

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 COMMERCIAL (SHOP/OFFICE) BUILDING
AT S.Nos: 94/2B1B1B2, 94/41, 94/42 & 94/43 OF GUDUVANCHERRY VILLAGE,
VANDALUR TALUK, CHENGALPATTU DISTRICT.
WITHIN GUDUVANCHERRY MUNICIPALITY LIMIT

SPECIFICATION

FOUNDATION : RCC COLUMN FOOTINGS
BRICK WORK : C.M 1:5 FOR SUPER STRUCTURE
CEMENT PAINT : TWO COATS FOR WALLS & ONE EXTRA
COAT FOR CEILING
PLASTERING : C.M 1:5 FOR WALLS & 1:3 FOR CEILING
FLOORING : VITRIFIED AND GRANITE
R.C.C : M25 AND ABOVE GRADE FOR ALL
CONCRETE WORKS
WOOD WORK : ALL WOOD WORKS IN BEST
QUALITY TIMBER
WEATHERING : AS PER NATIONAL BUILDING CODE
COURSE

SCHEDULE OF JOINERY

MD	MAIN DOOR	1.80 x 2.10
DD	DOUBLE DOOR	1.80 x 2.10
D1	DOOR	1.00 x 2.10
D2	DOOR	0.90 x 2.10
LD	LIFT DOOR	0.90 x 2.10
FD1	FIRE SHAFT DOOR	1.20 x 1.20
W1	WINDOW	1.50 x 1.35
W2	WINDOW	1.20 x 1.35
V	VENTILATOR	0.60 x 0.60

AREA STATEMENTS

TOTAL PLOT EXTENT (AS PER PATT)	950.00 Sq.M
TOTAL PLOT EXTENT (AS PER DOCUMENT)	930.74 Sq.M

PROPOSED COMMERCIAL BUILDING (SHOP)

SL. NO.	DESCRIPTION	TOTAL F.S.I AREA, SQ.M	TOTAL NON F.S.I AREA, SQ.M	TOTAL BUILT-UP AREA, SQ.M
01.	BASEMENT FLOOR	-	399.81	399.81
02.	STILT FLOOR	-	399.81	399.81
03.	FIRST FLOOR (SHOP)	399.81	-	399.81
04.	SECOND FLOOR (OFFICE)	399.81	-	399.81
05.	THIRD FLOOR (OFFICE)	399.81	-	399.81
06.	FOURTH FLOOR (OFFICE)	399.81	-	399.81
TOTAL AREA		1599.24	799.62	2398.86

$$FSI = \frac{1599.24}{930.74} = 1.72$$

PARKING DETAILS:-

SLOT	REQUIRED	PROVIDED
CAR	19	20
TWO WHEELER	56	62

NO OF WORKERS:

FEMALE : 20 Nos

MALE : 30 Nos

SANITARY DETAILS

PERSON	REQUIRED	PROVIDED
FEMALE	6	6
MALE	6	6
URINALS	12	12

COLOUR INDEX	SCALE - 1 : 100
SITE BOUNDARY	ALL DIMENSIONS ARE IN METER
PROPOSED ROAD	

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

A. Paul
R. S. S. S. S.

OWNER

P. R. K. S. S.
Dr. P. R. KANNAN RAJKUMAR, M.E. (Structural), Ph.D.,
STRUCTURAL CONSULTANT AND CHARTERED ENGINEER
(DTCP) REGISTERED STRUCTURAL ENGINEER (GRADE - I) (SE)
CGLRN/S/Gr-II/2019/05/010
No. 27, First Floor, Maruthapandiyar Street,
Chitlapakkam, Chennai - 600 064.
Ph: 9500020279

STRUCTURAL ENGINEER

R. Ganesan
R. GANESAN, B.Tech.
REGISTERED ENGINEER (DTCP)
CGLRN/RE/Gr-II/2019/05/002
ROYAL PLANNERS
No. 29/8, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600 045. Ph: 044 - 2226 4218

ARCHITECT / REGISTERED ENGINEER

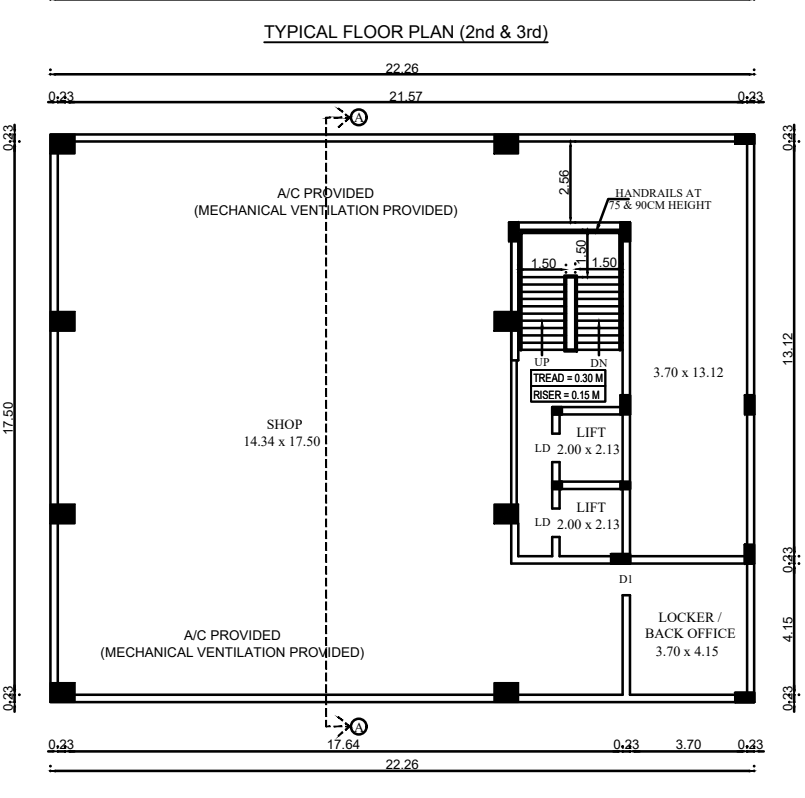
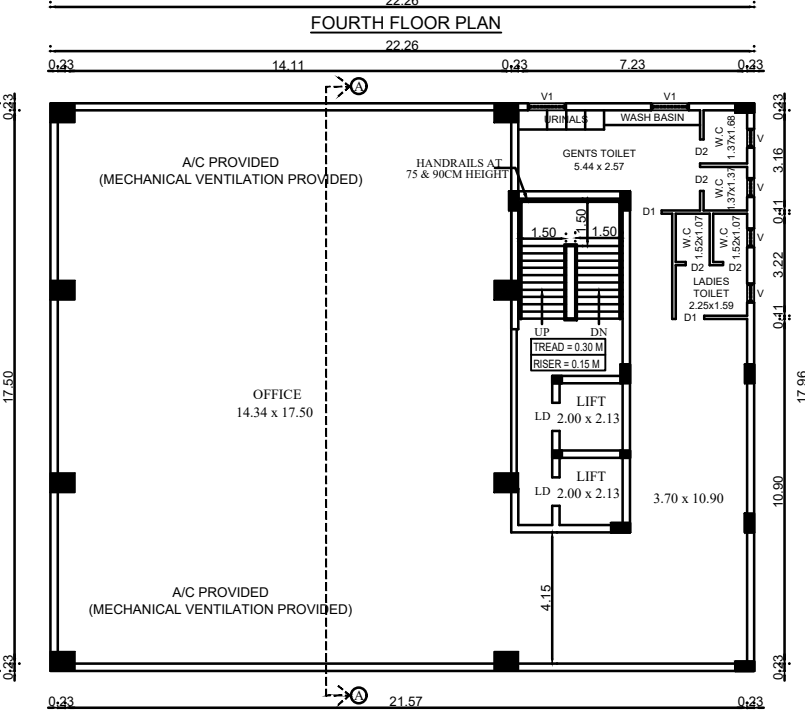
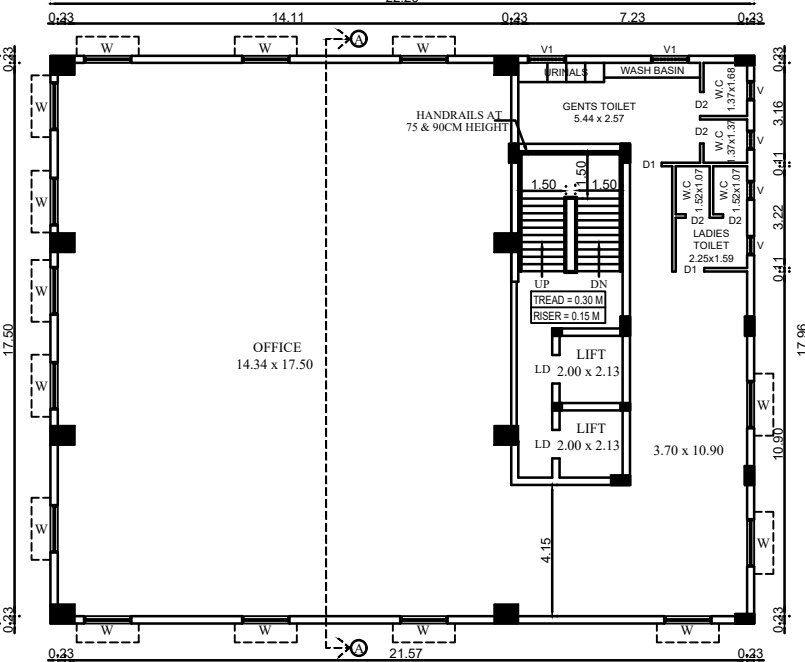
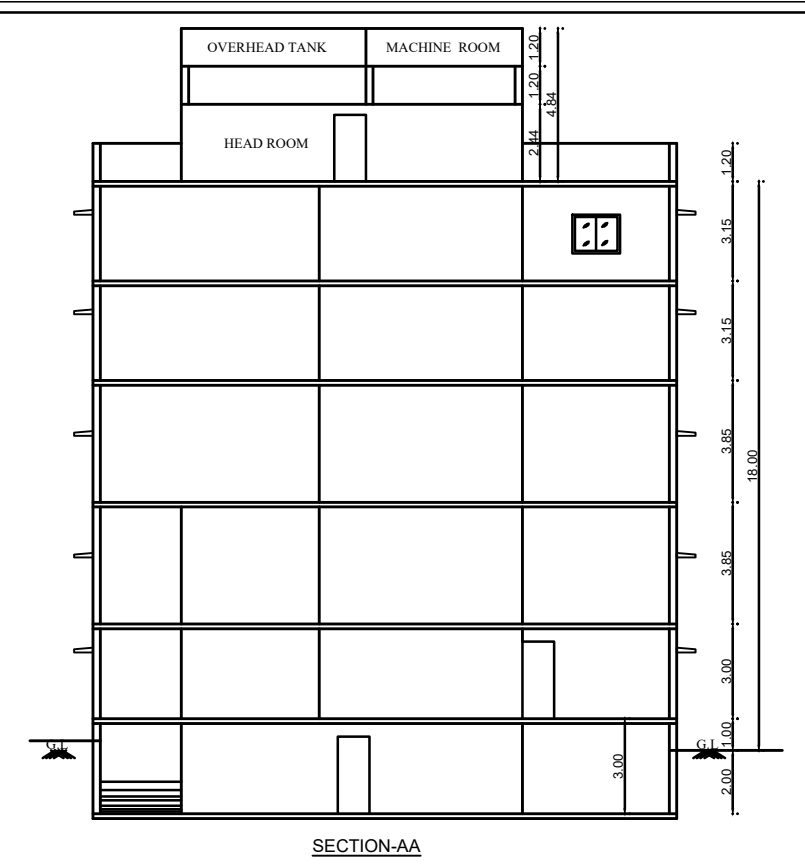
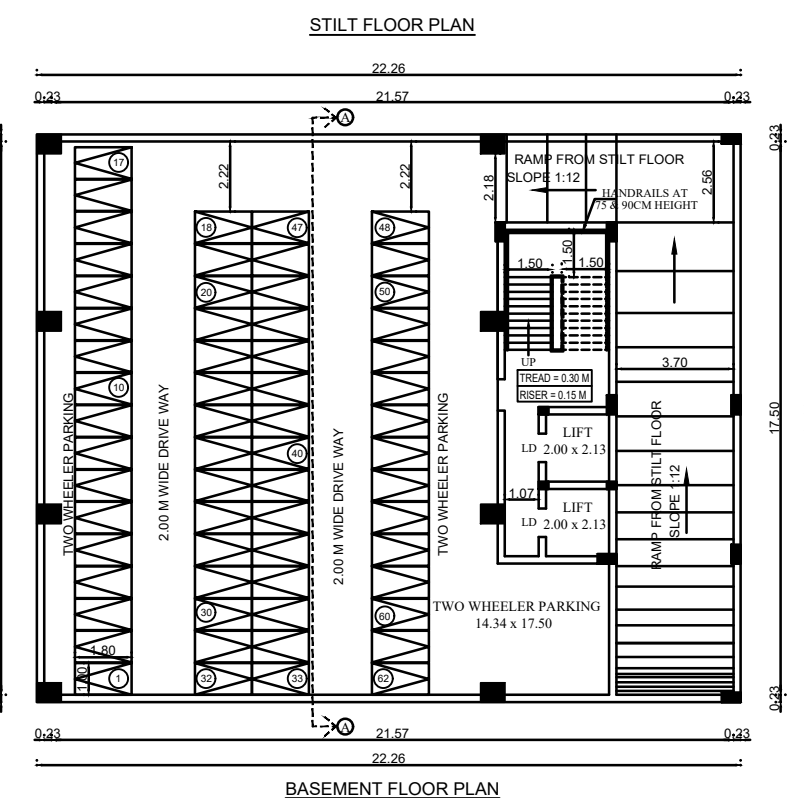
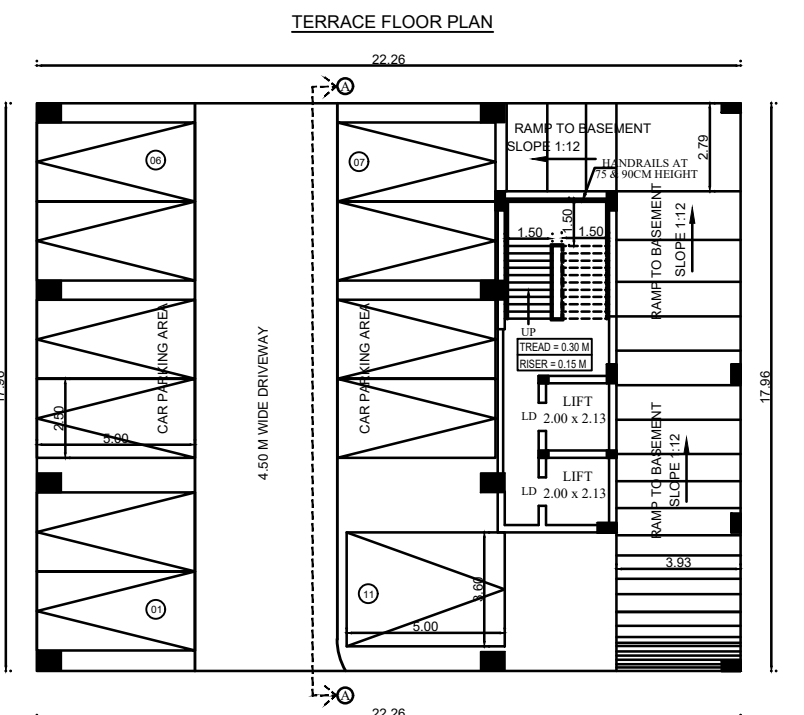
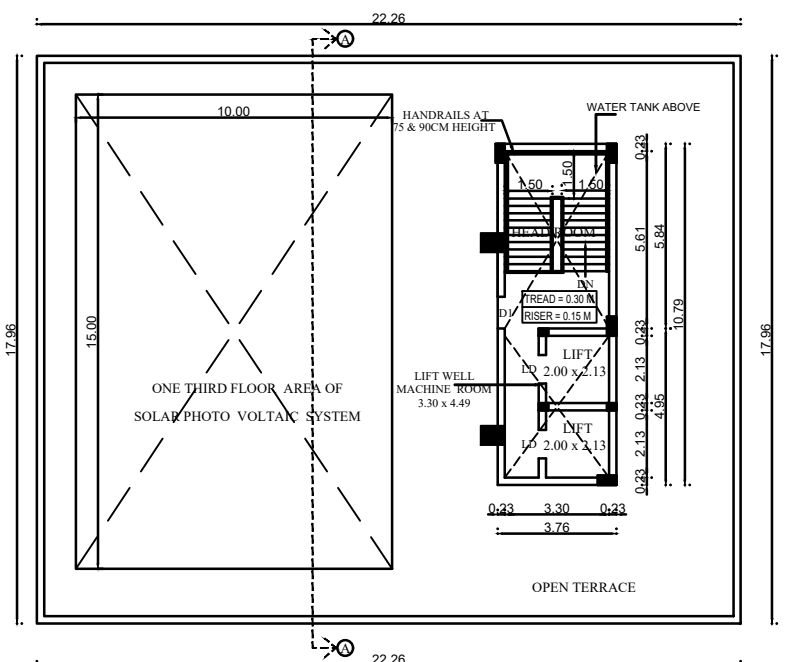
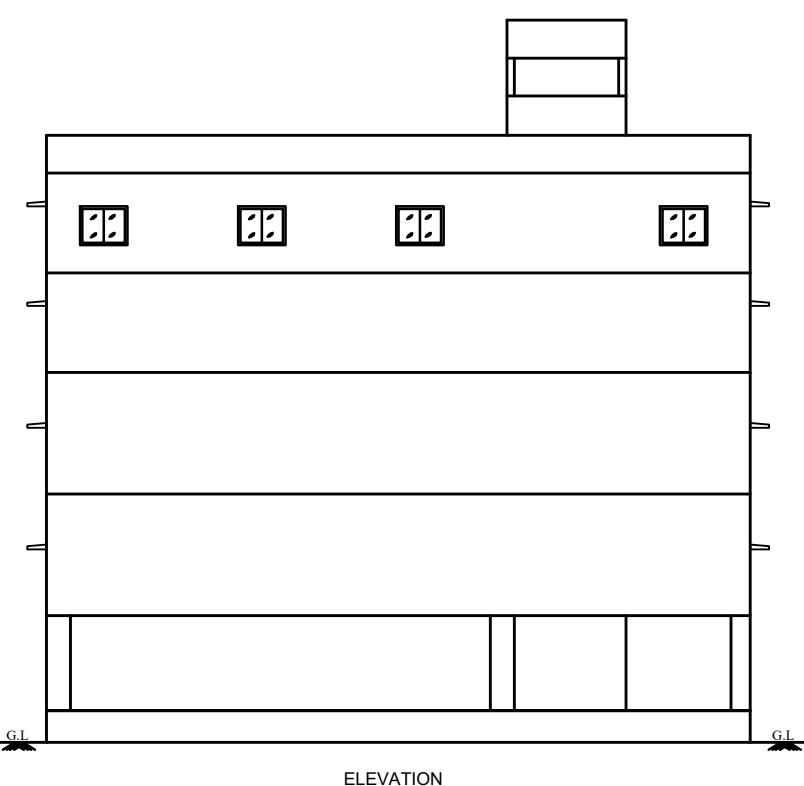
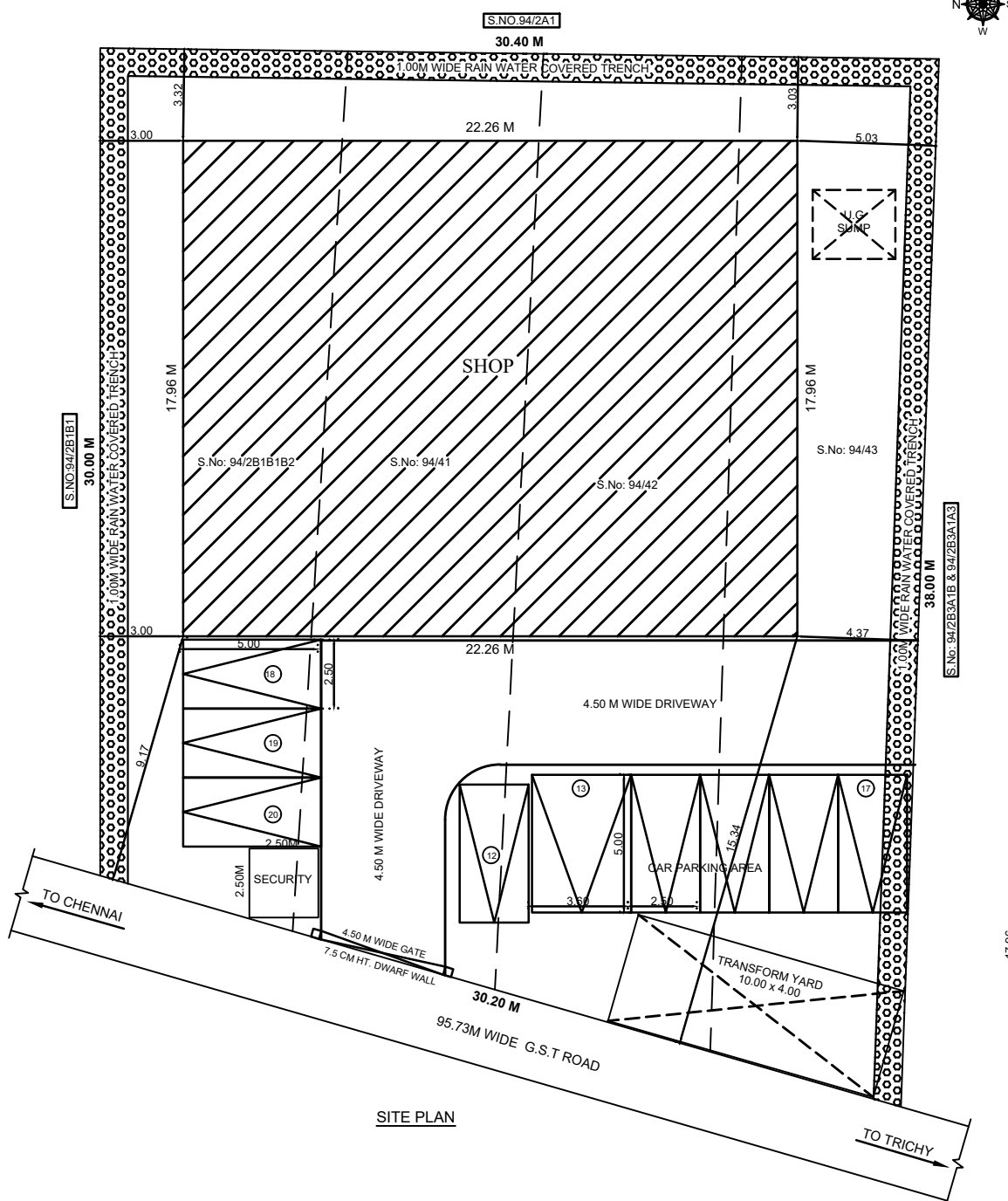
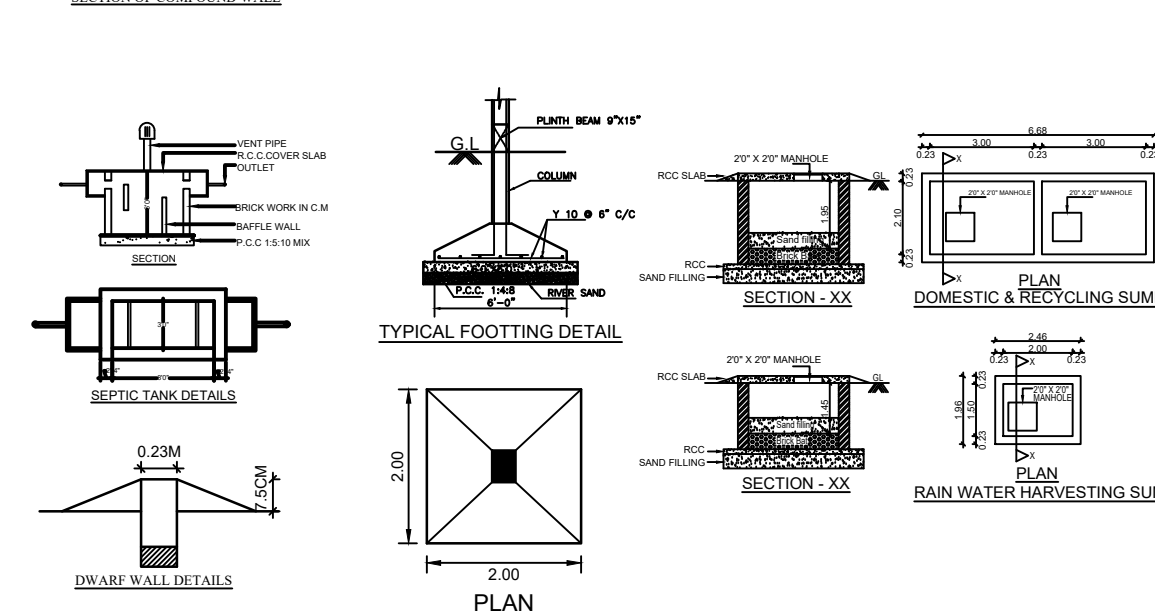
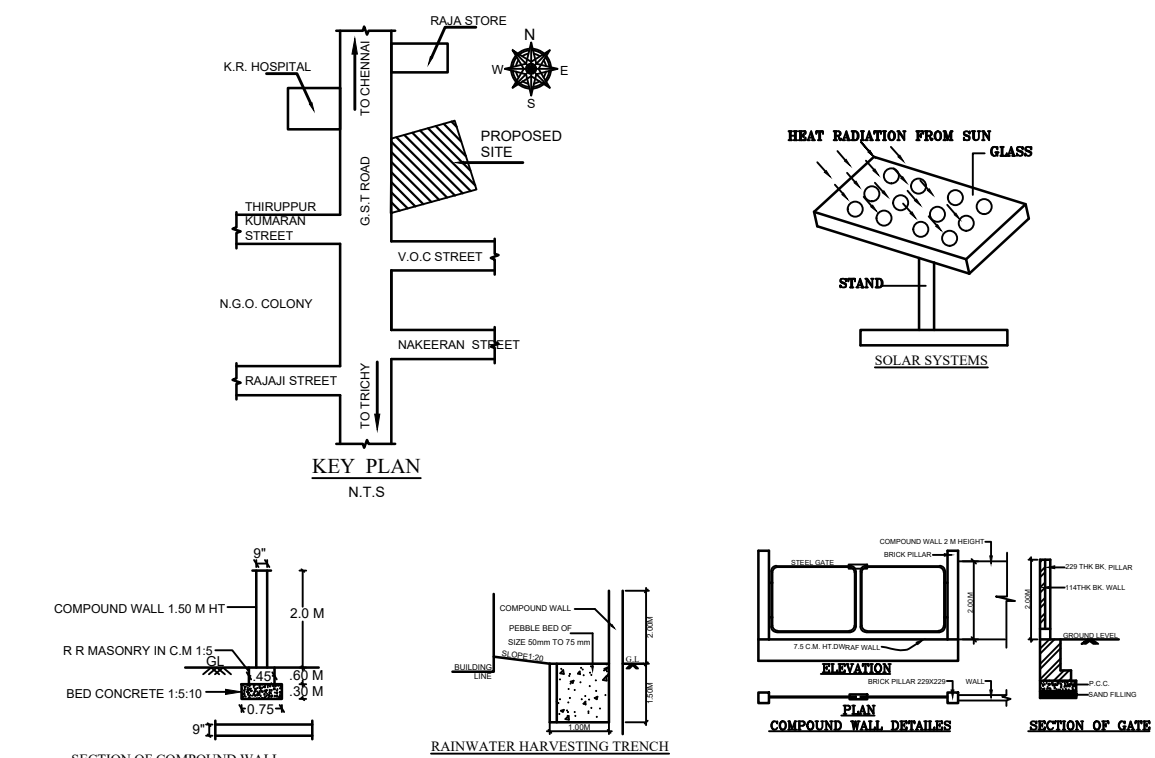
BUILDING TECHNICAL APPROVAL

ONLINE APPLICATION NO : SWP/BPA/0011884/2023

BUILDING PLANNING PERMISSION

SWP / COMMERCIAL BUILDING /

A.D / D.T.C.P (CD-3) NO. 51/2023



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.

