

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.

PLAN SHOWING THE PROPOSED BUILDING
(ORANGE CATEGORY - [4]AUTOMOBILES
SERVICING AND REPAIR STATIONS) AT
S.NO:386/4, 390/2B2 IN
NANDHIVARAM VILLAGE,
NANDHIVARAM - GUDUVANCHERI
MUNICIPALITY, VANDALUR TALUK,
CHENGALPATTU DISTRICT.

REFERENCE			
RS	-	ROLLING SHUTTER	: 3.05 x 2.13
RS1	-	ROLLING SHUTTER	: 2.44 x 2.13
SD	-	SLIDING DOOR	: 1.00 x 2.13
D1	-	DOOR	: 1.00 x 2.13
D2	-	DOOR	: 0.76 x 2.13
W1	-	WINDOW	: 1.22 x 1.52
V1	-	VENTILATOR	: 0.90 x 0.60

- NOTES:-
1. FA - FIRE ALARM PROVIDED

2. F E - FIRE SAFETY MEASURES PROVIDED.

3. SB - SAND BUCKET PROVIDED

AREA STATEMENT
AREA OF SITE AS PER PATTA & DOCUMENT -2650.00 SQ.M

PROPOSED CONSTRUCTION AREA			
FLOOR NAME	FSI AREA SQ.M	NON FSI AREA SQ.M	TOTAL BUILT UP AREA SQ.M
AREA OF GROUND FLOOR	1190.35	-	1190.35
PLOT COVERAGE (P.C) :	1190.35 2650.00	X 100	= 44.91%
FLOOR SPACE INDEX :	1190.35 2650.00		= 0.45

PARKING DETAILS:-	REQUIRED	PROVIDED
TWO WHEELER PARKING (1.00 X 1.80)	22 NOS	24 NOS
CYCLE PARKING (0.56 X 1.80)	22 NOS	27 NOS
LORRY PARKING (3.50 X 10.00)	3 NOS	3 NOS

NO OF WORKERS		
MALE	=	20
FEMALE	=	5
TOTAL	=	25
MACHINERY DETA		
S.NO.	MACHINE	H.P
1	COMPRESSO	05
2	HYDRAULIC	35
3	LIGHT	20 NOS.
4	AC	2 NOS.
5	WATER MOTOR	1 NOS.
TOTAL		29 NOS.
		50HP

Online Application No:SWP/BPA/0202410/2024
Scrutiny Reference No.9A5HO9YO
SWP/Industrial Building/A.D./D.T.C.P(CD3) No.16/2024

APPLICANT

REGISTERED ENGINEER

Er. N. Sowndharya, B.E., M.E.
Structural Engineer Grade - II, (SE)
Reg. No. CGL DIST/SE/Gr-II/2021/001004
JCADD SERVICE
No. 12/A, Municipal Complex, GST Road,
(Near DTCP Office), Chengalpattu - 603001
Mobile : 99437 81759

Er. A. MARSHAL RAJAIRO, D.Arch.Tech.
Registered Architecture
Regd. No. RA/GR-II/PBLR/APRIL-2019/062
No. 56C, Hospital Road, Opp. Govt. Hospital,
Villupuram-605 602.
Cell: 9786880041.

STRUCTURAL ENGINEER

ARCHITECT

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.

