

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

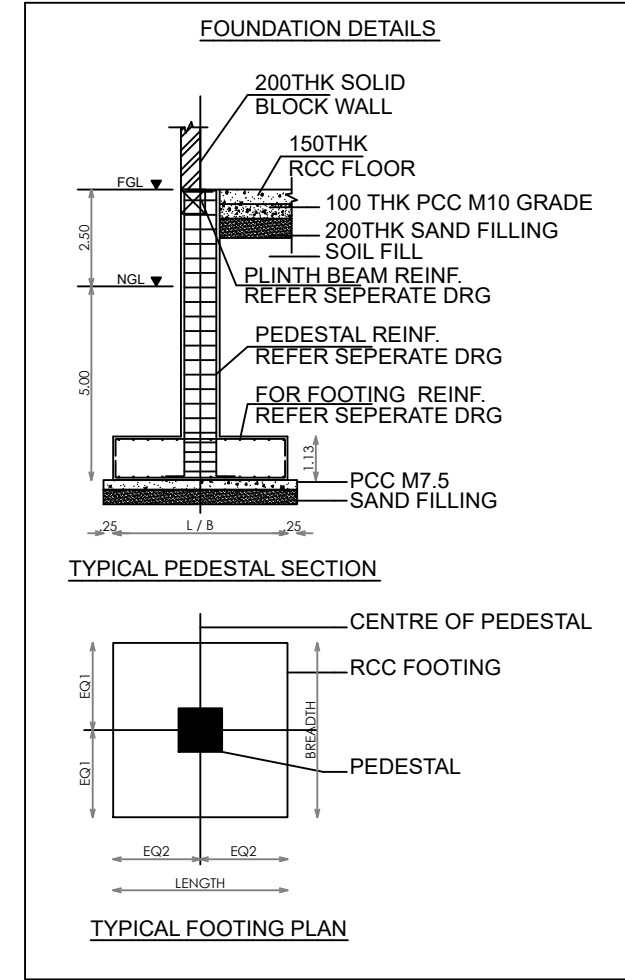
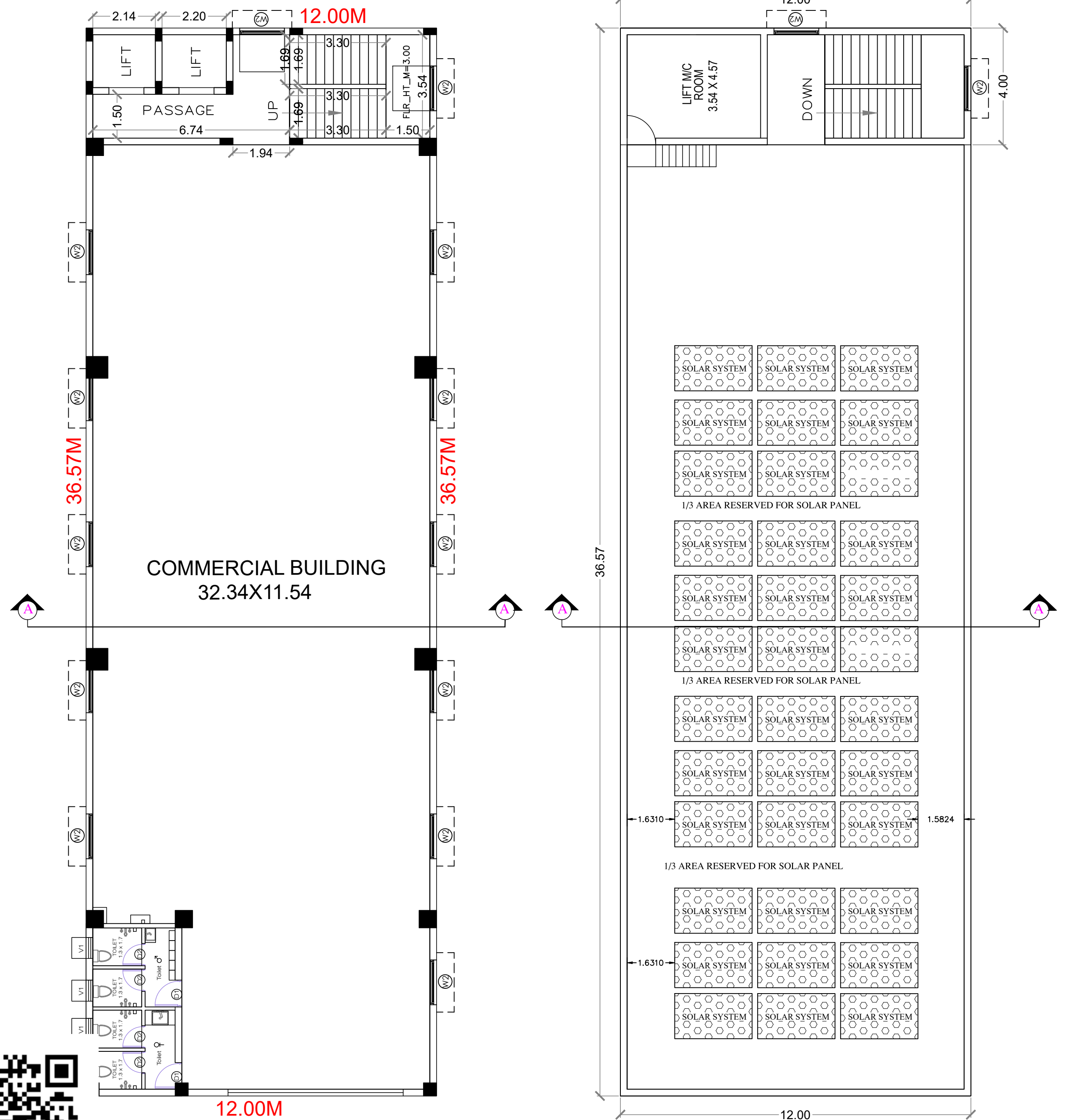
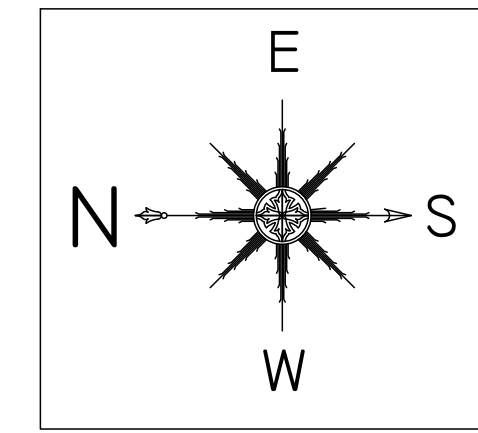
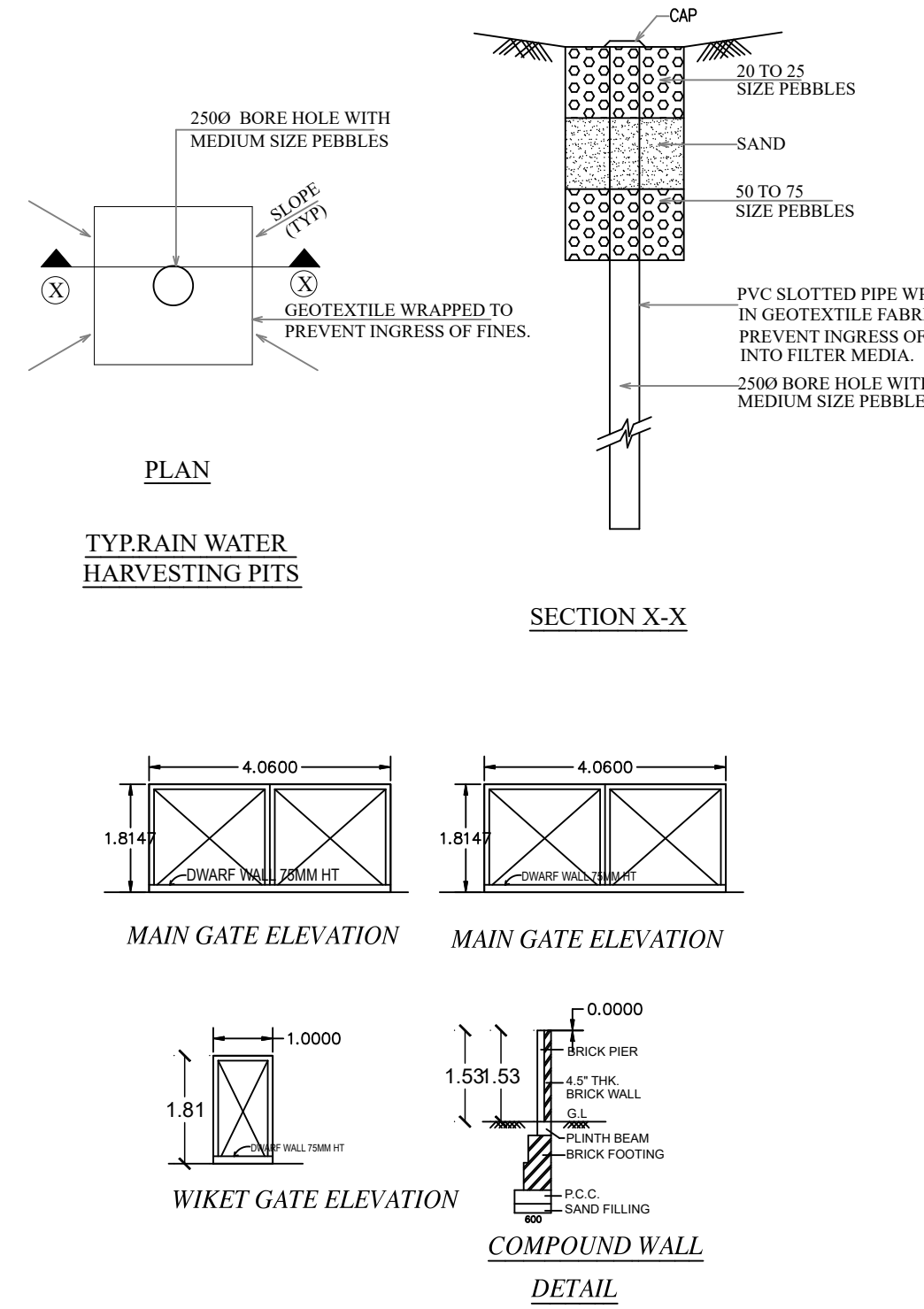
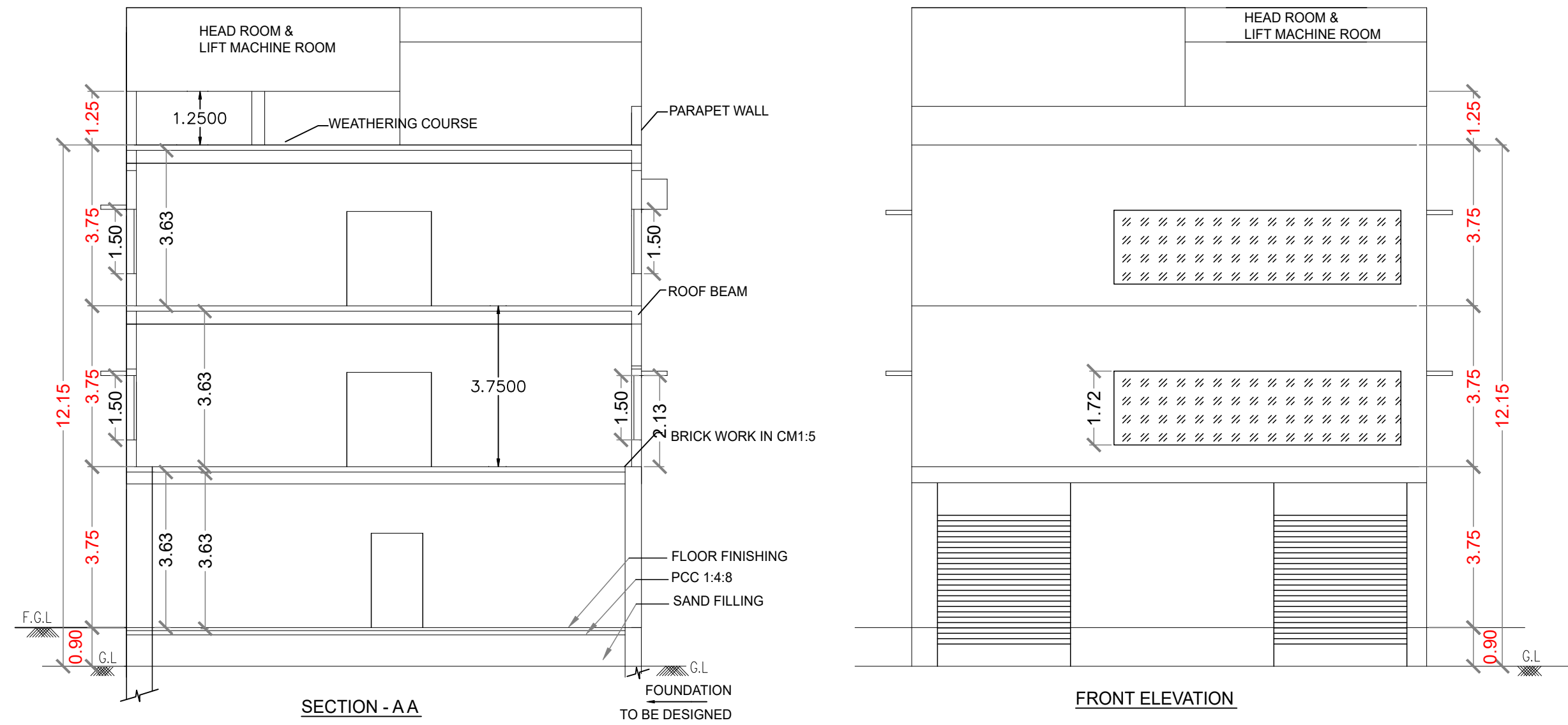
Building Plan

ISSUING AUTHORITY

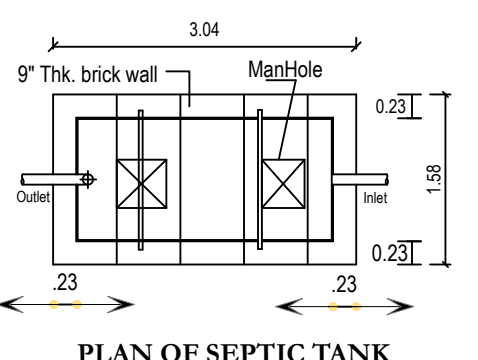
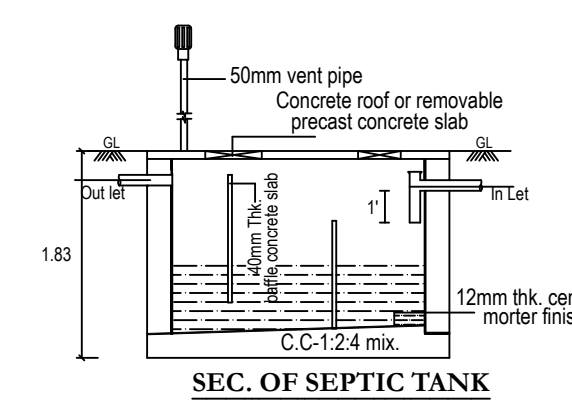
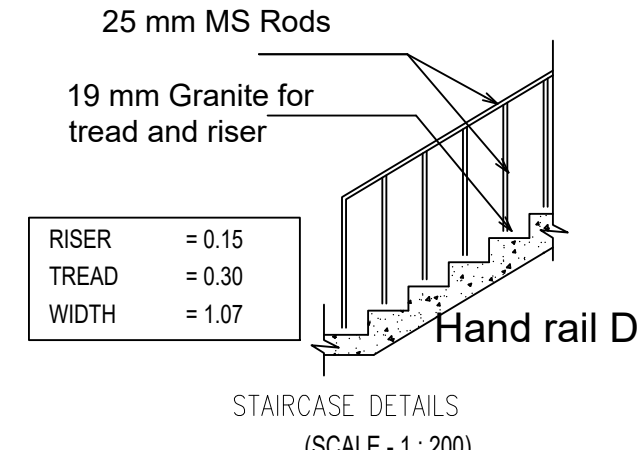
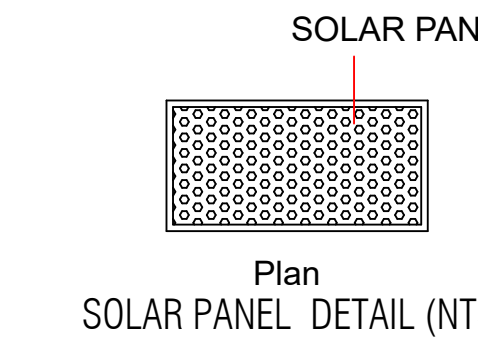
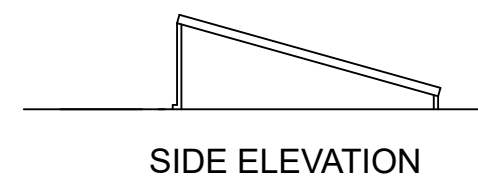
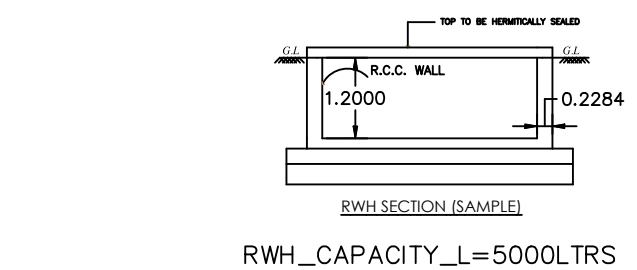
Rural Panchayat

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.



TOTAL NO OF WORKERS - MALE -15 FEMALE - 3		
SANITATION DETAILS		
DESCRIPTION	REQUIRED	PROVIDED
TOILET WATER CLOSET(GENTS)	2 NO	4 NOS
TOILET WATER CLOSET(LADIES)	2 NO	4 NOS
URINAL (GENTS)	1 NO	10 NOS
DRINKING WATER FOUNTAINS	2 NO	2 NO
WASH BASINS	2 NO	4 NO



- SPECIFICATION :-**
- SAND FILLING IN FOUNDATION AND BASEMENT
 - P.C.C 1:4:8 IN FOUNDATION AND BASEMENT AS LEVELING COURSE
 - R.C.C 1:2:4 COLUMN FOOTING WITH M30 CONCRETE
 - BRICK WORK IN 230 MM OUTER WALL, PARTITION CM 1:5 FOR BASEMENT, SUPER-STRUCTURE AND PARAPET WALL
 - R.C.C LINTELS BEAMS AND SLABS IN 1:2:4
 - WEATHERING COURSE IN BRICK JELLY LIME CONCRETE MORTAR WITH 2 COURSES OF PRESSED TILES LAID TO SLOPE
 - PLASTERING IN CM 1:4:8.
 - WINDOWS WITH UPVC DOUBLE GLAZING.

JOINERY DETAILS		
TYPES	DESCRIPTION	SIZE
D1	DOOR-1	1.20 X 2.10
D2	DOOR-2	0.76 X 2.10
W1	WINDOW	1.80 X 1.50
V	VENTILATOR	0.75X 0.75
RS	ROLLING SHUTTER	3.50X 2.70

AREA STATEMENT - LAND		
DESCRIPTION	AREA IN SQ.M	AREA IN Sq.ft
AS PER PATTI	2000.00	21527.00
AS PER SITE	2026.01	21807.00
AS PER DOCUMENT	2043.47	21995.00

AREA STATEMENT - PROPOSED BUILDING				
S.NO	FLOOR NAME	NET FSI AREA IN SQ.M	NON FSI DEDUCTION AREA IN SQ.M	TOTAL BUILD-UP AREA IN SQ.M
1.	GROUND FLOOR	438.90	--	438.90
2.	FIRST FLOOR	438.90	--	438.90
3.	SECOND FLOOR	438.90	--	438.90
4.	TERRACE FLOOR	--	48.00	48.00
TOTAL AREA		1316.70	48.00	1364.70

FLOOR SPACE INDEX (F.S.I) = $\frac{1316.70}{2000.00} = 0.65$

PLOT COVERAGE = $\frac{438.90}{2000.00} \times 100 = 21.94\%$

PARKING DETAILS		
PARKING DESCRIPTION	REQUIRED	PROVIDED
DA CAR PARKING	2 NOS	2 NOS
CAR PARKING	17 NOS	17 NOS
TOTAL CAR PARKING		19 NOS
DA TWO WHEELER PARKING	2 NOS	2 NOS
TWO WHEELER PARKING	17 NOS	20 NOS
TOTAL TWO WHEELER PARKING		22 NOS

COLOUR REFERENCE	
BOUNDARY	
ROAD	
PROPOSED BUILDING	

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING AT OLD MAHABALIPURAM ROAD, AS PER PATTI NEW SURVEY NO. 464/1D & 464/2D OF PADUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT - 603 103.

SCALE 1:100 SHEET.NO.02 / 02

R. G. G. G.
R. G. G. G.

OWNER / OCCUPIER

G. GUNA M.Tech (Structures), AIV
Structural Engineer Grade-II (SE)
CMDA : SE / II / 2024 / 7 / 0275
DTCP : TVR / RSE-II / 2024 / 029
No.9/5, Sri Ragavendra Enclave
Mathavan Street, Pammal - 600 075.
Email: gconchennai@gmail.com
Ph: 09566 163232

STRUCTURAL ENGINEER

E. BALAJI, B.E., A.M.I.E., A.I.V
DTCP Registered Engineer Grade-II (RE)
REG-11/2023/01003
Chartered Engineer (AM-1948094)
No. F1 Anusha Garden Phase-5,
Ramachandra Nagar, Medanandapuram,
Chennai-600 125 Mob No-96776 10132
Email - baleshri7@gmail.com

ARCHITECT / REGISTERED ENGINEER



TYPICAL FLOOR PLAN FIRST FLOOR & SECOND FLOOR

TYPICAL_FLOOR_PLAN=1,2

TERRACE FLOOR PLAN

OFFICE USE ONLY

TAMILNADU STATEWIDE SINGLE WINDOW PORTAL

File No : SWP/BPA/582698/2025/TCPP

SCRUTINY REFERENCE: JD4UT51P

SITE BOUNDARY SHOWN AS A To E BUILDING PLANNING

PERMISSION NO: SWP/B.P.A/M.L.P.A(C.D.-5) NO: 93/2025

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

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.

