

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

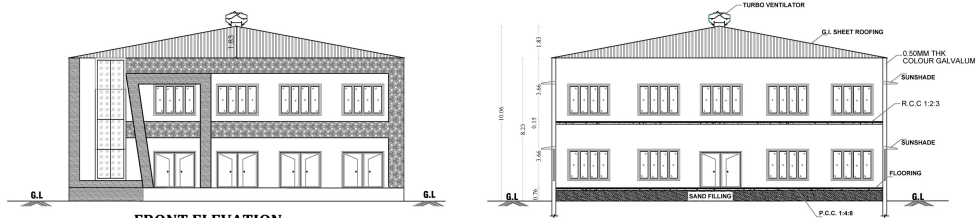
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

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

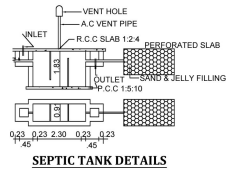
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

**PLAN SHOWING THE PROPOSED 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.**

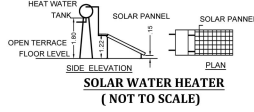


FRONT ELEVATION

SECTION @ A - A



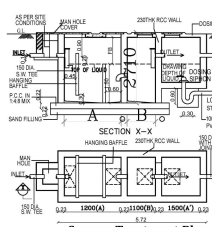
SEPTIC TANK DETAILS



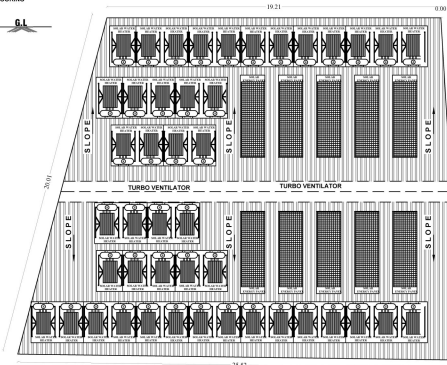
**SOLAR WATER HEATER
(NOT TO SCALE)**



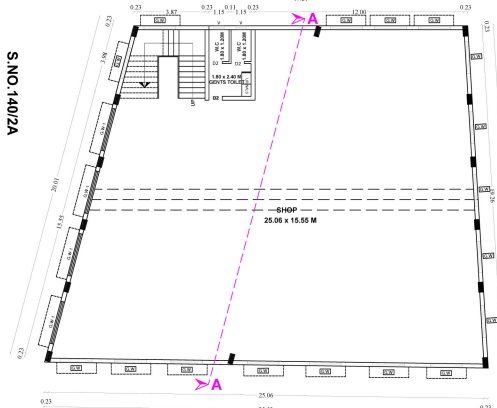
STAIR DETAILS



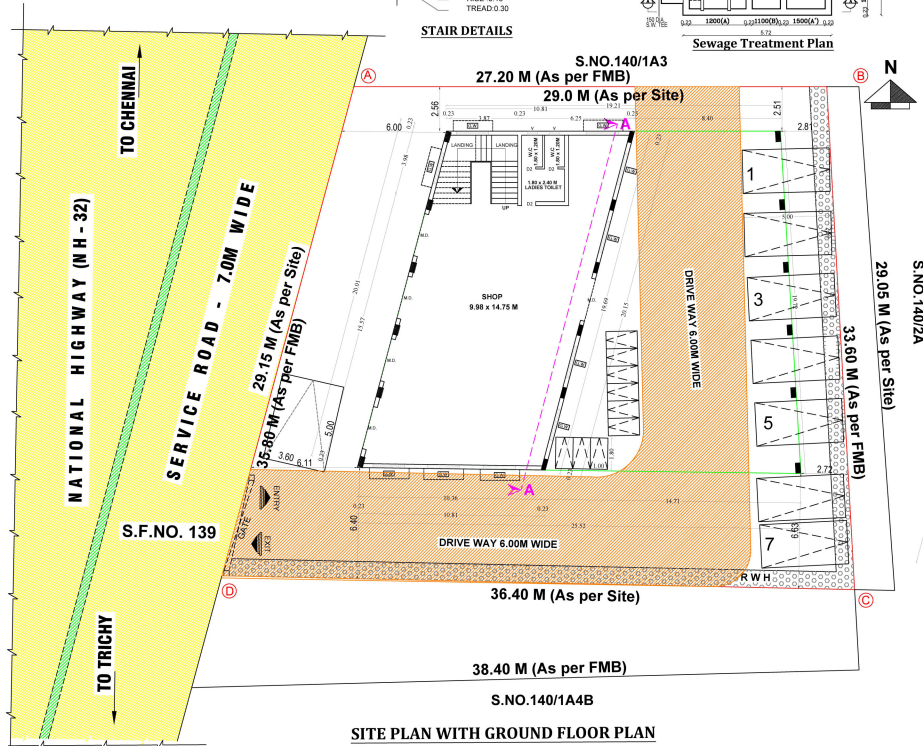
Sewage Treatment Plan



ROOF PLAN

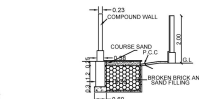
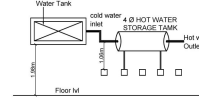


FIRST FLOOR PLAN

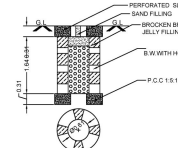


SITE PLAN WITH GROUND FLOOR PLAN

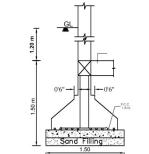
BUILDING TECHNICAL APPROVAL
Online Application : SWP/BPA/0222700/2024
SITE BOUNDARY SHOWN AS "A - D"
SWP/Commercial Building/A.D.D.T.C.(CD3)No.56/2024



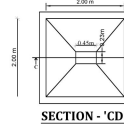
**PLINTH BOUNDARY
PERCOLATION PIT**



**RAIN WATER
PERCOLATION**



FOUNDATION DETAIL - A



SECTION - 'CD'

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
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:				
FSI AREA	647.00			
SITE AREA	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 :				
FSI AREA - 75	647.00 - 75			= 7.62 SAY 8 Nos.
Required Car Parking	-	8 Nos.		
Provided Car Parking	-	8 Nos.		(INCLUDING PH PARKING)
TWO WHEELER PARKING : (1.00x1.80)				
FSI AREA - 75	647.00 - 75			= 7.62 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:				
(1) FIRE EXTINGUISHER				
FIRE CERTIFICATE :				
Necessary Fire Extinguishers will be provided with the permission from the fire Service				
REFERENCE:				
For Bath and wash separate pipeline is to be provided and directly connected to the Recharge pit for recycling purpose.				
ALL DIMENSIONS ARE IN METER				

APPLICANT		STRUCTURAL ENGINEER	
ARCHITECT		REGISTERED ENGINEER	

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.

