

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.

FLOOR PLANS

PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING WITH BASEMENT + GROUND + 3 FLOORS IN S.NO . 70/2 AND 71/1 , SIRUSERI VILLAGE , VANDALUR TALUK , CHENGALPATTU DISTRICT .

JOINERY SCHEDULE		
D	1.20 X 2.10	Door
D1	1.00 X 2.10	Door
D2	0.90 X 2.10	Door
D3	0.75 X 2.10	Door
RS	2.35 X 2.10	ROLLER SUTTER
D/W1	5.25X 2.10	Door/ Window
D/W2	4.10X 2.10	Door/ Window
D/W3	2.35X 2.10	Door/ Window
D/W4	1.90X 2.10	Door/ Window
SD1	2.50X 2.10	Door/ Window
SD2	2.10X 2.10	Door/ Window
W1	4.10 X 1.20	Window
W2	3.35 X 1.20	Window
W3	2.85 X 1.20	Window
W4	2.78 X 1.20	Window
W5	2.50 X 1.20	Window
W6	2.35 X 1.20	Window
W7	1.60 X 1.20	Window
RS1	2.35 X 2.50	Window
V1	2.35 X 1.20	Ventilator
V2	0.60 X 1.20	Ventilator

NOTE : ALL DIMENSIONS AREA IN METER

SCALE : 1:100

COLOR INDEX		North W E S
	BOUNDARY	
	PROPOSED	
	ROAD	

For Pacifica India Projects Pvt Ltd,

Authorised Signatory

APPLICANT SIGNATURE

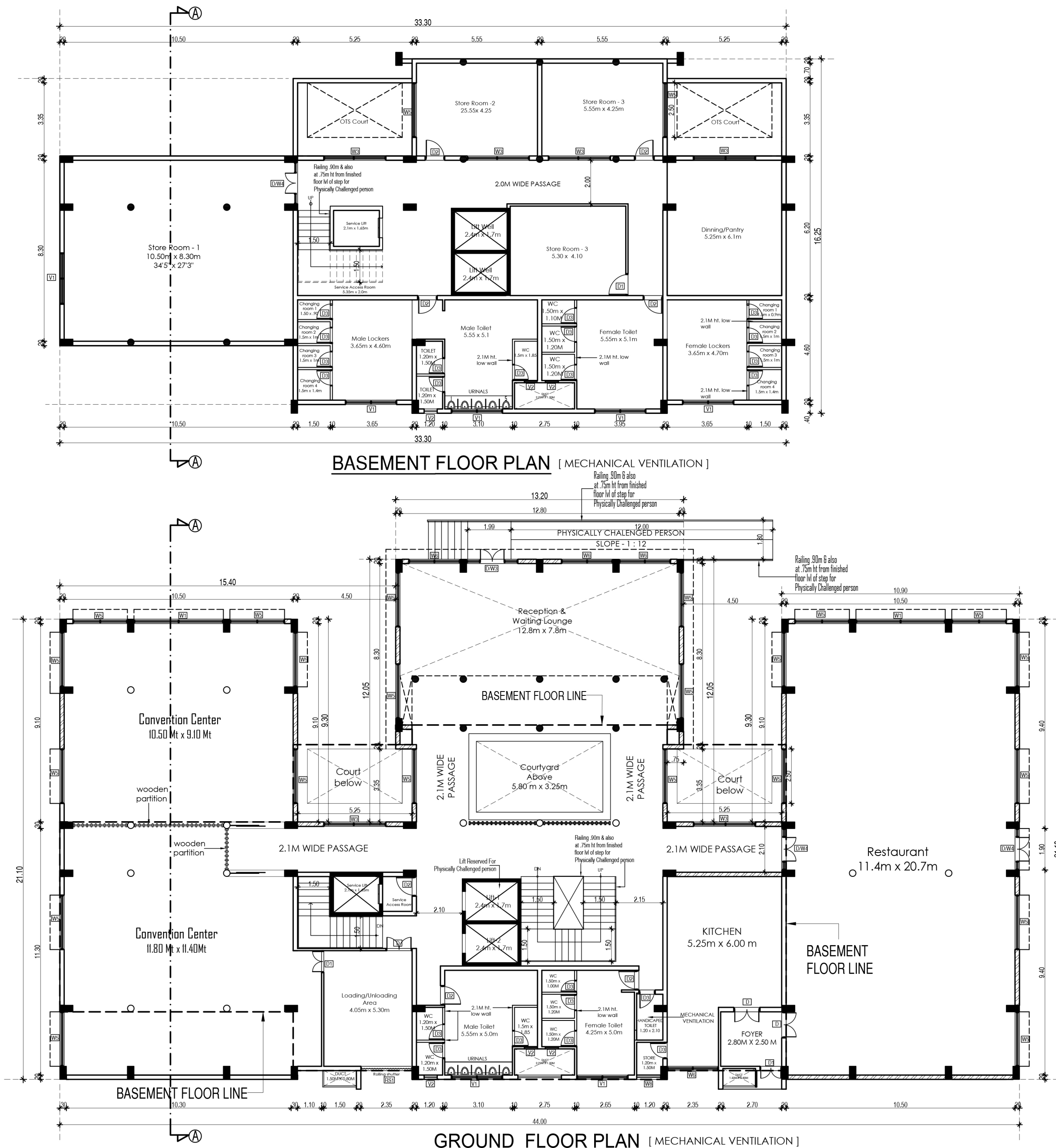
N. ANAND, M.E. MPM
REGISTERED STRUCTURAL ENGINEER
CMDA: SE / GR - I / 19 / 04 / 107
GCC : RSE 101102020
CGLDIST / SE / GR - I / 2020 / 09 / 010
2C, SAINIKETAN, ARASANKAZHANI,
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STRUCTURAL ENGINEER

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Regd. Architect, CA / 87 / 10769
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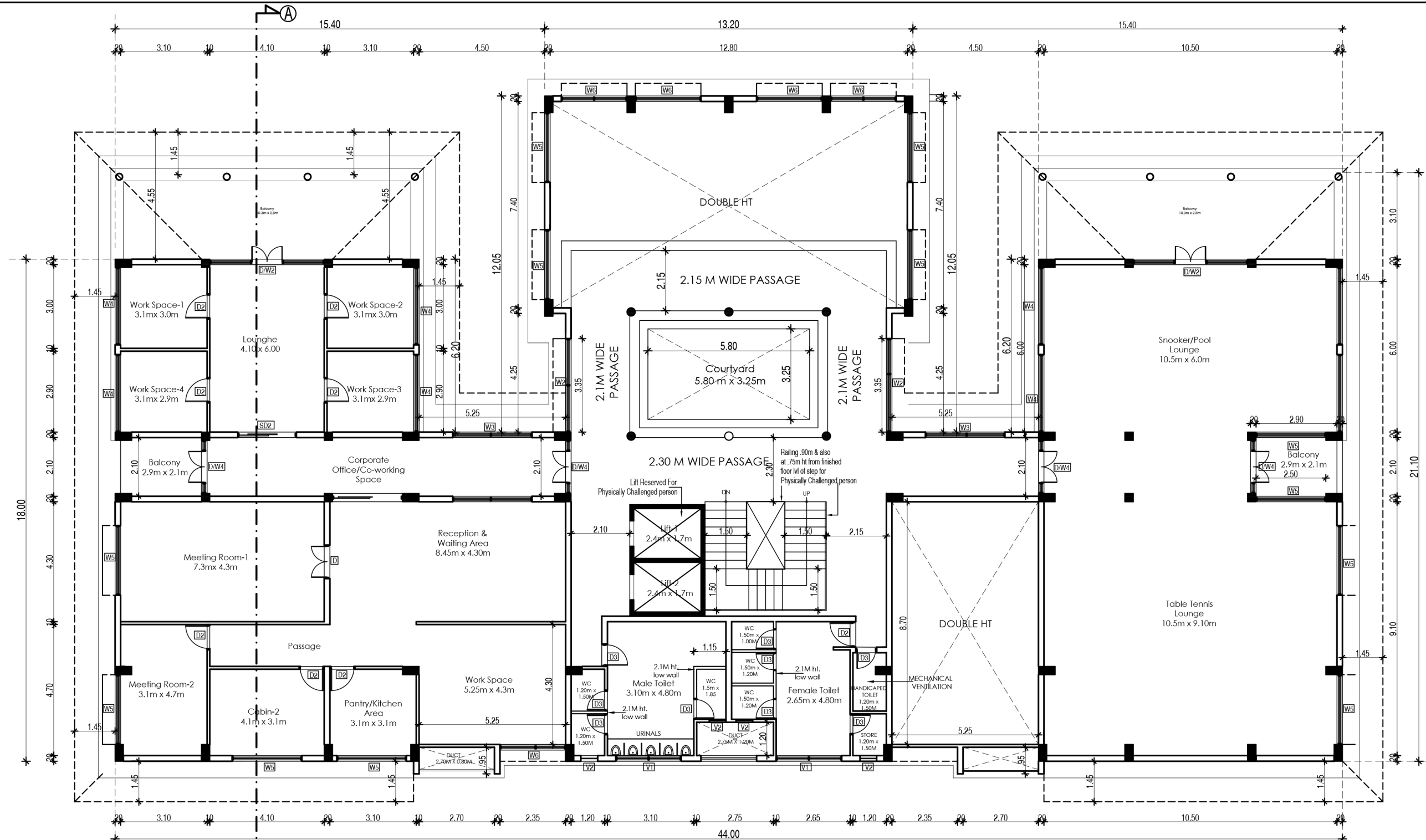
LICENSED ARCHITECT SIGNATURE

Architects :
PACIFICA BUILDERS PVT. LTD.
Pacifica House | 4-5, Sigma – 1 | Behind Rajpath Club |
Nr. Mann Party Plot | Bodakdev | Ahmedabad – 380059
Landline : +91-79-40027783 | Extension : 218
Mobile: +91-9824121151

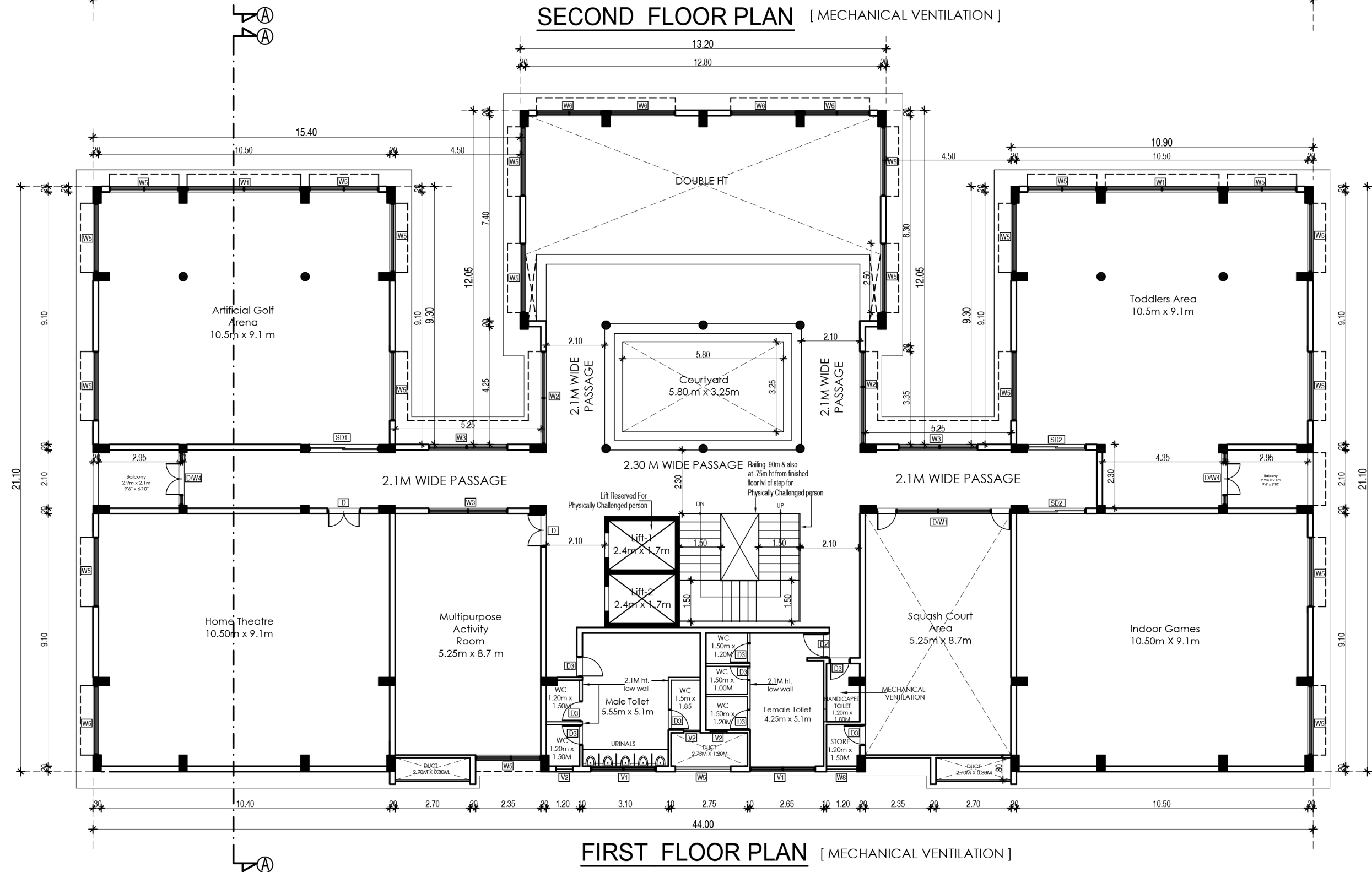


SHEET NO - 2 / 5

BUILDING PLANNING PERMISSION
ROC No. SWP/BPA/010541/2023
SITE BOUNDARY SHOWN AS 1 to 18
BUILDING PLANNING PERMISSION No.
SWP/B.P/M.L.P.A (CD-5) No. 55/2023



SECOND FLOOR PLAN [MECHANICAL VENTILATION]



FIRST FLOOR PLAN [MECHANICAL VENTILATION]

SHEET NO - 3 / 5

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BASEMENT + GROUND + 3 FLOORS
IN S.NO . 70/2 AND 71/1 , SIRUSERI
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JOINERY SCHEDULE

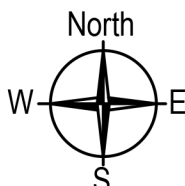
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NOTE : ALL DIMENSIONS AREA IN METER

SCALE : 1:100

COLOR INDEX

	BOUNDARY
	PROPOSED
	ROAD



For Pacifica India Projects Pvt Ltd,

Authorised Signatory

APPLICANT SIGNATURE

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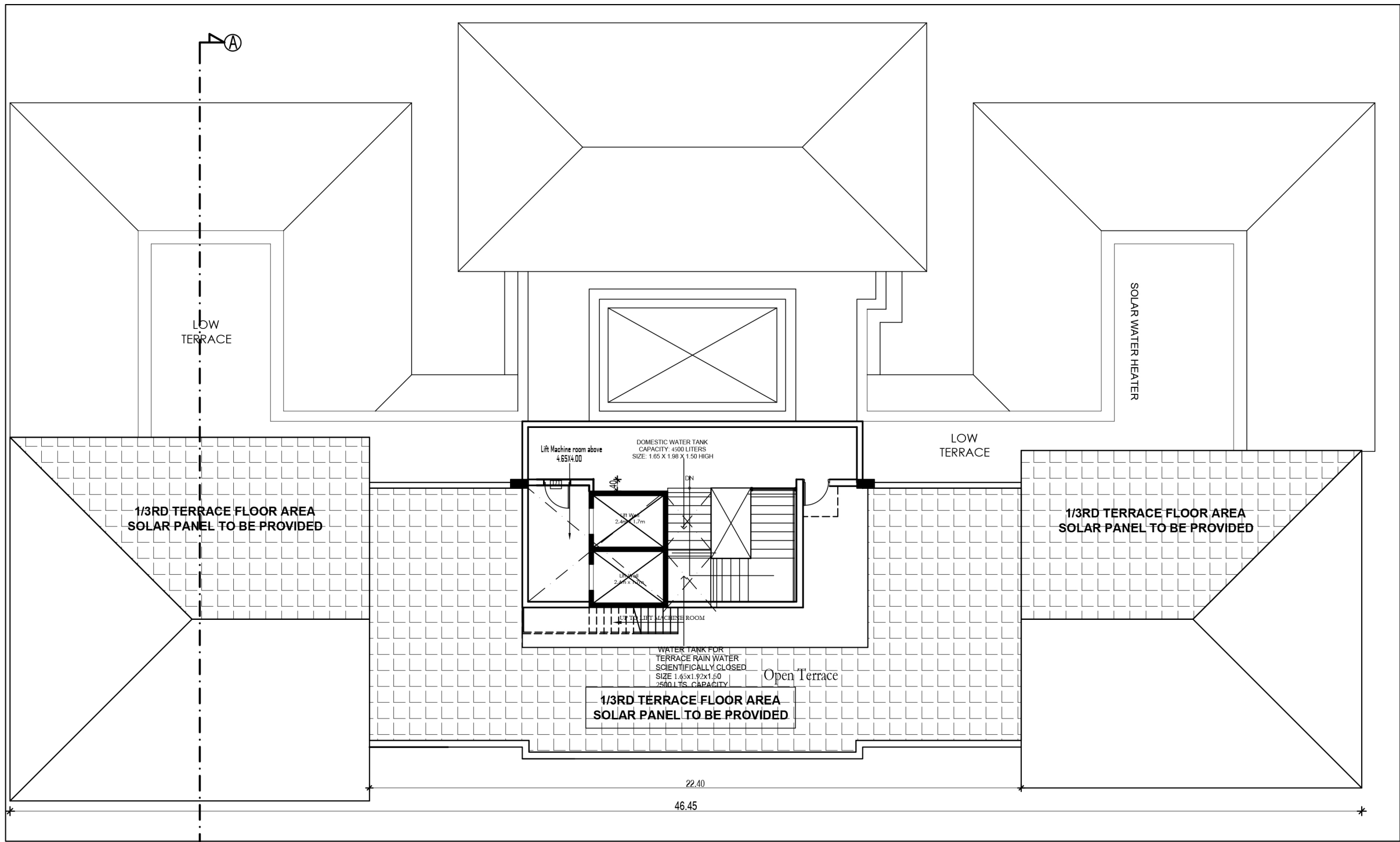
STRUCTURAL ENGINEER

Siva Anbarasan

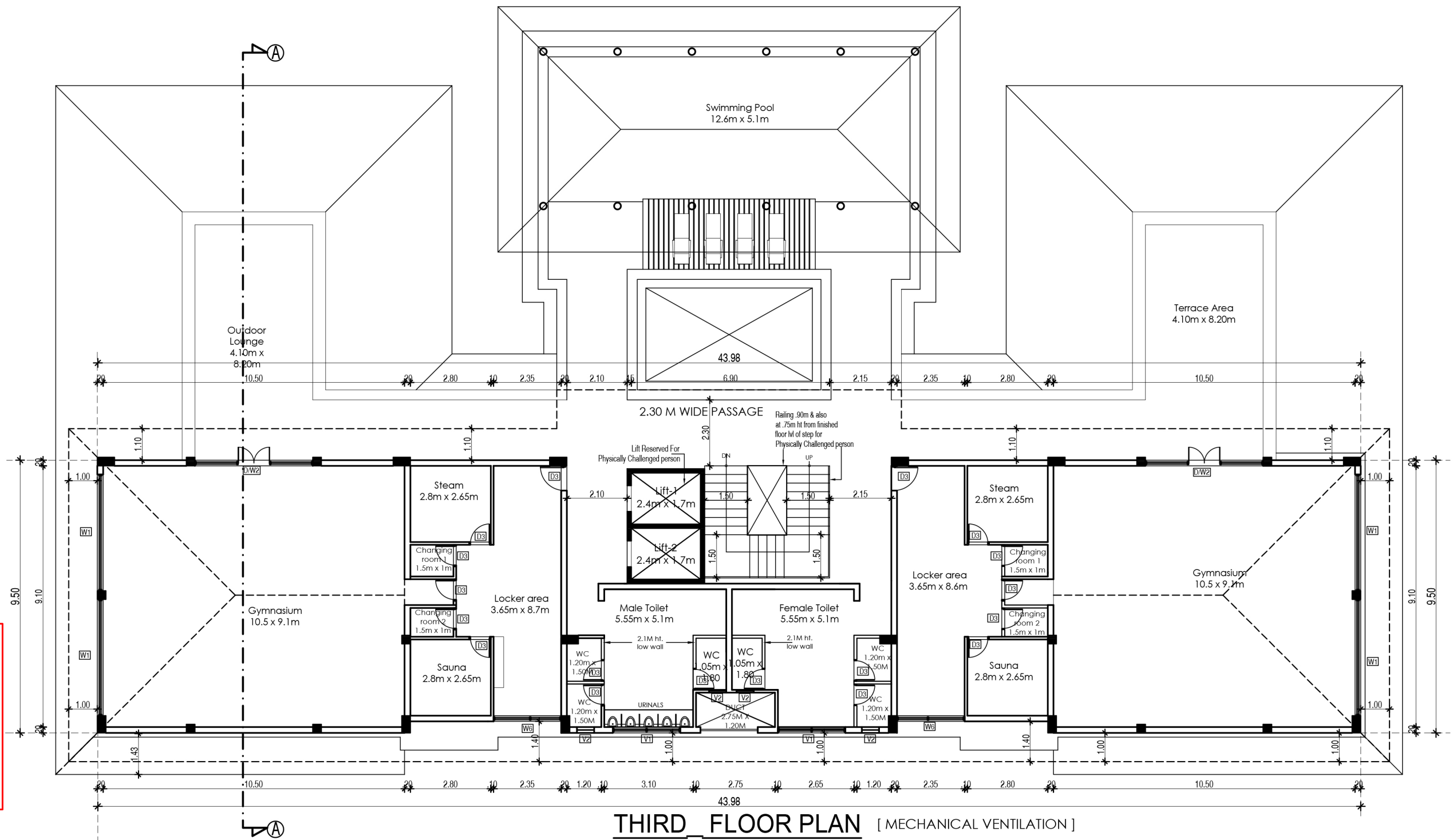
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LICENSED ARCHITECT SIGNATURE

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TERRACE FLOOR PLAN



SHEET NO - 4 / 5

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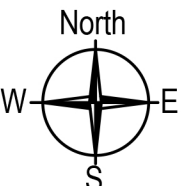
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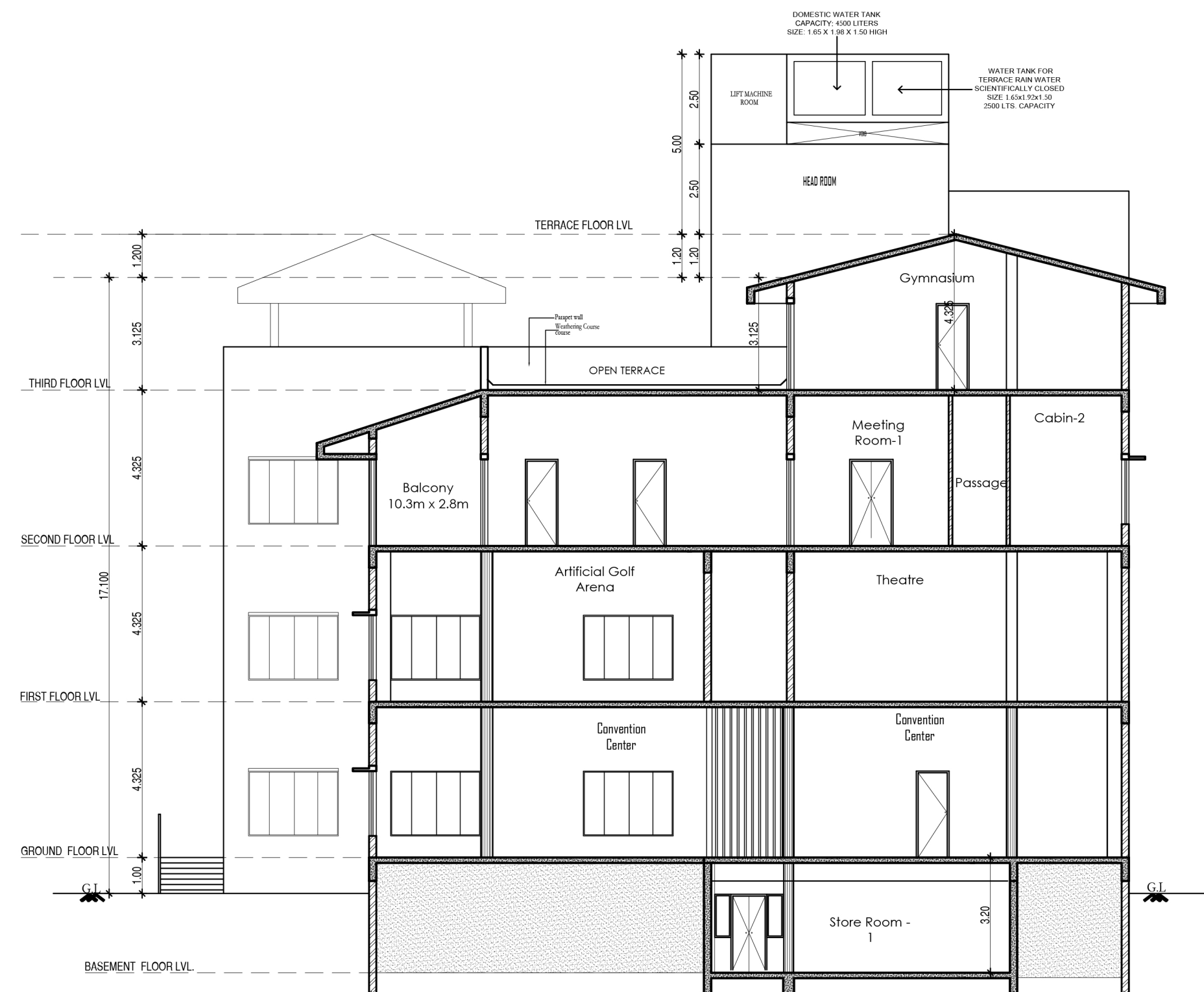
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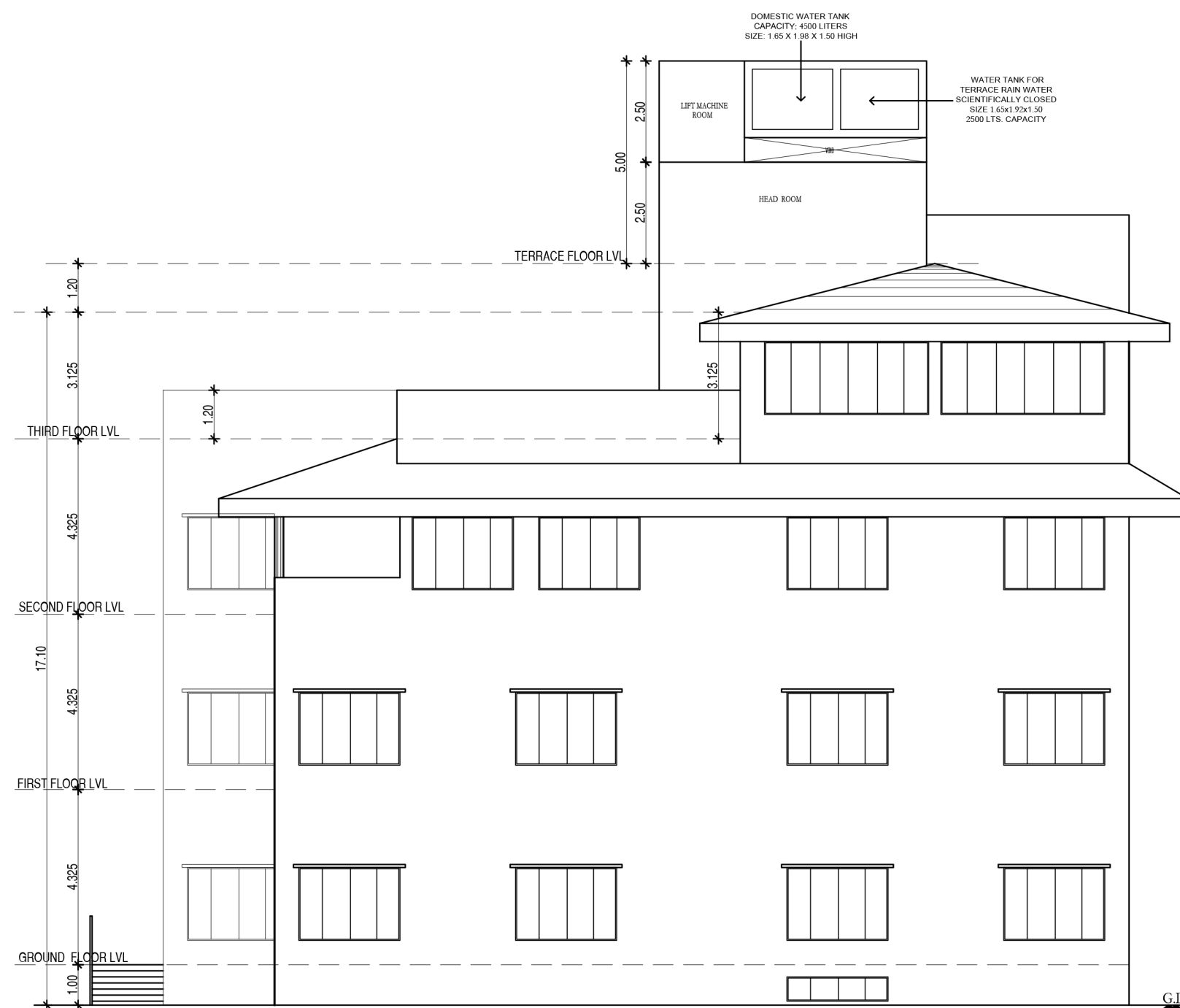
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SECTION A-A'



WEST SIDE ELEVATION

SHEET NO - 5 / 5

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SECTION & ELEVATION

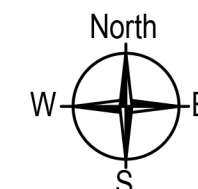
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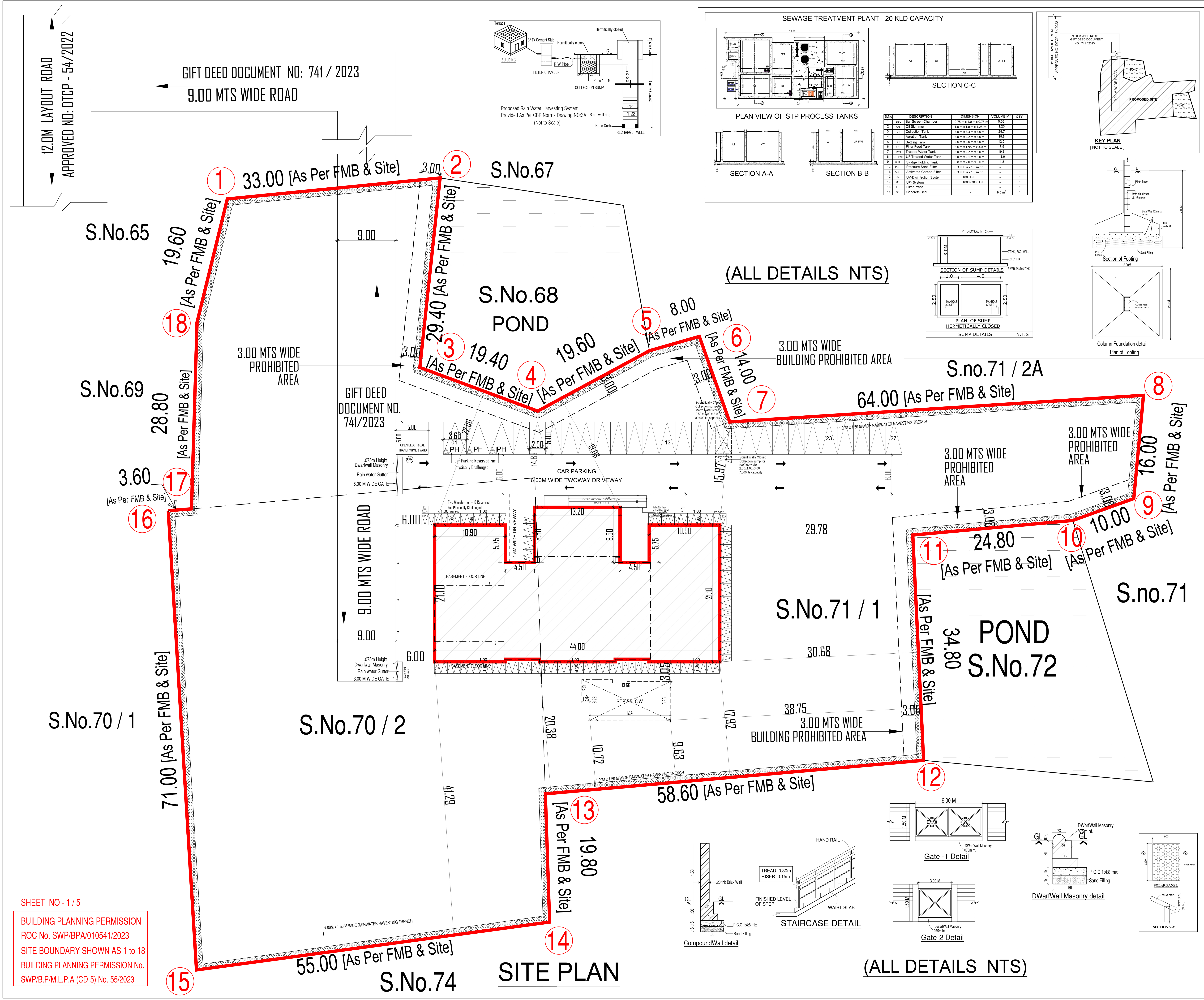
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SITE PLAN

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IN S.NO . 70/2 AND 71/1 , SIRUSERI
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PROPOSED LAND AREA [PATTA]

SURVEY NO .	AREA IN ACRES	AREA IN SQ.M
70 / 2	0.95	3844.50
71 / 1	1.33	5382.33
Total	2.28	9226.83

Area Statement.

Plot Area (As Per Document) - 2.28 Acres = 9226.83 Sq.m
Plot Area (As Per Patta) - 0.92.50 Hec = 9250.00 Sq.m

Area Statement.	Sq.m	
Floor Detail	F.S.I.Area	Non F.S.I. Area
Basement Floor Area	424.71	-
Ground Floor Area	883.71	-
First Floor Area	782.69	-
Second Floor Area	736.25	-
Third Floor Area	407.88	-
Terrace Floor Area	-	60.02
Total Floor Area	3235.24	60.02

F.S.I Calculation = $\frac{3235.24}{9226.83} = 0.350$

Required Car Parking - 25 nos
Provided Car Parking - 27 nos [PH 3 NOS + 24 NOS]
Required Two Wheller Parking - 97 nos
Provided Two Wheller Parking - 100 Nos [PH 10 Nos+ 90 Nos]

NOTE : ALL DIMENSIONS AREA IN METER

SCALE : 1 : 100

COLOR INDEX

BOUNDARY

PROPOSED

ROAD

North

W

E

S

For Pacifica India Projects Pvt Ltd,

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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

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

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

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,
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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.

