Verified RealEstate™

REFERENCE
29/2025

ISSUED
25 January 2025

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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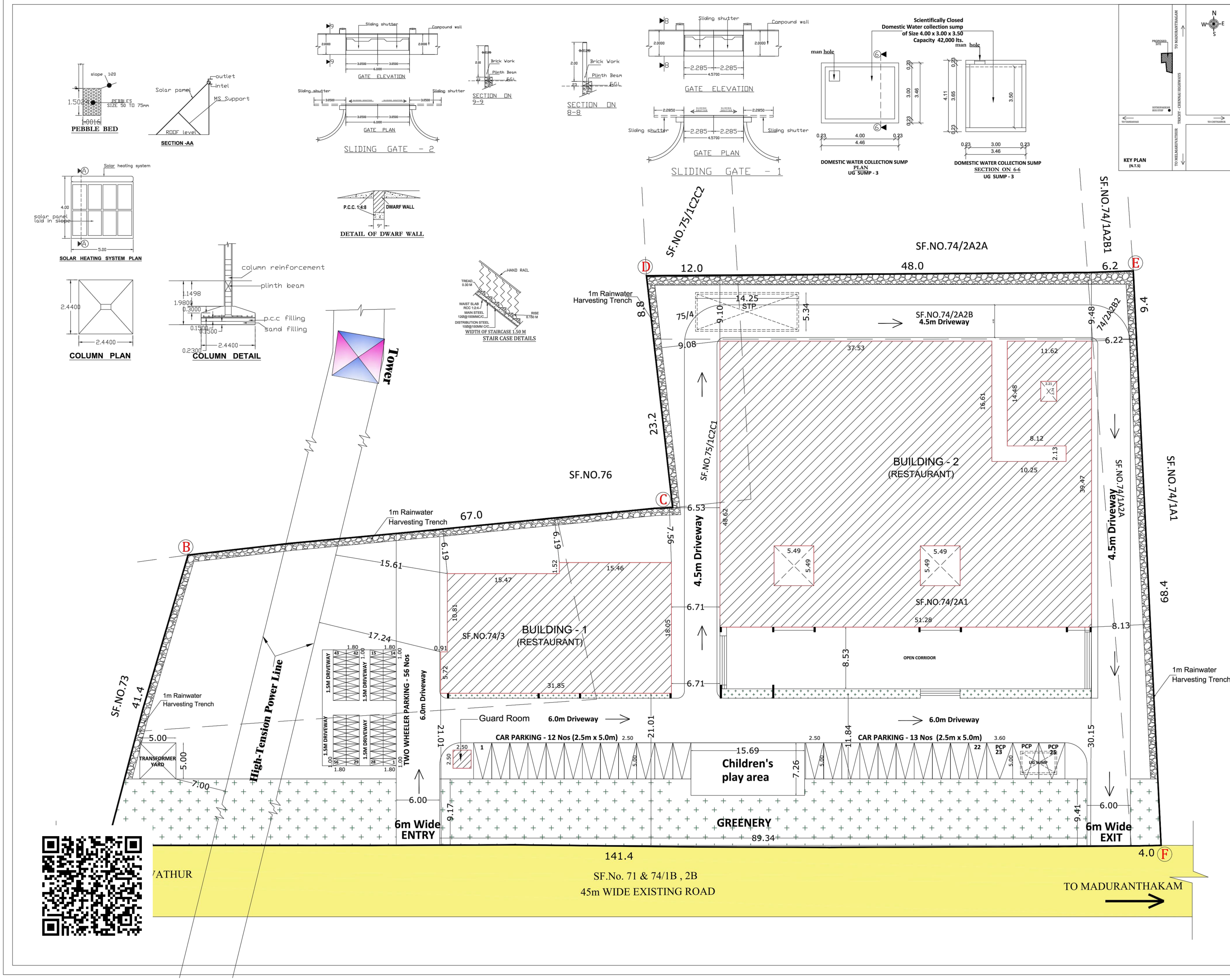
DIGITALLY VERIFIED RECORD



SHEET NO : 01 / 02

SITE PLAN SHOWING THE PROPOSED COMMERCIAL BUILDING (RESTAURANT) AT SURVEY.NO:74/1A2A, 74/1A2B2 74/2A1, 74/2A2B 74/3, 75/1C2C1, 75/4. SOTHUPAKKAM VILLAGE, CHEYYAR TALUK , CHENGALPET DISTRICT.

AREA STATEMENT (SQ.M)

PLOT EXTENT (AS PER DOCUMENT)				8610.00
BLOCKS	FLOORS	FSI AREA	NON FSI AREA	TOTAL AREA
BUILDING-1 RESTAURANT	GROUND FLOOR PLAN	540.07	-	540.07
BUILDING-2 RESTAURANT	GROUND FLOOR PLAN	1905.19	-	1905.19
Guard Room	GROUND FLOOR	-	6.25	6.25
TOTAL		2,445.26	6.25	2,451.51
FSI ACHIVED (2,445.26/ 8610.00) =		0.284		

PARKING DETAILS (IN Sq.m)

DESCRIPTION		REQUIRED	PROVIDED
CAR PARKING	1 PARKING FOR EVERY 100 Sqm =2,445.26/100 = 24.45	25 NOS	30 NOS
TWO WHEELER PARKING	1 PARKING FOR EVERY 75 Sqm =2,445.26/50 = 48.90	50 NOS	56 NOS
PHY.CHALLENGED PARKING PROVIDED			03 NOS
MAN POWER			100 NOS

SANITATION DETAILS	REQUIRED	PROVIDED
WC - MALE	04	06
WC - FEMALE	04	06
WASH BASIN	04	06
URINALS	04	08

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY

SCALE : 1: 200

OWNER:

ARCHITECT:-

C.KARUNAKARAN
ARCHITECT
COA.Reg.No : CA/94/17539
No : 76, Nehruji Nagar,
Near Nehruji Nagar Park,
Dindigul - 624 001, TN, India.
Ph : 0451-2433856
Email:karansarch@gmail.com

STRUCTURAL ENGINEER:-

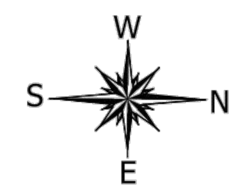
Dr. J. SURESH, M.E., MIE., Ph.D.
Structural Engineer
Plot No. 555, VGP Layout, Mullai Street,
Uthandi, Chennai - 600 119.
Reg. No. SE/1/2024/2/0014
Reg. No. RSE100382019
Reg. No. CGLDIST/ SE/ Gr-I/ 2024/ 07/ 005

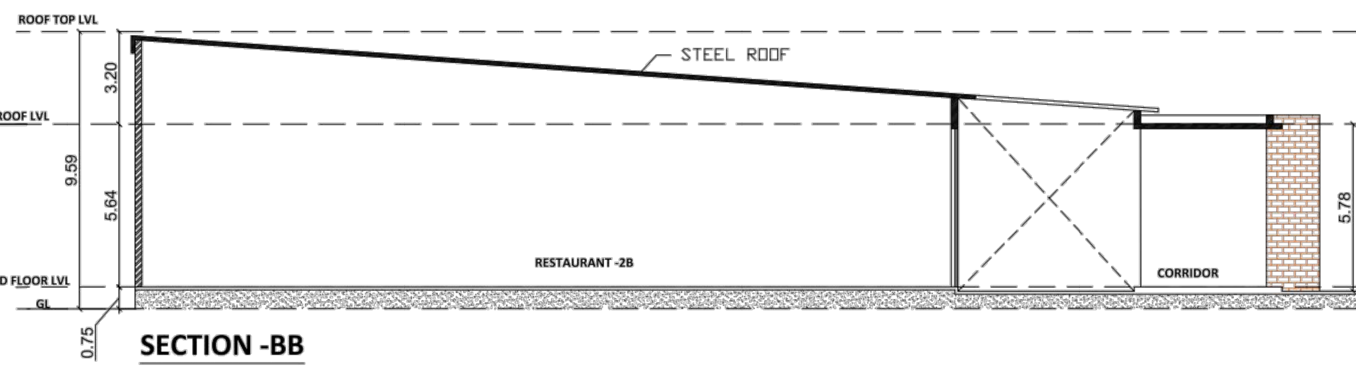
OFFICE USE ONLY

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
BUILDING TECHNICAL APPROVAL
Online Application No : **SWP/BPA/0415877/2024**
Scrutiny ReferenceNo : **MGEPKR53**
BUILDING PLANNING PERMISSION
SWP/COMMERCIAL BUILDING/A.D/ D.T.C.P(CD-3)NO.01/2025

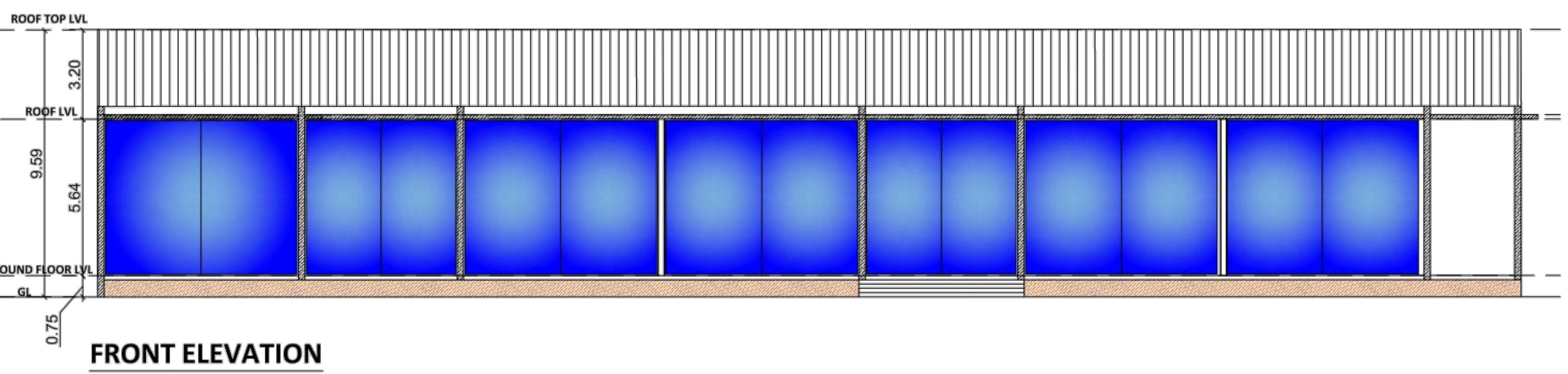
Online Application No: SWP/BPA/415877/2024

SHEET NO : 02 / 02





SECTION -BB
BUILDING - 2



FRONT ELEVATION
BUILDING - 2

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
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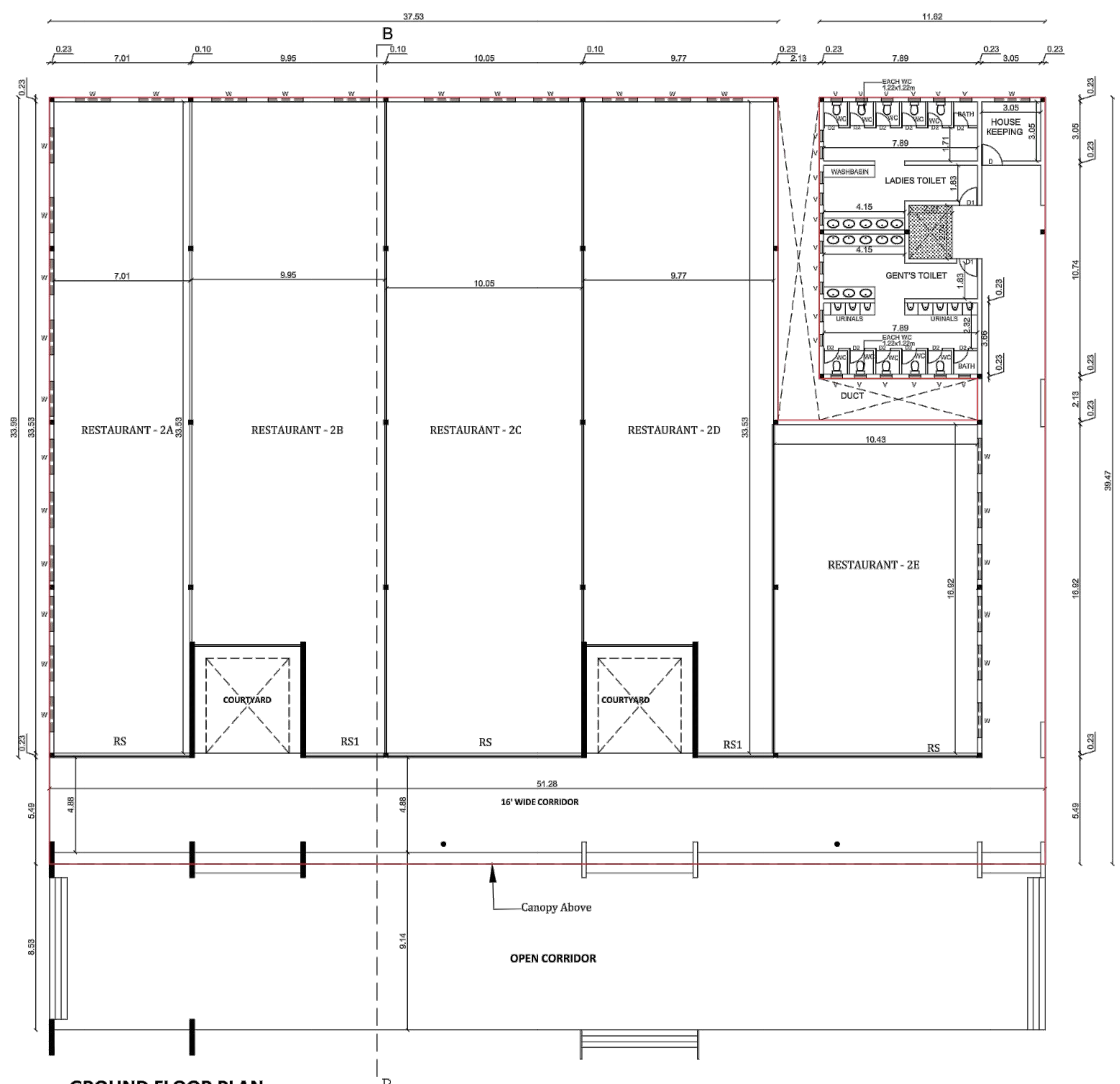
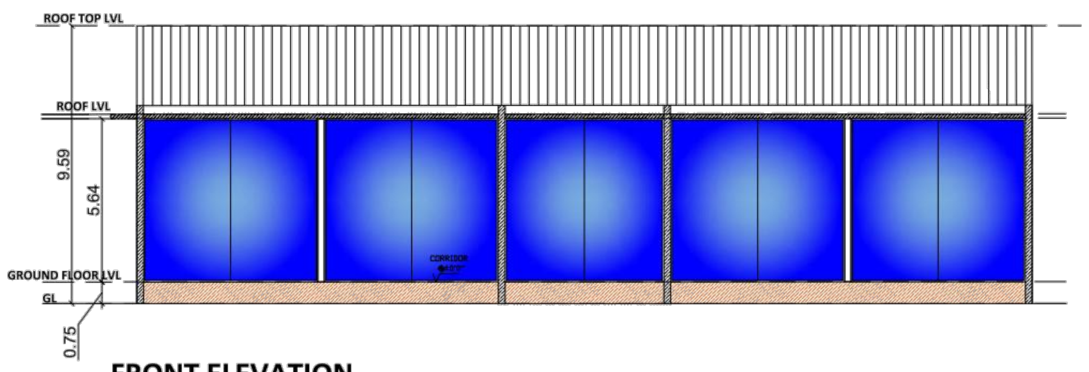
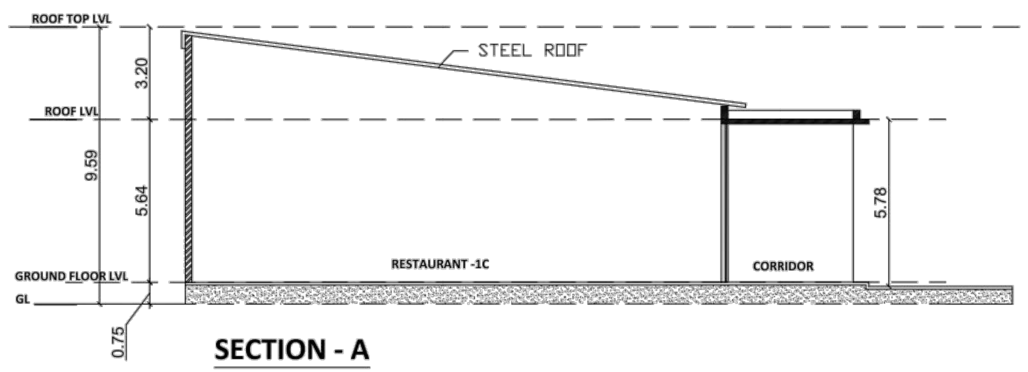


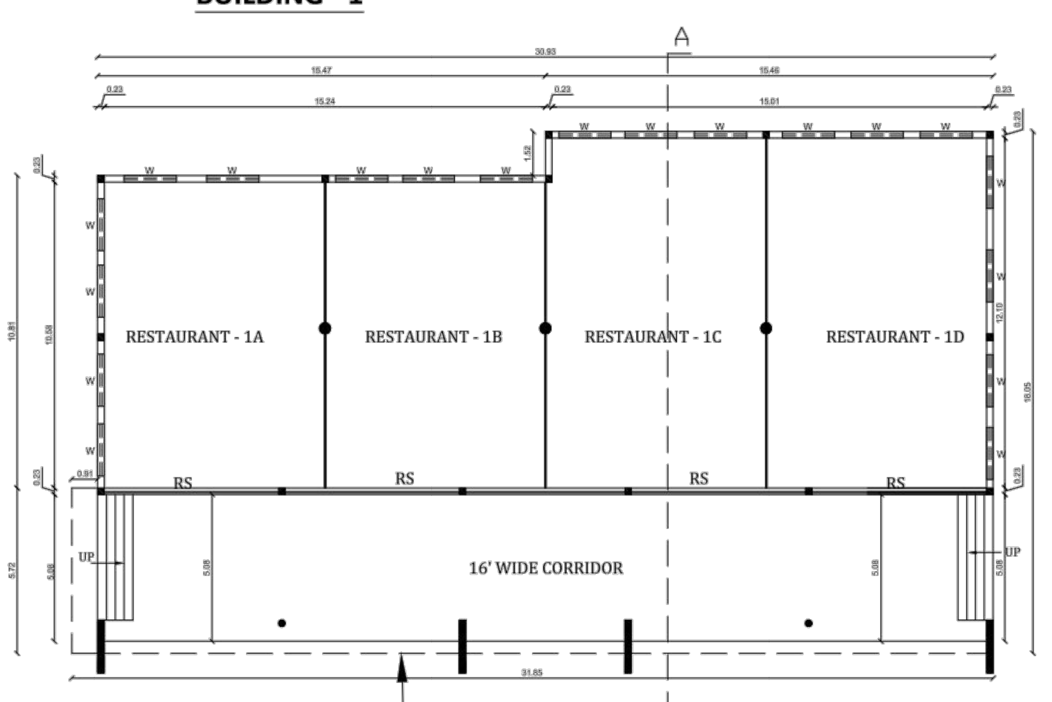
GROUND FLOOR PLAN
BUILDING - 2



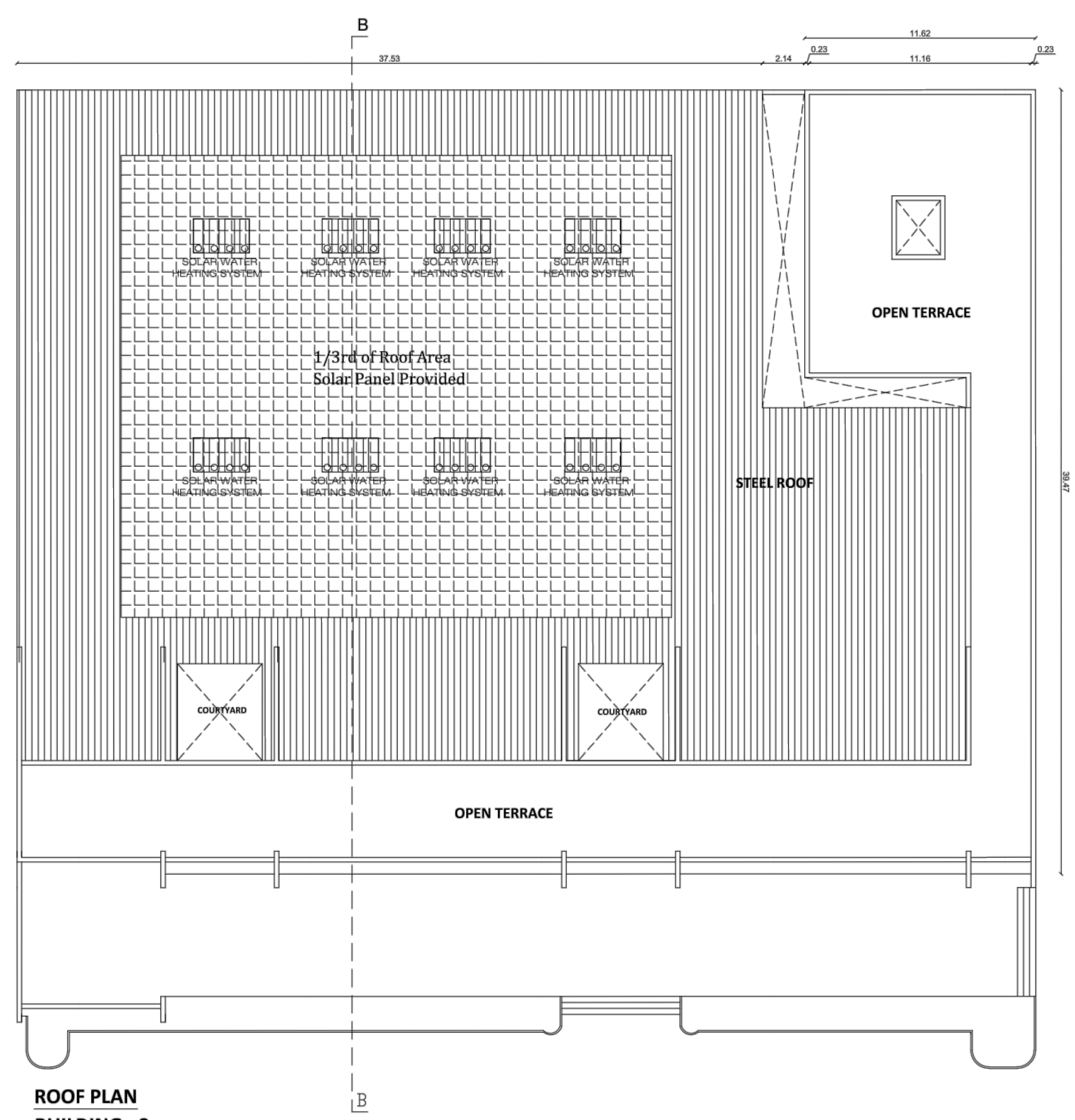
FRONT ELEVATION
BUILDING - 1



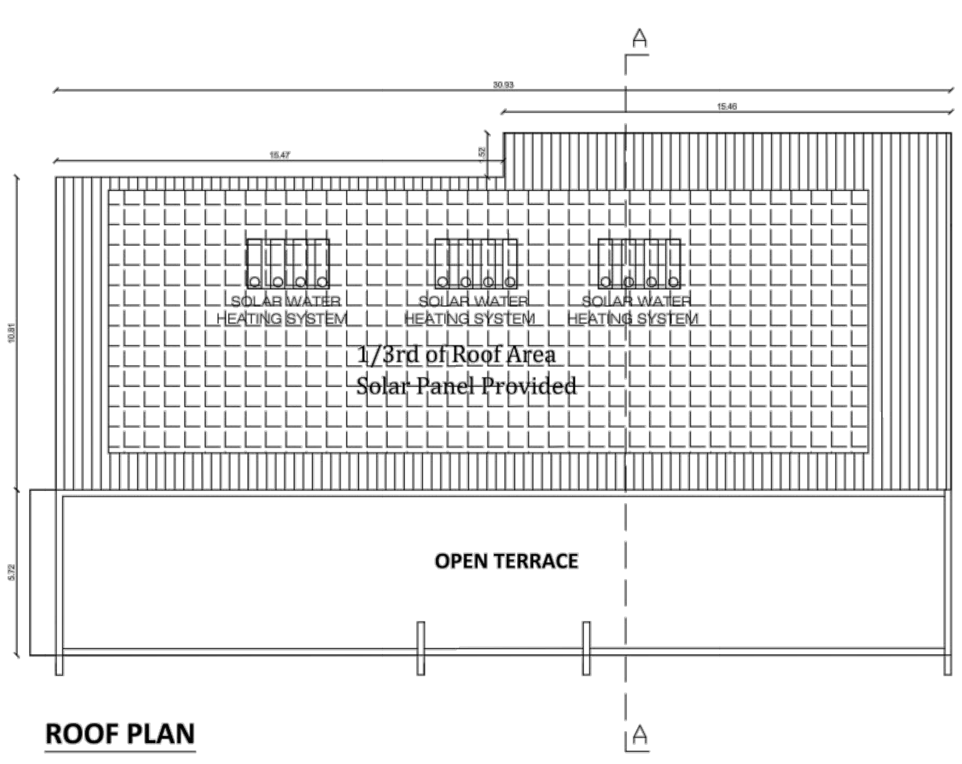
SECTION - A
BUILDING - 1



GROUND FLOOR PLAN
BUILDING - 1



ROOF PLAN
BUILDING - 2



ROOF PLAN
BUILDING - 1

SCHEDULE OF JOINERY

D	DOOR	0.76 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	1.07 X 2.13
W	WINDOW	1.83 X 1.68
RS	ROLLING SHUTTER	5.00 X 2.44
RS1	ROLLING SHUTTER	3.50 X 2.44
V	VENTILATOR	0.60 X 0.60

COLOUR INDEX:
PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY

SCALE : 1: 100

OWNER:

C.KARUNAKARAN
ARCHITECT

ARCHITECT:

SURESH, M.E., MIE., Ph.D.
Structural Engineer

STRUCTURAL ENGINEER:

TITLE :
BUILDING=1&2 - GROUND FLOOR PLAN,
ROOF PLAN,
SECTION & FRONT ELEVATION

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.