

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 COMMERCIAL BUILDING AT PLOT NO-C4,PATTA NO- 4652 AS PER PATTAN NEW S.NO. 455/6C & 456/2B1C3, APPROVED LAYOUT-(**ம.வ/மா.உ.தி.கு.(செ.மா)எண்:42/2023** THIS REVISES -**ம.வ/மா.உ.தி.கு.(செ.மா)எண்:122/2022**) OLD MAHABALIPURAM ROAD, OF PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT - 603 103.

SPECIFICATION :-

1. SAND FILLING IN FOUNDATION AND BASEMENT
2. P.C.C 1:4:8 IN FOUNDATION AND BASEMENT AS LEVELING COURSE
3. R.C.C 1:2:4 COLUMN FOOTING WITH M30 CONCRETE
4. BRICK WORK IN 230 MM OUTER WALL, PARTITION CM 1:5 FOR BASEMENT, SUPER-STRUCTURE AND PARAPET WALL
5. R.C.C LINTELS, BEAMS AND SLABS IN 1:2:4
6. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE MORTAR WITH 2 COURSES OF PRESSED TILES LAID TO SLOPE
7. PLASTERING IN CM 1:4:8.
8. WINDOWS WITH UPVC DOUBLE GLAZING.

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
D1	DOOR-1	1.20 X 2.10
D2	DOOR-2	0.76 X 2.10
W1	WINDOW	1.80 X 1.50
W2	WINDOW	1.50 X 1.50
W3	WINDOW	1.30 X 1.50
V	VENTILATOR	0.75X 0.75
RS	ROLLING SHUTTER	3.50X 2.70

AREA STATEMENT - LAND

DESCRIPTION	AREA IN SQ.M	AREA IN Sq.ft
SITE AREA AS PER DOCUMENT	898.45	9670.80
AS PER PATTAN	890.00	9579.96

AREA STATEMENT - PROPOSED BUILDING

S.NO	FLOOR NAME	TOTAL BUILD-UP AREA IN SQ.M	NON FSI DEDUCTION AREA IN SQ.M	NET FSI AREA IN SQ.M
1.	STILT FLOOR	510.28	--	--
2.	FIRST FLOOR	510.28	--	510.28
3.	SECOND FLOOR	510.28	--	510.28
4.	THIRD FLOOR	510.28	--	510.28
5.	TERRACE FLOOR	48.78	48.78	--
TOTAL AREA		2089.90	559.08	1530.84

FLOOR SPACE INDEX (F.S.I) = $\frac{1530.84}{890.00} = 1.72$

PLOT COVERAGE = $\frac{510.28}{890.00} \times 100 = 57.0\%$

PARKING DETAILS

PARKING DESCRIPTION	REQUIRED	PROVIDED
PC CAR PARKING	2 NOS	2 NOS
CAR PARKING	18 NOS	18 NOS
TOTAL CAR PARKING	20 NOS	20 NOS
PC TWO WHEELER PARKING	2 NOS	2 NOS
TWO WHEELER PARKING	18 NOS	18 NOS
TOTAL TWO WHEELER PARKING	20 NOS	20 NOS
CYCLE PARKING		15 NOS

TOTAL NO OF WORKERS COUNT - MALE - 10,
TOTAL NO OF WORKERS COUNT - FEMALE - 5,
TOTAL NO OF PUBLIC COUNT - 35,

COLOUR REFERENCE

BOUNDARY	
ROAD	
PROPOSED BUILDING	

SCALE 1:100

SHEET.NO.01 / 01

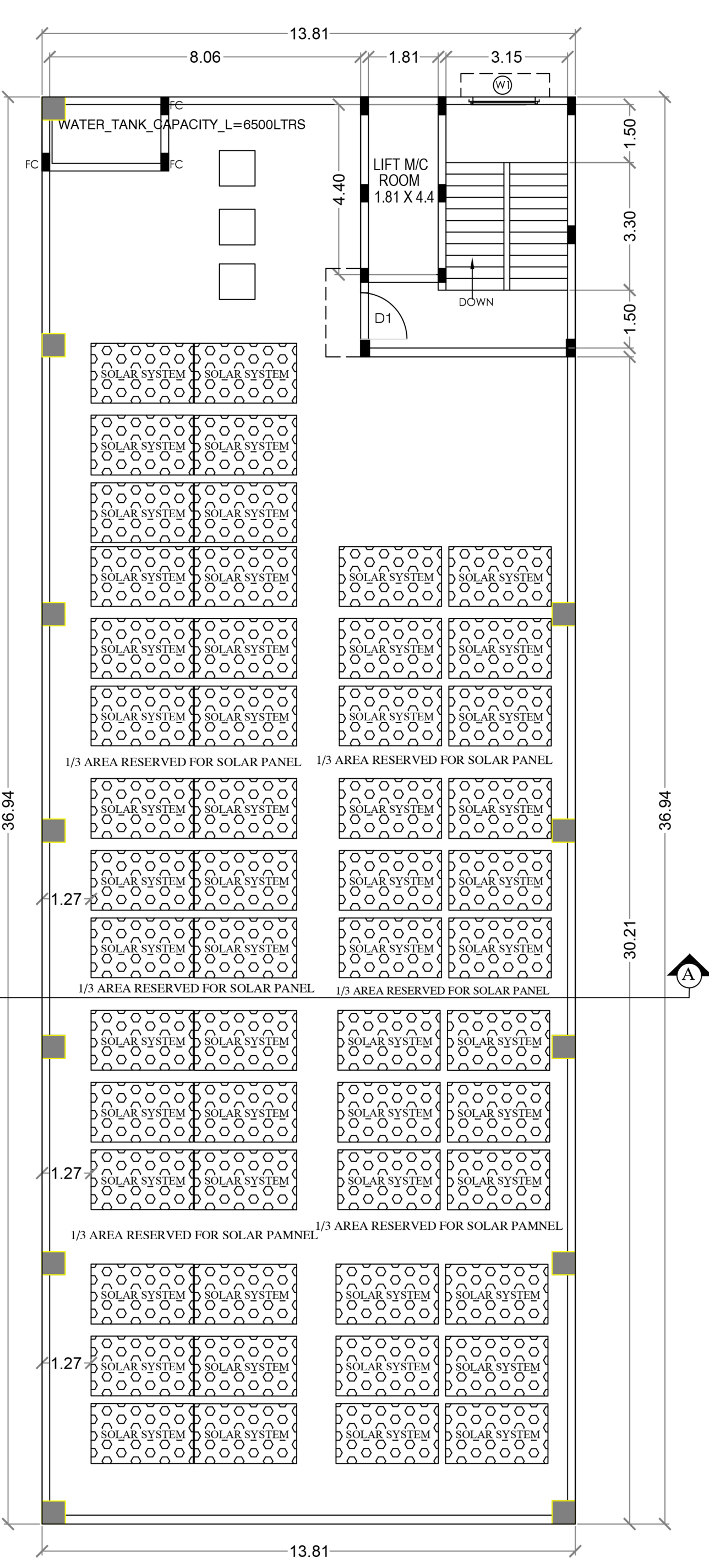
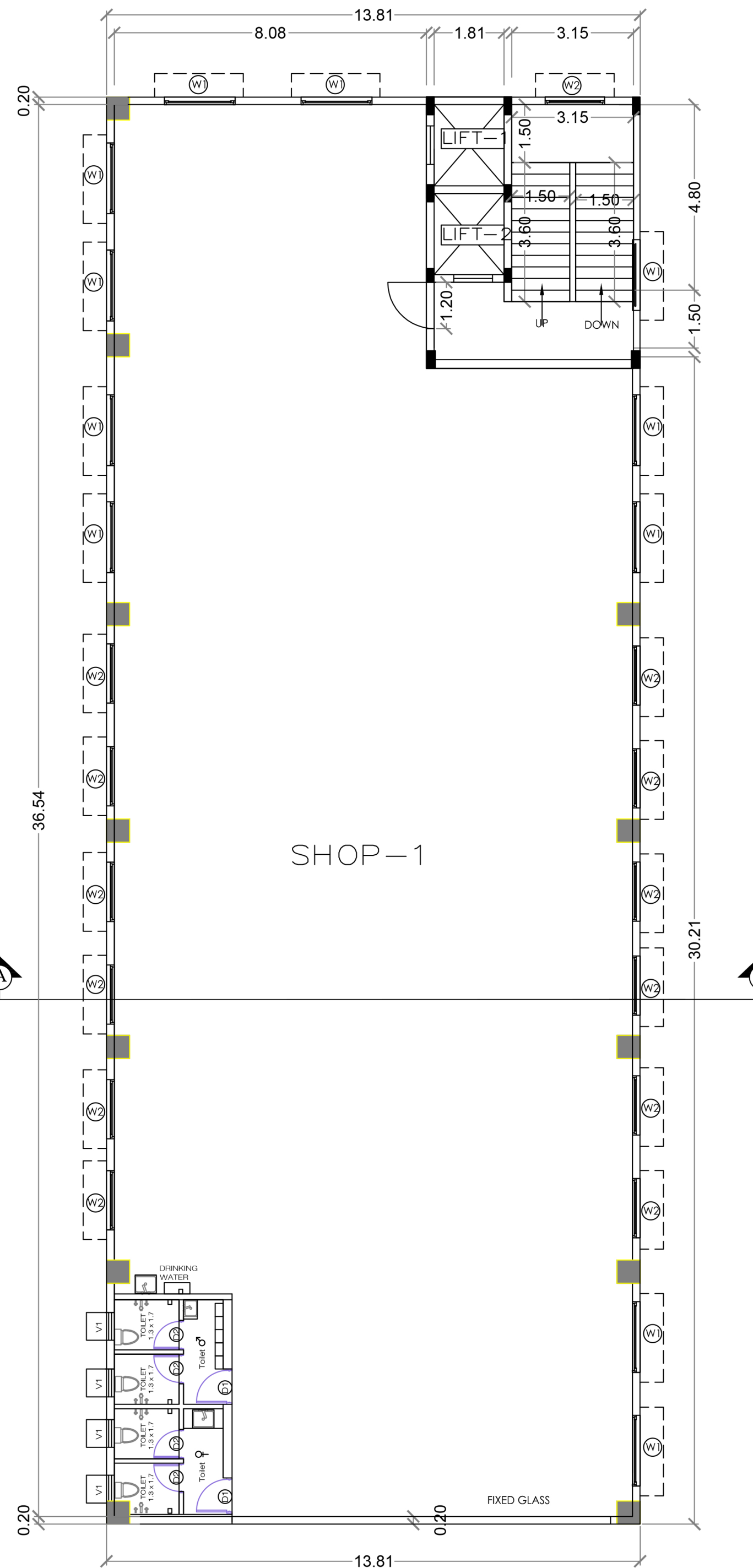
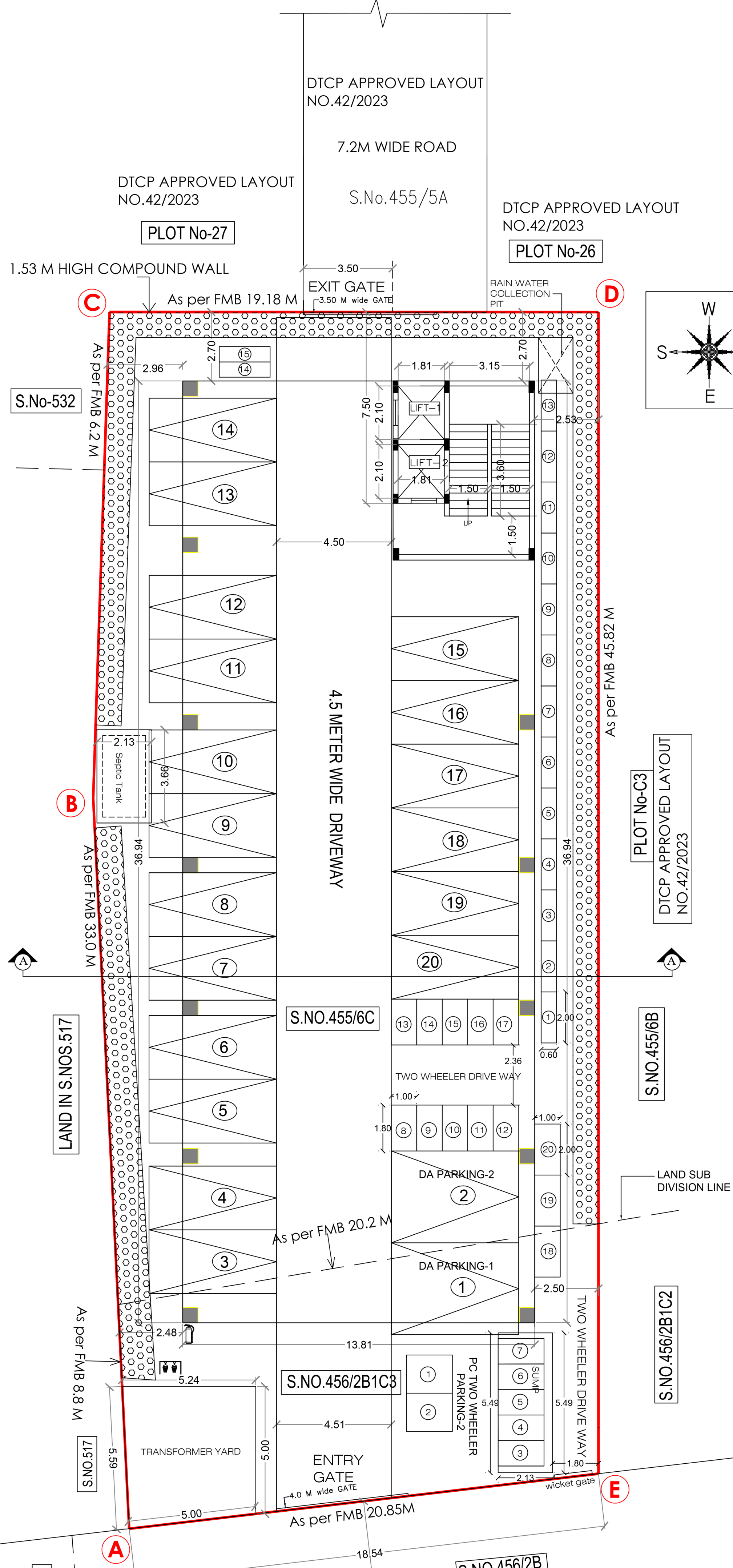
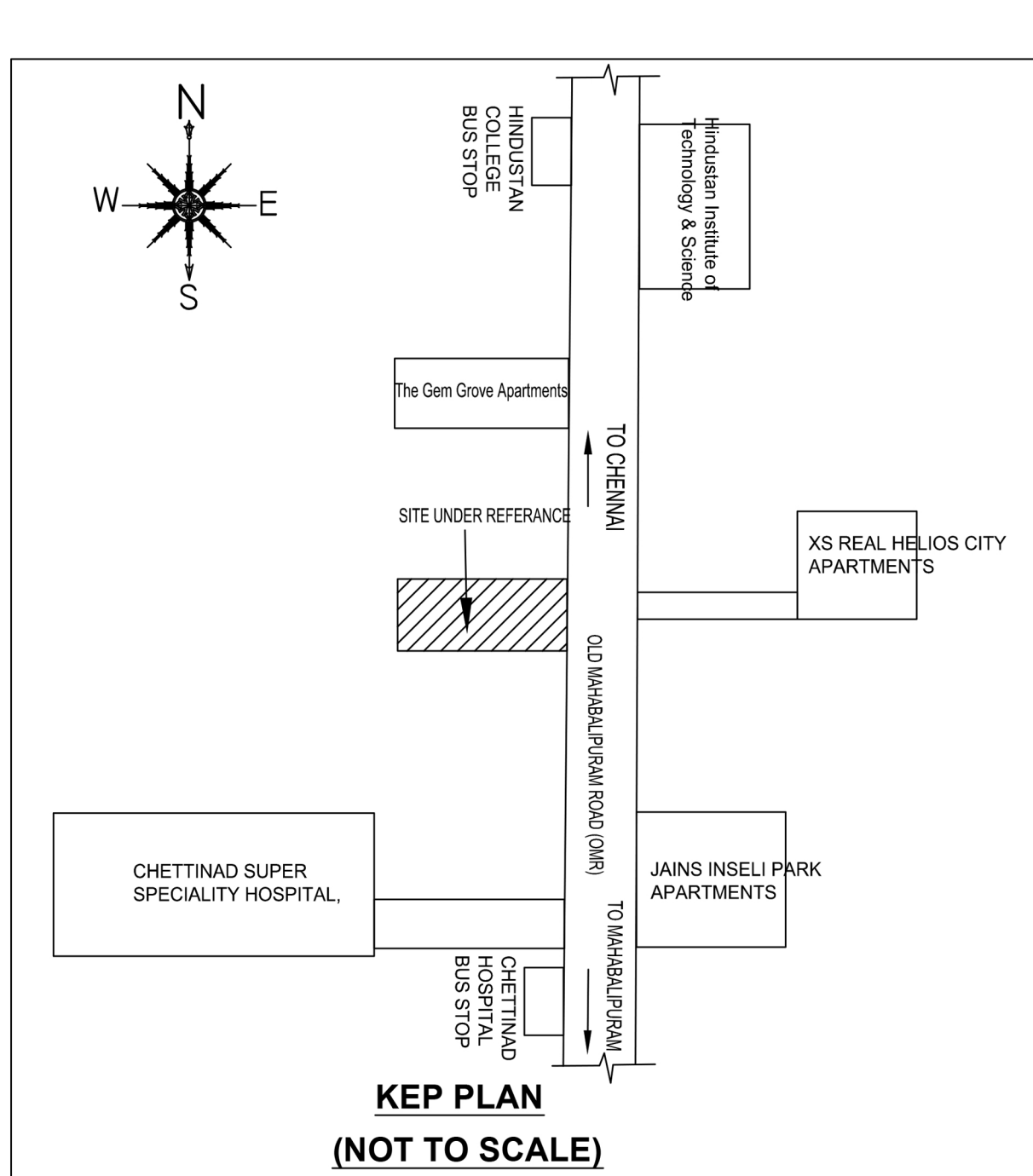
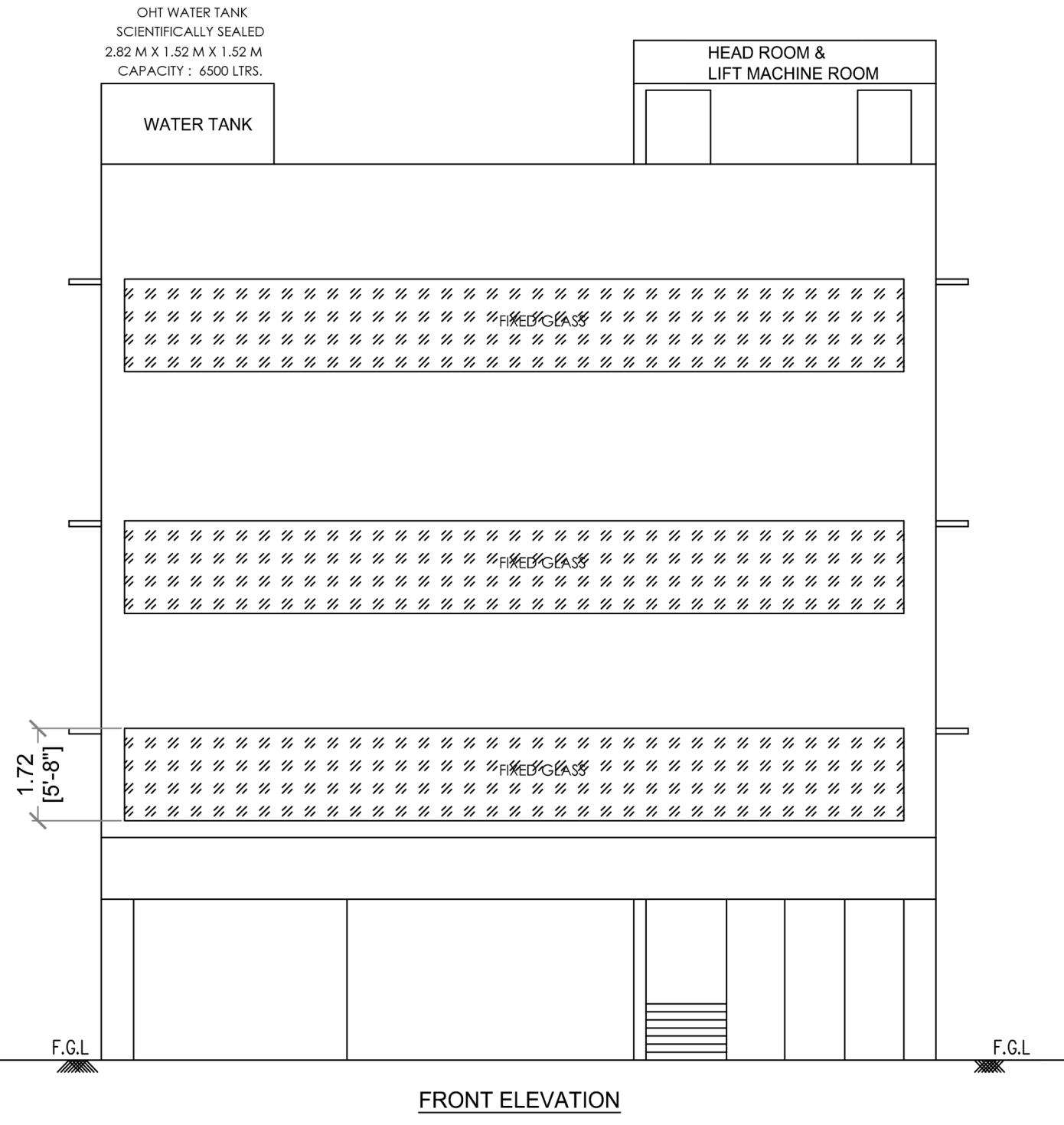
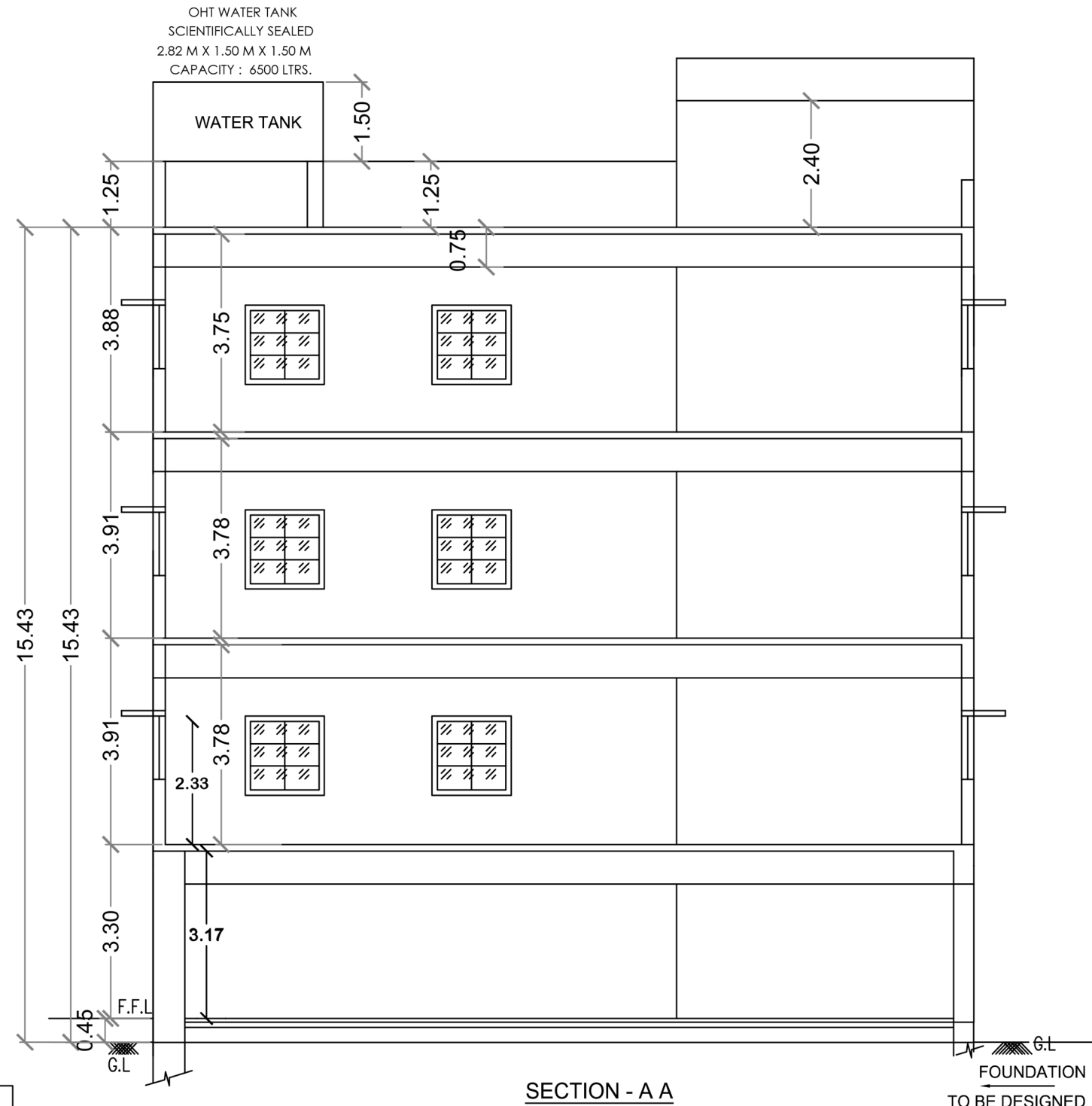
OWNER / OCCUPIER

STRUCTURAL ENGINEER

E. BALAJI, B.E., A.M.I.E., A.I.V
DTCP Registered Engineer Grade-II (RE)
RE/GR-11/2023/01/003
Chartered Engineer (AM-1548094)
No.F1,Anusha Garden Phase-5,
Ramachandra Nagar, Madanandapuram,
Chennai-600 125.Mob.No:95776 10132
Email - balashri7@gmail.com

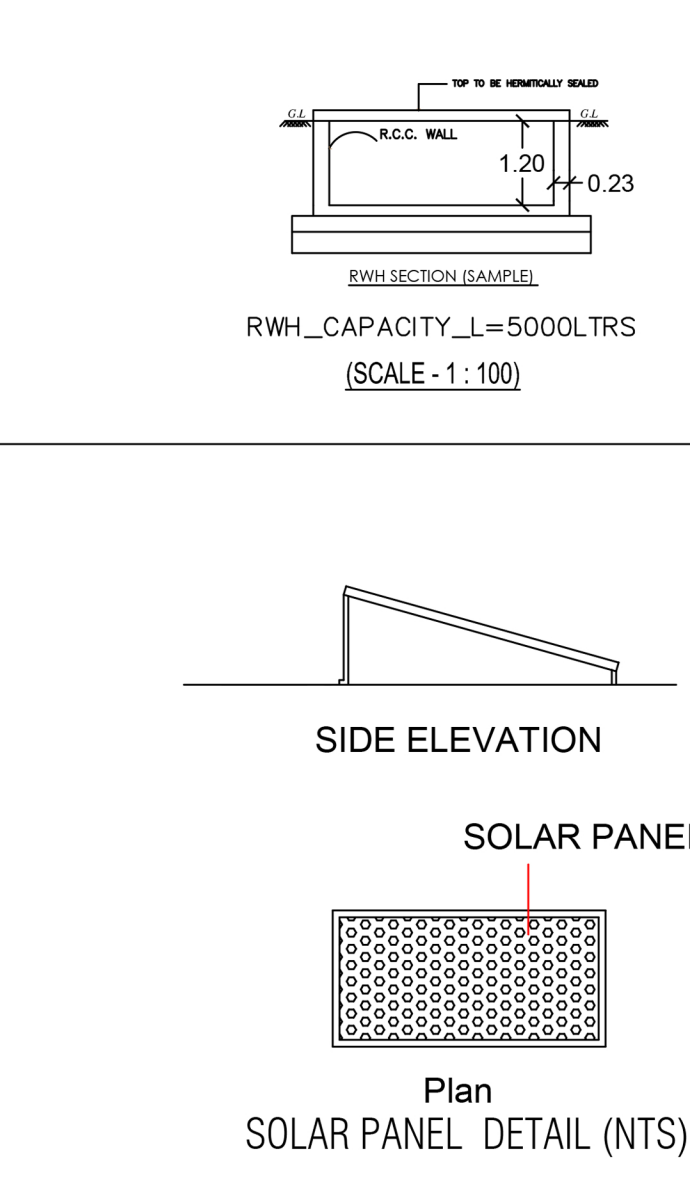
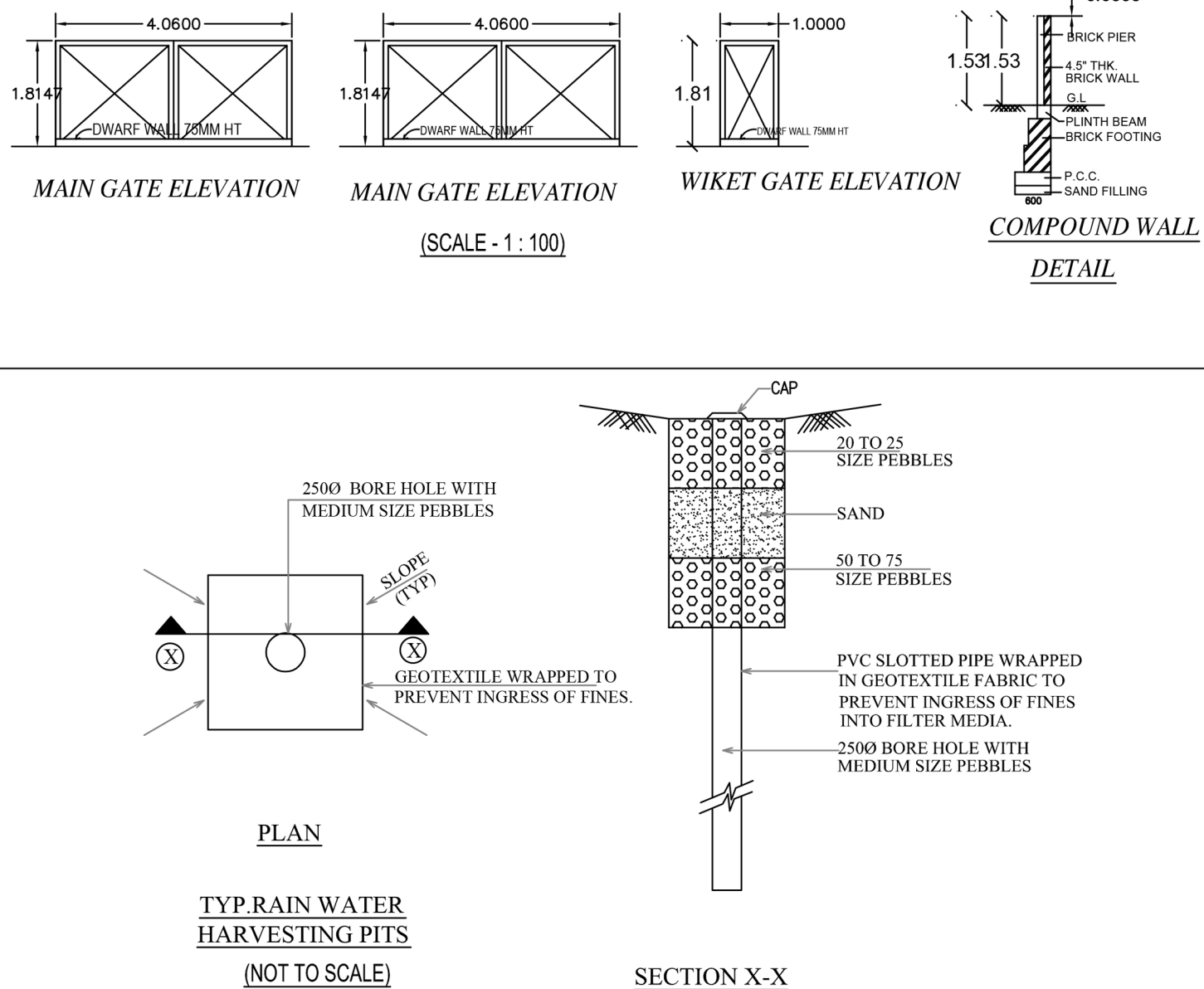
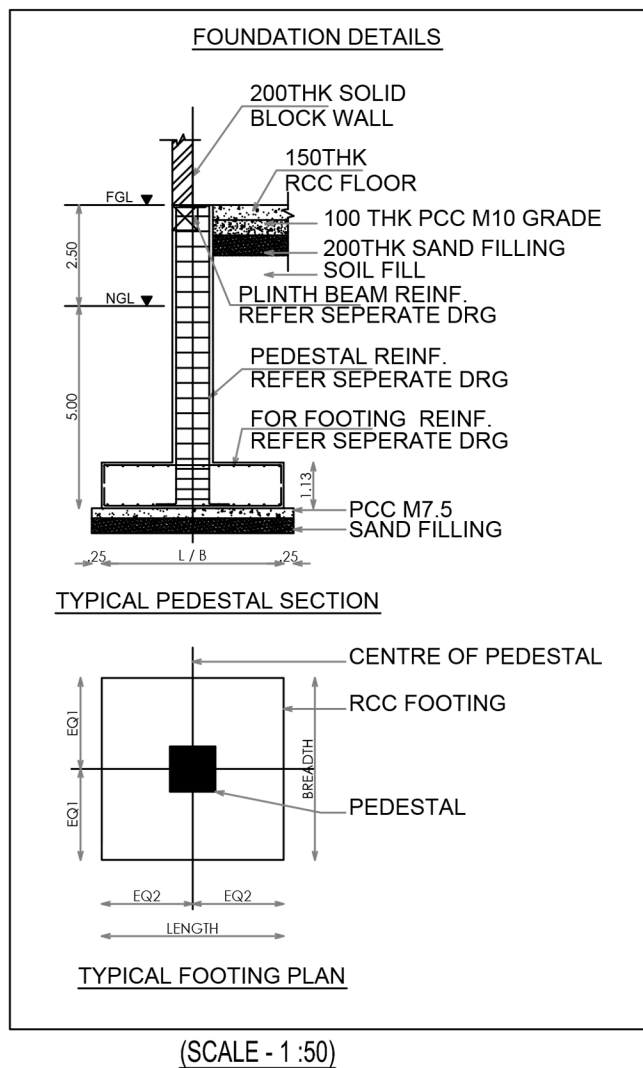
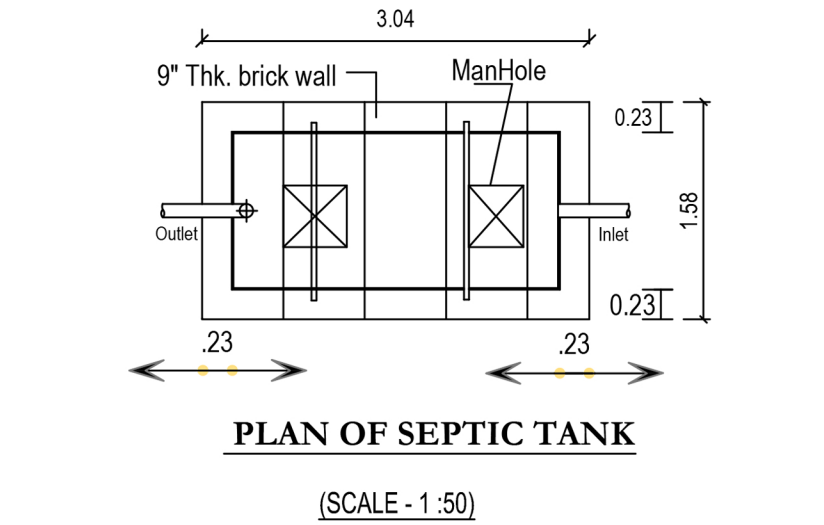
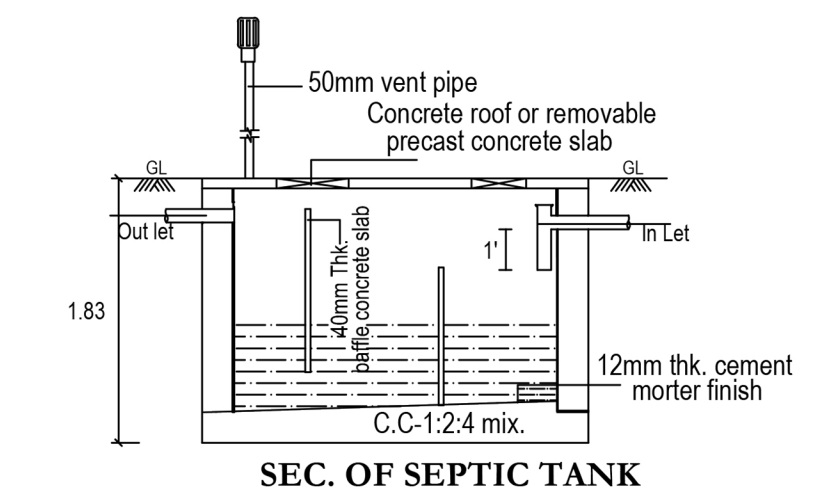
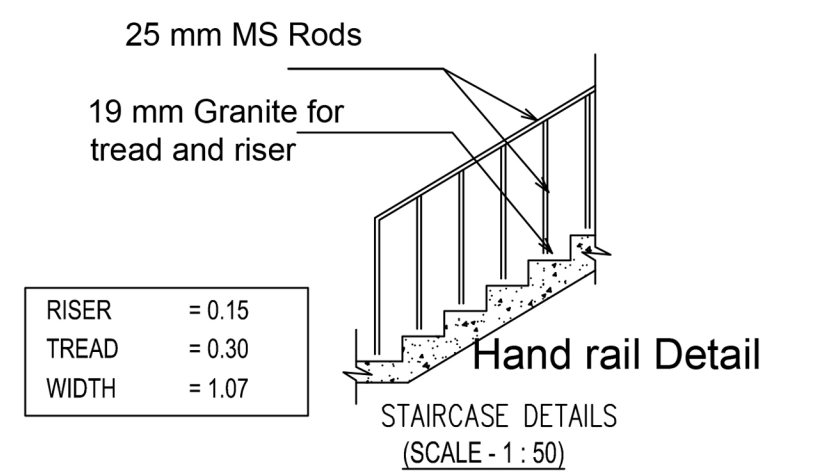
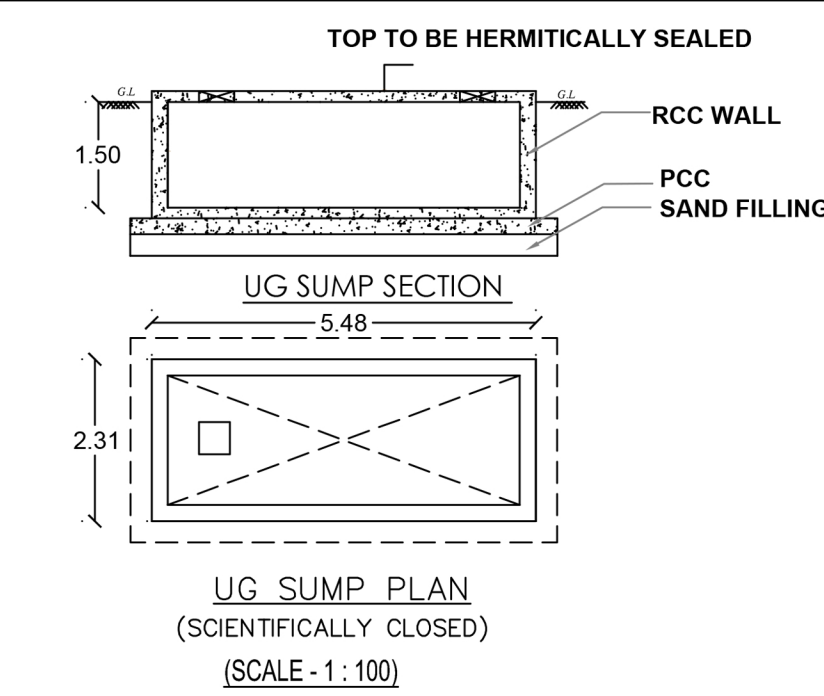
ARCHITECT / REGISTERED ENGINEER

BUILDING PLANNING PERMISSION
ROC.NO:SWP/BPA/017754/2023 SITE
BOUNDARY SHOWN AS A TO E BUILDING
PLANNING PERMISSION NO:
SWP/B.P./M.L.P.A(C.D.-5) NO: 74/2023



APPROVED LAYOUT-
ம.வ/மா.உ.தி.கு.(செ.மா)எண்:42/2023
THIS REVISES - **ம.வ/மா.உ.தி.கு.(செ.மா)எண்:122/2022**
(PLOT NO-C4), ISSUED BY THE DEPUTY DIRECTOR,
DIRECTORATE OF TOWN & COUNTRY PLANNING,
CHENGALPATTU REGION
CHENGALPATTU DISTRICT

Local Body Sanction vide
Lr.No.Na.Ka.No.31/2022-23
dated 31.12.2022 issued by
The president, padur
Village Panchayat,
Thiruporur Panchayat Union



(SCALE - 1:50)

(SCALE - 1:50)

(NOT TO SCALE)

SECTION X-X

Plan
SOLAR PANEL DETAIL (NTS)

7.0M WIDE OMR SERVICE ROAD

OLD MAHABALIPURAM ROAD (30M WIDE ROAD)

SITE PLAN CUM STILT FLOOR PLAN

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.

