

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

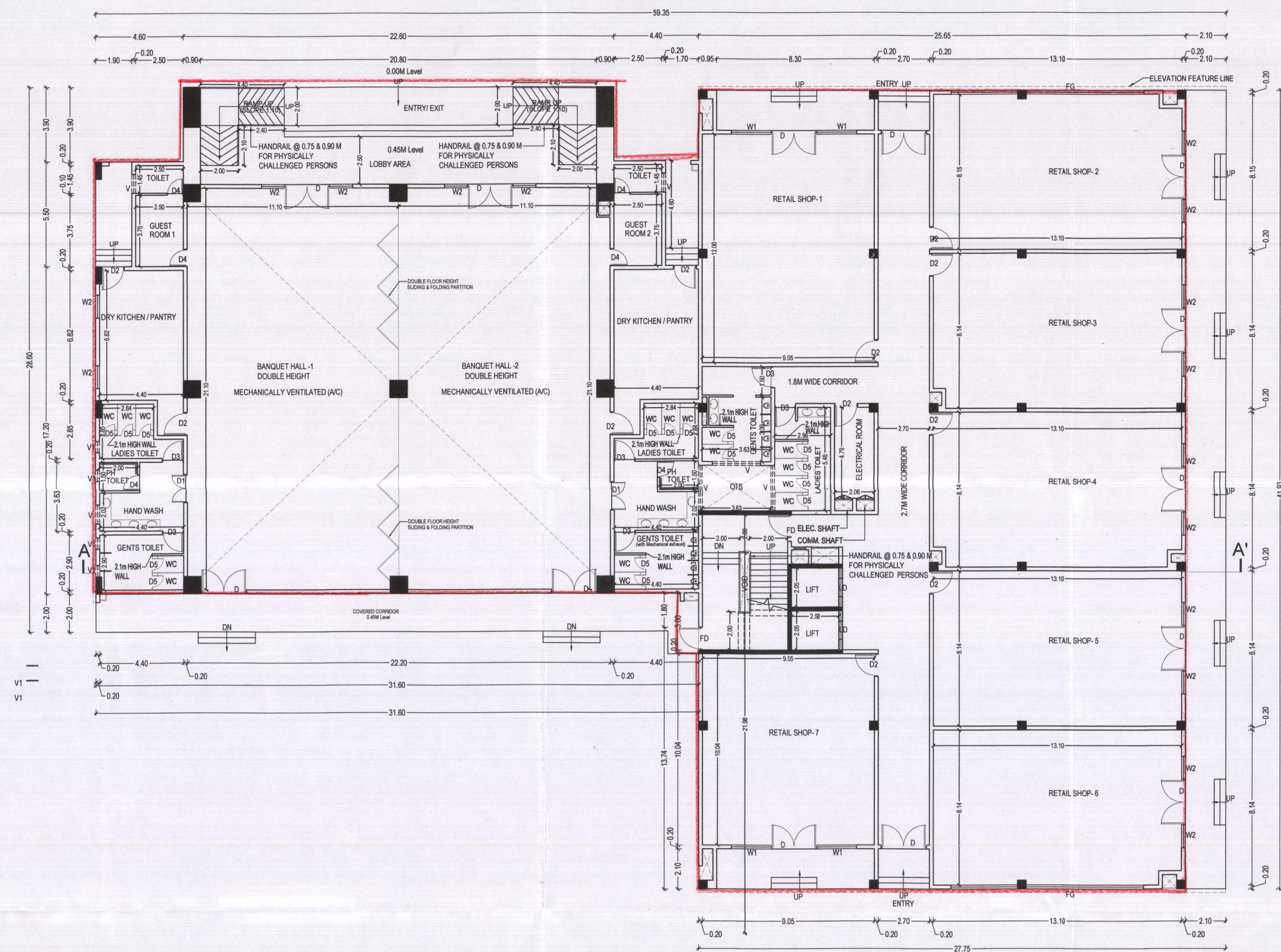
The approval as the planning authority issued it, reproduced in full behind this page.

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

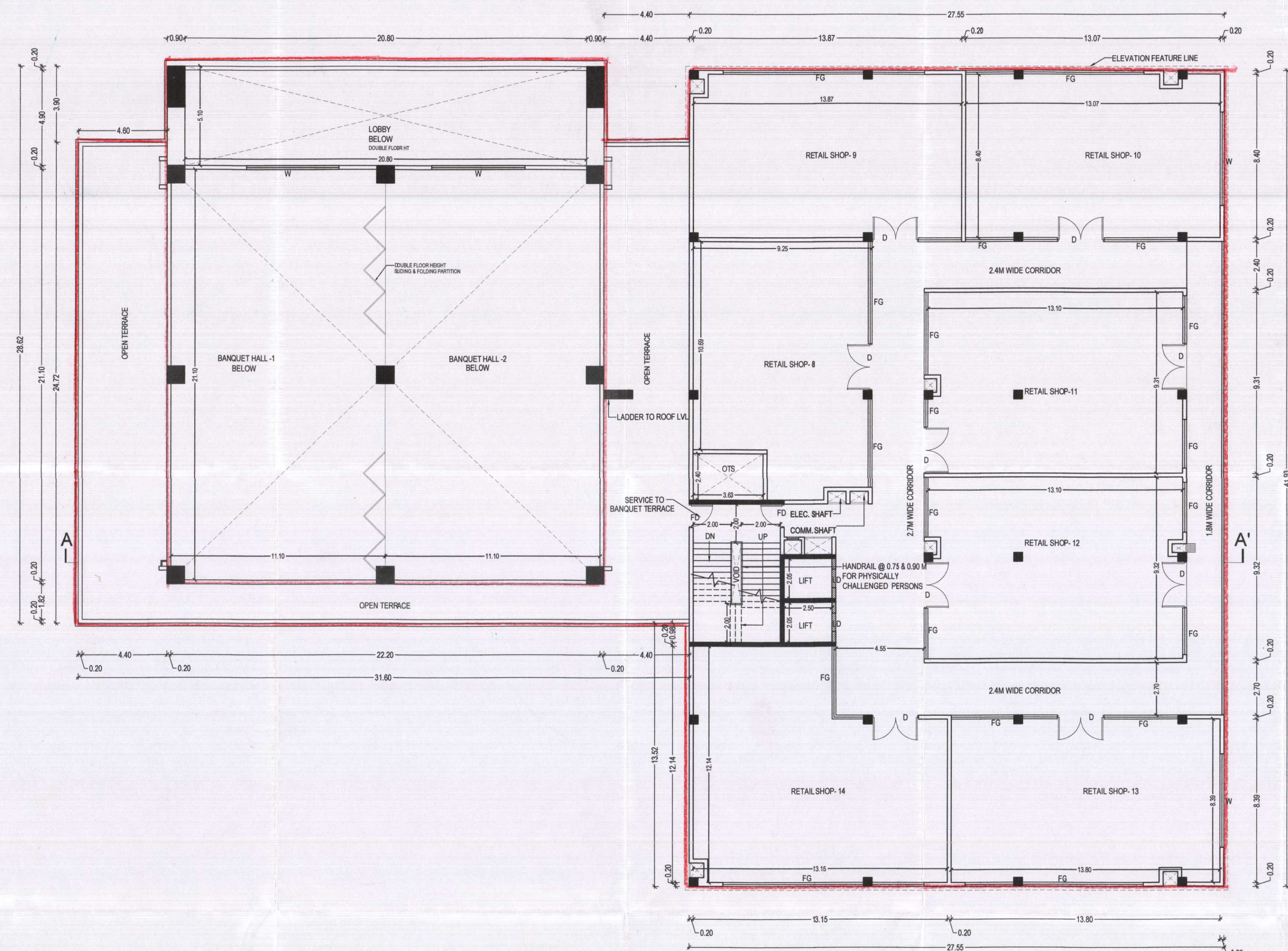
ONLINE FILE NO: SWP/BPA/455972/2025/TCF

SHEET NO. - 3/3





GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (BANQUET HALL & RETAIL SHOPS) GROUND FLOOR +1ST FLOOR AT PLOT NO: C7 OF APPROVED LAYOUT L.P/M.L.P.A.NO: 45/2021 (L.P/D.T.C.P.NO: 59/2021) DATED 30.11.2021. COMPRISED IN NEW SURVEY NO. 79/139, 108/43, 108/45, 108/46, 108/55, 109/1, 109/11, 109/13, 109/15, 110/171 & 110/172 (OLD S.NO.79/7(Pt.), 108/9(Pt.), 108/10(Pt.), 108/14(Pt.), 108/15(Pt.), 109/1(Pt.), 109/3A(Pt.), 109/9A(Pt.), 109/9B(Pt.) & 110/11(Pt.)) OF PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

ONLINE FILE NO: SWP/BPA/455972/2025/TCF

COLOR INDEX:

PROPOSED

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
D	DOUBLE DOOR	2.40 x 2.70
D1	DOUBLE DOOR	1.50 x 2.10
D2	FLUSH DOOR	1.20 x 2.10
FD	FIRE EXIT DOOR	1.20 x 2.10
D3	FLUSH DOOR	1.10 x 2.10
D4	FLUSH DOOR	0.90 x 2.10
D5	FLUSH DOOR	0.80 x 2.10
FG	FIXED GLASS	10.42 x 3.30
W	WINDOW	4.80 x 3.30
W1	WINDOW	2.10 x 3.20
W2	WINDOW	1.20 x 5.00
V	VENTILATOR	2.40 x 1.20
V1	VENTILATOR	0.60 x 0.60

STRUCTURAL ENGINEER

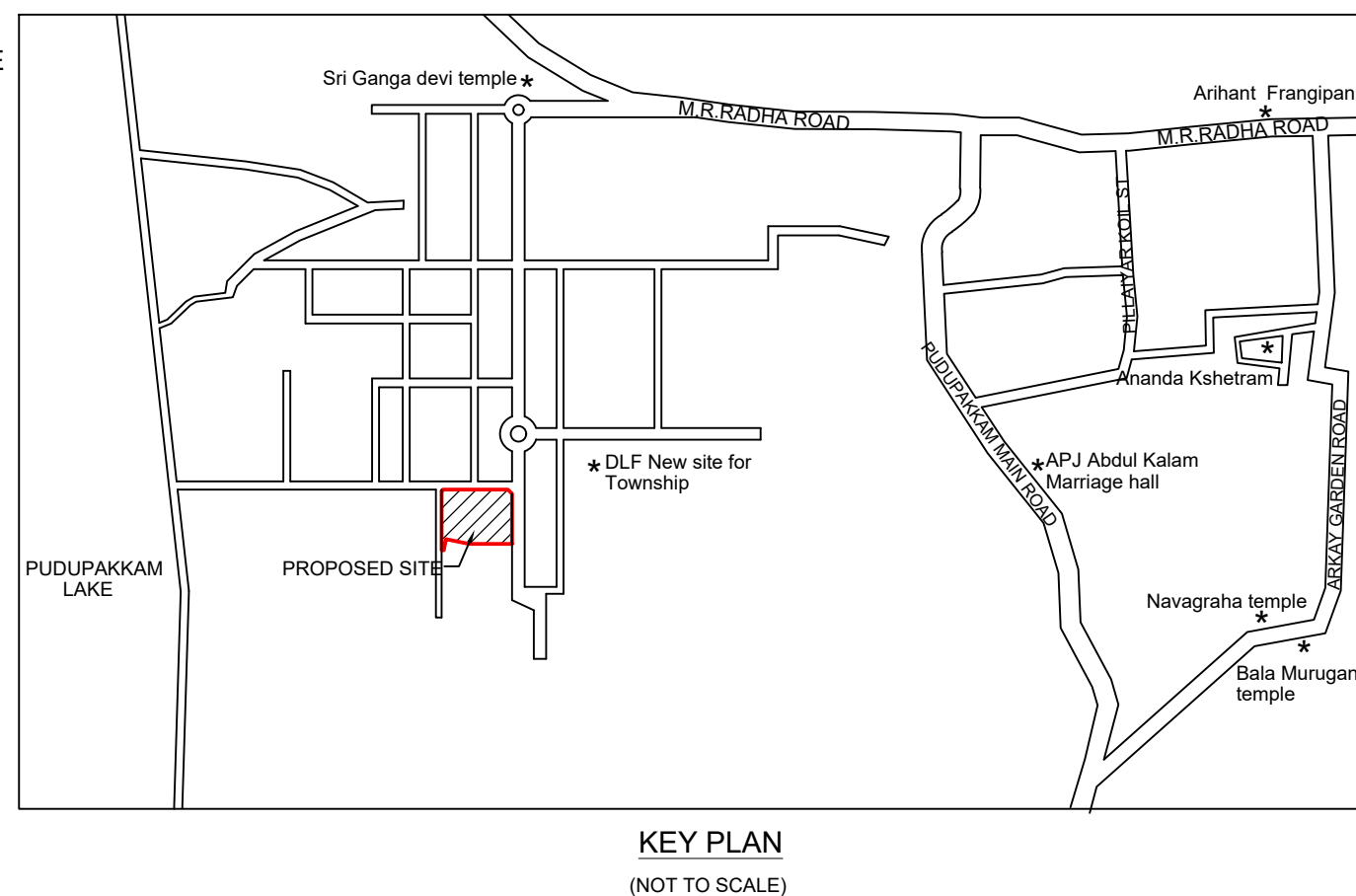
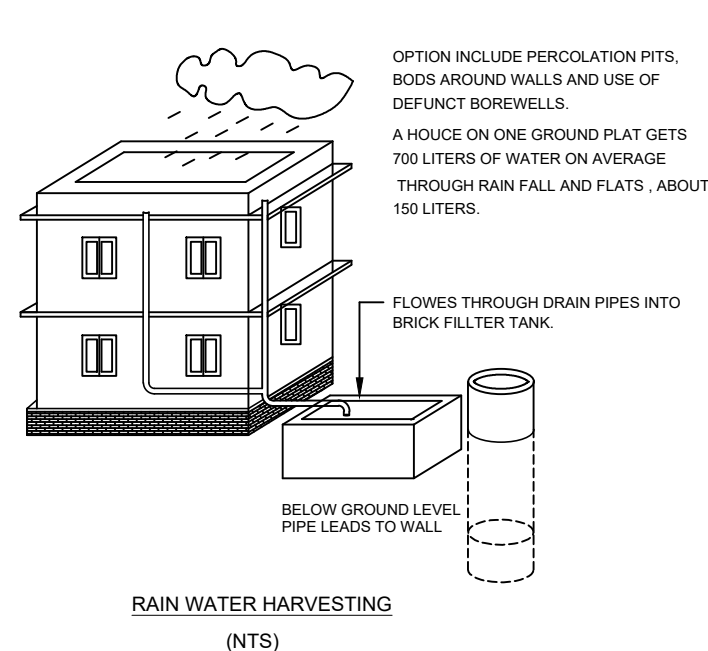
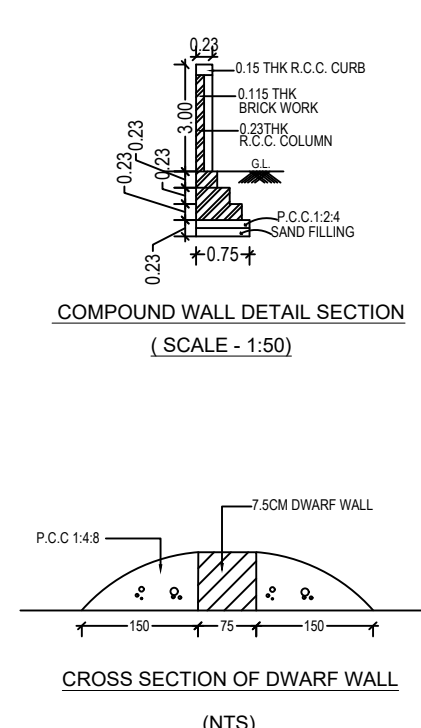
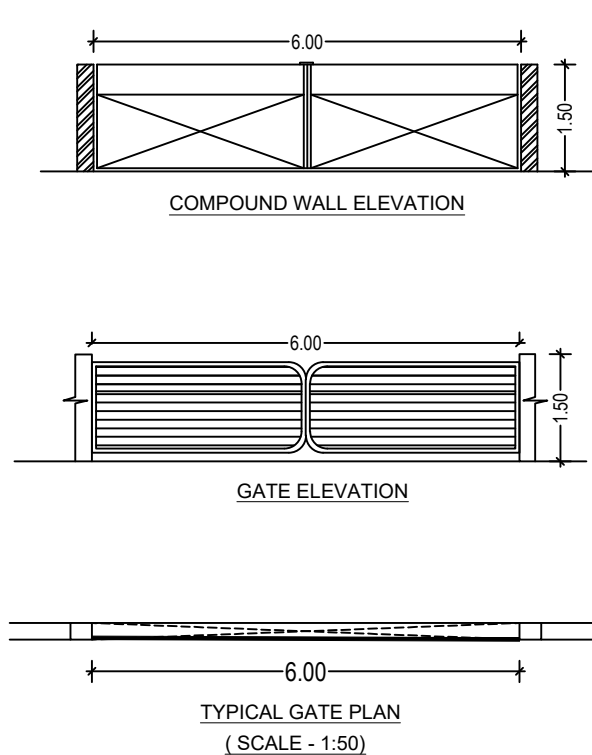
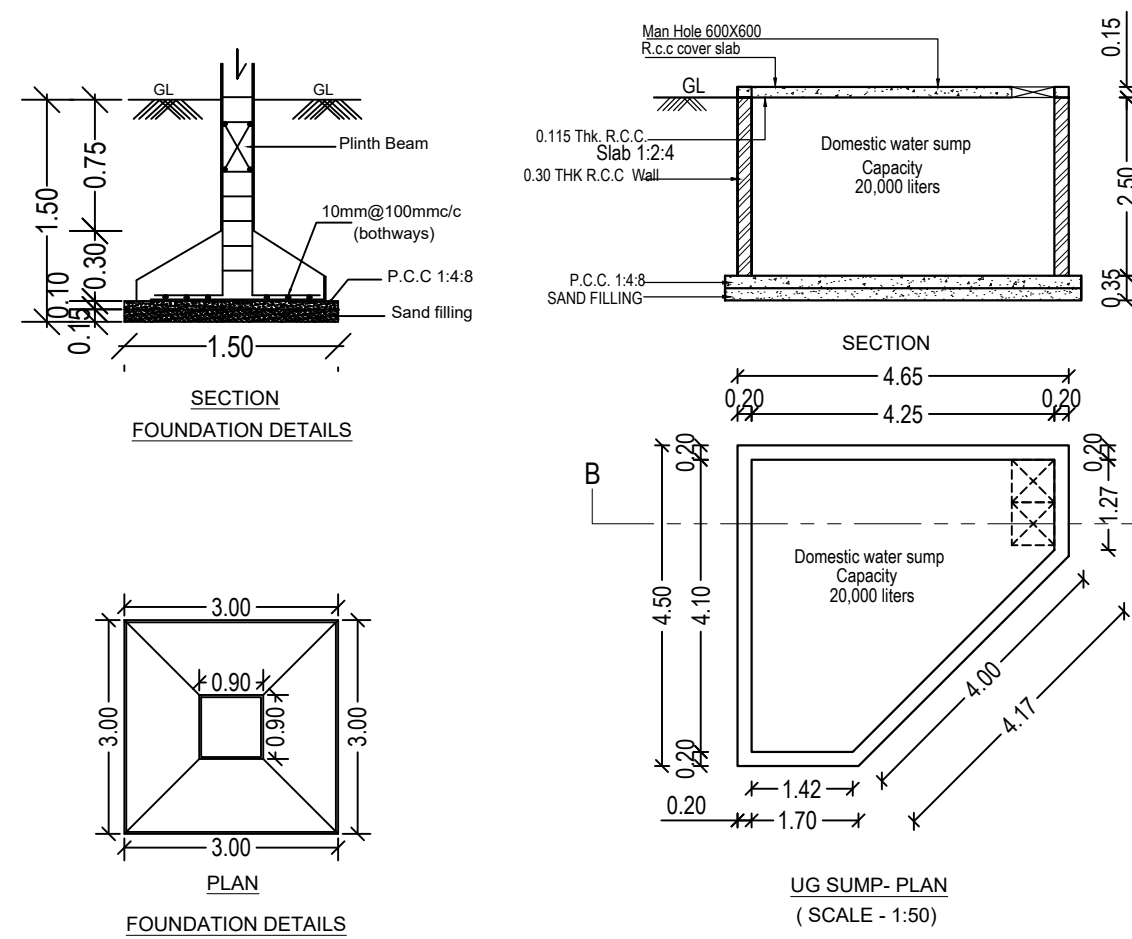
ES. KUMAR, M.Tech. - Structures
 DTCP Structural Engineer - Grade-1,
 Reg. No. CCLDST/1561/G1-H/2019/04/001
 # 97-B/1, Dr. Abdul Kalam Street,
 Ramakrishna Nagar, Madhavayyur,
 Chengalpattu - 603 003
 Cell: 9840448813

ARCHITECT

K. JAMAL MOHIDEEN, B.Arch.
 Registered Architect - CA/83/07686
 New No.15, 54th Street,
 Ashok Nagar, Chennai - 600 083.
 Mobile: 9840098425
 E-mail: jarchitects@gmail.com

OWNER

For DLF SOUTHERN PLAINS PVT. LTD.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (BANQUET HALL & RETAIL SHOPS) GROUND FLOOR +1ST FLOOR AT PLOT NO: C7 OF APPROVED LAYOUT L.P/M.L.P.A.NO: 45/2021 (L.P/D.T.C.P NO: 59/2021) DATED 30.11.2021. COMPRISED IN NEW SURVEY NO. 79/139, 108/43, 108/45, 108/46, 108/55, 109/1, 109/11, 109/13, 109/15, 110/171&110/172 (OLD S.NO.79/7(Pl.), 108/9(Pl.), 108/10(Pl.), 108/14(Pl.), 108/15(Pl), 109/1(Pl.), 109/3A(Pl.), 109/9A(Pl.), 109/9B(Pl.) & 110/11(Pl.)) OF PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT.

ONLINE FILE NO: SWP/BPA/455972/2025/TCP

AREA STATEMENT (Sq.M) :

	Old S.No.	New S.No.	Extent (Sq.m)
1)	79/7(Pl.)	79/139	153.00
2)	108/9(Pl.)	108/43	230.00
3)	108/10(Pl.)	108/45	558.00
4)	108/14(Pl.)	108/46	214.00
5)	108/15(Pl.)	108/55	1,229.00
6)	109/1(Pl.)	109/1	650.00
7)	109/3A(Pl.)	109/11	575.00
8)	109/9A(Pl.)	109/13	2.00
9)	109/9B(Pl.)	109/15	317.00
10)	110/11(Pl.)	110/171	312.00
11)	110/11(Pl.)	110/172	40.00
Total Extent			4,280.00

Site Extent : 4280.00 sq.m.

S.NO	FLOOR		FSI AREA	NON FSI AREA	BUILT UP AREA
1.	GROUND FLOOR	BANQUET HALL RETAIL	879.50 1163.52		2043.02
2.	FIRST FLOOR	RETAIL	1138.11		1138.11
3.	TERRACE FLOOR			49.44	49.44
TOTAL			3181.13	49.44	3230.57

$$\text{FSI} = \frac{3181.13}{4280.00} = 0.743$$

SANITATION DETAILS

SANITATION UNITS	MALE		FEMALE	
	Required	Provided	Required	Provided
WATER CLOSET	6	6	10	10
URINALS	10	10	-	-
WASH BASIN	6	6	6	6

PARKING DETAILS

VEHICLES	REQUIRED	PROVIDED
CAR	38 Nos	40 Nos
TWO WHEELER	38 Nos	45 Nos

COLOR INDEX

PROPOSED
SITE BOUNDARY
ROAD

STRUCTURAL ENGINEER

ES. KUMAR, M.Tech - Structures
DTCP Structural Engineer - Grade-1,
Reg. No. CGLRGN/SE/Gr-1/2019/04/001
97-B/F1, Dr. Abdul Kalam Street,
Ramakrishna Nagar, Melamalaiyur
Chengalpattu - 603 003
Cell: 98404448813

ARCHITECT

K. JAMAL MOHIDEEN, B.Arch.
Registered Architect-CA/85/07688
New No: 15, 54th Street,
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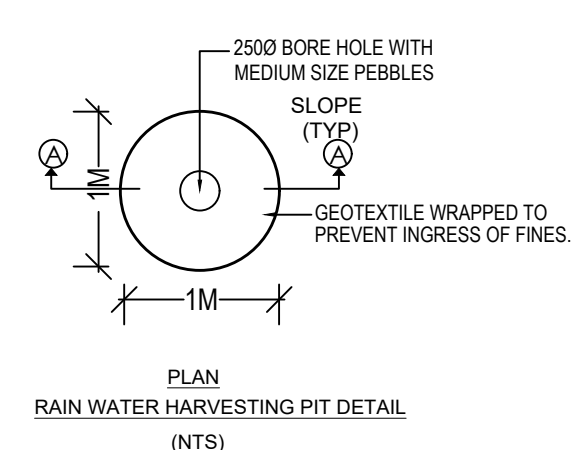
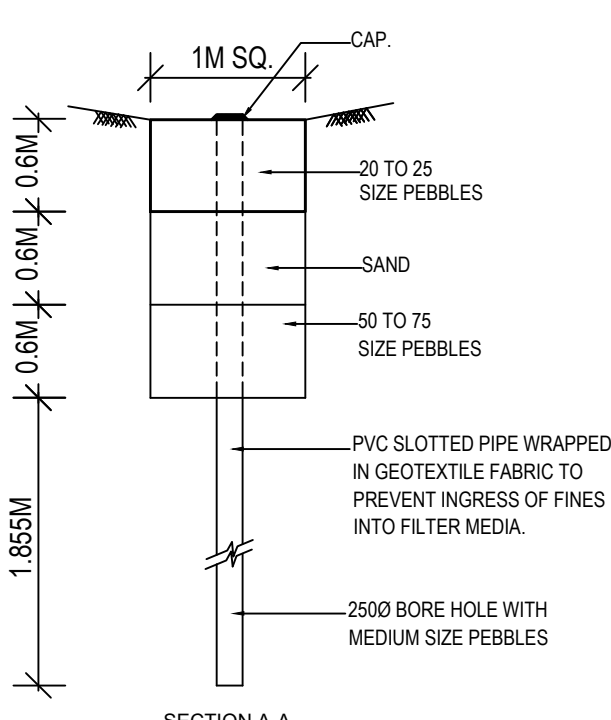
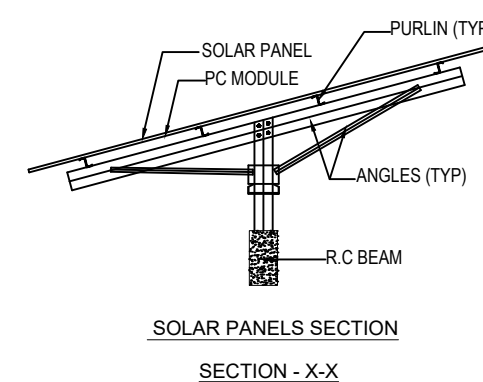
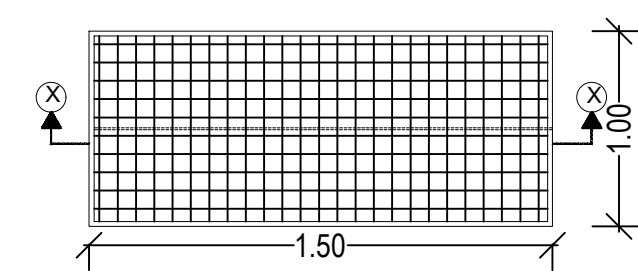
OWNER

For DLF SOUTHERN TOWNS PVT. LTD.
Authorized Signatory

SITE PLAN

SCALE - 1:200

SHEET NO. - 1/3



PARKING CALCULATION FOR RETAIL AREA			
1. CARS REQUIRED	=	Total Retail Area X 75%	
	=	$\frac{2034.53}{75}$	= 27.12
CARS REQUIRED	=	28 Nos	
2. TWO WHEELERS REQUIRED	=	Total Retail Area X 75%	
	=	$\frac{2034.53}{75}$	= 27.12
TWO WHEELERS REQUIRED	=	28 Nos	

PARKING CALCULATION FOR BANQUET AREA			
3. CARS REQUIRED	=	Total Banquet Area	
	=	$\frac{468.42}{50}$	= 9.37
CARS REQUIRED	=	10 Nos	
4. TWO WHEELERS REQUIRED	=	Total Banquet Area	
	=	$\frac{468.42}{50}$	= 9.37
TWO WHEELERS REQUIRED	=	10 Nos	

SANITARY UNIT CALCULATION FOR RETAIL AREA			
Sanitary Unit/Fittings	For Personnel	For Public	For Staff
1. Water closet	One for every 25 persons or part thereof, exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof, exceeding 10. Nil up to 6 persons, 1 for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons	Two per 100 persons upto 100 persons. For upto 200 persons. For over 400 persons, add over 200 persons add at the rate of 1 per 250 (at the rate of 1 per 100 persons or part thereof) persons or part thereof	One for 15 persons. One for 1-12 persons. Two for 13-25 persons. Two for 26-50 persons. Add at the rate of 1 per 50 persons or part thereof
2. Urinal	Nil up to 6 persons, 1 for 7-20 persons, 2 for 21-45 persons, 3 for 46-70 persons, 4 for 71-100 persons	Nil up to 6 persons. One for 7-20 persons. Two for 21-45 persons. One in each W.C.	Nil up to 6 persons. One for 7-20 persons. Two for 21-45 persons. One in each W.C.
3. Drinking Water Fountain	One for every 100 persons with a minimum of one on each floor	One for every 200 persons or part thereof	One for 1-15 persons. One for 1-12 persons. Two for 13-25 persons.
4. Wash Basin	One for every 25 persons or part thereof.	One per floor minimum, preferably in or adjacent to sanitary rooms.	One per 100 persons or part thereof
5. Cleaners' Sink	One per floor	One per trade requirement	
6. Showers/Bathing			

SANITARY UNIT CALCULATION FOR BANQUET AREA			
Sanitary Unit/Fittings	Male	Female	For Staff
1. Water closet	One for 100 persons. Two per 100 persons upto 100 persons. For upto 200 persons. For over 400 persons, add over 200 persons add at the rate of 1 per 250 (at the rate of 1 per 100 persons or part thereof) persons or part thereof	One for 15 persons. One for 1-12 persons. Two for 13-25 persons. Two for 26-50 persons. Add at the rate of 1 per 50 persons or part thereof	One for 15 persons. One for 1-12 persons. Two for 13-25 persons. Two for 26-50 persons. Add at the rate of 1 per 50 persons or part thereof
2. Urinals	One for 50 persons or part thereof	Nil up to 6 persons. One for 7-20 persons. Two for 21-45 persons. One in each W.C.	Nil up to 6 persons. One for 7-20 persons. Two for 21-45 persons. One in each W.C.
3. Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.
4. Wash Basin	One for every 200 persons or part thereof	One for every 200 persons or part thereof	One for 1-15 persons. One for 1-12 persons. Two for 13-25 persons.
5. Drinking Water Fountain	One per 100 persons or part thereof	One per trade requirement	
6. Cleaners' Sink	One per floor		
7. Showers/Bathing			

BUILDING PLANNING PERMISSION
ROC NO. SWP/BPA/455972/2025
SITE BOUNDARY POINTS SHOWN AS "A - I"
BUILDING PLANNING PERMISSION NO :
SWP/B.P/M.L.P.A (CD-5) NO. 39/2025

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.

