Verified RealEstate™

REFERENCE
10/2024

ISSUED
15 June 2024

PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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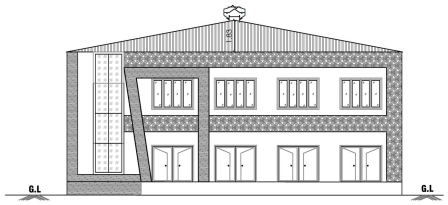
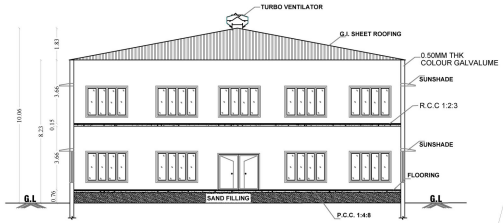
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G.I. SHEET ROOFED "COMMERCIAL (SHOP) BUILDING" IN GROUND FLOOR & FIRST FLOOR AT S.F.NO. 140/1A4A OF PUKKATHURAI PANCHAYAT / VILLAGE, MADHURANTHAGAM PANCHAYAT UNION / TALUK, CHENGALPET DISTRICT.

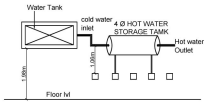


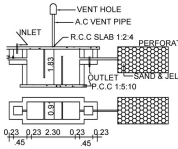
FRONT ELEVATION



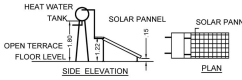
SECTION @ A - A

BUILDING TECHNICAL APPROVAL
Online Application : SWP/BPA/0222700/2024
SITE BOUNDARY SHOWN AS "A - D"
SWP/Commercial Building/A.D./D.T.C.P(CD3)No.56/2024

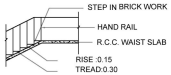




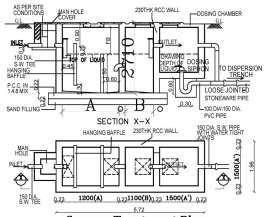
SEPTIC TANK DETAILS



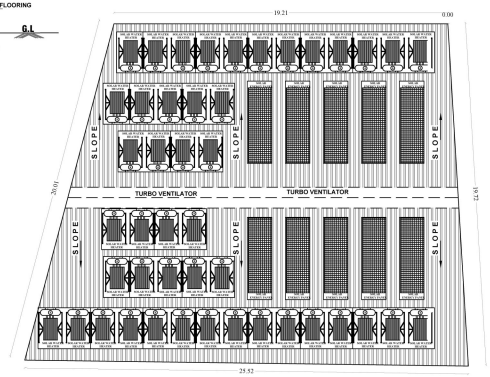
SOLAR WATER HEATER
(NOT TO SCALE)



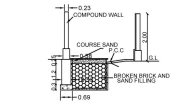
STAIR DETAILS



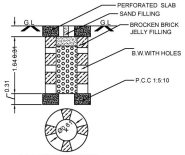
Sewage Treatment Plan



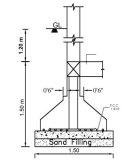
ROOF PLAN



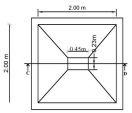
PLINTH BOUNDARY PERCOLATION PIT



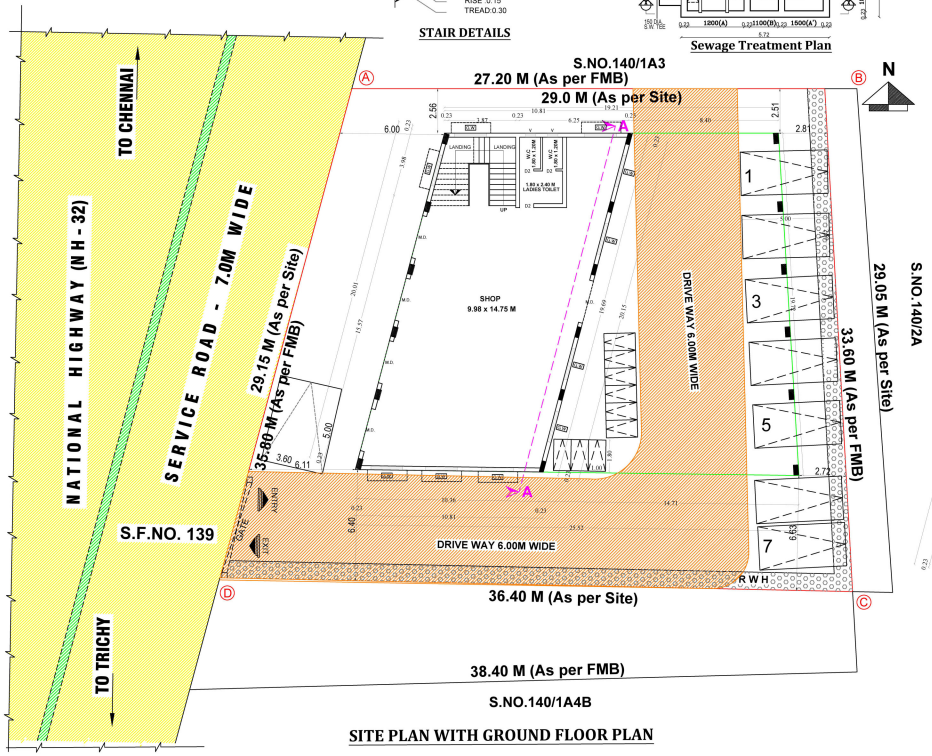
RAIN WATER PERCULATION



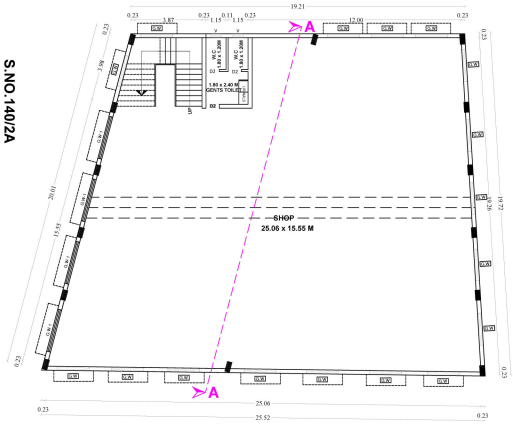
FOUNDATION DETAIL - A



SECTION - 'CD'



SITE PLAN WITH GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREA DETAILS :

TOTAL AREA OF SITE

AS PER PATTA & DOCUMENT	-	1010.00 SQ.M
AS PER SITE	-	968.49 SQ.M
SUPER IMPOSED AREA	-	908.38 SQ.M

FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
GROUND FLOOR	210.27	226.46	436.73	PARKING & SHOP
FIRST FLOOR	436.73	--	436.73	SHOP
TOTAL AREA	647.00	226.46	873.46	

PLOT COVERAGE :

Plot Coverage: 436.73 / 908.38 x 100 = 48.07 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{647.00}{908.38} = 0.712 < 2.0$$

HEIGHT OF THE BUILDING - 8.23 M

PARKING DETAILS:

FOR DHOP DEVELOPMENT

1 CAR SPACE AND 1 TWO WHEELER SPACE FOR EVERY 75 SQM.

OR PART THEREOF EXCLUDING THE FIRST 75 SQM.

CAR PARKING :

$$\frac{\text{FSI AREA - 75}}{75} = \frac{647.00 - 75}{75} = 7.62 \text{ SAY 8 Nos.}$$

Required Car Parking - 8 Nos.

Provided Car Parking - 8 Nos. (INCLUDING PH PARKING)

TWO WHEELER PARKING : (1.00x1.80)

$$\frac{\text{FSI AREA - 75}}{75} = \frac{647.00 - 75}{75} = 7.62 \text{ SAY 8 Nos.}$$

Required Two Wheeler Parking - 8 Nos.

Provided Two Wheeler Parking - 9 Nos.

COLOR INDEX :

- PLOT BOUNDARY
- PROPOSED BUILDING
- EXISTING ROAD
- PROPOSED DRIVEWAY

JOINERY DETAILS:

MD	-	MAIN DOOR	-	2.50 x 2.13 M
D1	-	DOOR	-	1.06 x 2.13 M
D2	-	DOOR	-	0.76 x 1.80 M
G.W	-	GLAZED WINDOW	-	1.50 x 1.80 M
G.W-1	-	GLAZED WINDOW	-	1.80 x 1.80 M
V	-	VENTILATOR	-	0.90 x 0.61 M

NOTE :

FIRE EXTINGUISHER

FIRE CERTIFICATE :

Necessary Fire Extinguishers will be provided with the permission from the fire Service

REFERENCE :

For Bath and wash seperate pipeline is to be provided and directly connected to the Recharge pit for recycling purpose.

ALL DIMENSIONS ARE IN METER

APPLICANT	Er. N. SOWNDHARYA, B.E.M.E, Structural Engineer Grade - II, (SE2) Reg. No. CGL-L-017/SE/GI-II/2021/08/004 JCADD SERVICE No. 13/A, Municipal Complex, GST Road, (Near DTCP Office), Chengalpattu-603001 Mobile : 99437 81739 STRUCTURAL ENGINEER
Er. A. MARSHAL RIBAINO, D.Arch.Tech. Registered Architecture Regd. No. RA/CR-II/PBLR-I/APBL-2019/002 No. 96C, Hospital Road, Opp. Govt. Hospital, Villupuram-605 602. Cell: 9786880041. ARCHITECT	Er. S. PRABAKARAN, B.E., Registered Engineer Grade - III (RE) Reg.No.RE / CR.III / VD / AUDUDT - 2022 / 080 #12A,Municipal Complex, GST Road (Near DTCP Office) Chengalpattu - 603 001. Mob: 99559 33337, 98686 33338. REGISTERED ENGINEER

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.