

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.

BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO. : SWP/BPA/0071078/2023
SITE BOUNDARY SHOWN AS "A - E"
SWP/Residential Building/A.D/D.T.C.P(CD3)No.21/2024

PLAN SHOWING THE PROPOSED CONSTRUCTION
OF RMR's MAHIZHAM RESIDENTIAL APARTMENT BUILDING
A RESIDENTIAL APARTMENT BUILDING
AT S.No. 400/19, 400/20,400/21, 400/43, PLOT No.14 & 15,
HILL VIEW, SENKUNDRAM VILLAGE,
MARAIMALAI NAGAR MUNICIPALITY,
CHENGALPATTU TALUK & DISTRICT.
DTCP APPROVED LAYOUT NO. 139/2015 dated 28.10.2015

ALL DIMENSIONS ARE IN METRES SCALE 1:100

COLOUR INDEX	NORTH
PROPOSED BUILDING	E
EXISTING ROAD	N
PLOT BOUNDARY	S
DRIVEWAY	W

SCHEDULE OF JOINERY			
M.D	MAIN DOOR	4'0" X 7'0"	[1.22 X 2.13]
D1	DOOR	3'0" X 7'0"	[0.91 X 2.13]
D2	DOOR	2'6" X 7'0"	[0.76 X 2.13]
V	VENTILATOR	3'0" X 2'0"	[0.91 X 0.61]
L.D.	LIFT DOOR	4'0" X 7'0"	[1.22 X 2.13]
W	WINDOW	5'0" X 4'6"	[1.52 X 1.37]
W1	WINDOW	4'0" X 5'0"	[1.22 X 1.52]
F/W	FRENCH WINDOW	3'6" X 7'0"	[1.10 X 2.13]
G.W	GLASS WINDOW	4'0" X 5'0"	[1.20 X 1.52]

NOTE
F.E. = FIRE EXTINGUISHER TO BE PROVIDED

AREA DETAILS		SQ.MT.
PLOT AREA (As per Document)		455.77

SL.NO	BUILDING NAME	NON FSI AREA IN Sq m COVERED	DEDUCTION	FSI AREA IN Sq m	TOTAL BUILTUP AREA IN Sq m
1.	APARTMENT BUILDING	205.78	2.32	-	208.10
	STILT FLOOR	-	2.32	208.98	211.30
	FIRST FLOOR	-	2.32	208.98	211.30
	SECOND FLOOR	-	2.32	208.98	211.30
	THIRD FLOOR	-	2.32	208.98	211.30
	FOURTH FLOOR	-	2.32	208.98	211.30
	FIFTH FLOOR	-	2.32	208.98	211.30
	TOTAL	205.78	13.92	1044.90	1264.60

DESCRIPTION	CALCULATION	PERMISSIBLE MAX FSI	PROPOSED
FLOOR SPACE INDEX	1044.90 455.77	2.6	2.3
DWELLING DETAILS		PERMISSIBLE FSI - 2.0	
TOTAL NUMBER'S OF UNITS - 20No's		PREMIUM FSI - 9.0M(Road width) - 30% = $\frac{30}{100} \times 2.0 = 0.6$	
FLOORS	UNITS	PREMIUM FSI = 2.0+0.6 = 2.6	
FIRST, SECOND, THIRD,FOURTH & FIFTH FLOOR	A 45.43 B 48.87 C 49.17 D 44.65	PARKING DETAILS	
		REQ	PRO
		TWO WHEELER PARKING	20 No's 24 No's

OWNER'S SIGNATURE

R. MANIKANDAN
Registered Architect
No. 1, Easwaran Road, Chennai-600 001.
Phone: 044-2811 5151

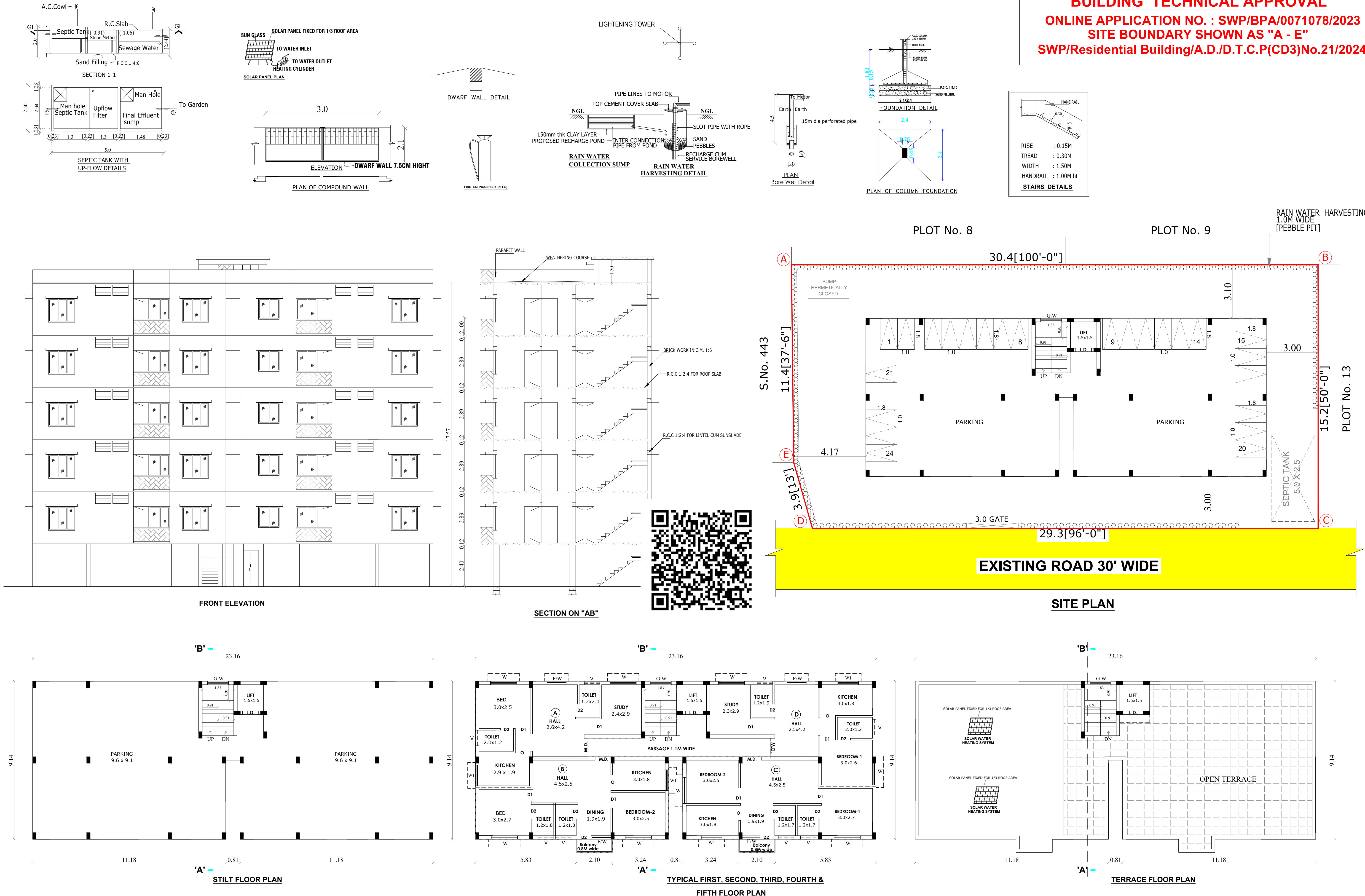
STRUCTURAL ENGINEER SIGNATURE

T. SURESH
Registered Architect
No. 1, Easwaran Road, Chennai-600 001.
Phone: 044-2811 5151

K. PERIYANNAN
Registered Architect
No. 1, Easwaran Road, Chennai-600 001.
Phone: 044-2811 5151

CONSTRUCTION ENGINEER SIGNATURE

ARCHITECT ENGINEER SIGNATURE



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
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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.

