

PP

APPROVAL RECORD

Planning Permission

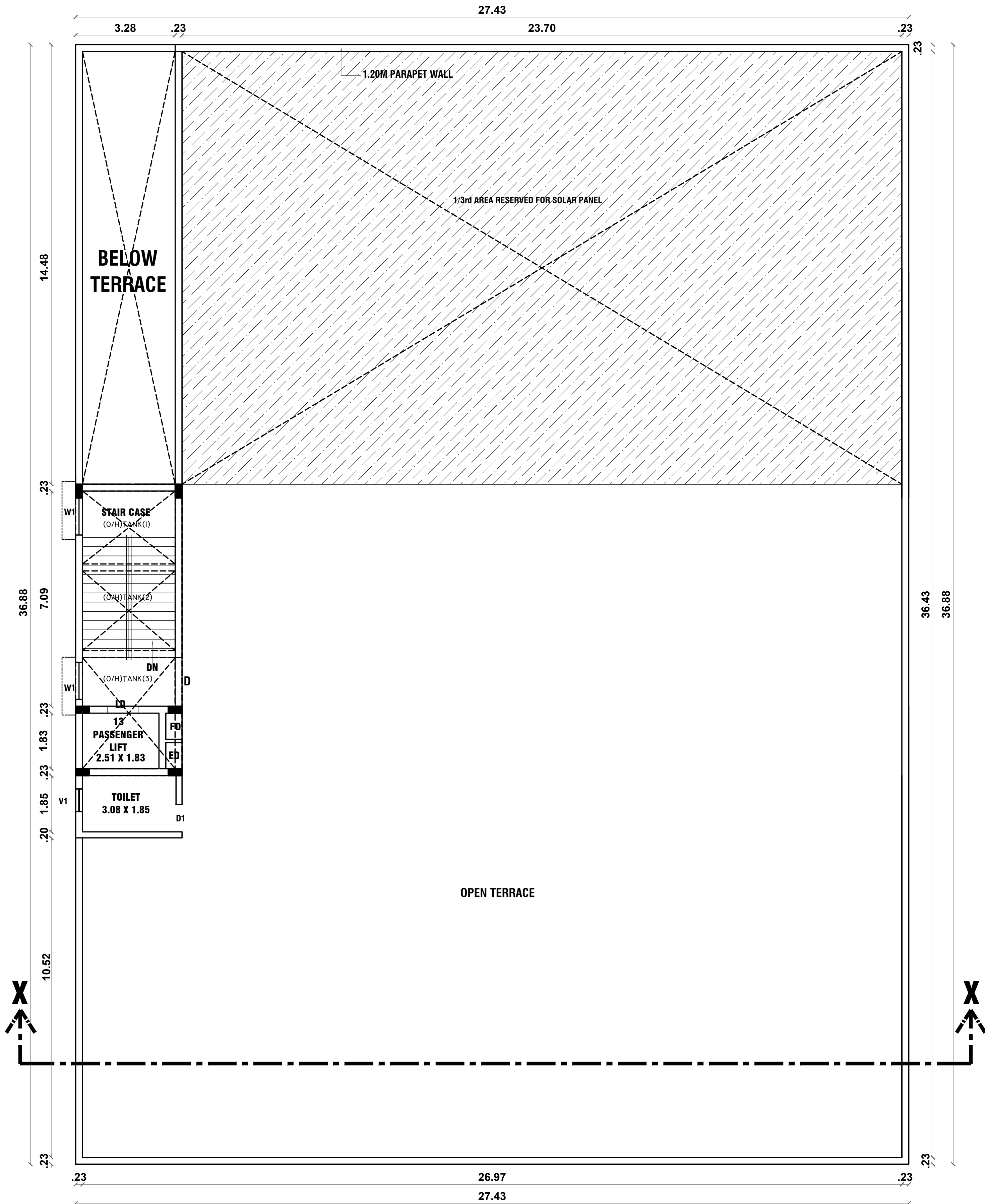
Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

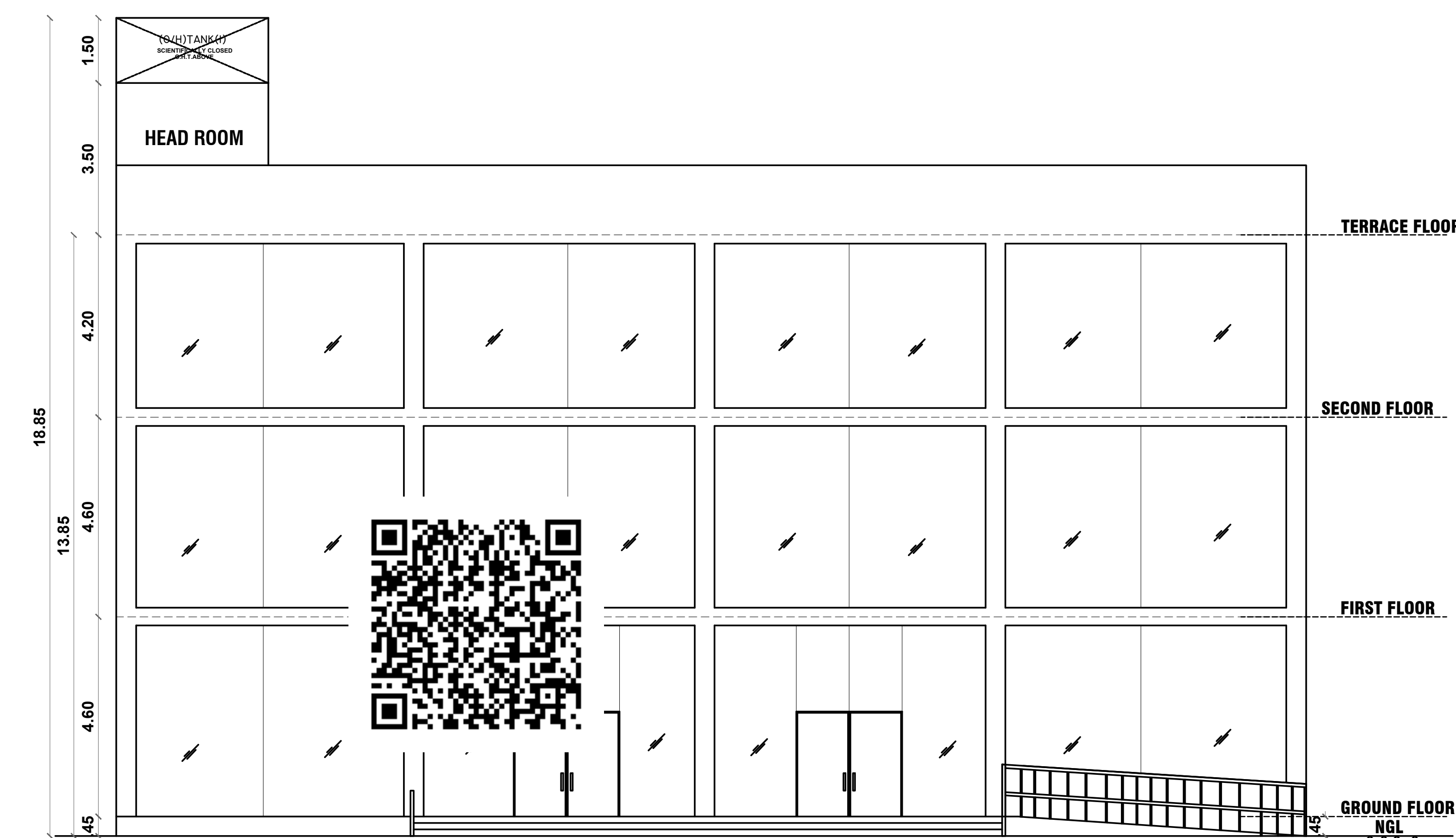
ISSUING AUTHORITY
DTCP

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

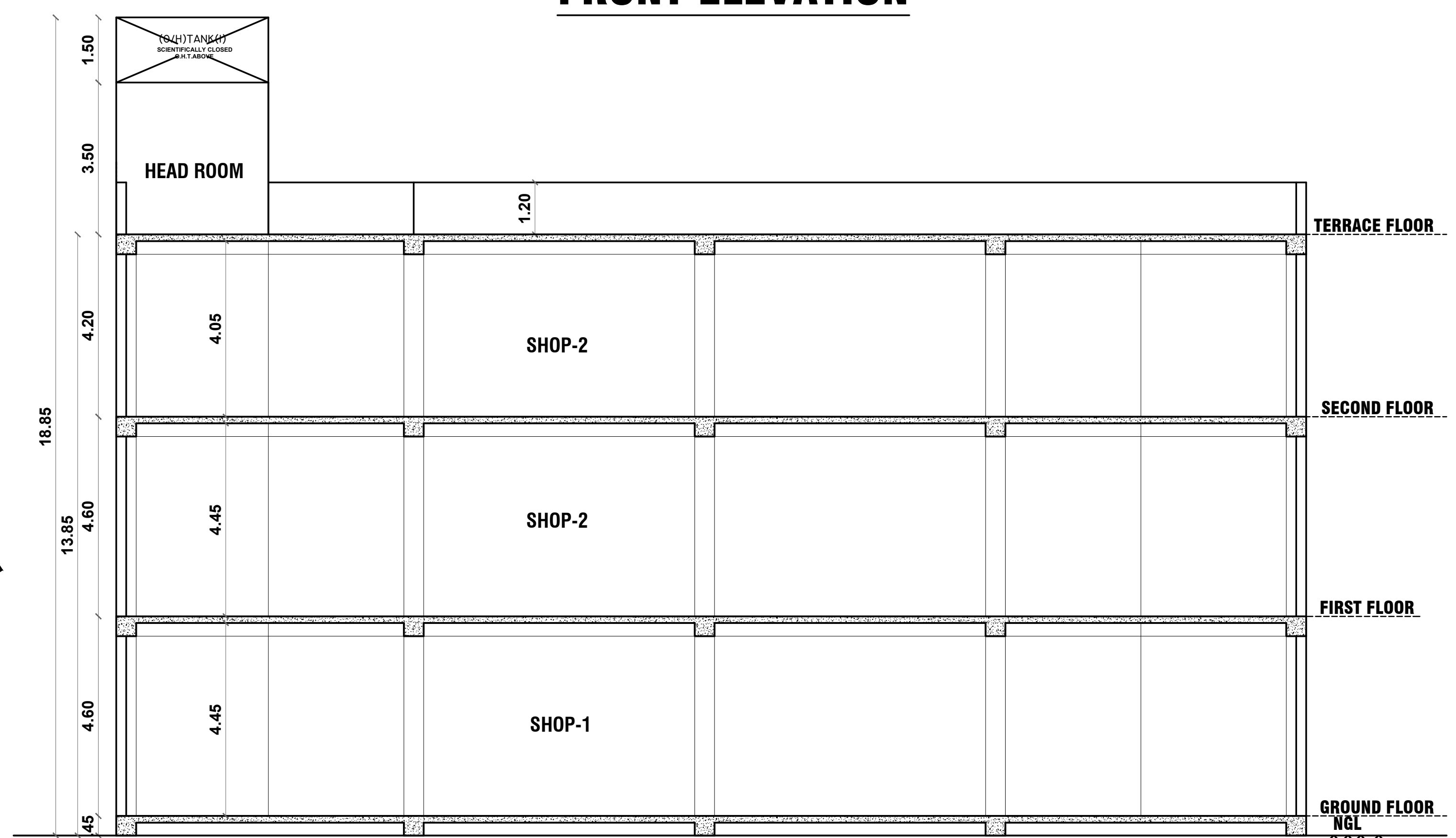
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



TERRACE FLOOR PLAN



FRONT ELEVATION



SECTION X-X

SHEET NO-2

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF COMMERCIAL BUILDING (RETAIL SHOP) COMPRISED IN SRN.O 281/1B1B1,281/2 PADOOR VILLAGE & PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

EXISTING PLANNING PERMISSION NO - SWP/B.P/M.L.P.A (CD-5) No.07/2023,,DATED 15.02.2023
THIS IS REVISED APPROVAL NO - SWP/B.P/M.L.P.A (CD-5) No.54/2024.

COLOUR INDEX

NORTH POINT

SITE BOUNDARY
PROPOSED BUILDING
DRIVEWAY
ROAD

N

SCALE : 1 : 100)

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	IN METRE
RS	ROLLING SHUTTER	4.50 x 2.75
RS1	ROLLING SHUTTER	2.75 x 2.75
D1	DOOR	0.90 x 2.13
D2	DOOR	0.75 x 2.13
LD	DOOR	0.90 x 2.13
W1	WINDOW	1.82 x 1.20
V	VENTILATOR	1.50 x 0.90
V1	VENTILATOR	0.70 x 0.90

OWNER SIGNATURE

REGISTERED STRUCTURAL ENGINEER

REGISTERED ARCHITECTS / ENGINEER

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AREA OF THE DOCUMENT 2135.00 Sq.M
AREA OF THE PATTA 2050.00 Sq.M
AREA OF THE SITE 1977.13 Sq.M

APPROVED AREA DETAILS:

FLOOR NAME	Total Builtup Area(Sq.m)	NON FSI AREA (Sq.m) Parking	FSI Area (Sq.m) Headroom
GROUND FLOOR (EXISTING)	1011.71	103.46	-
FIRST FLOOR (EXISTING)	1011.71	-	-
SECOND FLOOR (PROPOSED)	964.27	-	-
TERRACE FLOOR	33.65	-	33.65
TOTAL APPROVED AREA	3021.34	103.46	33.65

TOTAL BUILTUP AREA - 3021.34 Sq.m
NON FSI AREA - 137.11 Sq.m
FSI AREA - 2884.23 Sq.m

$$F S I = \frac{2884.23}{1977.13} = 1.458$$

PARKING DETAILS:

SL.NO	DESCRIPTION	REQUIRED	PROVIDED
01	TWO WHEELER PARKING	28	31
02	CAR PARKING	28	28

TOTAL MEMBER COUNT - 100

Male Water Closet One for every 25 persons - 5

Female Water Closet One for every 15 persons - 6

COLOUR INDEX	NORTH POINT
SITE BOUNDARY	
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DRIVEWAY	
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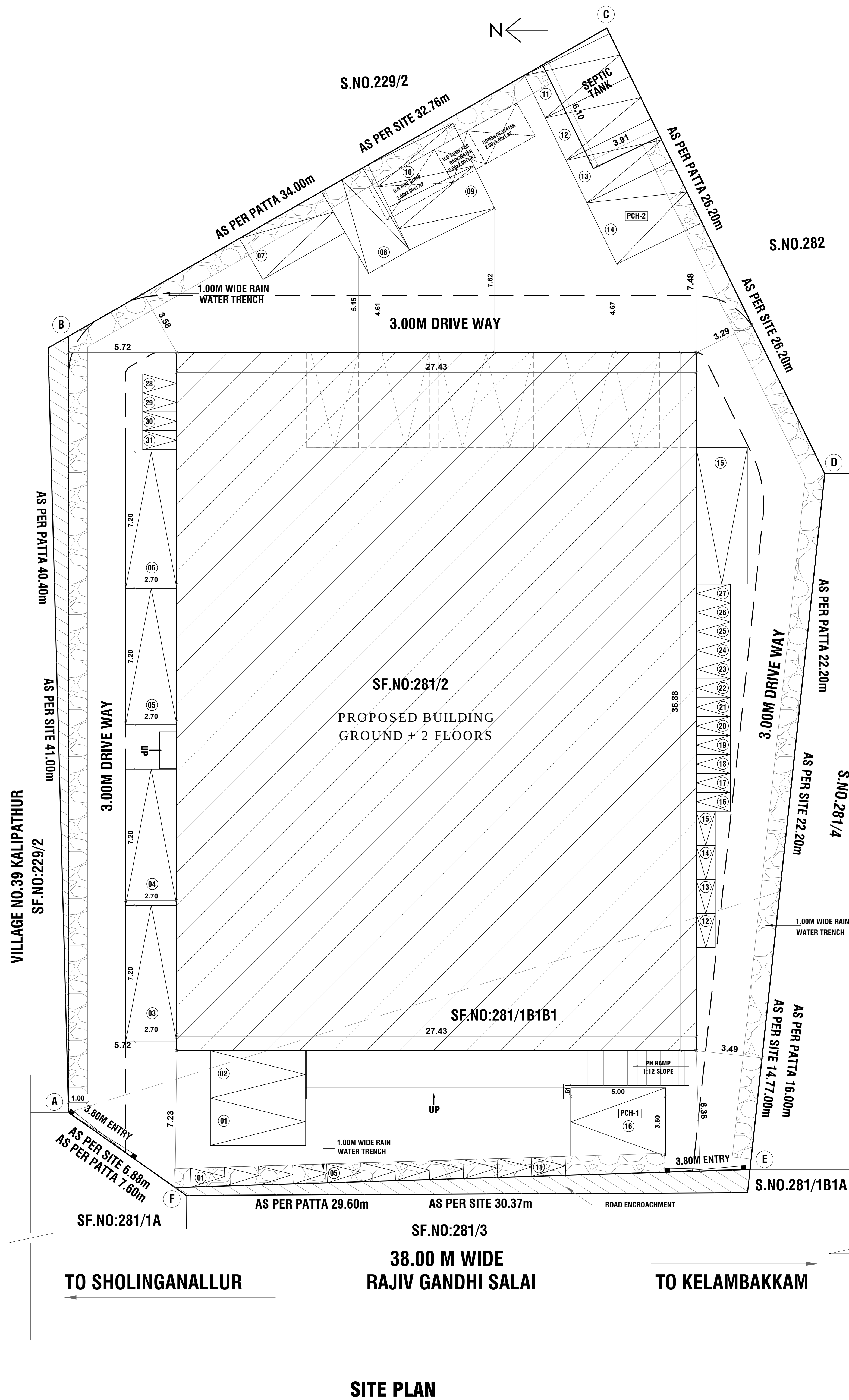
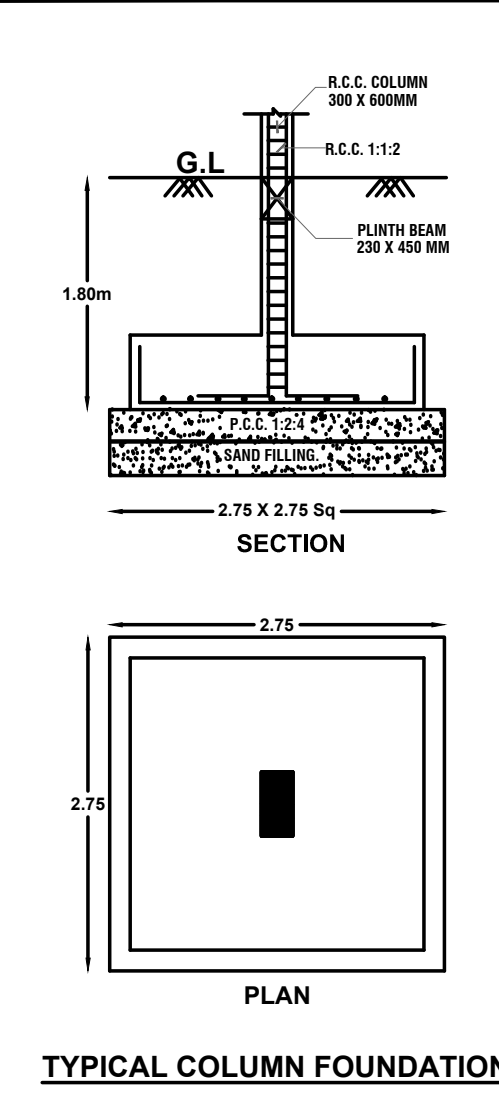
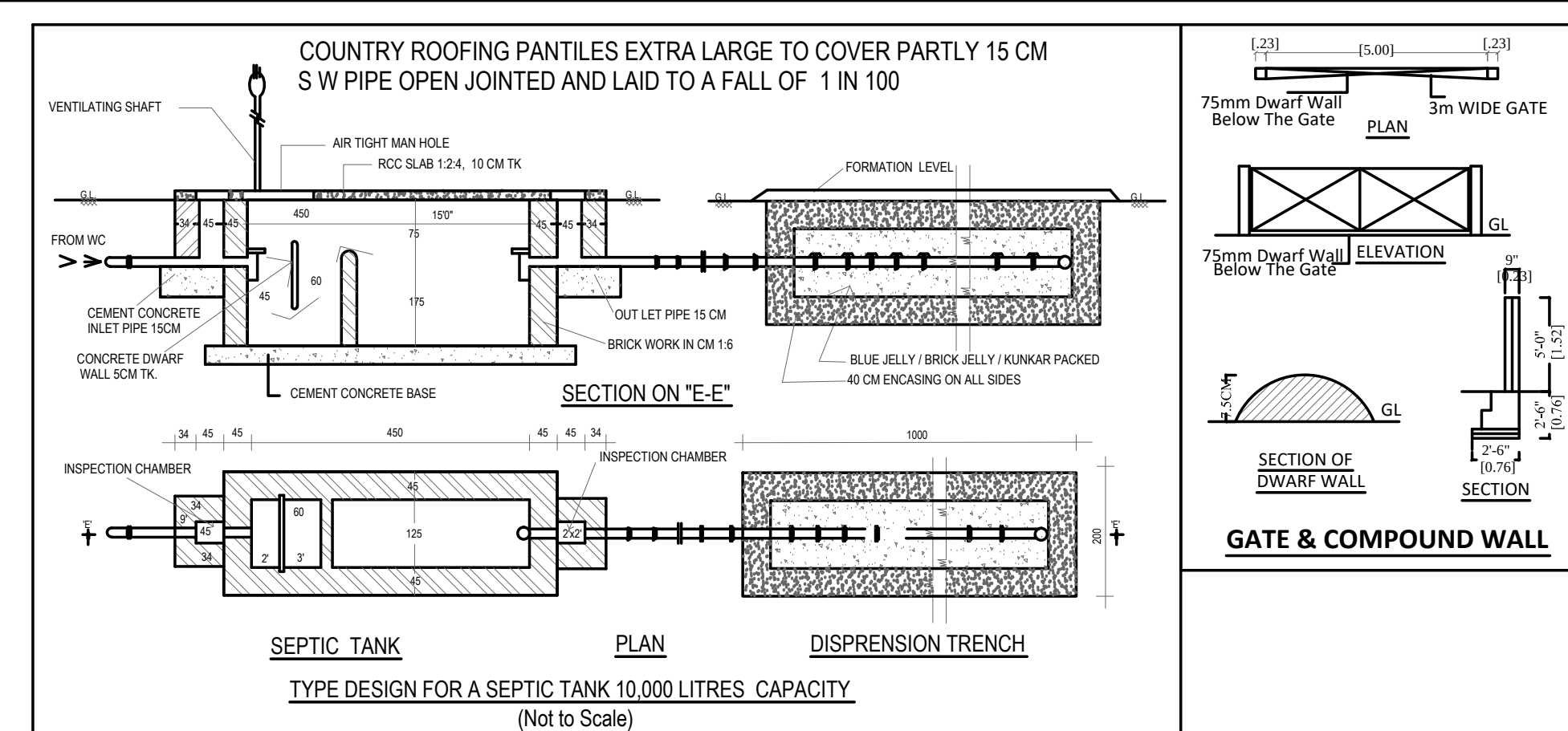
J. Benny Gabriel

J. BENNY GABRIEL, B.E., M.Tech.,
Structural Engineer Grade - I (SE),
Reg.No.RSE-ATKDTCP/December/02/2022
No.11-41, Tootuparam 11th Street,
Thoothukudi - 628003, M.9894290905
Email: bennygabriel@gmail.com

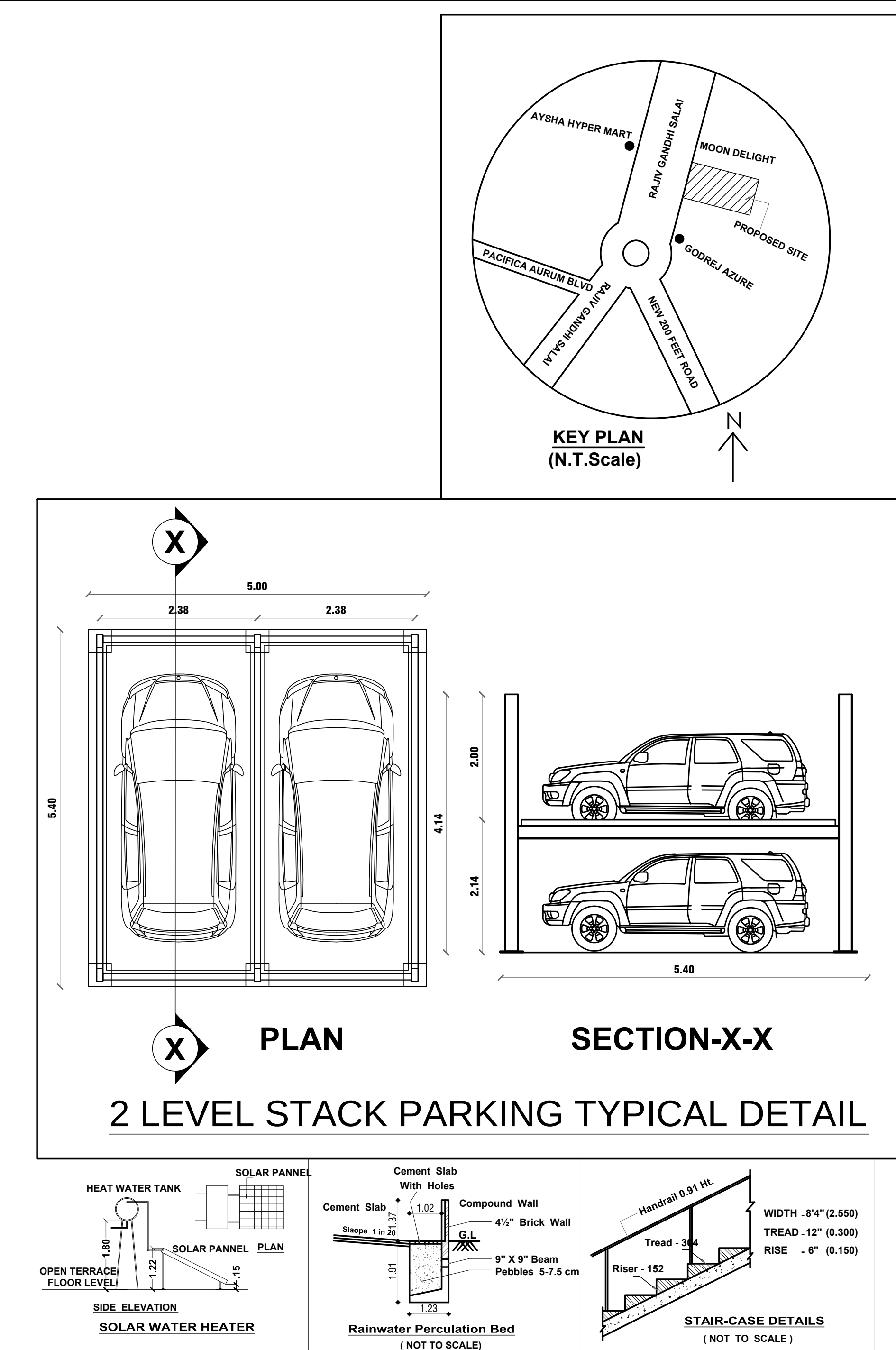
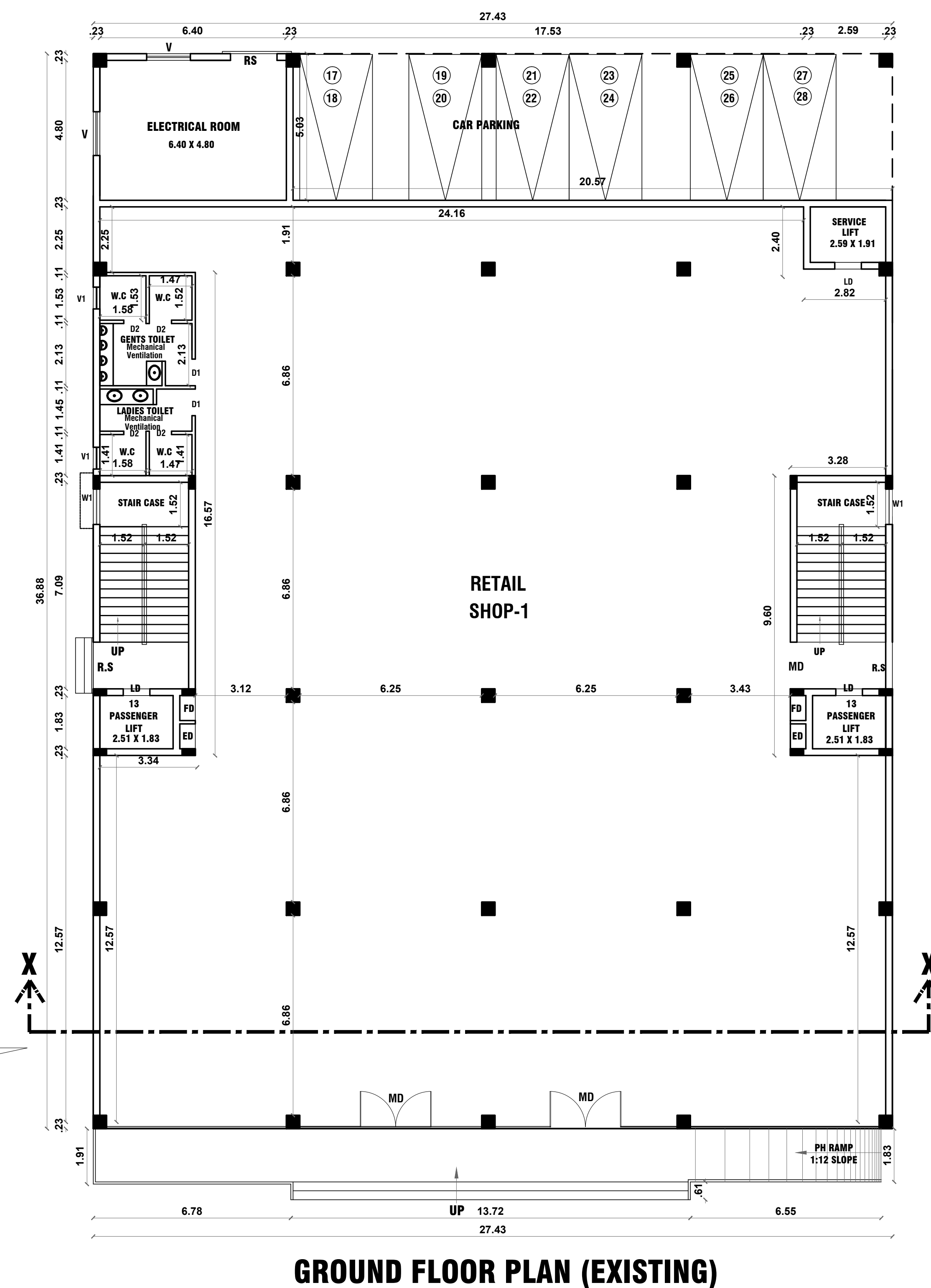
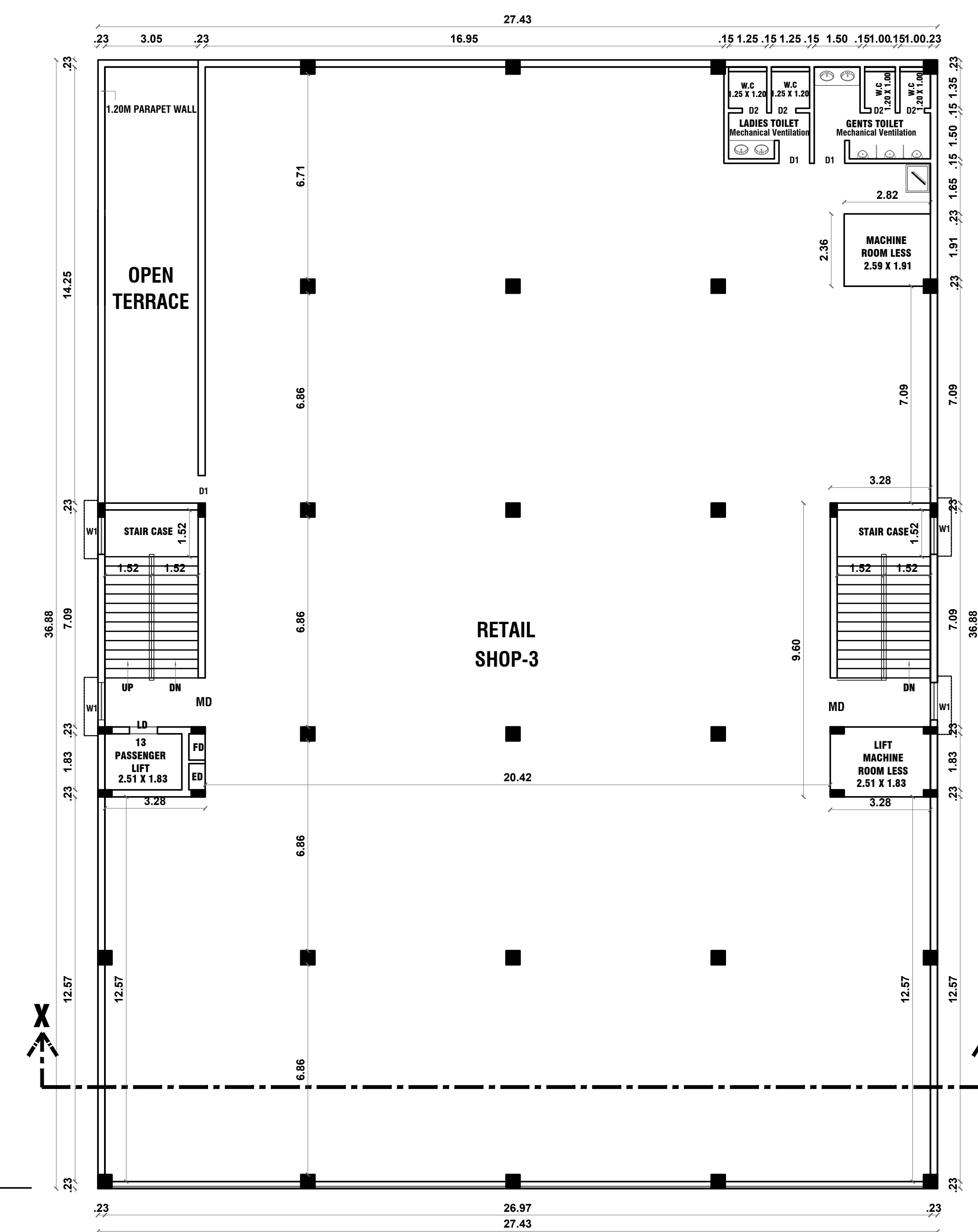
REGISTERED STRUCTURAL ENGINEER

K. Prem Kumar
K. PREMKUMAR, D.C.E., (Civil)
Registration No.RS/GR/01/905/009,
Plot No.D.Chiranth Avenue,
Ramachandra Nagar, 2nd Main Road,
Gengambakam, Chennai - 600128
Mobile :9840920409
Email:padmakrishpre@gmail.com

REGISTERED ARCHITECTS / ENGINEER



SITE PLAN



FIRST FLOOR PLAN (EXISTING)

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.

