Verified RealEstate™

REFERENCE
17/2024-2025

ISSUED
16 August 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.

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

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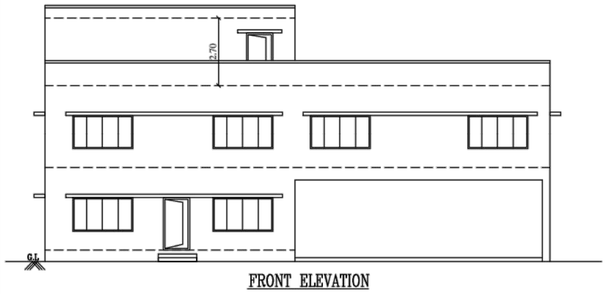
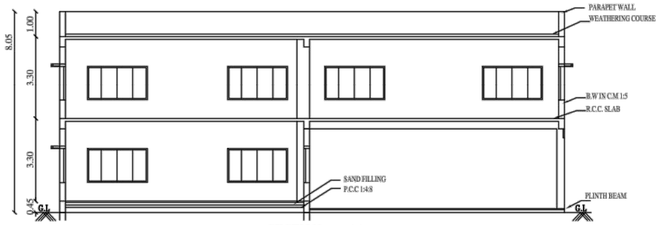
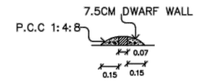
DIGITALLY VERIFIED RECORD



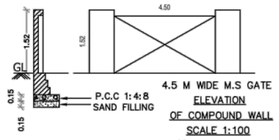
FRONT ELEVATION



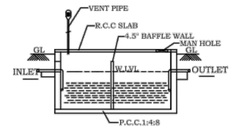
SECTION – AA



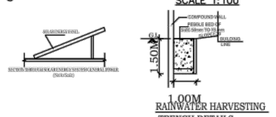
CROSS SECTION OF DWARF WALL



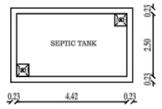
4.5 M WIDE M.S GATE ELEVATION OF COMPOUND WALL
SCALE 1:100



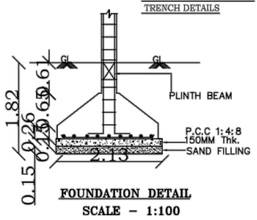
SECTIONAL ELEVATION



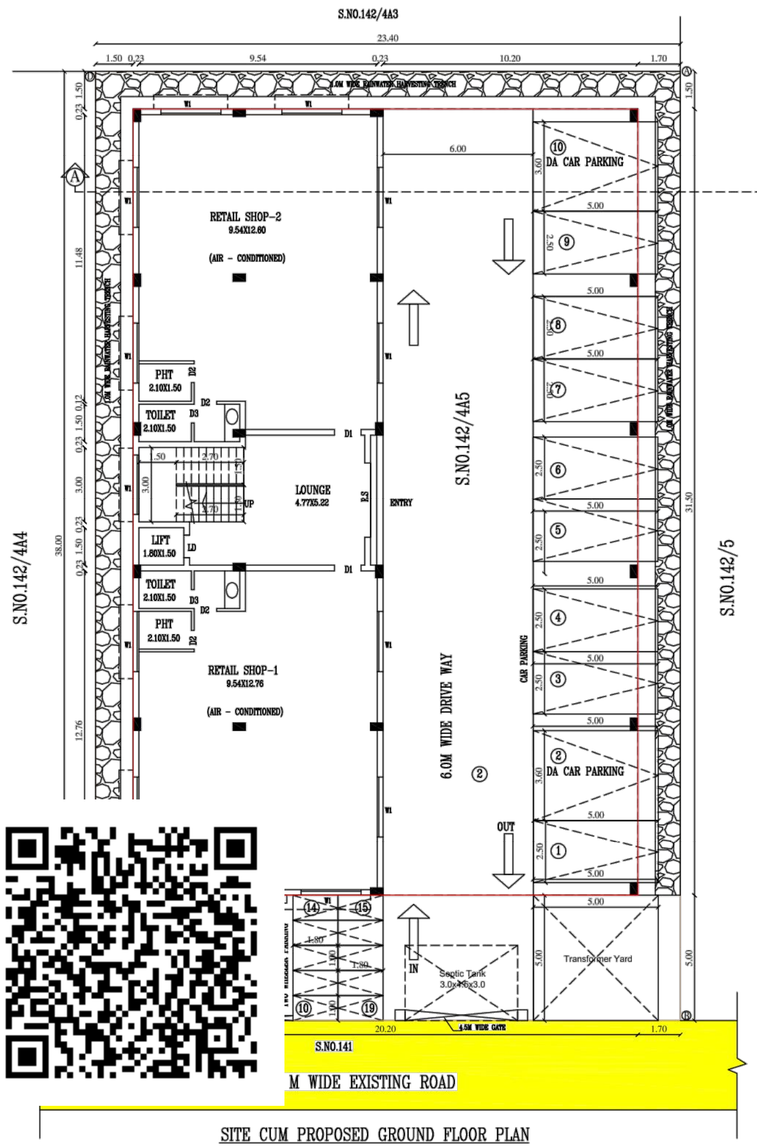
RAINWATER HARVESTING TRENCH DETAILS



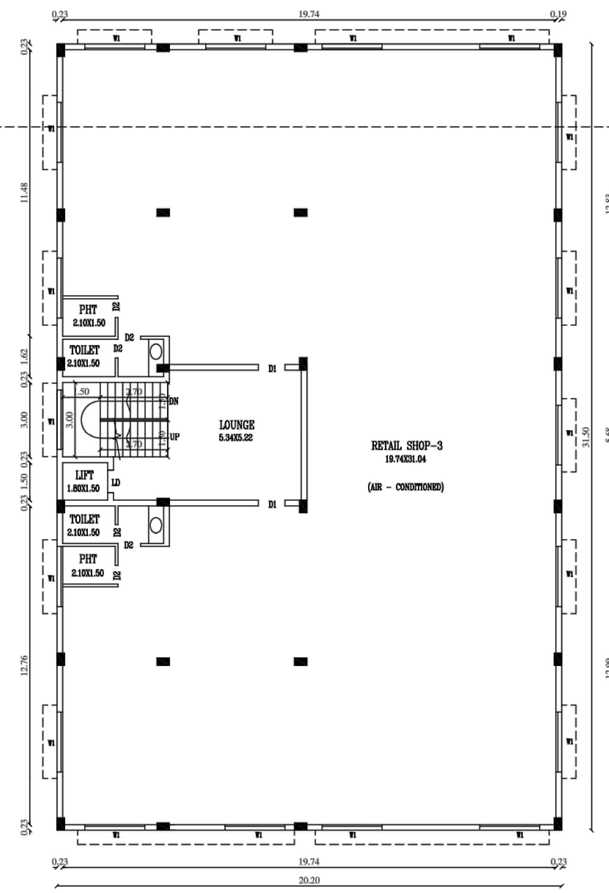
SEPTIC TANK DETAILS



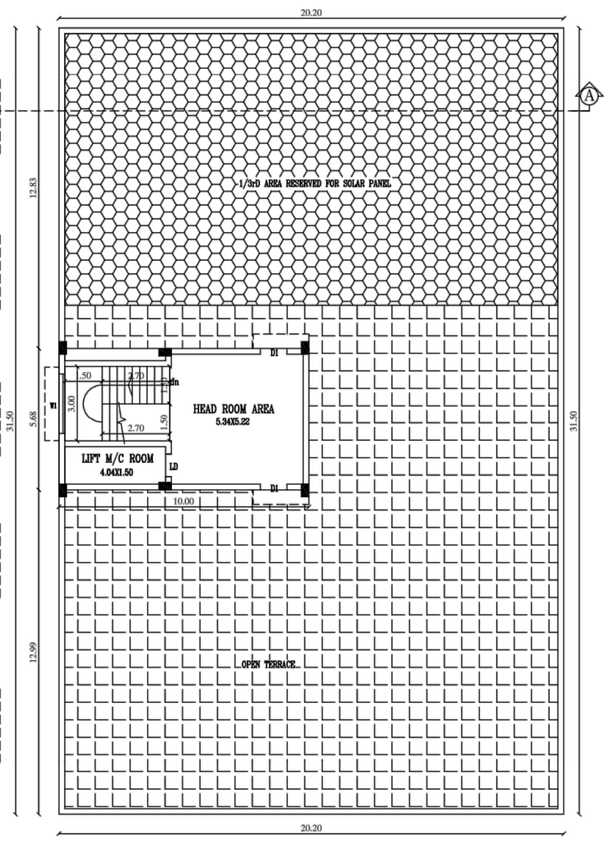
FOUNDATION DETAIL
SCALE – 1:100



SITE CUM PROPOSED GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

SHEET NO:1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RETAIL SHOP BUILDING IN S.NO: 142/4A5 AT PUDUPAKKAM VILLAGE, PUDUPAKKAM PANCHAYAT, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPATTU DISTRICT.

JOINERIES

R.S	ROLLING SHUTTER	2.00 X 3.00
D1	DOOR	1.05 X 2.10
D2	DOOR	0.90 X 2.10
D3	DOOR	0.75 X 2.10
W	WINDOW	1.83 X 1.37
W1	WINDOW	2.40 X 1.37
V	VENTILATOR	0.61 X 0.61

S.NO	PATTA AREA in SQ.MT	DOCUMENT AREA in SQ.MT	SUPERIMPOSEDPLOT AREA in SQ.MT
142/4A5	890.00	890.00	889.20

AREA TAKEN BY CONSIDERATION AS PER SUPERIMPOSEDPLOT AREA in 889.20 SQ.MT

EXISTING ROAD

SITE BOUNDRY — PROPOSED BUILDING

FLOOR	F.S.I AREA Sq.mt	NON F.S.I AREA Sq.mt	Total Built up AREA Sq.mt
GROUND FLOOR AREA	315.00	321.30	636.30
FIRST FLOOR AREA	636.30	---	636.30
HEAD ROOM AREA	---	56.80	56.80
TOTAL AREA	951.30	378.10	1329.40

FLOOR SPACE INDEX

$$F.S.I = \frac{\text{ALL FLOOR}}{\text{TOTAL SITE AREA}}$$

$$F.S.I = \frac{951.30}{890.00}$$

$$= 1.07$$

1.07 < 2.00

PARKING CALCULATION ACCORDING TO D.C.R. RULES

Ist 75 SQ.MT = NIL
ADD EVERY 75 SQ.MT = 1 CAR SPACE
COMMERCIAL AREA = 951.30
951.30 SQ.MT-75 SQ.MT = 876.30 SQ.MT
876.30/75 SQ.MT = 11.68 SQ.MT say 12 CAR SPACE
75% of car parking required for the above area
Hence Required Number = 09 Nos
AVAILABLE CAR PARKING = 10 NOS CAR PARKING
REQUIRES 09 CAR PARKING = AVAILABLE 10 CAR PARKING
HENCE OK

NOTES:-

- SCALE 1 : 100 , 1:200
- ALL DIMENSIONS ARE IN METER
- EXHAUST FAN TO BE PROVIDED
- SOLAR ASSISTED WATER HEATING SYSTEM TO BE PROVIDED
- RAIN WATER HARVESTING TO BE PROVIDED.
- BATH ROOM RECYCLING WATER SYSTEM TO BE PROVIDED
- RAIN WATER RECYCLING SYSTEM TO BE PROVIDED
- FIRE RESISTANCE TO BE PROVIDED.
- EMERGENCY ALARM TO BE PROVIDED.
- DRINKING WATER TO BE PROVIDED.
- SW SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER COLLECTED TO SUMPAND DISPOSED BYPRIVATE TRUCKS AND CONNECTED TO UGD IN FUTURE

BUILDING PLANNING PERMISSION
ROC NO. : SWP/BPA/234776/2024
SITE BOUNDARY SHOWN AS "A - D"
BUILDING PLANNING PERMISSION
NO.SWP/B.P/M.L.P.A (CD-5) No.71/2024.

APPLICANT:

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Strucl)
Reg. Structural Eng. DTCP : CGLRGN/SE/GR - 1/2012/05/003
No: 20, 4th Cross Street, Anna Nagar, Chengalpattu
E-Mail : anjuconstructions05@gmail.com. Mob : 9443101912

REGISTERED STRUCTURAL ENGINEER:

G.RAJESH,B.E.,
REGISTERED ENGINEER,
RE/Gr-II/19/04/002
No: 7, C.N. Mahadevan Street,
Chengalpet Dist - 603 001
Mobile: 9791 64 9972

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.