

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.

SHEET - 2 - 2

REVISED PLAN SHOWING THE PROPOSED
ADDITIONAL CONSTRUCTION OF
SECOND FLOOR PART (OFFICE)
TO THE EXISTING BASEMENT FLOOR
+ GROUND FLOOR (SHOP) + FIRST FLOOR
(SHOP) + SECOND FLOOR PART (OFFICE)
COMMERCIAL (SHOP CUM OFFICE) BUILDING
AT PLOT NO : 2 OLD MAHABALIPURAM ROAD
COMPRISED IN S.NO : 4/1E1B AT
NAVALUR VILLAGE, THIRUPURUR TALUK,
CHENGALPATTU DISTRICT
NAVALUR PANCHAYAT UNION

EARLIER APPROVED NUMBER:
FILE NO : - 566 / 2022 MLPA. DATED -21/02/2023
PLANNING PERMISSION NO - 03 / 2023
DATED - 21 / 01 / 2023 TO 20 / 01 / 2031

SCHEDULE OF JOINERY:-

TYPE	DETAIL	SIZE
RS	DOOR	1.82X2.10
D1	DOOR	0.91x2.10
G	GLAZING WINDOW	5.34X2.40
W	WINDOW	1.80X1.22
V	VENTILATOR	0.61x0.61
LIFT	LIFT DOOR	0.91x2.10

SPECIFICATION:-
FOUNDATION : COLUMN FOOTING
BRICK WORK : C.M 1:6 FOR SUPER STRUCTURE
PLASTERING : C.M 1:5 FOR WALLS &
1:3 FOR CEILING
CEMENT PAINT : 2 COATS FOR WALLS &
1 EXTRA COAT FOR CEILING
R.C.C : M25 GRADE FOR SLAB & LINTELS
WOOD WORK : ALL WOOD WORKS IN SEET
QUALITY TIMBER
WEATHERING : 8 JULLY LIME MORTAR OVER ROOF
SLAB ONE LAYER OF COUNTRY TILES

COLOUR INDEX:-

EXISTING ☐ ROAD ☐
PROPOSED ☐ BOUNDARY ☐

SCALE : 1:100

OWNER SIGNATURE

(Signature)

SIGNATURE OF STRUCTURAL ENGINEER

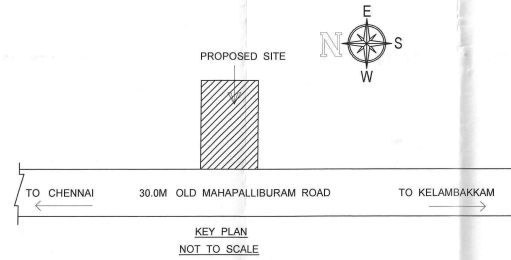
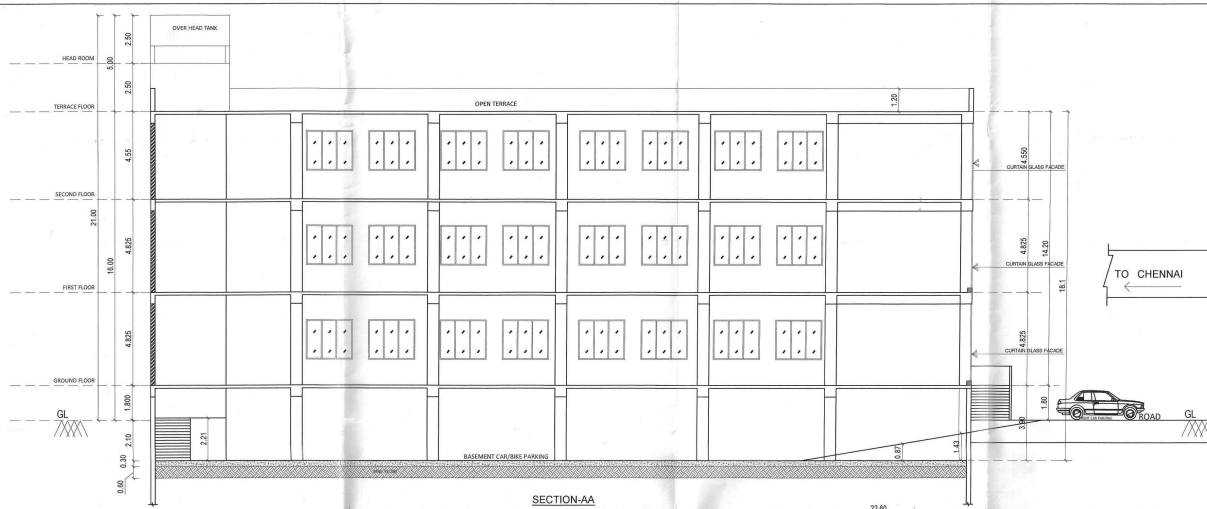
(Signature)

S. NAGESH, B.E., CIVIL, M.A.S., P.E.
STRUCTURAL ENGINEER (REGD)
RCC AND NO. 2020, 2020/2020
Regd. No. 12, 1st Class, 2020
Kangaroo Godown, Aditya Chetty - 600 003
Email: nagesh.suresh@gmail.com
Mob: 98403 31668

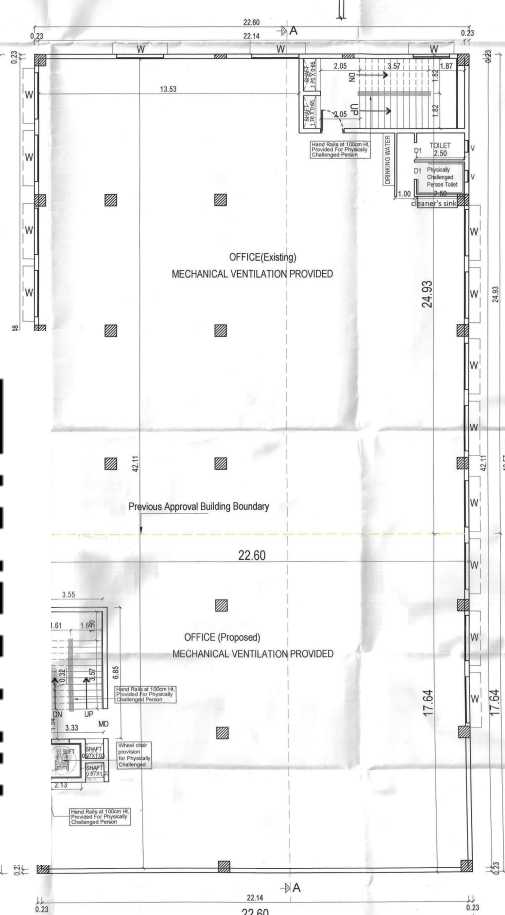
SIGNATURE OF REGISTERED ARCHITECT

(Signature)

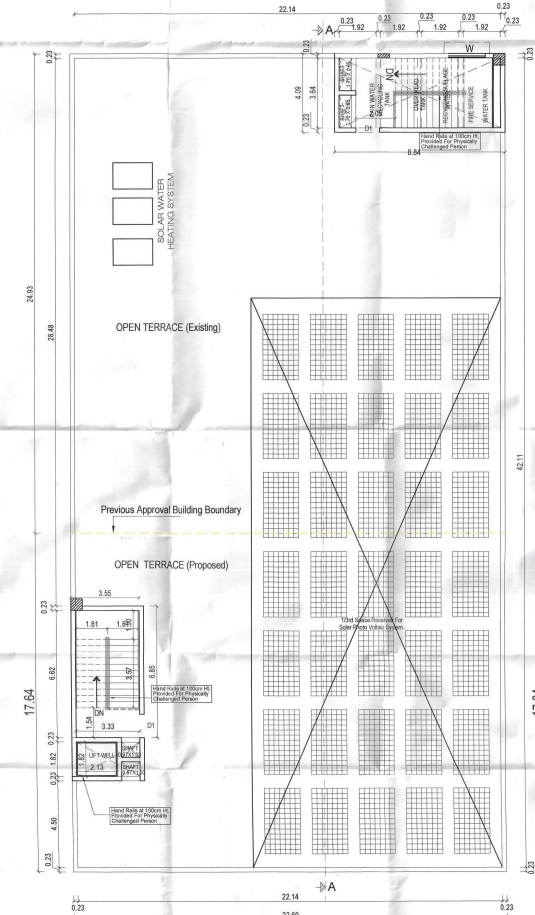
H. SATHISH ROOHI
CIVIL ARCHT. REGD. NO. 17/2019/2019
RCC AND NO. 2020, 2020/2020
Regd. No. 12, 1st Class, 2020
Kangaroo Godown, Aditya Chetty - 600 003
Email: sathishroohi@gmail.com
Mob: 98403 31668



EXISTING FIRST FLOOR PLAN



EXISTING CUM PROPOSED SECOND FLOOR PLAN



EXISTING CUM PROPOSED TERRACE FLOOR PLAN

SHEET - 1 - 2

REVISED PLAN SHOWING THE PROPOSED
ADDITIONAL CONSTRUCTION OF
SECOND FLOOR PART (OFFICE)
TO THE EXISTING BASEMENT FLOOR
+ GROUND FLOOR (SHOP) + FIRST FLOOR
(SHOP) + SECOND FLOOR PART (OFFICE)
COMMERCIAL (SHOP CUM OFFICE) BUILDING
AT PLOT NO. 2 OLD MAHABALIPURAM ROAD
COMPRISED IN S.NO. 4/1E1R AT
NAVALUR VILLAGE, THIRUPUR TALUK,
CHENGALPATTU DISTRICT
NAVALUR PANCHAYAT UNION

EARLIER APPROVED NUMBER:
FILE NO. - 566 / 2022 MLPA, DATED - 21/02/2023
PLANNING PERMISSION NO. - 03 / 2023
DATED - 21 / 01 / 2023 TO 20 / 01 / 2031

AREA STATEMENT SQ.M
AS PER PATTI : 1545.00 S.Q.M
AS PER DOCUMENT : 1544.90 S.Q.M
AS PER SITE : 1537.37 S.Q.M

FLOOR	EXISTING APPROVED FSI AREA (IN SQ.M)	EXISTING APPROVED NON FSI AREA (IN SQ.M)	EXISTING BUILDING FSI AREA (IN SQ.M)	EXISTING BUILDING NON FSI AREA (IN SQ.M)	PROPOSED TOTAL BUILDING FSI AREA (IN SQ.M)	PROPOSED TOTAL BUILDING NON FSI AREA (IN SQ.M)
BASEMENT FLOOR	962.027	-	962.027	-	-	-
GROUND FLOOR (SHOP)	962.027	-	958.27	-	958.27	-
FIRST FLOOR (SHOP)	962.027	-	958.27	-	958.27	-
SECOND FLOOR (OFFICE)	397.554	30.086	307.12	661.16	668.27	-
HEADROOM	-	-	-	70.76	-	-
TOTAL	2321.638	993.012	2313.66	1032.787	561.15	2874.81
EXISTING BUILTUP AREA	-	-	3275.687 SQ.M	-	-	-
PROPOSED BUILTUP AREA	-	-	631.91 SQ.M	-	-	-
TOTAL BUILTUP AREA	-	-	3907.597 SQ.M	-	-	-

F.S.I = $\frac{2874.81}{1537.35} = 1.87$

PARKING	REQUIRED	PROVIDED
CAR PARKING	23	23
PCP CAR PARKING	09	09
TOTAL CAR PARKING	29	29
TWO WHEELER PARKING	45	45
PCP TWO WHEELER PARKING	05	05
TOTAL TWO WHEELER PARKING	50	50
SANITARY DETAILS	REQUIRED	PROVIDED
MALE	45	2
FEMALE	20	2
DRINKING WATER DISPENSOR	3	3

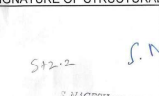
TYPE	DETAIL	SIZE
RS	DOOR	1.82X2.10
D1	DOOR	0.91X2.10
G	GLAZING WINDOW	5.34X2.40
W	WINDOW	1.80X1.22
V	VENTILATOR	0.61X0.61
LIFT	LIFT DOOR	0.91X2.10

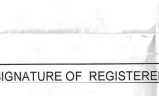
SPECIFICATION:-
FOUNDATION : COLUMN FOOTING
BRICK WORK : C.M 1:6 FOR SUPER STRUCTURE
PLASTERING : C.M 1:5 FOR WALLS &
1:3 FOR CEILING
CEMENT PAINT : 2 COATS FOR WALLS &
1 EXTRA COAT FOR CEILING
R.O.C. : MS GRADE FOR SLABS & LINTELS
WOOD WORK : ALL WOOD WORKS IN BEST
QUALITY TIMBER
WEATHERING : B.JELLY LIME MORTAR OVER ROOF
COURSE
SLAB : ONE LAYER OF COUNTRY TILES

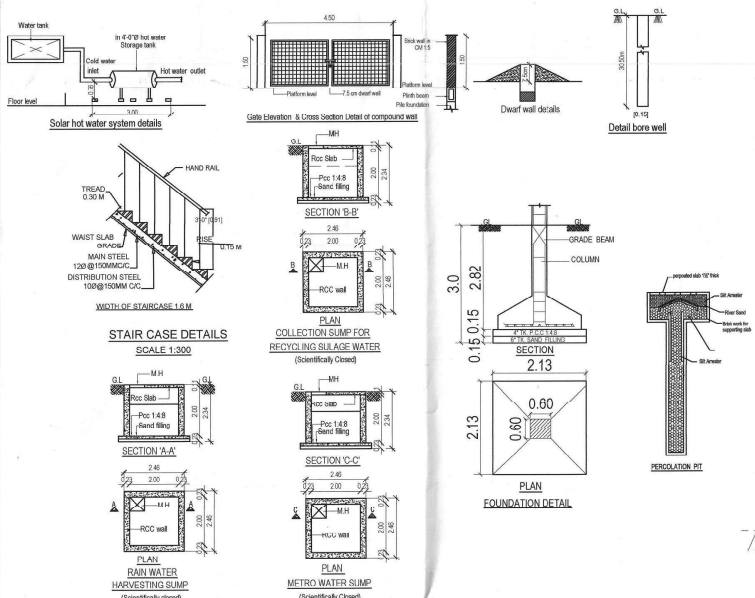
COLOUR INDEX:-
PROPOSED ☐ ROAD ☐
EXISTING ☐ BOUNDARY ☐

SCALE : 1:100

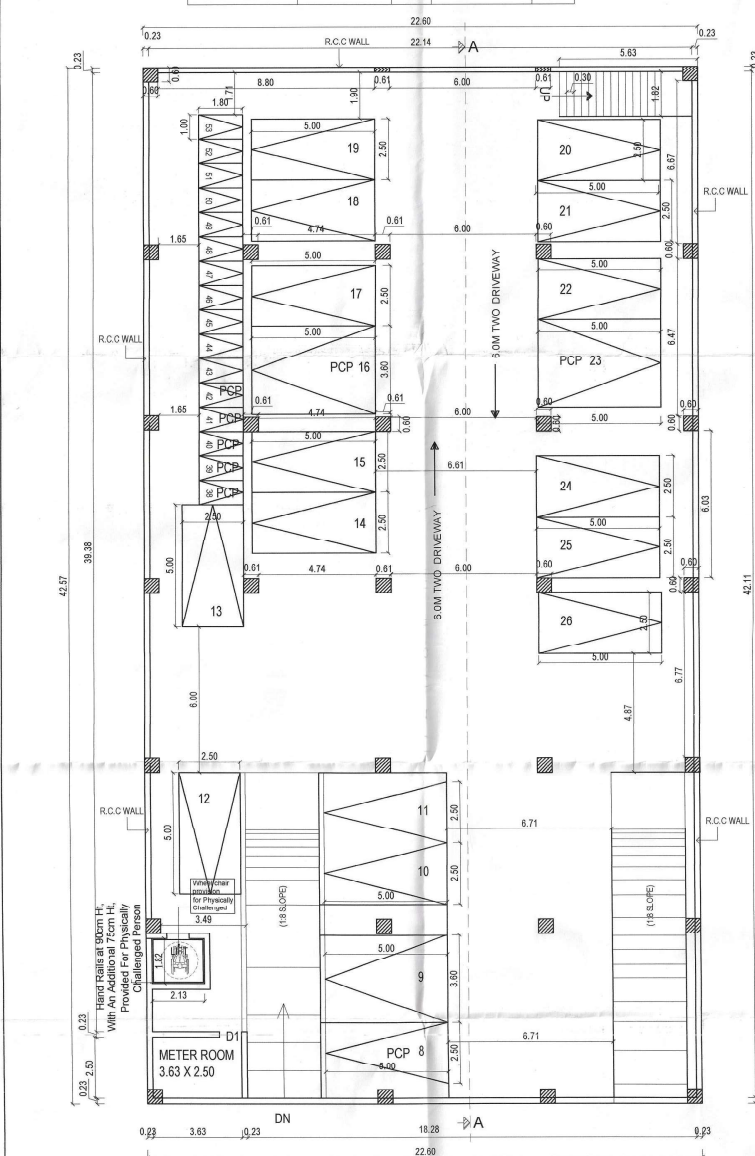
OWNER SIGNATURE


SIGNATURE OF STRUCTURAL ENGINEER

S. HANISH, B.E. (CIVIL), M.A.S., P.E.
STRUCTURAL ENGINEER GRADE I (CIVIL)
DOE No. 12, 3rd Cross Street,
Karpagam Gardens, Adyar, Chennai, 600 033.
Email: s.hanish@rediffmail.com
Mobile: 98402 31666

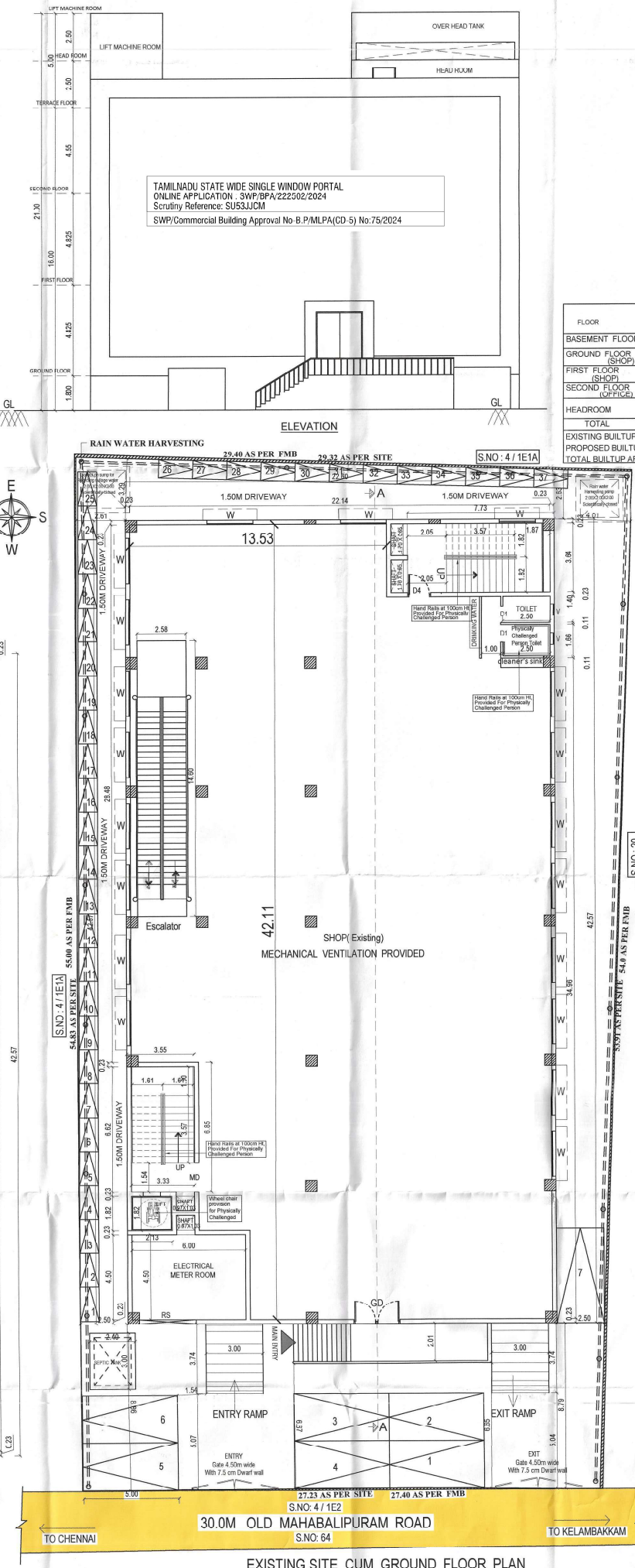
SIGNATURE OF REGISTERED ARCHITECT

H. SATYANARAYAN ROOHI
CMAA Regd. No. RA-18-1710002/18
DTP Regd. No. COL/RA/18-1710002/18
C.E. No. RA/18/18016
Regd. No. RA/2019/18/18
P.O. No. 18, Chennai, 600 033
P.O. No. 18, Chennai, 600 033
P.O. No. 18, Chennai, 600 033
Email: h.roohi@rediffmail.com



FLOOR	Car Parking Detail	T.V. Parking Detail
GROUND FLOOR (SHOP)	958.27-75 x 0.75 = 8.83 75 Nos. = 8.83 Nos. = 8.83 Nos.	958.27-75 x 0.75 = 8.83 75 Nos. = 8.83 Nos. = 8.83 Nos.
FIRST FLOOR (SHOP)	958.27-75 x 0.75 = 8.83 75 Nos. = 8.83 Nos. = 8.83 Nos.	958.27-75 x 0.75 = 8.83 75 Nos. = 8.83 Nos. = 8.83 Nos.
SECOND FLOOR (OFFICE)	958.27-75 x 0.75 = 8.83 75 Nos. = 8.83 Nos. = 8.83 Nos.	958.27-75 x 0.75 = 8.83 75 Nos. = 8.83 Nos. = 8.83 Nos.
REQUIRED PARKING	29 Nos.	29 Nos.



EXISTING BASEMENT FLOOR PLAN



EXISTING SITE CUM GROUND FLOOR PLAN

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.

