

PP

APPROVAL RECORD

Planning Permission

Chengalpattu

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

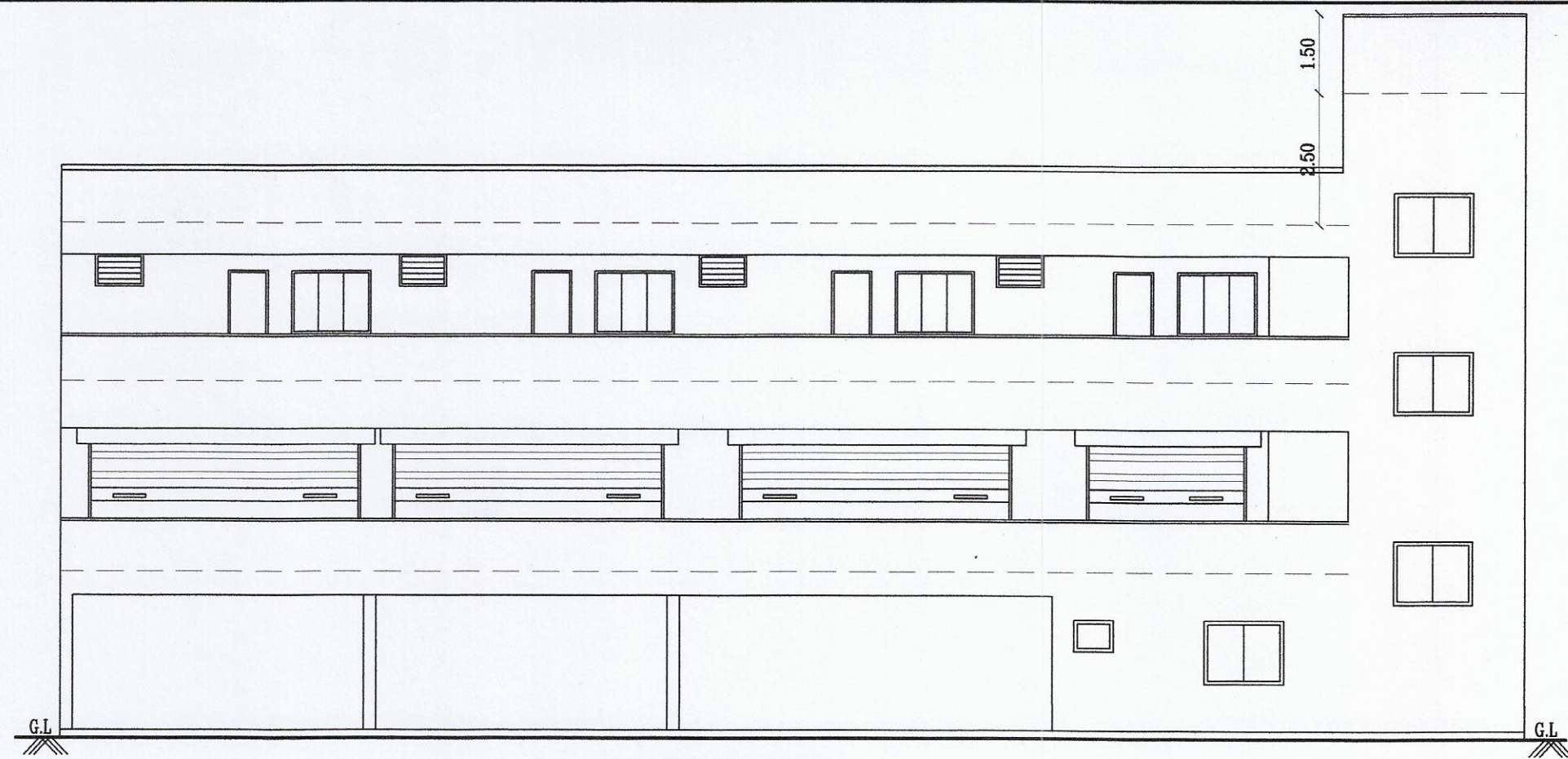
Building Plan

ISSUING AUTHORITY

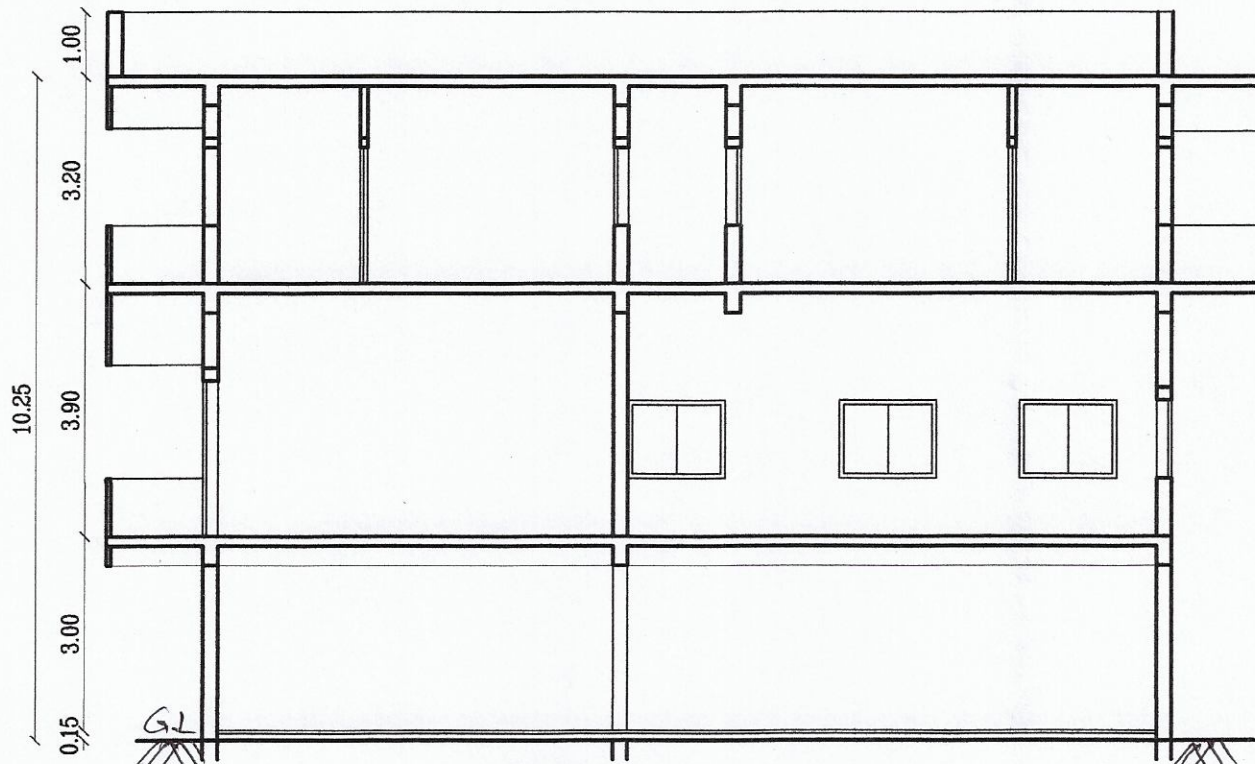
DTCP

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.



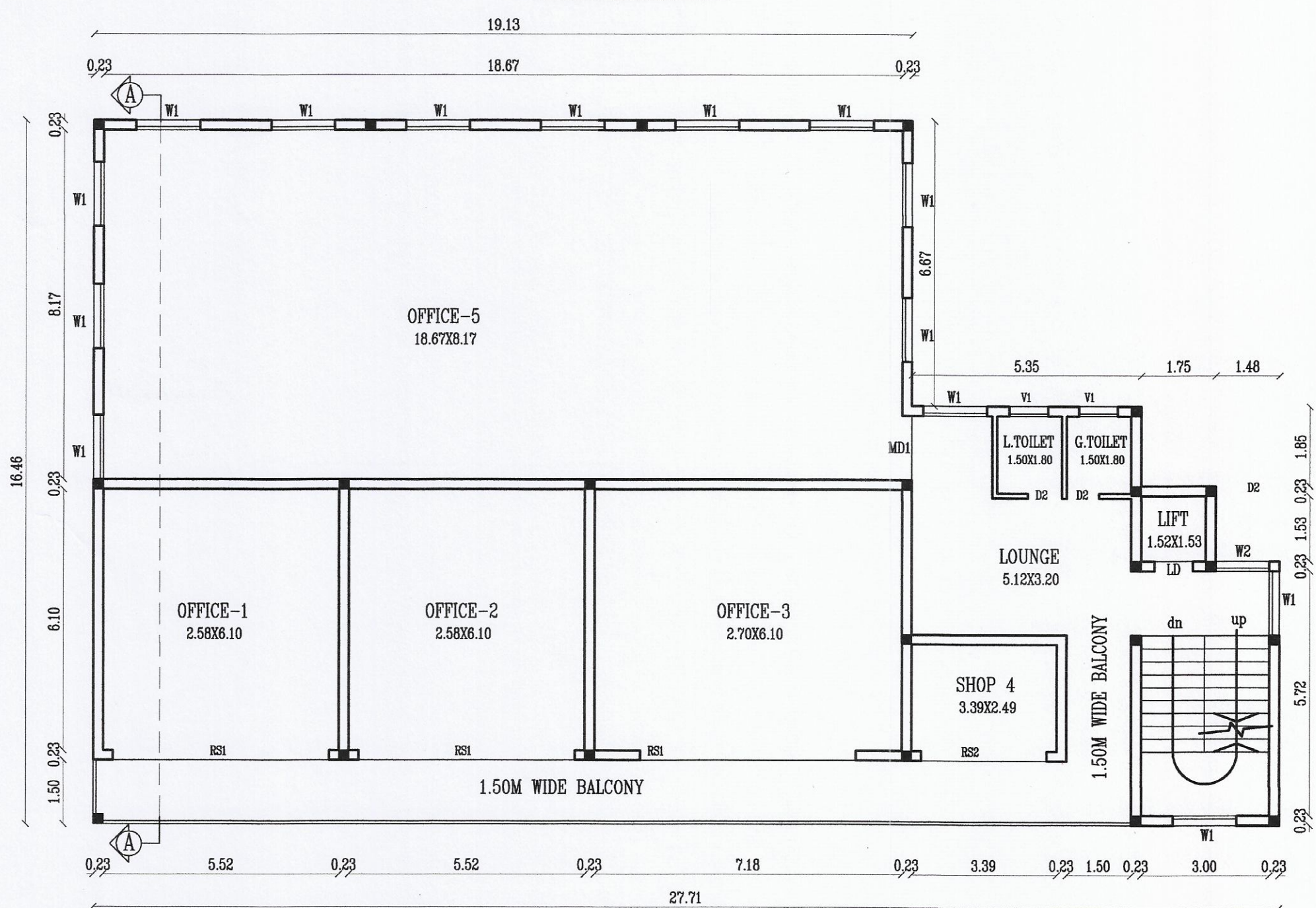
FRONT ELEVATION



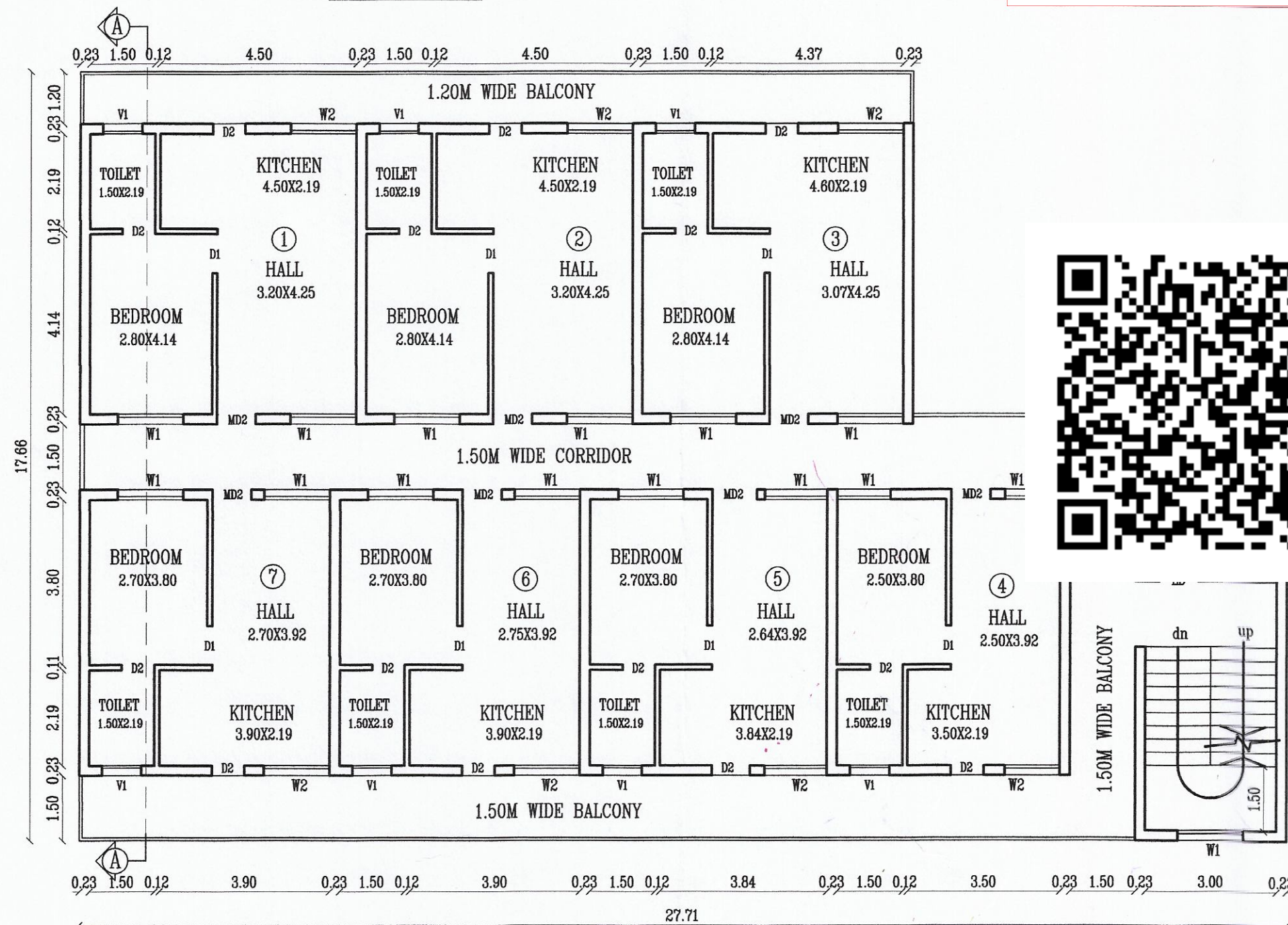
SECTION - AA

Scrutiny Reference No. 39JOD8SX
Online Application No. SWP/BPA/094807/2024
SITE BOUNDARY SHOWN AS A to E
BUILDING TECHNICAL APPROVAL NUMBER.
SWP/Commercial & Residential Building/A.D./DTCP(CD3)No.20/2024

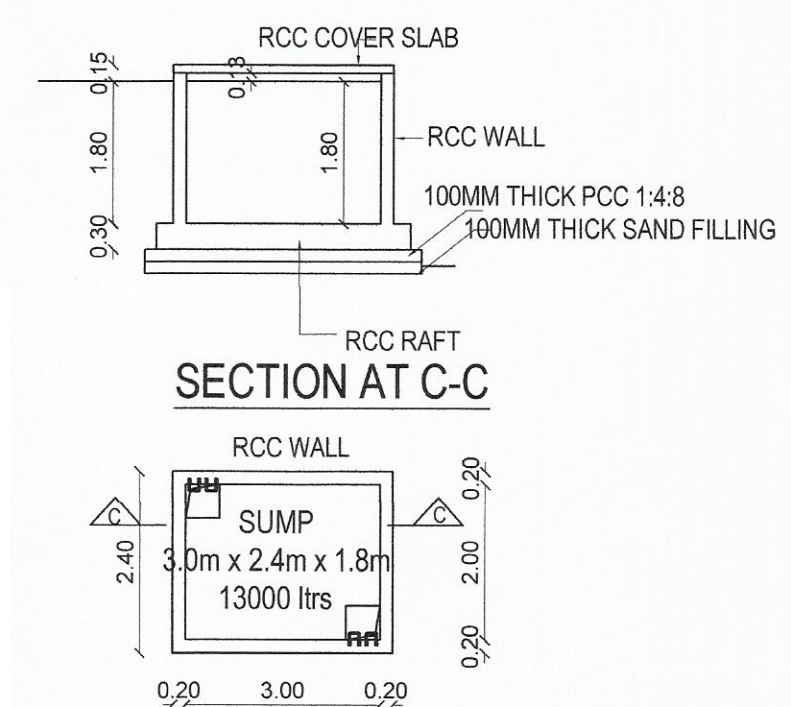
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT Nos. C-10 & C-11, BLOCK-C1, TOWN CENTRE PART LAYOUT IN S.No. 336 Pt OF KATTANKOLATHUR VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK / DIST.



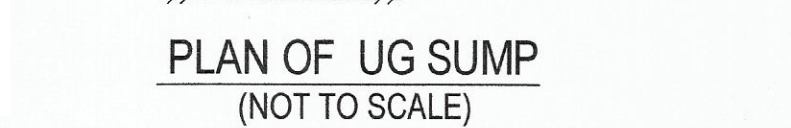
PRO. FIRST FLOOR PLAN



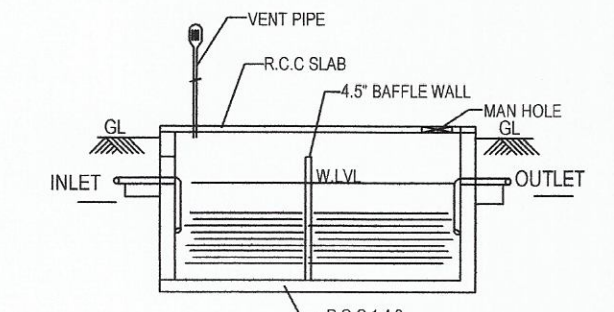
PRO. SECOND FLOOR PLAN



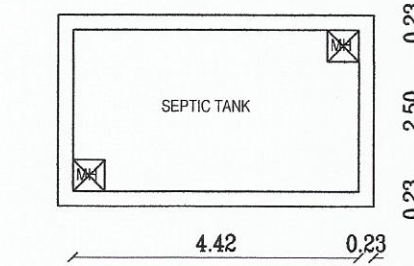
SECTION AT C-C



PLAN OF UG SUMP (NOT TO SCALE)



SECTIONAL ELEVATION



SEPTIC TANK DETAILS

AREA STATEMENT				Sq.M
PLOT AREA AS PER DOC.				845.96
PLOT AREA AS PER PATTA				850.00
PLOT AREA AS PER S.I AREA				856.82
FLOOR NAME	TOTAL BUILDUP AREA	NON F.S.I AREA	NET F.S.I AREA	
STILT FLOOR	390.29	390.29	-	
FIRST FLOOR (COMMERCIAL)	390.29	-	390.29	
SECOND FLOOR (RESIDENTIAL)	413.25	-	413.25	
TERRACE FLOOR (HEADROOM)	24.86	24.86	-	
TOTAL	1218.69	415.15	803.54	

F.S.I $\frac{803.54}{845.96} = 0.949$

PARKING DETAILS	REQUIRED	PROVIDED
CAR PARKING	6	10
TWO WHEELER PARKING	15	15
DA TWO WHEELER PARKING	2	4

JOINERY DETAIL	COLOUR INDEX
MD1 - DOOR	-1.50X2.10
MD2 - DOOR	-0.90X2.10
D1 - DOOR	-0.90X2.10
D2 - DOOR	-0.76X2.10
W1 WINDOW	-1.50X1.35
W2 WINDOW	-1.50X1.20
RS1 ROLLING SHUTTER	-5.00X2.40
RS2 ROLLING SHUTTER	-2.90X2.40
V1 VENTILATOR	-0.90X0.60
PRO. BUILDING	
EXISTING ROAD	
SITE BOUNDARY	
DRIVE WAY	

ALL DIMENSIONS ARE IN METER

SPECIFICATION :-

- SAND FILLING IN FOUNDATION AND BASEMENT
- P.C.C 1:4:8 IN FOUNDATION AND BASEMENT AS LEVELING COURSE
- R.C.C 1:2:4 COLUMN FOOTING WITH M30 CONCRETE
- BRICK WORK IN 230 MM OUTER WALL AND 115 MM PARTITION CM 1:5 FOR BASEMENT, SUPER-STRUCTURE AND PARAPET WALL
- R.C.C LINTELS, BEAMS AND SLABS IN 1:2:4
- WEATHERING COURSE IN BRICK JELLY LIME CONCRETE MORTAR WITH 2 COURSES OF PRESSED TILES LAID TO SLOPE
- PLASTERING IN CM 1:4:8. DOORS IN TEAK WOOD & COUNTRY WOOD
- WINDOWS WITH UPVC DOUBLE GLAZING.

DWELLING UNIT DETAILS

COMMERCIAL (F.FLOOR)		RESIDENTIAL (S.FLOOR)	
UNIT No.	AREA IN Sq.M	UNIT No.	AREA IN Sq.M
OFFICE	390.29	1	52.90
		2	51.37
		3	51.24
		4	44.02
		5	45.81
		6	46.32
		7	47.25

OWNER

STRUCTURAL ENGINEER

Er. SUDHAYARUMAR, B.E. M.Tech(Struct), M.Sc.(Rev), FIV

Reg. Structural Eng. DTCP - CLRG/SE/GR - 1/2019/05/003

No : 20, 4th Cross Street, Anna Nagar, Chengalpattu

E-Mail : anjucorstructions05@gmail.com, Mob : 9443101912

REGISTERED ENGINEER

Er. P. BALU, B.E.,

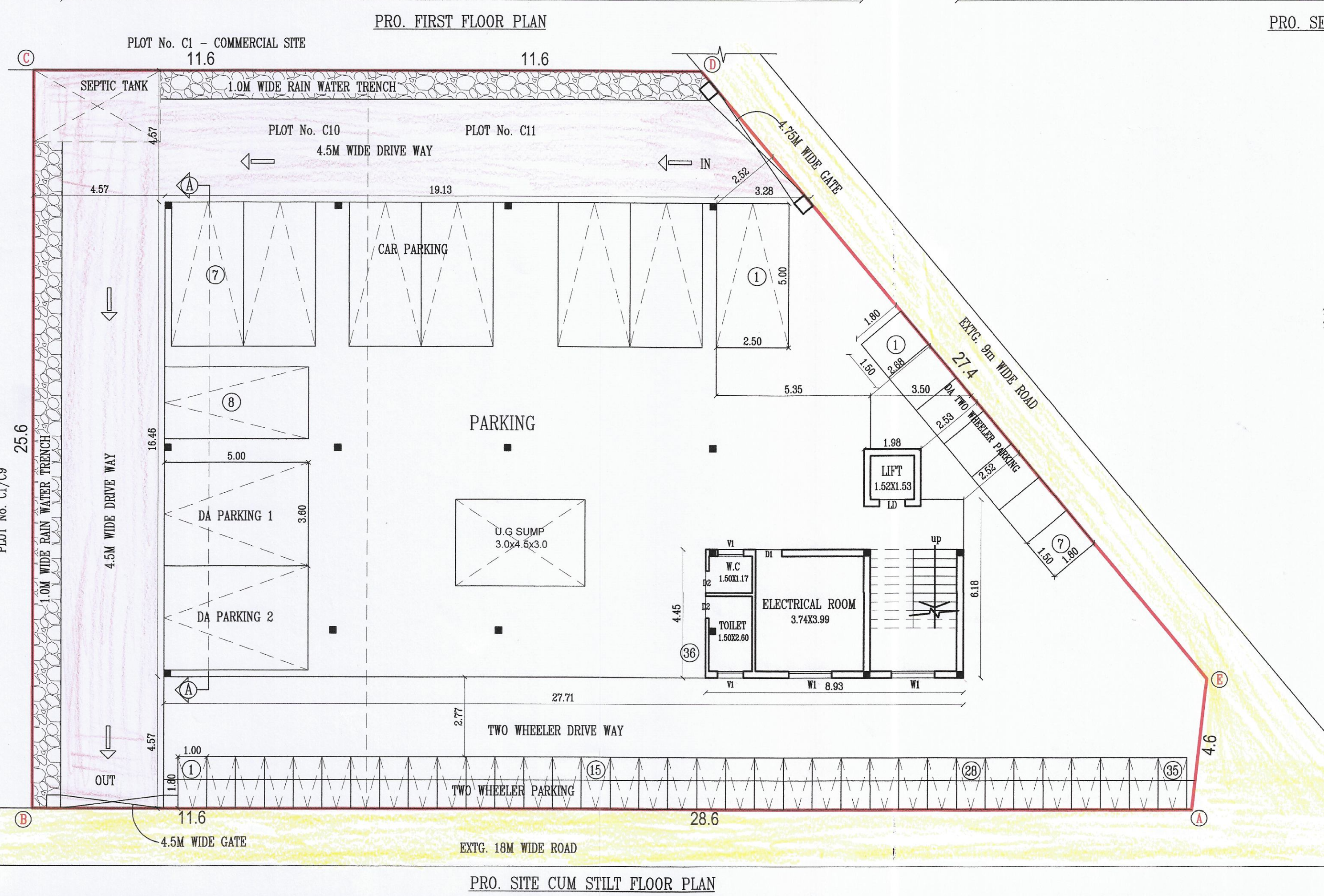
Registered Engineer, Grade-II (RE)

Reg. No. CGL DIST/RE/Gr-II/2021/08/008

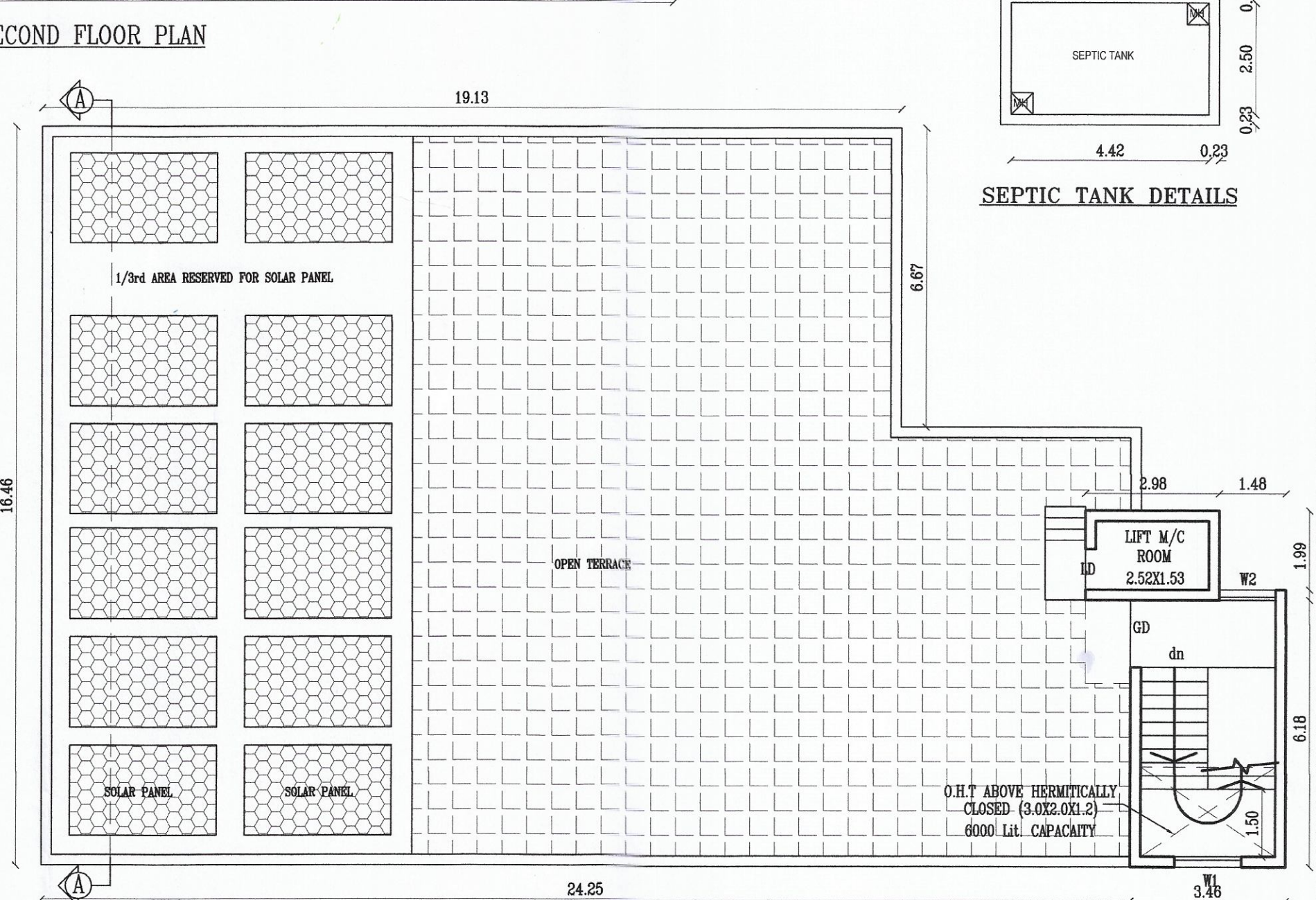
No. 27, G.S.T. Road, Chengalpattu-603 001.

Mobile: 77086 29625

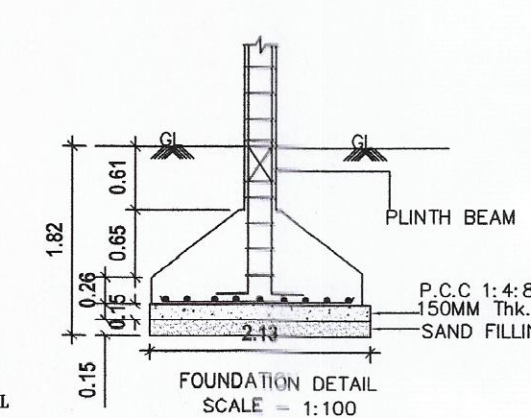
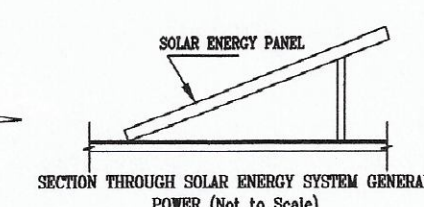
REGISTERED ENGINEER



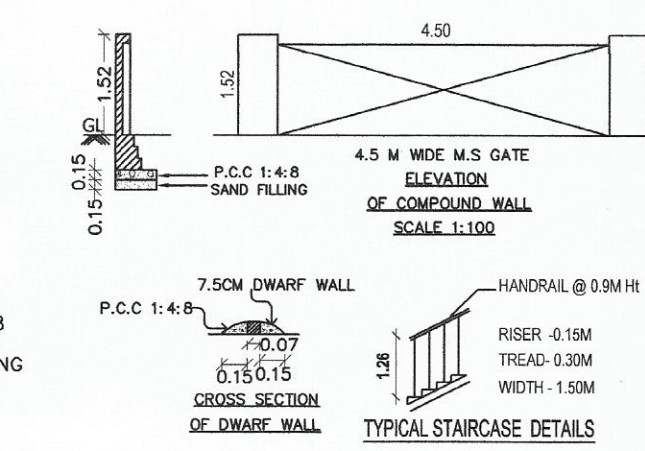
PRO. SITE CUM STILT FLOOR PLAN



PRO. TERRACE FLOOR PLAN



FOUNDATION DETAIL SCALE - 1:100



TYPICAL STAIRCASE DETAILS

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.

