

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

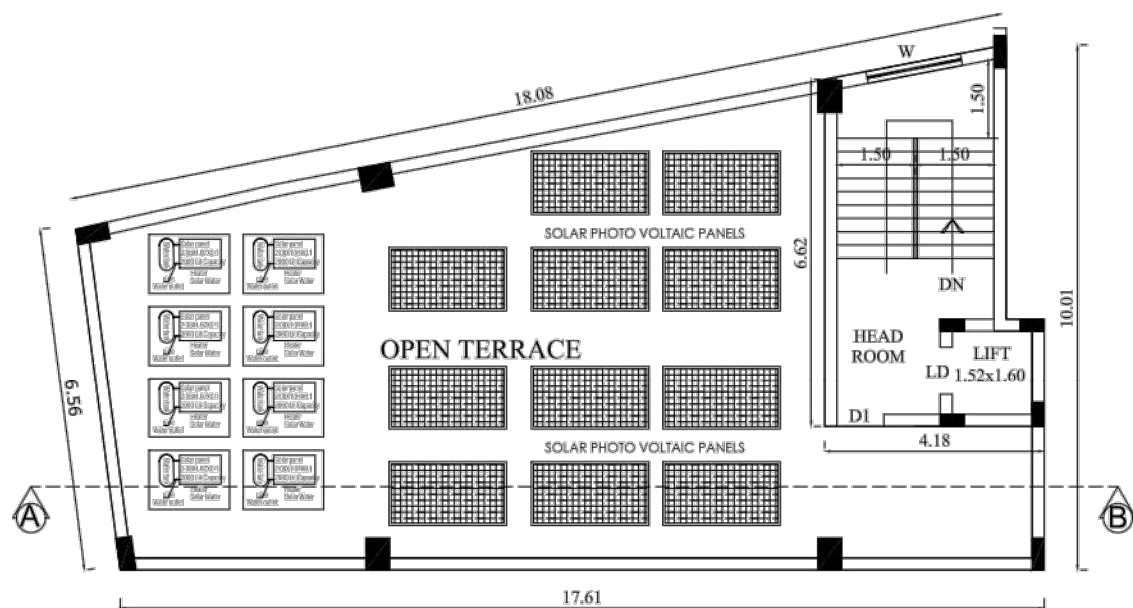
The approval as the planning authority issued it, reproduced in full behind this page.

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

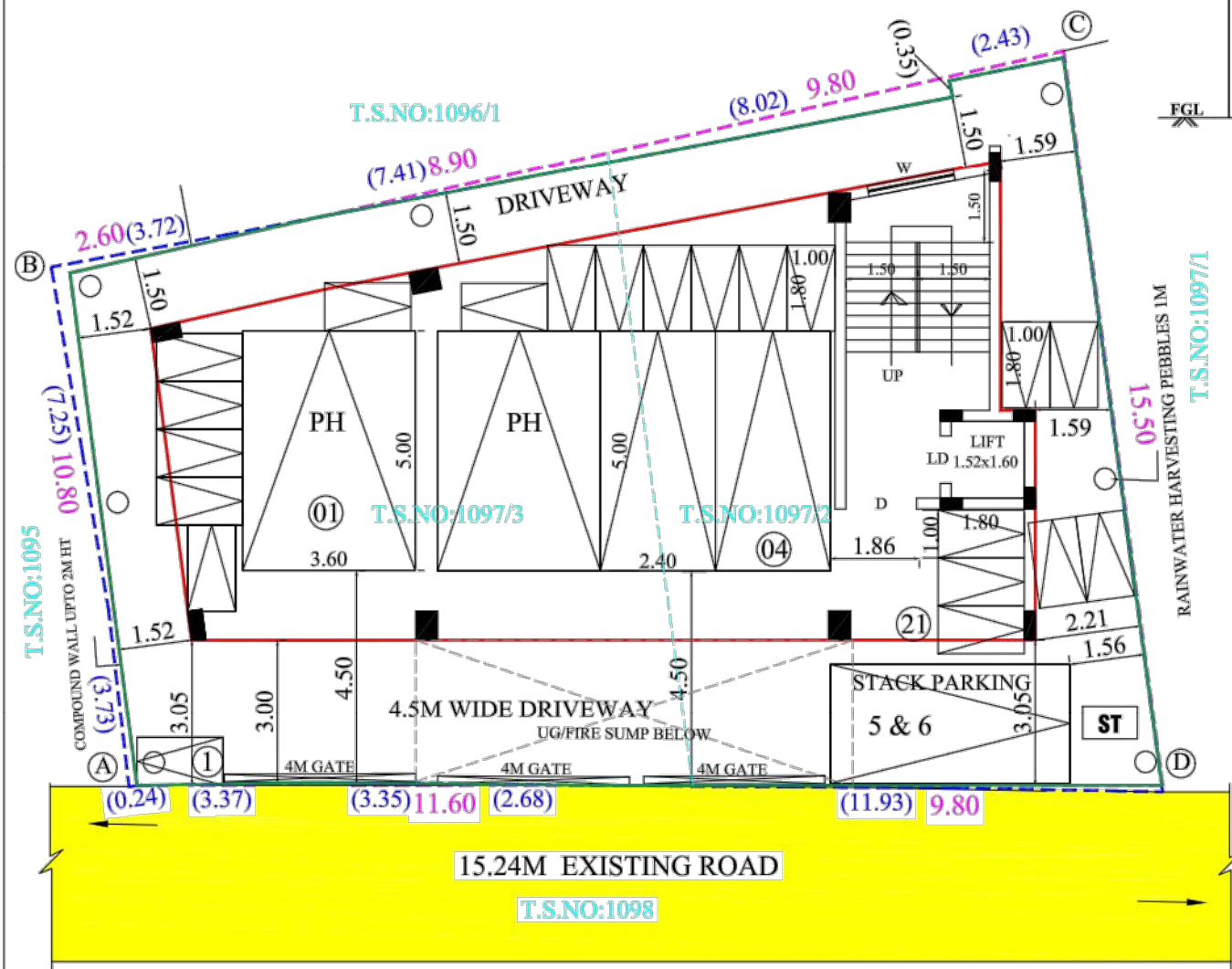
Online Application No : SWP/BPA/192253/2024
Site Boundary Shown as "A to D"



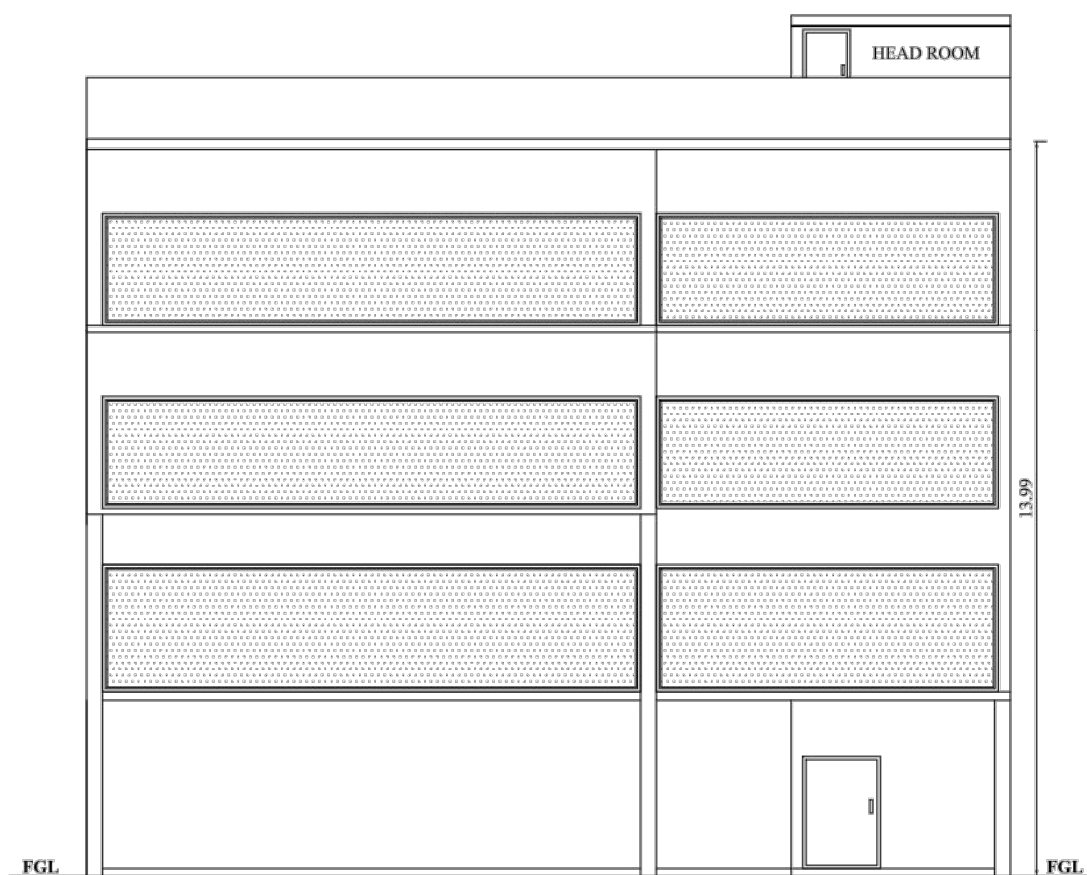
OFFICE
1097/3
TRICT.
100



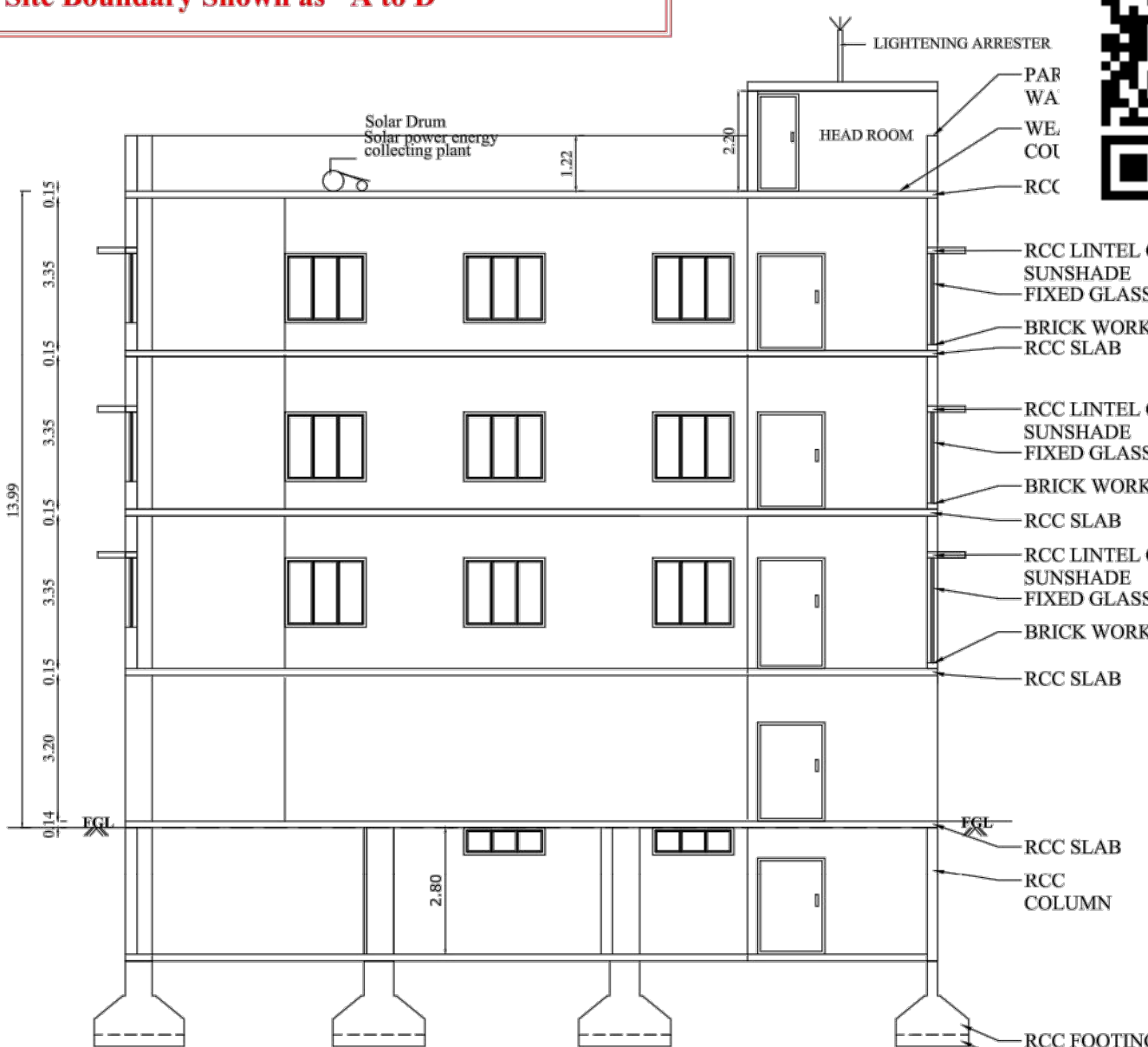
TERRACE FLOOR PLAN



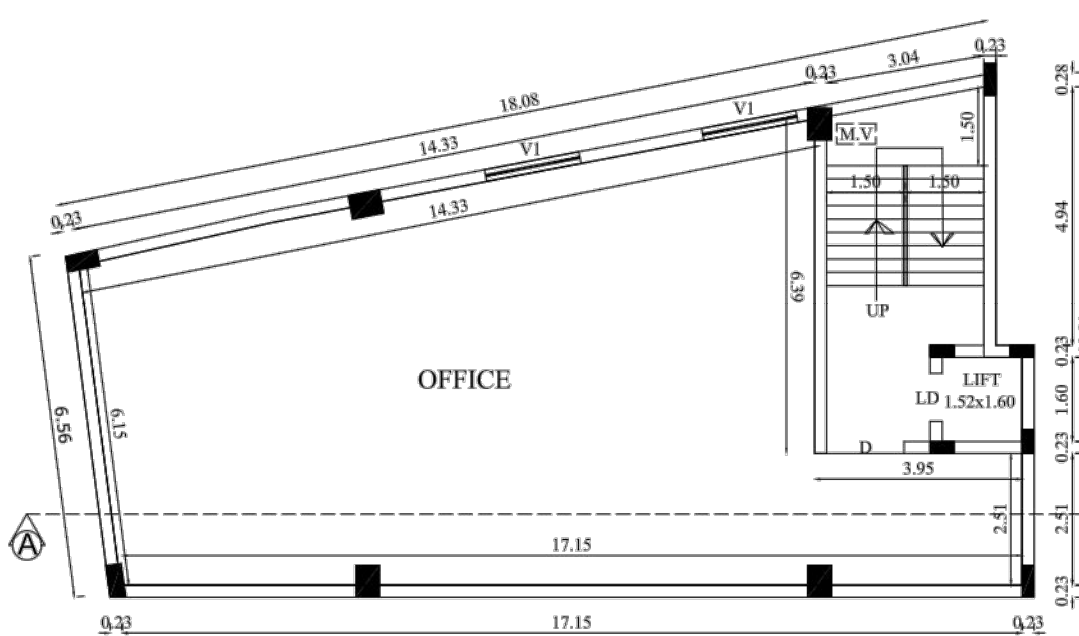
SITE CUM STILT FLOOR PLAN



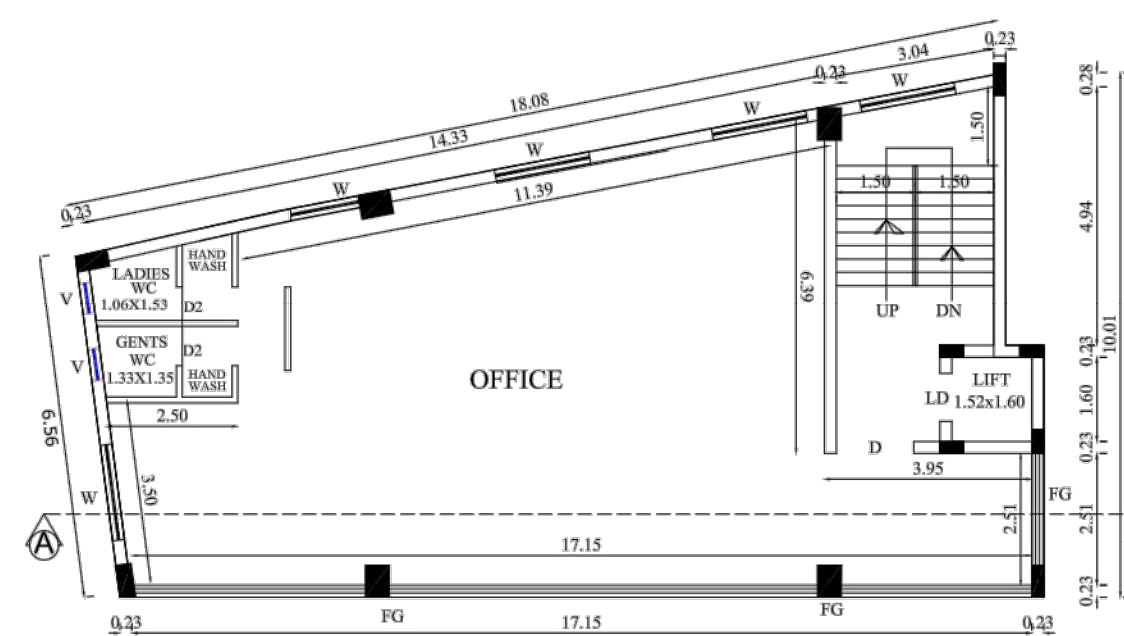
FRONT ELEVATION



SECTION ON A-B



BASEMENT FLOOR PLAN



TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD FLOOR)

1	1097/2	142.00
2	1097/3	142.00
TOTAL		284.00

AREA OF THE SITE : 284.00 Sqm

EXISTING APPROVED AREA DETAILS			
Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BASEMENT FLOOR	148.05	-	148.05
STILT FLOOR	-	148.05	148.05
FIRST FLOOR	148.05	-	148.05
SECOND FLOOR	148.05	-	148.05
THIRD FLOOR	83.68	-	83.68
TERRACE FLOOR	-	25.51	25.51
TOTAL	527.83	173.56	701.39

REVISED AREA DETAILS			
Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
BASEMENT FLOOR	148.09	-	148.09
STILT FLOOR	-	148.09	148.09
FIRST FLOOR	148.09	-	148.09
SECOND FLOOR	148.09	-	148.09
THIRD FLOOR	148.09	-	148.09
TERRACE FLOOR	-	25.51	25.51
TOTAL	592.36	173.60	765.96

DIFFERENCE AREA	64.53	0.04	64.57
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JOINERY DETAILS

NAME	DESCRIPTION	SIZE
D	DOOR	1.48 X 2.13
D1	DOOR	0.90 X 2.13
D2	DOOR	0.75 X 2.13
LD	LIFT DOOR	0.91 X 2.13
W	WINDOW	2.13 X 1.52
V	VENTILATOR	0.60 X 0.90
V1	VENTILATOR	2.13 X 0.60

FLOOR SPACE INDEX = 592.36 / 284.00 = 2.086

PARKING DETAILS

Total Office Area = 592.36 Sqm

592.36 X 75% = 444.27 Sqm

	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
Every 100 Sqm 1 Car	-	-	05	-
Every 25 Sqm 1 Two Wheeler	18	-	-	-
TOTAL	20	21	06	06
(18x10%) (05x10%)				

(PHYSICALLY HANDICAPPED PARKING INCLUDED)

Note:

- Existing Road
- Site Boundary (A,B,C & D)
- Site Boundary (As Per TSLR)
- Site Boundary (As Per Physical Position)
- Proposed Building

B.SANJAY S.Arch.,
Registered Architect
Rgn. No. C/19/24163
No.5, New No. 27, 1st Floor,
Arya C. wder Road,
West Mambalam, Chennai - 33.

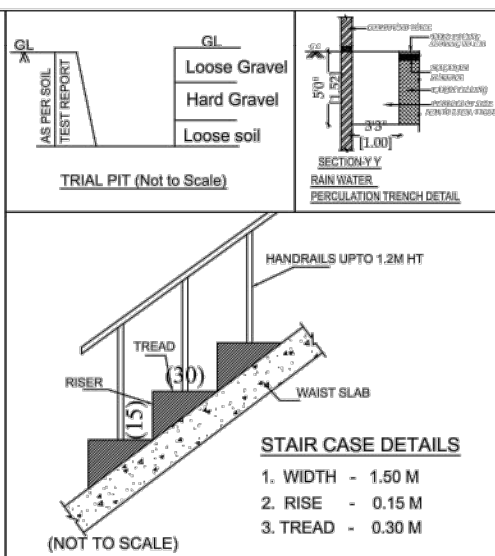
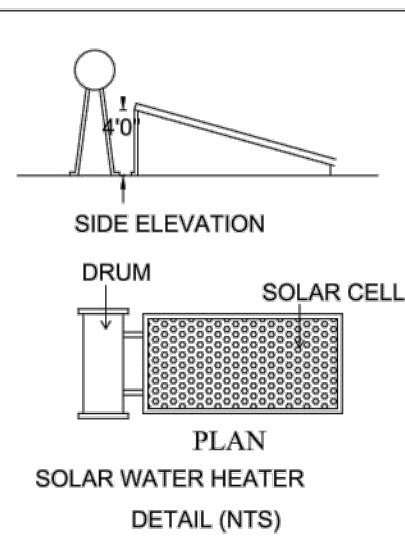
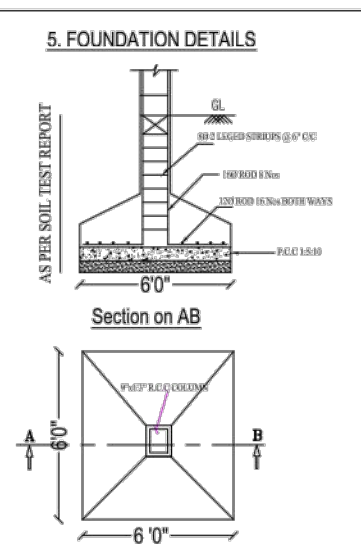
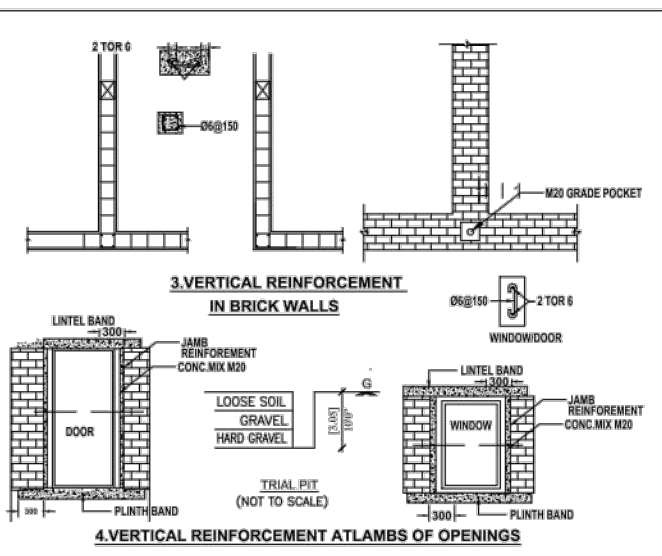
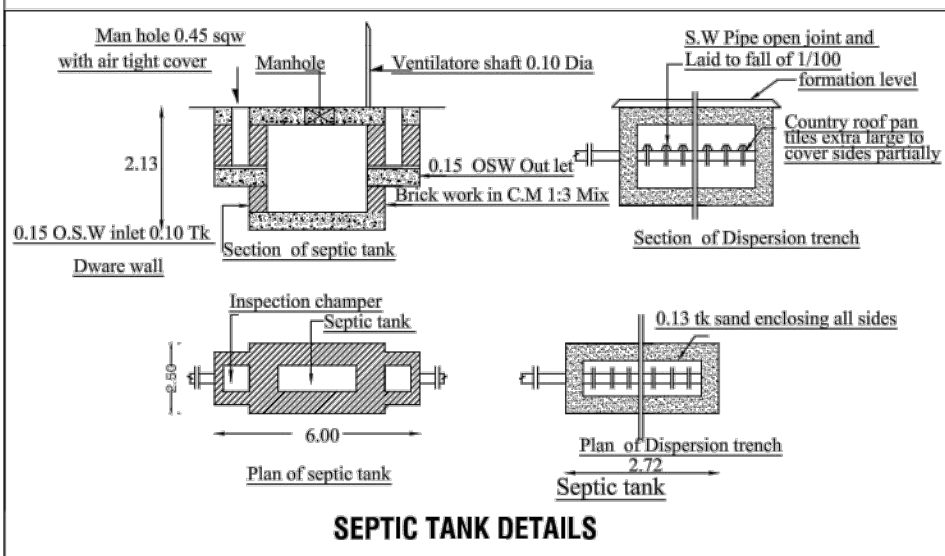
Architect

K.RAJKUMAR B.E. M.Tech
Genuine Consultants
Structural Engineer Grade - I - DTCP
CGLRGN/SE/GR - I /2019/09/039
Palikararai Chennai - 100.
Cell: 9843977835
info@genuinestructures.com

Structural Engineer

Online Application : SWP/BPA/0192253/2024
DATE :09.04.2024
Scrutiny Reference : LY830YCQ
SWP/Commercial Building/A.D./D.T.C.P(CD3)
No.58/2024

Applicant



EXISTING APPROVED DETAILS

CHENGALPATTU DTCP FILE No:654/2022 Dated:27.05.2022
PP No:21/2022

CHENGALPATTU MUNICIPALITY
B.A.No:018/BPA/2022/00060 Dated:16.09.2022
B.L.No:018/BL/2022/00063

Online Application : SWP/BPA/0192253/2024
DATE :09.04.2024
Scrutiny Reference : LY830YCQ
SWP/Commercial Building/A.D./D.T.C.P(CD3)
No.58/2024

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.

