
BOUNDARY	PROPOSED BLDG	
TITLE : PLAN, ELEVATION, SECTION, CENTER LINE.		Scale : 1: 150

SPECIFICATIONS
FOUNDATION: OTHER RCC COLUMN ARE INDEPENDENT FOOTING IN RCC 1:2:4
BASEMENT: WITH SAND FILLING AND PCC 1:4:8
FLOORING: CERAMIC/ MARBLE
SUPER STRUCTURE : WITH RCC 1:2:4
BRICKWORK IN CM 1:5
ROOFING: WITH RCC 1:2:4
PLASTERING : WITH CM 1:4
PAINTING: WITH CEMENT PAINT TO WALLS
PAINTING TO JOINERIES WITH ENAMEL
WEATHERING COURSE WITH B.J. LIME
CONCRETE AND COUNTRY TILES
JOINERIES: WITH ANODIZED ALUMINUM GLAZED

SCHEDULE OF JOINERY		
RS	ROLLING SHUTTER	2.00 X 4.50M
MD	MAIN DOOR	1.53 X 2.40M
D1	DOOR	1.20 X 2.13M
D2	DOOR	0.76 X 2.13M
W	WINDOW	2.44 X 1.80M
W1	WINDOW	1.82 X 1.80M
LD	LIFT DOOR	1.20 X 2.13M
V	VENTILATOR	0.60 X 0.90M

Sharnika Nandakumar
Occupier.

M.VENKATASUBBA RAO,
Structural Engineer Grade-I (SE),
B.E., D.TCP.No.SE/GR-1/19/07/010.
38/74, Bazuliah Road, T.Nagar, Ch-17.
Ph: 28344962/28344857,
Email: vmadala@yahoo.com

Registered Structural Engineer.

R. ARULNITHI, B.Arch.,
Regd. Architect
No: 10/5, Chairman Ekambaranar Street,
Vedachalam Nagar, Chengalpattu-603001
Cell: 99941 68973

Registered Architect.
Sheet No. 001 / 001

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.

