

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu  
Chengalpattu district, Tamil Nadu

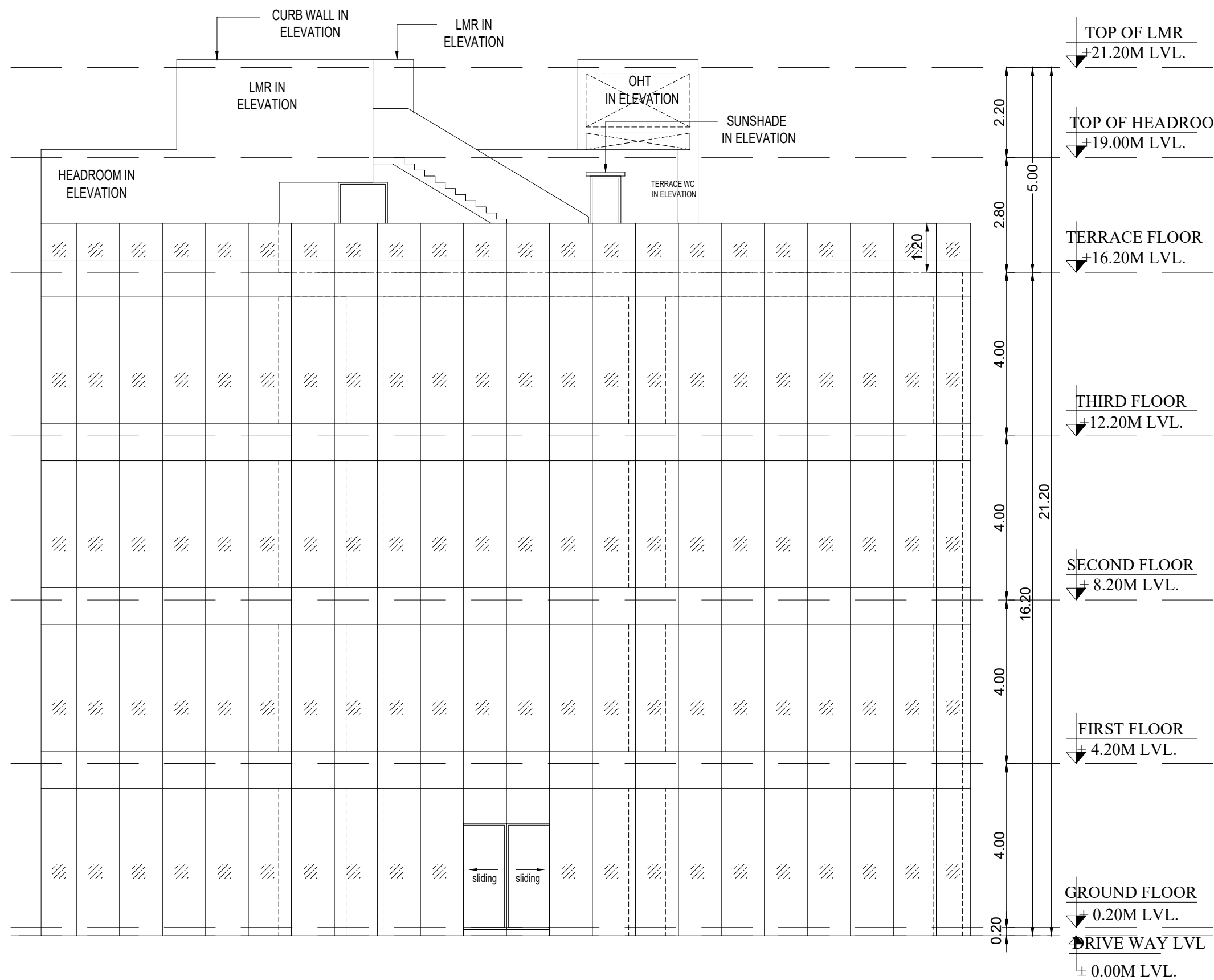
APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**DTCP**

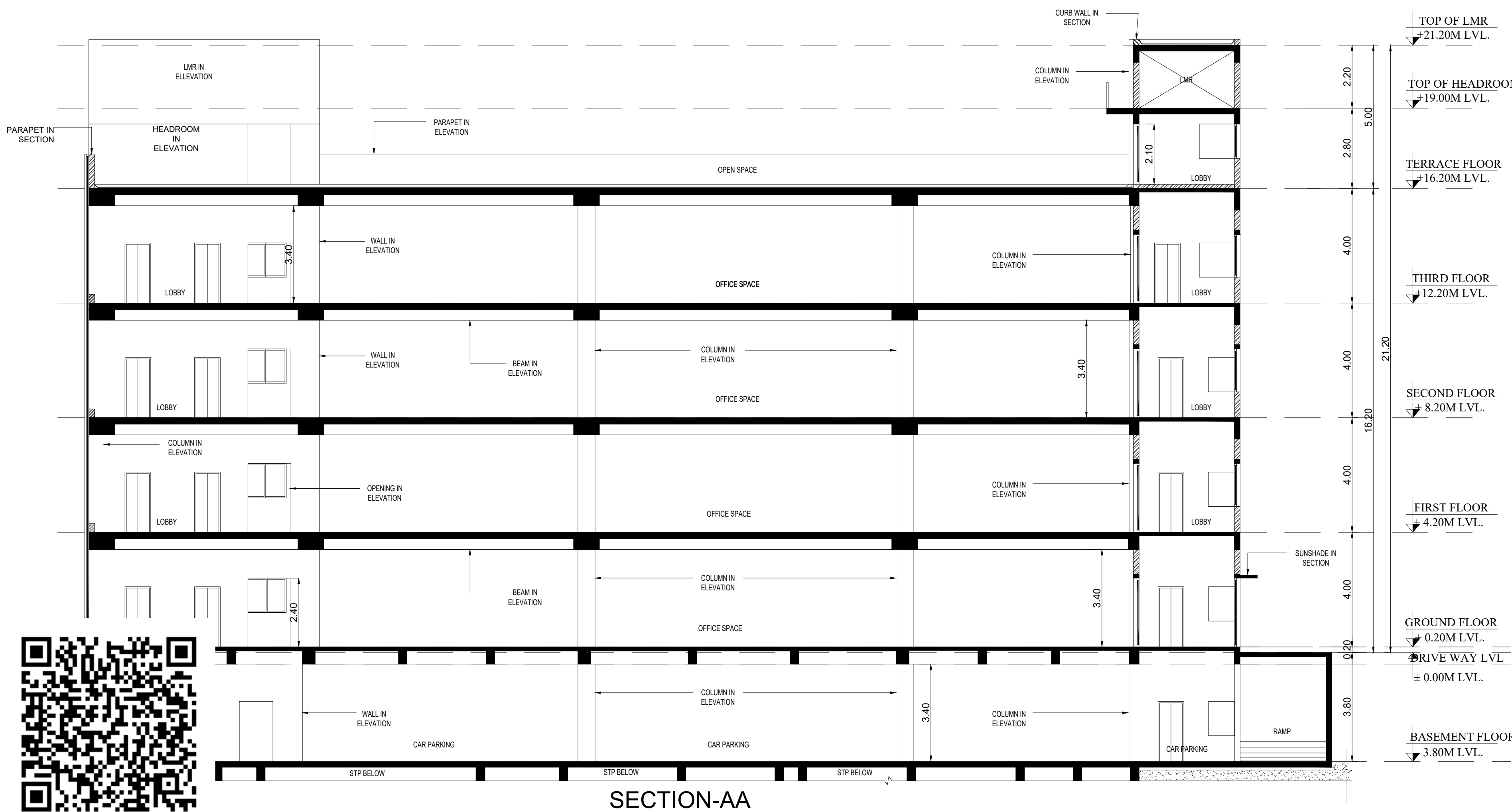
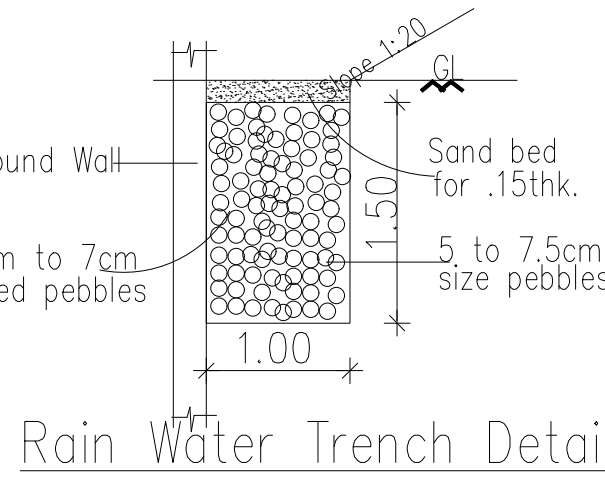
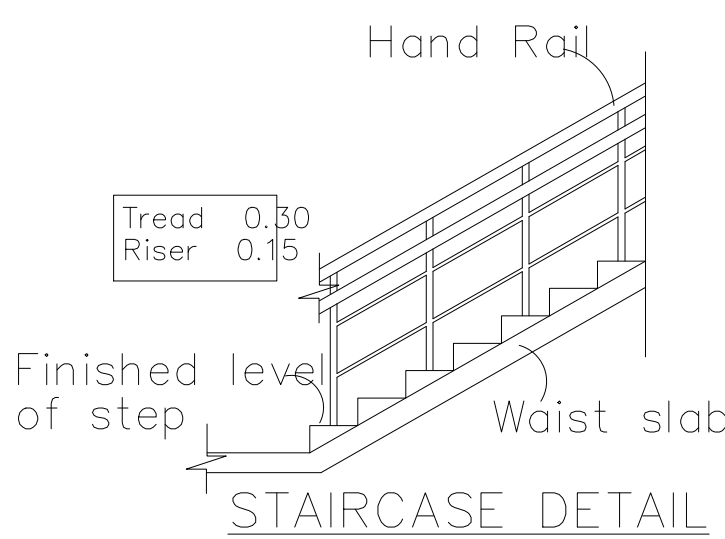
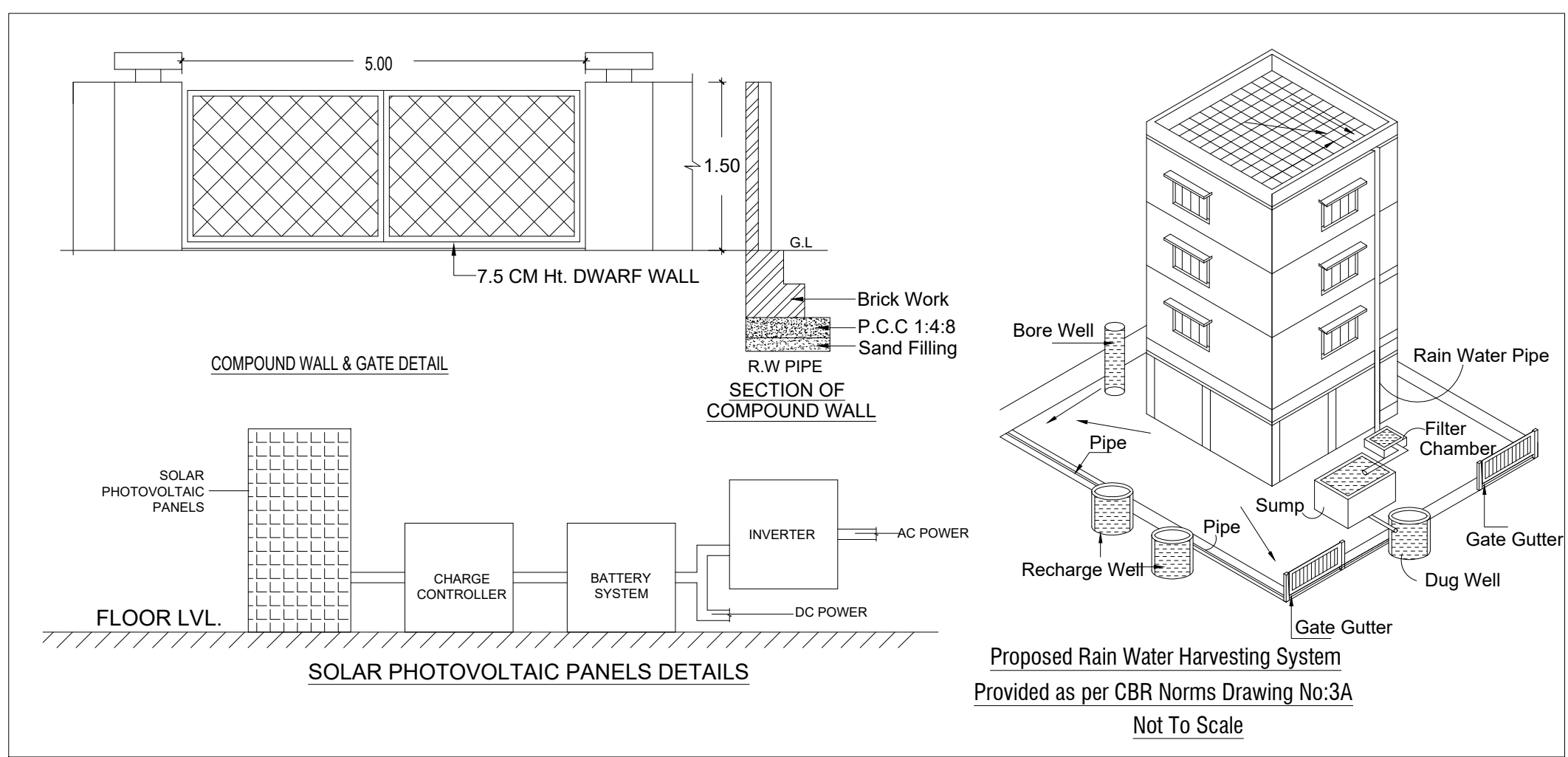
The approval as the planning authority issued it, reproduced in full behind this page.

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

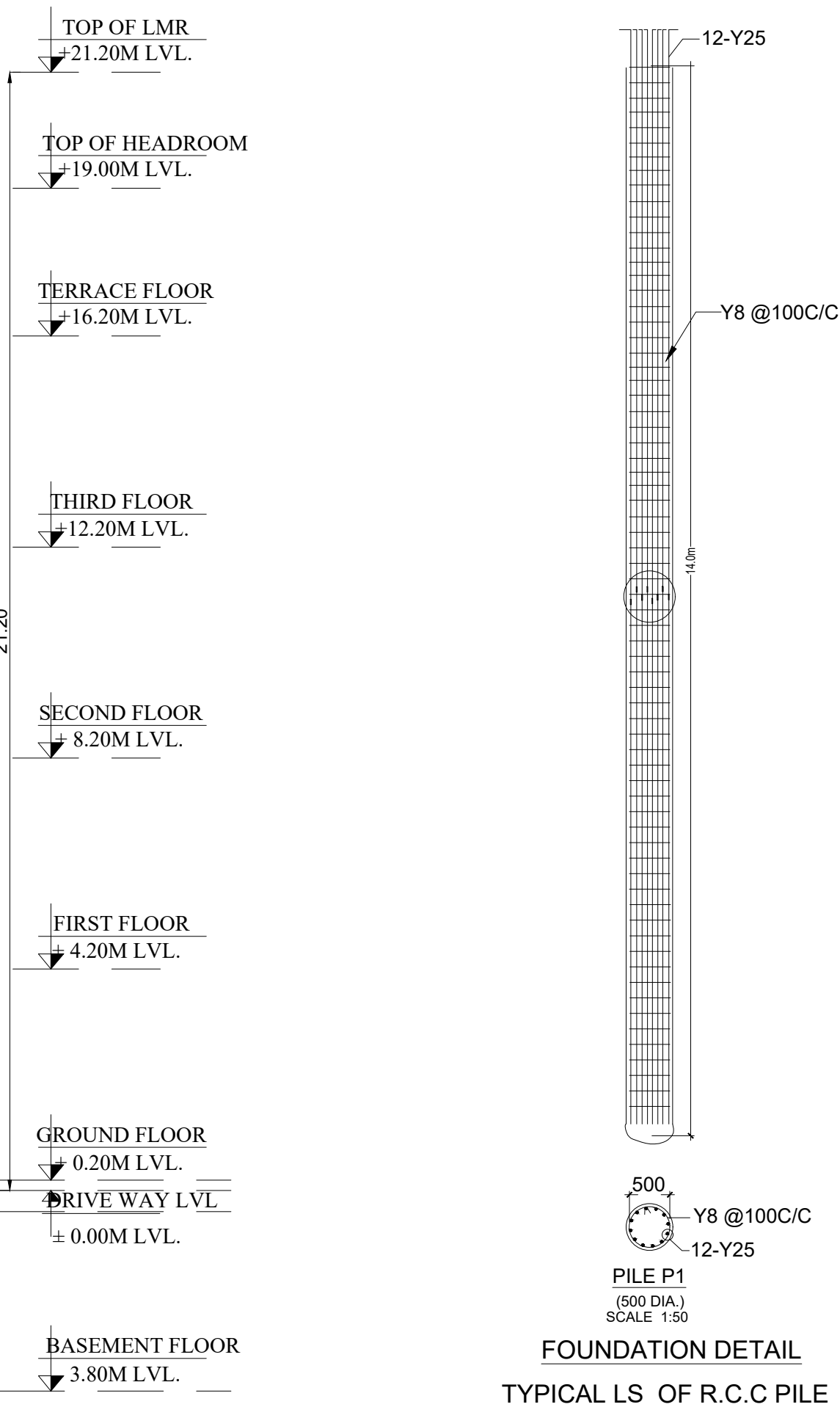
PLAN SHOWING THE PROPOSED  
CONSTRUCTION OF COMMERCIAL OFFICE  
BUILDING ALREADY APPROVED LAYOUT NO :  
243/2024 IN PLOT NO.1, S.F.NO: 14/2C1B2 AT  
EGATTUR VILLAGE, THIRUPORUR TALUK,  
CHENGALPATTU DISTRICT.



FRONT ELEVATION

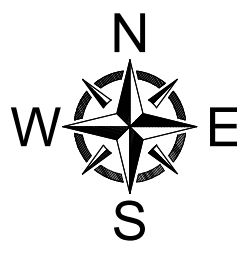


SECTION-AA



FOUNDATION DETAIL  
TYPICAL LS OF R.C.C PILE

| COLOUR INDEX : |                          | REFERENCE : |               |
|----------------|--------------------------|-------------|---------------|
| PROPOSED       | <input type="checkbox"/> | SCALE       | : 1:100       |
| BOUNDARY       | <input type="checkbox"/> | DATE        | : 12 FEB 2025 |
| ROAD           | <input type="checkbox"/> |             |               |
| DRIVEWAY       | <input type="checkbox"/> |             |               |



MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM  
PROVIDED FOR ENTIRE BUILDING

APPLICANT :

For DRA SMART CITY LLP  
Authorized Signatory

ARCHITECT / REGISTERED ENGINEER :

PRASHANTH S KHARCHE  
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,  
REGISTERED COUNCIL OF ARCHITECTURE No: CA/2004/13670  
APPROVED VALUER No: F18319  
LICENSED SURVEYOR - GREAT CHENNAI CORPORATION 18/01/2019 & 22.10.2019  
Reg. No. RA/GA/G-1/19/03/091 Dt: 18.03.2019  
Reg. No. CDRGN/RA/G-1/2019/04/005 Dt: 02.05.2019  
No. 2/20, SHAFEE MOHAMMED ROAD, CHENNAI - 600 006.  
V. + 91 044 2829 1291, 3874 3261

REGISTERED STRUCTURAL ENGINEER :

S. Soundrapandian, M.E. Structural  
SE Grade-I DTP (R.No: CDRGN/SE/G-1/2019/06/15)  
36, Suppa Colony, Guindy, Ch-32. 9952045424

FOR OFFICE USE ONLY  
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL  
Online Application : SWP/BPA/0441955/2025  
Scrutiny Reference : LVCENSRR

PLANNING PERMISSION NO - B.P/MLPA(CD-5) No:16/2025

PLAN SHOWING THE PROPOSED  
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CHENGALPATTU DISTRICT.

APPROVED LAYOUT NO : 243/2024

ONLINE APPLICATION NO : SWP/BPA/441955/2025

## AREA STATEMENT DETAILS

SITE AREA (BASED ON SUBDIVISION  
WITH PROPORTIONATE OSR) : 1793.42 SQ.M

## PROPOSED BUILDING AREA DETAILS :

| S.NO      | DESCRIPTION                               | FSI (SQ.M) | NON-FSI (SQ.M) | TOTAL (SQ.M) |
|-----------|-------------------------------------------|------------|----------------|--------------|
| 1         | BLOCK -01 (COMMERCIAL OFFICE BUILDING)    |            |                |              |
|           | BASEMENT FLOOR (INCLUDING VEHICULAR RAMP) | -          | 885.32         | 885.32       |
|           | GROUND FLOOR                              | 794.64     | -              | 794.64       |
|           | FIRST FLOOR (OFFICE)                      | 912.15     | -              | 912.15       |
|           | SECOND FLOOR (OFFICE)                     | 912.15     | -              | 912.15       |
|           | THIRD FLOOR (OFFICE)                      | 912.15     | -              | 912.15       |
|           | TERRACE FLOOR                             | -          | 123.75         | 123.75       |
| SUB-TOTAL |                                           | 3531.09    | 1009.07        | 4540.16      |

TOTAL FSI AREA = 3531.09 SQ.M

FLOOR SPACE INDEX =  $\frac{3531.09}{1793.42} = 1.969 < 2.00$ 

## PARKING DETAILS :

TOTAL OFFICE FSI AREA = 3531.09 SQ.M

75% OFFICE FSI AREA = 2648.32 SQ.M

1 CAR SPACE FOR EVERY 100.00 SQ.M

1 TWO WHEELER SPACE FOR EVERY 25.00 SQ.M

VISITOR'S PARKING SPACE FOR 10%

## PARKING DETAILS :

| DESCRIPTION         | REQUIRED          | PROVIDED          |
|---------------------|-------------------|-------------------|
| CAR PARKING         | 27+(3PCP) = 30NOS | 27+(3PCP) = 30NOS |
| TWO WHEELER PARKING | 117 NOS           | 117 NOS           |

## JOINERY SCHEDULE

| DESCRIPTION | REQUIRED    | PROVIDED        |
|-------------|-------------|-----------------|
| D           | 1.20 x 2.40 | DOOR            |
| D1          | 0.90 x 2.40 | DOOR            |
| D2          | 0.75 x 2.40 | DOOR            |
| SGD         | 2.50 x 2.40 | SLIDING DOOR    |
| OP          | 1.50 x 2.40 | OPENING         |
| OP1         | 1.80 x 2.40 | OPENING         |
| W1          | 1.50 x 1.50 | WINDOW          |
| W2          | 1.20 x 1.50 | WINDOW          |
| V           | 0.60 x 0.60 | VENTILATOR      |
| V1          | 0.75 x 0.60 | VENTILATOR      |
| LD          | 0.90 x 2.10 | LIFT DOOR       |
| RS          | 3.00 x 2.40 | ROLLING SHUTTER |

## COLOUR INDEX :

## REFERENCE :

|          |                    |                                                                                       |
|----------|--------------------|---------------------------------------------------------------------------------------|
| PROPOSED | SCALE : 1:100      |  |
| BOUNDARY | DATE : 12 FEB 2025 |                                                                                       |
| ROAD     |                    |                                                                                       |
| DRIVEWAY |                    |                                                                                       |

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM  
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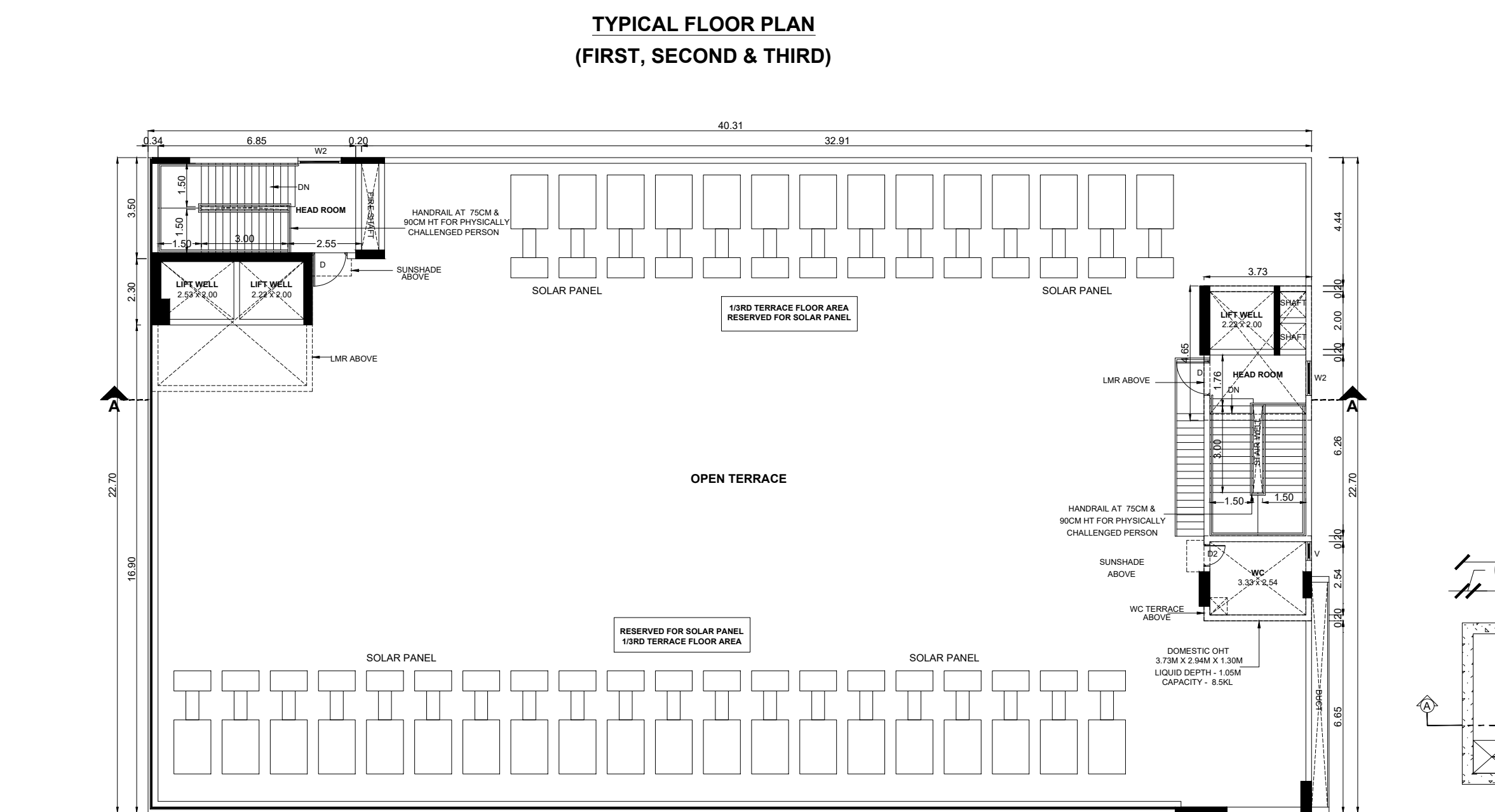
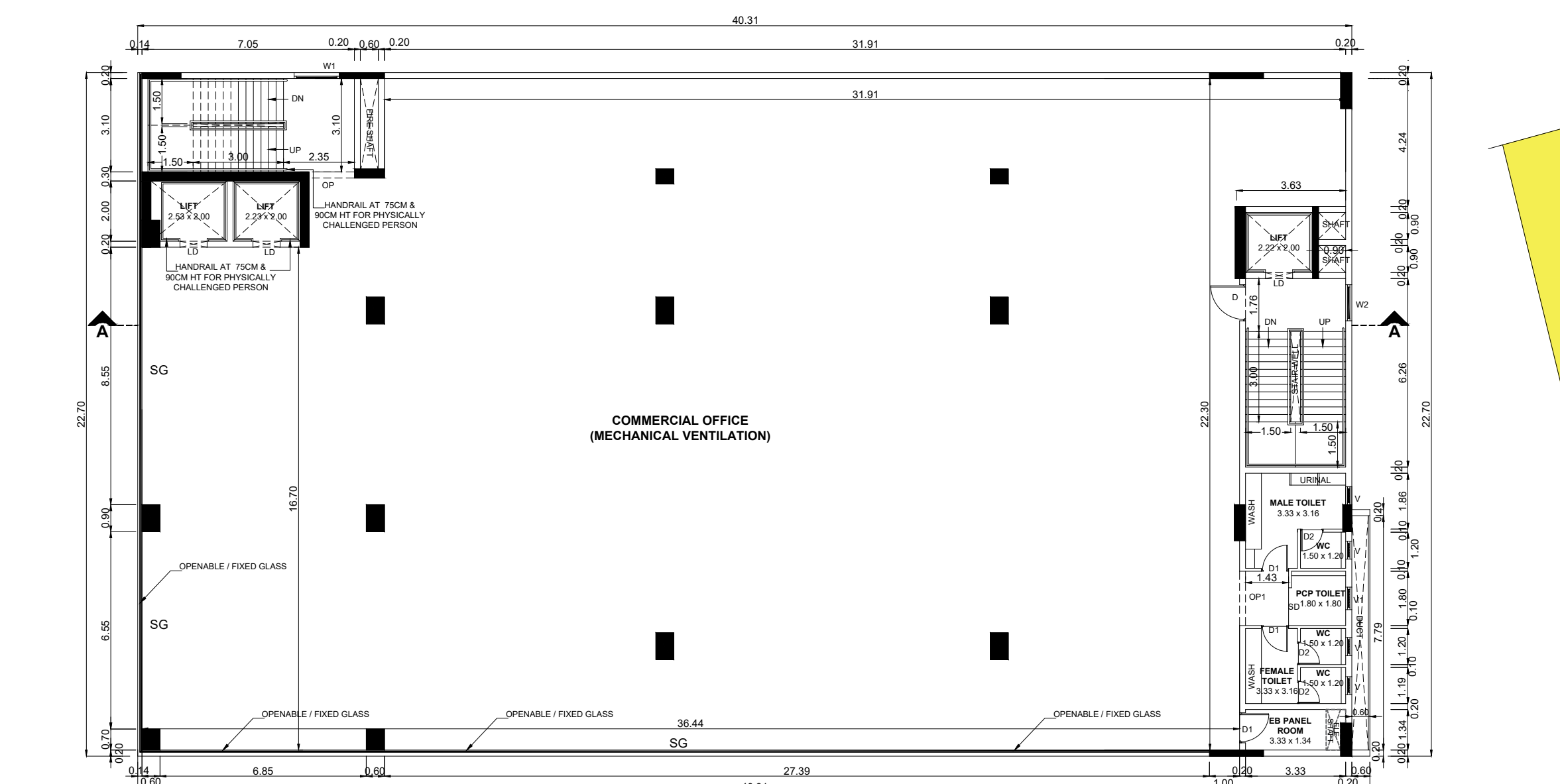
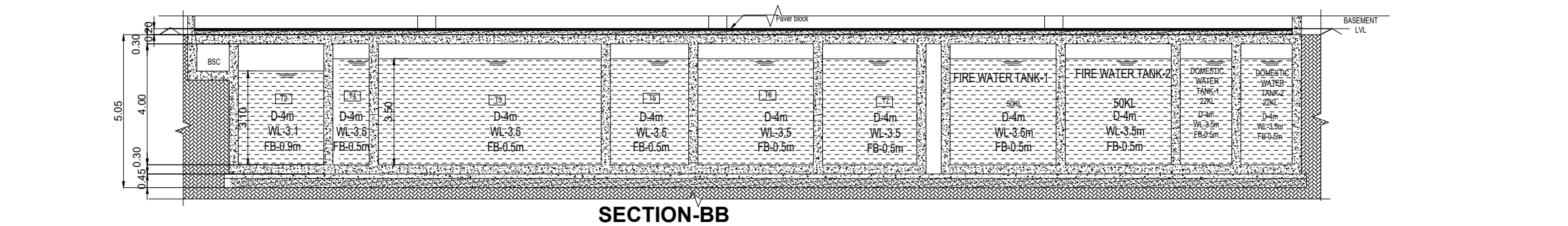
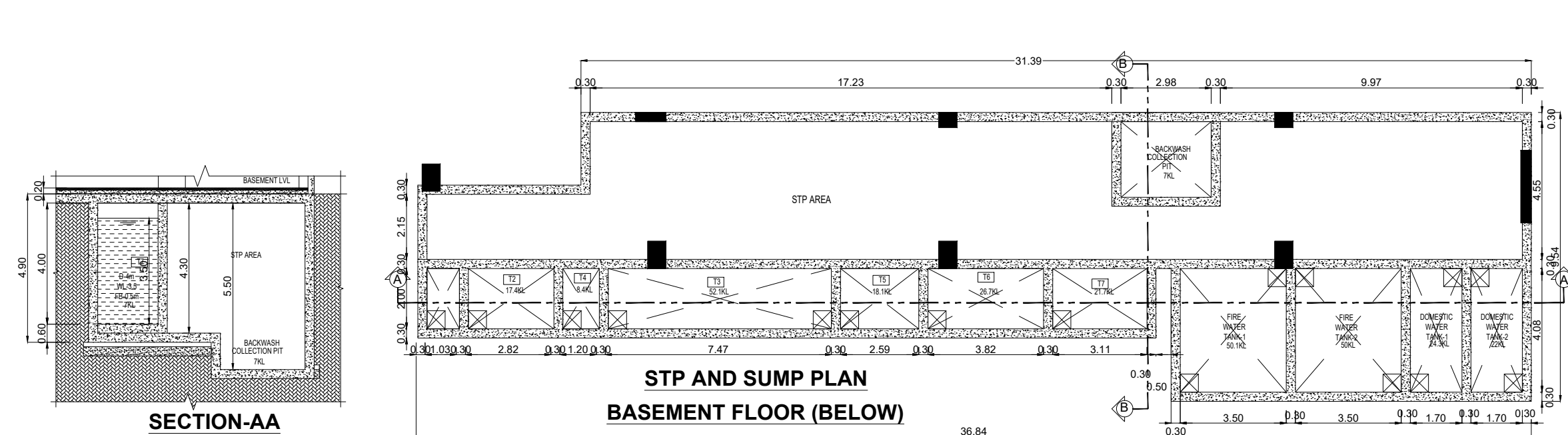
FOR OFFICE USE ONLY

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

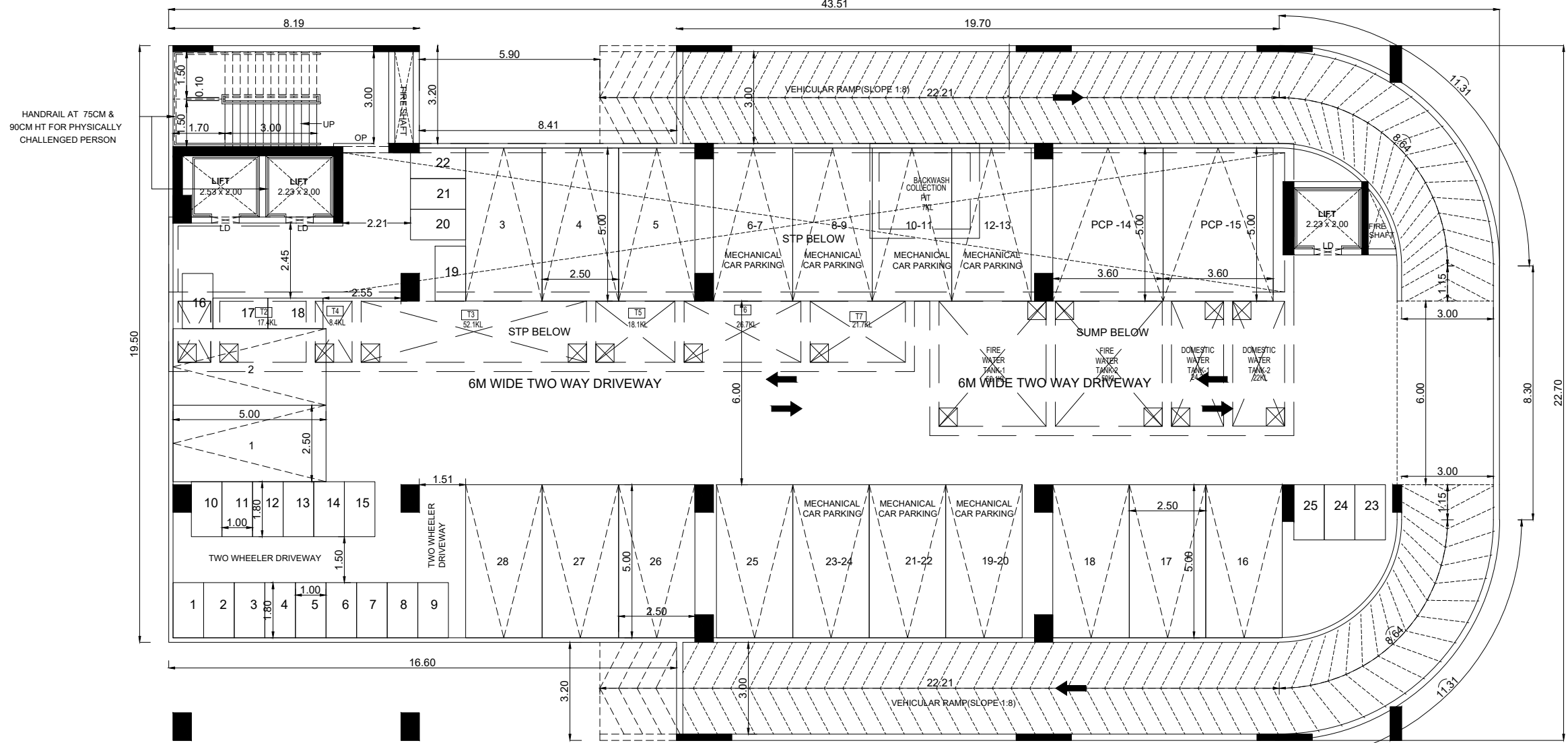
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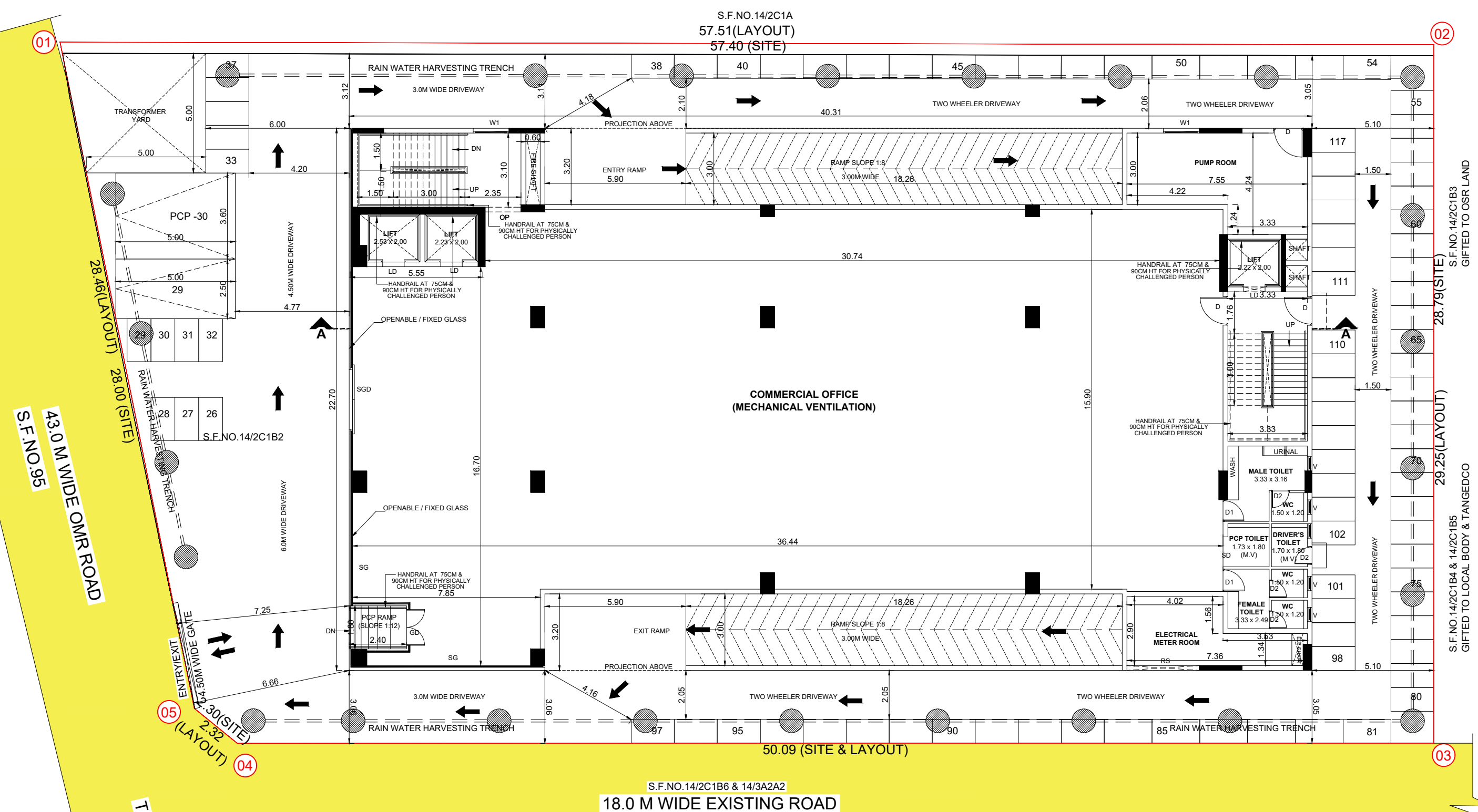
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TERRACE FLOOR PLAN



BASEMENT FLOOR PLAN

SITE CUM GROUND FLOOR PLAN  
(SCALE - 1:100)

## SANITATION REQUIREMENTS FOR COMMERCIAL OFFICE

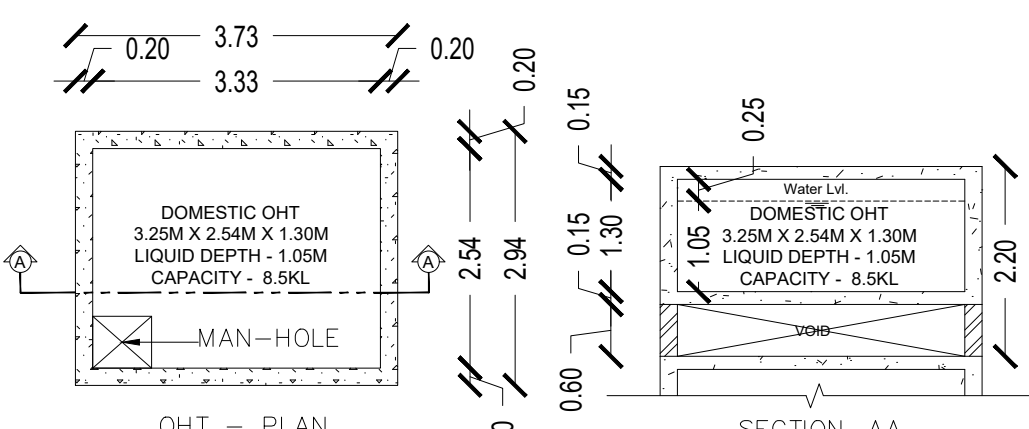
MEMBER COUNT IN ALL FLOORS - 80 NOS

TOTAL NUMBER OF FLOORS = 04 NOS

TOTAL NUMBER OF MALE = 40 NOS

TOTAL NUMBER OF FEMALE = 40 NOS

| S.NO | SANITARY UNIT            | FOR MALE                           | REQUIRED FOR MALE | PROVIDED FOR MALE | FOR FEMALE              | REQUIRED FOR FEMALE | PROVIDED FOR FEMALE |
|------|--------------------------|------------------------------------|-------------------|-------------------|-------------------------|---------------------|---------------------|
| 1    | WATER CLOSET(W.C)        | ONE FOR 25nos                      | 02                | 04                | ONE FOR 25nos           | 02                  | 08                  |
| 3    | URINALS                  | 2 FOR 21- 45 PERSONS               | 02                | 08                | -                       | -                   | -                   |
| 4    | WASH BASINS              | ONE FOR EVERY 25 PERSONS           | 02                | 04                | ONE FOR EVERY 25 PERSON | 02                  | 04                  |
| 6    | DRINKING WATER FOUNTAINS | ONE FOR EVERY 100 PERSONS (COMMON) | 01                | 04                |                         |                     |                     |
| 7    | CLEANER'S SINK           | ONE PER FLOOR MINIMUM (COMMON)     | 01                | 01                | TOTAL -04nos            |                     |                     |



# 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**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

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