

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.

PROJECT TITLE :
PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL NON HIGH RISE BUILDING CONSISTS OF BASEMENT FLOOR + GROUND FLOOR + 2 UPPER FLOORS IN PLOT-A (DTCP APPROVED LAYOUT/SUBDIVISION NO.264/2023 DATED 27.12.2023) COMPRISED IN SURVEY NO: 29/2A4 & 29/4A OF PUDUPAKKAM VILLAGE & PANCHAYAT, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

- MATERIAL SPECIFICATION FOR PROPOSED WORK
1. RAFT FOUNDATION IN P.C.C 1:5:10 OVER SAND FILLING
 2. BASEMENT WITH RCC M25 MIX & RCC M25 MIX COLUMNS
 3. SUPER STRUCTURE IN BLOCK WORK
 4. FOUNDATION WITH R.C.C COLUMNS M25 MIX
 5. FLOORING USING CEMENT CONCRETE IN UTILITY AREA
 6. VACUUM DEWATERING FLOORING IN BASEMENT
 7. INTERNAL PLASTERING OF 12mm THK. C.M. 1:3:6 AND EXTERNAL PLASTERING OF 18mm THK. C.M 1:6
 8. RCC ROOF SLAB AND BEAMS OF M25 WITH REQUIRED DEPTH
 9. RCC LINTEL OF M25 WITH REQUIRED DEPTH
 10. WEATHERING COURSE PROVIDED OVER ROOF SLAB
 11. JOINERY - UPVC ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS

"D". ELEVATION & SECTION-A&B

SCALE:- 1:150

REFERENCE

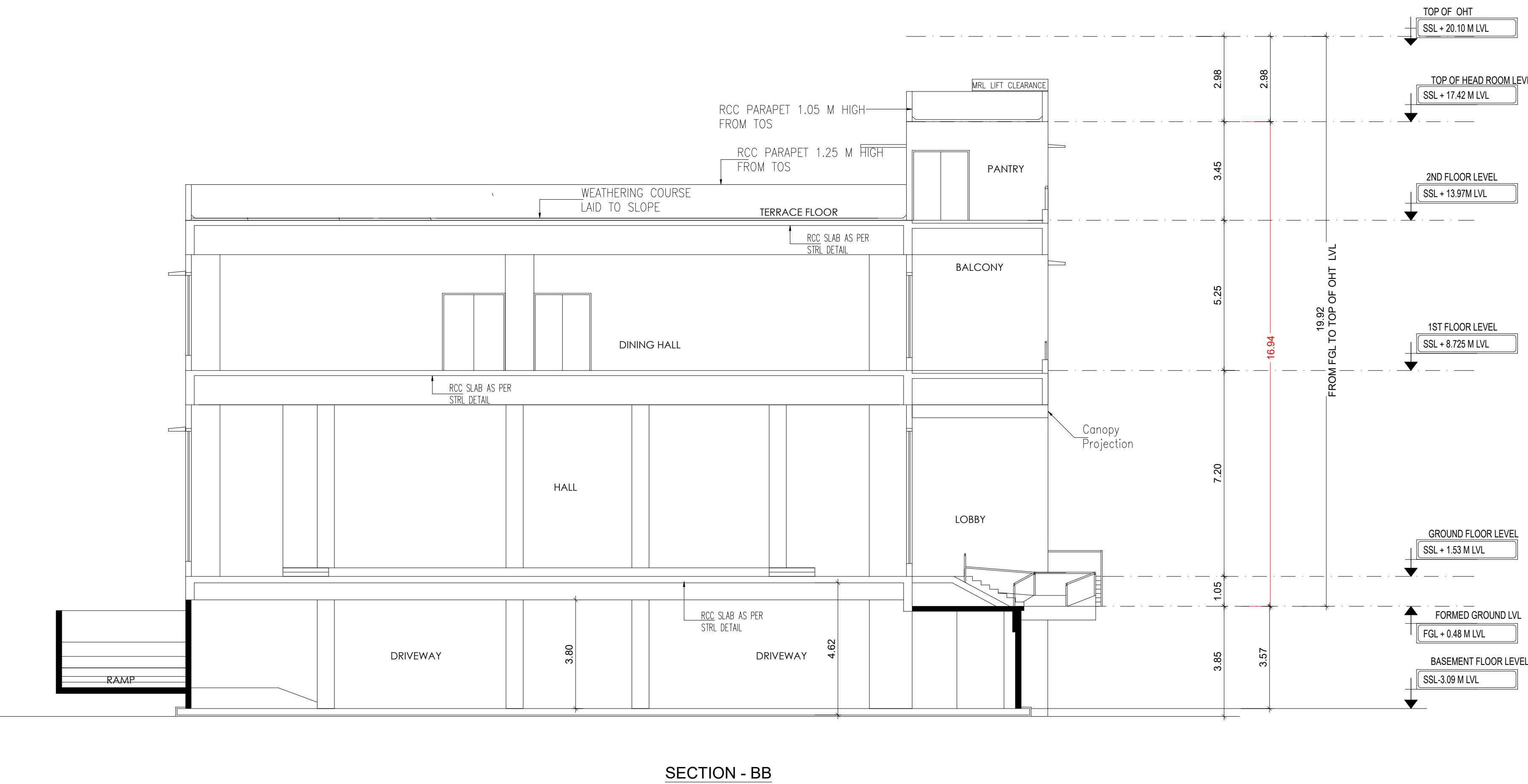
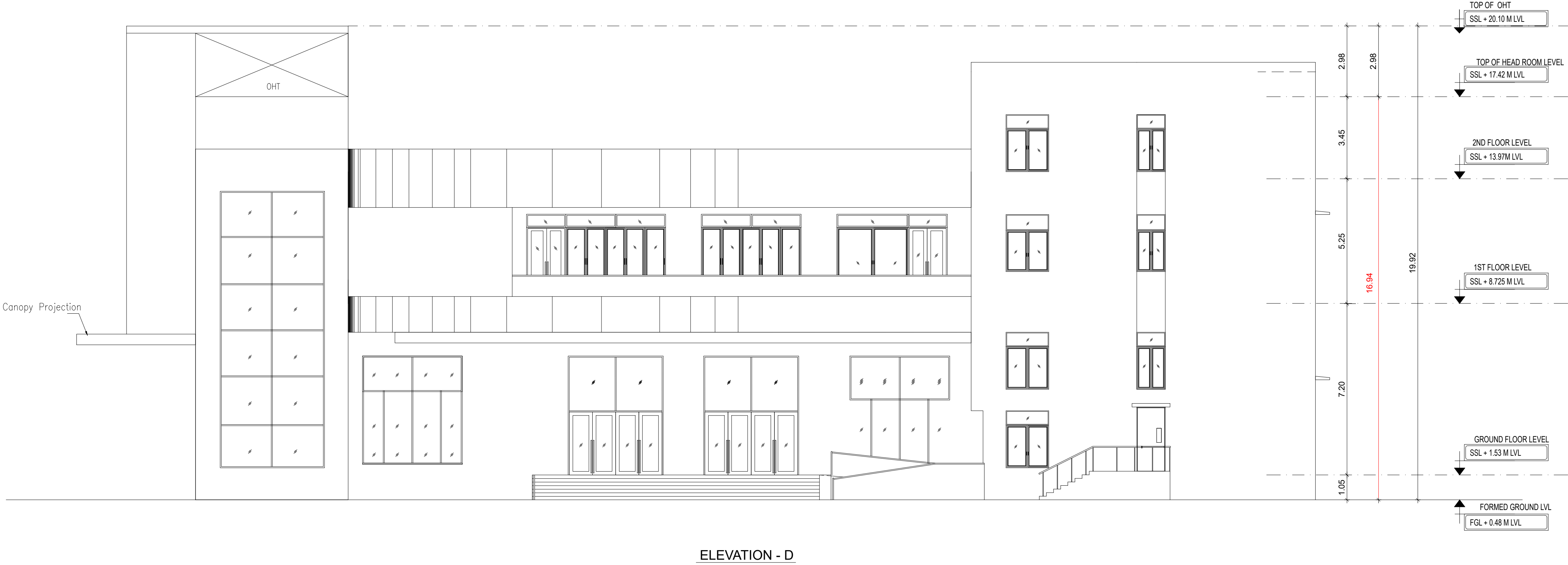
- PROPOSAL
- BOUNDARY
- ROAD

NOTE:
ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE :



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SCALE:- 1:100

ORIENTATION	REFERENCE
North	PROPOSAL
	BOUNDARY
	ROAD

OWNER'S SIGNATURE

ARCHITECT SIGNATURE



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PLAN SHOWING THE PROPOSED
CONSTRUCTION OF COMMERCIAL
NON HIGH RISE BUILDING
CONSISTS OF BASEMENT FLOOR
+ GROUND FLOOR + 2 UPPER
FLOORS IN PLOT-A (DTCP
APPROVED LAYOUT/
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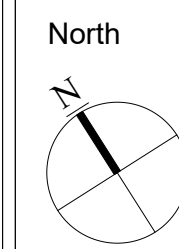
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GROUND FLOOR PLAN

SCALE:- 1:100

ORIENTATION



REFERENCE

- ☐ PROPOSAL
- ☐ BOUNDARY
- ☐ ROAD

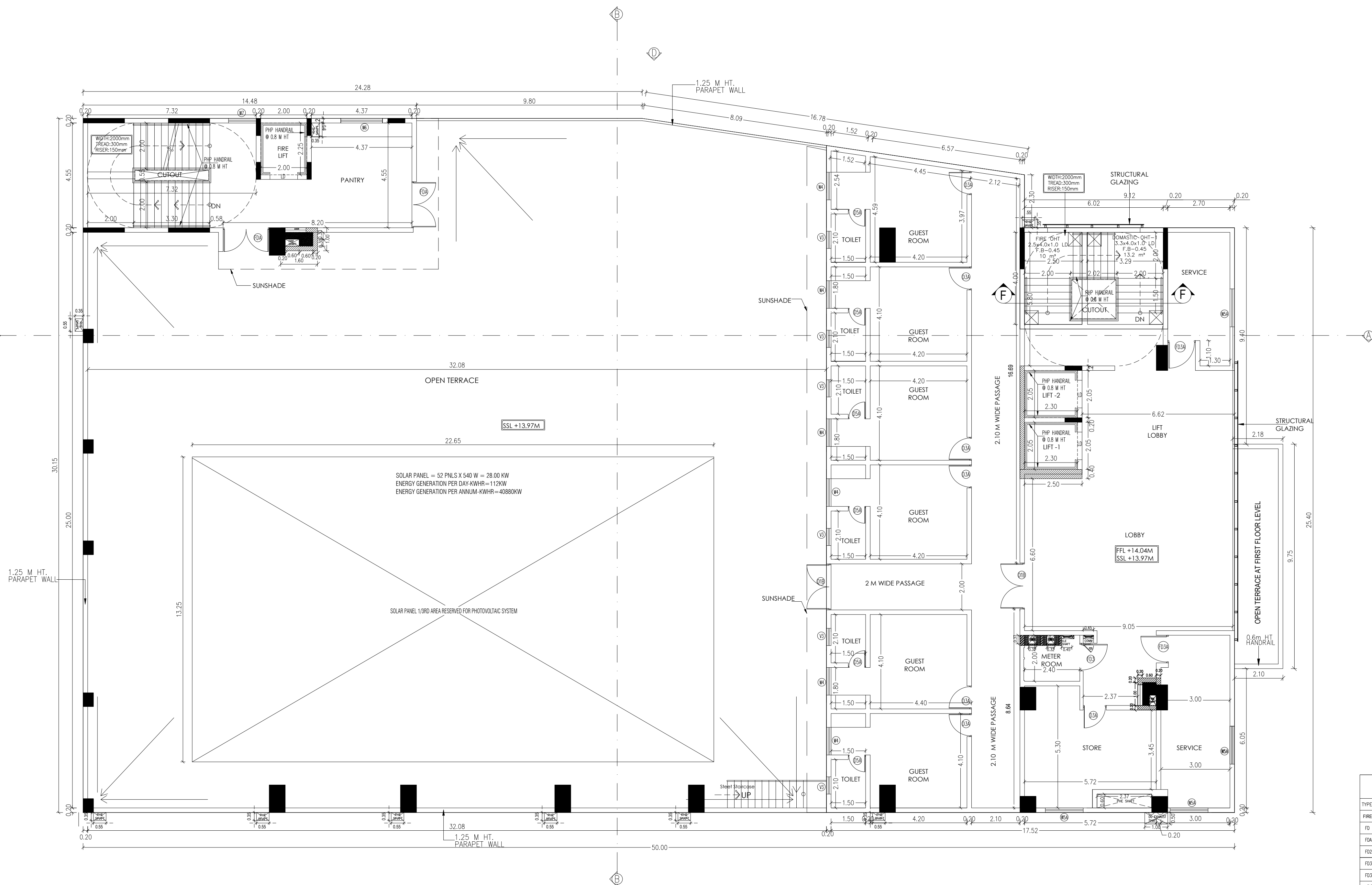
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STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE



SECOND FLOOR PLAN

SCHEDULE OF JOINERY			
TYPE	SIZE	DESCRIPTION	LOCATION
FIRE DOOR			
FD	2.000x2.700	FIRE DOOR AS PER DETAIL	STAIRCASE
FD1	2.000x2.400	FIRE DOOR AS PER DETAIL	STAIRCASE
FD2	1.500x2.700	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
FD3	1.200x2.700	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
FD4	1.200x2.400	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
DOOR			
D1	2.000x3.000	FLUSH DOOR	HALL/DINING ENTRY
D1A	2.000x3.750	FLUSH DOOR	HALL/DINING ENTRY
D1B	2.000x2.400	FLUSH DOOR	LOBBY/TERRACE
D2	1.650x3.750	FLUSH DOOR	BALCONY ENTRY
D3	1.000x2.400	FLUSH DOOR	STORE/TOILET /ROOMS ENTRY
D4	1.200x2.400	FLUSH DOOR	STORE/TOILET ENTRY
D5	0.750x2.400	FLUSH DOOR	TOILET ENTRY
D5A	0.750x2.300	FLUSH DOOR	TOILET ENTRY
D6	0.900x2.400	FLUSH DOOR	SECURITY
WINDOW			
W1	4.200x4.550	WINDOW	HALL
W1A	4.200x3.200	WINDOW	DINING
W2	3.000x3.200	WINDOW	DINING/KITCHEN
W3	2.250x4.550	WINDOW	HALL
W4	1.200x2.300	WINDOW	GUEST ROOM
W5	1.650x3.200	WINDOW	DINING/HALLWAY
W5A	1.650x2.300	WINDOW	STORE/SERVICE
W6	1.800x2.300	WINDOW	PANTRY/PP LOUNGE
W6A	1.800x1.200	WINDOW	SECURITY
W7	1.200x2.300	WINDOW	STAIRCASE
VENTILATOR			
V1	2.350x1.200	VENTILATOR	TOILET
V2	0.900x0.900	VENTILATOR	TOILET
V3	0.750x0.900	VENTILATOR	TOILET
ROLLING SHUTTER			
RS	3.000x2.500	ROLLING SHUTTER	DC ROOM

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CONSTRUCTION OF COMMERCIAL
NON HIGH RISE BUILDING
CONSISTS OF BASEMENT FLOOR
+ GROUND FLOOR + 2 UPPER
FLOORS IN PLOT-A (DTCF
APPROVED LAYOUT/
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GROUND FLOOR PLAN

SCALE:- 1:100

ORIENTATION

REFERENCE

North

PROPOSAL

BOUNDARY

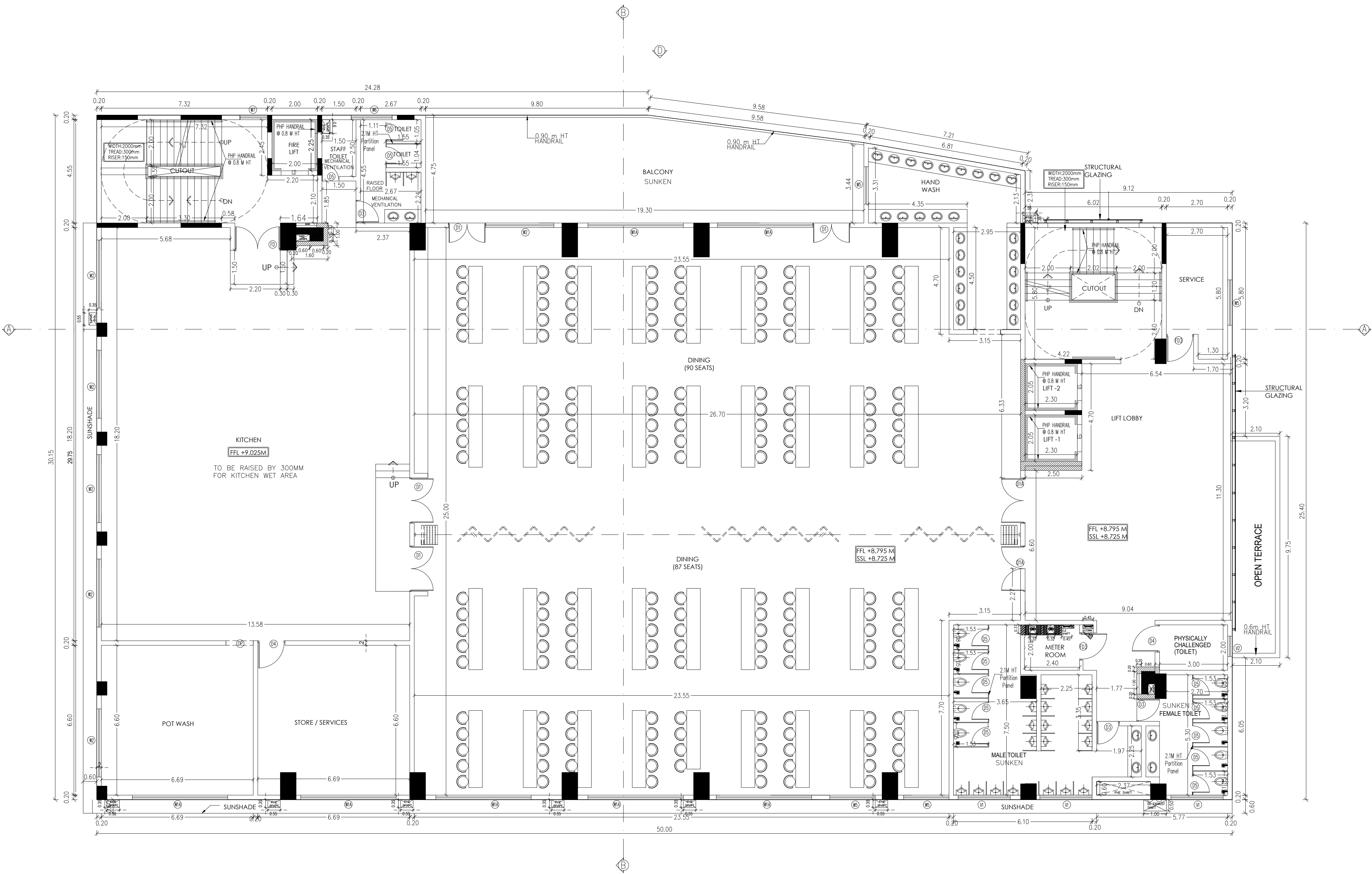
ROAD

NOTE:
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OWNER'S SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE



FIRST FLOOR PLAN

SCHEDULE OF JOINERY			
TYPE	SIZE	DESCRIPTION	LOCATION
FIRE DOOR			
FD1	1.000X2.700	FIRE DOOR AS PER DETAIL	STAIRCASE
FD4	2.000X2.400	FIRE DOOR AS PER DETAIL	STAIRCASE
FD2	1.500X2.700	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
FD3	1.200X2.700	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
FD3A	1.200X2.400	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
DOOR			
D1	2.000X3.000	FLUSH DOOR	HALL/DINING ENTRY
D1A	2.000X3.750	FLUSH DOOR	HALL/DINING ENTRY
D1B	2.000X2.400	FLUSH DOOR	LOBBY/TERRACE
D2	1.650X3.750	FLUSH DOOR	BALCONY ENTRY
D3	1.000X2.400	FLUSH DOOR	STORE/TOILET /ROOMS ENTRY
D4	1.200X2.400	FLUSH DOOR	STORE/TOILET ENTRY
D5	0.750X2.400	FLUSH DOOR	TOILET ENTRY
D5A	0.750X2.300	FLUSH DOOR	TOILET ENTRY
D6	0.900X2.400	FLUSH DOOR	SECURITY
WINDOW			
W1	4.200X4.550	WINDOW	HALL
W1A	4.200X3.200	WINDOW	DINING
W2	3.000X3.200	WINDOW	DINING/KITCHEN
W3	2.250X4.550	WINDOW	HALL
W4	1.200X2.300	WINDOW	GUEST ROOM
W5	1.650X3.200	WINDOW	DINING/PANORAMASH
W5A	1.650X2.300	WINDOW	STORE/SERVICE
W6	1.800X2.300	WINDOW	PANTRY/APP LOUNGE
W6A	1.800X1.200	WINDOW	SECURITY
W7	1.200X2.300	WINDOW	STAIRCASE
VENTILATOR			
V1	2.300X1.200	VENTILATOR	TOILET
V2	0.900X0.900	VENTILATOR	TOILET
V3	0.750X0.900	VENTILATOR	TOILET
ROLLING SHUTTER			
RS	3.000X2.500	ROLLING SHUTTER	DC ROOM

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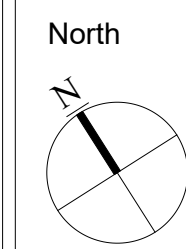
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GROUND FLOOR PLAN

SCALE:- 1:100

ORIENTATION



REFERENCE

- ☐ PROPOSAL
☐ BOUNDARY
☐ ROAD

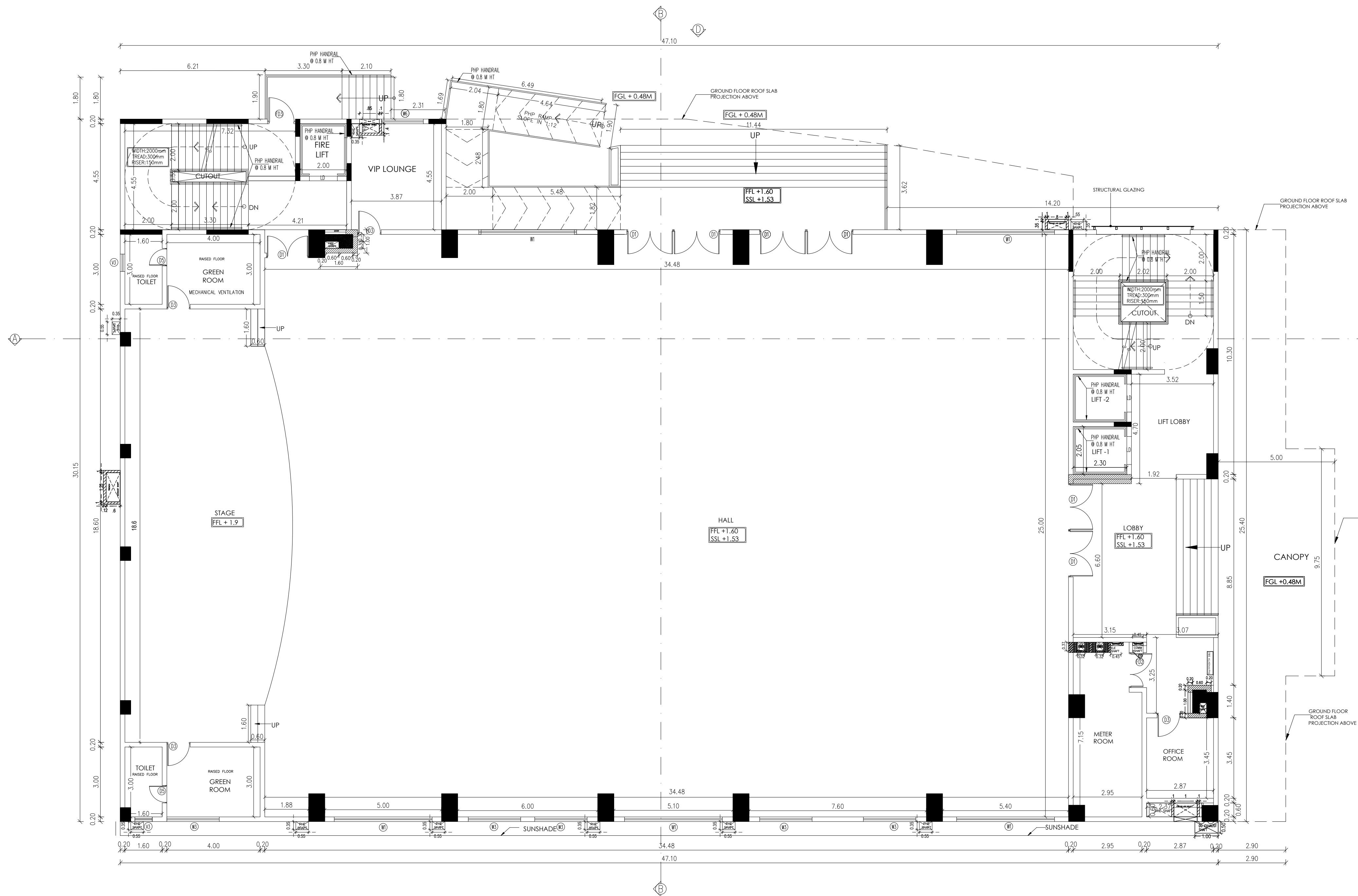
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OWNER'S SIGNATURE

STRUCTURAL ENGINEER SIGNATURE

ARCHITECT SIGNATURE



GROUND FLOOR PLAN

SCHEDULE OF JOINERY			
TYPE	SIZE	DESCRIPTION	LOCATION
FIRE DOOR			
FD	2.00x2.700	FIRE DOOR AS PER DETAIL	STAIRCASE
FD1A	2.00x2.400	FIRE DOOR AS PER DETAIL	STAIRCASE
FD2	1.50x2.700	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
FD3	1.20x2.700	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
FD3A	1.20x2.400	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
DOOR			
D1	2.00x2.500	FLUSH DOOR	HALL/DINING ENTRY
D1A	2.00x2.750	FLUSH DOOR	HALL/DINING ENTRY
D1B	2.00x2.400	FLUSH DOOR	LOBBY/TERRACE
D2	1.65x2.750	FLUSH DOOR	BALCONY ENTRY
D3	1.00x2.400	FLUSH DOOR	STORE/TOILET /ROOMS ENTRY
D4	1.20x2.400	FLUSH DOOR	STORE/TOILET ENTRY
D5	0.75x2.400	FLUSH DOOR	TOILET ENTRY
D5A	0.75x2.300	FLUSH DOOR	TOILET ENTRY
D6	0.90x2.400	FLUSH DOOR	SECURITY
WINDOW			
W1	4.20x4.550	WINDOW	HALL
W1A	4.20x2.300	WINDOW	DINING
W2	3.00x3.200	WINDOW	DINING/KITCHEN
W3	2.25x4.550	WINDOW	HALL
W4	1.20x2.300	WINDOW	GUEST ROOM
W5	1.65x2.300	WINDOW	DINING/PANTRY/KITCHEN
W5A	1.65x2.300	WINDOW	STORE/SERVICE
W6	1.80x2.300	WINDOW	PANTRY/VIP LOUNGE
W6A	1.80x1.200	WINDOW	SECURITY
W7	1.20x2.300	WINDOW	STAIRCASE
VENTILATOR			
V1	2.30x1.200	VENTILATOR	TOILET
V2	0.90x0.900	VENTILATOR	TOILET
V3	0.75x0.900	VENTILATOR	TOILET
ROLLING SHUTTER			
RS	3.00x2.500	ROLLING SHUTTER	DC ROOM

PROJECT TITLE :

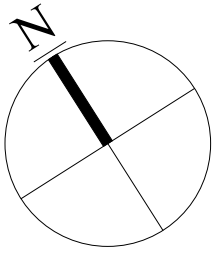
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11. JOINERY - UPVC/ALUMINIUM GLAZED WINDOWS, VENTILATORS AND DOORS

BASEMENT FLOOR PLAN

SCALE:- 1:100

ORIENTATION	REFERENCE
	 PROPOSAL
	 BOUNDARY
	 ROAD

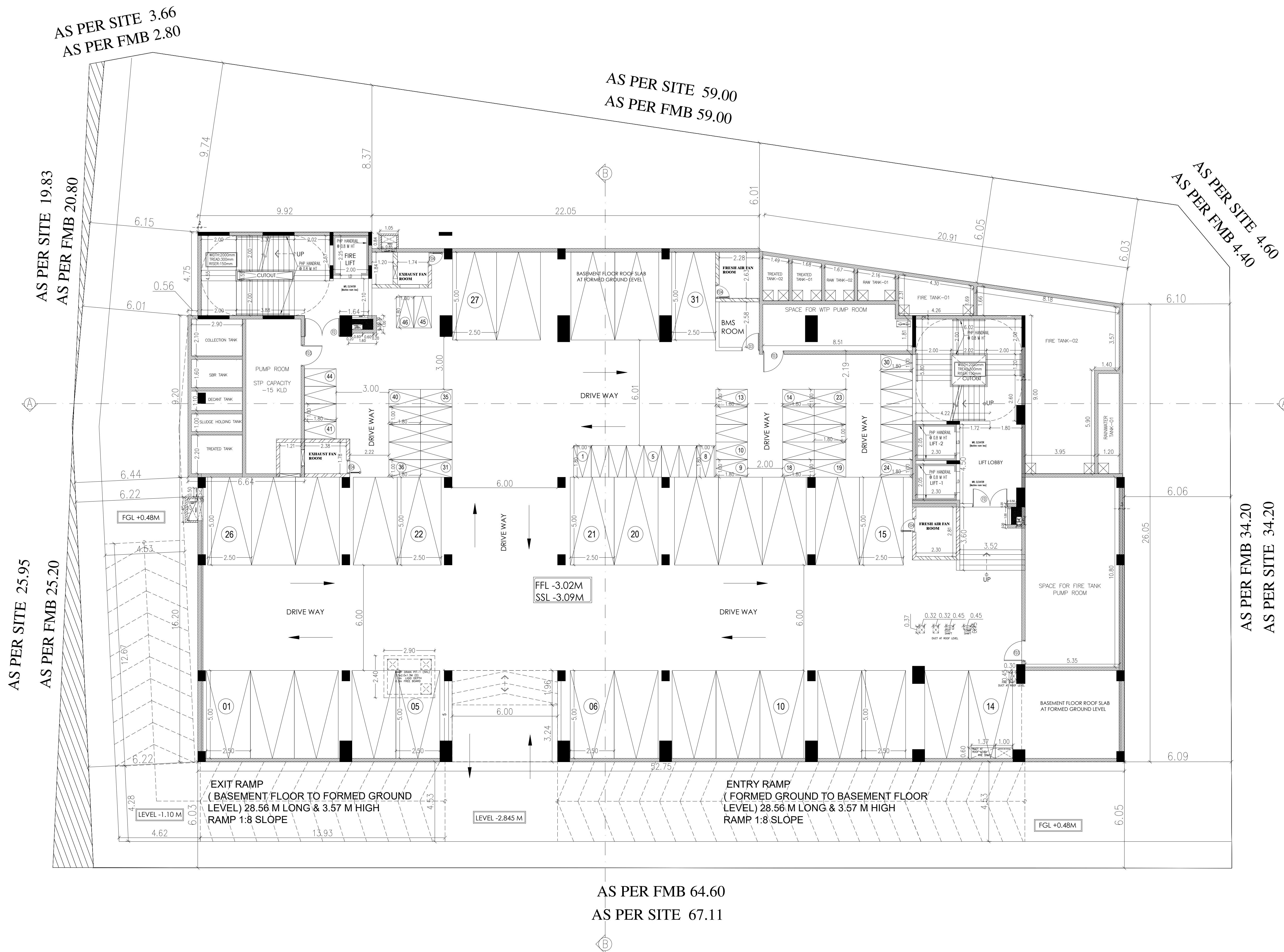
NOTE:

ALL DIMENSIONS ARE IN METERS

OWNER'S SIGNATURE :

STRUCTURAL ENGINEER SIGNATURE :

ARCHITECT SIGNATURE :



SCHEDULE OF JOINERY

TYPE	SIZE	DESCRIPTION	LOCATION
FIRE DOOR			
FD1	2.00X2.700	FIRE DOOR AS PER DETAIL	STAIRCASE
FD3	1.20X2.700	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
FD4	0.76X2.400	FIRE DOOR AS PER DETAIL	ELECTRICAL ROOM
DOOR			
D3	1.00X2.400	FLUSH DOOR	STORE/TOILET /ROOMS ENTRY

FLOOR	PARKING	
	CAR	TWO WHEELER
BASEMENT PARKING	31	46

PROJECT TITLE :

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL NON HIGH RISE BUILDING CONSISTS OF BASEMENT FLOOR + GROUND FLOOR + 2 UPPER FLOORS IN PLOT-A (DTP APPROVED LAYOUT/SUBDIVISION NO.264/2023 DATED 27.12.2023) COMPRISED IN SURVEY NO: 29/2A4 & 29/4A OF PUDUPAKKAM VILLAGE & PANCHAYAT, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

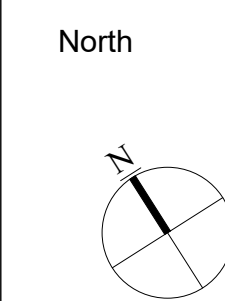
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SITE PLAN

SCALE:- 1:200

ORIENTATION



REFERENCE

- | | |
|--|----------|
| | PROPOSAL |
| | BOUNDARY |
| | ROAD |

NOTE:

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OWNER'S SIGNATURE :

STRUCTURAL ENGINEER SIGNATURE :

ARCHITECT SIGNATURE :

BUILDING PLANNING PERMISSION
ROC NO: SWP/BPA/441661/2025
SITE BOUNDARY POINTS SHOWN AS "A-G"
BUILDING PLANNING PERMISSION NO:
SWP/B.P.M.L.P.A.(CD-5) NO.17/2025

SANITARY DETAILS - VISITORS										
FLOOR	NO OF SANITARY COUNTS MALE						NO OF SANITARY COUNTS FEMALE			
	REQUIRED			PROVIDED			REQUIRED		PROVIDED	
	WC	WASH BASIN	URINALS	WC	WASH BASIN	URINALS	WC	WASH BASIN	WC	WASH BASIN
TOTAL	5	3	18	5	3	18	5	3	5	3
FLOOR WISE SANITARY DETAILS - STAFFS										
FLOOR	NO OF SANITARY COUNTS MALE						NO OF SANITARY COUNTS FEMALE			
	REQUIRED			PROVIDED			REQUIRED		PROVIDED	
	WC	WASH BASIN	URINALS	WC	WASH BASIN	URINALS	WC	WASH BASIN	WC	WASH BASIN
TOTAL	1	1	1	1	2	2	1	1	1	1

FLOOR WISE SANITARY DETAILS - STAFFS										
FLOOR	NO OF SANITARY COUNTS MALE						NO OF SANITARY COUNTS FEMALE			
	REQUIRED			PROVIDED			REQUIRED		PROVIDED	
	WC	WASH BASIN	URINALS	WC	WASH BASIN	URINALS	WC	WASH BASIN	WC	WASH BASIN
TOTAL	1	1	1	1	2	2	1	1	1	1

HALL SEATING CAPACITY		
S.NO	HALL NAME	CAPACITY
1	HALL -1	720 nos
TOTAL CAPACITY		720 nos

PARKING REQUIREMENT DETAILS		
PARKING CATEGORY	CAR PARKING	TWO WHEELER
FOR EVENT HALL- 1 CAR AND 1 TWO WHEELER FOR EVERY 50 SQ.M	21	21
TOTAL	21	21

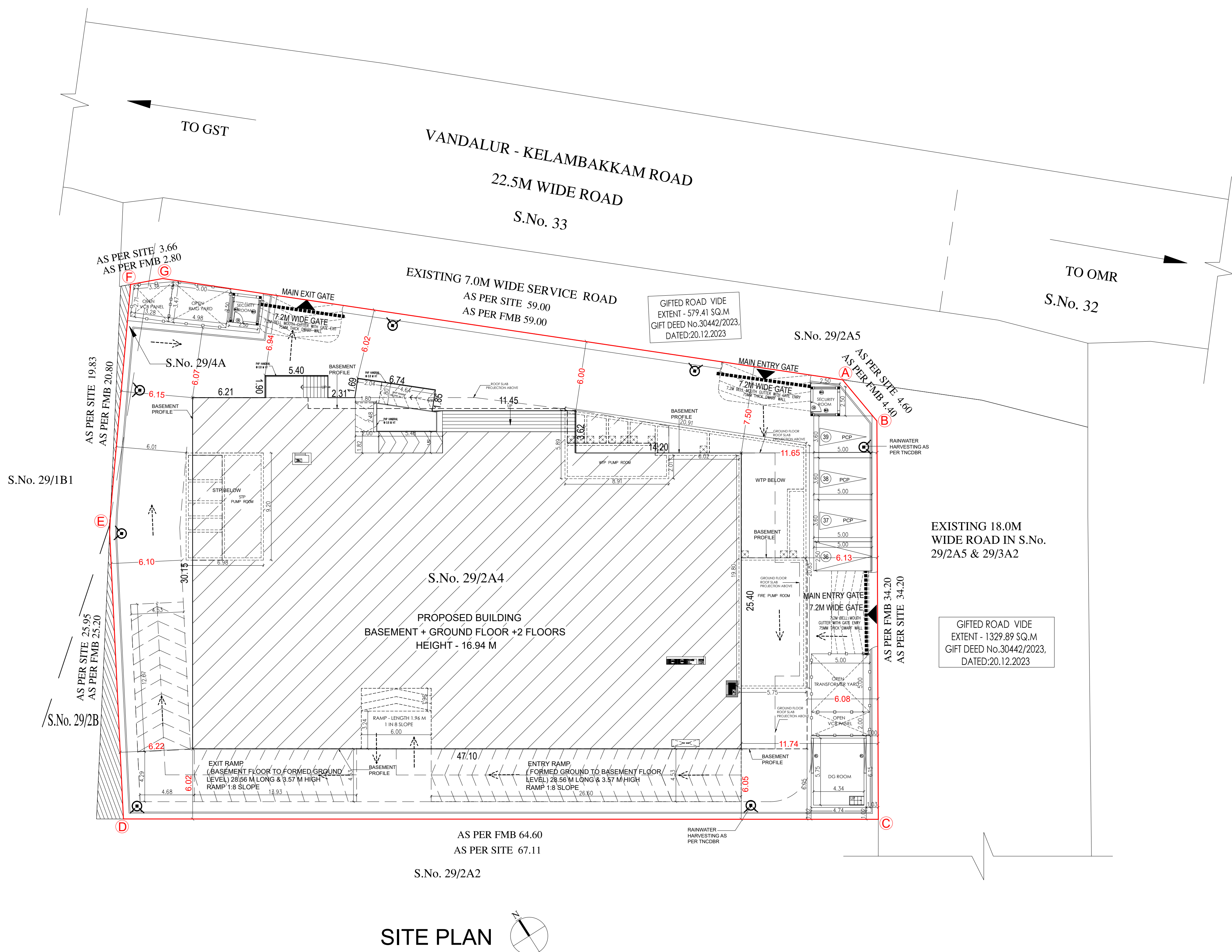
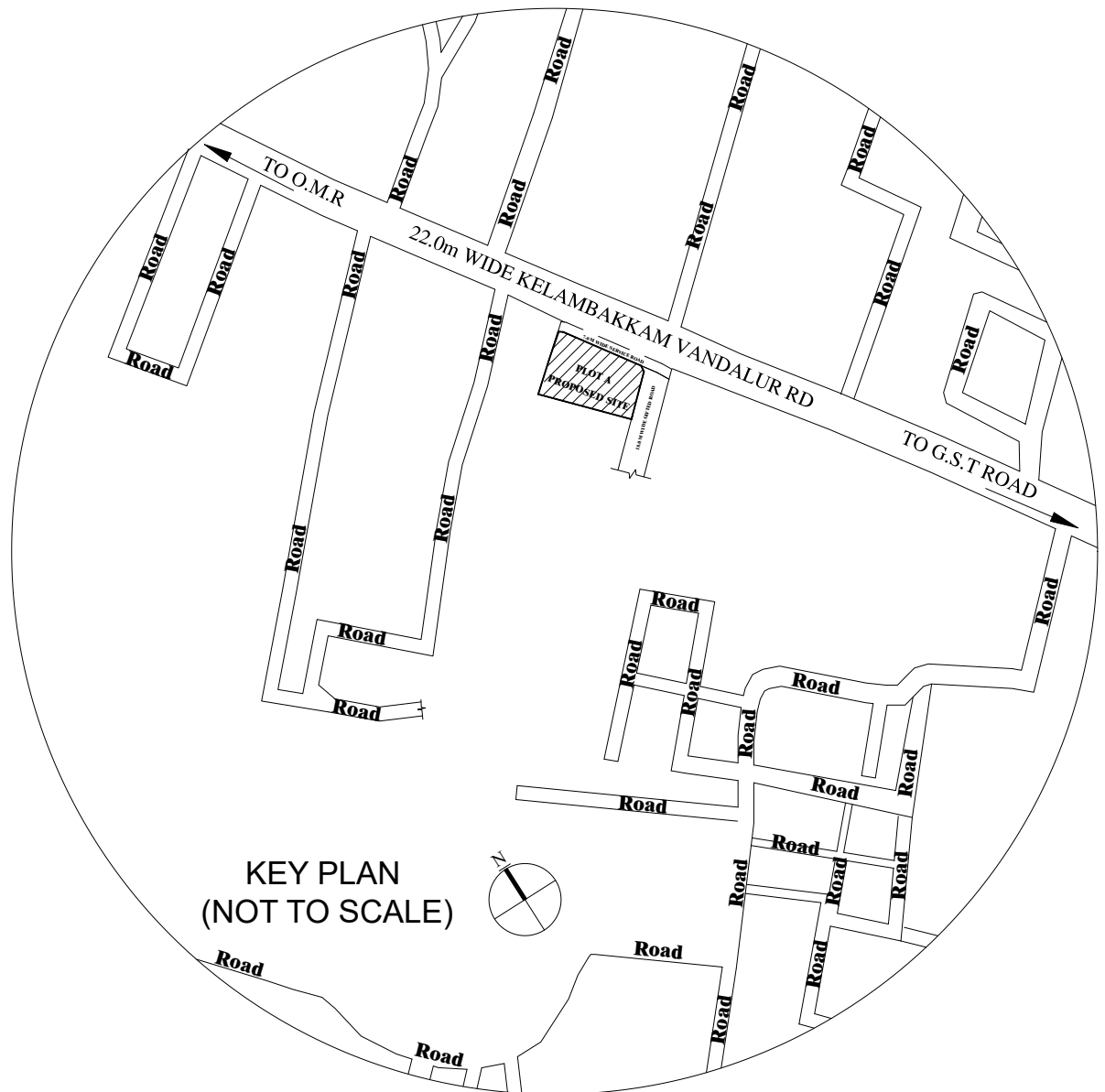
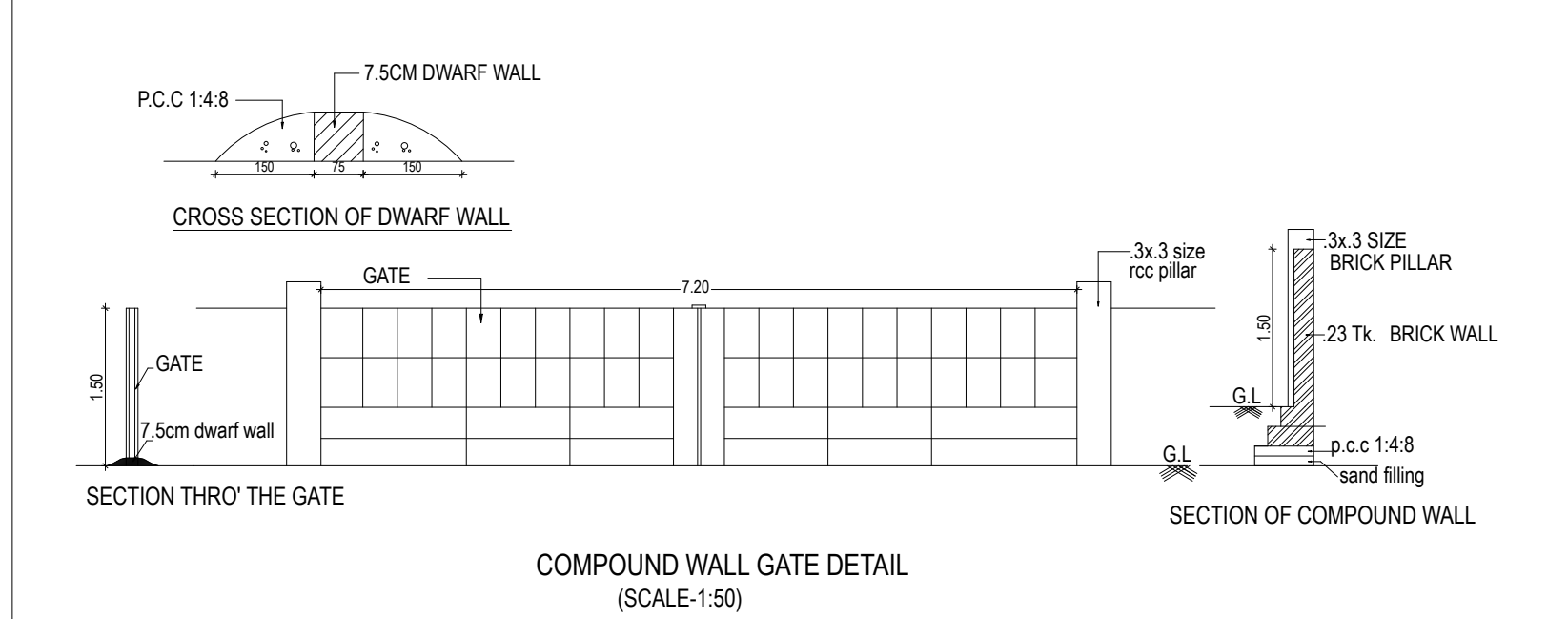
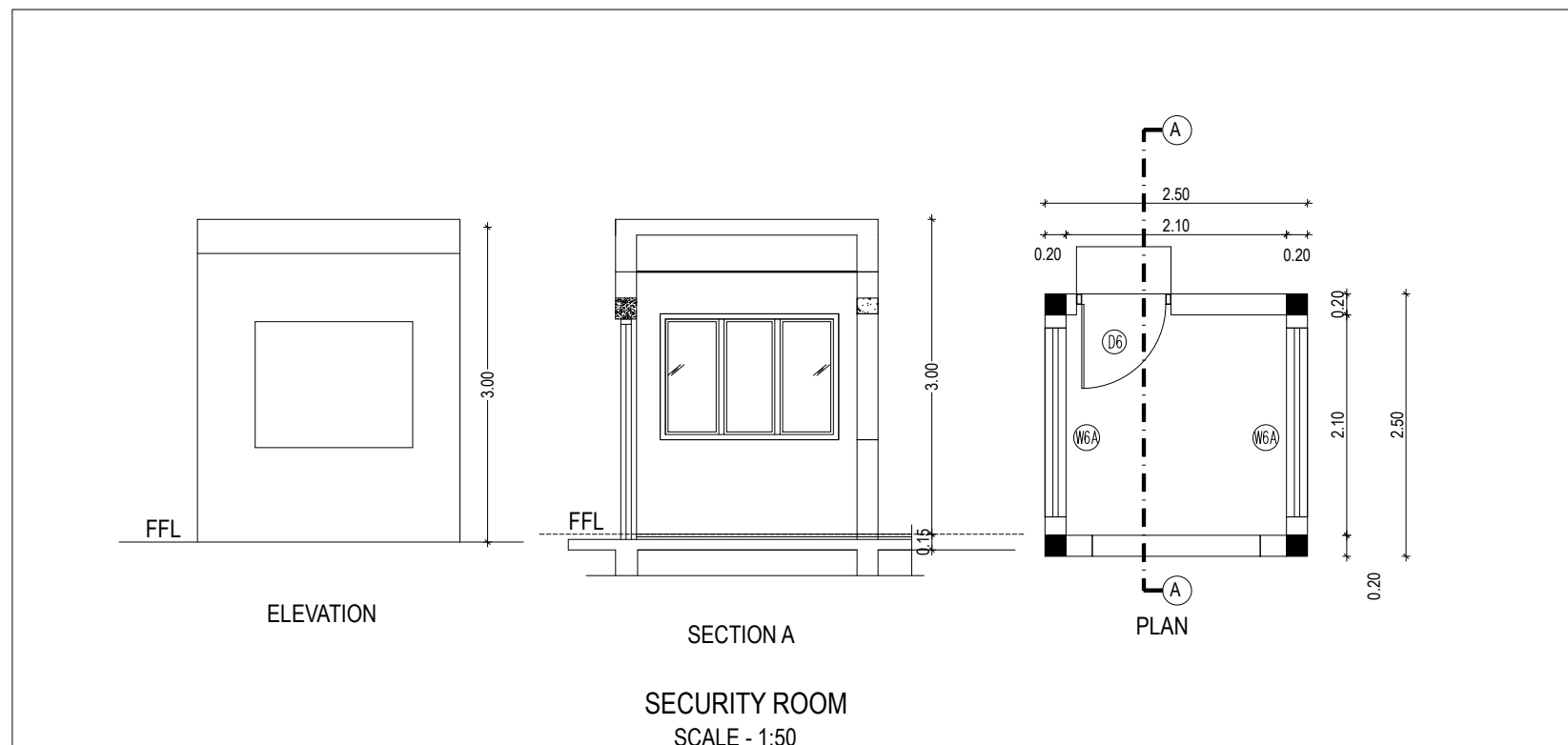
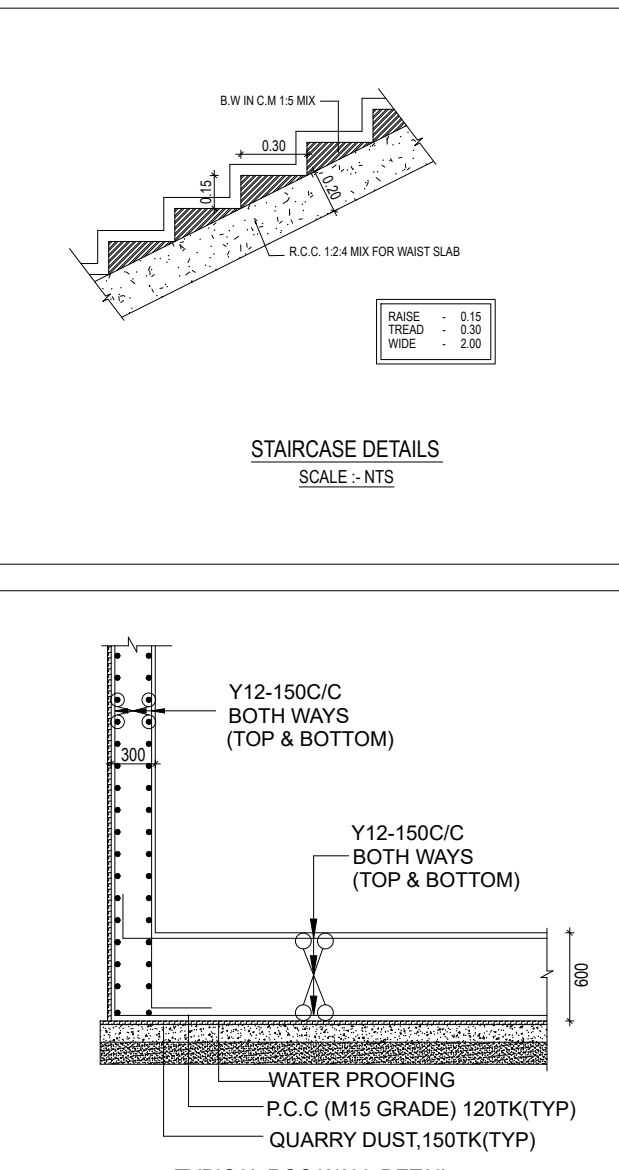
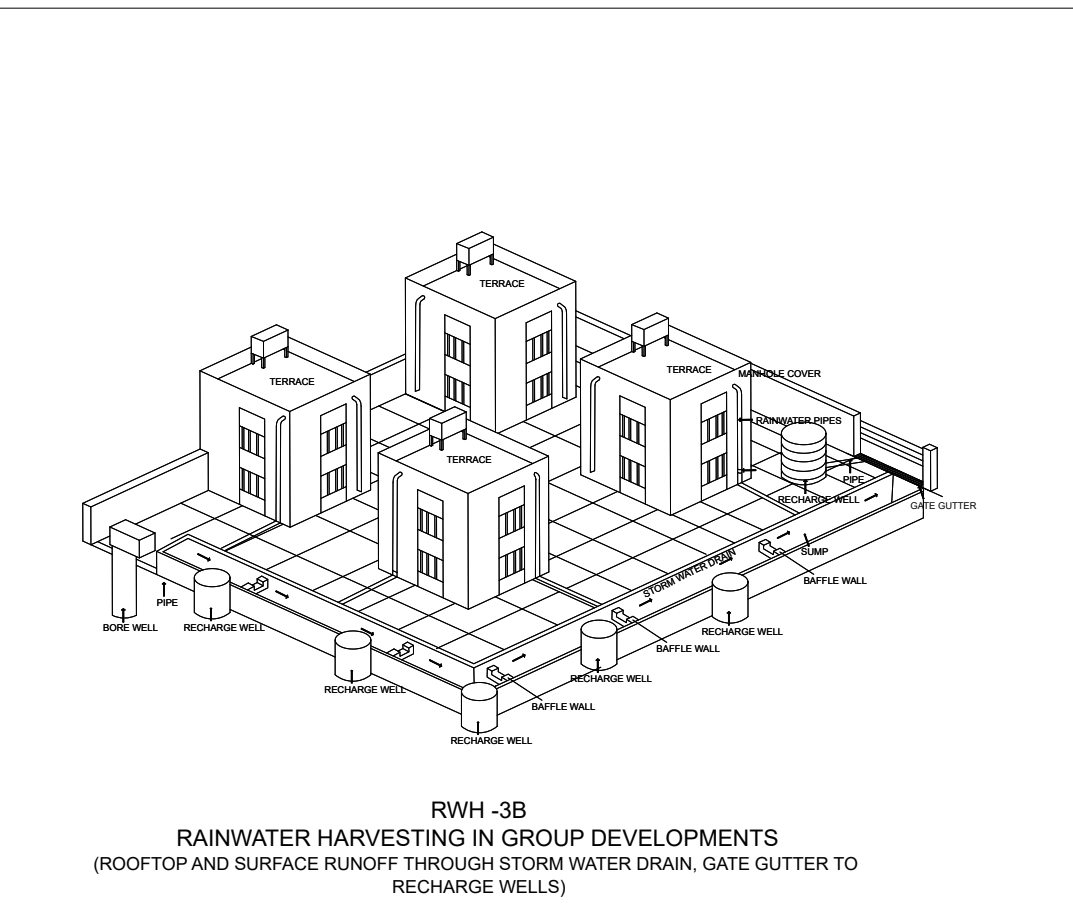
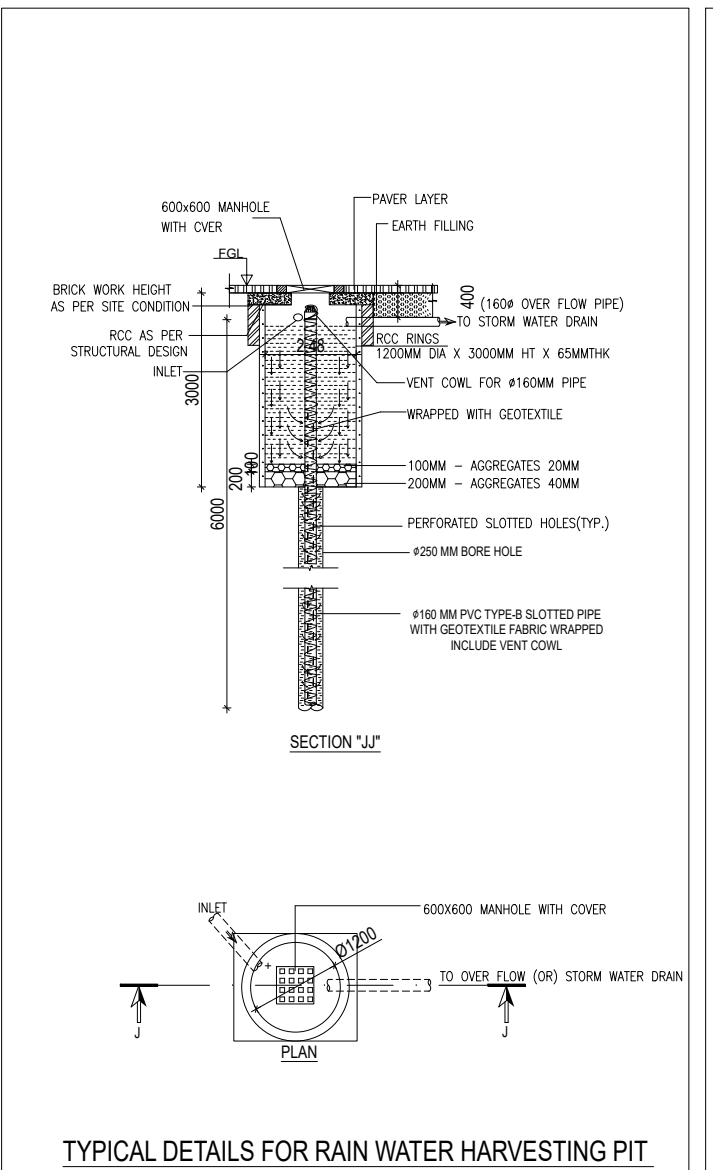
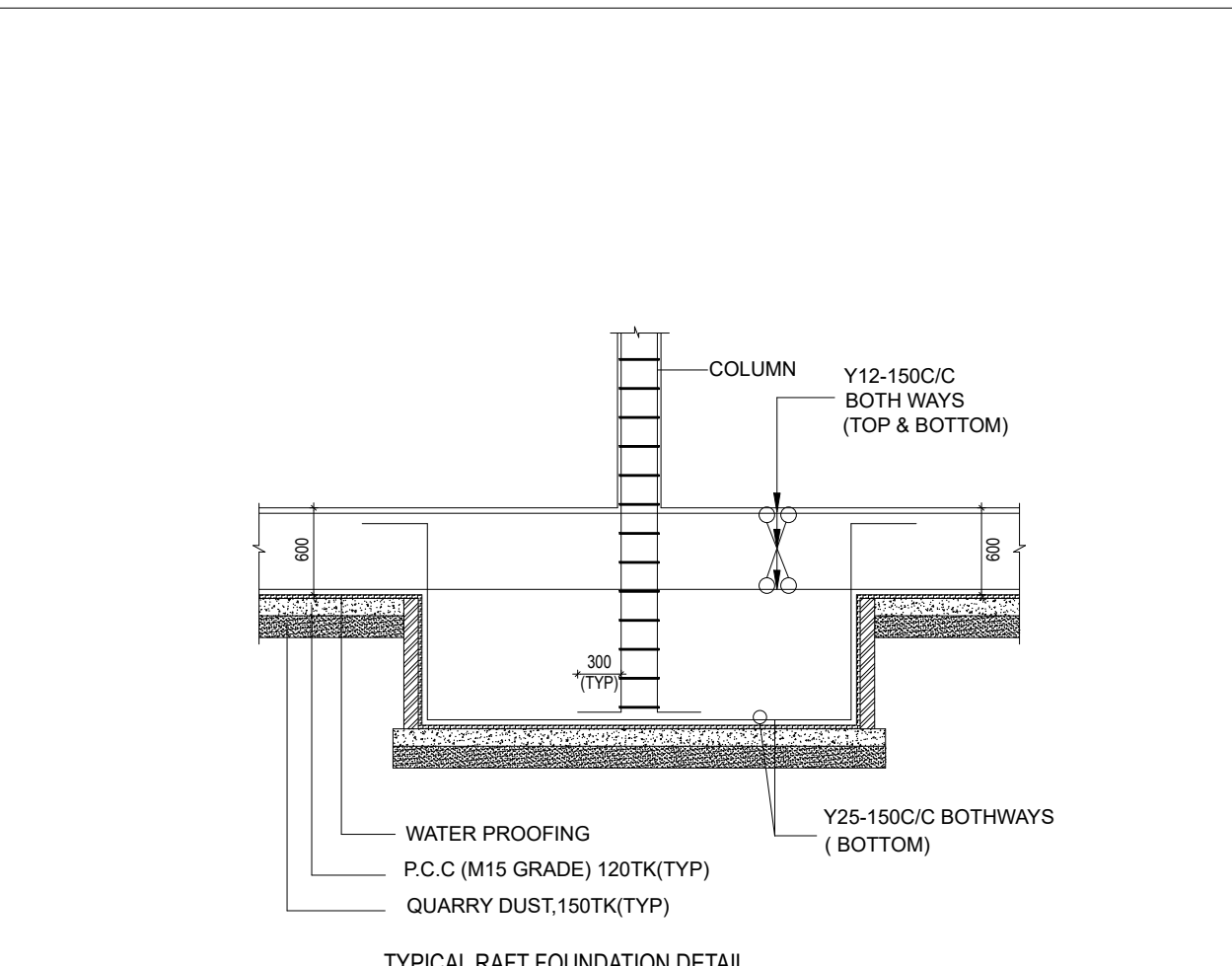
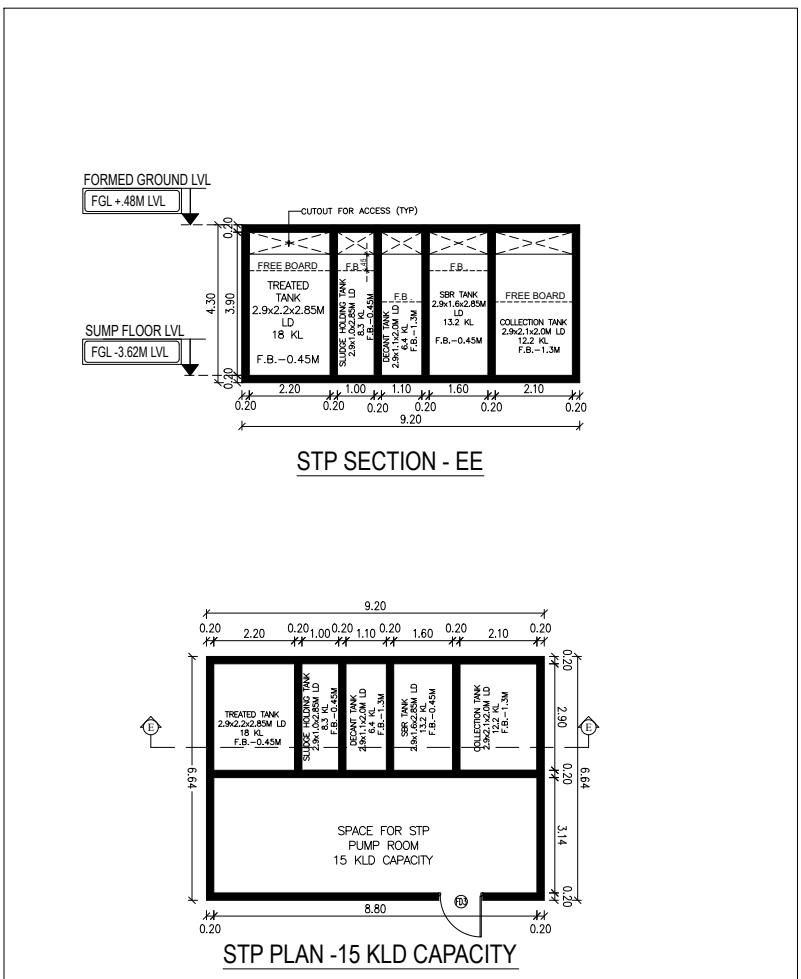
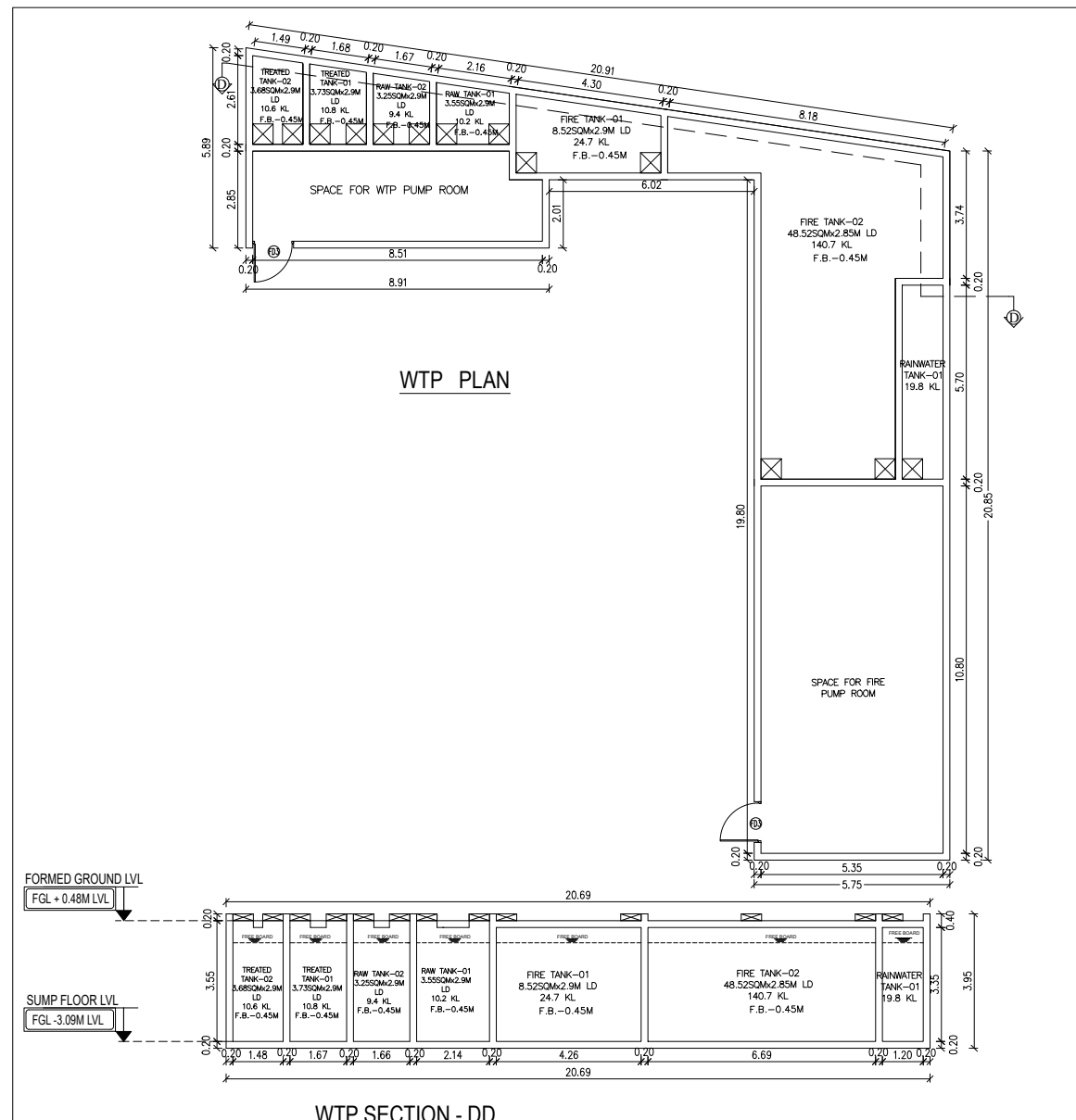
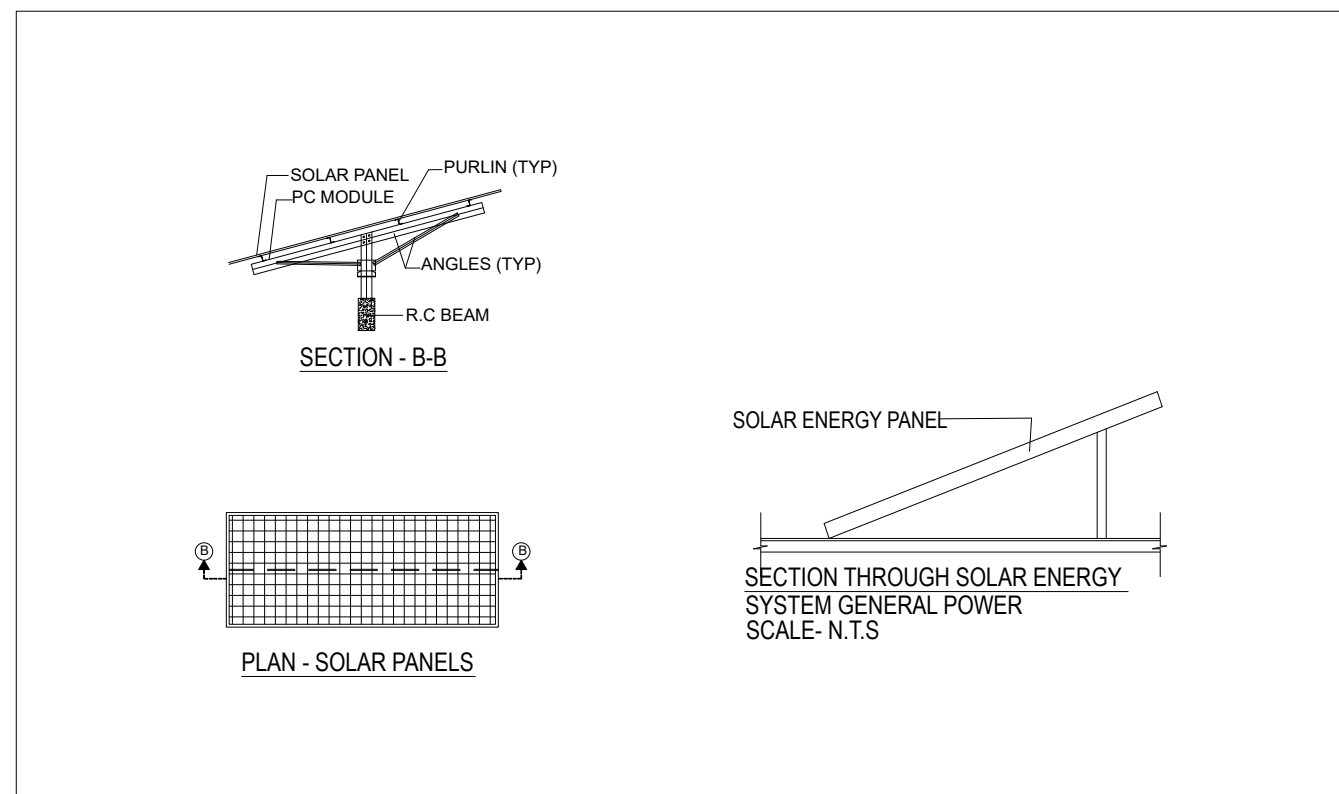
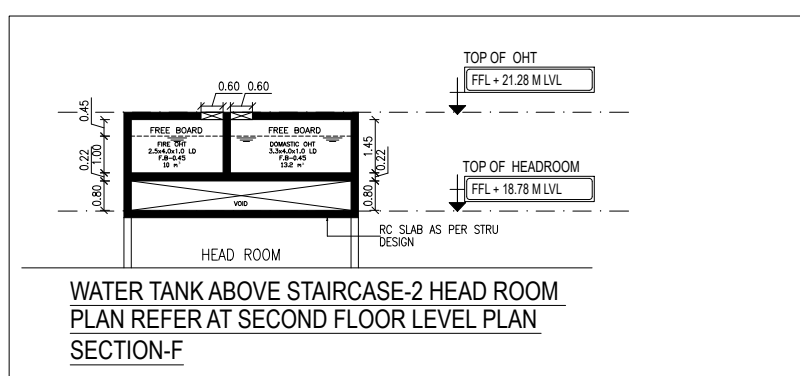
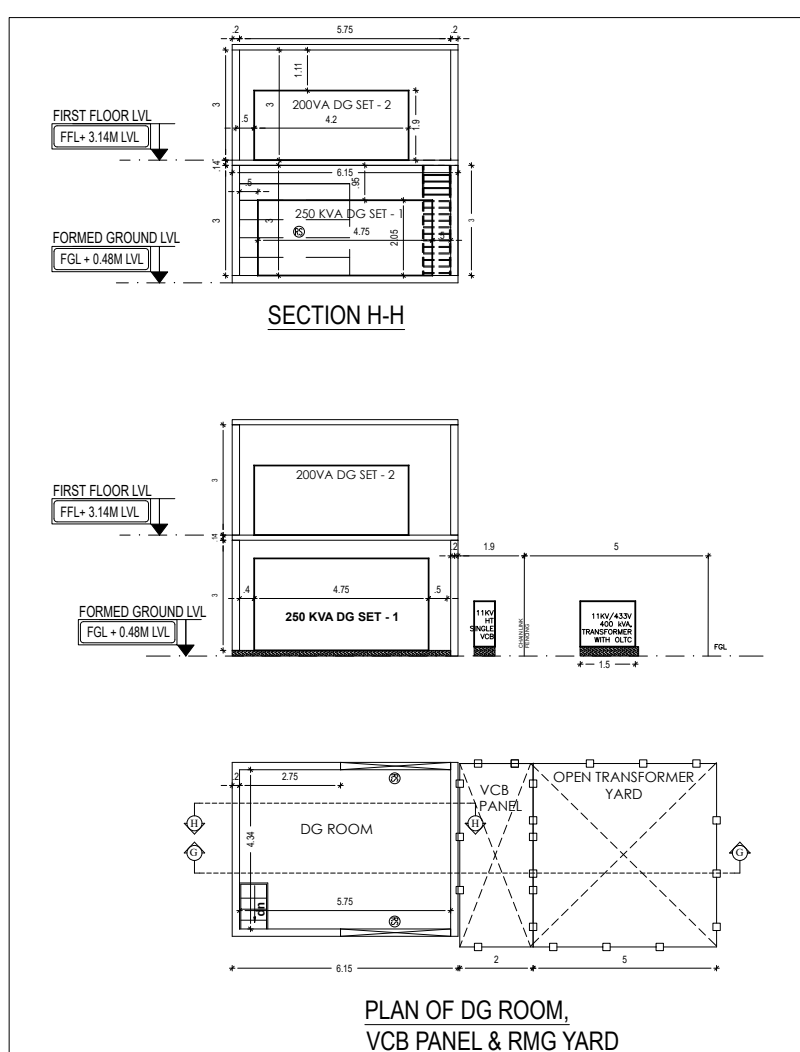
PARKING STATEMENT		
	REQUIRED	PROVIDED
CAR PARKING	19	32
PHP PARKING (10% OF REQ. PARKING)	2	3
TOTAL CAR PARKING	21	35
TWO WHEELER PARKING	19	44
PHP TWO WHEELER PARKING	2	2
TOTAL TWO WHEELER PARKING	21	46

FLOOR	PARKING	
	CAR	TWO WHEELER
SURFACE PARKING	4	0
BASEMENT FLOOR PARKING	31	46

AREA STATEMENT	
DESCRIPTION	SQ.M
AS PER DOCUMENT	25778.26
AS PER PATTA	25800.00
GIFTED 18 M. ROAD AREA (AS PER SUBDIVISION)	1329.89
GIFTED 7 M SERVICE ROAD AREA (AS PER SUBDIVISION)	579.41
GIFTED OSR AREA (AS PER SUBDIVISION)	2391.99
PP1 & PP2	240.00
PROPORTIONATE OSR AREA FOR PLOT A (i)	304.39
GIFTED 7 M SERVICE ROAD AREA PROPORTIONATE (ii)	73.73
AS PER DOCUMENT (AS PER SUBDIVISION)	2733.07
AS PER PATTA (AS PER SUBDIVISION)	2733.00
PATTA AREA INCLUDING OSR PROPORTIONATE & 7M GIFTED SERVICE ROAD (2733.00+304.39+73.73) TAKEN FOR FSI	3111.12

S.NO	FLOOR NAME	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL BUILTUP AREA EXCLUDING DEDUCTION	OTS AND DUCT DEDUCTION
1	BASEMENT	176.75	1226.28	1403.03	
	GROUND FLOOR	1255.45		1255.45	7.29
	FIRST FLOOR	1438.21		1438.21	7.24
	SECOND FLOOR	540.21		540.21	6.82
	TOTAL	3410.62	1226.28	4636.90	21.35
2	SECURITY ROOM		12.50	12.50	
3	DG ROOM	29.13		29.13	
	GRAND TOTAL	3439.75	1238.78	4678.53	21.35
	FSI ACHIEVED			3439.75	1.11
	PLOT COVERAGE			3111.12	48%

SCHEDULE OF JOINERY		
TYPE	SIZE	DESCRIPTION
DOOR		
DC	0.900x2.400	FLUSH DOOR
WINDOW		
WA	1.800x1.200	WINDOW
ROLLING SHUTTER		
RS	3.000x2.500	ROLLING SHUTTER



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.

