

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 RESIDENTIAL BUILDING

AT S.No: 95/53, 95/54, 95/55,  
MUTTUKADU VILLAGE, THIRUPORUR TALUK,  
CHENGALPATTU DISTRICT.  
THIRUPORUR PANCHAYAT UNION.

## SPECIFICATION

**FOUNDATION**  
FOUNDATION AND BASEMENT IN RCC COLUMN AND PLINTH BEAM OVER A BED OF RCC 1:4:8, 6"THICK AS PER STRUCTURAL DETAILS.

**SUPER STRUCTURE:-**  
SUPER STRUCTURE IN23 TH, 11.5TH. COUNTRY BURNT BRICK WALLS WITH CEMENT MORTOR 1:5

**RCC MEMBERS**  
FOOTING , COLUMNS, PLINTH BEAMS ,LINTEL, SUNSHADE, FLOOR, ROOF BEAMS, SLABS & STAIR WITH RCC 1:1.5:3 USING 20MM NOMINAL SIZE BROCKEN STONES.

**PLASTERING**  
WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH.

**PAINTING**  
FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

**FLOORING**  
FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

**DOORS & WINDOWS**  
DOORS WITH COUNTRY WOODEN FRAMES , 32 TH. FLUSH DOOR SHUTTERS , SS FASTENINGS , PAINT FINISH

WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

## BLOCK-B

### COLOUR INDEX

PROPOSED

SCALE 1: 100

ALL DIMENISIONS ARE IN METRES

### JOINERY DETAILS

|    |                 |             |
|----|-----------------|-------------|
| RS | ROLLING SHUTTER | 3.00 x 2.44 |
| MD | DOOR            | 1.20 x 2.44 |
| D  | DOOR            | 1.00 X 2.14 |
| D1 | DOOR            | 0.75 X 2.14 |
| W  | WINDOW          | 2.00 X 1.50 |
| W1 | WINDOW          | 1.20 X 1.50 |
| W2 | WINDOW          | 0.75 X 1.80 |
| FD | FRENCH DOOR     | 2.00 X 2.10 |
| KW | KITCEN WINDOW   | 1.81 X 1.52 |
| V  | VENTILATOR      | 0.90x0.61   |

*Mano*  
*S. J. Amela*

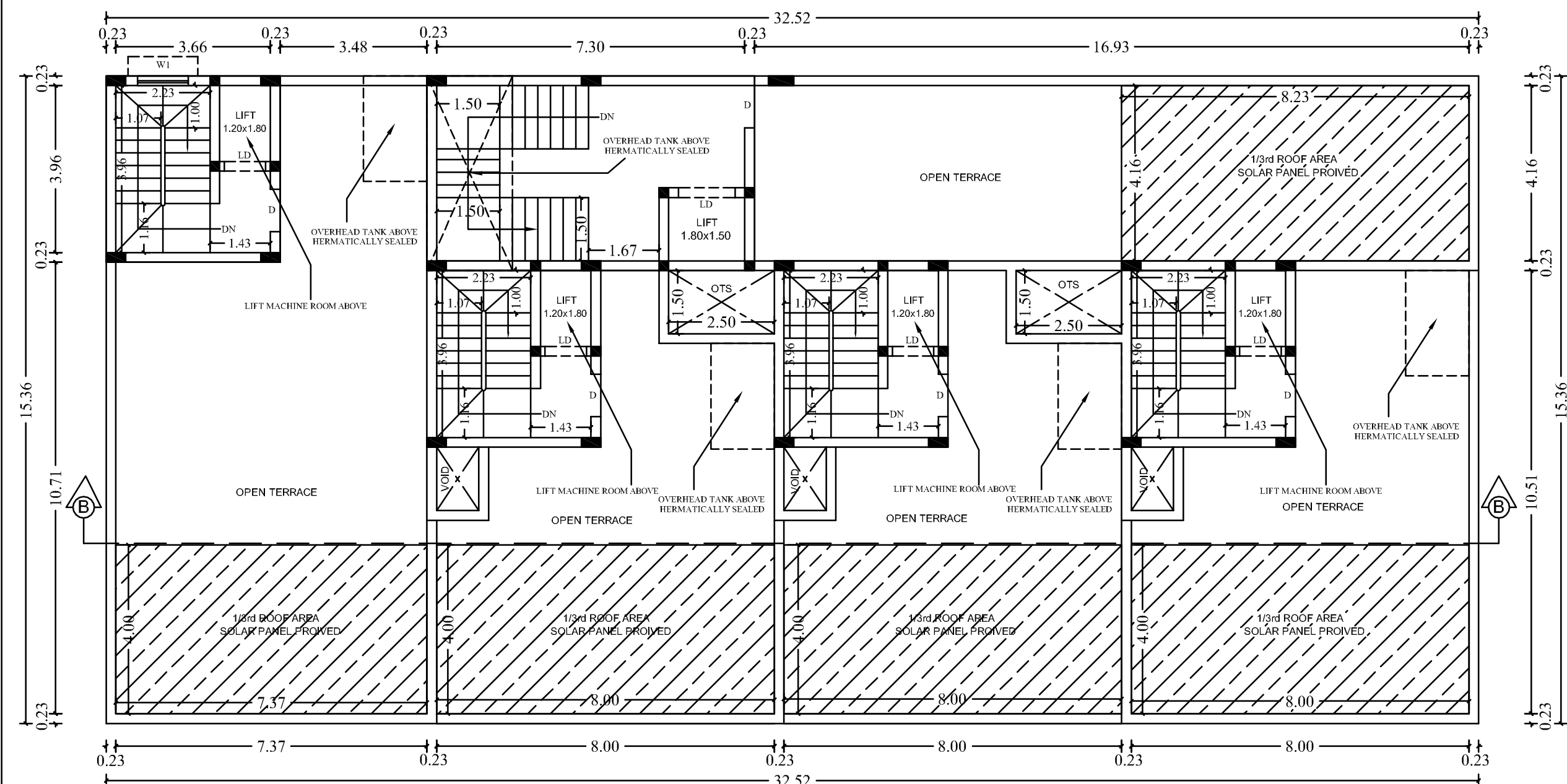
OWNERS SIGNATURE

Er. K.RATHINAKAR, M.E., M.A.E., FIV,  
Structural Engineer Gr-I  
DTCP Reg.No - CGLRGN/SE/CR-1/2019/06/011  
Registered Engineer Gr-I  
DTCP Reg. No - CGLRGN/RE/GR-1/2019/06/005  
Res : No.W-391/A1 New No.14, Anna Nagar West,  
Chennai-600101. Mob : 9444100510

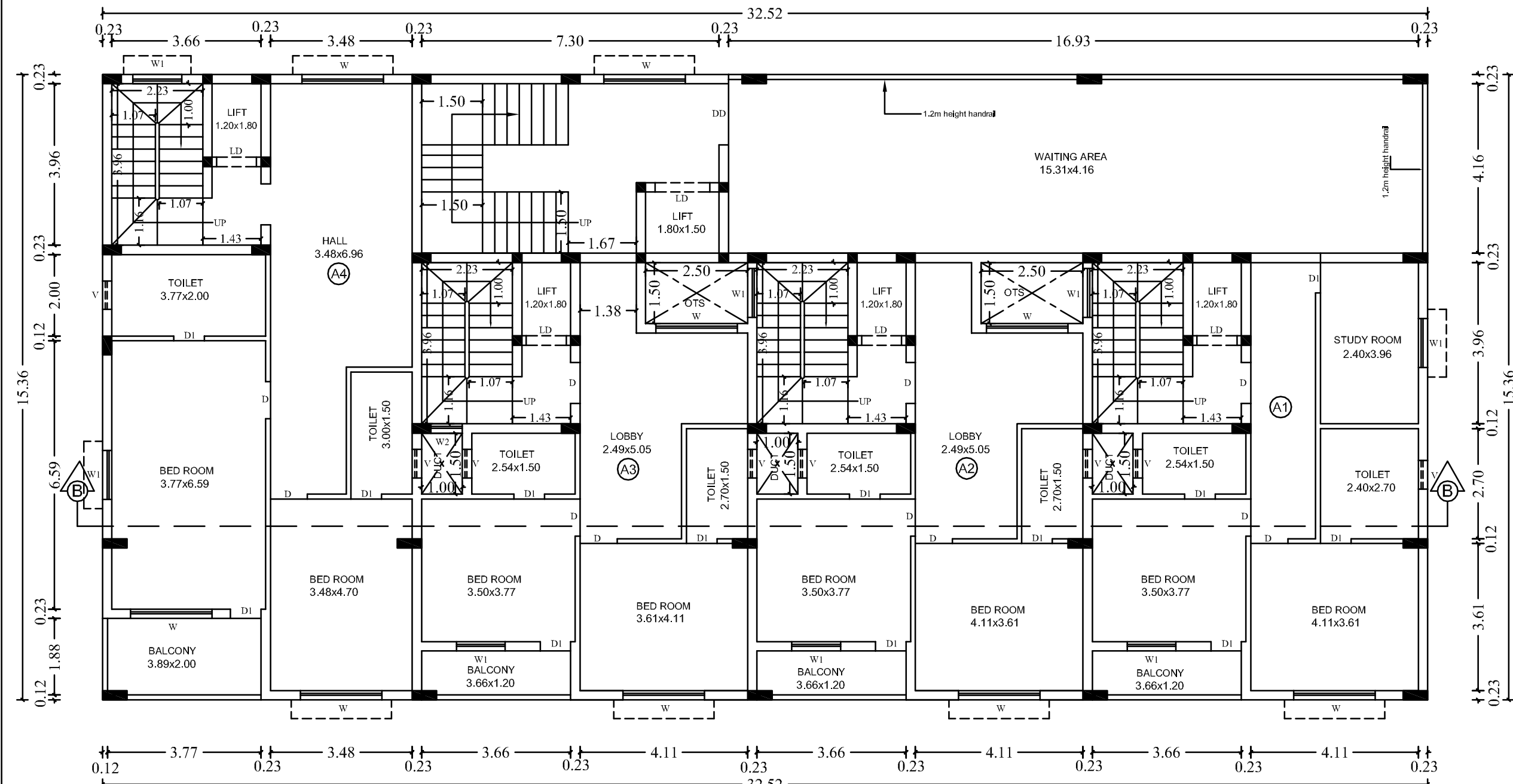
STRUCTURAL ENGINEER

*V. Manoj Kumar*  
**V. MANOJ KUMAR, B.E.,**  
D.T & C.P. Tamil Nadu  
(Reg No: (CGLDST / RE / GR- 11/ 2024 / 02 / 004)  
No: 16, 3rd Cross Street, Saatha Nagar,  
Valasaravakkam, Chennai - 600 087.  
Mob: 88385 43166.

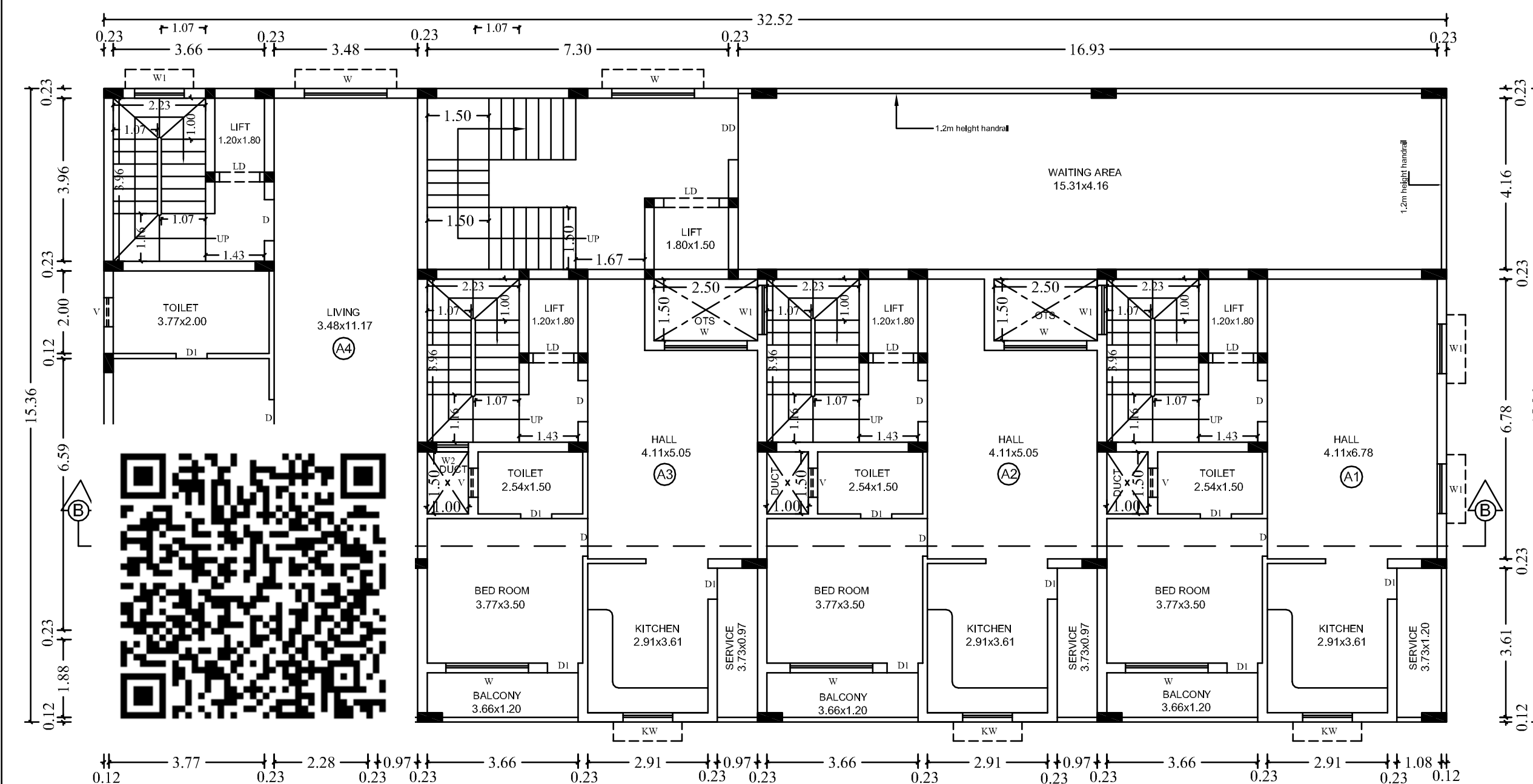
ENGINEER/ARCHITECT



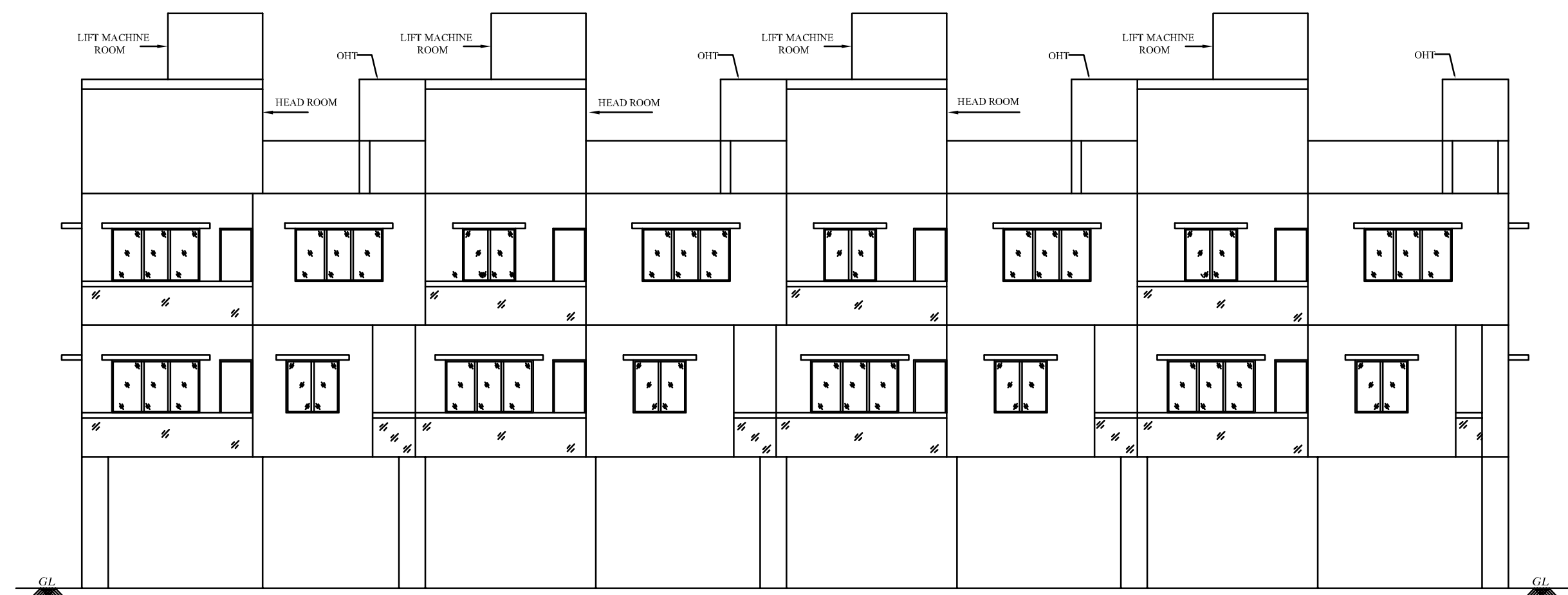
TERRACE FLOOR PLAN



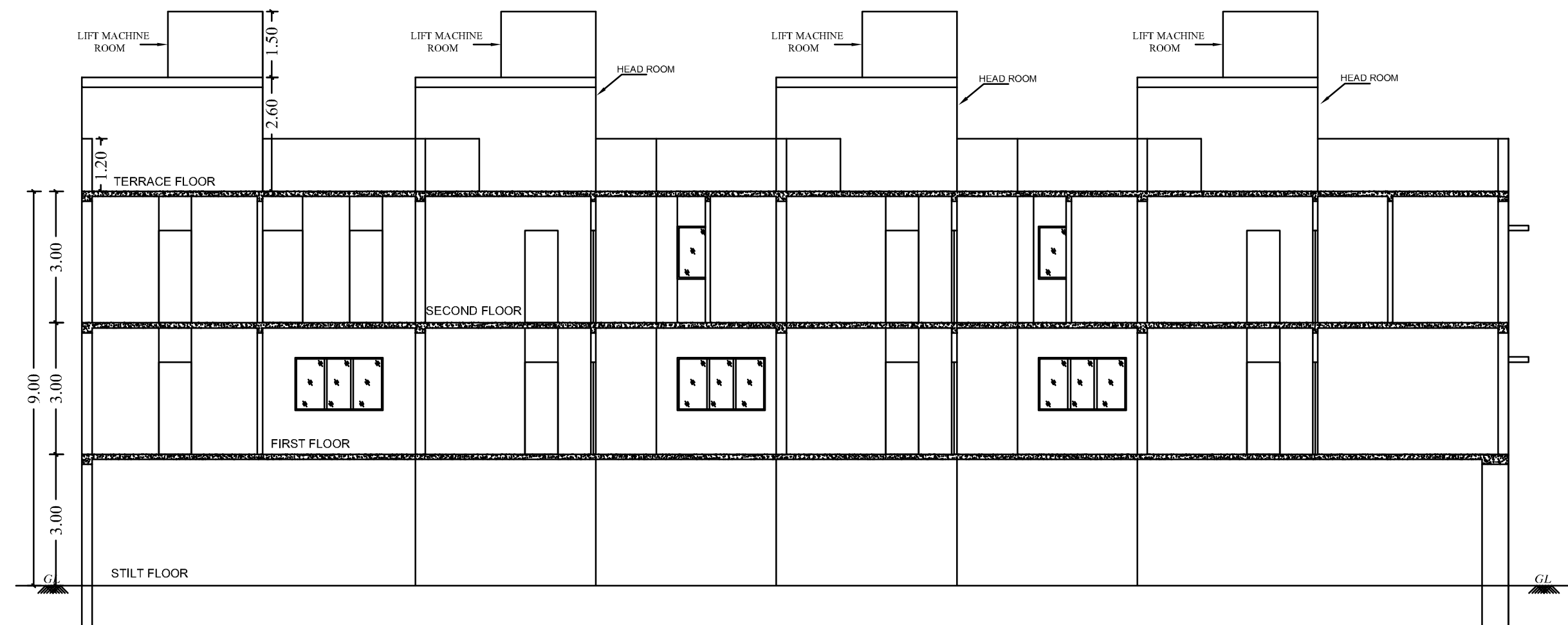
SECOND FLOOR PLAN



FIRST FLOOR PLAN



NORTH SIDE ELEVATION



SECTION B-B

# PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING

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### RCC MEMBERS

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### PLASTERING

WALLS INSIDE & OUTSIDE IN CM 1:5, 12mm TH. CEILING IN CM 1:3 9mm TH.

### PAINTING

FINISHING THE WALL , CEILING WITH CEMENT PAINT OVER & PRIMING COAT

### FLOORING

FINISHING THE FLOOR WITH 20 TH GRANO FLOORING OVER A BED OF PCC 1:4:8 6"TH. AND RIVER SAND

### DOORS &WINDOWS

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WINDOWS WITH MEDIUM ANODISED ALUMINIUM OPENABLE SHUTTERS WITH 4 mm GLASS & STANDARD FASTENINGS

## BLOCK-A

### COLOUR INDEX

PROPOSED

SCALE 1: 100

ALL DIMENISONS ARE IN METRES

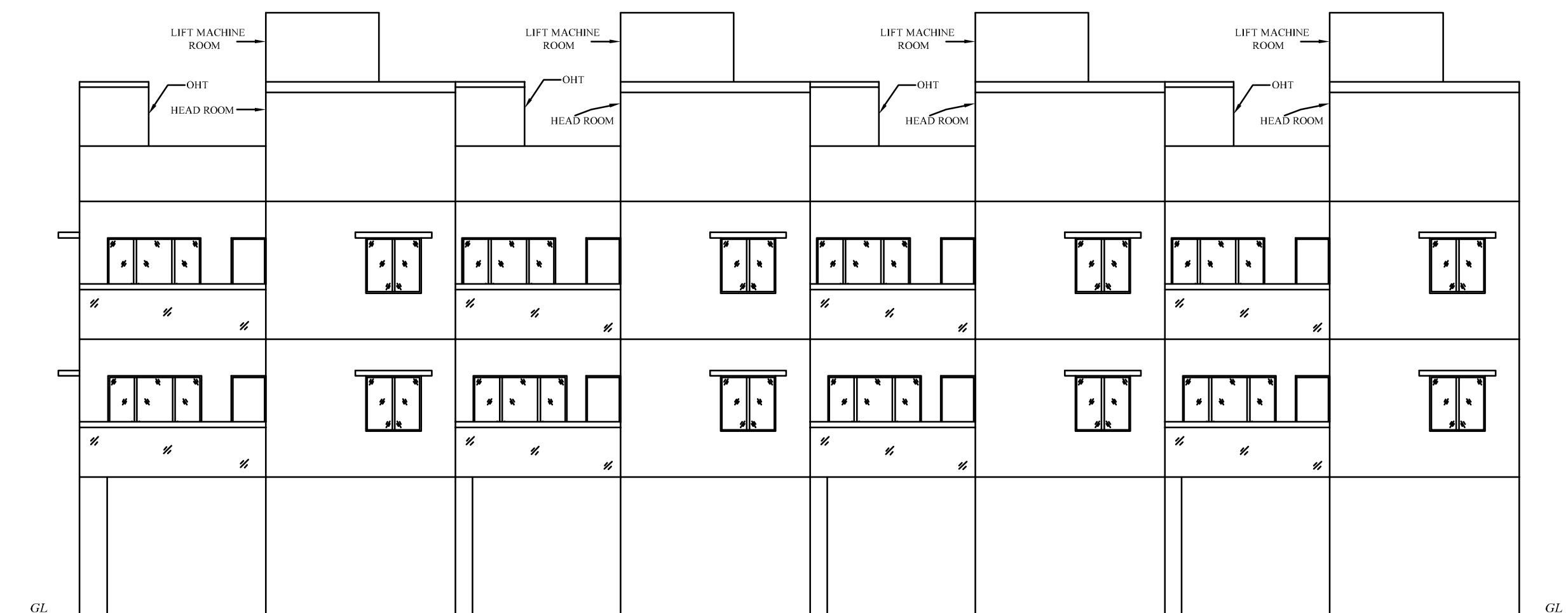
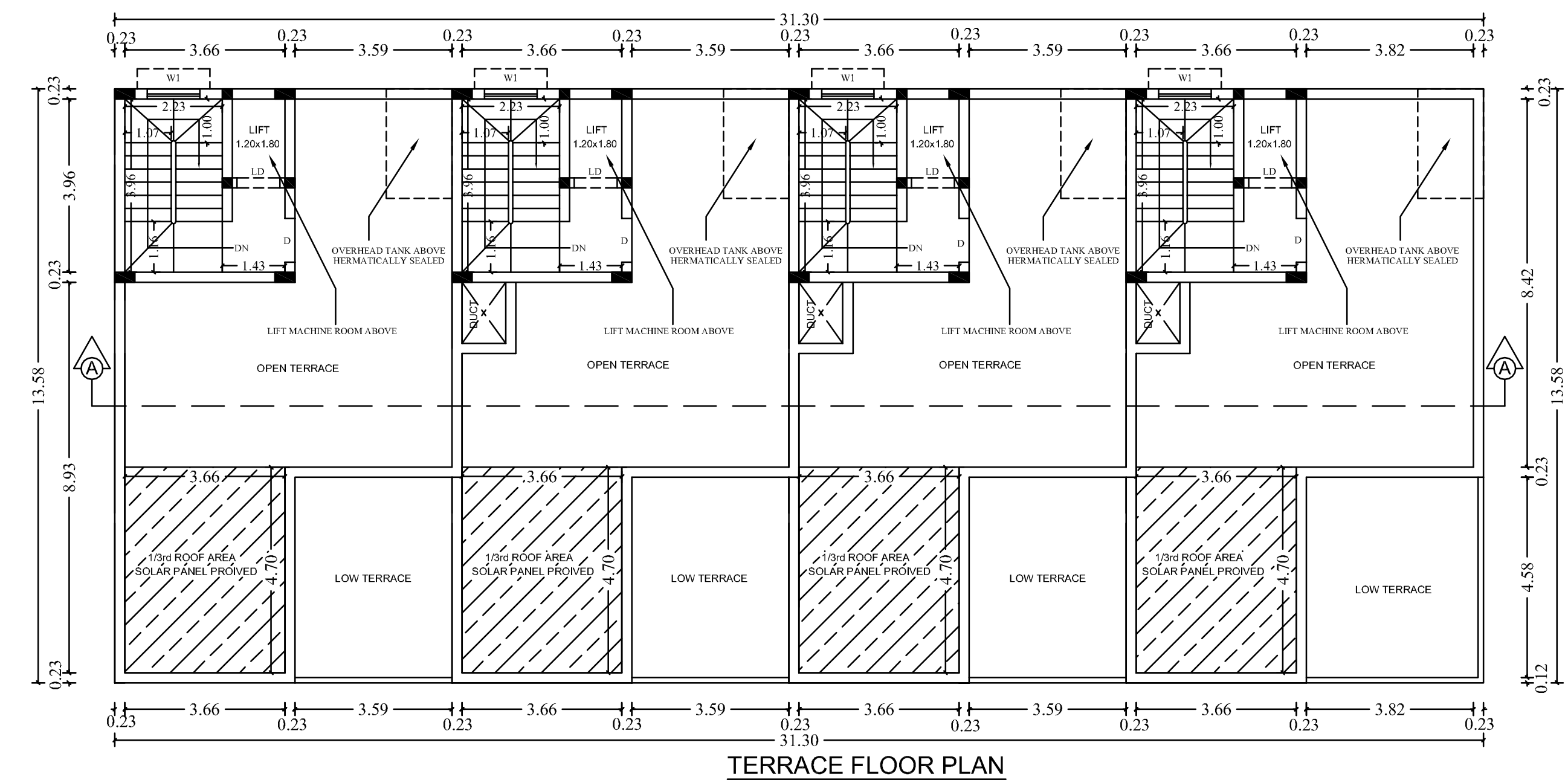
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|----|-----------------|-------------|
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| W  | WINDOW          | 2.00 X 1.50 |
| W1 | WINDOW          | 1.20 X 1.50 |
| W3 | WINDOW          | 0.60 X 1.50 |
| LD | LIFT DOOR       | 0.91 X 2.10 |
| KW | KITCEN WINDOW   | 1.81 X 1.52 |
| V  | VENTILATOR      | 0.90x0.61   |

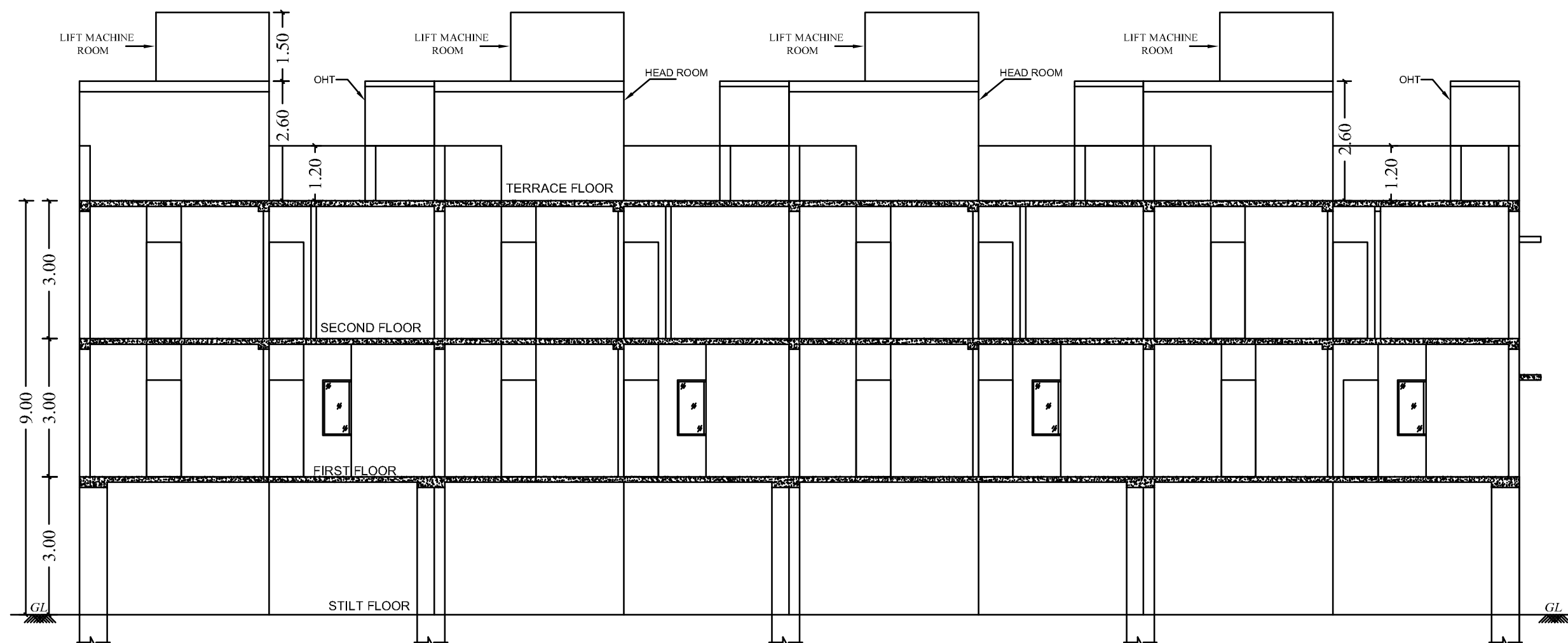
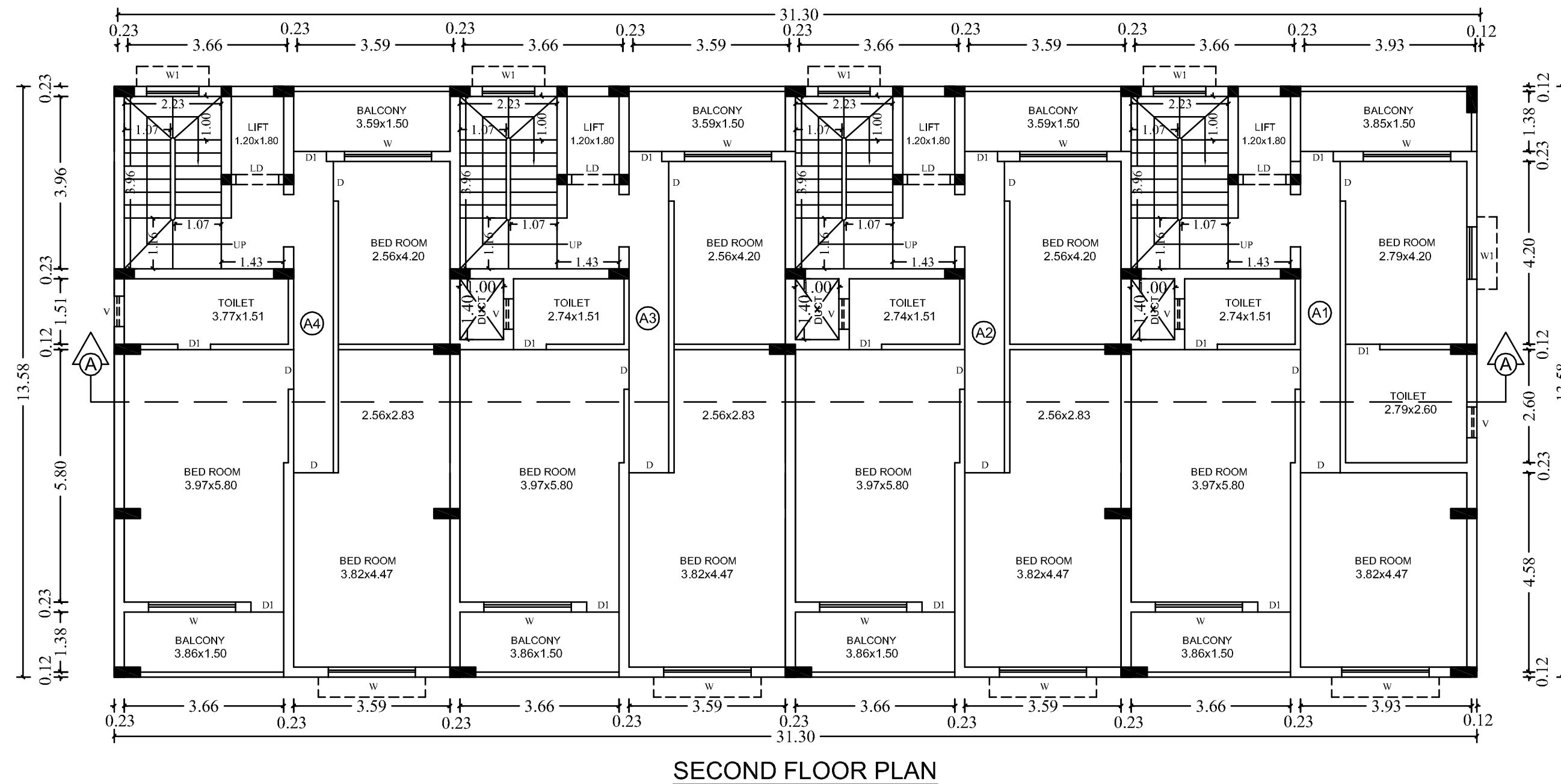
OWNERS SIGNATURE

STRUCTURAL ENGINEER

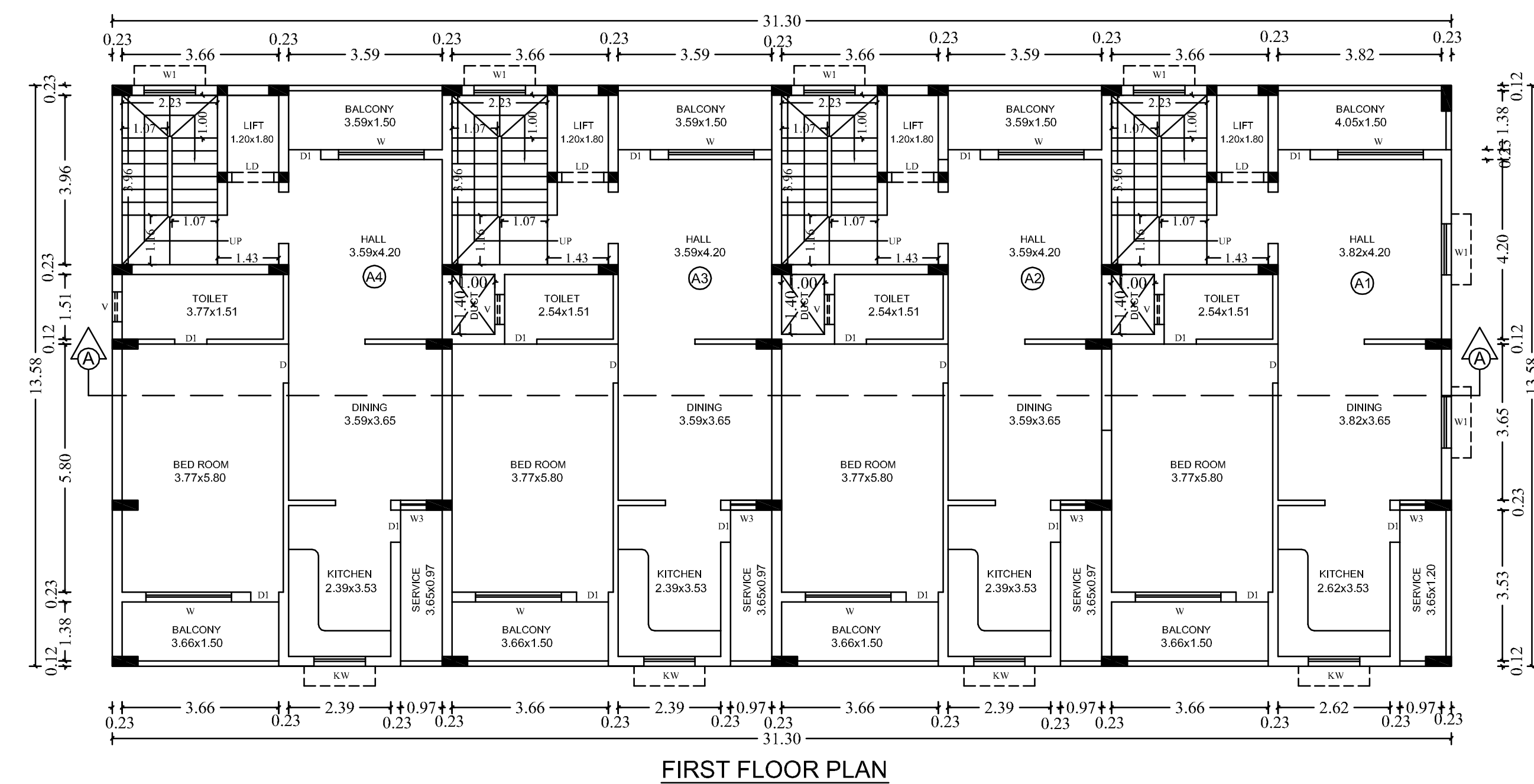
ENGINEER/ARCHITECT



SOUTH SIDE ELEVATION



SECTION A-A



*Manoj*  
S. J. Manoj

Dr. K. RATHINAM, M.E., M.S.E., FIV,  
Structural Engineer Gr-I  
DTC Reg. No.: CGLRGN/SE/GR-1/2019/06/011  
Registered Engineer Gr-I  
DTC Reg. No.: CGLRGN/RE/Gr-1/2019/06/005  
Res.: No.W-391/A1 New No.14, Anna Nagar West,  
Chennai-600101, Mob: 9444100510

*V. Manoj Kumar*  
V. MANOJ KUMAR, B.E.,  
D.T & C.P. Tamil Nadu  
(Reg No: (CGLDIST / RE/ GR- 11 / 2024 / 02 / 004)  
No: 16, 3rd Cross Street, Sashta Nagar,  
Valasaravakkam, Chennai - 600 087.  
Mob: 85385 43166.

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## AREA DETAIL:

TOTAL PLOT AREA AS PER PATTA 1500.00 Sq m

TOTAL PLOT AREA AS PER DOCUMENT 1502.00 Sq m

| SL.NO | BUILDING NAME             | FSI IN Sq m    | NON FSI IN Sq m | TOTAL AREA IN Sq m |
|-------|---------------------------|----------------|-----------------|--------------------|
| 1.    | <b>BLOCK -A</b>           |                |                 |                    |
|       | STILT FLOOR               | -              | 425.05          | 425.05             |
|       | FIRST FLOOR               | 420.85         | -               | 420.85             |
|       | SECOND FLOOR              | 420.85         | -               | 420.85             |
|       | HEAD ROOM 1 TO 4          | -              | 72.84           | 72.84              |
| 2.    | <b>BLOCK -B</b>           |                |                 |                    |
|       | STILT FLOOR               | -              | 499.38          | 499.38             |
|       | FIRST FLOOR               | 375.21         | -               | 375.21             |
|       | WAITING AREA FIRST FLOOR  | 112.17         | -               | 112.17             |
|       | SECOND FLOOR              | 375.21         | -               | 375.21             |
|       | WAITING AREA SECOND FLOOR | 112.17         | -               | 112.17             |
|       | HEAD ROOM 1 TO 5          | -              | 108.66          | 108.66             |
|       | <b>TOTAL</b>              | <b>1816.46</b> | <b>1105.93</b>  | <b>2922.39</b>     |

No OF DEWELING UNITS - 08

## AREA CALCULATION

| DESCRIPTION       | CALCULATION        | REQUIRED | PROPOSED                   |
|-------------------|--------------------|----------|----------------------------|
| FLOOR SPACE INDEX | 1816.46<br>1500.00 | 2.0      | 1.21                       |
| PARKING           | CAR<br>TWO         | 22<br>22 | 20 CAR<br>02 PHC CAR<br>24 |

| <div style="text-align: center;"> </div> | COLOUR INDEX                 |                      |
|------------------------------------------|------------------------------|----------------------|
|                                          | BOUNDARY                     | <input type="text"/> |
|                                          | PROPOSED                     | <input type="text"/> |
|                                          | EXISTING ROAD                | <input type="text"/> |
|                                          | DRIVEWAY                     | <input type="text"/> |
| SCALE 1: 100                             | ALL DIMENSIONS ARE IN METRES |                      |

OWNERS SIGNATURE

*M. S. Samala*

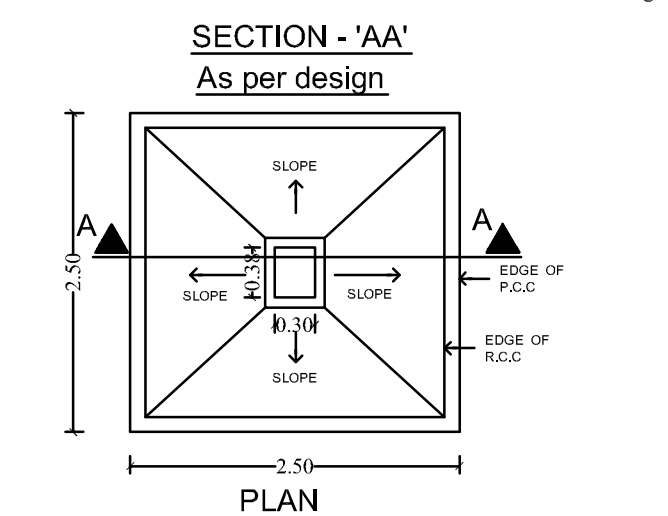
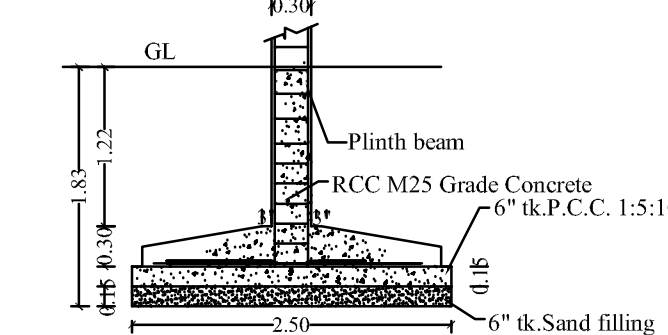
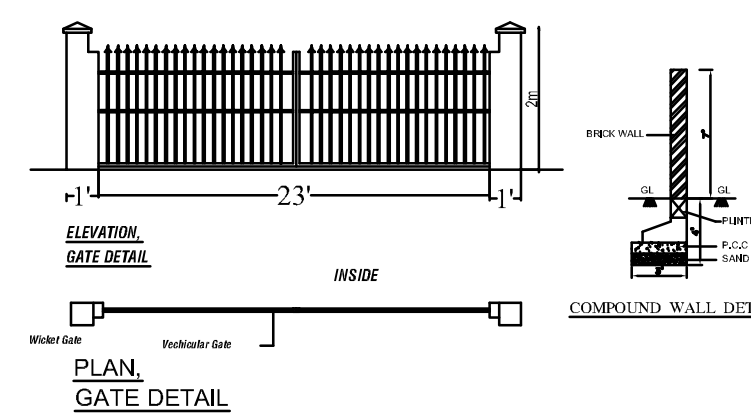
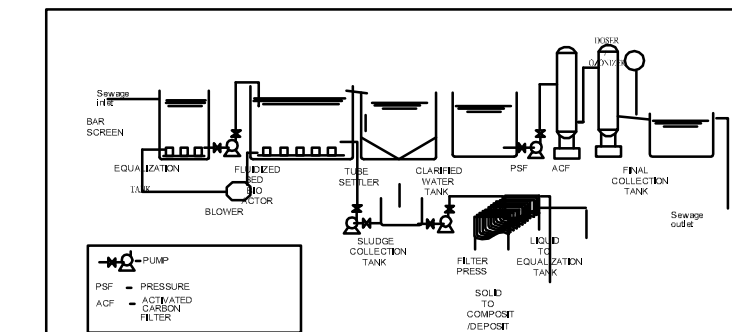
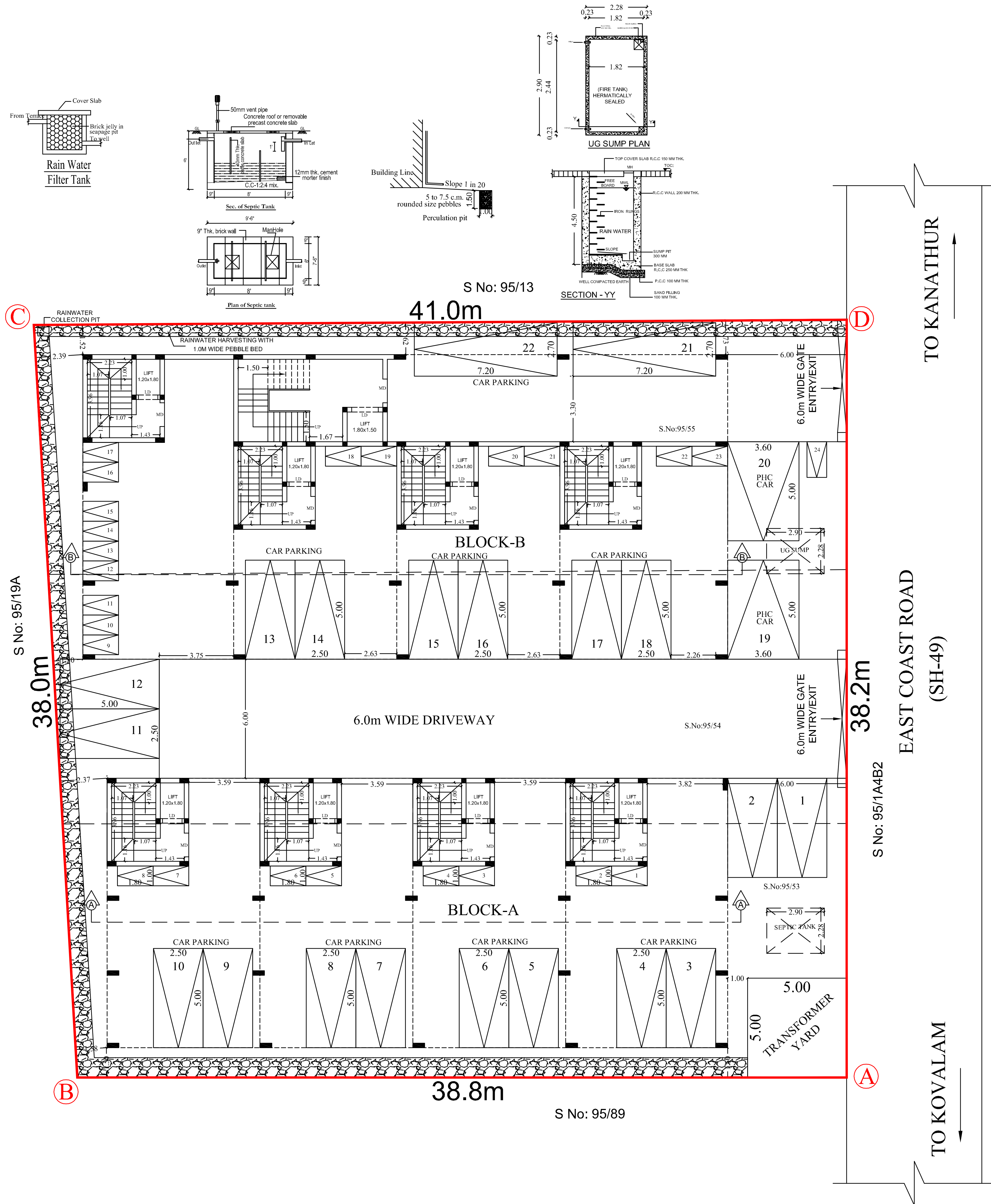
STRUCTURAL ENGINEER

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Mob: 98385 43166

ENGINEER/ARCHITECT

**BUILDING PLANNING PERMISSION**  
ROC NO: SWP/BPA/406267/2024  
**SITE BOUNDARY SHOWN AS "A - D"**  
**BUILDING PLANNING PERMISSION**  
NO: SWP/B.P/M.L.P.A(C.D-5)NO:100/2024



As per design

| SANITATION REQUIREMENTS BLOCK-A |           |             |                |          |  |
|---------------------------------|-----------|-------------|----------------|----------|--|
| FIRST & SECOND FLOOR            |           |             |                |          |  |
| Unit Name                       | Unit Area | No of Units | TOILET DETAILS |          |  |
|                                 |           |             | REQUIRED       | ACHIEVED |  |
| Unit - A1                       | 212.52    | 01          | 01             | 03       |  |
| Unit - A2                       | 206.60    | 01          | 01             | 02       |  |
| Unit - A3                       | 206.60    | 01          | 01             | 02       |  |
| Unit - A4                       | 215.98    | 01          | 01             | 02       |  |
| Total                           | 04        | 04          | 04             | 09       |  |

| SANITATION REQUIREMENTS BLOCK-B |           |             |                |          |  |
|---------------------------------|-----------|-------------|----------------|----------|--|
| FIRST & SECOND FLOOR            |           |             |                |          |  |
| Unit Name                       | Unit Area | No of Units | TOILET DETAILS |          |  |
|                                 |           |             | REQUIRED       | ACHIEVED |  |
| Unit - A1                       | 217.71    | 01          | 01             | 02       |  |
| Unit - A2                       | 168.18    | 01          | 01             | 02       |  |
| Unit - A3                       | 168.18    | 01          | 01             | 02       |  |
| Unit - A4                       | 178.16    | 01          | 01             | 02       |  |
| Total                           | 04        | 04          | 04             | 08       |  |

| BLOCK-A              |           |             |                 |          |    |    |
|----------------------|-----------|-------------|-----------------|----------|----|----|
| FIRST & SECOND FLOOR |           |             |                 |          |    |    |
| Unit Name            | Unit Area | No of Units | PARKING DETAILS |          |    |    |
|                      |           |             | REQUIRED        | ACHIEVED |    |    |
| Unit - A1            | 212.52    | 01          | 03              | 03       | 03 | 03 |
| Unit - A2            | 206.60    | 01          | 03              | 03       | 03 | 03 |
| Unit - A3            | 206.60    | 01          | 03              | 03       | 03 | 03 |
| Unit - A4            | 215.98    | 01          | 03              | 03       | 03 | 03 |
| Total                | 04        | 12          | 12              | 12       | 12 | 12 |

| BLOCK-B              |           |             |                 |          |    |    |
|----------------------|-----------|-------------|-----------------|----------|----|----|
| FIRST & SECOND FLOOR |           |             |                 |          |    |    |
| Unit Name            | Unit Area | No of Units | PARKING DETAILS |          |    |    |
|                      |           |             | REQUIRED        | ACHIEVED |    |    |
| Unit - A1            | 217.71    | 01          | 03              | 03       | 03 | 03 |
| Unit - A2            | 168.18    | 01          | 02              | 03       | 02 | 03 |
| Unit - A3            | 168.18    | 01          | 02              | 03       | 02 | 03 |
| Unit - A4            | 178.16    | 01          | 02              | 03       | 02 | 03 |
| Total                | 04        | 09          | 12              | 09       | 12 | 12 |

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
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+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.

