

PP

APPROVAL RECORD

Planning Permission

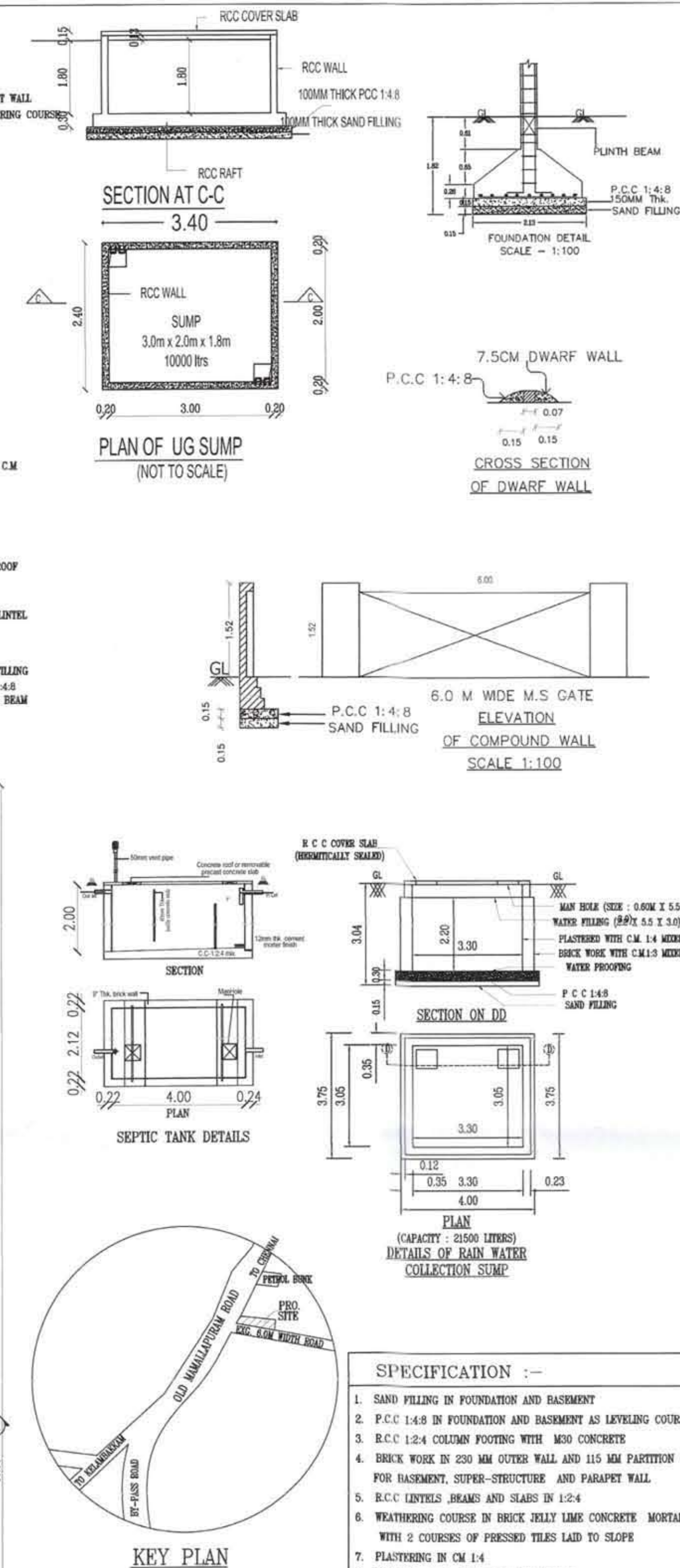
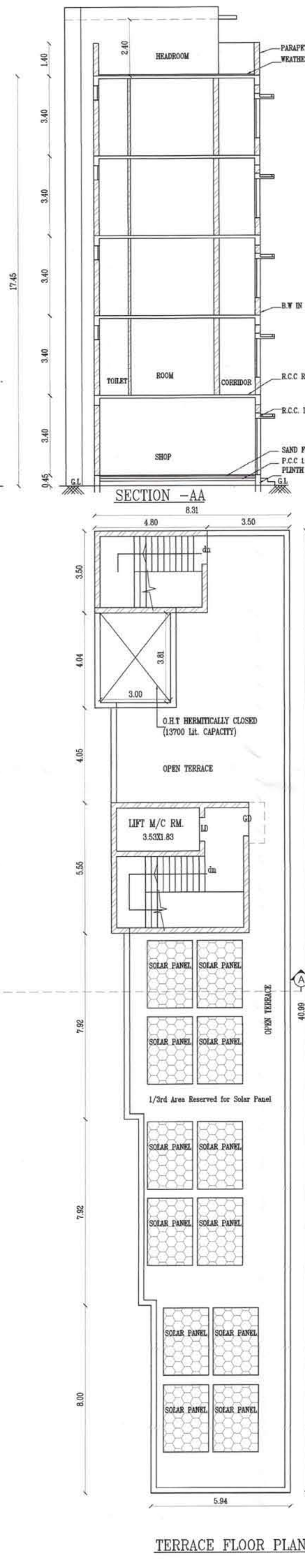
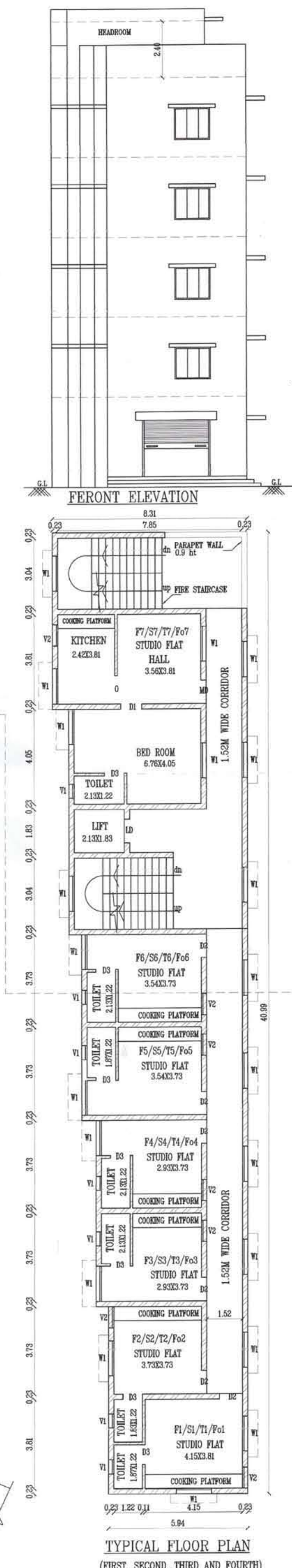
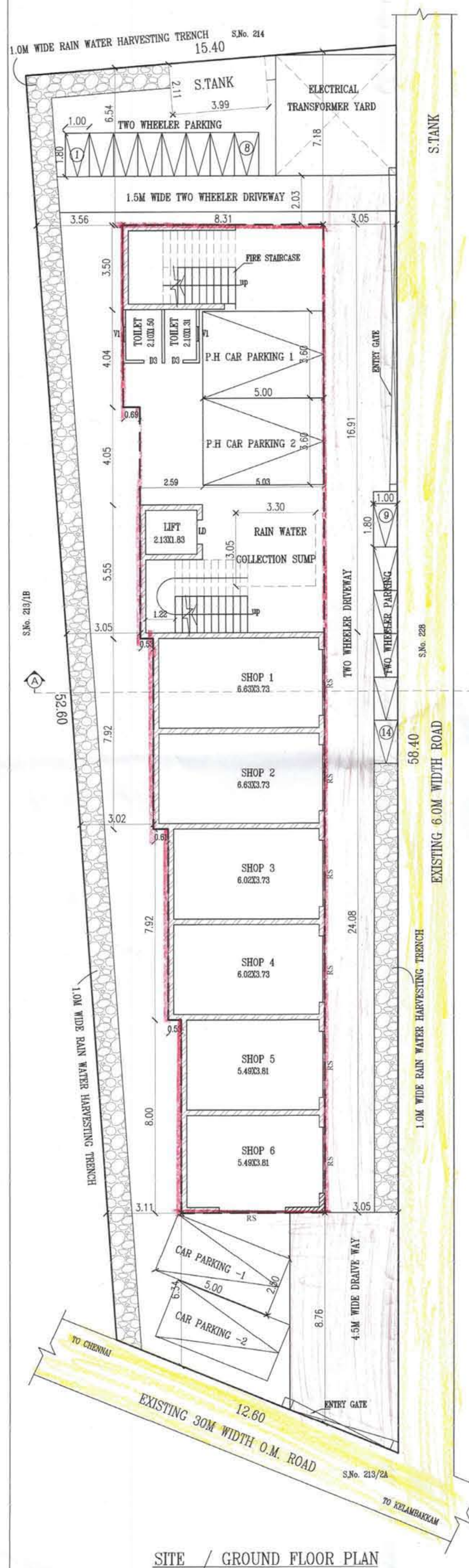
Chengalpattu
Chengalpattu district, Tamil Nadu

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.



PLAN SHOWING THE PROPOSED
CONSTRUCTION OF SHOP /
RESIDENTIAL STUDIO FLATS
IN S.Nos. 213/2B,
OF KAZHIPATTUR VILLAGE,
THIRUPORUR PANCHAYAT UNION/
TALUK, CHENGALPATTU DIST.

AREA STATEMENT			
DESCRIPTION			Sq.M
PLOT AREA AS PER DOC.			800.00
PLOT AREA AS PER PATTA			800.00
PLOT AREA AS PER S.I AREA			746.00
FLOOR NAME	NET F.S.I AREA	NON F.S.I AREA	TOTAL BUILDUP AREA
GROUND FLOOR			290.78
COMMERCIAL	156.67		
G.F STAIRCASE & LIFT	36.35		
PARKING AREA		97.76	
FIRST FLOOR (STUDIO FLAT)	290.78	-	290.78
SECOND FLOOR (STUDIO FLAT)	290.78	-	290.78
THIRD FLOOR (STUDIO FLAT)	290.78	-	290.78
FOURTH FLOOR (STUDIO FLAT)	290.78	-	290.78
HEADROOM AREA		49.37	49.37
TOTAL	1356.14	147.13	1503.27

PLOT COVERAGE	$\frac{290.78}{800.00} \times 100 = 36.3\%$
F.S.I	$\frac{1356.14}{800.00} = 1.69$

PARKING DETAILS			REQ	PRO.
CAR PARKING	COMMERCIAL	- 156.66	3	3
	(STUDIO FLAT)	- 1183.12	0	0
TWO WHEELER PARKING	COMMERCIAL	- 156.66	4	8
	(STUDIO FLAT)	- 1183.12	4	6

NO OF PEOPLE -	: 10 Nos
TOILET PROVIDED SHOP - 2 Nos	

SANTARY REQUIRED DETAILED		
DESCRIPTION	REQUIRED	PROVIDED
WATER CLOSET	10	22
URINAL	05	5
WASH TAPS	10	

DRINKER WATER FOUNTAINS	02
ALL DIMENSIONS ARE IN METER	

ALL DIMENSIONS ARE IN METER	
   	<u>COLOUR INDEX</u> PROPOSED BUILDING EXISTING ROAD SITE BOUNDARY DRIVE WAY
	

SCHEDULE JOINERIES

D1 - DOOR	-1.00X2.10
D2 - DOOR	-0.90X2.10
D3 - DOOR	-0.76X2.10
W1 WINDOW	-1.50X1.20
W2 WINDOW	-1.20X1.20
RS1 ROLLING SHUTTER	-2.75X2.75
V1 VENTILATOR	-0.75X0.60
V2 VENTILATOR	-0.90X0.60

5

W. Cantwick
03/18/2023

OWNER

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. DTCP - CGURINSEGR - 1201905003
No. 23, 4th Cross Street, Anna Nagar, Chengalpattu,
E-Mail : anjuncosultions05@gmail.com. Mob : 9443101912

STRUCTURAL ENGINEER



S. UDHAYAKUMAR,
B.E., M.Tech(Struct), M.Tech(GeoTech), M.Sc(Res), MIE, FV
Chartered Engineer, Reg. Value-IBBI
DTPC Reg. # - C.E. DIST/RE/Gr/1/2021/11/011
P.No: A24 / D. No: 17, 5th Cross Street,
Anna ,46 Chengalpattu - 603 001,
Pinb: 9447101912
e-mail - ar.yuconstructions05@gmail.com

REGISTERED ENGINEER

REGISTERED ENGINEER

OFFICE USE

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

DCR Number : DCR52023GKODM

Online Application : SWP/BPA/010078/2023

Planning Permission No - B.P/MLPA(CD-5) No. 49/2023

Scrutiny Reference : JHR2GTZ5

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.

