PP APPROVAL RECORD

Planning Permission

Survey 280

Padur

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

hello@verified.realestate

+91 9996 12 9996

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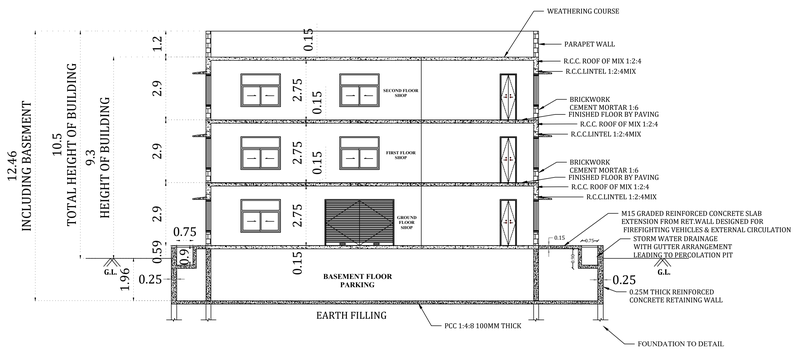
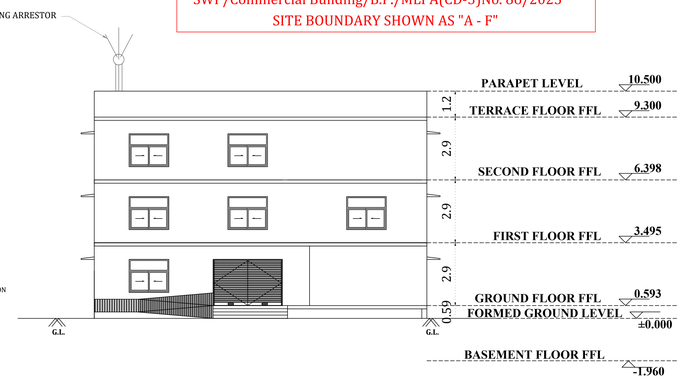
PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL BASEMENT FLOOR, GROUND FLOOR , FIRST FLOOR, SECOND FLOOR BUILDING IN OLD SURVEY NO: 280/1, NEW SURVEY NO: 280/1A, PATTA NO: 3912, AT PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

BUILDING TECHNICAL APPROVAL
Online Application No : SWP/BPA/488189/2025
Online Scrutiny Ref. No : 0TWH6O2B
SWP/Commercial Building/B.P./MLPA(CD-5)No. 86/2025
SITE BOUNDARY SHOWN AS "A - F"



SECTION AB



EAST SIDE ELEVATION

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN

ALL DIMENSIONS ARE IN METERS	SHEET NO: 01/02

SITE AREA STATEMENT
AREA OF SITE AS PER DOCUMENT - 850.00 SQ.M
AREA OF SITE AS PER PATTA - 850.00 SQ.M

BUILDING AREA STATEMENT

FLOOR DETAILS	FSI AREA SQ.M.	NON-FSI AREA SQ.M.	BUILT UP AREA SQ.M.
BASEMENT FLOOR	32.36	377.33	409.69
GROUND FLOOR	409.69	–	409.69
FIRST FLOOR	479.69	–	479.69
SECOND FLOOR	479.69	–	479.69
TOTAL FLOOR AREA	1401.43	377.33	1778.76

PLOT COVERAGE (P.C) : 479.69 / 850.00 X 100 = 56.43 %
FLOOR SPACE INDEX : 1401.43 / 850.00 = 1.64

W S E N

HEIGHT OF BUILDING (GL TO TERRACE FFL) = 9.30m
TOTAL HEIGHT OF BUILDING (GL TO PARAPET LVL) = 10.50m

JOINERY DETAILS:

NAME	DESCRIPTION	BREADTH	HEIGHT
RS	ROLLING SHUTTER	3.20	2.75
RS -1	ROLLING SHUTTER	3.20	2.75
D1	DOOR	1.23	2.13
D2	DOOR	0.76	2.13
D3	DOOR	0.91	2.13
LD	LIFT DOOR	0.91	2.13
W	WINDOW	1.52	1.83
V	VENTILATOR	0.91	0.61

COLOUR INDEX:
BOUNDARY LINE ---
PRO BUILDING ---
DRIVE WAY ---
EXISTING ROAD ---
OSR ---

SCALE - 1:100

PARKING DETAILS:

1. CAR PARKING (1 SPACE FOR EVERY 75 SQ.M. OF SHOP AREA) = 1089.39 / 75 = 14.52 = 15 Nos
REQUIRED NUMBER OF CAR PARKING = 15 Nos
PROVIDED NUMBER OF TOTAL CAR PARKING SLOTS = 15 Nos
PROVIDED NUMBER OF NORMAL CAR PARKING SLOTS(2.5X5.0) = 13 Nos
PROVIDED NUMBER OF DA CAR PARKING SLOTS(3.6X5.0) = 2 Nos

2. TWO WHEELER PARKING (1 SPACE FOR EVERY 75 SQ.M. OF SHOP AREA) = 1089.39 / 75 = 14.52 = 15 Nos
REQUIRED NUMBER OF T.W PARKING = 15 Nos
PROVIDED NUMBER OF TOTAL T.W PARKING SLOTS = 25 Nos
PROVIDED NUMBER OF NORMAL T.W PARKING SLOTS(1.0X1.8) = 22 Nos
PROVIDED NUMBER OF DA T.W PARKING SLOTS(1.0X1.8) = 3 Nos

SANITATION DETAILS

TOTAL NUMBER OF PERSON = 30 | MALE = 15 | FEMALE = 15

1. WATER CLOSET (MALE 1 FOR 25 PERSONS, FEMALE 1 FOR 15 PERSON)
REQUIRED NO. OF W.C (MALE) = 1 No.
PROVIDED NO. OF W.C (MALE) = 3 No.
REQUIRED NO. OF W.C (FEMALE) = 1 No.
PROVIDED NO. OF W.C (FEMALE) = 3 No.
REQUIRED NO. OF W.C (DA) = 1 No.
PROVIDED NO. OF W.C (DA) = 3 No.

2. DRINKING WATER (1 FOR 100 PERSON WITH A MINIMUM OF 1 ON EACH FLOOR)
REQUIRED NO. OF DRINKING WATER = 3 Nos
PROVIDED NO. OF DRINKING WATER = 3 Nos

3. WASH BASIN (1 FOR 25PERSON)
REQUIRED NUMBER OF WASH BASIN = 5 Nos
PROVIDED NUMBER OF WASH BASIN = 6 Nos

4. URINAL (1 FOR 7-20PERSON)
REQUIRED NUMBER OF URINAL = 2 No
PROVIDED NUMBER OF URINAL = 3 No

5. CLEANER SINK (1 FOR 25PERSON)
REQUIRED NUMBER OF CLEANER SINK = 3 No
PROVIDED NUMBER OF CLEANER SINK = 3 No

[V.VELU]
OWNER SIGNATURE

Er. N. SOWNDHARYA, B.E.,M.E.,
Structural Engineer Grade - II, (SE)
Reg. No. CGL DIST / SE / Gr-II / 2021 / 08 / 004
JCADD SERVICE
No. 12/A, Municipal Complex, GST Road,
(Near DTCP Office), Chengalpattu-603001
Mobile : 99437 81739

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Registered Engineer Grade: III (RE)
Reg. No: RE/GR-III/VD/AUGEST-2022/060 .
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Chengalpattu-603 111.
(Opp. Vanbakkam VAO Office)
Cell: 8056793153, 9655933336.

REGISTERED ENGINEER

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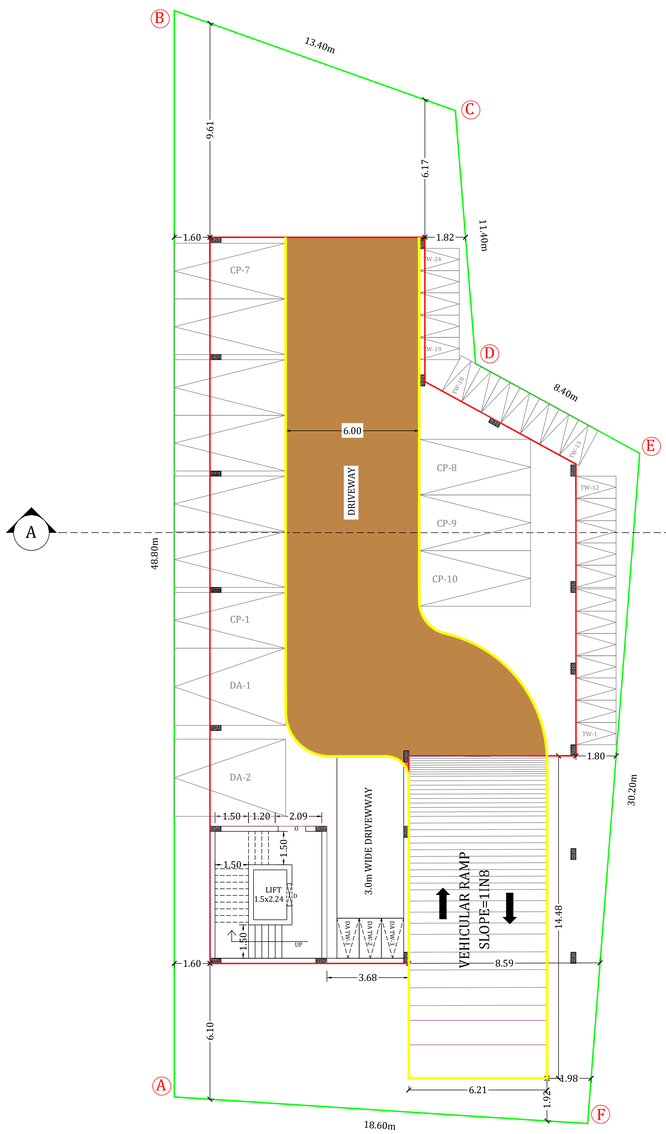
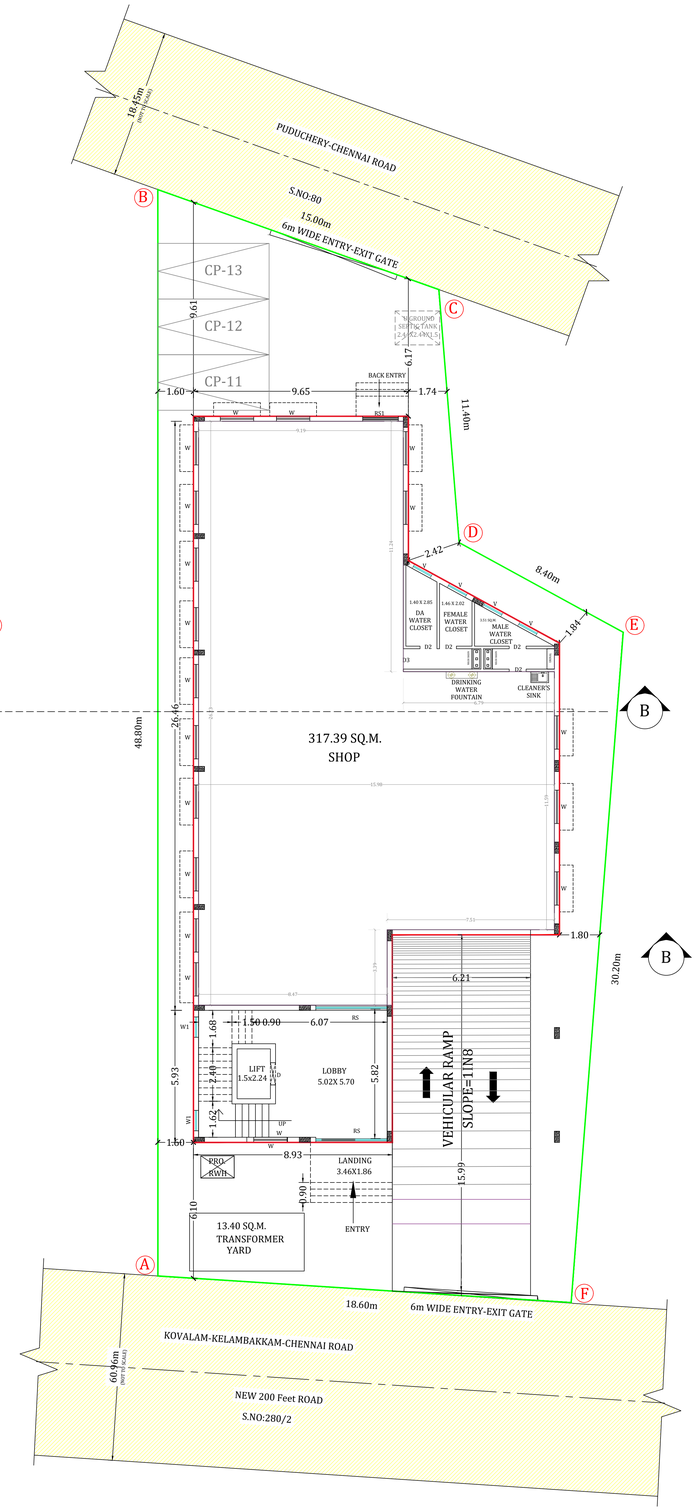
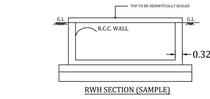


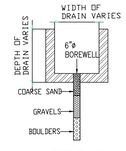
BASEMENT FLOOR PLAN
(MECHANICAL VENTILATION PROVIDED)



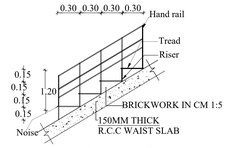
SITE CUM GROUND FLOOR



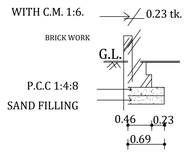
RWH SECTION (SAMPLE)



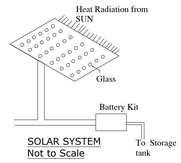
BOREWELL DETAIL



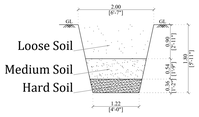
DETAIL OF THE STEPS
NOT TO SCALE



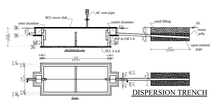
SECTION OF COMPOUND WALL



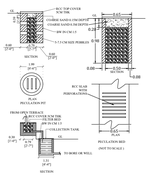
SOLAR SYSTEM
Not to Scale



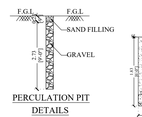
Trail pit details



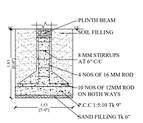
SEPTIC TANK DETAILS — DISPERSION TRENCH



RAIN WATER COLLECTION PIT DETAILS



PERCULATION PIT DETAILS



COLUMN FOOTING DETAIL SCALE 1:50

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[V.VELU]
OWNER SIGNATURE

Er. N. SOWNDHARYA, B.E.,M.E.,
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(Near DTCP Office), Chengalpattu-603001
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Chengalpattu-603 111.
(Opp. Vanbakkam VAO Office)
Cell: 8056793153, 9655933336.

REGISTERED ENGINEER

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

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
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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.