

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

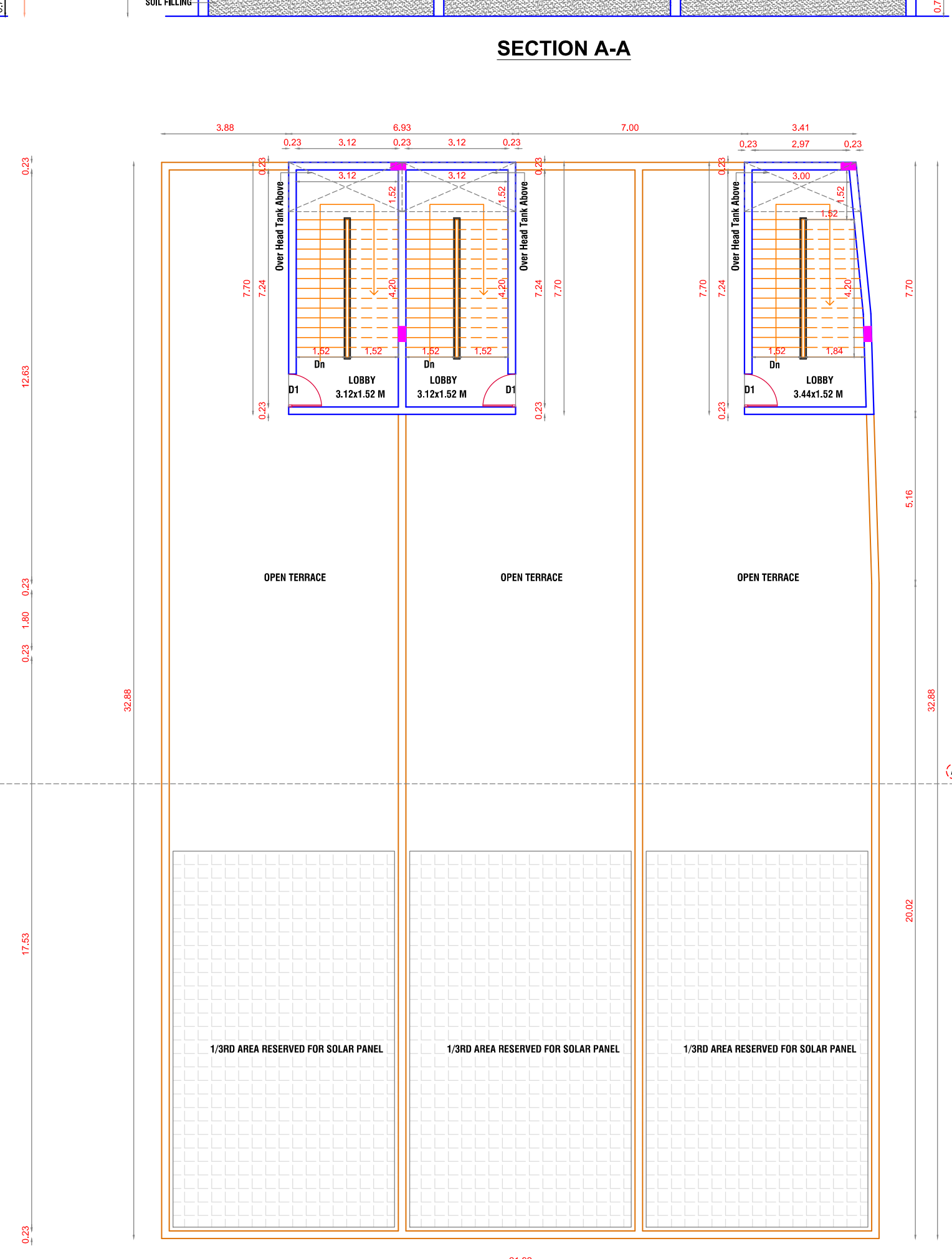
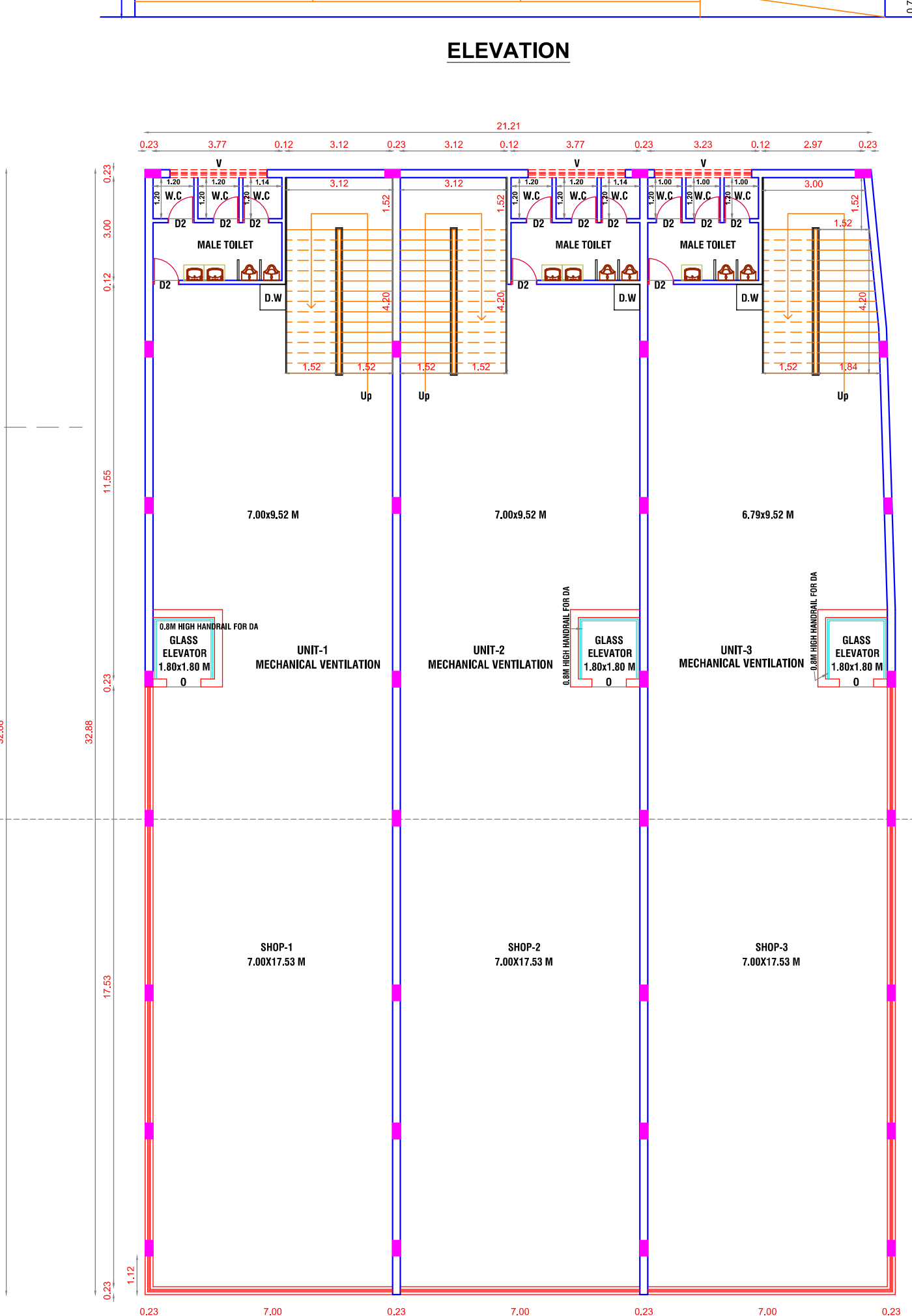
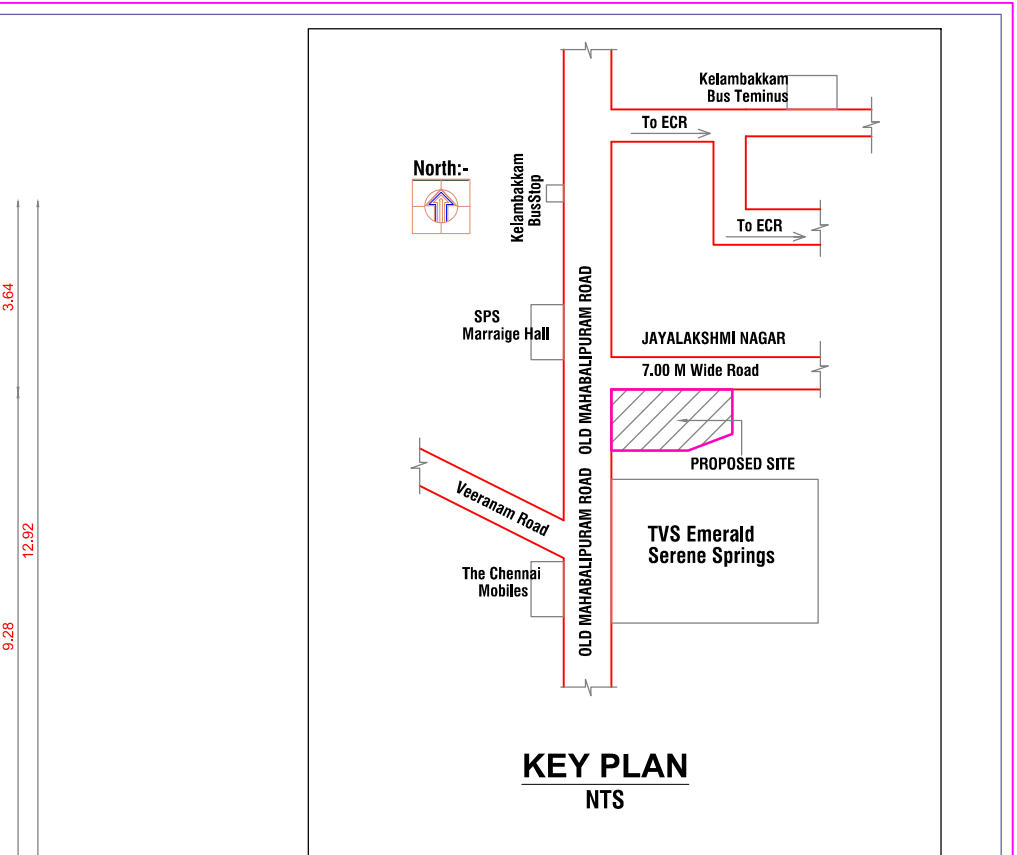
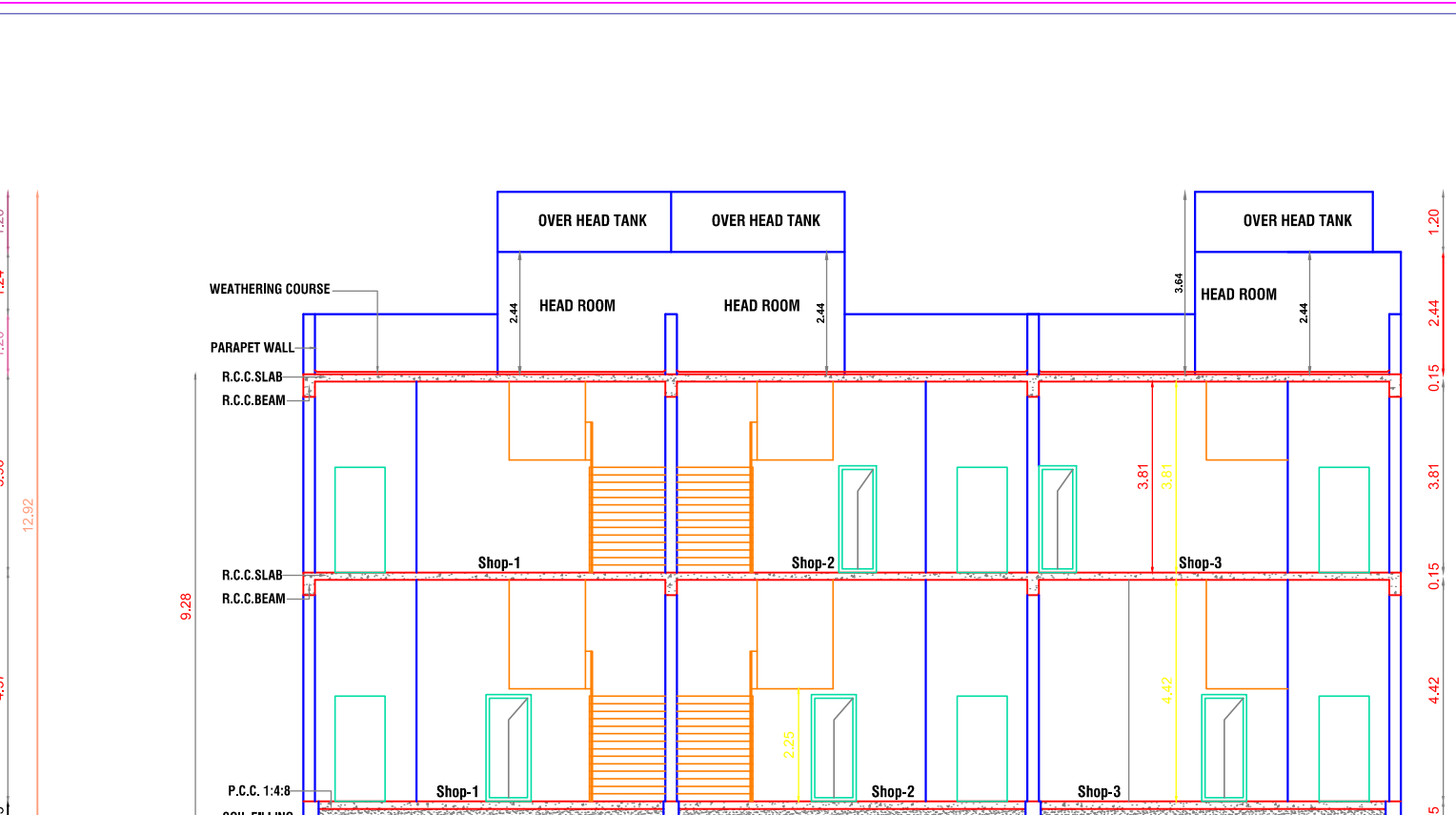
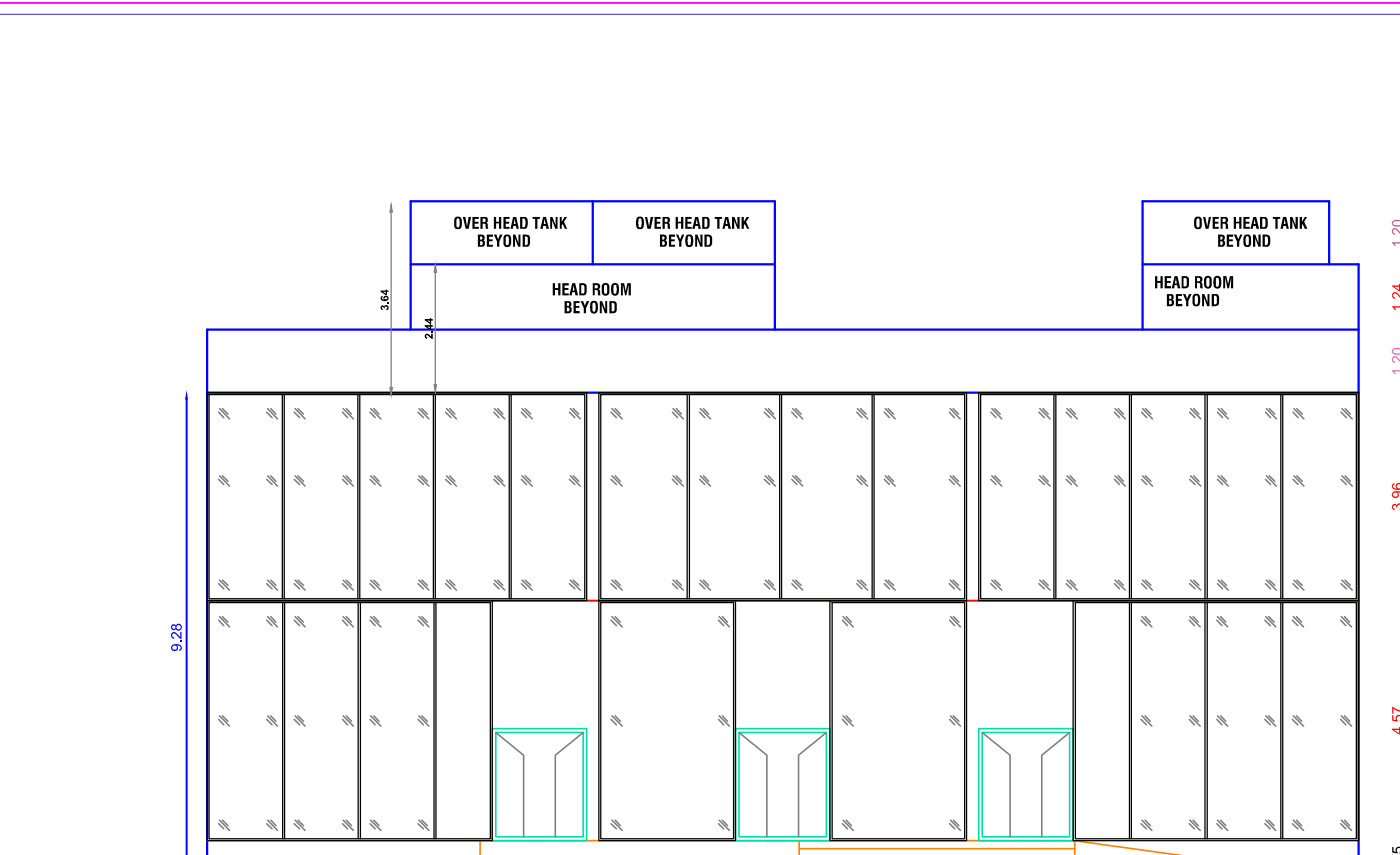
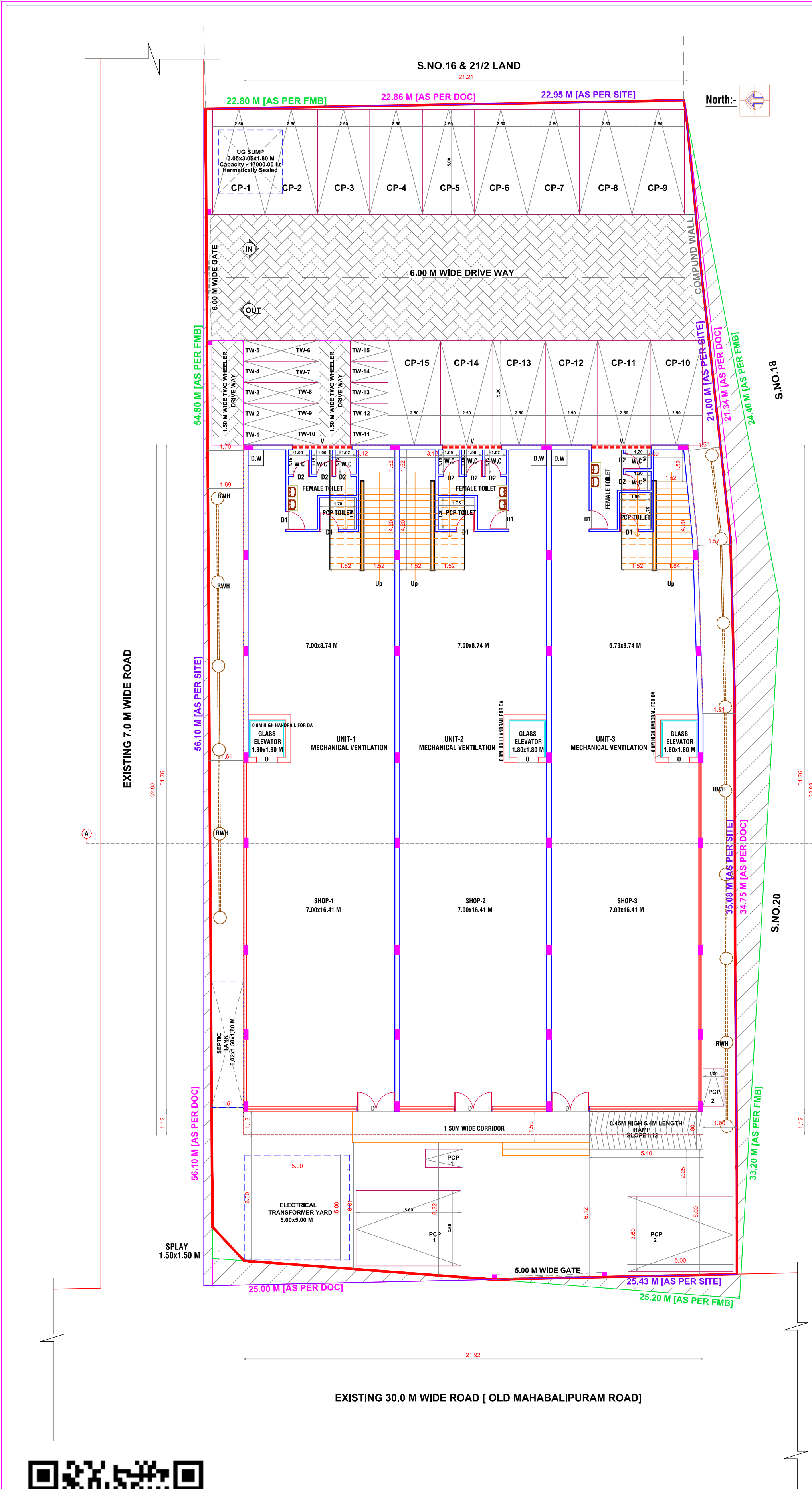
Building Plan

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.



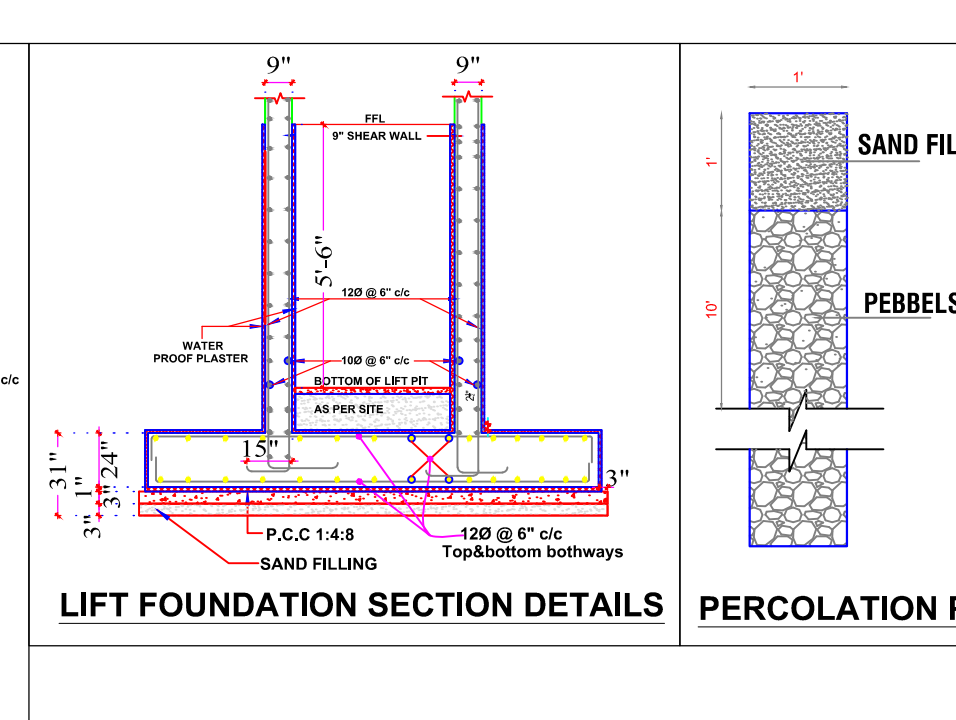
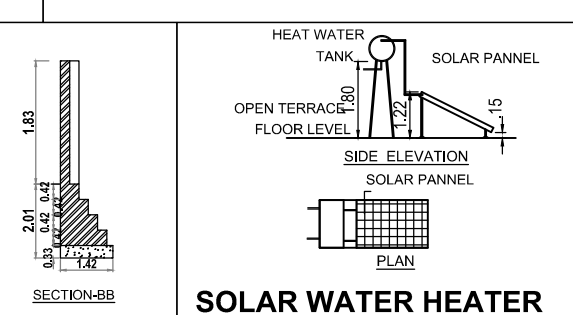
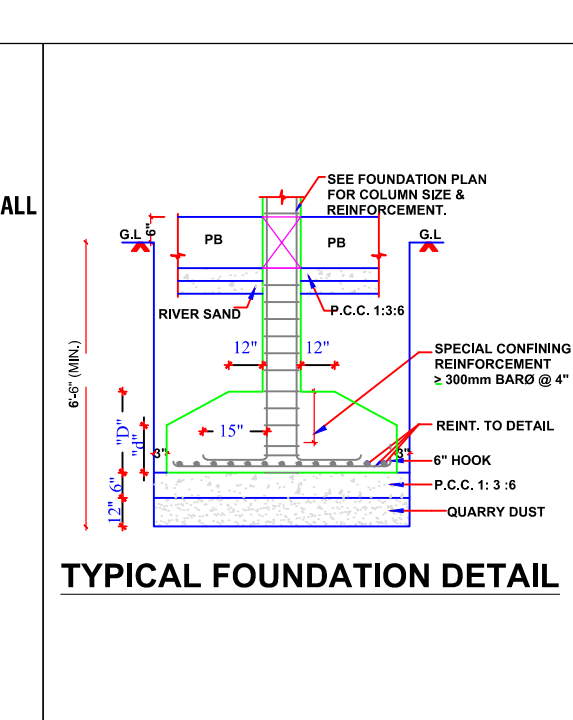
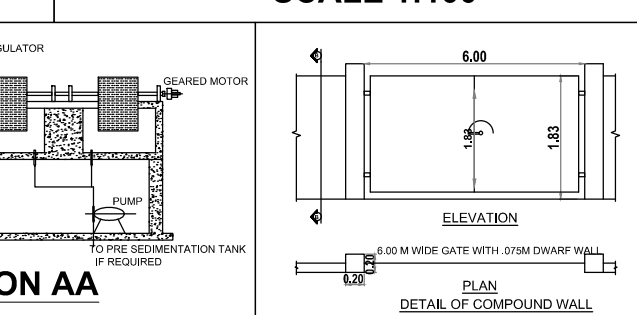
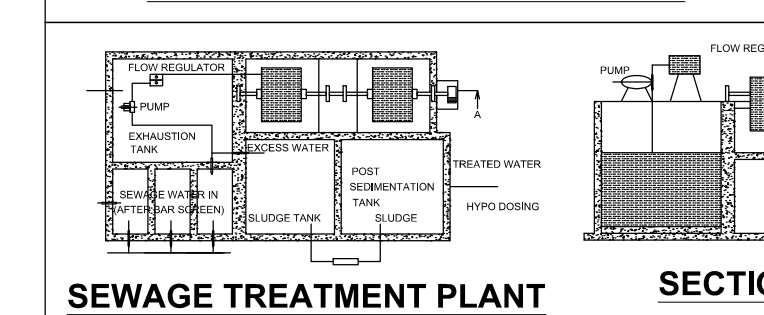
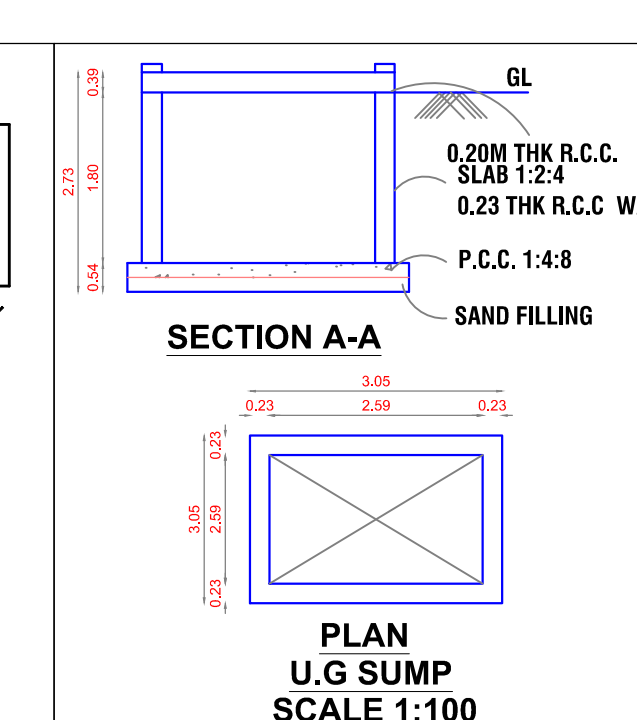
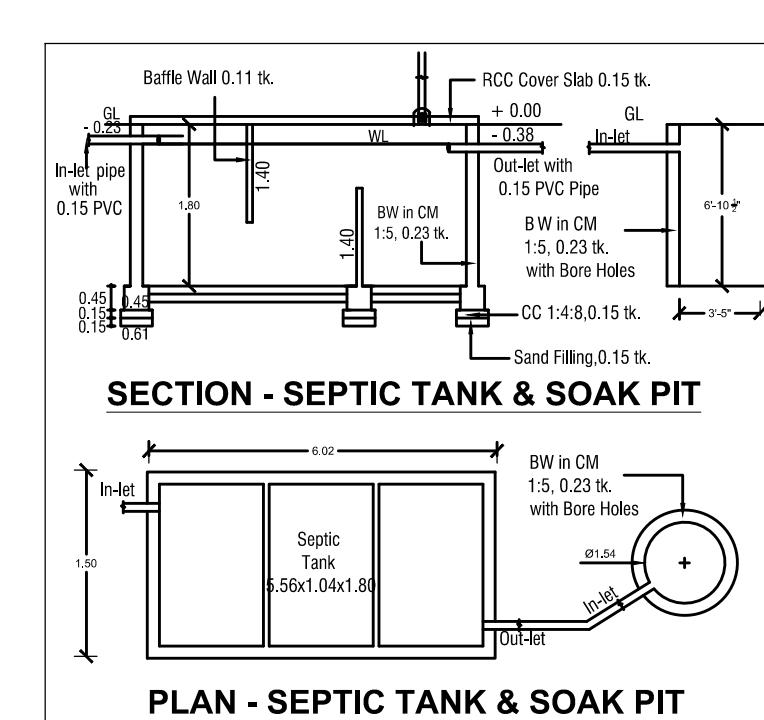
PLAN SHOWINGH PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (SHOPPING CENTRES) IN S.NO.21/2B1B, JAYALAKSHMI NAGAR OF THAIYUR-A VILLAGE AND PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT. THIRUPORUR PANCHAYAT UNION LIMIT.			
SCHEDULE OF JOINERY			
TYPE	DESCRIPTION	WIDTH	HEIGHT
D	DOOR	1.80 M	2.10 M
D1	DOOR	0.90 M	2.10 M
D2	DOOR	0.75 M	2.10 M
V	VENTILATOR	2.84 M	0.75 M
AREA STATEMENT IN SQM			
PLOT EXTENT [AS PER PATTU]		-	1400.00
PLOT EXTENT [AS PER SITE]		-	1392.11
PLOT EXTENT [AS PER DOC]		-	1382.75
SUPER IMPOSED BOUNDARY		-	1358.83
DISCRPTION	FSI	NON FSI	TOTAL
GROUND FLOOR	717.55	-	717.55
FIRST FLOOR	717.55	-	717.55
TERRACE FLOOR	-	91.89	91.89
TOTAL AREA	1435.10	91.89	1526.99
TOTAL FSI AREA = 1435.10 SQM			
FSI = 1435.10 / 1.056			
1358.83			
NO. OF COMMERCIAL UNITS = 3			
PARKING CALCULATION			
NOTE : ANNEXURE-IV (SEE RULE 38 (4) & 39 (8), CLAUSE-2 CONSIDERED AS SHOPS/SHOPPING CENTRES/ DEPARTMENTAL STORES/ SUPER MARKET			
TOTAL PLINTH AREA		1526.99 SQM	
75 % OF TOTAL PLINTH AREA		1145.24 SQM	
PARKING CALCULATED		1070.24 SQM	
Exculding (1st -75sqm)		-	
PARKING SLOT	REQUIRED	PROVIDED	
CAR	13	15	
TWO WHEELER	13	15	
PCP-CAR	2	2	
PCP-TWO WHEELER	2	2	
SANITARY CALCULATION (225 Members)			
NOTE : ANNEXURE-X (SEE RULE 54 (2) (B)), TABLE-1			
DESCRIPTION	REQUIRED	PROVIDED	
W.C FEMALE	8	8	
W.C MALE	5	9	
URINAL	4	6	
D.A TOILET	1	3	
WASH BASIN	9	11	
DRINKING WATER	1	6	



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN



TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
APPLICATION NO : SWP/ BPA/ 566729/ 2025
SCRUTINY NO : 31STY15G
FIRE NOC NO : 3326/ NOC/NMSB/2025
BUILDING TECHNICAL APPROVAL NO.
SWP/ COMMERCIAL BUILDING/
B.P/ M.L.P.A (C.D-5) NO. 83/2025

OWNER SIGNATURE :-

P. RAMKUMAR, B.E.
REGISTERED ENGINEER / GRADE - I
CGDIST / RE / Gr - I / 2024 / 11 / 013
No. 10, Ponniyammann Koil Street,
C. Pallavaram, Chennai - 600 043.
Mobile : 99529 72184

REGISTERED ENGINEER SIGNATURE

M. Muthuselvam
M. MUTHUSELVAM, M.E.,
Registered Geo - Technical Engineer
CMDA Reg. No. : GTE/2023/461
DTP Reg. No. : TVR/RIS/2023/461001
Dynamic Engineering Research Centre
Avadi, Chennai - 600 062.
Mob. : 98228 18700
Mail : derprojects@gmail.com
REGISTERED GEO TECHNICAL ENGINEER

J. PAKYASELVI ME
(Structural Engineer Grade - I)
Greater Chennai Corporation
Reg. No. : RSE : 100322019
District Town & Country Planning
Reg No: TVR/RIS/2023/461008
Plot No. 3480, THNS, Avadi, Chennai-600054.
Mob. : 9566271355 / 9952247966
REGISTERED STRUCTURAL 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.

