

PP

APPROVAL RECORD

Planning Permission

Survey 10/1

Mutthukaadu

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

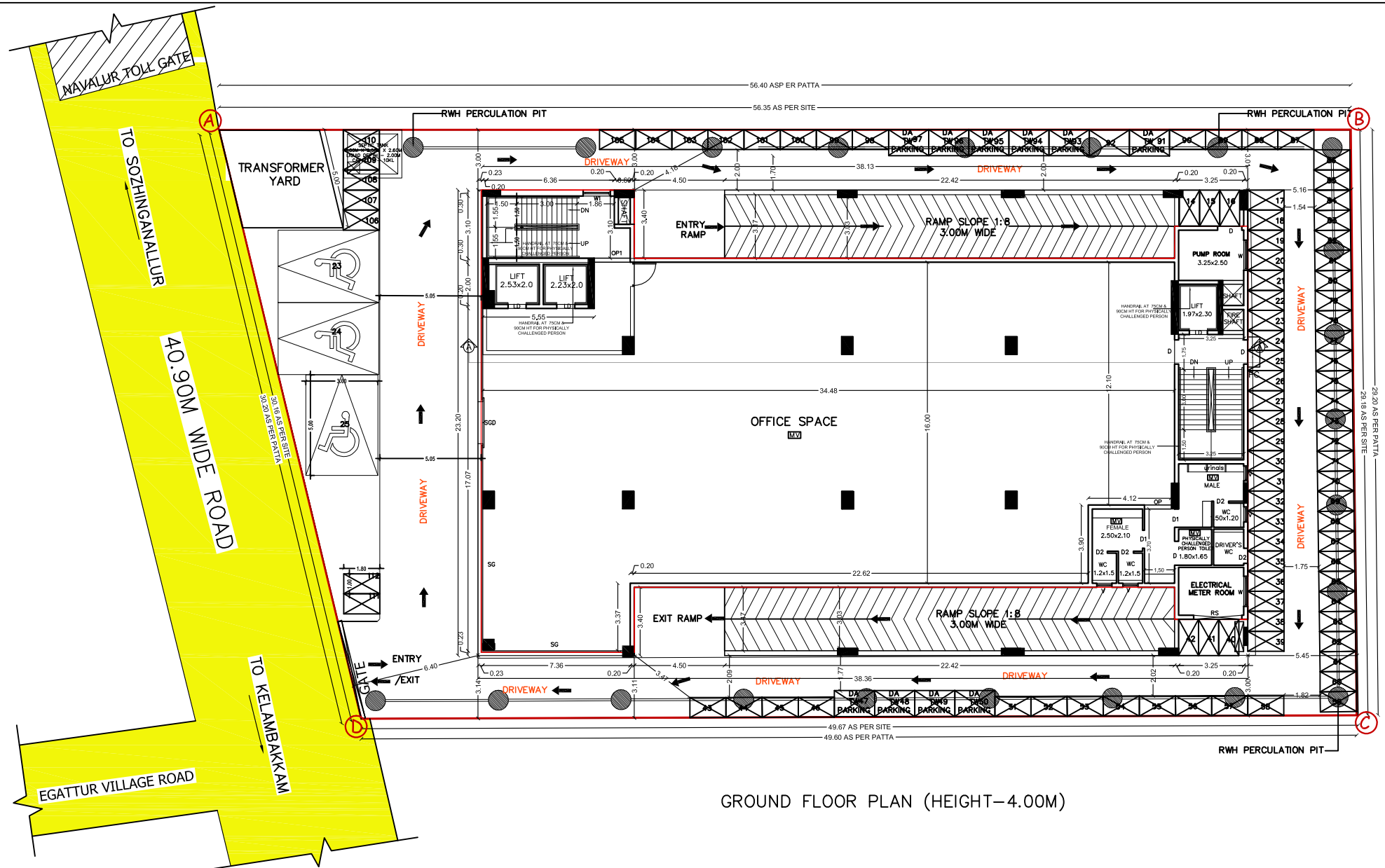
Rural Panchayat

PURPOSE

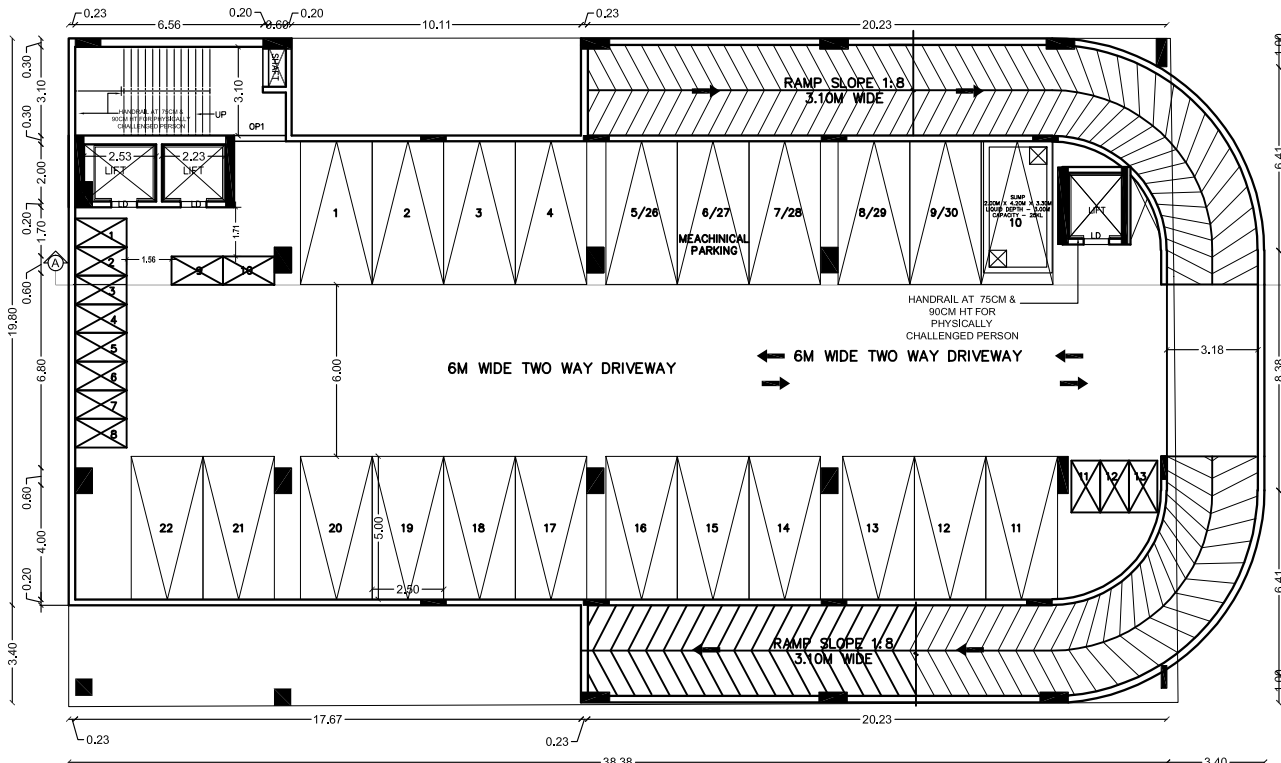
Commercial

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

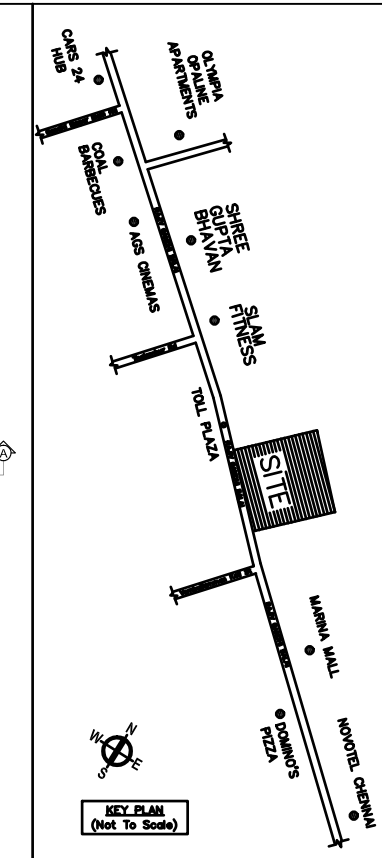
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



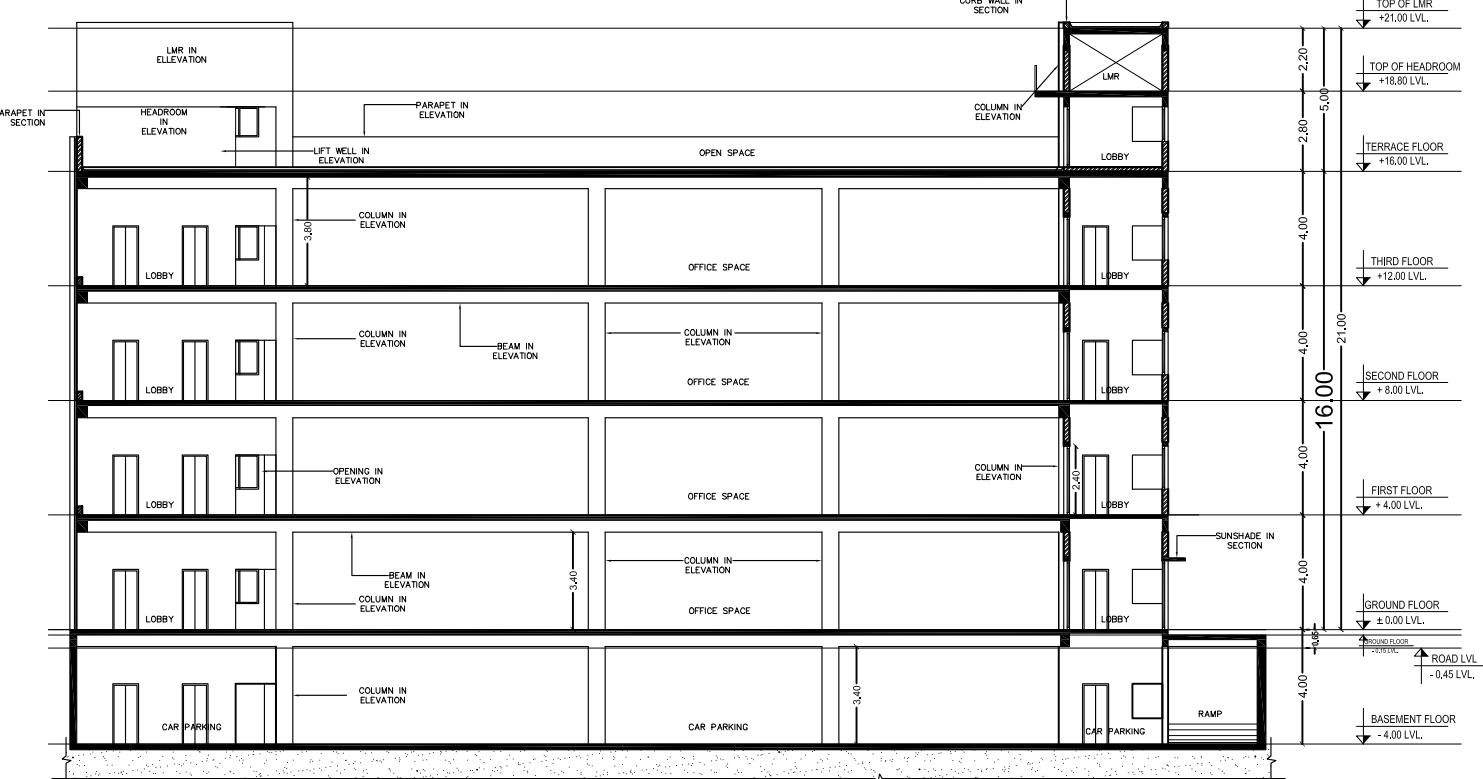
GROUND FLOOR PLAN (HEIGHT-4.00M)



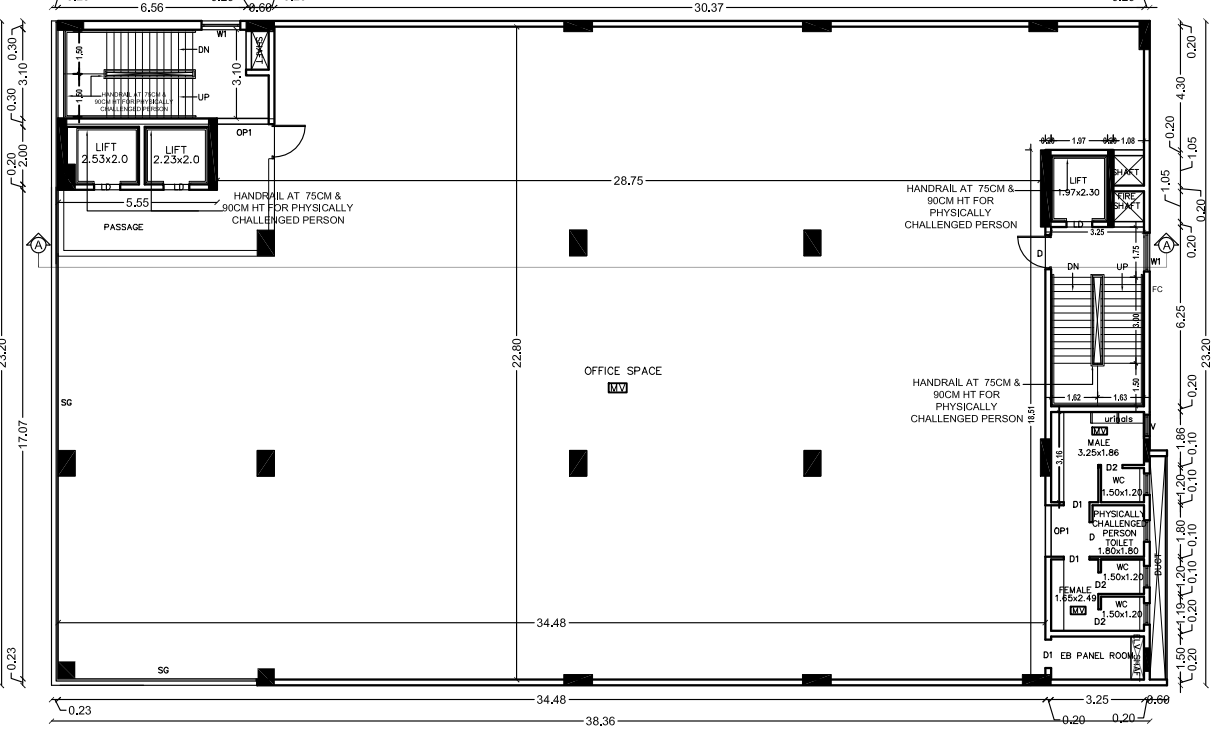
BASEMENT FLOOR PLAN (HEIGHT - 4.00M)



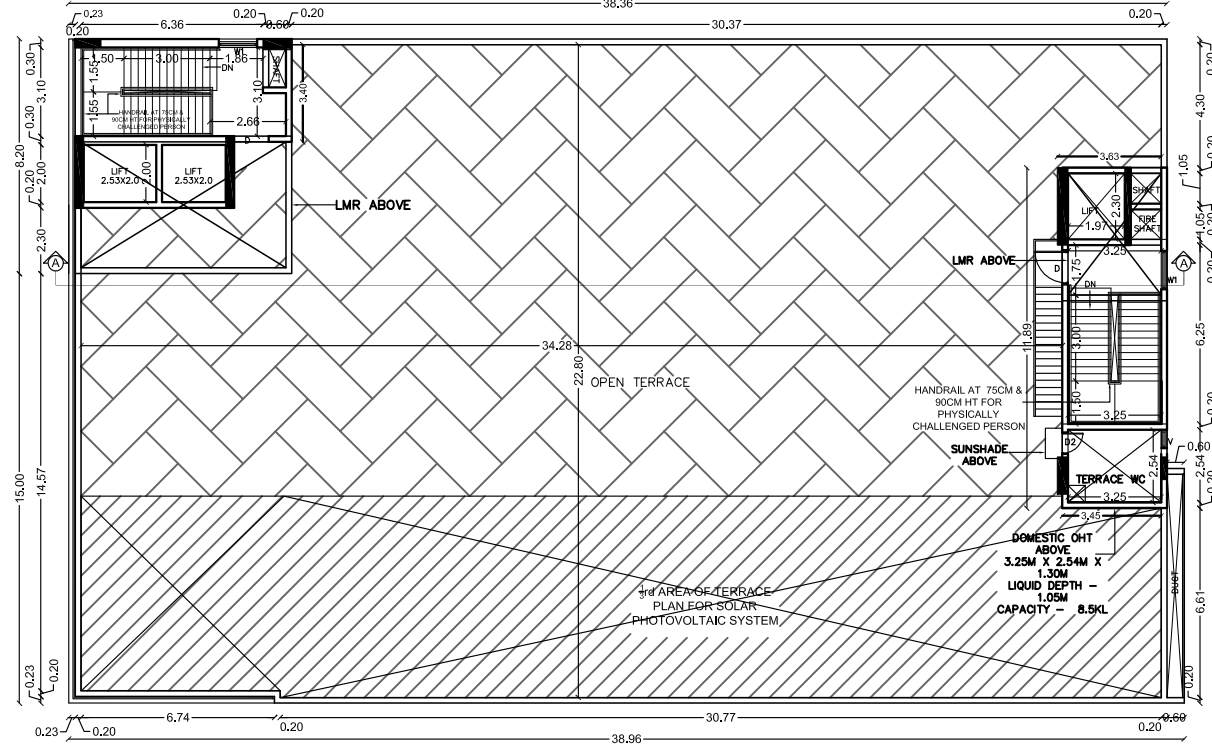
KEY PLAN (Not To Scale)



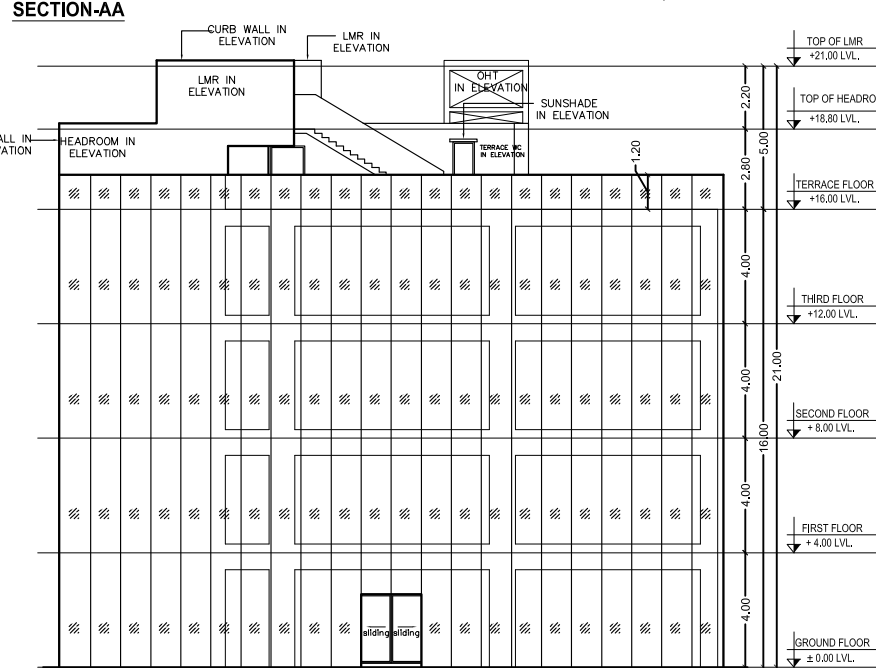
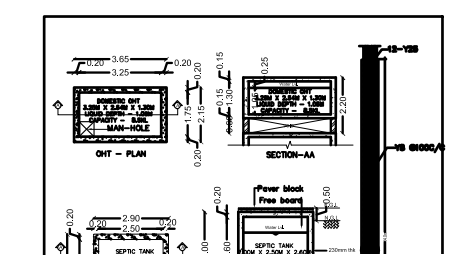
SECTION-AA



TYPICAL FLOOR PLAN (1ST - 3RD)



TERRACE FLOOR PLAN



ELEVATION

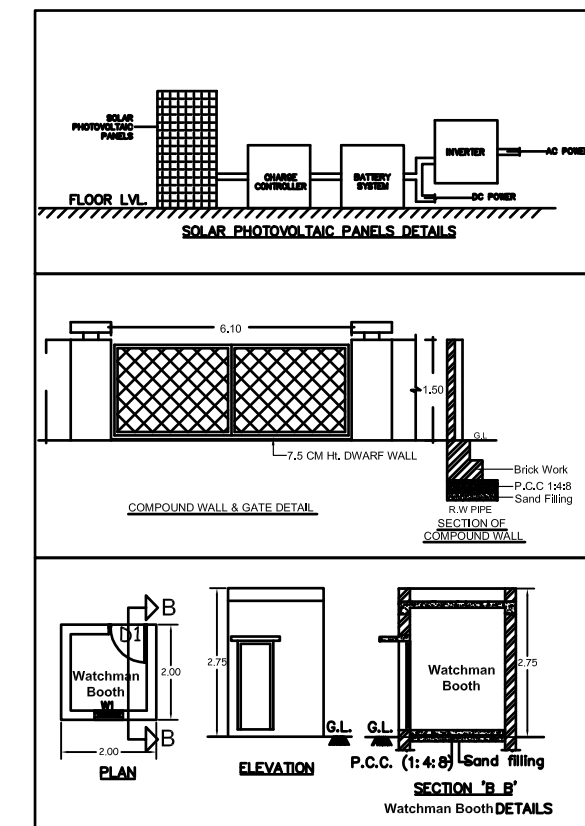
PARKING CALCULATION

ANNEXURE IV PARKING
GENERAL NOTE (PAGE -97)

Where the prescriptions are based on the total floor space index (FSI) area, the number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings.
Office:
G.F.+F.F.+S.F.+T.F = 3323.71sqm
Parking required 100sqm for 1Car & 1 Two wheeler for every 25sqm
Parking required area :3354.85*75/100 = 2516.13/100 = 25*3=28 Cars
Parking required area :3354.85*75/100 = 2516.13/25 = 101*10=111 Tw
Parking required : 28Car & 111 Two wheeler
Provided: 28cars and 112 Two wheeler

SANITATION DETAILS- 100FEMALE & 100 MALE

OVER ALL FLOORS	MALE	FEMALE
WATER CLOSET REQUIRED	6	7
WATER CLOSET PROVIDED	6	8
DRINKING WATER FOUNTAIN REQUIRED	3	
DRINKING WATER FOUNTAIN PROVIDED	3	
WASH BASIN REQUIRED	8	
WASH BASIN PROVIDED	8	
URINALS REQUIRED	4	-
URINALS PROVIDED	4	-
CLENSERS' SINK REQUIRED	3	
CLENSERS' SINK PROVIDED	4	



PROJECT:
PLAN SHOWING THE PROPOSED CONSTRUCTION OF
BASEMENT + GROUND + 3 FLOORS COMMERCIAL
OFFICE BUILDING AT ALREADY APPROVED LAYOUT
MLPA NO:61/2023, PLOT NO:3, RAJIV GANDHI
SALAI (OMR), EGATTUR, CHENNAI - 600 130.
COMPRESSED IN S.F. NO'S: 10/1A2, 10/1B2A, EGATTUR
VILLAGE, THIRUPURUR TALUK, CHENGALPET DISTRICT.

SCALE - 1:100
ALL DIMENSIONS
ARE IN METRE

ONLINE APPLICATION NO: SWP/BPA/447438/2025
APPLICANT NAME : M/S. GUINDY TECH PARK LLP

AREA STATEMENT (Area in Sq.m)
Area as per Patta - 1536.00 Sq.m
Area as per Site - 1537.44 Sq.m

FLOORS	FSI AREA	Non FSI Area	Total Build-up Area
BASEMENT FLOOR	-	823.05	823.05
GROUND FLOOR	685.00	-	685.00
FIRST FLOOR	889.95	-	889.95
SECOND FLOOR	889.95	-	889.95
THIRD FLOOR	889.95	-	889.95
TERRACE FLOOR	-	89.57	147.37
TOTAL	3354.85	912.62	4,267.47

FSI AREA CALCULATIONS:-
F.S.I As per Document (3354.85/1536.0) = 2.18

JOINERY DETAILS:-

SCHEDULE OF JOINERY			
TYPE	WIDTH	HEIGHT	DESCRIPTION
D	1.20	2.40	DOOR
D1	0.90	2.40	DOOR
D2	0.75	2.40	DOOR
SGD	2.50	2.40	SLIDING GLASS DOOR
OP	1.31	2.40	OPENING
OP1	1.80	2.40	OPENING
W	1.50	1.50	WINDOW
W1	1.35	1.50	WINDOW
V	0.75	0.80	VENTILATOR
LD	0.90	2.10	LIFT DOOR
RS	2.40	2.40	LIFT DOOR
MV	TO DETAIL		MECHANICAL VENTILATION

PARKING DETAILS:-

VEHICLE	REQUIRED	PROVIDED
CAR	28 No's	30 No's
TWO WHEELER	111 No's	112 No's

COLOUR INDEX:-	
BOUNDARY OF THE SITE	
EXISTING ROADS	
PROPOSED CONSTRUCTION	
PROPOSED DRIVEWAY	

SPECIFICATIONS:

FOUNDATIONS:
R.C.C. FOUNDATION OVER A BED OF R.C.C. 1:4:8 SAND CUSHIONS.
SUPER STRUCTURE:
100 THK. INTERNAL & 200 THK EXTERNAL WALLS IN CM 1:5 WITH PLASTER IN CM 1:5
R.C.C. WORK:
R.C. COLUMNS,BEAMS,SLABS,INTELS, AND SUNSHADES IN 1:2:4 MIX. ADEQUATELY REINFORCED.
FLOORING:
OPENING FLOORING:
WEATHERING COURSE:
ONE SET OF BRICK,JELLY LIME CONCRETE MIXED WITH CRUDE OIL. POINTED AND LAP TO SLOPE.
NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

VASANTHI PADMANABAN, M.Tech.,
Registered Geotechnical Engineer
Reg. No: CGDIST/REGTE2019080111

REGISTERED GEO TECH ENGINEER

S. SUNDARAPANDIAN, M.E.,
REGISTERED CONSTRUCTION ENGINEER,
COMBUSTION ENGINEERING
AZHAKKAR, COMBUSTION- #1929

REGISTERED CONSTRUCTION ENGINEER

S. SUNDARAPANDIAN, M.E.,
SE Grade-I DTP (R.No:CGDIST/REGTE-1/2019/08/15)
36, Suppa Colony, Guindy, Ch-32, 9952046424

REGISTERED STRUCTURAL ENGINEER

PRASHANTH S KHARCHE
ARCHT., CIVIL, BUSINESS MANAGEMENT, A.I.A., ALL.D.,
REGISTERED COUNCIL OF ARCHITECTURE No. CAY 750M/1380/01
APPROVED VALLER No. F18319
JCHSIS SURVEY, GEOTECHNICAL CHINA CORPORATION No.0072018 & 22102018
Reg. No. RA/CG-1/1901/01 Ch. 18.03.2019
Reg. No. CGDIST/RA/CG-1/2019/01 (MS. Ch. 03.03.2019)
No. 2020, SHAFEE MOHAMMED ROAD, CHENNAI - 600 006.
Vt-4919443831751, 38741241, Fax-32835651

REGISTERED ENGINEER/ARCHITECT

For Guindy Tech Park LLP
Authorized Signatory

SIGNATURE OF OWNER

BUILDING PLANNING PERMISSION
ROC NO: SWP/BPA/447438/2025
SITE BOUNDARY POINTS SHOWN AS "A-D"
BUILDING PLANNING PERMISSION NO
SWP/B.P./M.L.P.A(CD-5)NO.44/2025



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

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.

