

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

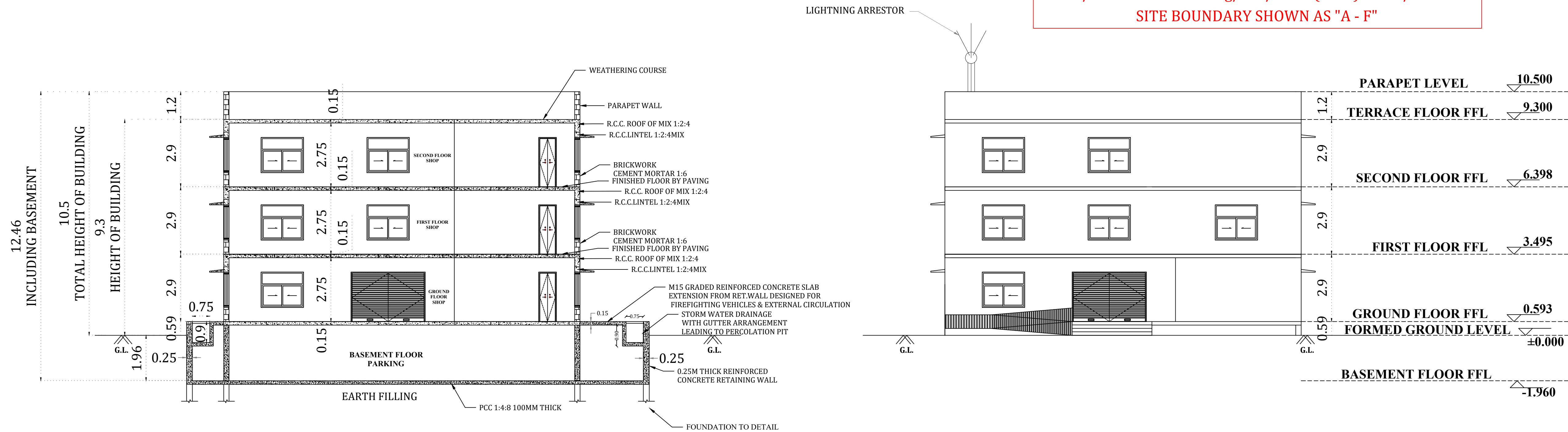
ISSUING AUTHORITY

Rural Panchayat

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

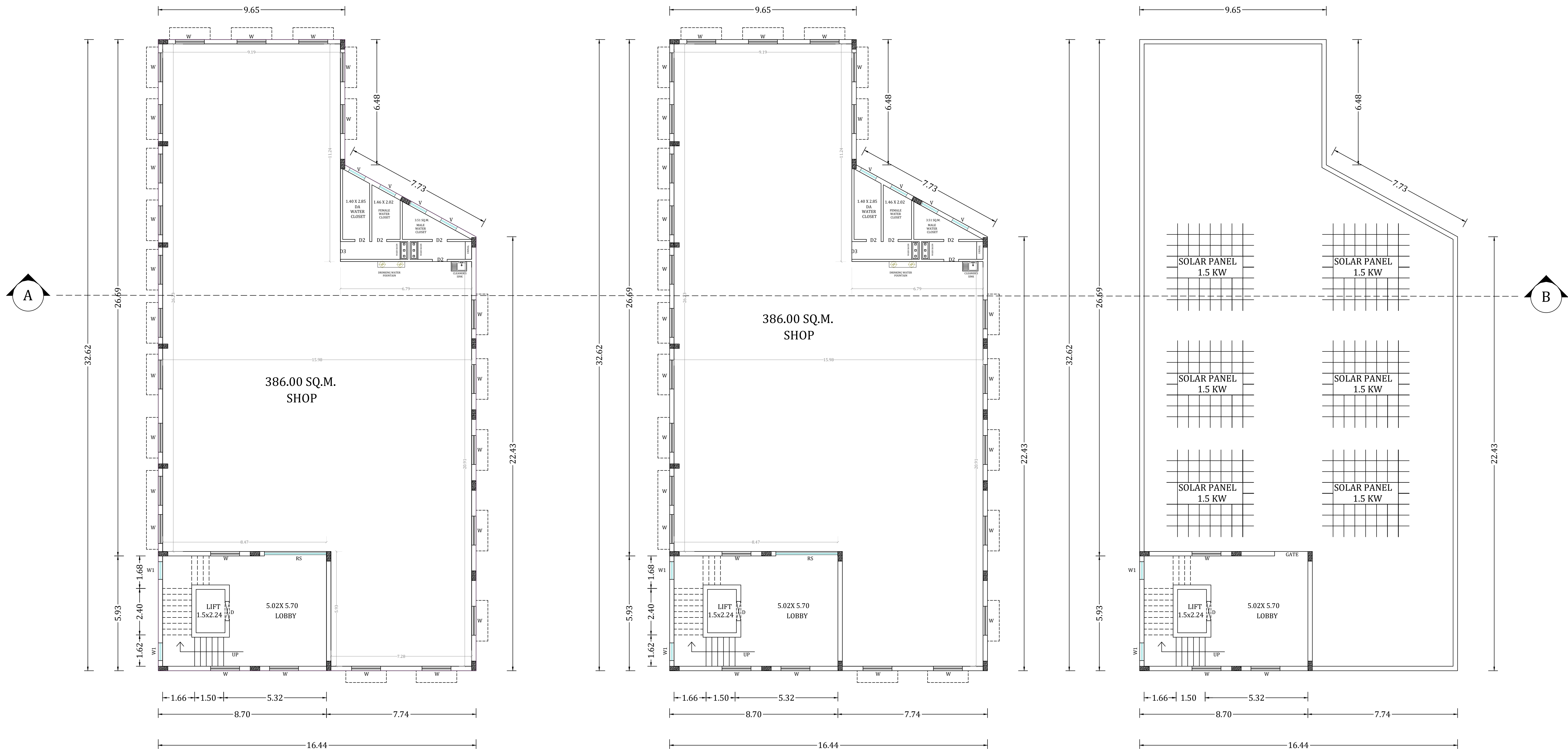
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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.



SECTION AB

EAST SIDE ELEVATION



FIRST FLOOR PLAN

SECOND FLOOR PLAN

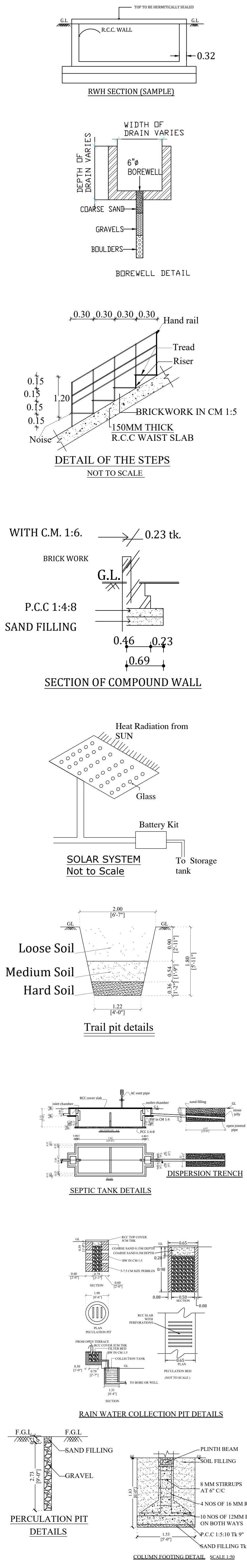
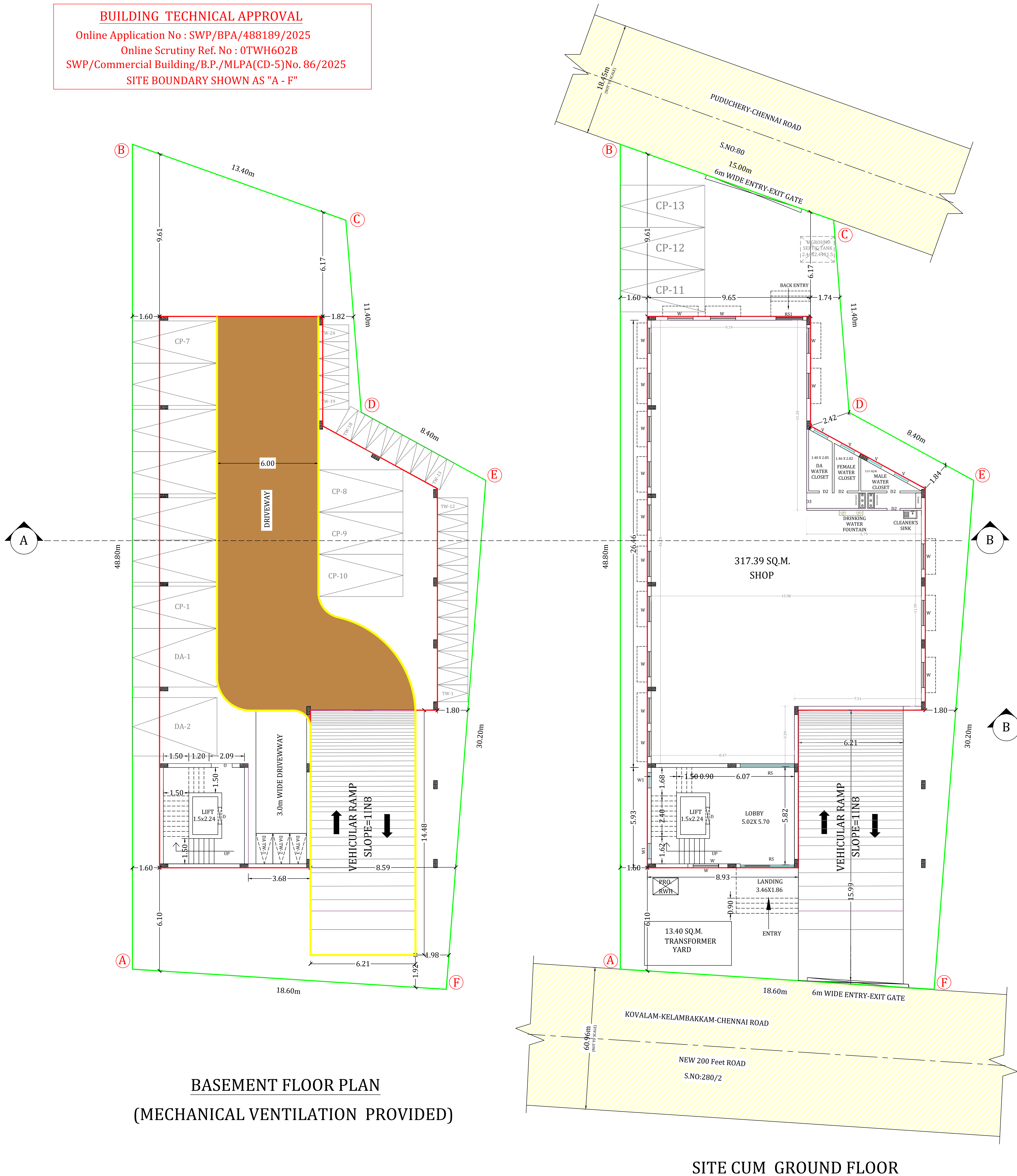
TERRACE FLOOR PLAN

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			
HEIGHT OF BUILDING (GL TO TERRACE FFL)				= 9.30m	
TOTAL HEIGHT OF BUILDING (GL TO PARAPET LVL)				= 10.50m	
JOINERY DETAILS:				COLOUR INDEX:	
NAME	DESCRIPTION	BREADTH	HEIGHT	BOUNDARY LINE ---	
RS	ROLLING SHUTTER	3.20	2.75	PRO BUILDING ---	
RS - 1	ROLLING SHUTTER	3.20	2.75	DRIVE WAY ---	
D1	DOOR	1.23	2.13	EXISTING ROAD ---	
D2	DOOR	0.76	2.13	OSR ---	
D3	DOOR	0.91	2.13	SCALE - 1:100	
LD	LIFT DOOR	0.91	2.13		
W	WINDOW	1.52	1.83		
V	VENTILATOR	0.91	0.61		
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		3. WASH BASIN (1 FOR 25PERSON)	
REQUIRED NO. OF W.C (MALE) = 1 No.				REQUIRED NUMBER OF WASH BASIN = 5 Nos	
PROVIDED NO. OF W.C (MALE) = 3 No.				PROVIDED NUMBER OF WASH BASIN = 6 Nos	
REQUIRED NO. OF W.C (FEMALE) = 1 No.				4. URINAL (1 FOR 7-20PERSON)	
PROVIDED NO. OF W.C (FEMALE) = 3 No.				REQUIRED NUMBER OF URINAL = 2 No	
REQUIRED NO. OF W.C (DA) = 1 No.				PROVIDED NUMBER OF URINAL = 3 No	
PROVIDED NO. OF W.C (DA) = 3 No.				5. CLEANER SINK (1 FOR 25PERSON)	
2. DRINKING WATER		1 FOR 100 PERSON WITH A MINIMUM OF 1 ON EACH FLOOR		REQUIRED NUMBER OF CLEANER SINK = 3 No	
REQUIRED NO. OF DRINKING WATER = 3 Nos				PROVIDED NUMBER OF CLEANER SINK = 3 No	
PROVIDED NO. OF DRINKING WATER = 3 Nos					
V. Velu [V.VELU] OWNER SIGNATURE E. 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 STRUCTURAL ENGINEER Er. S. PRABAKARAN, BE., Registered Engineer Grade: III (RE) Reg. No: RE/GR-III/VD/AUGEST-2022/090 . No. 228/2, GST Road, Venbakam, Chengalpattu-603 111. (Opp. Venbakam VAO Office) Cell: 8556793153, 9855933336. REGISTERED ENGINEER					



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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 : 0TWH602B
SWP/Commercial Building/B.P./MLPA(CD-5)No. 86/2025
SITE BOUNDARY SHOWN AS "A - F"



ALL DIMENSIONS ARE IN METERS

SHEET NO: 02/02

SITE AREA STATEMENT

AREA OF SITE AS PER DOCUMENT - 850.00 SQ.M

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COLOUR INDEX:

BOUNDARY LINE --- ☐

PRO BUILDING --- ☐

DRIVE WAY --- ☐

EXISTING ROAD --- ☐

OSR --- ☐

SCALE - 1:100

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PROVIDED NO. OF W.C (FEMALE) = 3 No.

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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

OWNER SIGNATURE

STRUCTURAL ENGINEER

REGISTERED ENGINEER

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.

