

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

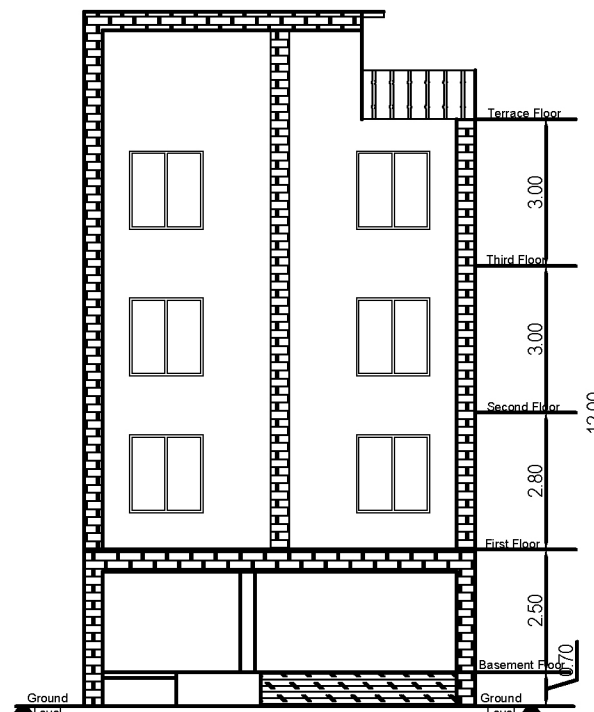
ISSUING AUTHORITY
DTCP

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

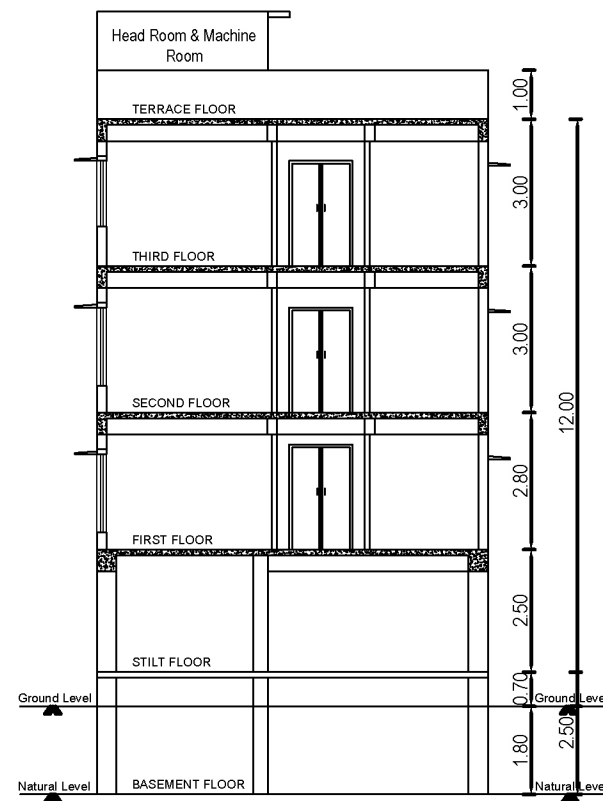
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

BUILDING TECHNICAL APPROVAL

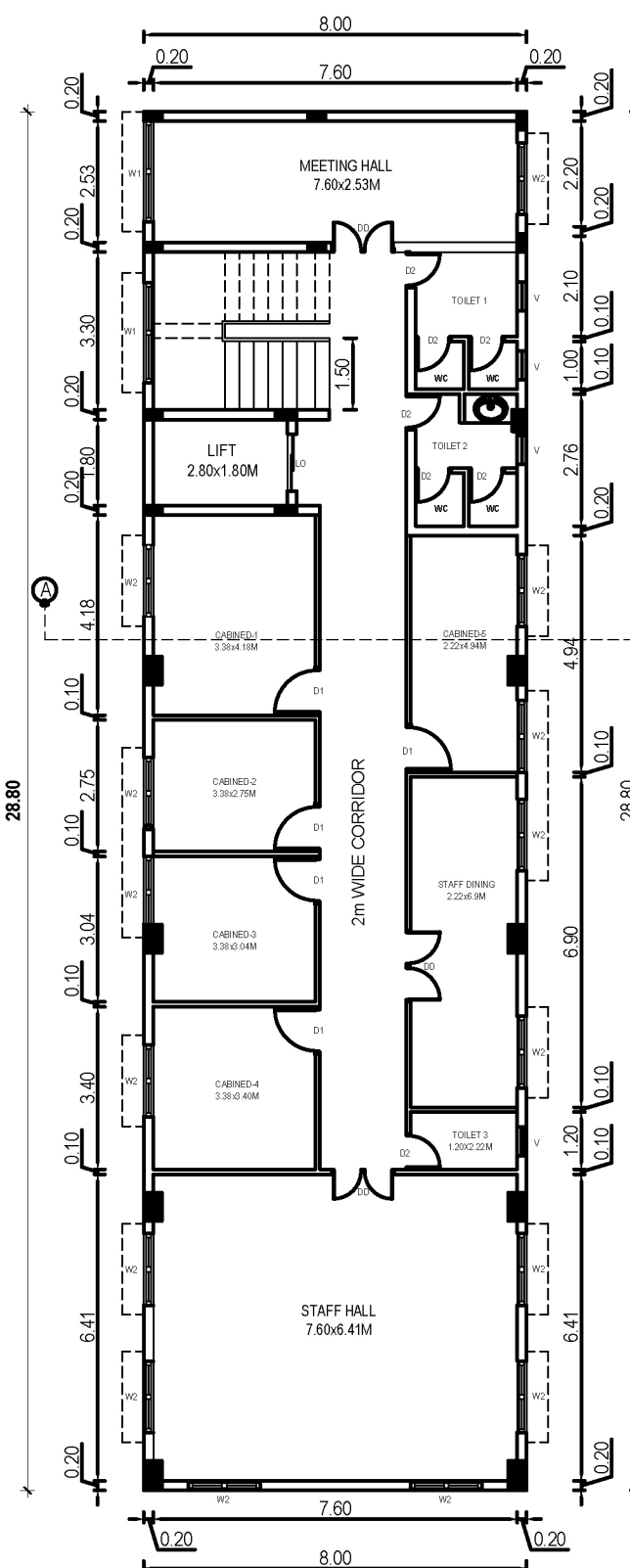
ROC NO. : SWP/BPA/0004485/2022
SITE BOUNDARY SHOWN AS "A - D"
BUILDING PLANNING PERMISSION NO. :
SWP/DTCP/CHENGALPATTU/T.A.NO. 24/2023



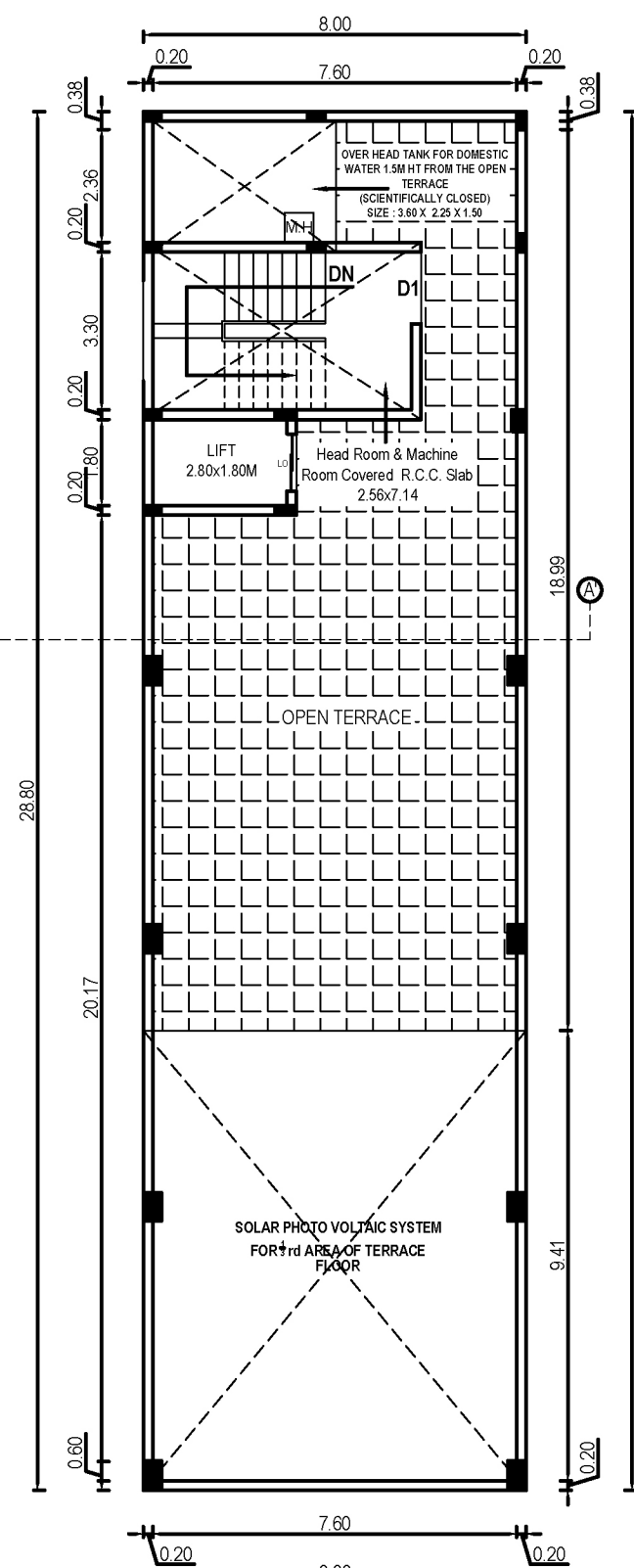
FRONT ELEVATION



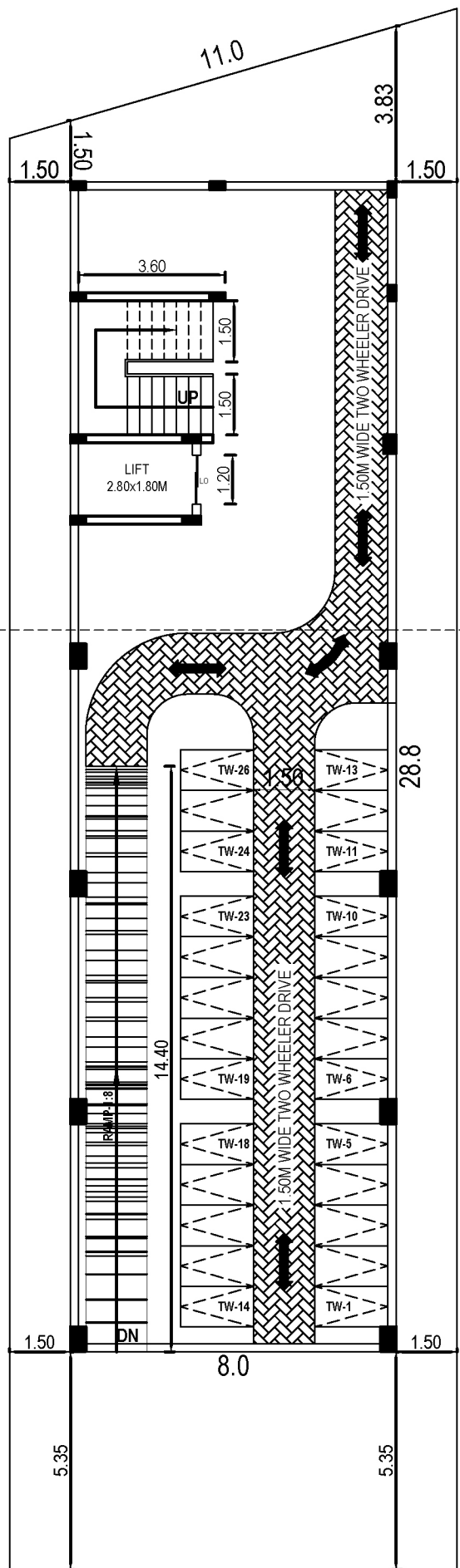
SECTION A-AA'



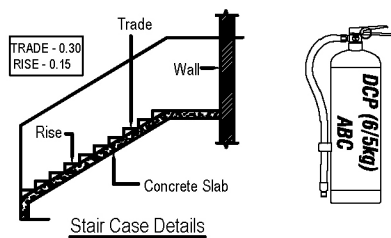
PROPOSED TYPICAL 1st, 2nd & 3rd FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

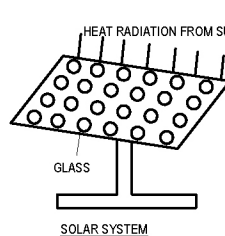


BASEMENT FLOOR PLAN



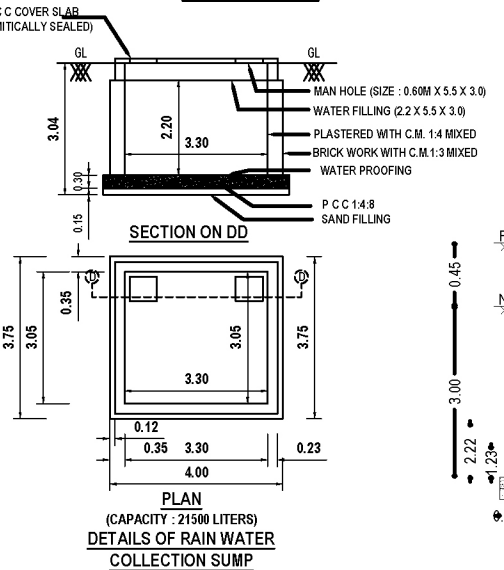
SAND BUCKETS

(NOT TO SCALE)

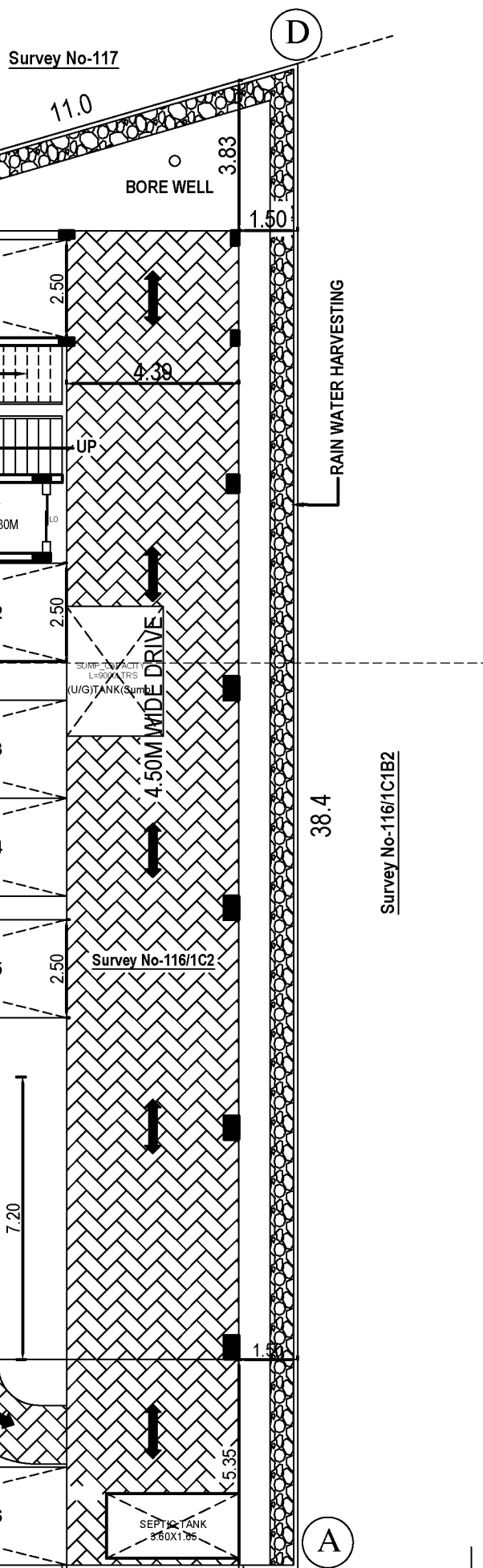


FOUNDATION DETAILS

(NOT TO SCALE)

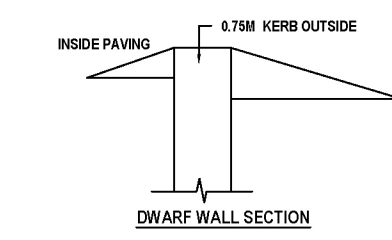


DETAILS OF RAIN WATER COLLECTION SYSTEM

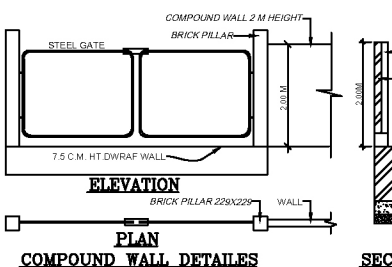


17.0M WIDE VILLAGE PANCHAYAT ROAD

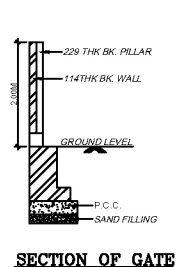
Survey No-115



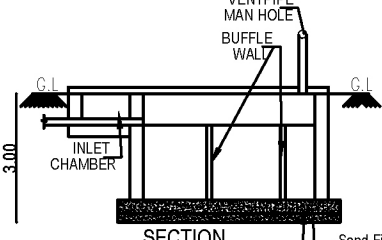
DWARF WALL SECTION



COMPOUND WALL DETAILS



SECTION OF GATE



SEPTIC TANK DETAIL

SCALE: 1"=4'-0" (OR) 1:50

PLAN SHOWING THE PROPOSED CONSTRUCTION OF THE COMMERCIAL CONSULTING OFFICE BUILDING OF BASEMENT FLOOR, STILT + 3 FLOOR IN S.NO -116/1C2, MELAMAYUR VILLAGE, CHENGALPATTU TALUK & DISTRICT.,

KATTANKULATHUR PANCHAYAT UNION LIMIT.,

AREA STATEMENT DETAIL :-

AS PER DOCUMENT	406.00 Sq.mt	4370.0 Sq.ft
AS PER PATTA	400.00 Sq.mt	4305.5 Sq.ft
SUPER IMPOSED PLOT AREA	410.00 Sq.mt	4413.00 Sq.ft

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	COMMERCIAL NET FSI AREA, SQ.M	NON FSI DEDUCTION AREA, SQ.M	TOTAL BUILD-UP AREA, SQ.M
1.	BASEMENT FLOOR	-	-	21.40
2.	STILT FLOOR	-	-	21.40
3.	FIRST FLOOR - F1 (Pro)	230.28	-	230.28
4.	SECOND FLOOR - F2 (Pro)	230.28	-	230.28
5.	THIRD FLOOR - F3 (Pro)	230.28	-	230.28
6.	TERRACE FLOOR	-	-	21.40
TOTAL EXTENT		690.84	-	755.04

TOTAL FSI AREA - 690.84 Sq.mt / 7436.00 Sq.ft

FSI DETAILS	PARKING DETAILS
FSI (Floor Space Index) :- FSI :- 690.84 400.00 - FSI Area = 1.727 %	PARKING CATEGORY (COMMERCIAL):- FSI AREA : 690.84 Sqm Parking Description Car Parking Stalls Two Wheeler Parking Stalls Provided Required 06 Nos 23 Nos Provided 06 Nos 26 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
DD	DOUBLE DOOR	1.50 x 2.15
D1	DOOR-1	1.00 x 2.15
D2	DOOR-2	0.75 x 2.15
W	WINDOW-1	2.10 x 1.60
W1	WINDOW-2	1.50 x 1.60
V	VENTILATOR	0.75 x 0.50

COLOUR REFERENCE :

* EXISTING ROAD

* SITE BOUNDARY

* PRO. BUILDING

SOLAR HOT WATER SYSTEM DETAIL :-

NO OF WORKERS - MALE	: 5 Nos
NO OF WORKERS - FEMALE	: 5 Nos
TOTAL NO OF WORKERS (5+5 = 10)	: 10 Nos
WATER CONSUMPTION @ 80 Lit / Person/Day	
TOTAL CONSUMPTION (10 X 250)	: 2500 Lits
NO OF SWHS (2000 Lit Capacity)	: 1 No

FOUNDATION : COLUMN FOOTING OVER PCC AND SAND
RC FOOTING OVER 150 THK PCC OVER 150 THK SAND
SUPER STRUCTURE : BRICK WORKS IN CM 1:3 LIMESTONE, BEAMS AND SLABS IN RCC 1:2:4
PLASTERING : INTERIOR WITH CM 1:4 EXTERIOR WITH CM 1:3 CEILING WITH CM 1:3
FLOORING : PCC FLOORING FINISHED WITH MOSAIC TILES
PAINTING : 3 COATS OF DISTEMPER FOR INNER WALLS
WOOD : BEST INDIAN TEAKWOOD

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE:-

Er. S. RAVINDRAN
REGISTERED STRUCTURAL ENGINEER (OR N)
DTCP - SE/GR 11/18/06/007
No. 6/8/1, 4th Street, Agastheeswarar Nagar,
Puducherry, Chennai - 605 074

STRUCTURAL ENGINEER:-

Er. S. UDAYAKUMAR, R.E.M.Tech (Struct), A.S.(Dr) PW
Reg. Construction Eng. DTCP - CS/GRN/CE/20/18/0052
No. 20, 4th Cross Street, Anna Nagar, Chengalpattu
E-Mail : adjaconstruction@gmail.com. Mob:94431 0027

REGISTER ENGINEER:-

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.

