

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

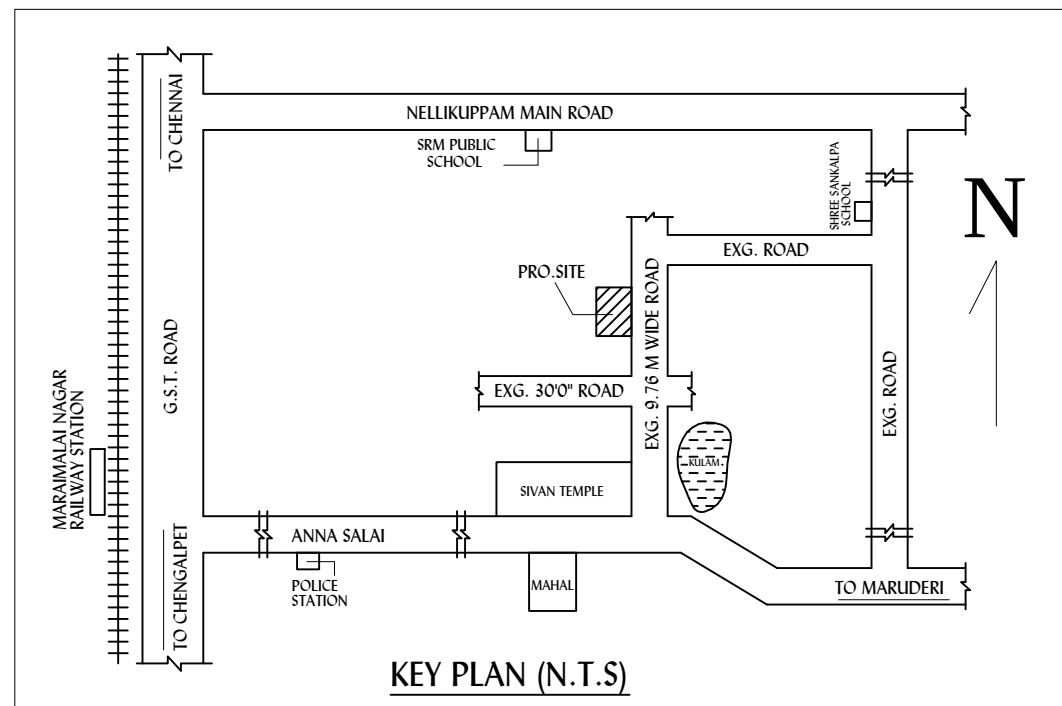
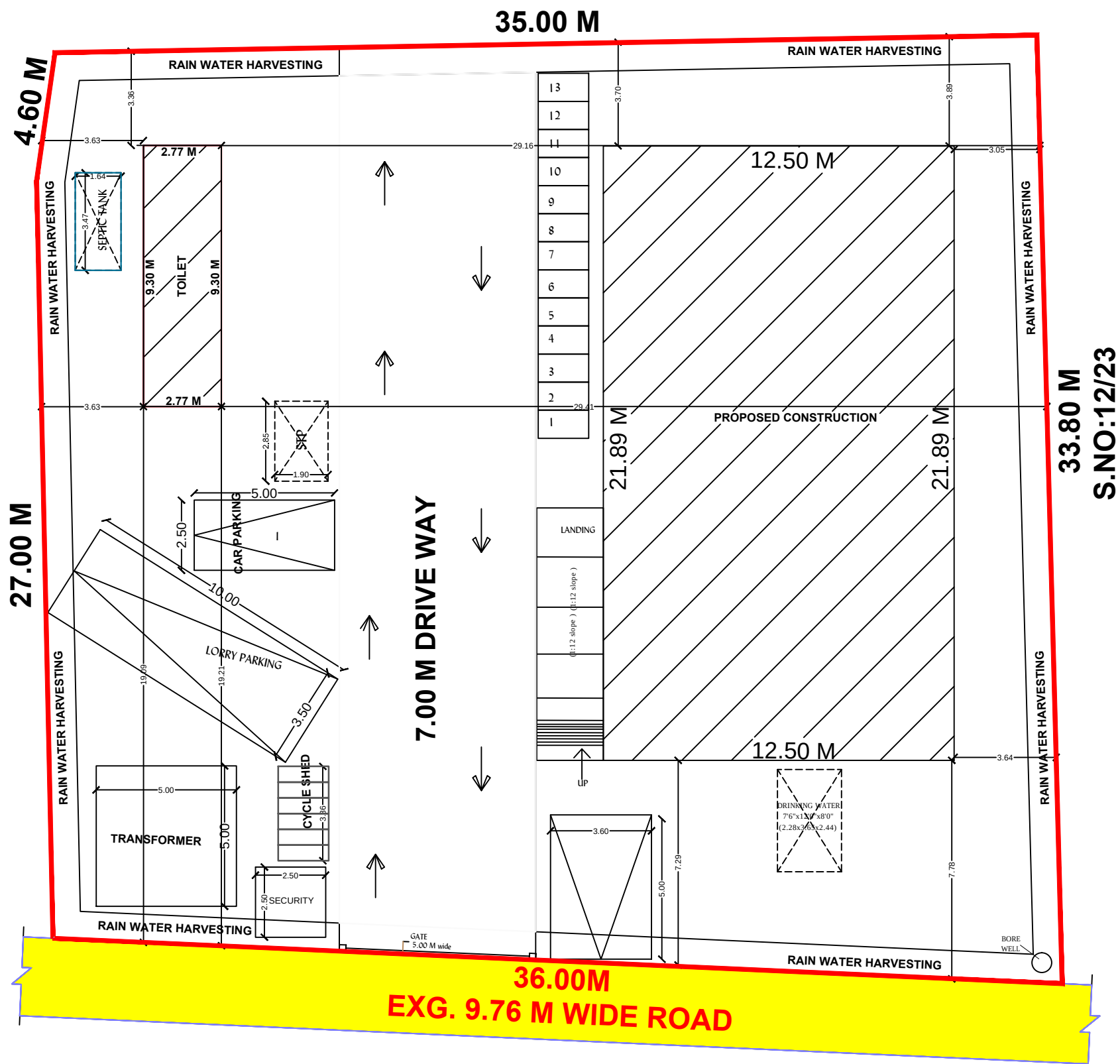
The approval as the planning authority issued it, reproduced in full behind this page.

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

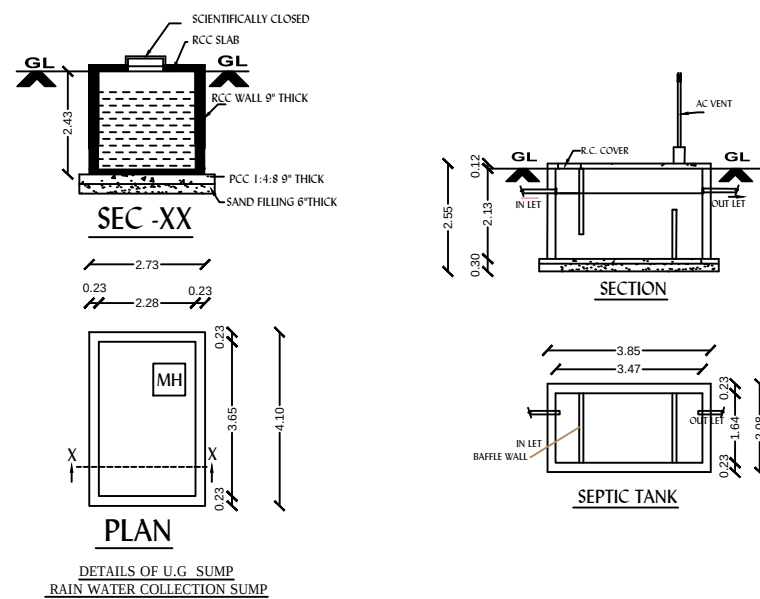
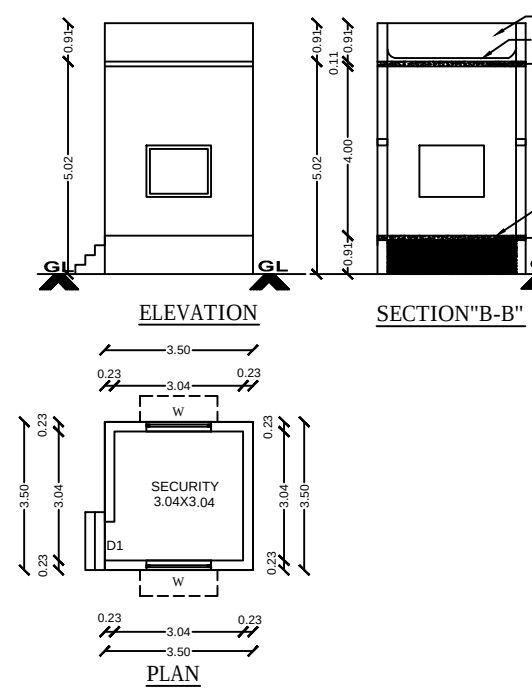
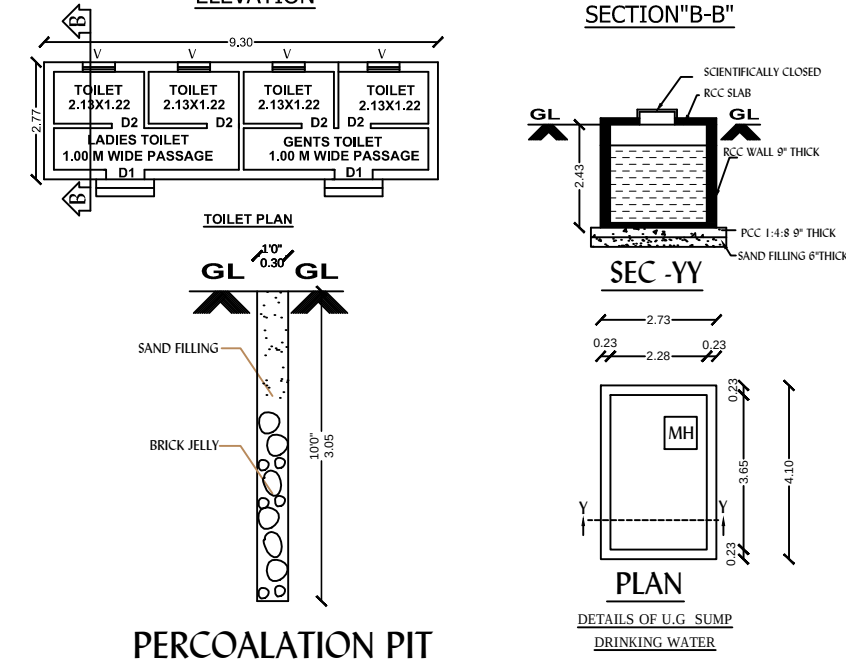
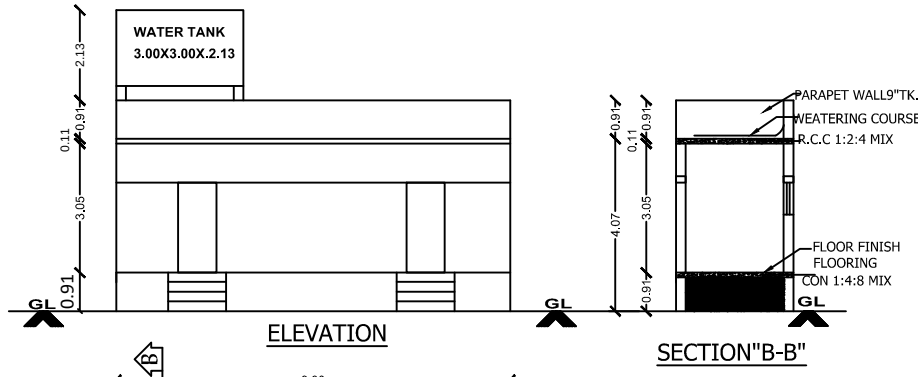
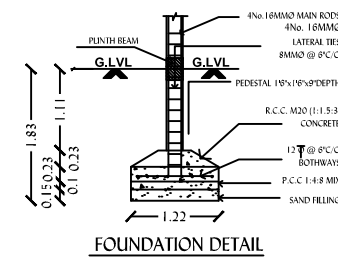
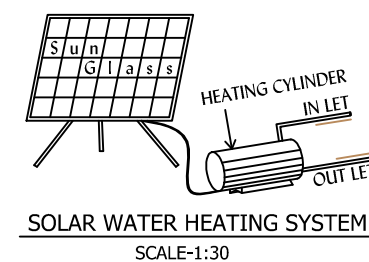
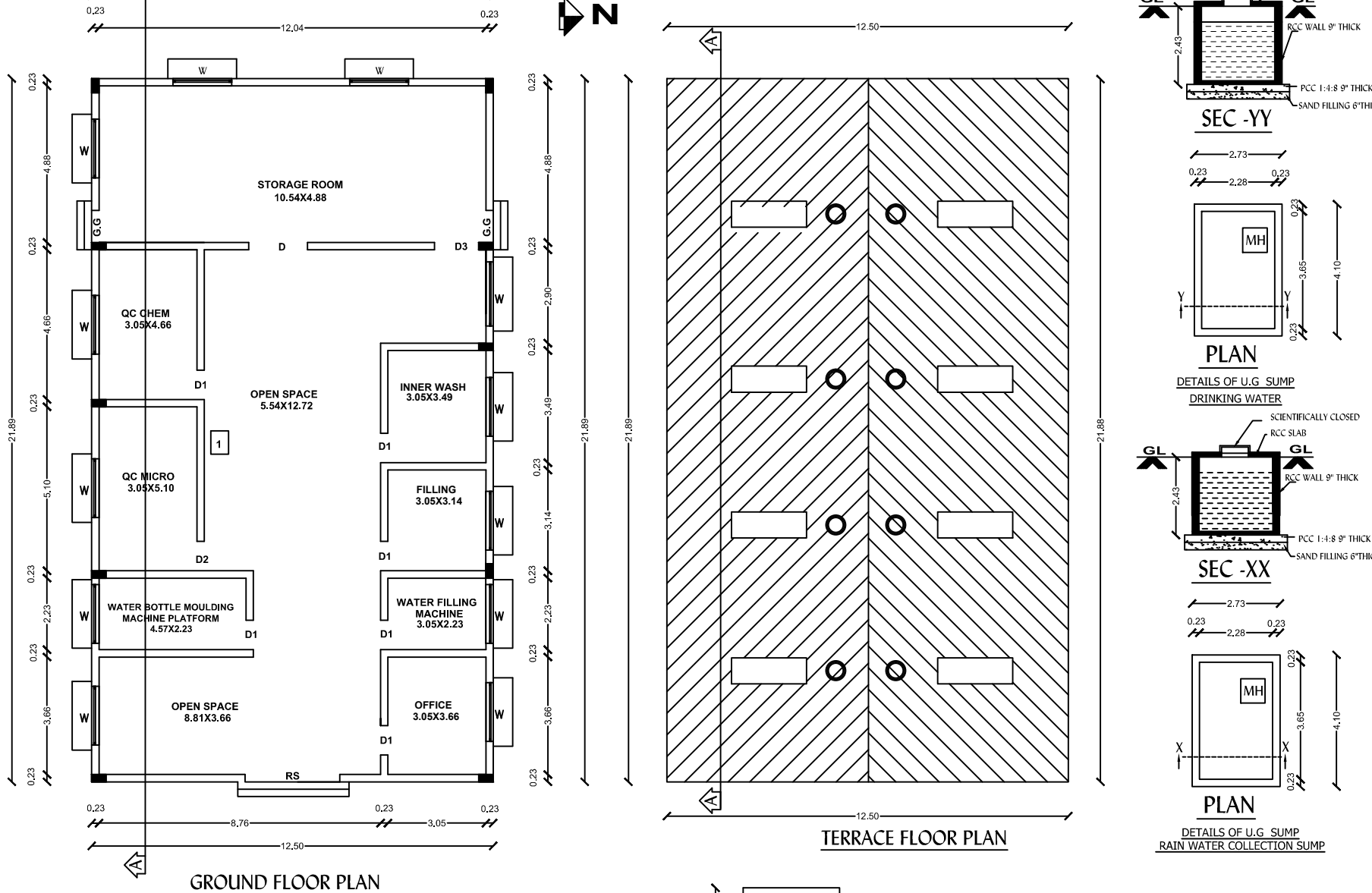
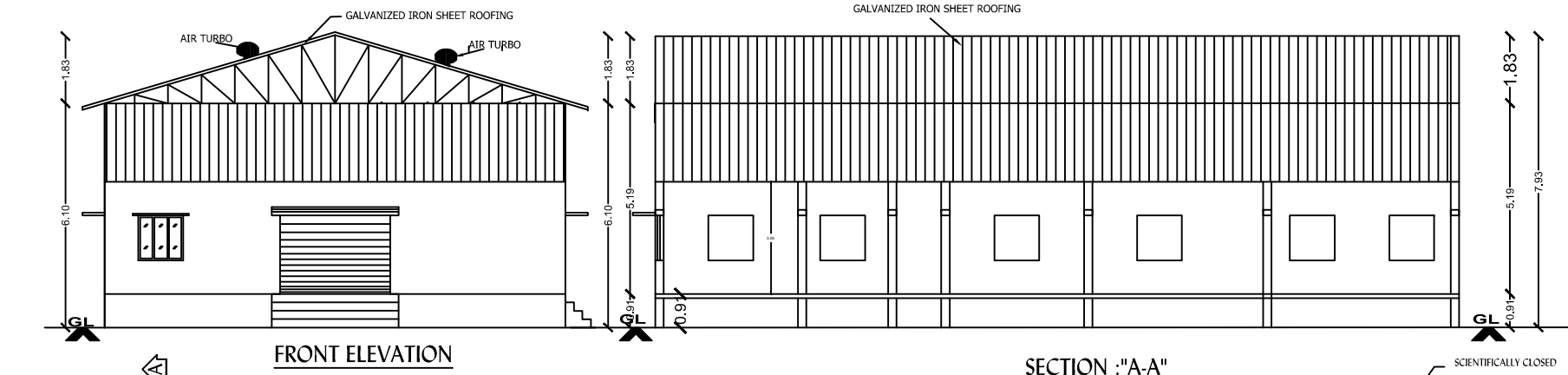
Mr. GOWTHAM's PROPERTY
S.NO:12/10 SOUTH PART

BUILDING TECHNICAL APPROVAL
ROC NO:SWP/BPA/0014109/2023
REVISED TECHNICAL APPROVAL INDUSTRIAL BUILDING
SWP/DTCP/CHENGALPATTU.T.A NO-25/2023

S.NO: 12/17 & 12 PART



S.NO:12/23



PLAN SHOWING THE PROPOSED CONSTRUCTION
OF INDUSTRIAL BUILDING, IN OLD S.NO:12/10,
AS PER PATTU NEW S.NO:12/10B,PATTU NO:3939,
OF KADAMBUR VILLAGE,
MARAIMALAI NAGAR MUNICIPALITY,
CHENGALPET TALUK,
CHENGALPET DISTRICT.

ORANGE CATEGORY:
AS PER TNCDBR-2019 ANNEXURE-VII
S.L NO:6 MINERALIZED WATER AND SOFT
DRINKS BOTTLING PLANTS
Existing Technical approval DTCP No-14/2023 dated-12.06.2023

AREA DETAILS IN SQMT			
PLOT AREA (As per Document & Patta)	1215.00		
PLOT AREA (As per FMB)	1168.90		
DESCRIPTION	FSI AREA Sqmts	NON FSI AREA Sqmts	BUILTUP AREA Sqmts
PLINTH AREA OF G. FLOOR	273.62	-	273.62
PLINTH AREA OF TOILET	25.76	-	25.76
TOTAL AREA	299.38	-	299.38
F.S.I.	0.25		
COVERAGE	25 %		

JOINERIES		SCALE: 1:100 & 1:200
ROLLING SHUTTER	RS	3.00X3.05
DOOR	D1	1.00X2.13
DOOR	D2	0.91X2.13
DOOR	D3	1.37X2.13
WINDOW	W	1.22X1.52
VENTILATOR	V	0.69X0.91

COLOUR INDEX		FE ▼ FIRE EXTINGUISHER
PROPOSED		FA ▲ FIRE ALARM
EXG.ROAD		
SITE BOUNDARY		

PARKING DETAILS		
PARKING	REQUIRED	PROVIDED
LORRY PARKING	01 Nos	01 Nos
CAR PARKING	01 Nos	01 Nos
TWO WHEELER PARKING	13 Nos	13 Nos
CYCLE PARKING	6 Nos	6 Nos

LIST OF MACHINERY			
SL.NO	NAME OF MACHINE	QTY	H.P
1	WATER PURIFICATION SYSTEM	1	14 HP
2	PET BOTTLE FILLING MACHINE	1	1.0 HP
3	PET BLOW BLOWING MACHINE	1	20 HP
TOTAL			35.0 HP

NO OF WORKERS:
FEMALE: 05 Nos
MALE: 05 Nos
TOTAL HP:35.0 HP

OWNER:

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

STRUCTURAL ENGINEER:

R. GANESAN, B.Tech.
REGISTERED ENGINEER (DTCP)
CGLRGN/RE/Gr-II/2019/05/002
ROYAL PLANNERS
No. 28/6, Phoenix Towers,
Venkatesan Street, West Tambaram,
Chennai - 600 045. Ph: 044 - 2226 4216

REGISTERED 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.

