Verified RealEstate™

REFERENCE
18/2025-26

ISSUED
25 July 2025

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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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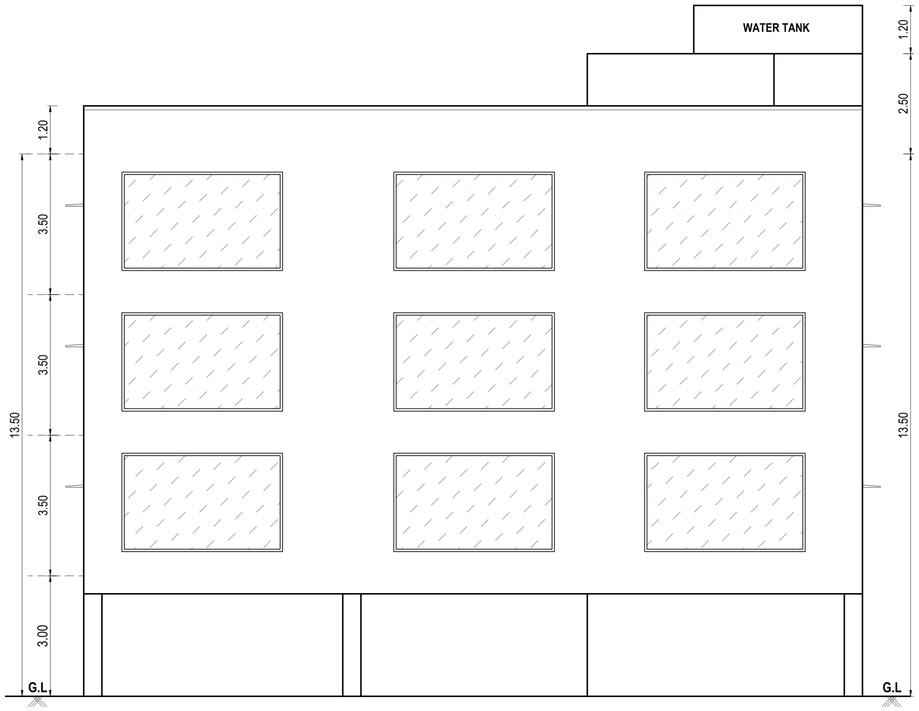
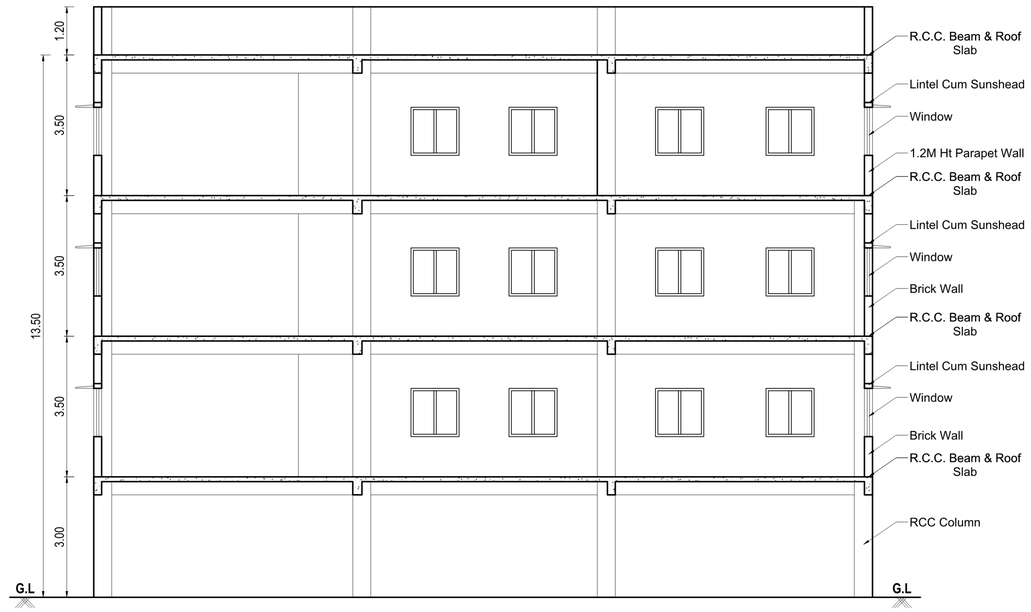
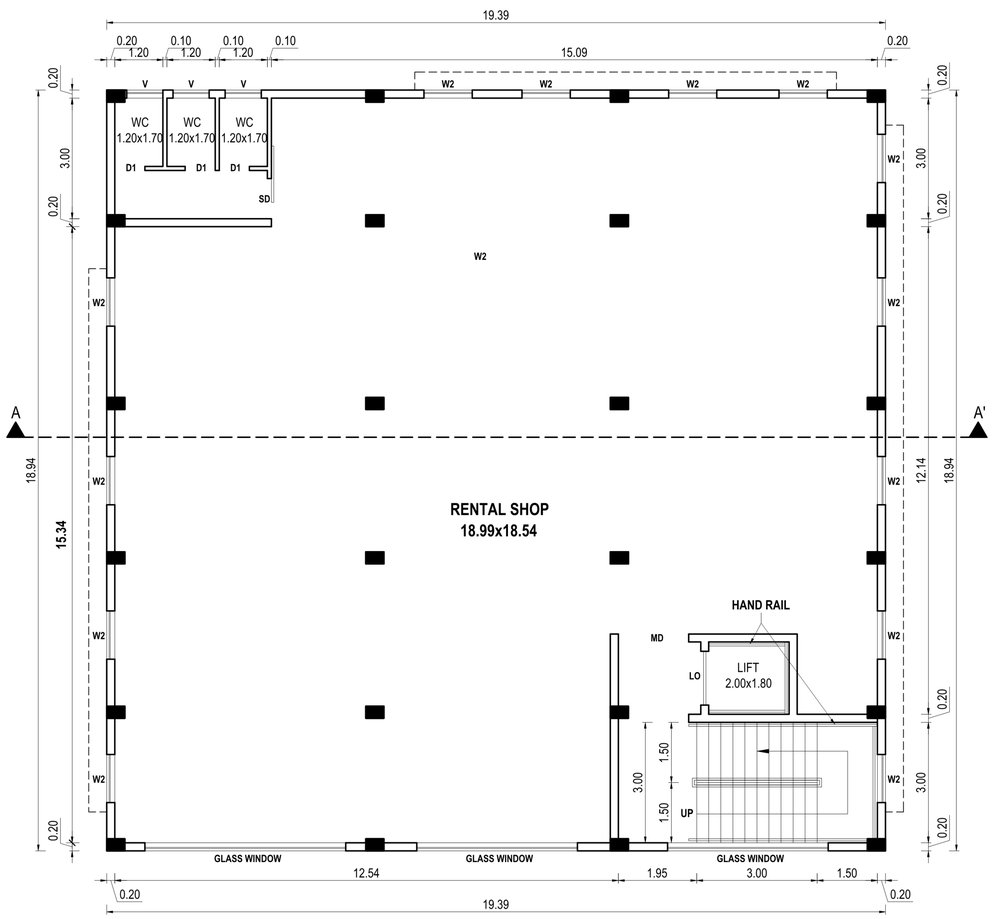
DIGITALLY VERIFIED RECORD



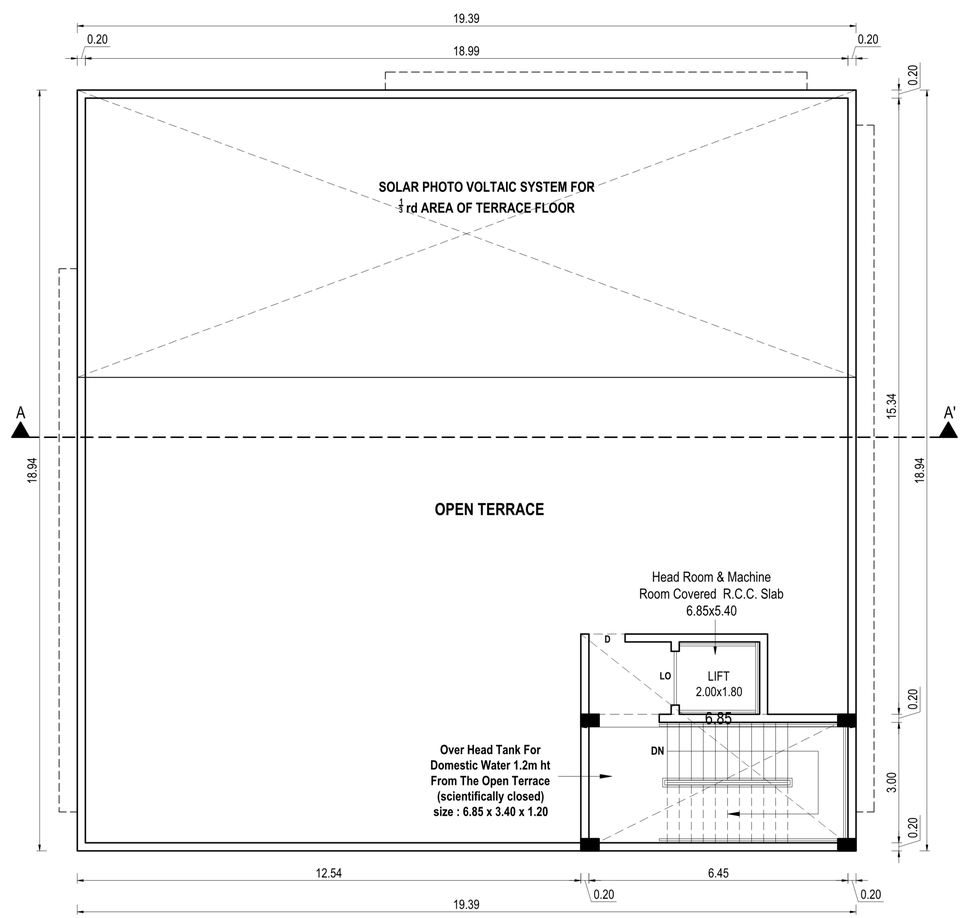
NORTH FACE ELEVATION



CROSS SECTION- A.A'



PROPOSED 1st, 2nd & 3rd TYPICAL FLOOR PLAN

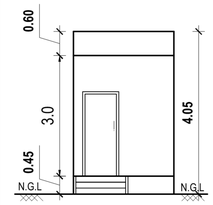


PROPOSED TERRACE FLOOR PLAN

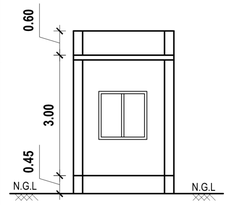
SHEET NO - 2 OF 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL RENTAL SHOP BUILDING IN PLOT NO-21, SRI SWAMYNATHA NAGAR, SURVEY NO-1395D/24 OF THAIYUR-B VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT. THIRUPORUR PANCHAYAT UNION LIMIT.

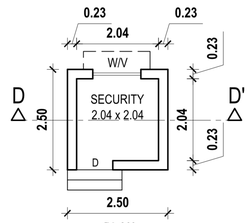
N



ELEVATION



SECTION ON - D-D'



PLAN

SECURITY ROOM

APPLICANT SIGNATURE :-

M. N. Palani

STRUCTURAL ENGINEER :-

Dr. M. SEKAR, M.E.,Ph.D.,
(MISTE. ISET),
REG. STRUCTURAL ENGINEER, GRADE-I,
DTCP. Reg. No. SE/Gr.-I/003/2021
PLOT No. 28, Kottaiperumal Koil Street,
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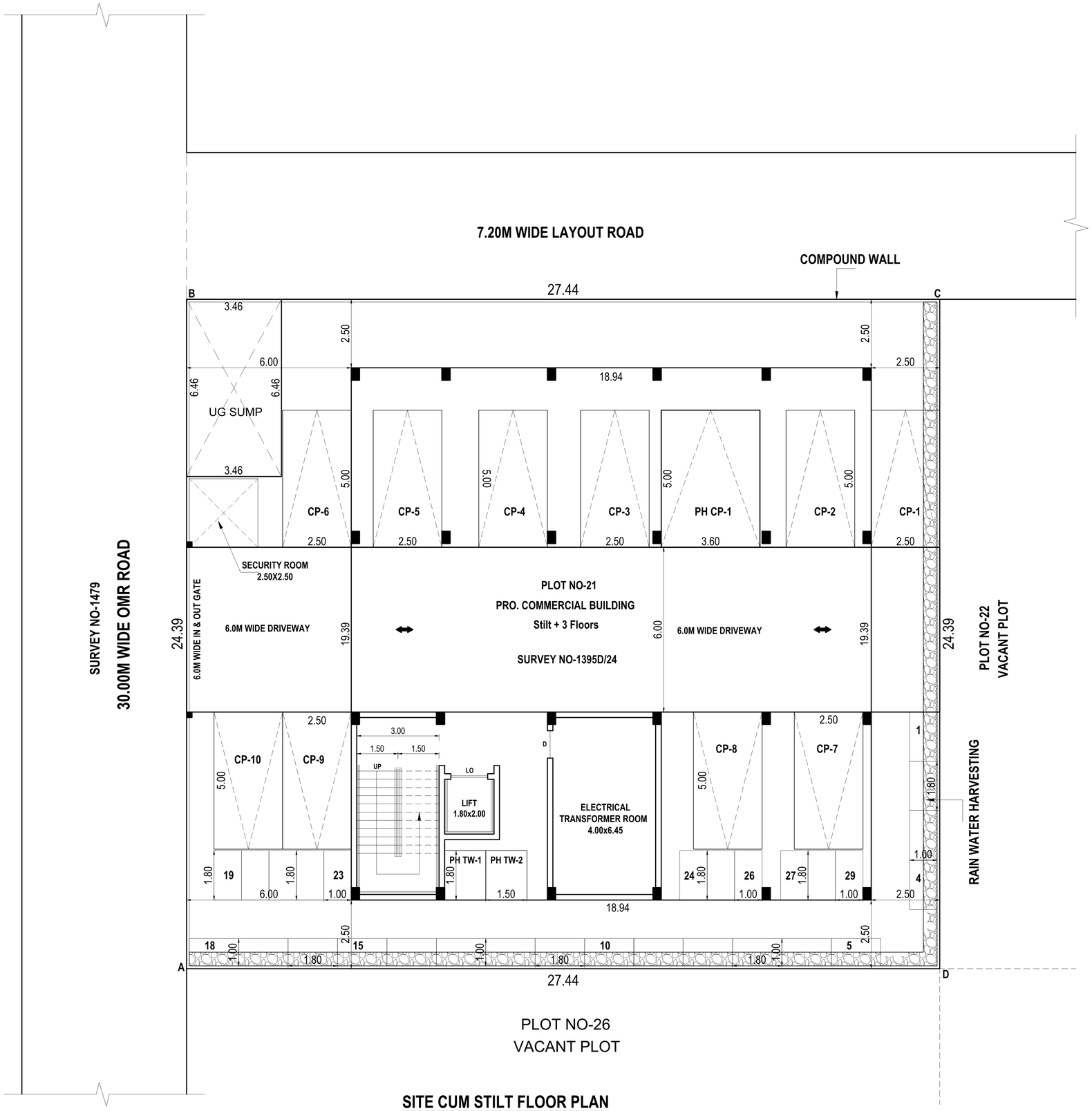
Ranipet Dt. TamilNadu. India.
Mobile: + 91-9498314532 / 9543144287.

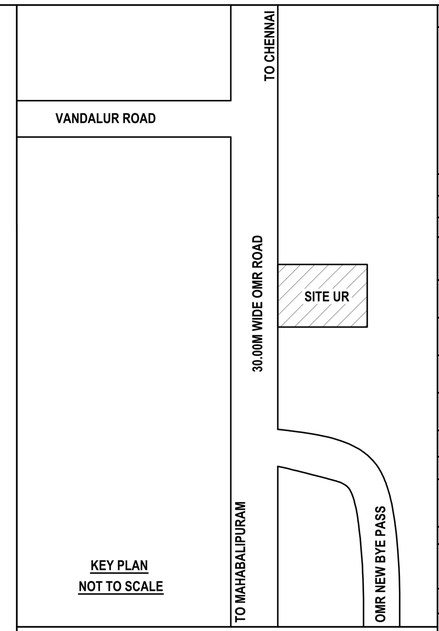
REGISTERED ENGINEER :-

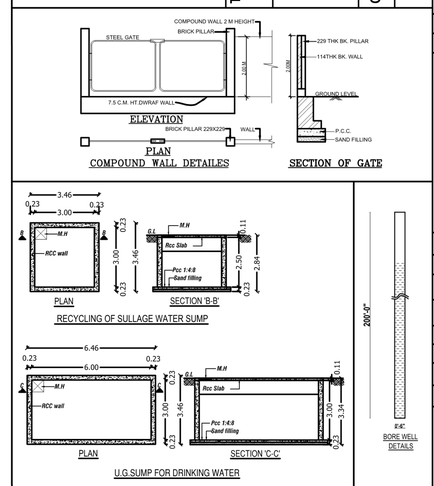
Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/008
No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77086 29625

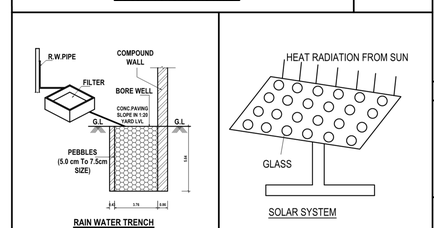


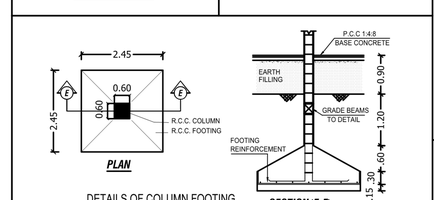
SITE CUM STILT FLOOR PLAN

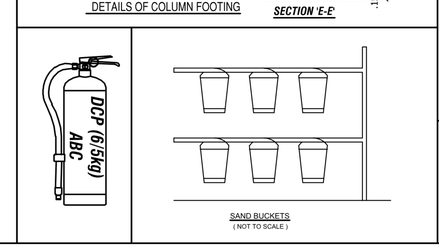
SCALE-1:100











SCALE - 1:200 SHEET NO - 1 OF 2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL RENTAL SHOP BUILDING IN PLOT NO-21, SRI SWAMYNATHA NAGAR, SURVEY NO-1395D/24 OF THAIYUR-B VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

THIRUPORUR PANCHAYAT UNION LIMIT.

AS PER DOCUMENT EXTENT - 7200.00 Sq.ft / 668.89 Sq.mt

AS PER PATTA EXTENT - 700.00 Sq.mt

PROPOSED BUILDING AREA STATEMENT.

SL. NO	DESCRIPTION	FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	Pro. Commercial Office Building (Stilt Floor)	-	363.65	363.65
2.	Pro. Commercial Office Building (First Floor)	363.65	-	363.65
3.	Pro. Commercial Office Building (Second Floor)	363.65	-	363.65
4.	Pro. Commercial Office Building (Third Floor)	363.65	-	363.65
5.	Security Room	-	6.25	6.25
	Total Extent	1090.95	369.90	1460.85

Floor Space Index :- $\frac{1090.95}{668.89}$ FSI ARCHIVED = 1.630

PARKING DETAILS:

PARKING CATEGORY (Commercial Building) :-

FSI AREA : 1090.95 Sqmt

Description	Required	Provided
Car Parking	10 Nos	09 Nos
PH Car Parking		01 Nos
Two Wheelers	20 Nos	20 Nos

SOLAR HOT WATER SYSTEM DETAIL :

NO OF WORKERS - MALE : 10 Nos

NO OF WORKERS - FEMALE : 05 Nos

TOTAL NO OF WORKERS (10+05 = 15) : 15 Nos

WATER CONSUMPTION @ 80 Lit / Person/Day

TOTAL CONSUMPTION (15 X 80) : 1200 Lits

NO OF SWHS (2000 lit Capacity) : 1 No

Sanitary Requirements As Per TNCBDR-2019

DESCRIPTION	REQUIRED	PROVIDED
DRINKER WATER FOUNTAINS	01	01
WATER CLOSET	03	03
URINAL	02	
WASH TAPS	03	

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.00 x 3.00
D	DOOR	1.00 x 3.00
D1	DOOR - 1	1.20 x 3.00
SD	SLID DOOR	1.22 x 3.00
W	WINDOW	2.00 x 2.30
W2	WINDOW -2	2.25 x 1.85
V	VENTILATOR	0.90 x 0.60

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE :-

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Mobile: 77086 29625

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

ONLINE APPLICATION NO:SWP/BPA/485148/2025/TCP

SCRUNITY REFERENCE:GENWR201

SWP/COMMERCIAL BUILDING APPROVAL

No.B.P/M.L.P.A(C.D-5) No.67/2025

THE LANDLENS SUITE

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

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FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.