

PP

APPROVAL RECORD

Planning Permission

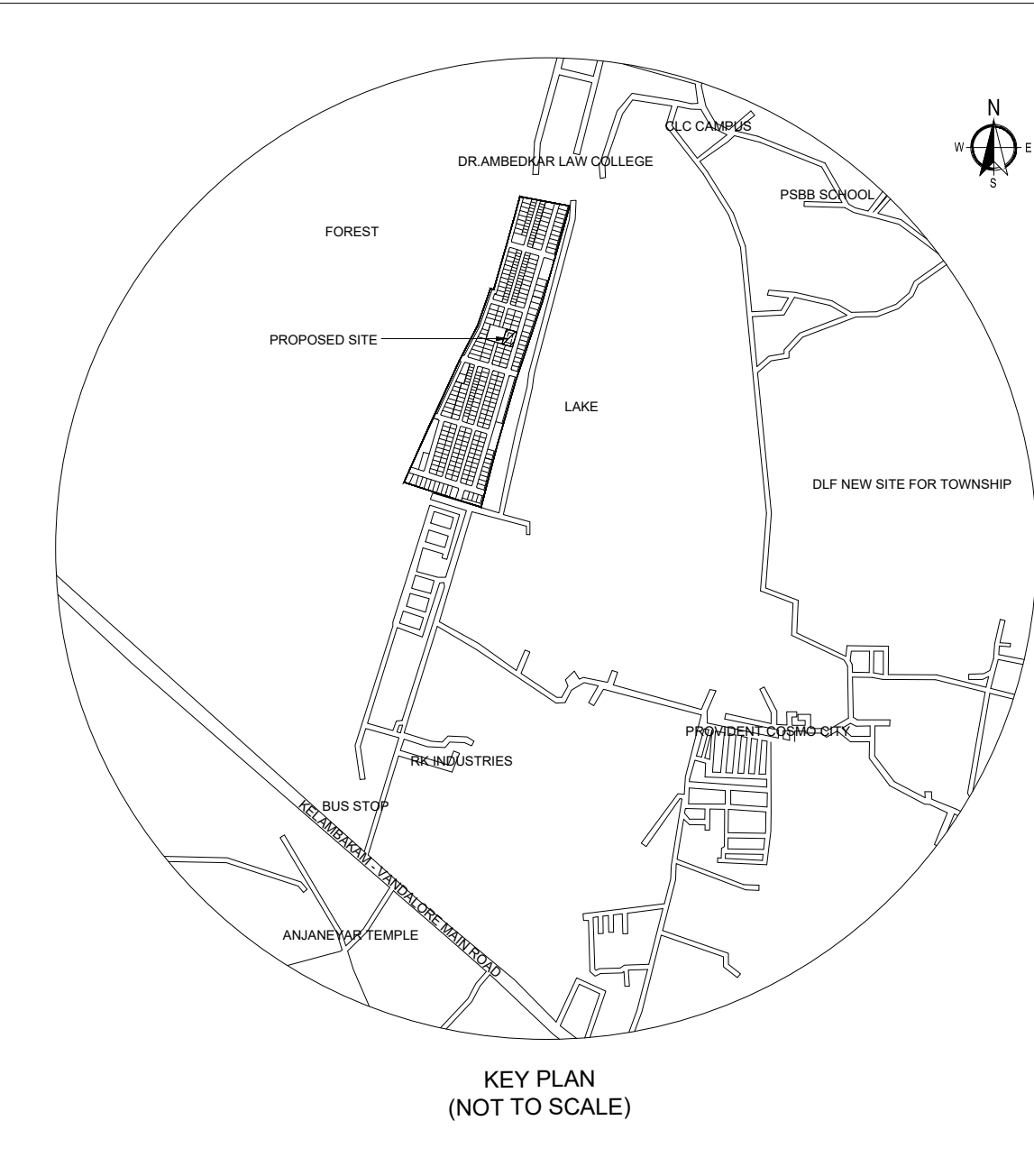
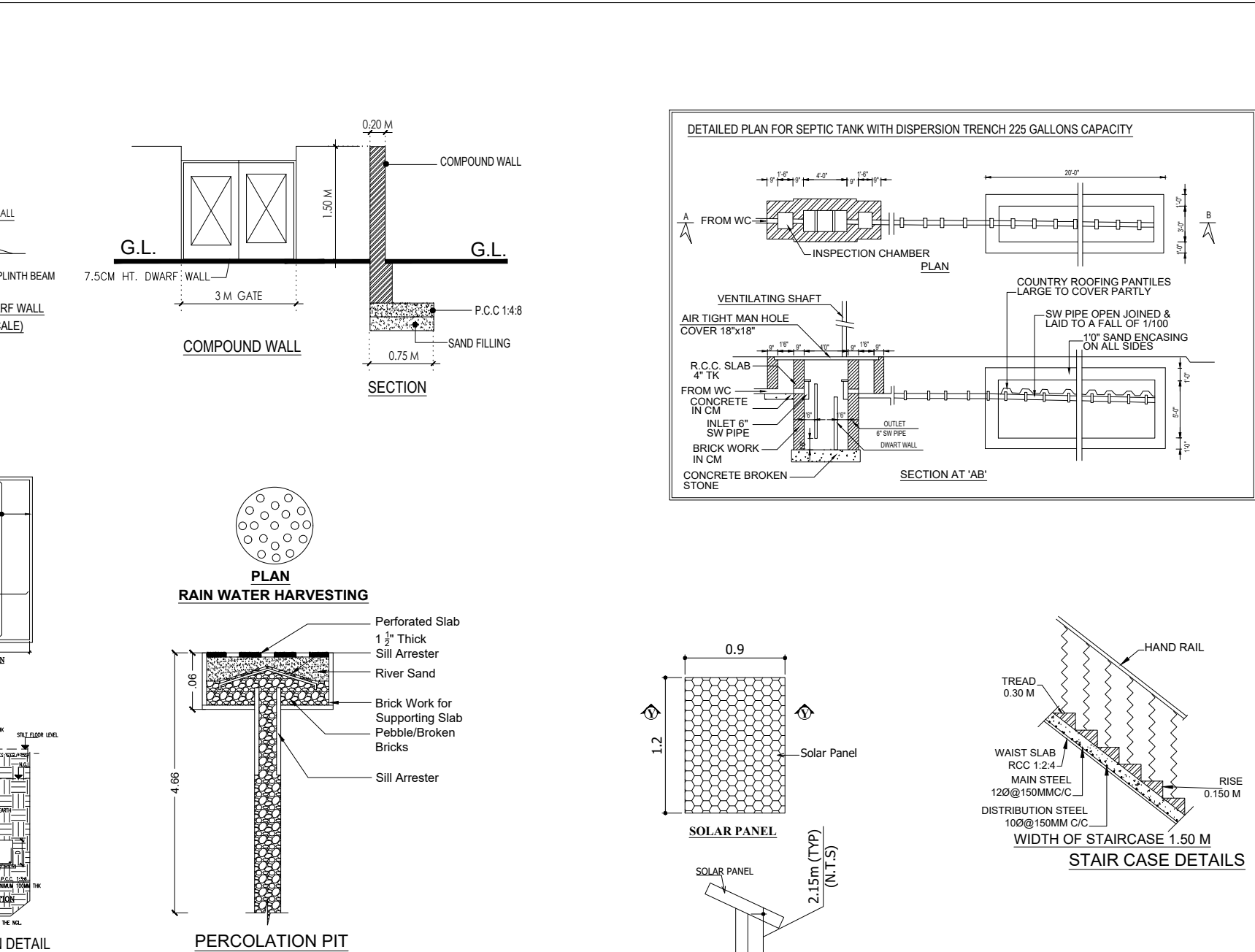
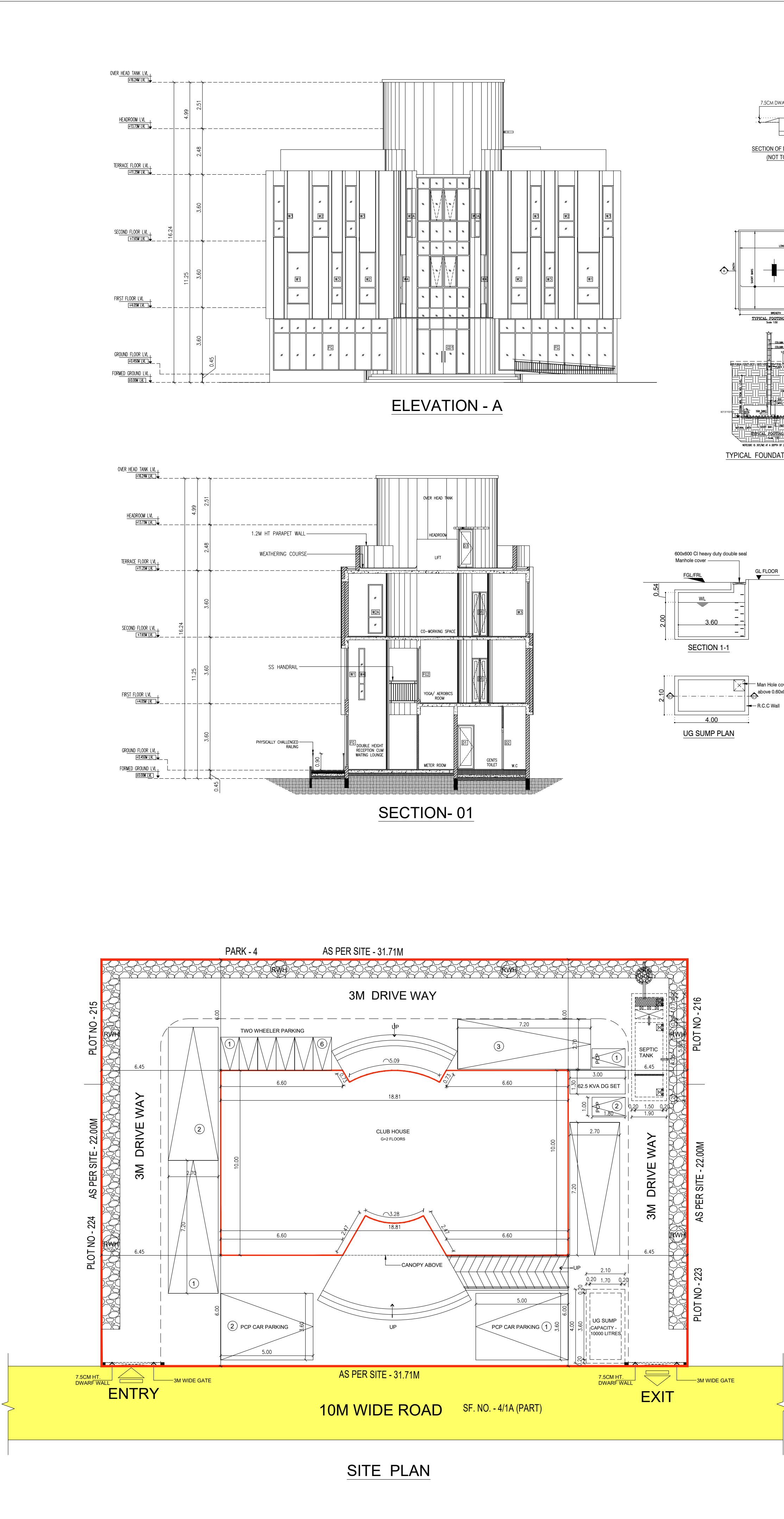
Chengalpattu
Chengalpattu district, Tamil Nadu

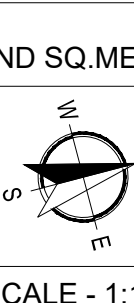
APPROVAL TYPE
Building Plan

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.



SHEET NO : 1/1			
PLAN SHOWING THE PROPOSED CONSTRUCTION OF NON HIGH RISE COMMERCIAL BUILDING IN APPROVED LAYOUT NO. 187/2023, COMMERCIAL PLOT SURVEY NO: 4/1A(PART) AT PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.			
AREA STATEMENT			
PLOT EXTENT (AS PER DOC)			697.70 SQ.M
FLOORS	FSI AREA	NON FSI AREA	TOTAL BUILTUP AREA
GROUND FLOOR	175.81	3.24	179.05
CANOPY AREA	9.78	-	9.78
FIRST FLOOR	146.18	-	146.18
SECOND FLOOR	171.23	-	171.23
STAIRCASE HEADROOM	-	33.37	33.37
TOTAL	503.00	36.61	539.61
FSI ACHIEVED (503.00 / 697.70) = 0.721			
PARKING DETAILS (IN Sq.m)			
DESCRIPTION	CAR PARKING EVERY 100SQ.M FOR 75% FSI AREA	REQUIRED	PROVIDED
GROUND, FIRST & FLOOR AREA	503.00 X 0.75 = 377.25 = 04 NOS 100	04 NOS	04 NOS
	PCP CAR PARKING	02 NOS	02 NOS
	TWO WHEELER PARKING	04 NOS	06 NOS
	PCP TWO WHEELER PARKING	02 NOS	02 NOS
NO.OF PERSONS - 10 NOS/MALE - 05 NOS, FEMALE - 05 NOS.			
MATERIAL SPECIFICATION FOR PROPOSED WORK			
1. FOUNDATION - PILE FOUNDATION 2. SUPER STRUCTURE IN BLOCK WORK 3. FOUNDATION WITH R.C.C COLUMNS M25 MIX 4. FLOORING USING CEMENT CONCRETE IN UTILITY AREA 5. VACUUM DRAINAGE FLOORING IN BASEMENT 6. INTERNAL PLASTERING OF 12mm THK. C.M. 1:3 AND EXTERNAL PLASTERING OF 18mm THK. C.M 1:6 7. RCC ROOF SLAB AND BEAMS OF M25 WITH REQUIRED DEPTH. 8. RCC LINTEL OF M25 WITH REQUIRED DEPTH 9. WEATHERING COURSE PROVIDED OVER ROOF SLAB 10. JOINERY - UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS			
JOINERY SCHEDULE			
TYPE	DESCRIPTION	SIZE	
GD	GLASS DOOR	1580 X 2400	
GD1	GLASS DOOR	1435 X 2400	
D	DOOR	1500 X2400	
D1	DOOR	900 X 2100	
D2	DOOR	750 X 2100	
D3	TERRACE DOOR	900 X 2100	
SD	SERVICE DOOR	900 X 2350	
SD1	SERVICE DOOR	750 X 1500	
SD2	SERVICE DOOR	450 X 1500	
LD	LIFT DOOR	800 X 2100	
FG	FIXED GLASS	6200 X 2800	
FG1	FIXED GLASS	5700 X 2800	
FG2	FIXED GLASS	3945 X 2800	
W	WINDOW FIXED	2700 X 2800	
W1	WINDOW FIXED	1200 X 2800	
W1A	WINDOW OPENABLE	1200 X 2800	
W2	WINDOW FIXED	900 X 2800	
W2A	WINDOW OPENABLE	900 X 2800	
W3	WINDOW FIXED	600 X 2800	
W3A	WINDOW OPENABLE	600 X 2800	
W4	WINDOW FIXED	450 X 2800	
W4A	WINDOW OPENABLE	450 X 2800	
OP	OPENING	2800 X 2800	
OP1	OPENING	1767 X 2800	
OP2	OPENING	1600 X 2800	
OP3	OPENING	1400 X 2800	
V	VENTILATOR	600 X 2800	
NOTE :- ALL DIMENSIONS ARE IN METER AND SQ.METER.			
COLOUR INDEX		 SCALE - 1:100	
ROAD			
PLOT BOUNDARY			
PROPOSED			
OWNER'S SIGNATURE :			
For Emerald Haven Property Development Limited  Authorized Signatory			
ARCHITECT:			
 S.MURALIDHARAN Architects, Town Planners, Engineers And Project Management Registered Council of Architects No - CA / 2003 / 91585 5th Cross No.205, 8th A, 1st Floor, Hillar Nagar, Valluvar Road, Anna Nagar, Chennai - 600 106.			
STRUCTURAL ENGINEER :			
 S.M. SAMINATHAN Structural Engineer B.E & Civil, B.Tech (Structures), D.C.Tech No.11, Tharam Street, Padurambakkam, Chennai - 105, Tamil Nadu. Mob: 93262119426 Email: saminathan@rediffmail.com saminathan@rediffmail.com			
FOR OFFICE USE ONLY			
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL ONLINE APPLICATION : SWPBP/A064373/2023 SCRUTINY REFERENCE : IWGONEV0 PLANNING PERMISSION NO: BP/MLPA (CD-5) NO. 83/2023			

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

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,
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.

