

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

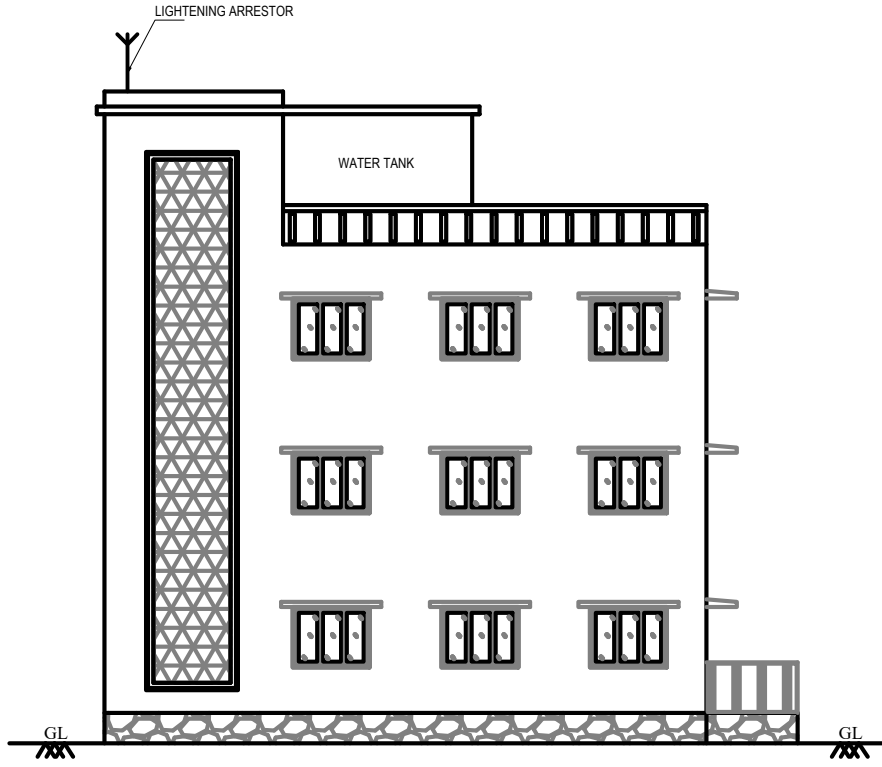
The approval as the planning authority issued it, reproduced in full behind this page.

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

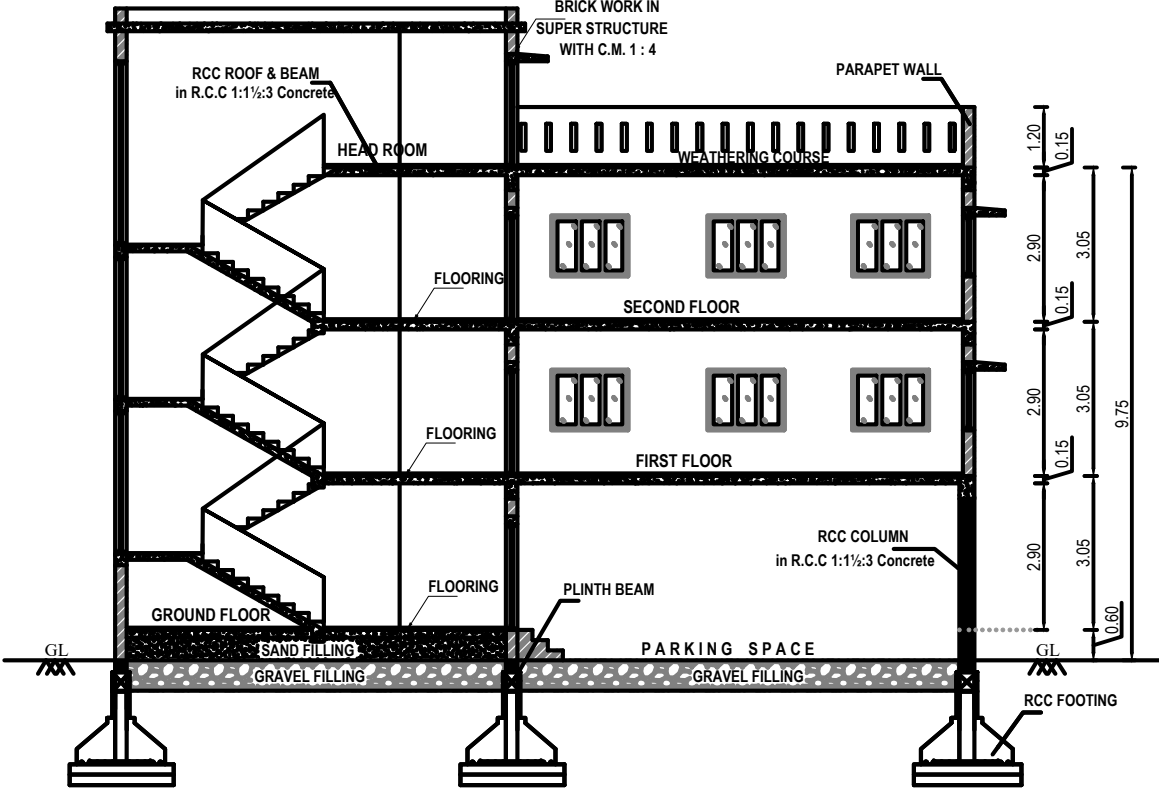
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR & SECOND FLOOR COMMERCIAL BUILDING AT SHOP NO.4 IN

APPROVED LAYOUT NO. 95/2022, SURVEY NO.4/8 & 4/9 OF POLACHERI VILLAGE, THIRUPORUR PANCHAYAT UNION, VANDALUR TALUK,

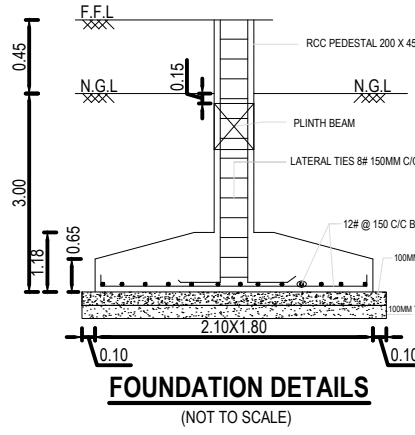
CHENGALPATTU DISTRICT.



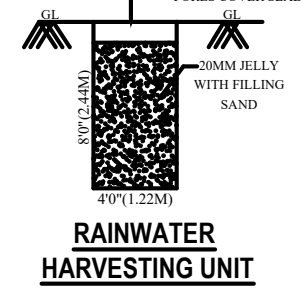
FRONT ELEVATION AT SOUTH SIDE



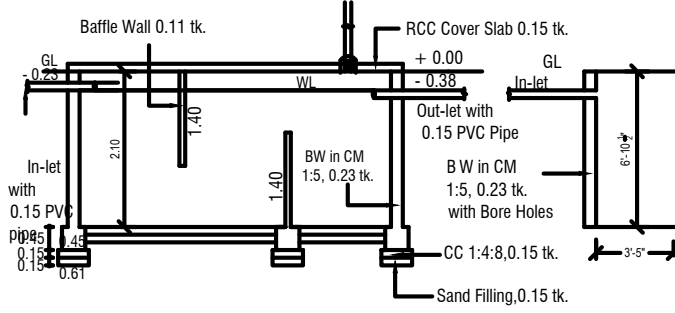
SECTION AT 'A - A'



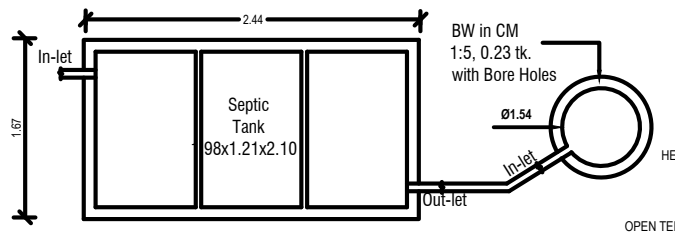
FOUNDATION DETAILS
(NOT TO SCALE)



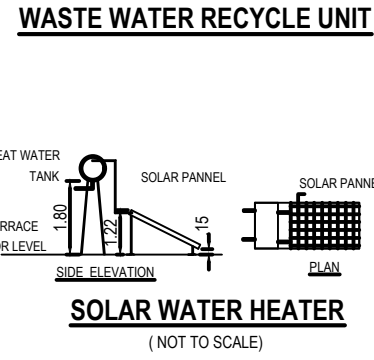
RAINWATER
HARVESTING UNIT



SECTION - SEPTIC TANK & SOAK PIT

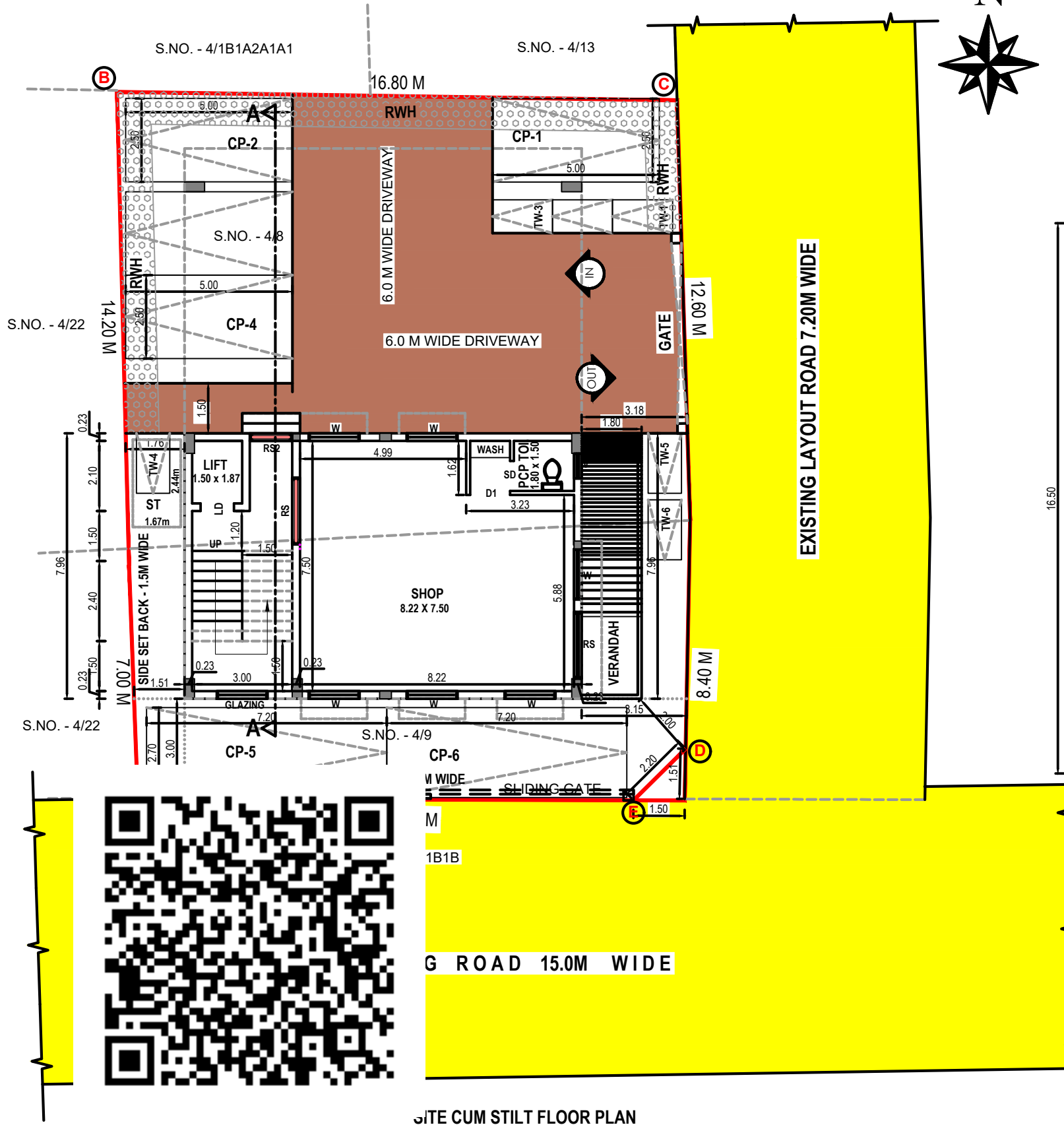


PLAN - SEPTIC TANK & SOAK PIT



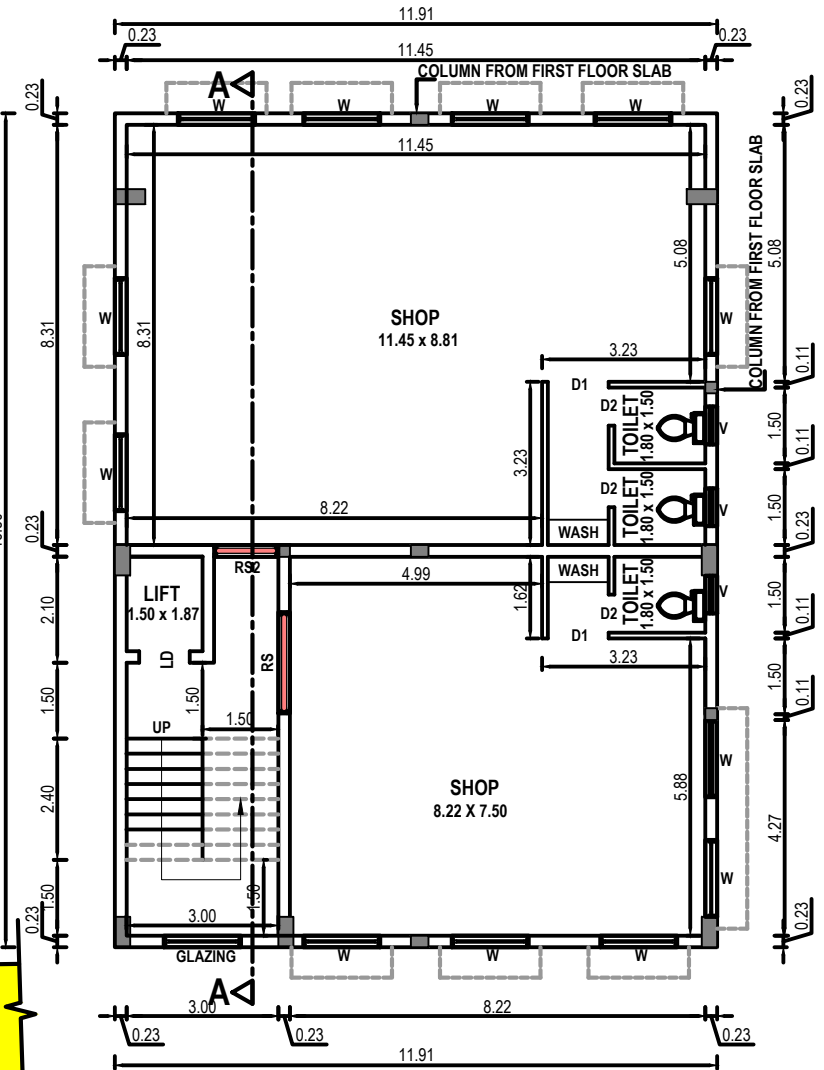
WASTE WATER RECYCLE UNIT

SOLAR WATER HEATER
(NOT TO SCALE)

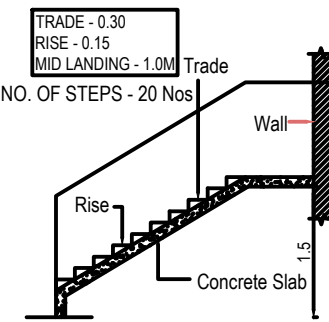


SITE CUM STILT FLOOR PLAN

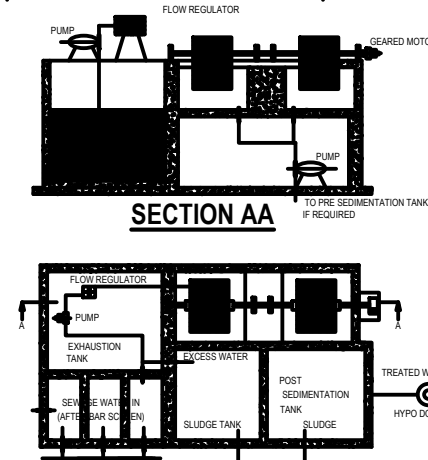
SCALE:1:100



TYP. FIRST & SECOND FLOOR PLAN

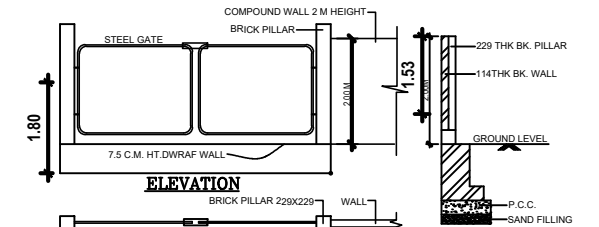


STAIR DETAILS



SEWAGE TREATMENT PLANT (S.T.P.)

TERRACE FLOOR PLAN



PLAN
COMPOUND WALL DETAILS

SECTION OF GATE

ALL DIMENSIONS ARE IN METER

AREA DETAILS :

AREA OF SITE		354.00 SQ.MT		
FLOOR	FSI AREA	NON - FSI AREA	BUILTUP AREA	USAGE
STILT FLOOR	94.77	101.75	196.52	SHOP/PARKING
FIRST FLOOR	196.52	--	196.52	SHOP
SECOND FLOOR	196.52	--	196.52	SHOP
TERRACE FLOOR	--	27.54	27.54	HEAD ROOM
TOTAL AREA	487.81	129.29	617.10	

PLOT COVERAGE :

Plot Coverage: 94.77 / 354.0 x 100 = 26.77 %

FLOOR SPACE INDEX (FSI) :

Floor space index:

$$\frac{\text{FSI AREA}}{\text{SITE AREA}} = \frac{487.81}{354.00} = 1.38 < 2.0$$

PARKING DETAILS: (AS PER ANNEXURE - IV) PART I (2) (B):

PARKING REQUIRED :

CAR PARKING - 6 NOS.

TWO WHEELER PARKING - 6 NOS.

PARKING PROVIDED :

CAR PARKING - 6 NOS.

TWO WHEELER PARKING - 6 NOS.

SANITARY REQUIREMENTS:

AS PER ANNEXURE - X (1) - For Shop Building

Water Closet - 7 Nos

Wash Basins - 5 Nos

Urinals - 5 Nos

PCP Toilet - 1 Nos (With all amenities)

COLOR INDEX :

PLOT BOUNDARY

PROPOSED BUILDING

EXISTING ROAD

PROPOSED DRIVEWAY

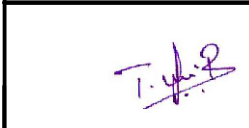
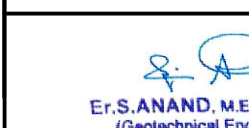
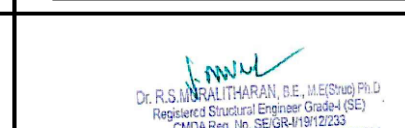
JOINERY DETAILS:

MD -	MAIN DOOR	-	2.00 x 2.13 M
D -	DOOR	-	1.00 x 2.13 M
D1 -	DOOR	-	0.76 x 2.13 M
LD -	LIFT DOOR	-	1.00 x 2.13 M
GW -	WINDOW	-	2.00 x 1.52 M
W -	WINDOW	-	1.50 x 1.52 M
V -	VENTILATOR	-	0.91 x 0.61 M

FIRE CERTIFICATE :

FIRE EXTINGUISHER

Necessary Fire Extinguishers will be provided with the permission from the fire Service.

 APPLICANT	 SITE SUPERVISION ENGINEER
 GEO-TECH EXPERT	 STRUCTURAL ENGINEER

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

ONLINE APPLICATION No.SWP/BPA/0443431/2025

SCRUTINY REFERENCE : WM8L07D5

SWP/COMMERCIAL BUILDING/AD/DTCP(CD3)NO:19/2025

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.

