

PP

APPROVAL RECORD

Planning Permission

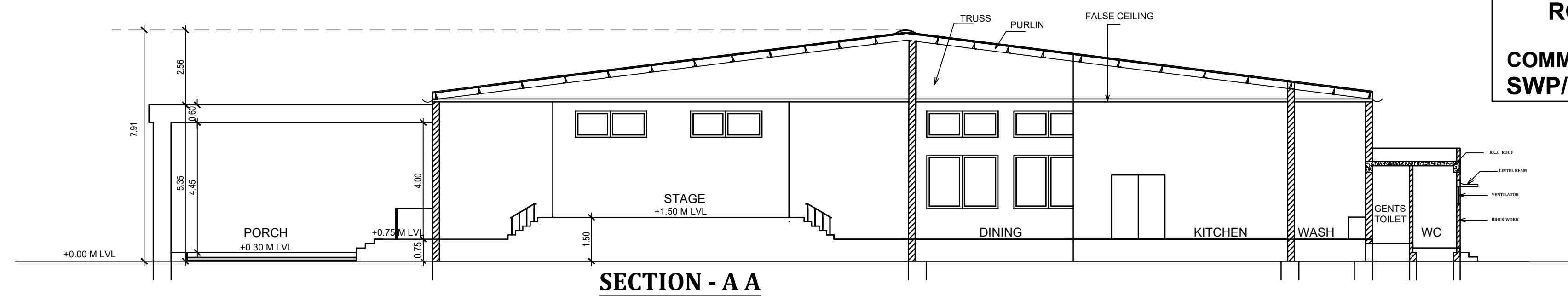
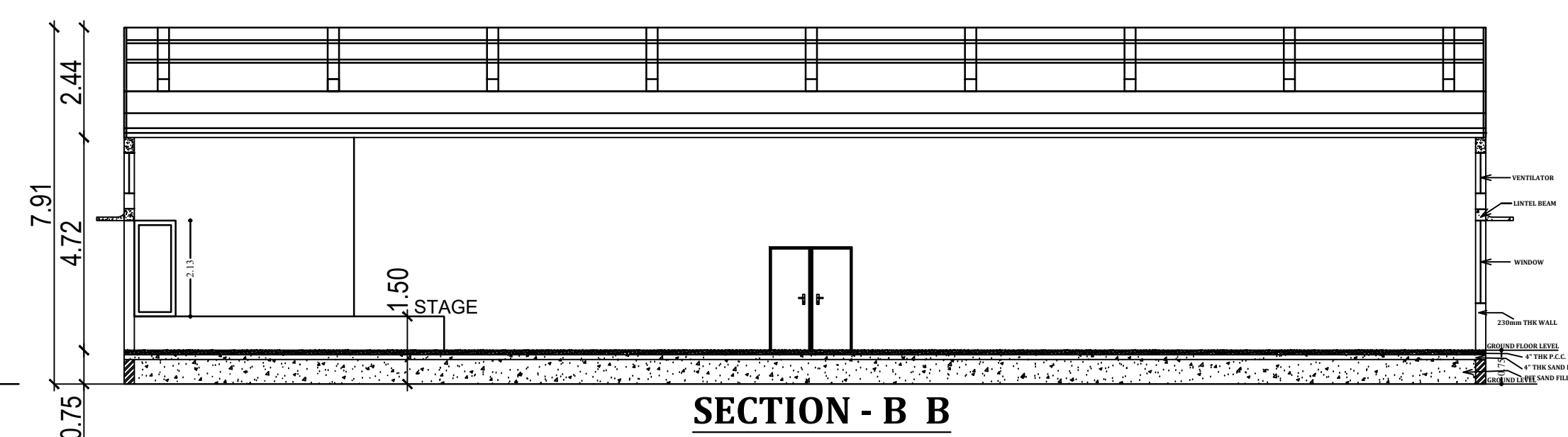
Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

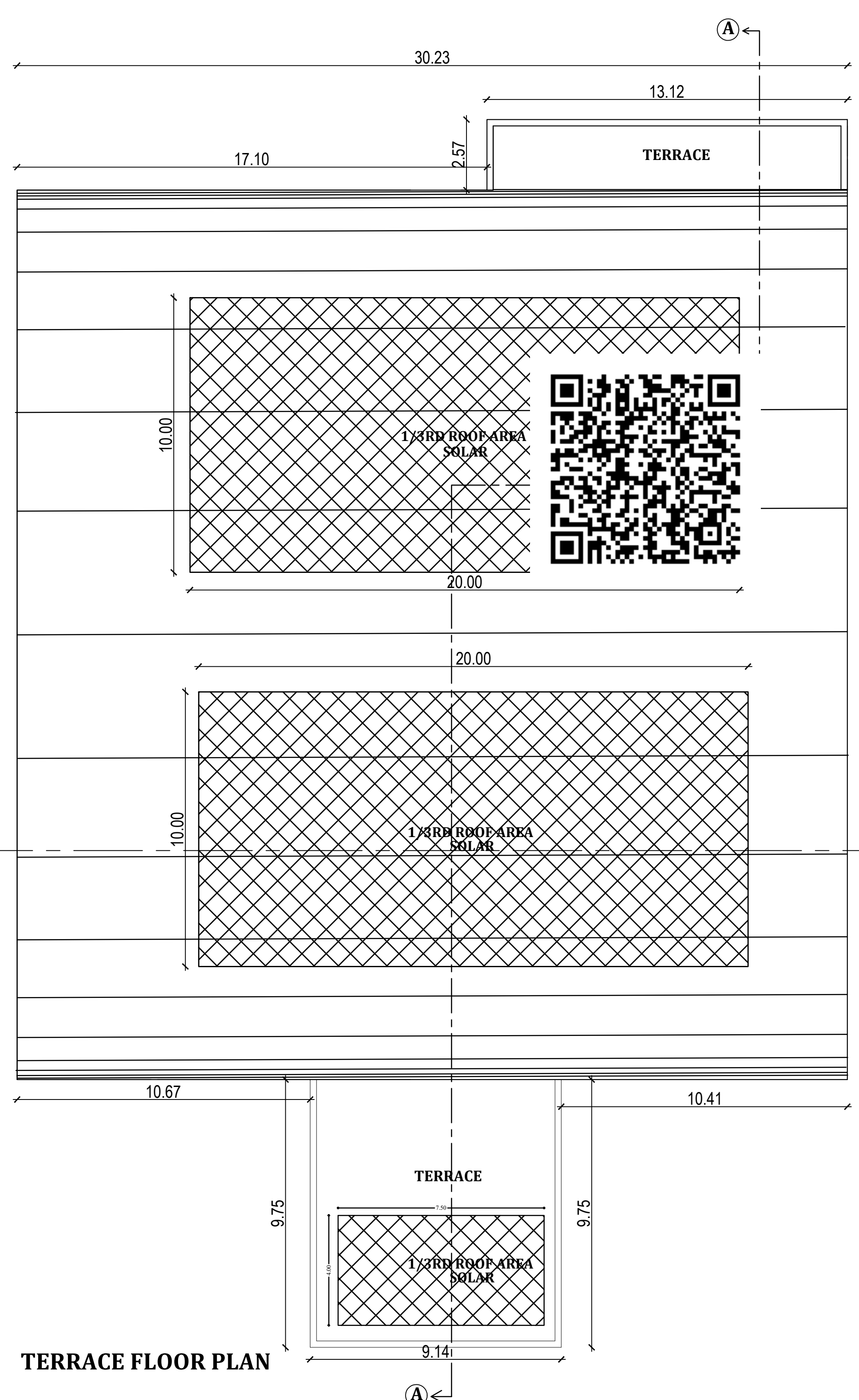
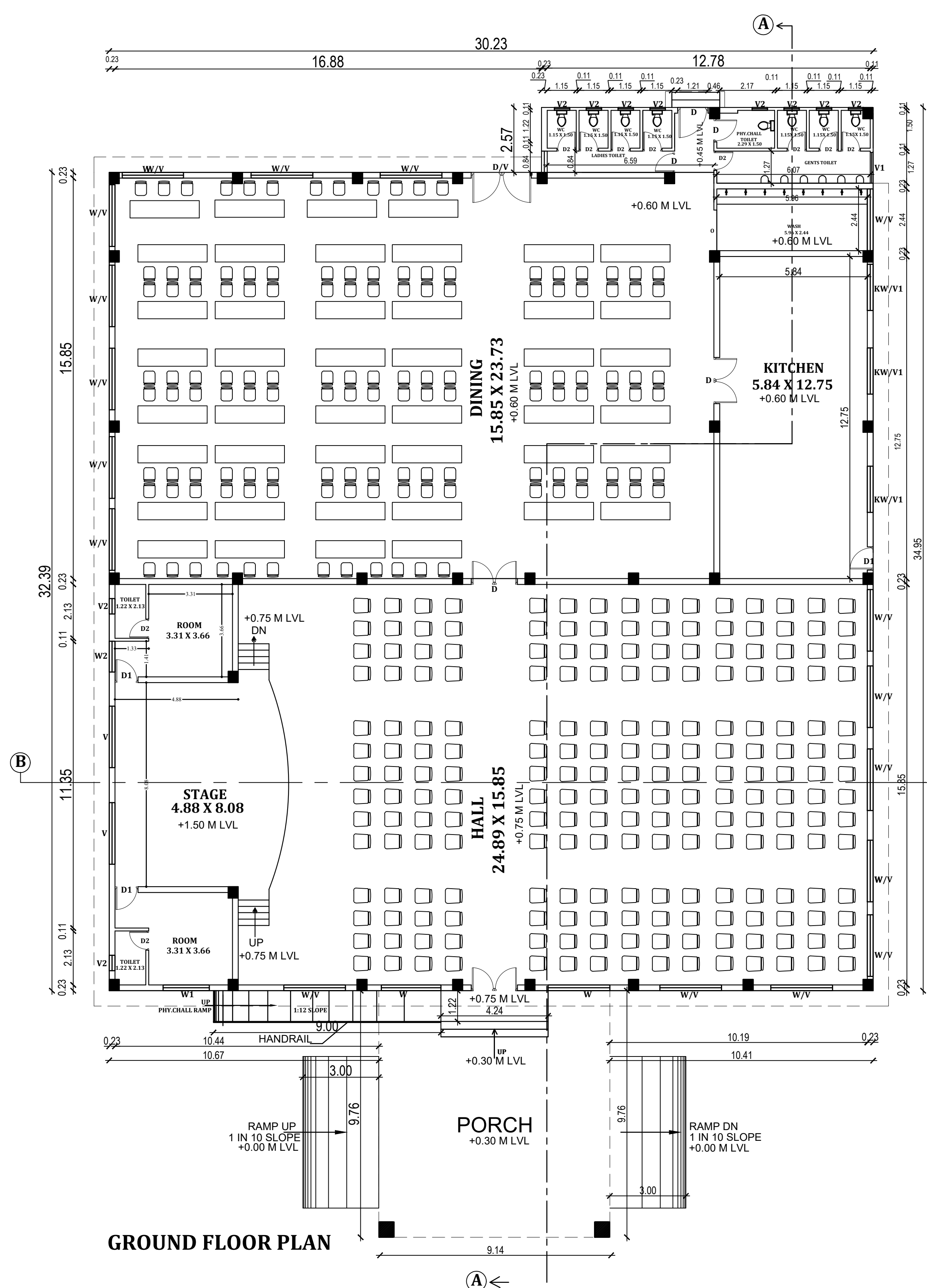
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

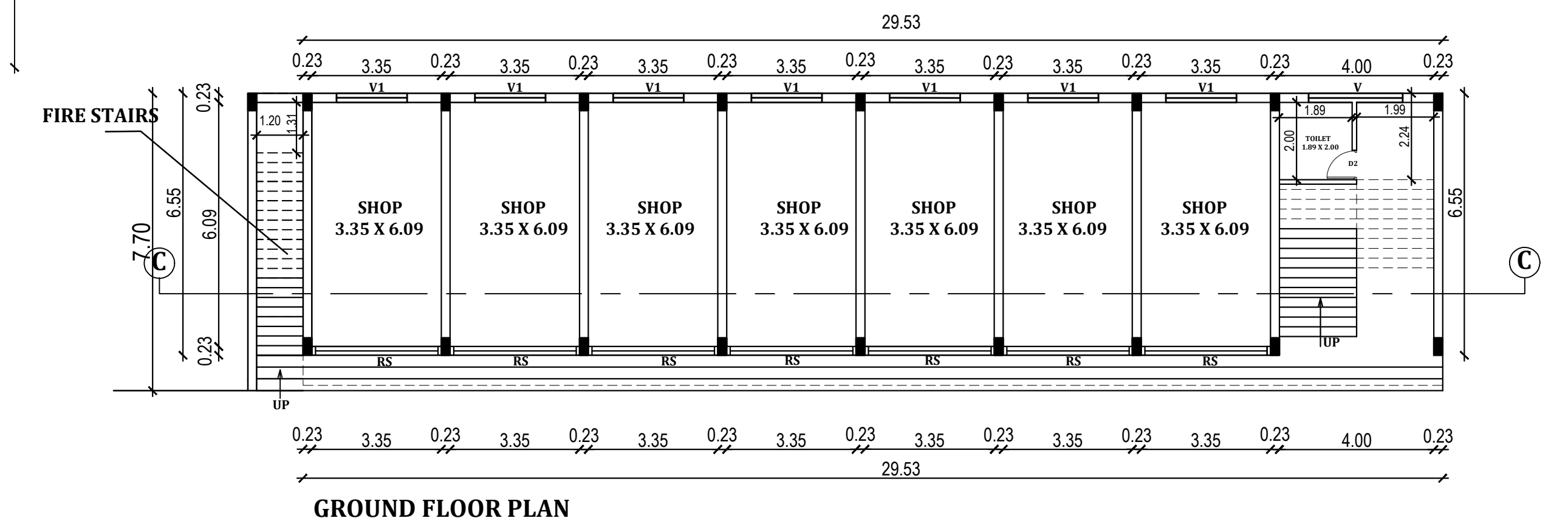
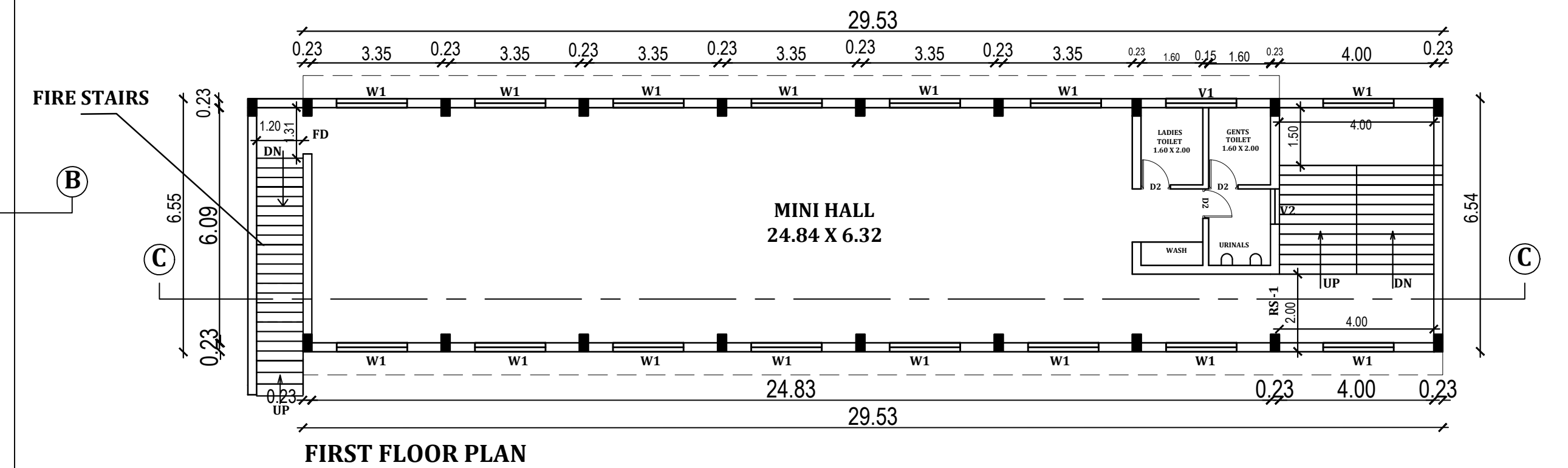
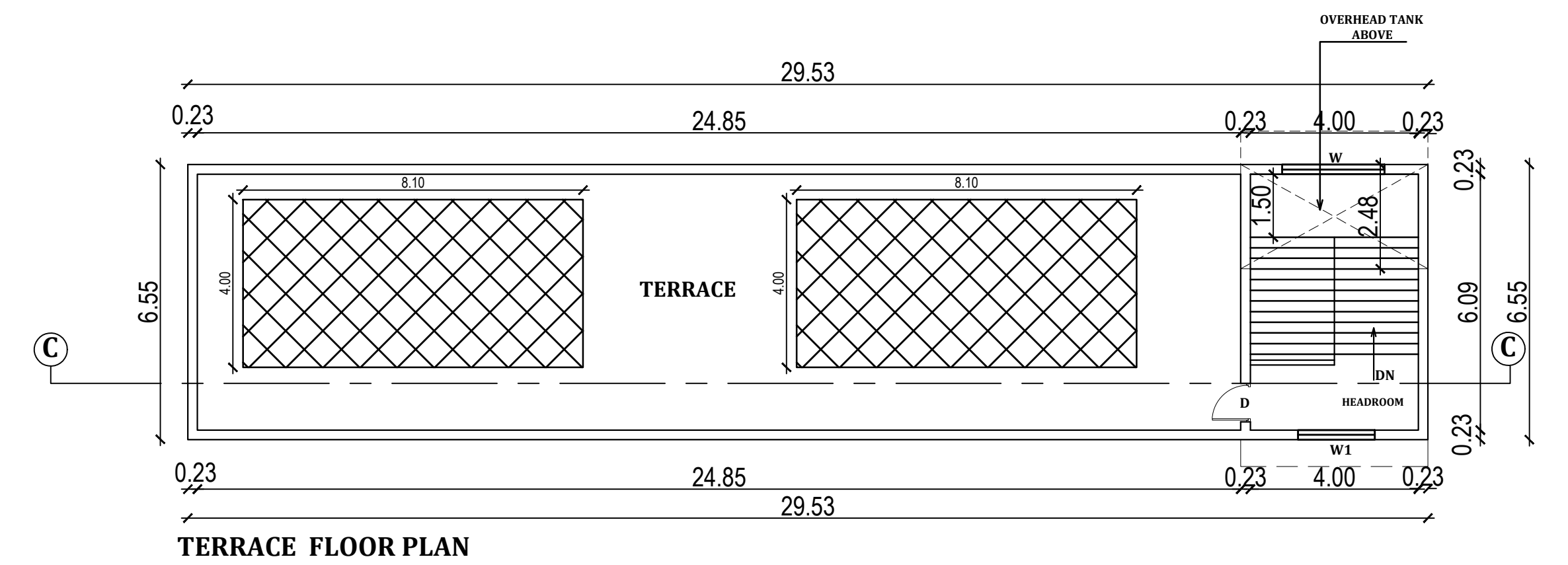
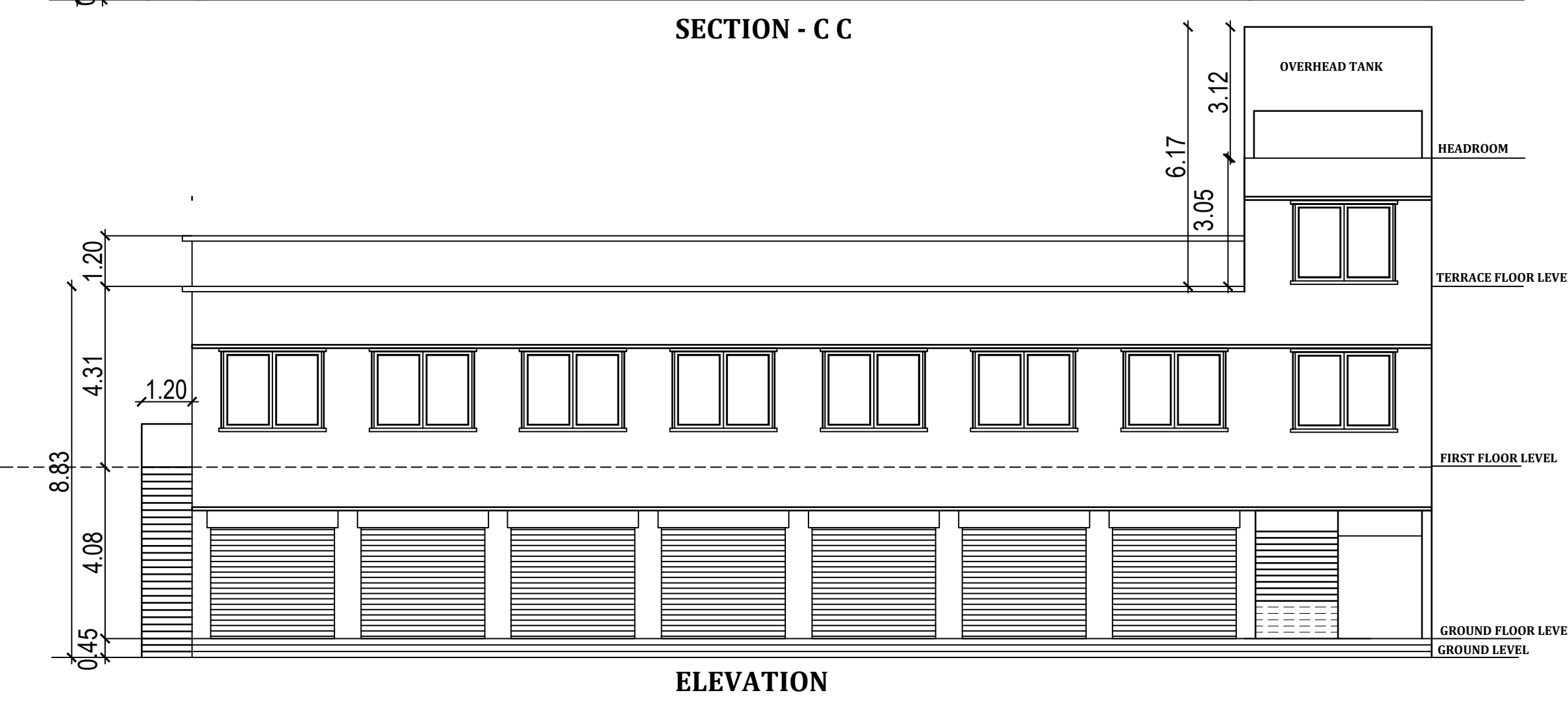
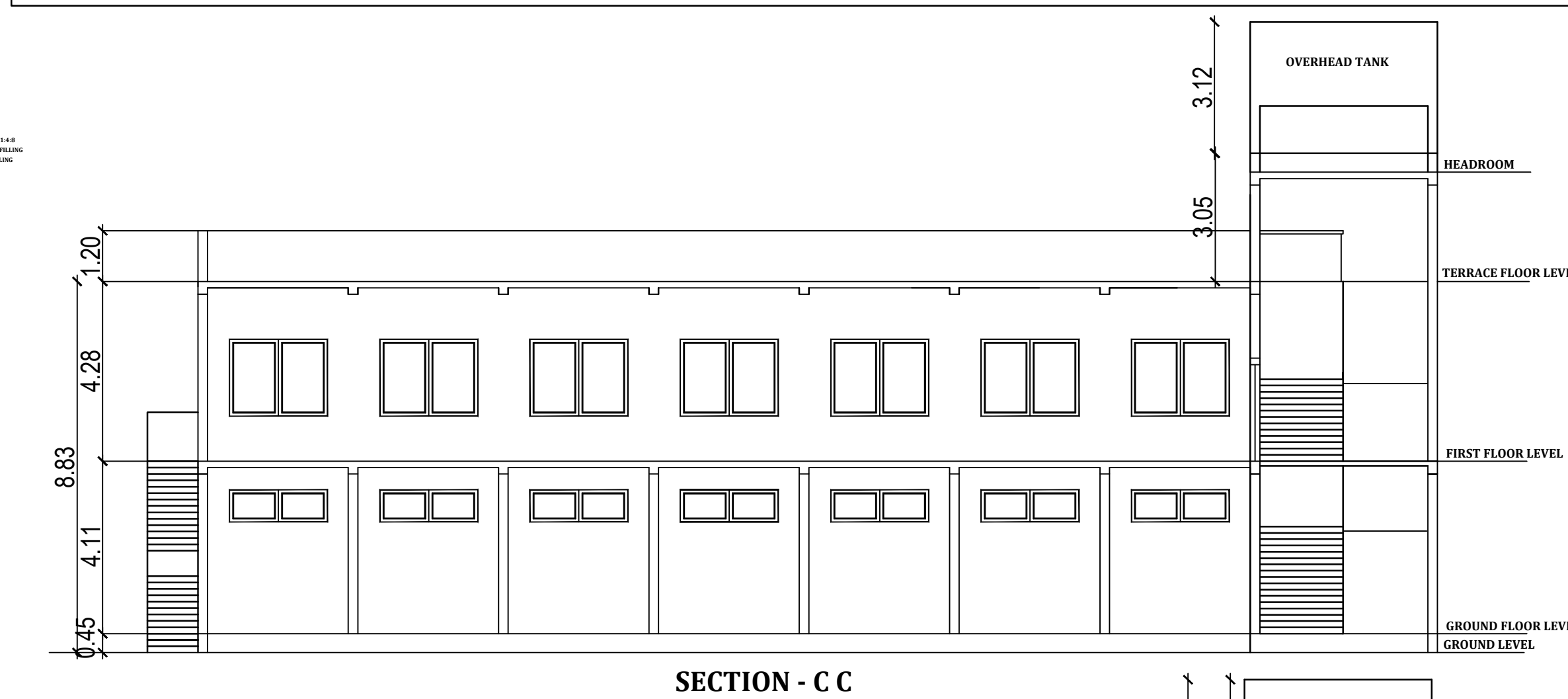
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



BUILDING TECHNICAL APPROVAL
ROC NO. : SWP/BPA/158114/2024
SITE BOUNDARY SHOWN AS "A - D"
COMMERCIAL BUILDING TECHNICAL APPROVAL
SWP/Building/A.D./D.T.C.P(CD3)No.48/2024



**PLAN SHOWING THE PROPOSED CONSTRUCTION OF KALYANA MANDAPAM BLOCK -1
SHOP IN GROUND FLOOR + MINI HALL IN FIRST FLOOR BLOCK -2 ,
OLD S.NO.4/1, AS PER NEW PATTA NO.1847, NEW S.NO.4/1B,
NO.144 AKKINAMBATTU VILLAGE & PANCHAYAT,
LATHUR PANCHAYAT UNION, CHEYYUR TALUK, CHENGALPATTU DISTRICT.**



SPECIFICATION :

SHEET NO : 2 / 2

1. FOUNDATION AND BASEMENT FILLING WITH RIVER. SAND FILLING. FOUNDATION CONCRETE PLAIN CEMENT CONCRETE 1:4:8 USING 40MM SIZE STONE JELLY.
2. COLUMN FOOTING, COLUMN, GRADE BEAM, LINTEL CUM SUNSHADE,
3. T AND L BEAMS, ROOF, GATE PILLAR CULVERT DECK SLAB ETC. WITH REINFORCED CEMENT CONCRETE 1:2:4 USING 20MM SIZE STONE JELLY WITH ADEQUATE REINFORCEMENT.
4. BRICK WORK WITH CEMENT MORTER 1:5 USING I CLASS BRICKS.
5. PLASTERING WITH CEMENT MORTAR 1:5 12MM THICK AND OVER CONCRETE AND CEILING PLASTERING WITH CEMENT MORTAR 1:3 12MM THICK.
6. COLOUR WASHING WITH TWO COATS OF CEMENT PAINT ENTAILING ONE BASE COAT. SYNTHETIC ENAMEL
7. PAINTING TWO COATS WITH ONE PRIMING COAT FOR ALL STEELAND WOOD WORKS.
8. WEATHERING COURSE WITH BRICKBAT LIME CONCRETE OVER THE ROOF.

JOI	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	4.00M X 3.50M
RS 1	ROLLING SHUTTER	2.00M X 3.50M
D	DOOR	1.83M X 2.10M
D1	DOOR	0.91M X 2.10M
D2	DOOR	0.76M X 2.10M
W	WINDOW	2.44M X 1.83M
V	VENTILATOR	2.44M X 1.05 M
W1	WINDOW	1.83M X 1.83M
W2	WINDOW	1.22M X 1.83M
V1	VENTILATOR	1.83M X 1.05 M
V2	VENTILATOR	0.61M X 0.61 M
KW	KITCHEN WINDOW	1.83 M X 0.91 M
FD	FIRE DOOR	1.00M X 2.13 M

SCALE = 1: 100

COLOUR INDEX

PROPOSED

ROAD

BOUNDARY

G. SANKARAN. B.Arch.,
Registered Architect, CA/2008/41919
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Nokampalayam Post, Chennai-600 126.
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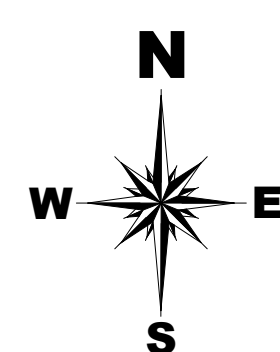
U. BHAVANI M.Tech. (Struc).,
M.Sc. Rev., IBBI Valuer
Regd. Structural Engineer
CMDA/SE/GR-1/2022/07/326
DTCP/TLVR/SR/GR-1/2022/07/008
New No: 4, Old No: 35, 87th Street,
Ashok Nagar, Chennai - 600 083.
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REGISTERED ENGINEER

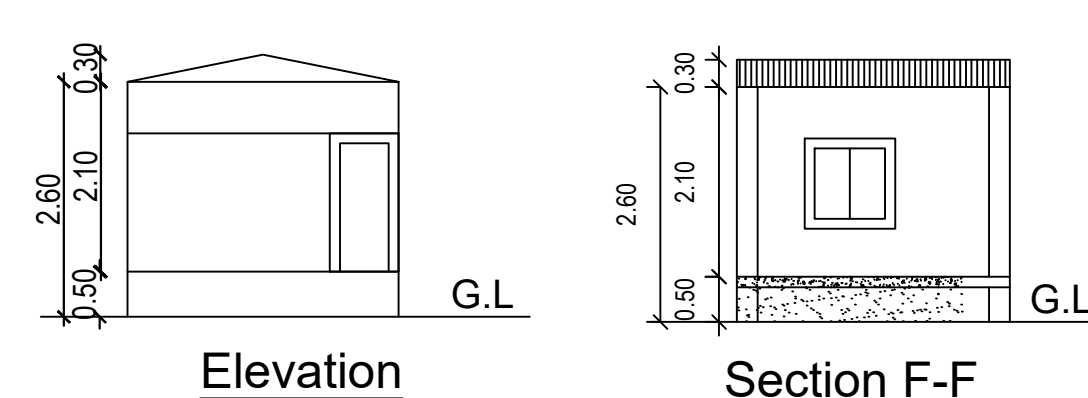
STRUCTURAL ENGINEER

Saiky.N
APPLICANT

EB LINE TO BE SHIFTED

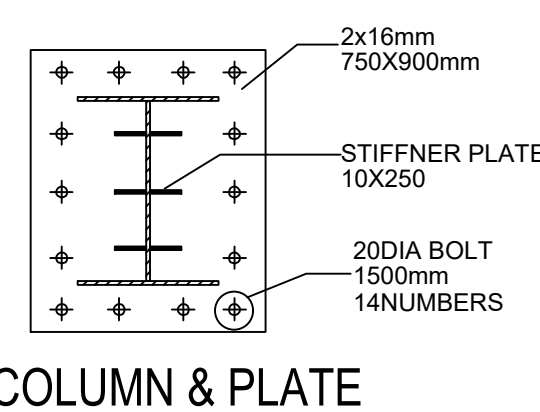


KEY PLAN
N.T.S



GROUND FLOOR PLAN

SECURITY ROOM



SITE EXTENT AS PER PATTA - 5830.00 SQ.M
SITE EXTENT AS PER DOCUMENT - 5827.39 SQ.M.

FLOOR	SQ.M F.S.I	SQ.M NON F.S.I
GROUND FLOOR MANDAPAM AREA	1012.87	—
GROUND FLOOR PORCH	89.12	—
GROUND FLOOR SHOP AREA	193.13	—
GROUND FLOOR FIRE STAIRCASE	—	7.86
FIRST FLOOR MINI HALL AREA	193.13	
SECURITY ROOM		2.58
TOTAL	1488.25	10.44

$$FSI = 1488.25 / 5830.00 = 0.26$$

<u>PARKING DETAILS</u>	REQUIRED	PROVIDED
CARS	28 NOS	30NOS
PHY CHALL CARS	3NOS	3NOS
T.W. PARKING	60 NOS	92 NOS

SANITATION DETAILS		PROVIDED
Male - 105 Nos	WC	3NOS
	Urinals	6NOS
	Washbasin	4 NOS
Female - 105 Nos	WC	3NOS
	Urinals	6NOS
	Washbasin	4 NOS
PHY.Chal.		1Nos.

SCALE = 1: 100	COLOUR INDEX	
	PROPOSED	ROAD
	BOUNDARY	

G. SARATHAN, B.Arch.,
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404/464, Bollneri Hillside,
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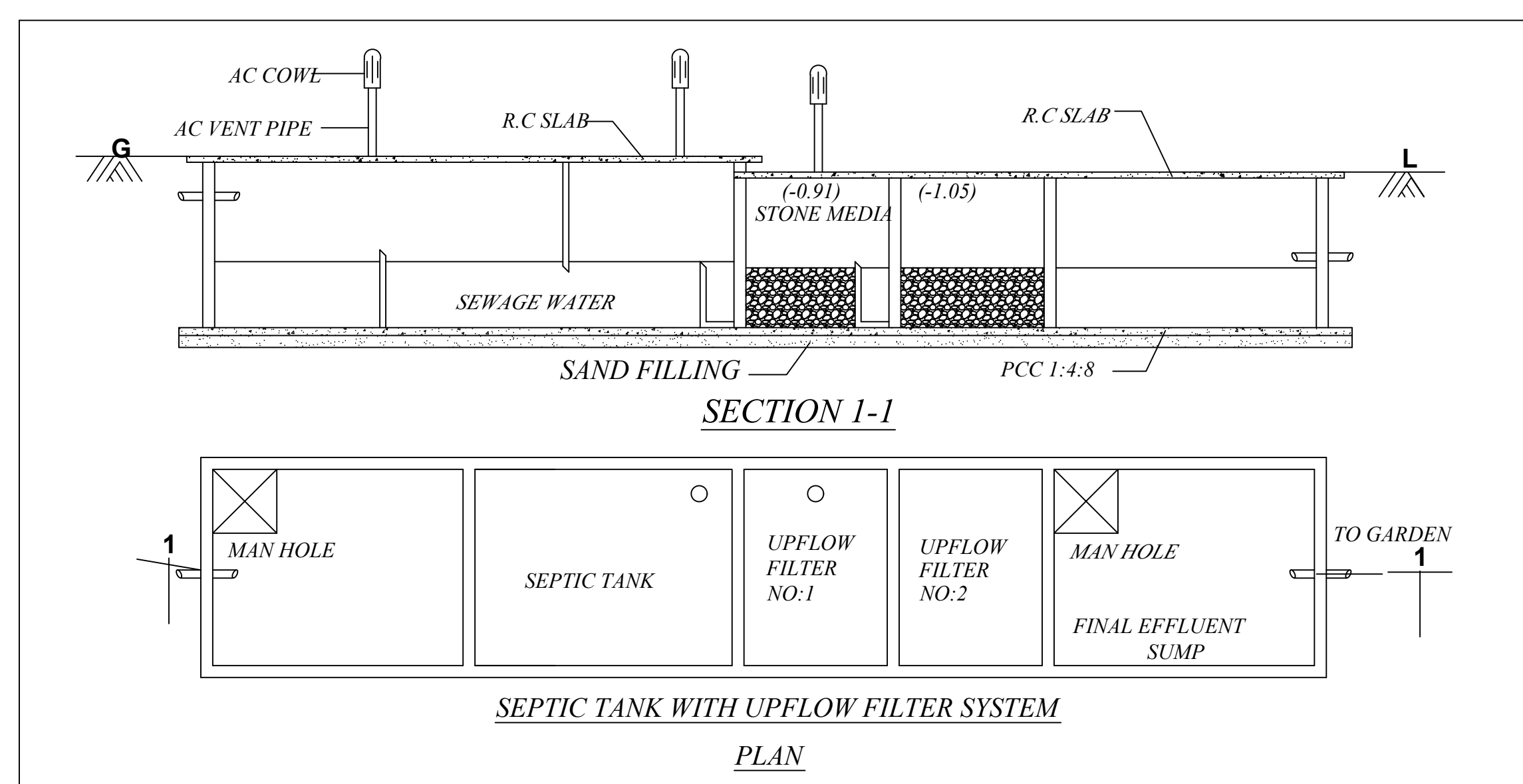
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New No: 4, Old No: 35, 87th Street,
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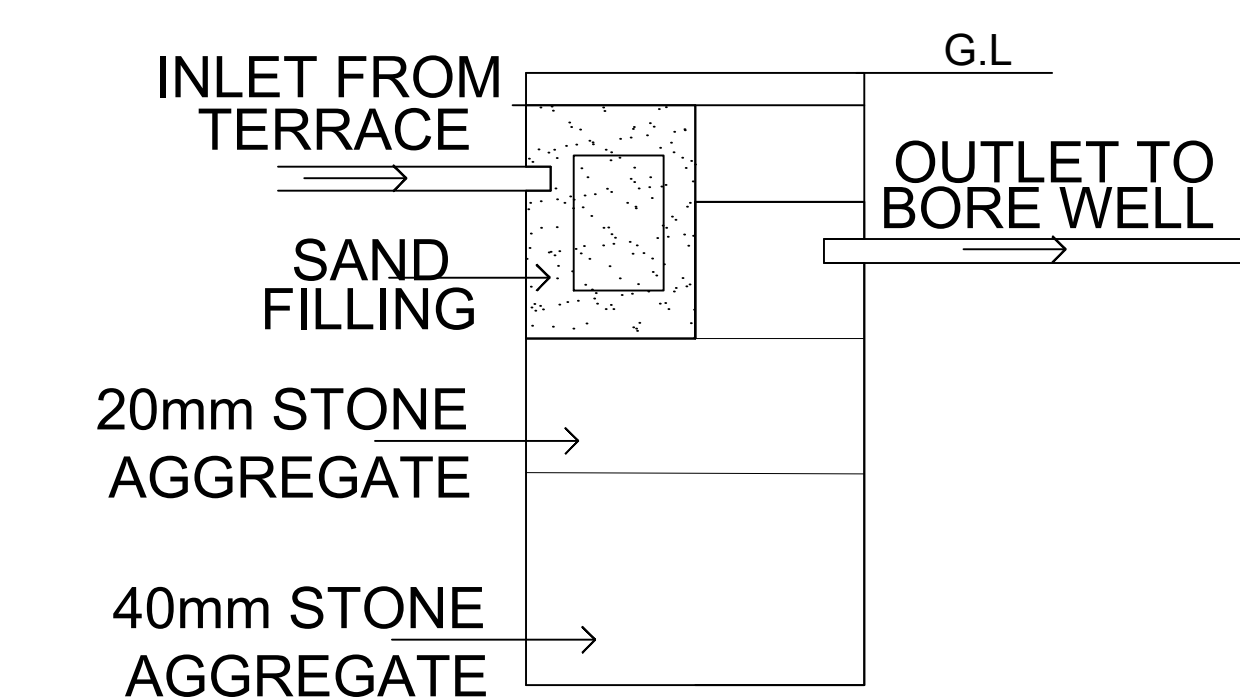
STRUCTURAL ENGINEER

Saiky. n

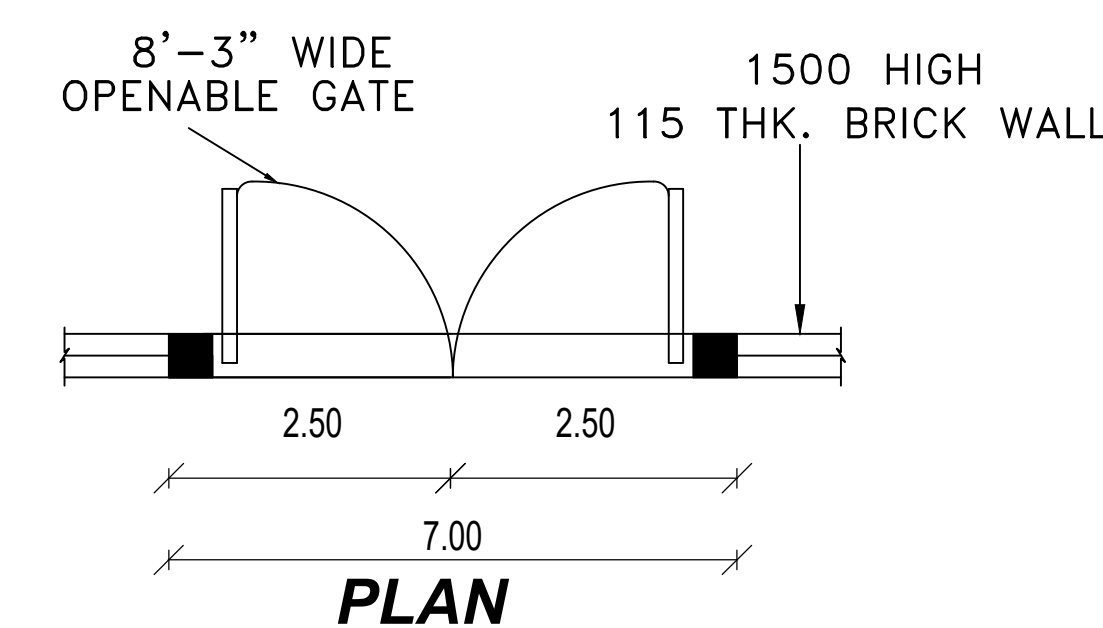
APPLICANT



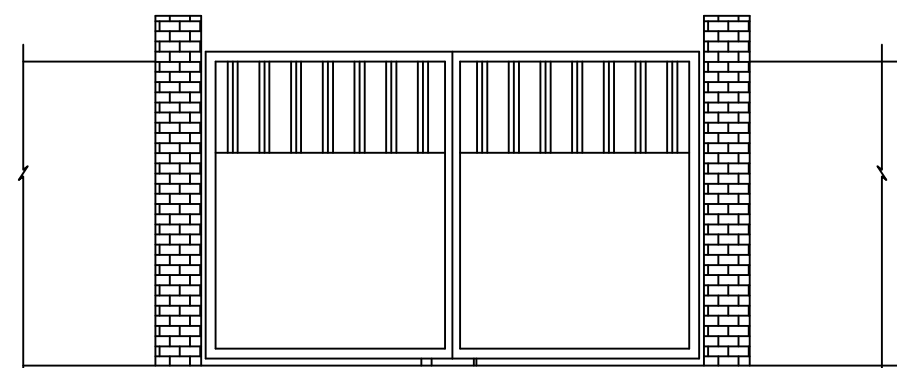
SECTION OF RAIN WATER HARVESTING DETAIL



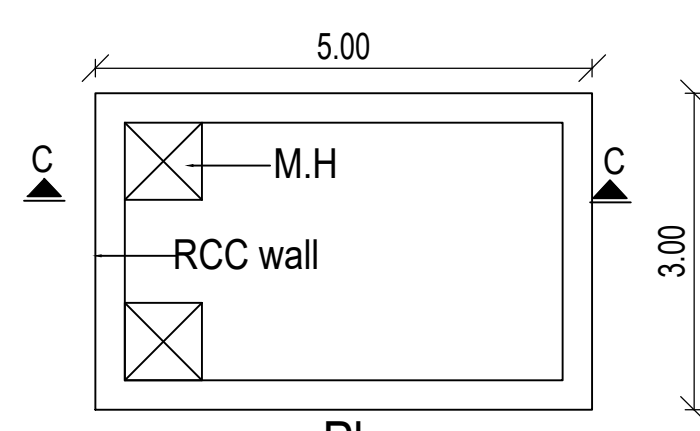
COMPOUND WALL DETAIL



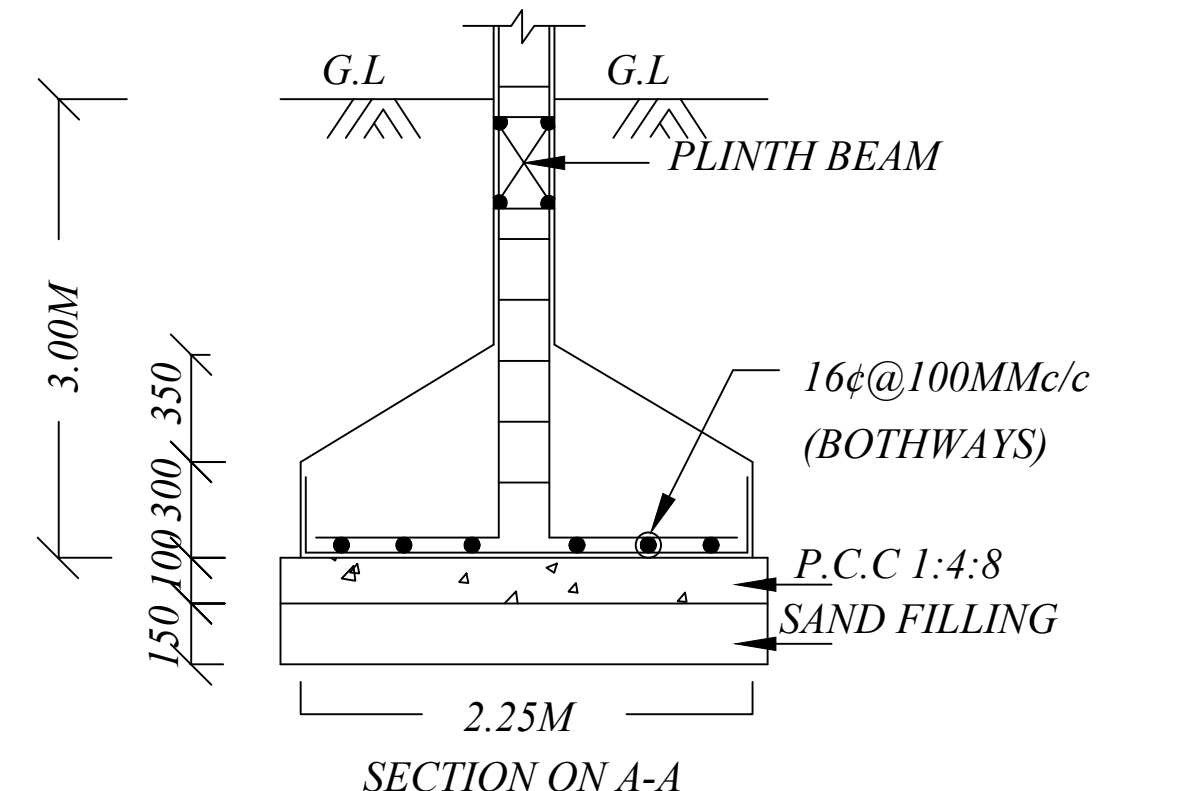
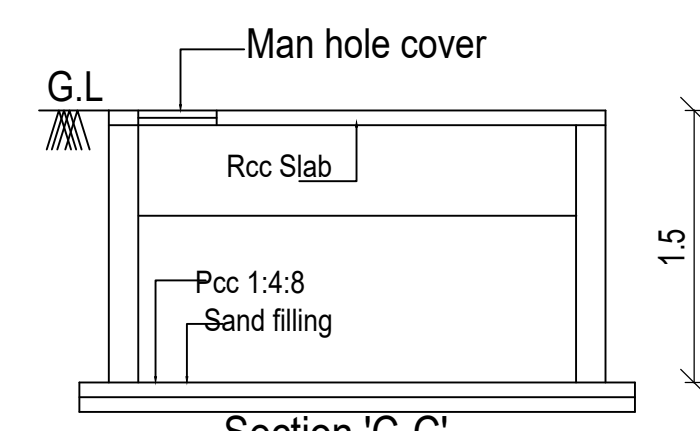
ELEVATION



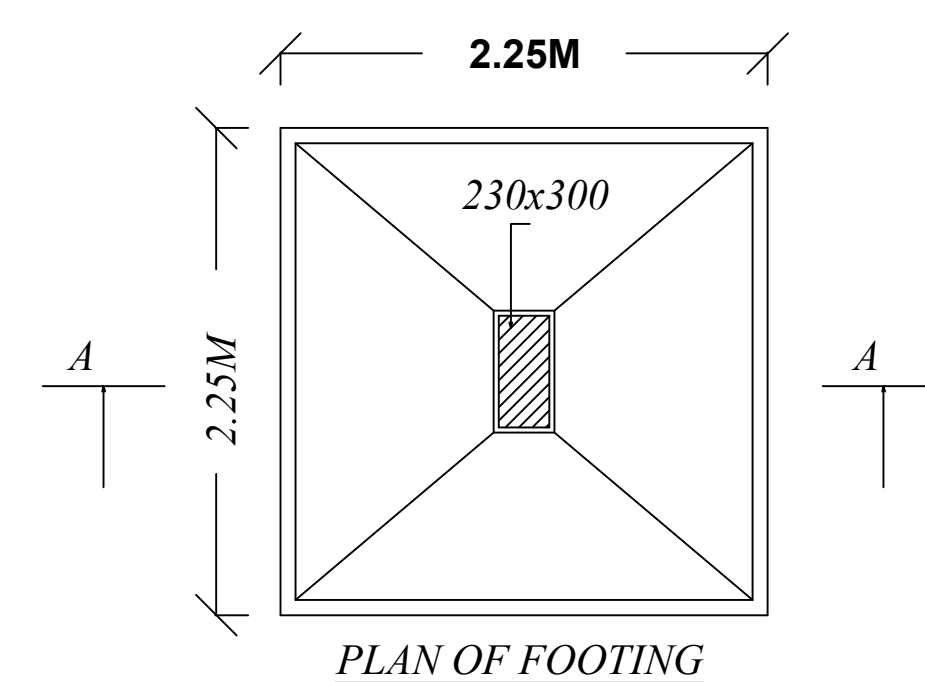
ELEVATION



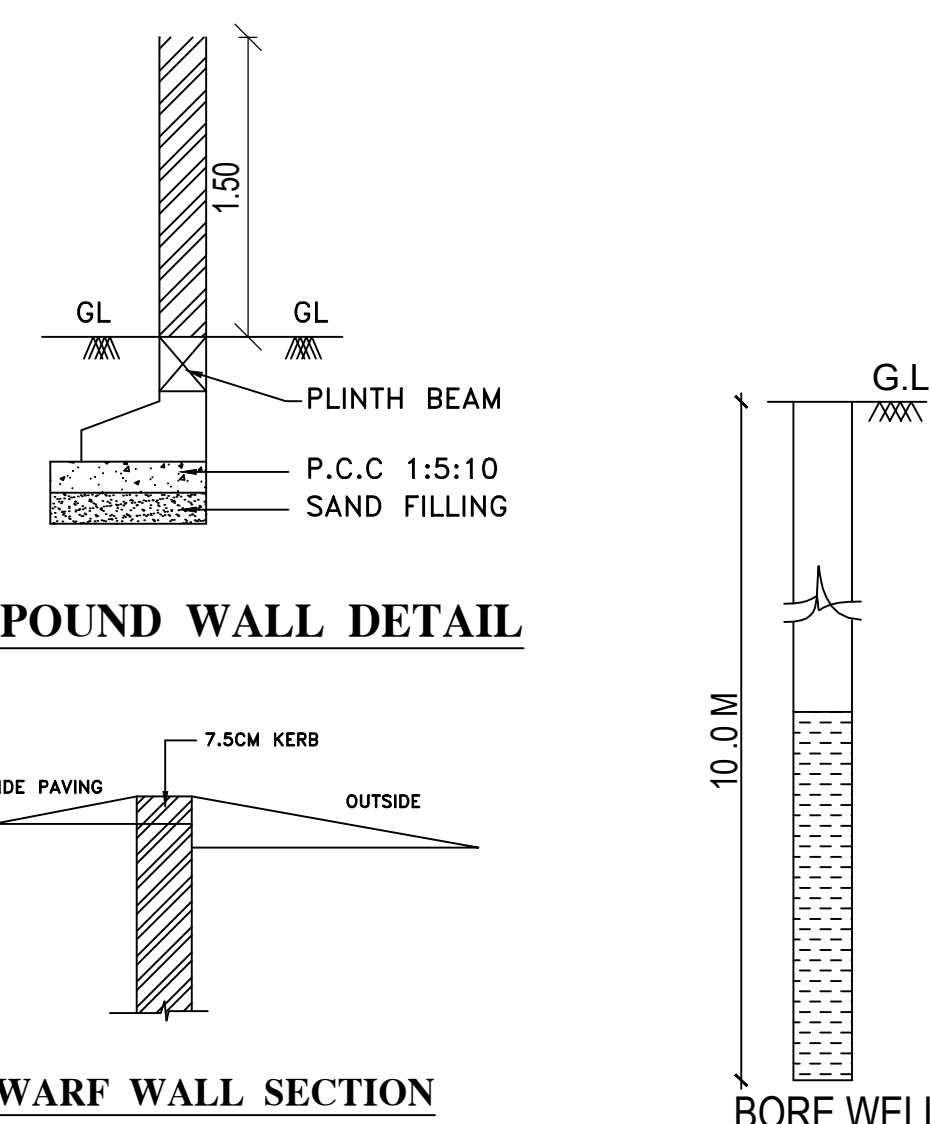
Typical U.G Sump for
Drinking water, Fire & Rainwater Harvest



SECTION ON A-A

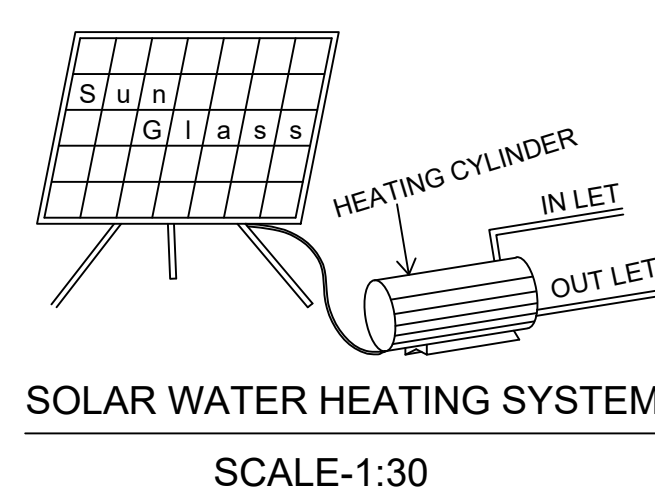


PLAN OF FOOTING

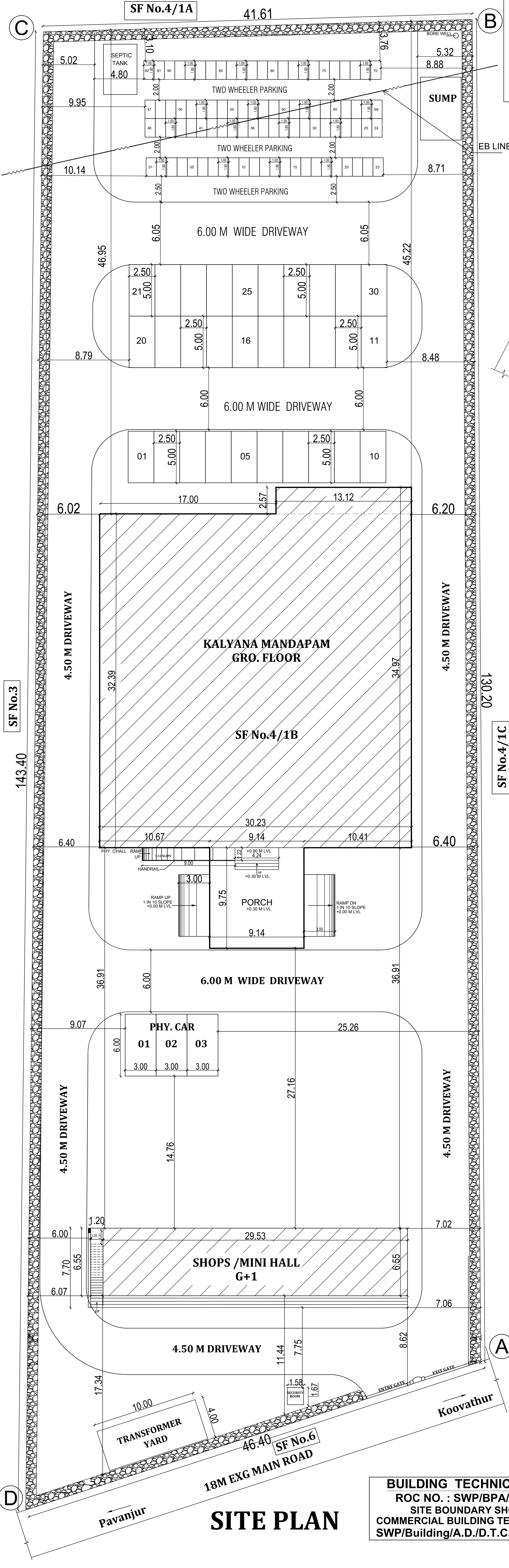


COMPOUND WALL DETAIL

DWARF WALL SECTION



SCALE-1:30



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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.

