

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 ADDITIONAL CUM
REVISION CONSTRUCTION OF R.C.C SHOP
BUILDING (RETAIL BUSINESS) FOR M/s.
PERFECT PARTNERS AT PLOT NO.P19/1,
DOMESTIC TARIFF AREA, MAHINDRA
WORLD CITY, PARANUR VILLAGE
PANCHAYAT, CHENGALPATTU TALUK,
CHENGALPATTU DISTRICT - 603 002,

MASTER LAYOUT WAS APPROVED BY
COMMISSIONER OF TOWN AND COUNTRY
PLANNING, CHENNAI- VIDE APPROVAL
NO.1/2017 DATE- 06.01.2017

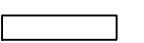
PREVIOUS BUILDING APPROVAL VIDE
APPROVAL NO.8/2021 DATE- 10.03.2021

PREVIOUS BUILDING APPROVAL VIDE
APPROVAL NO.48/2022 DATE- 14.09.2022

AREA STATMENT AS PER LEASE DEED
DOC. NO.14419/2019 DT:04.12.2019

SNO.	VILLAGE	SURVEY NUMBER	EXTENT IN ACRES
1	PARANUR	83/2	0.020
2	PARANUR	84/2	0.030
3	PARANUR	84/1A	0.005
4	PARANUR	84/1B	0.160
5	PARANUR	85/2	0.025
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7	PARANUR	85/4	0.020
8	PARANUR	86	0.070
9	PARANUR	88/3A	0.090
10	PARANUR	88/3B	0.090
TOTAL			0.640

ALREADY APPROVED
PROPOSED



SCALE: 1 : 100

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	IN METRE
RS	ROLLING SHUTTER	4.50 x 2.75
RS1	ROLLING SHUTTER	3.67 x 2.75
D	DOOR	0.90 x 2.13
D1	DOOR	0.75 x 2.13
W1	WINDOW	1.82 x 1.20

For PERFECT PARTNERS

Authorized Signatory

OCCUPIER/ LEASE HOLDER SIGNATURE

[Signature]

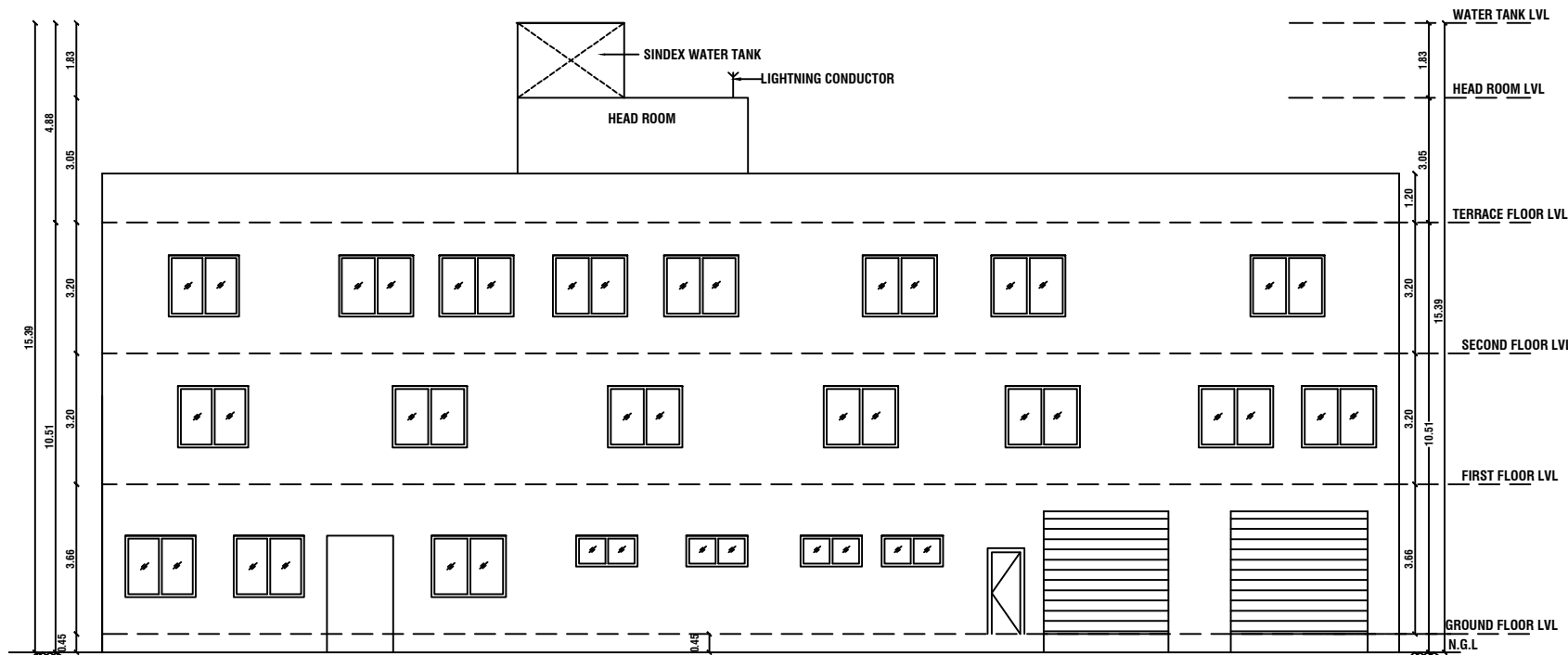
J. BENNY GABRIEL, D.E. (Arch)
Structural Engineer Grade - I (RS)
Reg.No.RSE-27KDTCP(Doc.No.86272822)
No.11-A/1, Topiwala Nagar, 11th Street,
Thoothukudi - 620003. M : 994366988.
Email : bennygabriel@gmail.com

REGISTERED STRUCTURAL ENGINEER

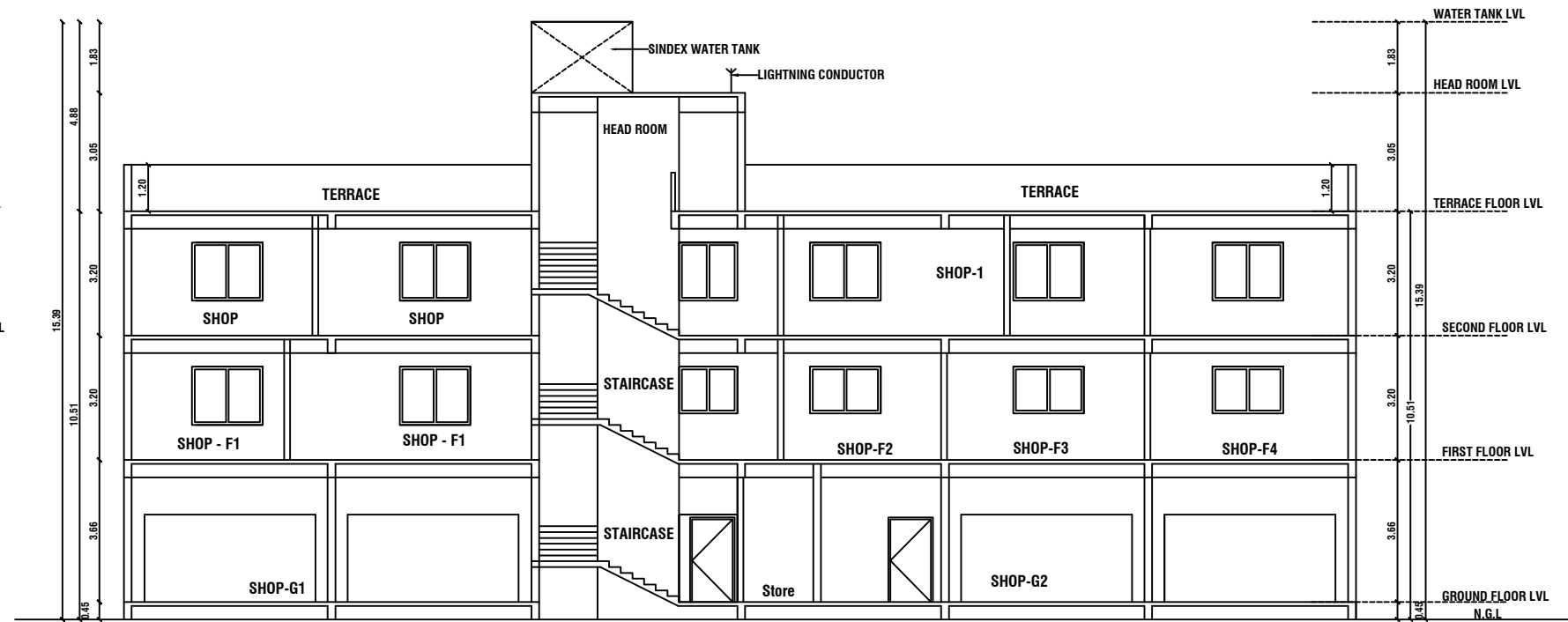
K. PREMKUMAR, D.C.E. (Civil)
Registration No. RE/GR-III/19/05/009,
Plot No.D, Chiranth Avenue,
Ramachandra Nagar, 2nd Main Road,
Gerugambalam, Chennai - 600128.
Mobile : 9840820409
Email: pdmshirishpreem@gmail.com

REGISTERED ENGINEER

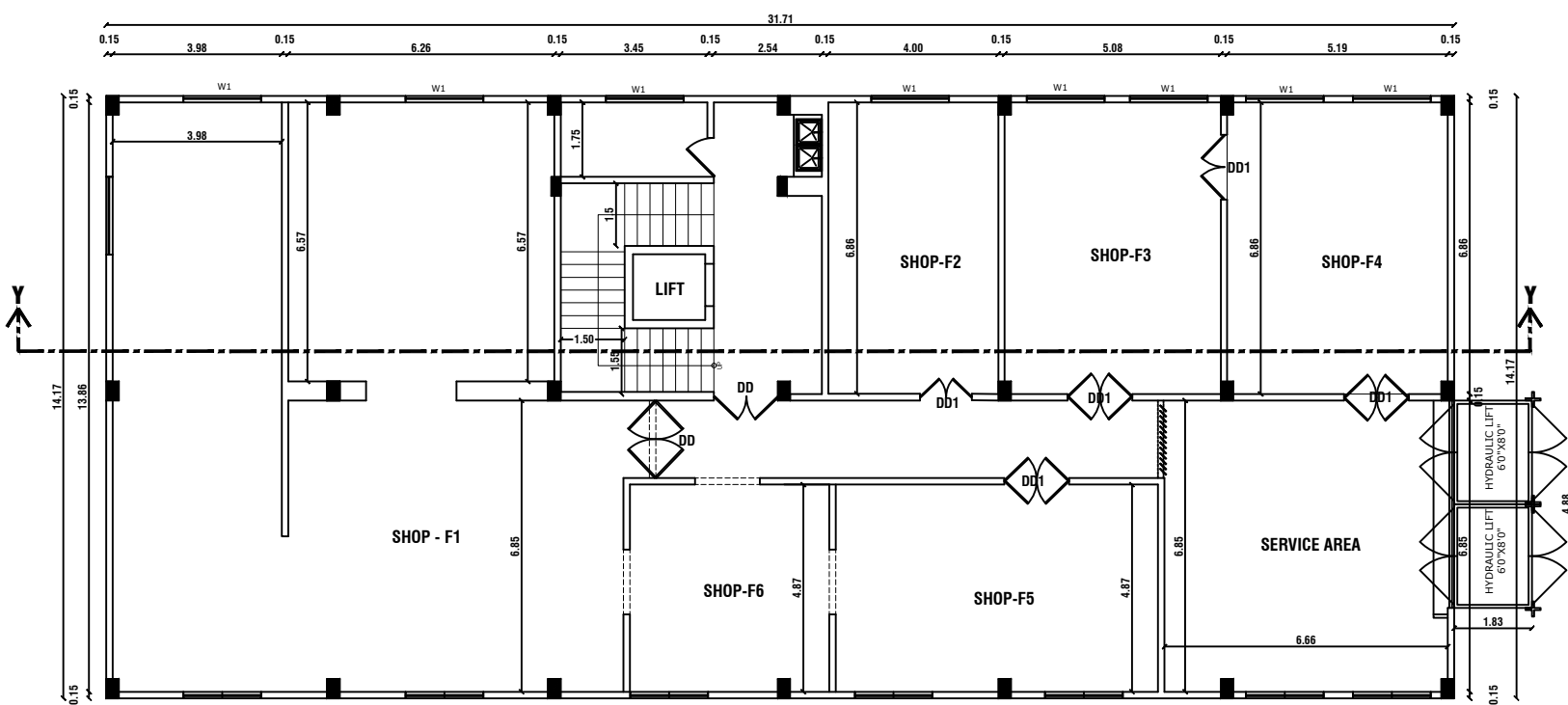
BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO :SWP/BPA/0016805/2023
BUILDING PLANNING PERMISSION
SWP / COMMERCIAL BUILDING /
A.D / D.T.C.P (CD-3) NO. 66/2023



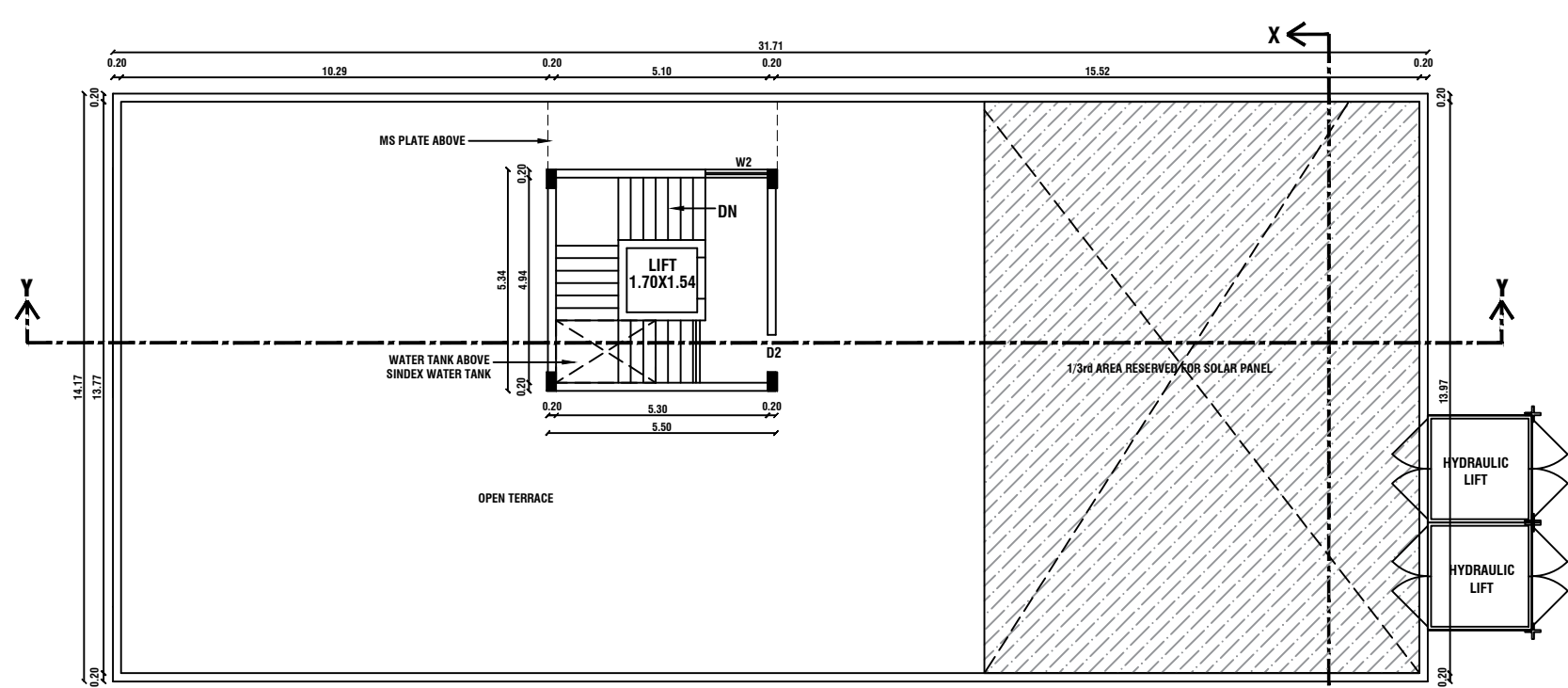
FRONT ELEVATION



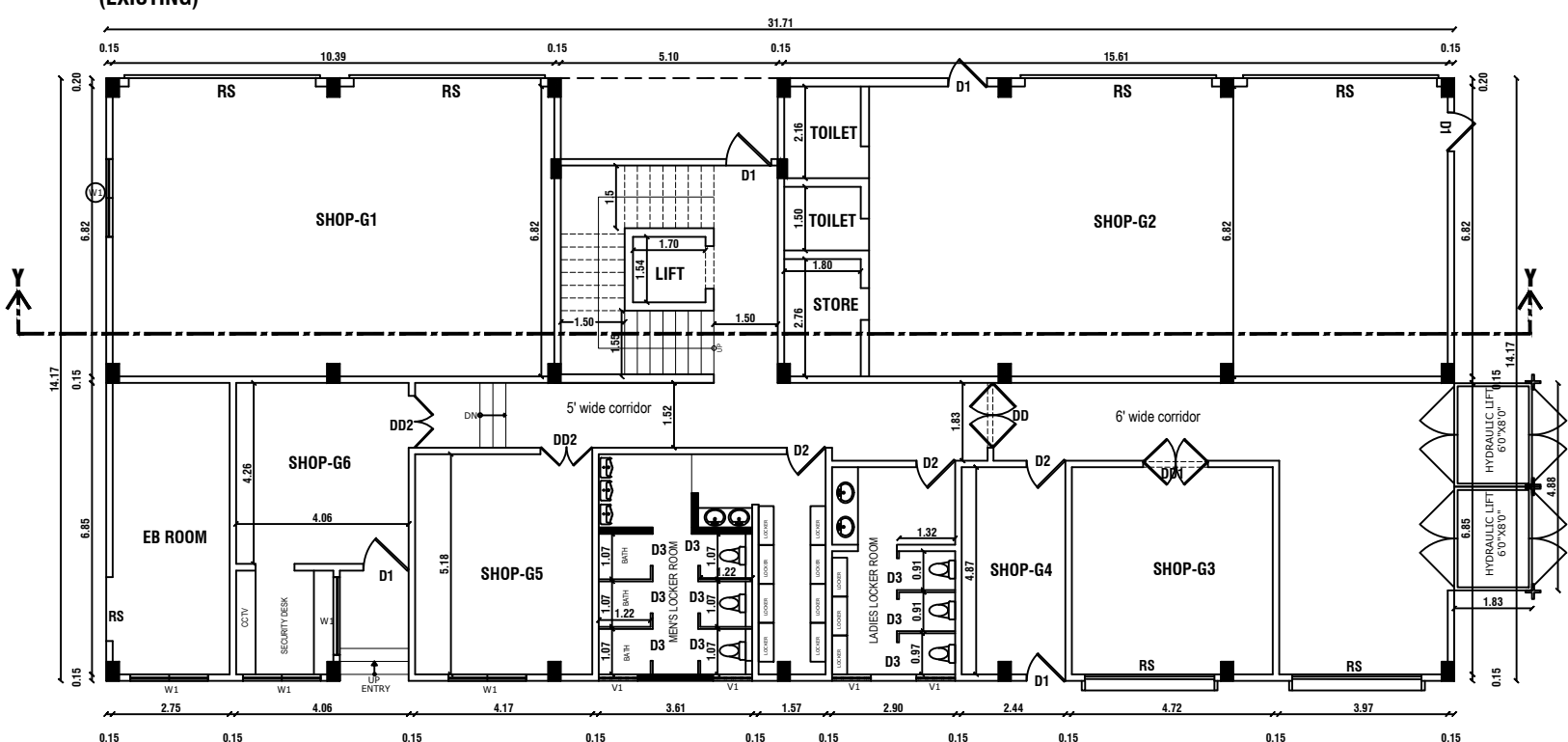
SECTION - Y-Y



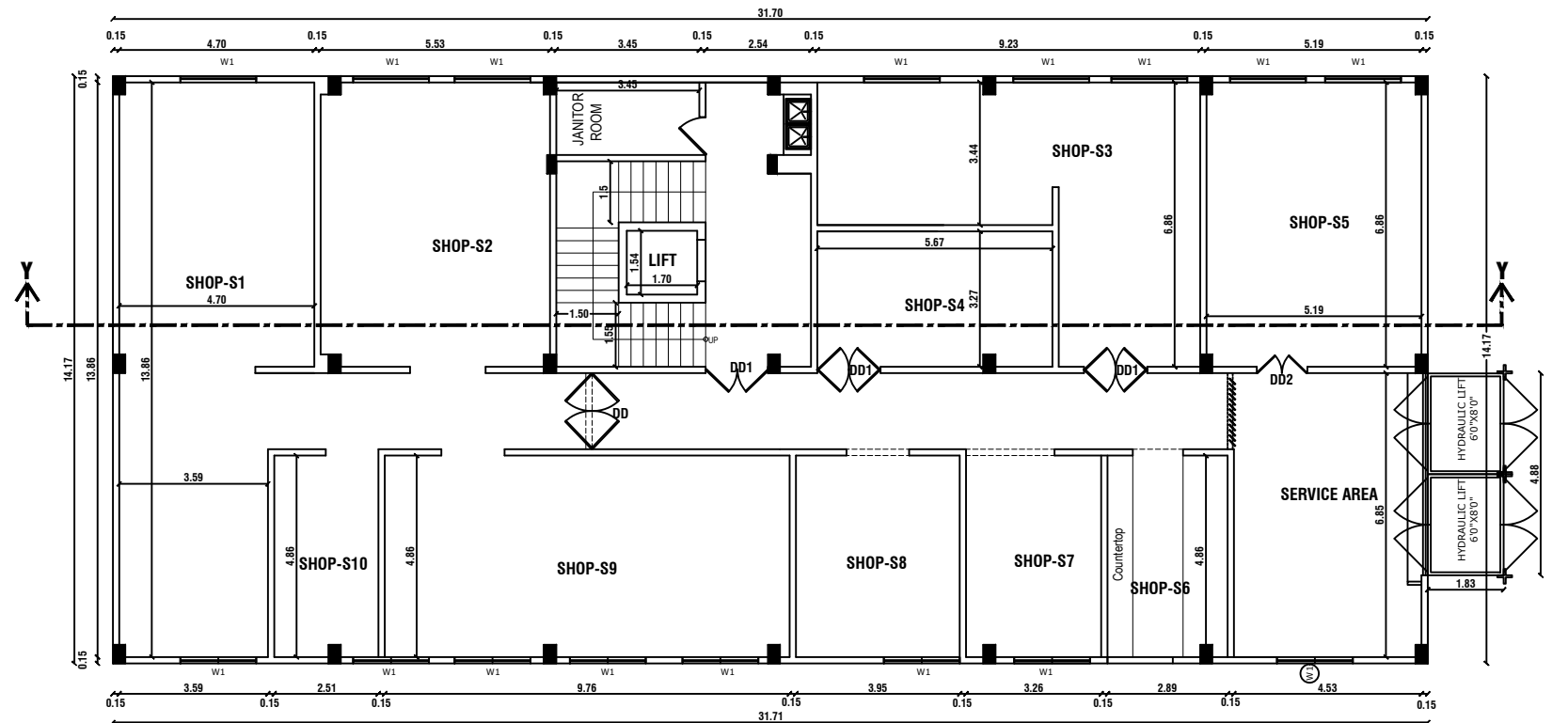
FIRST FLOOR PLAN
(EXISTING)



TERRACE FLOOR PLAN
(EXISTING)



GROUND FLOOR PLAN



SECOND FLOOR PLAN
(EXISTING)

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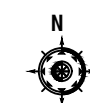
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[Signature]

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Registration No. RE/GR-III/19/05/009,
Plot No.D, Chinnanth Avenue,
Ramachandras Nagar, 2nd Main Road,
Gurugambalam, Chennai -600128.
Mobile : 9840823409
Email : bennygabriel@gmail.com

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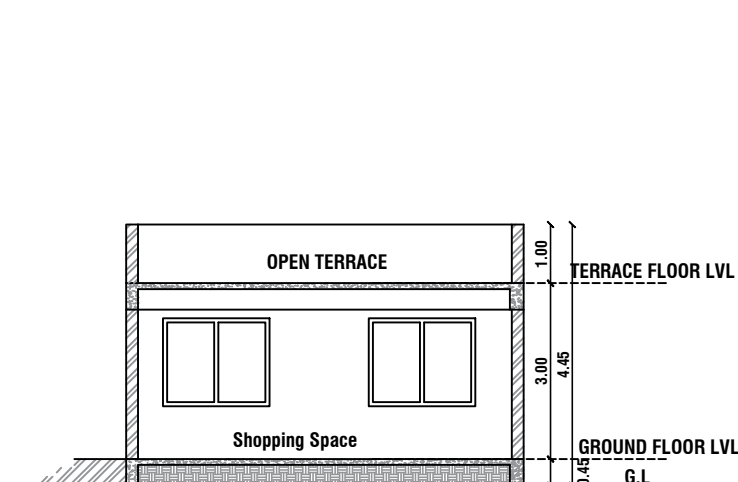
[Signature]
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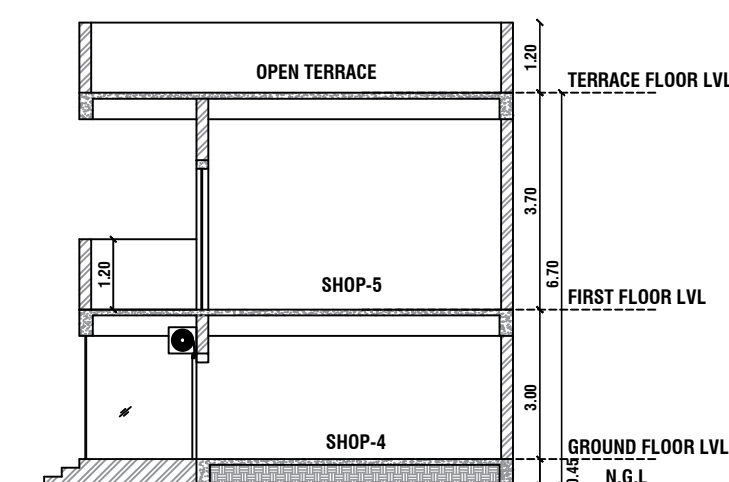
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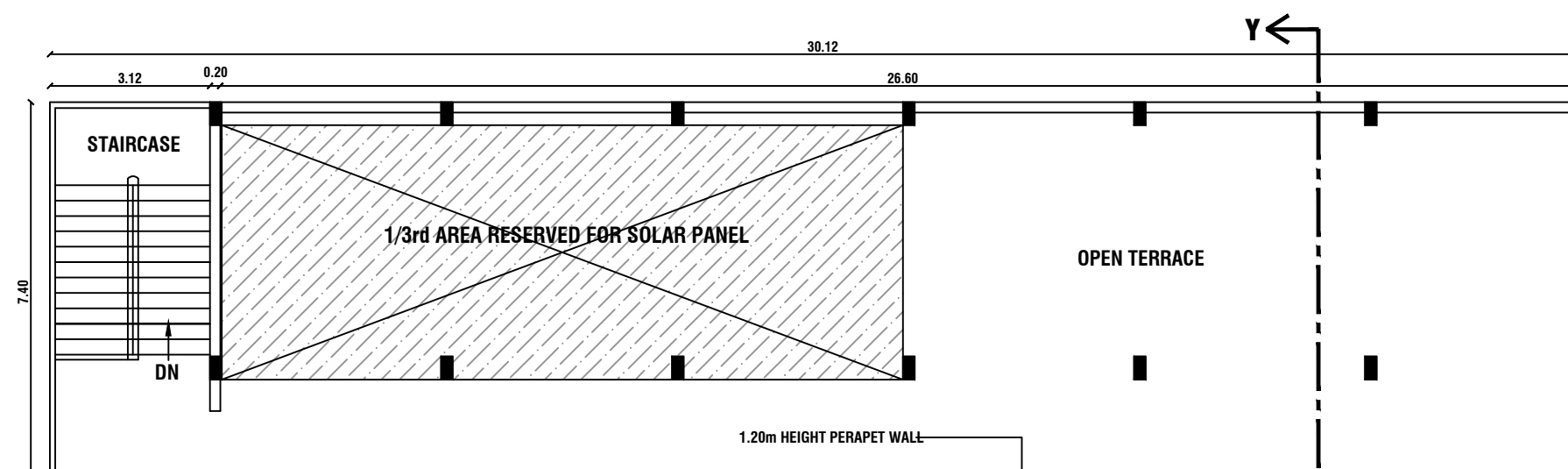
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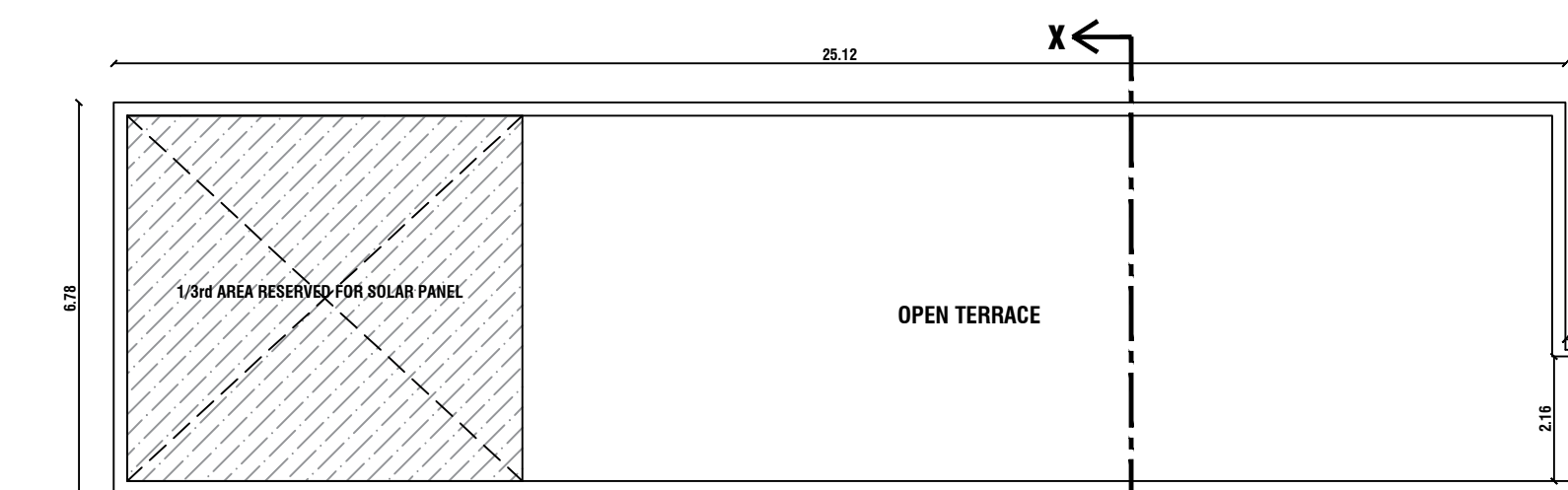
SECTION - Y-Y



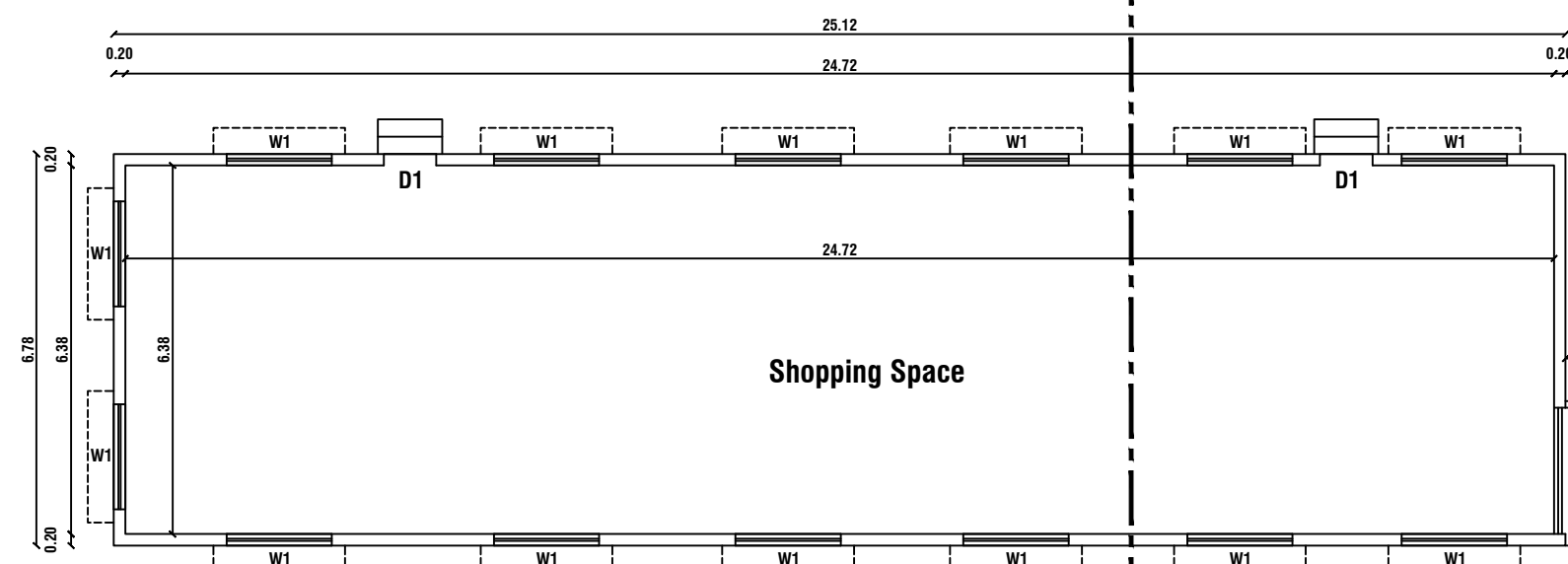
SECTION - Y-Y



TERRACE FLOOR PLAN



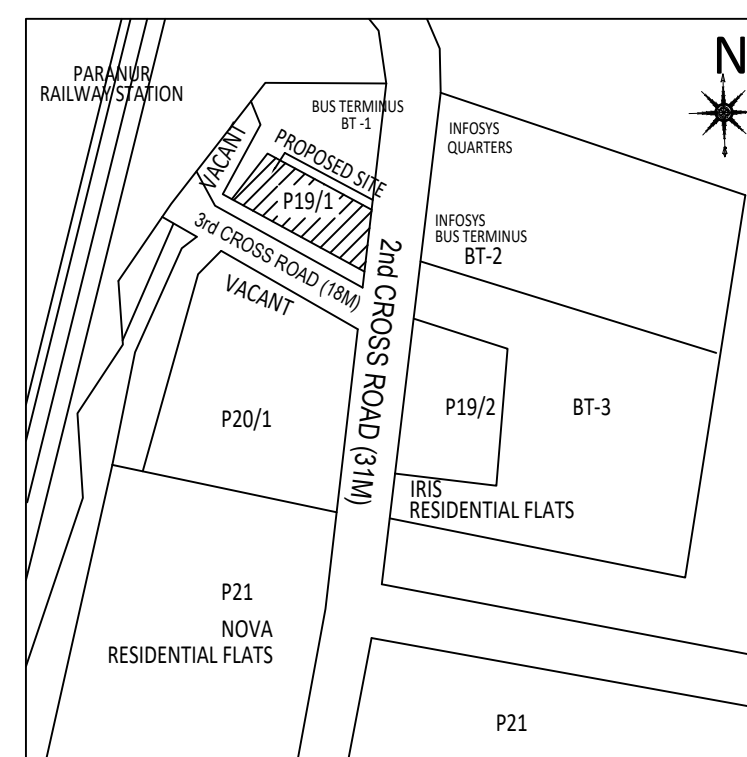
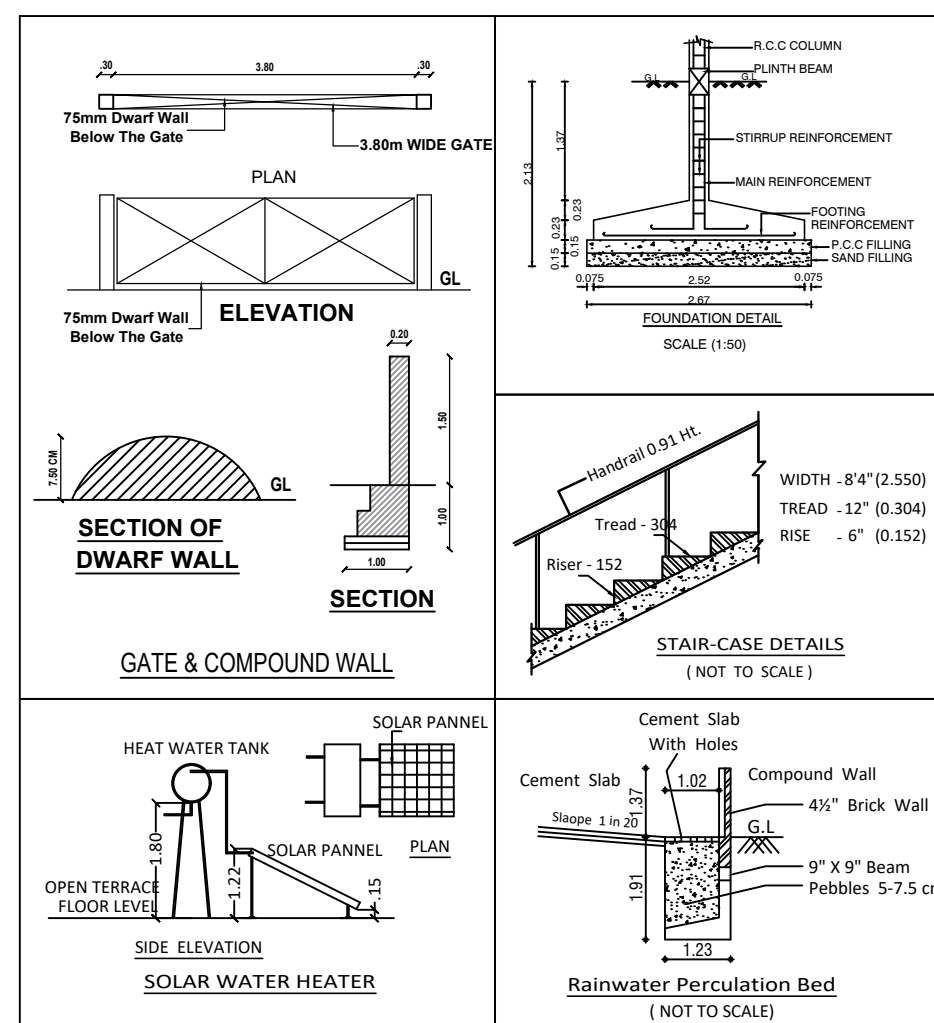
BLOCK - 1
FIRST FLOOR PLAN



BLOCK - 1
GROUND FLOOR PLAN

ALREADY APPROVED
CGL DTCP NO - 48 / 2022 Dated - 14.09.2022

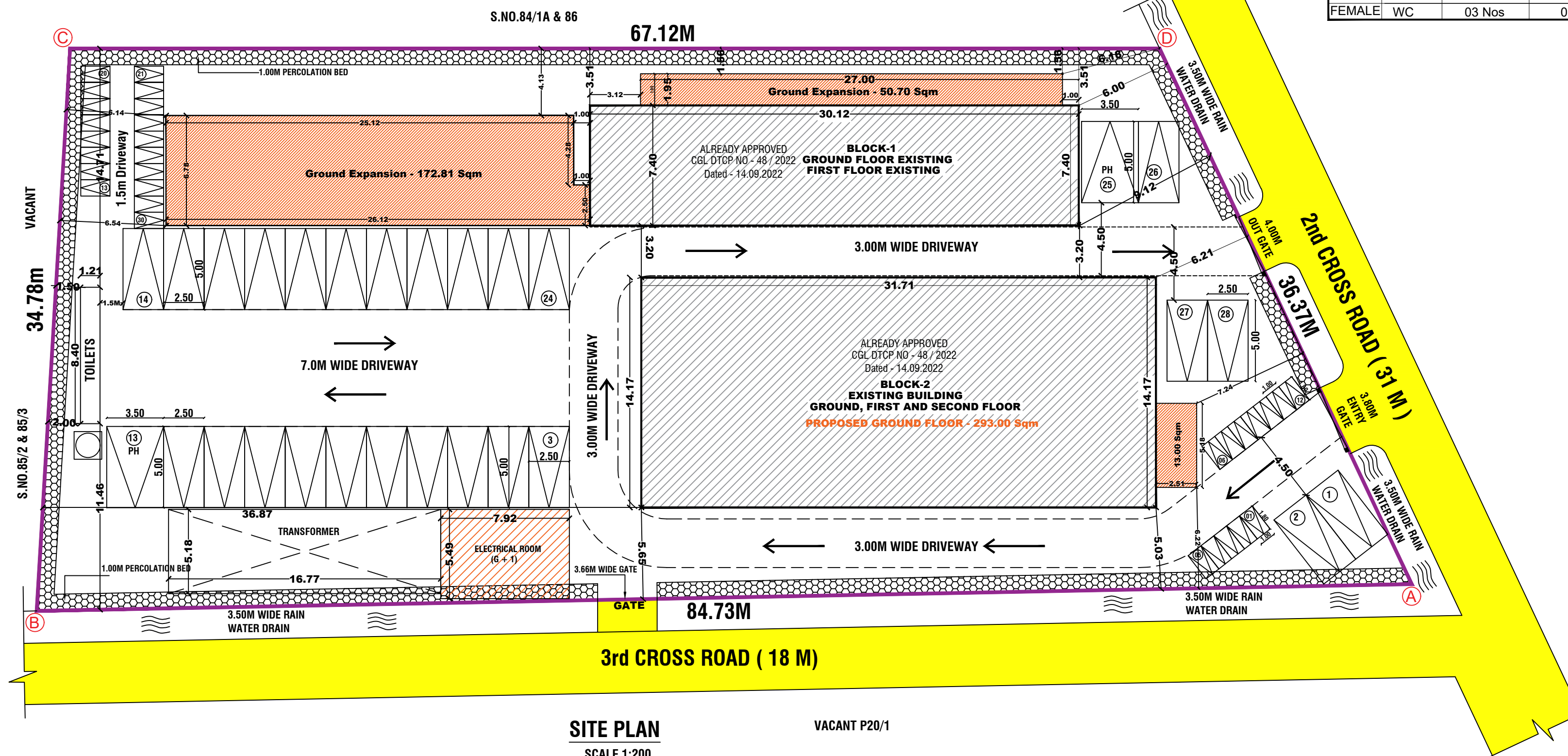
ALREADY APPROVED
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KEY PLAN
SCALE : NTS

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	TOTAL		0.640

PARKING SLOT		REQUIRED Nos	PROVIDED Nos
CAR (2.50M X 5.00M)		28	28
PHYSICALLY CHALLENGED PERSON CAR (3.50M X 5.00M)		2	2
TWO WHEELER (1.00M X 1.80M)		28	30
Total No Of Persons			
Gents		60 Nos	
Ladies		40 Nos	
Sanitation Details		Required	Provided
MALE	WC	03 Nos	03 Nos
	Urinals	03 Nos	03 Nos
FEMALE	WC	03 Nos	03 Nos



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CITY, PARANUR VILLAGE PANCHAYAT,
CHENGALPATTU TALUK, CHENGALPATTU
DISTRICT - 603 002.**

AREA OF THE DOCUMENT	2589.98 Sq.M	0.640 Acre
AREA OF THE PATTA	2589.98 Sq.M	0.640 Acre
AREA OF THE SITE	2573.30 Sq.M	0.636 Acre

AREA DETAILS:

BLOCK NAME	FLOOR NAME	Already Approved FSI Area (Sq.m)	Additional FSI Area (Sq.m)	NON FSI AREA (Sq.m)	Total Builtup Area(Sq.m)
BLOCK-1	GROUND FLOOR	222.70	223.51	-	446.21
	FIRST FLOOR	222.70	-	-	222.70
BLOCK-2	GROUND FLOOR	169.33	293.00	-	462.33
	FIRST FLOOR	449.33	13.00	-	462.33
	SECOND FLOOR	449.33	13.00	-	462.33
	TERRACE FLOOR	-	-	42.37	29.37
TOILET	GROUND FLOOR	17.72	-	-	17.72
ELECTRICAL ROOM	GROUND FLOOR	-	43.48		43.48
	FIRST FLOOR	-	43.48		43.48
TOTAL AREA		1,531.11	629.47	42.37	2202.95
		2160.58			

$$\text{FLOOR SPACE INDEX (FSI)} = \frac{2160.58}{2573.30} = 0.839$$

CAR PARKING (shop)	=	$\frac{2160.58-75}{75 \text{ SQM}}$	= 27.80	= 28 NOS
TWO WHEELER (shop)	=	$\frac{2160.58-75}{75 \text{ SQM}}$	= 27.80	= 28 NOS

COLOR INDEX		SCALE: 1 : 200
EXISTING		
PROPOSED		
BOUNDARY		
ROAD		

For PERFECT PARTNERS
N 
Authorized Signatory

OCCUPIER/ LEASE HOLDER SIGNATURE


J BENNY GABRIEL, B.E., M.Tech.
Structural Engineer Grade - I (SE)
Reg.No.RSE-ITKDTCP/Dscambdr0273
No:11-A/1,Toovipkann 11th Street,
Thoothukudi - 628003. M: 9894398999
Email: bennygabriel@gmail.com

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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

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.

