

PP

APPROVAL RECORD

Planning Permission

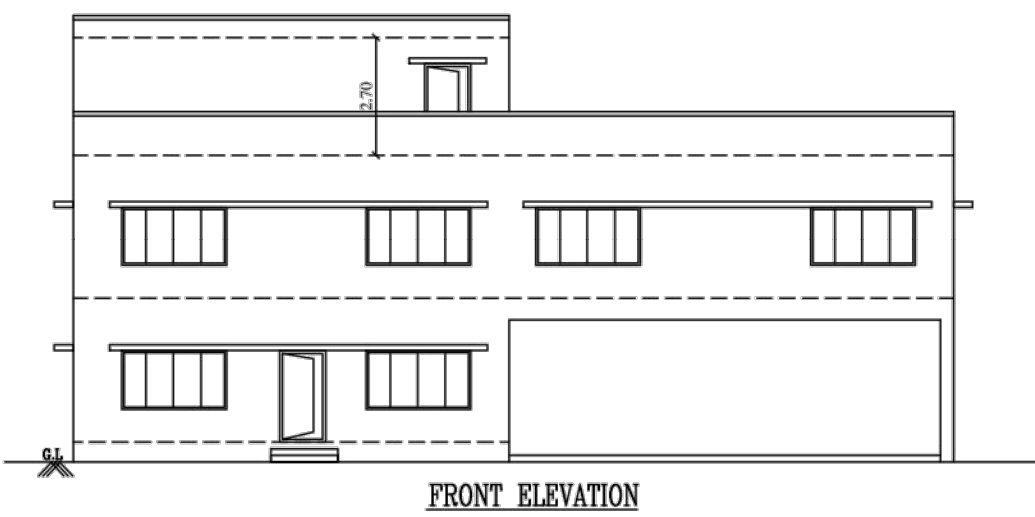
Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

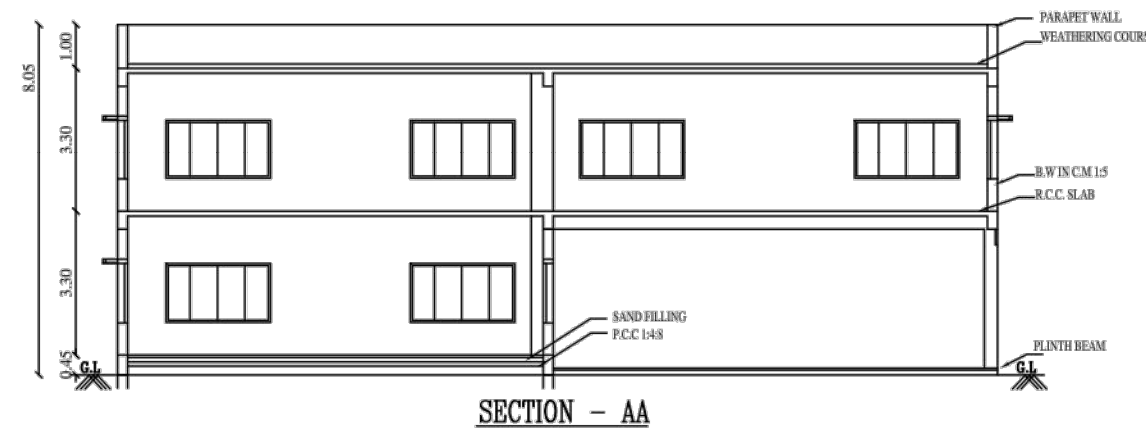
ISSUING AUTHORITY
DTCP

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

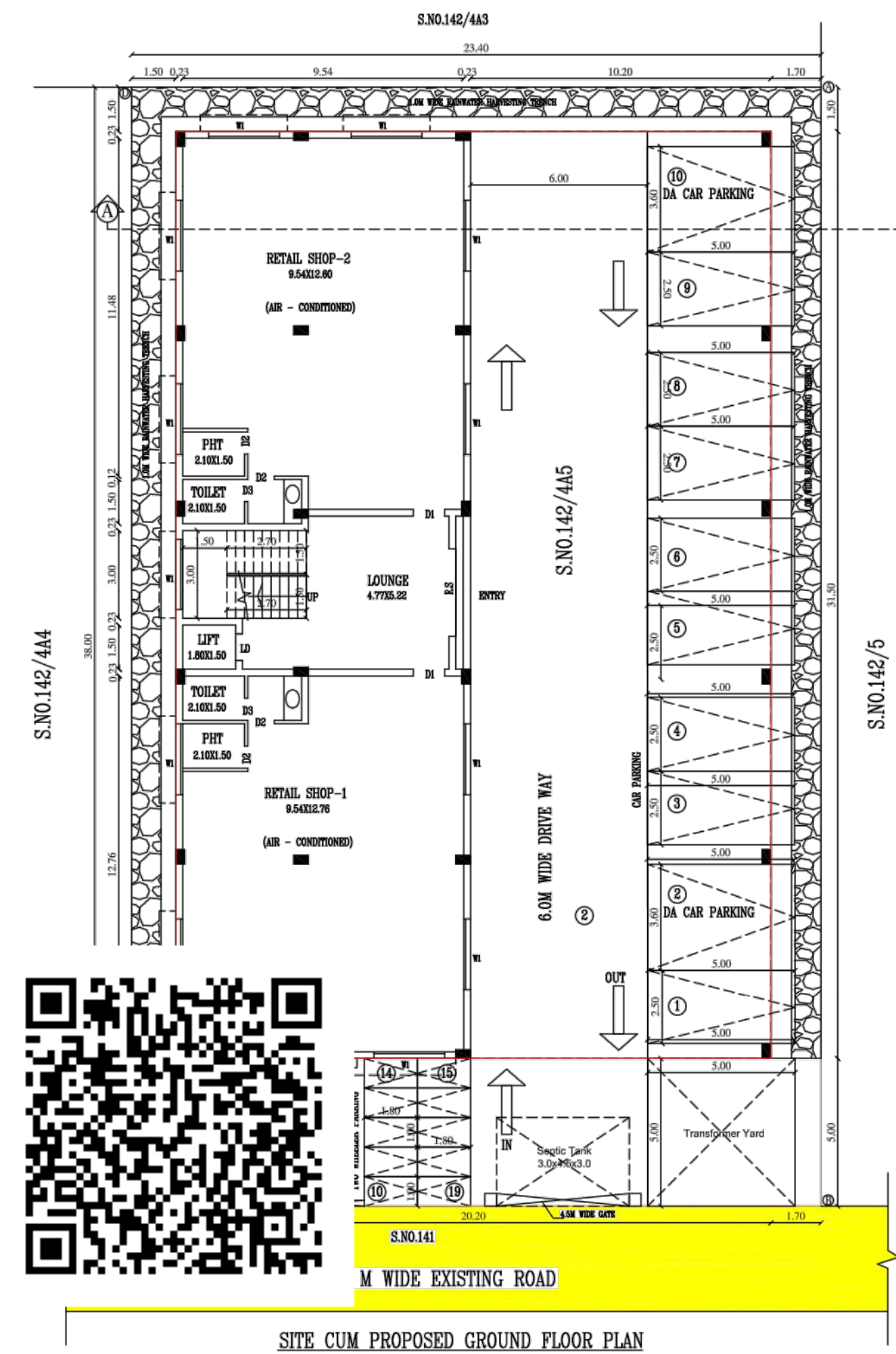
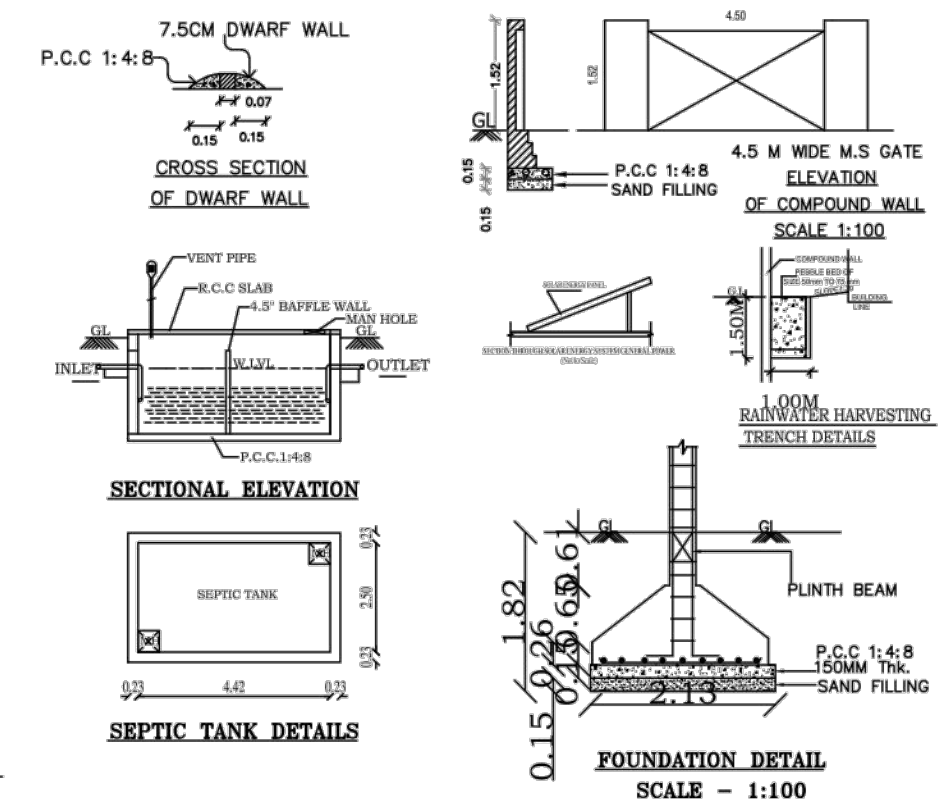
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



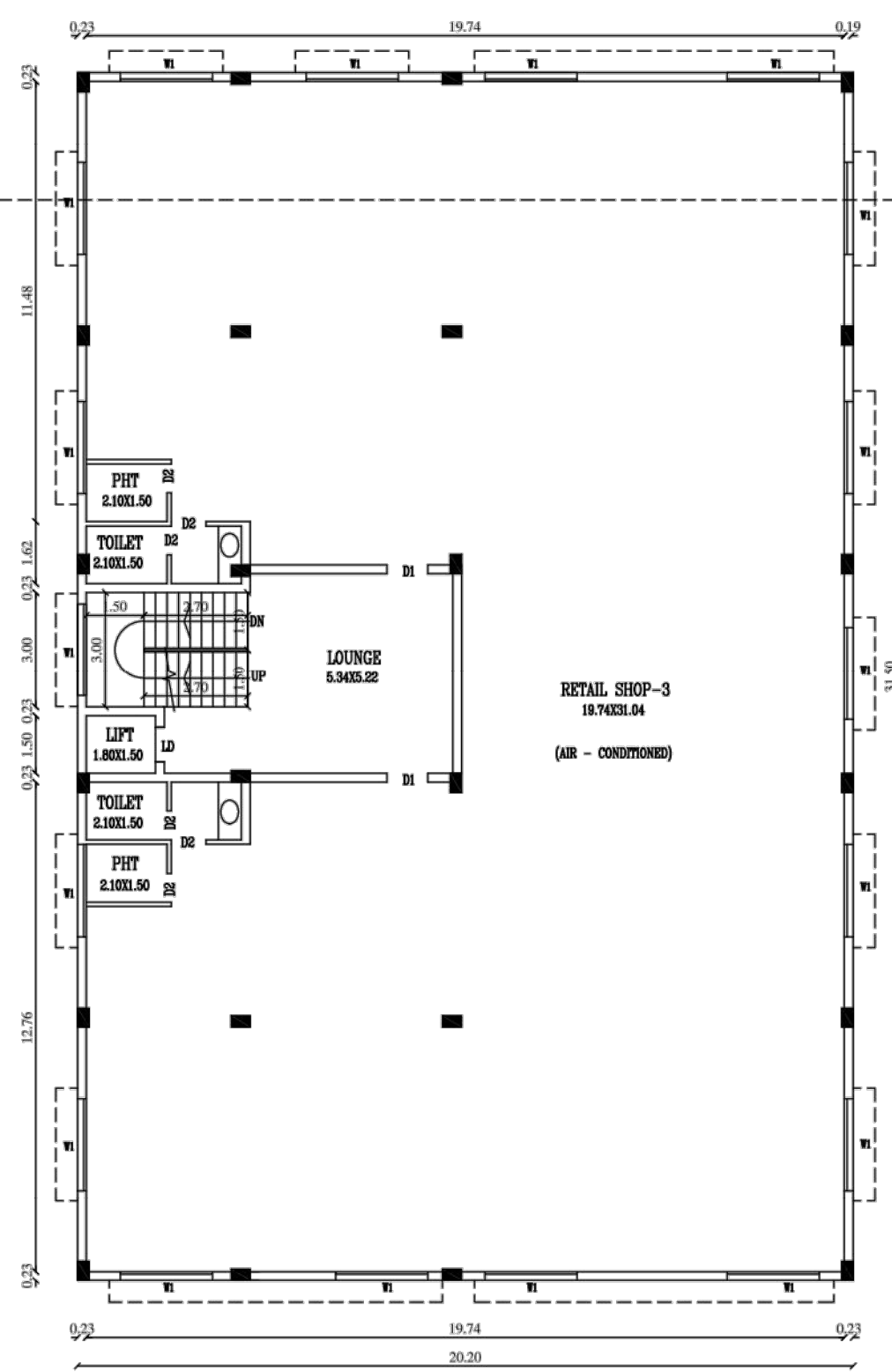
FRONT ELEVATION



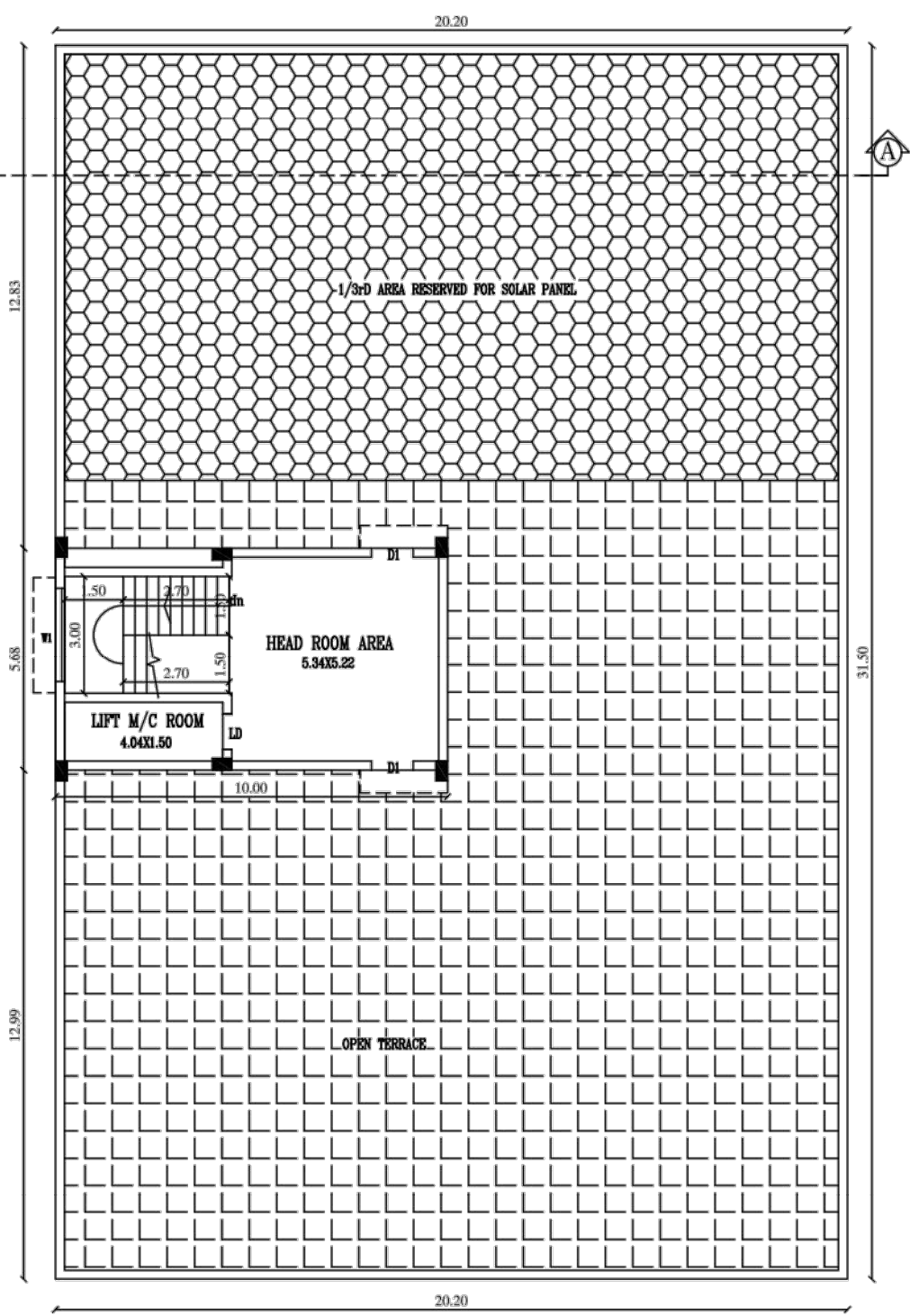
SECTION - AA



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, THIRUPURUR
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	SUPERIMPOSED PLOT AREA in SQ.MT
142/4A5	890.00	890.00	889.20

AREA TAKEN BY CONSIDERATION AS PER
SUPERIMPOSED PLOT AREA in 889.20 SQ.MT

EXISTING ROAD

SITE BOUNDARY

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 = ALL FLOOR

TOTAL SITE AREA

F.S.I = 951.30

= 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.
- SOLID WASTE TUB TO BE PROVIDED.
- SULLAGE WATER COLLECTED TO SUMP AND DISPOSED BY PRIVATE 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. SUDHAYAKUMAR, B.E., M.Tech (Struct)

Reg. Structural Eng. DTCP - OGLRG/NS/GR - 1/2019/05/003

No. 20, 4th Cross Street, Anna Nagar, Chengalpattu

E-Mail : anjucorstructions05@gmail.com, Mob: 9443101312

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

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.

