

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 STILT FLOOR + 3 FLOORS COMMERCIAL(OFFICE) / RESIDENTIAL BUILDING AT NELLIKUPPAM ROAD, GUDUVANCHERI, TAMILNADU - 603202, PLOT NO:1A, 'M.G.CITY' COMPRISED IN NEW S.F.NO.417/18B IN KAYARAMBEDU VILLAGE,CHENGALPATTU TALUK & DISTRICT

DTCP- SUBDIVISION PLOT APPROVAL NO: 278/2024

TITLE:
DETAILED FLOOR PLAN

NOTES : (ALL DIMENSIONS ARE IN METRES.)


SCALE: SITE PLAN- 1:200

AS PER PATTA : 365.00 SQMT
AS PER DOCUMENT AREA : 364.64 SQMT

PROPOSED AREA STATEMENT (Sq.M)

FLOOR NAME	FSI AREA (SQM)	NON FSI AREA (SQM)	TOTAL BUILDUP AREA (SQM)
STILT FLOOR	17.13	213.59	230.72
FIRST FLOOR	230.72	----	230.72
SECOND FLOOR	230.72	----	230.72
THIRD FLOOR	230.72	----	230.72
TERRACE FLOOR - STAIRCASE AND LIFT HEAD ROOM	----	34.43	34.43
TOTAL AREA	709.29	248.02	957.31

FLOOR SPACE INDEX (FSI) = $\frac{709.29}{364.64} = 1.95$

PLOT COVERAGE (PC) = $\frac{230.72}{364.64} \times 100 = 63.27\%$

JOINERY DETAILS

DOOR	MD	2.40 X 2.40
DOOR	D1	1.80 X 2.40
DOOR	D2	0.90X2.40
DOOR	D3	0.75X2.10
WINDOW	W	2.40X2.10
WINDOW	W1	1.80X2.10
WINDOW	W2	1.20X2.10
WINDOW	W3	1.00X2.10
WINDOW	W4	0.80X2.10
FIXED GLASS	FG	1.83X2.10
VENTILATOR	V1	0.60X0.90



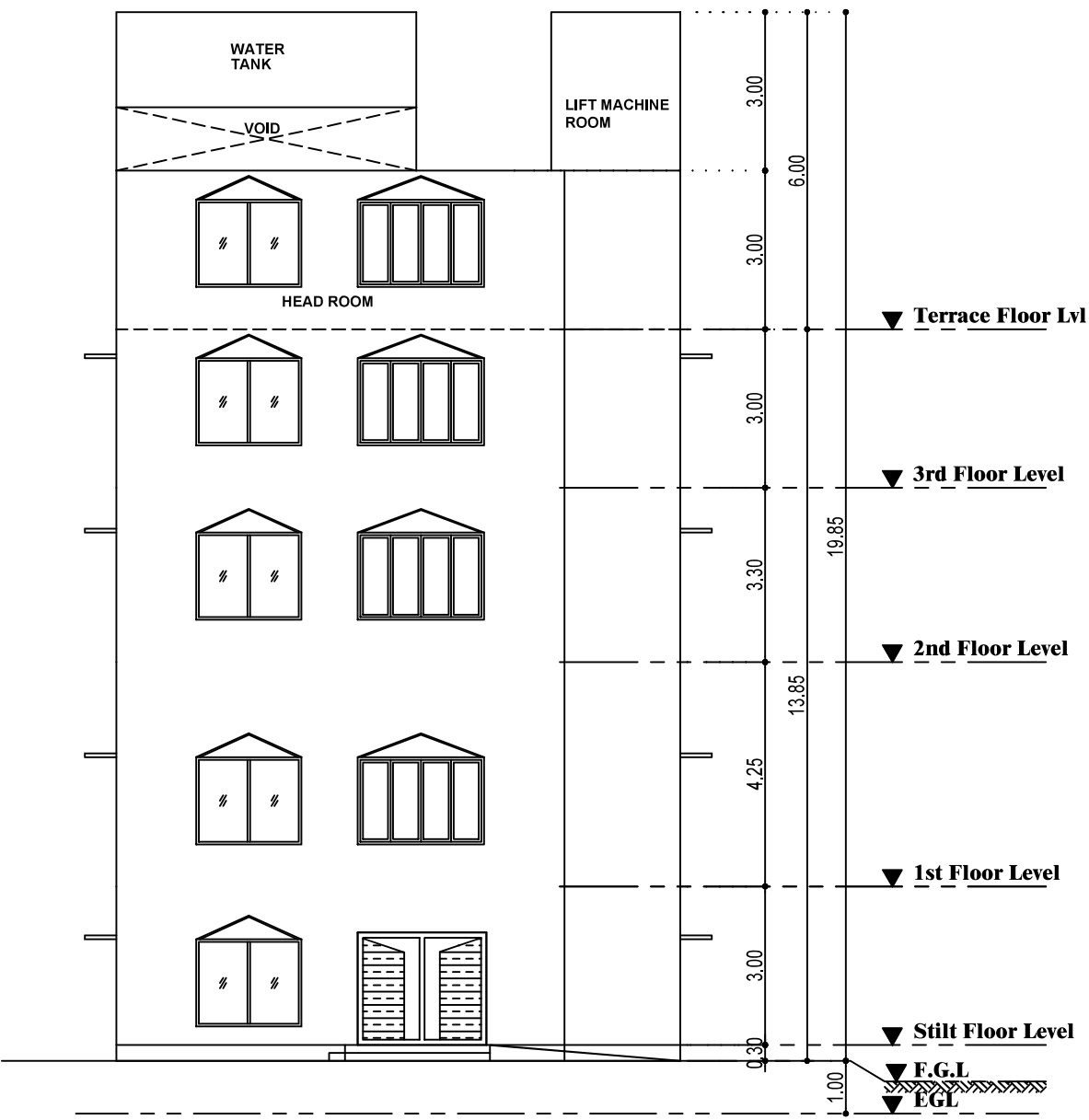

Mrs. SANGEETHA SUDHA
Mr. MADANMOHANRAJ. V
OWNER SIGNATURE


M. VENKATESAN, B.E.(Civil),
DTCP Registered Engineer Grade-II (RE)
Reg. No: RE/GR.II/VD/OCTOBER-2024/082
No.33/34, BajanaI Koil Street, Choolaimedu,
Chennai - 600 094. Ph: 7502424287.
Email ID: venkateshm791@gmail.com

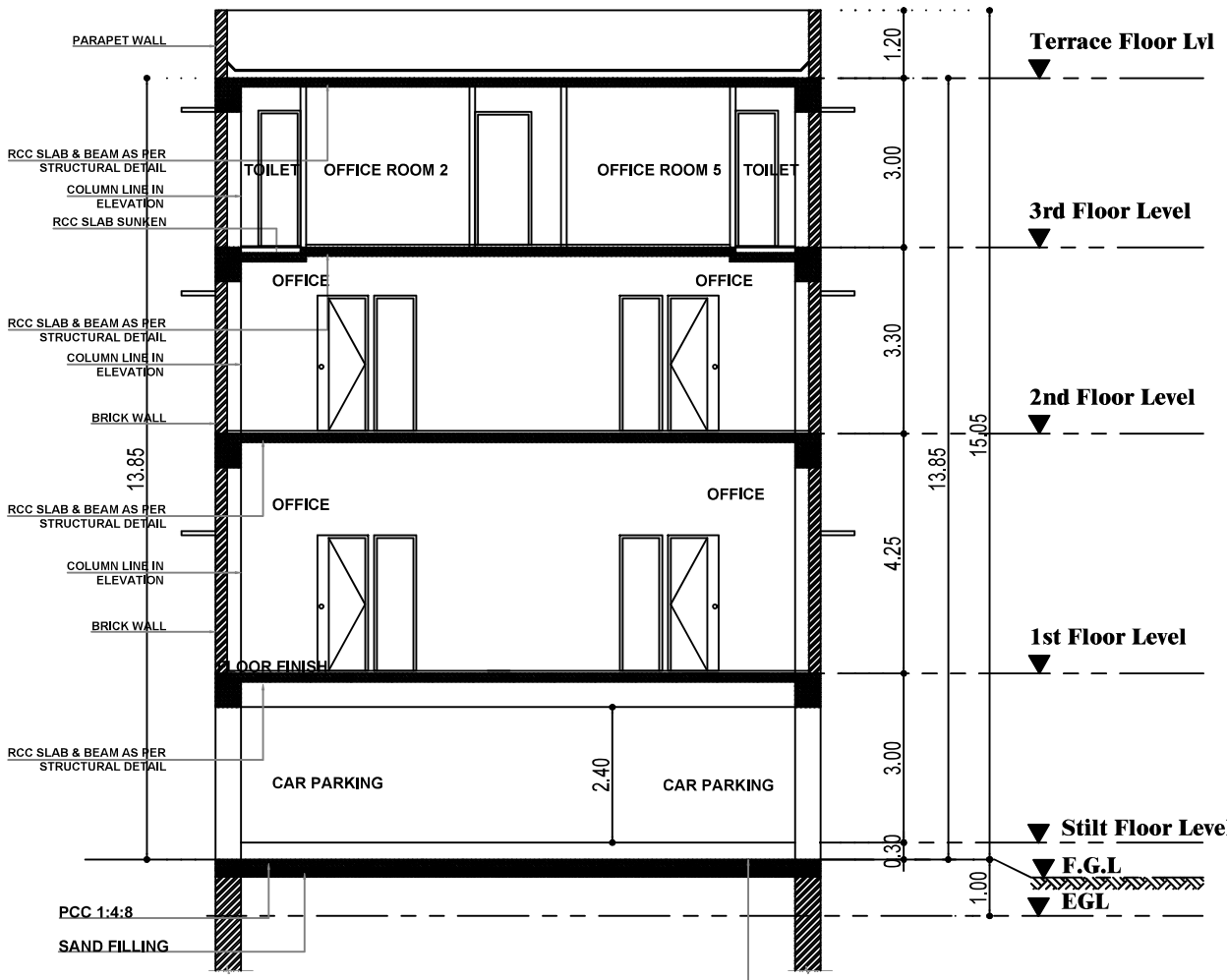
REGISTERED ENGINEER SIGNATURE


Er.M.GUNASEKARAN M.E(Struct), M.I.E, C.Eng (INDIA),
REGD. STRUCTURAL ENGINEER(GRADE-I)
SE/GR.I/SVG 01/25
M-1795465 (IEI)
14/18, MARIAMMAN KOVIL STREET, PEELAMEDU,
COIMBATORE-641 004, MOB: 9361414113

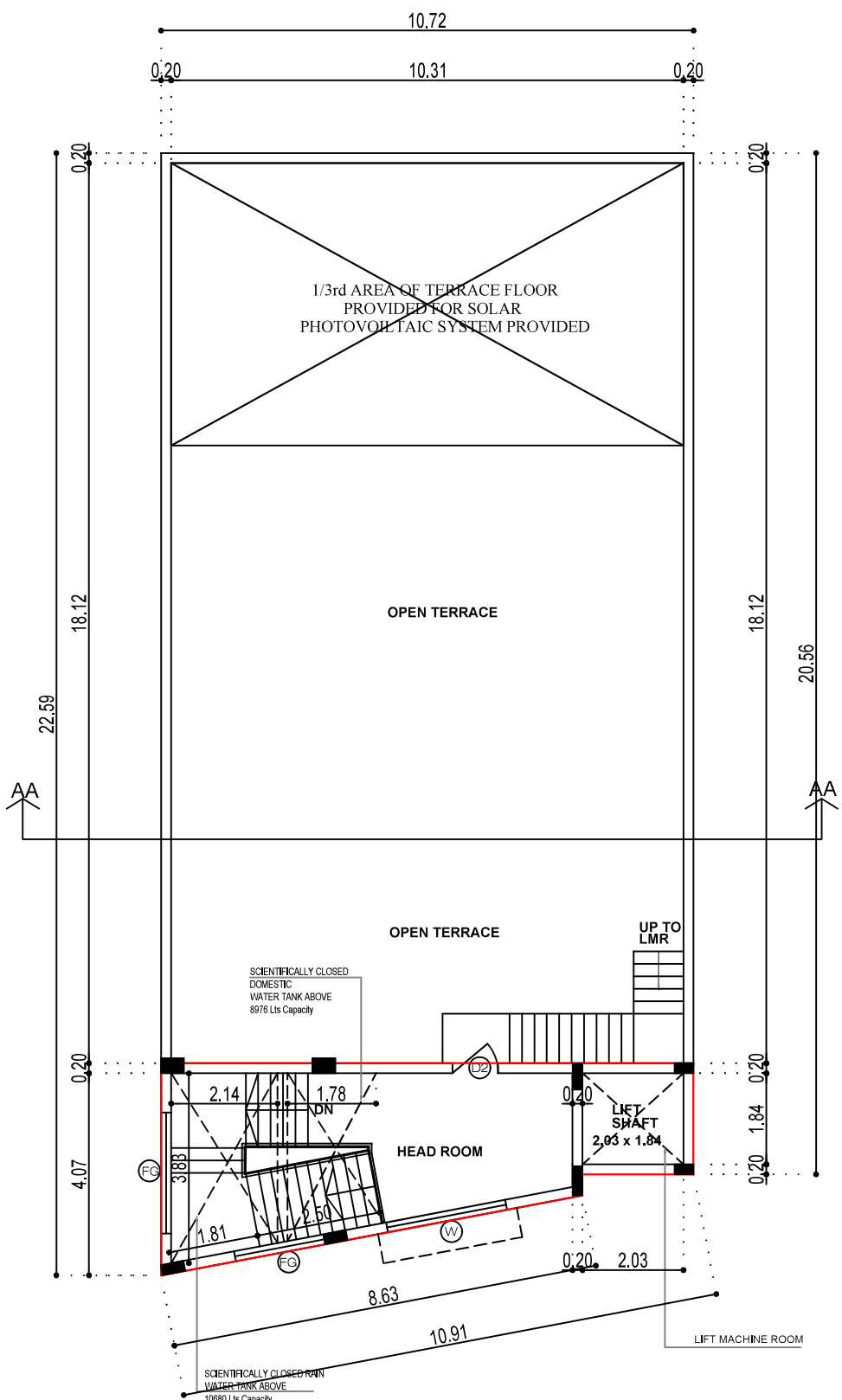
STRUCTURAL ENGINEER SIGNATURE



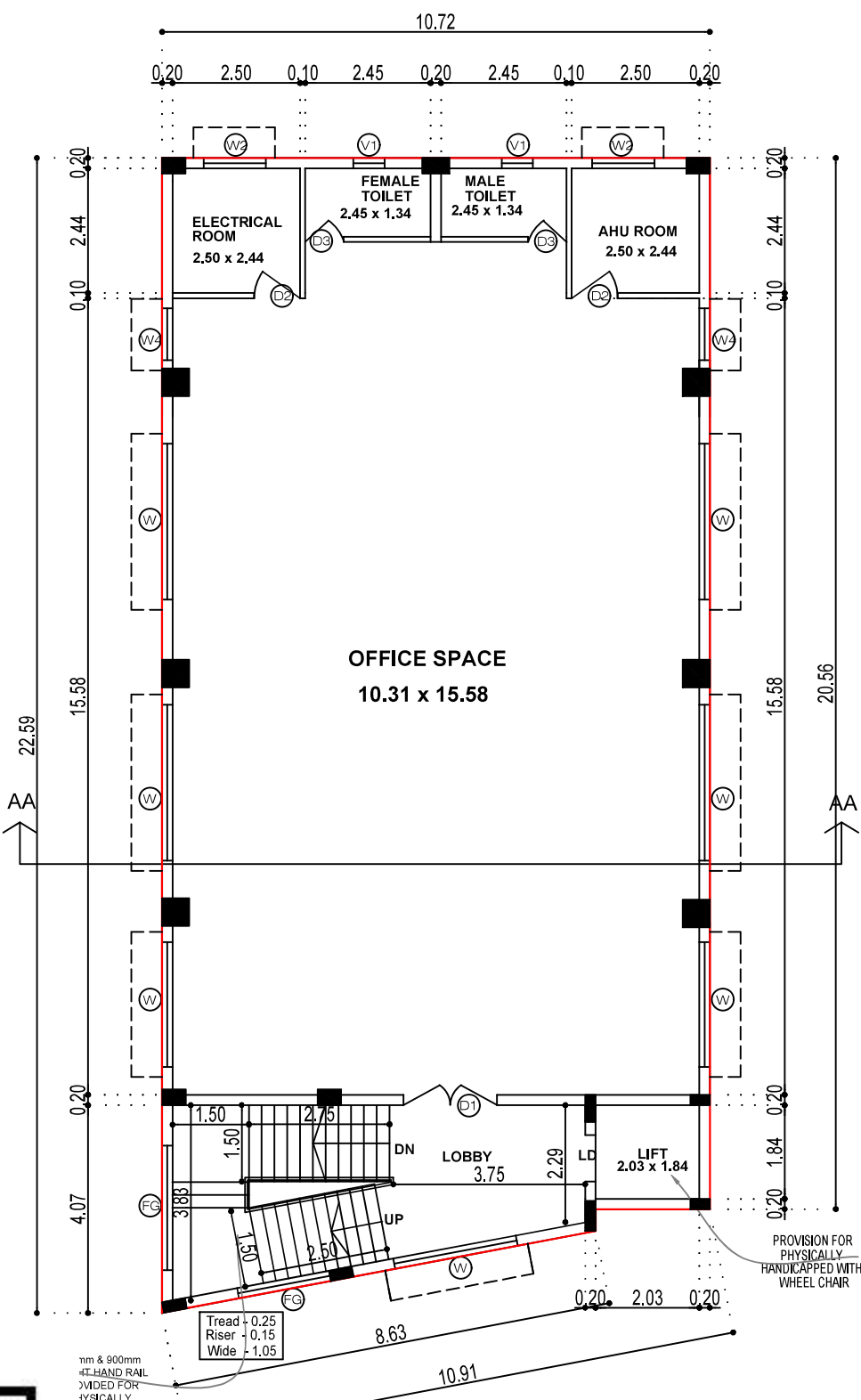
FRONT ELEVATION



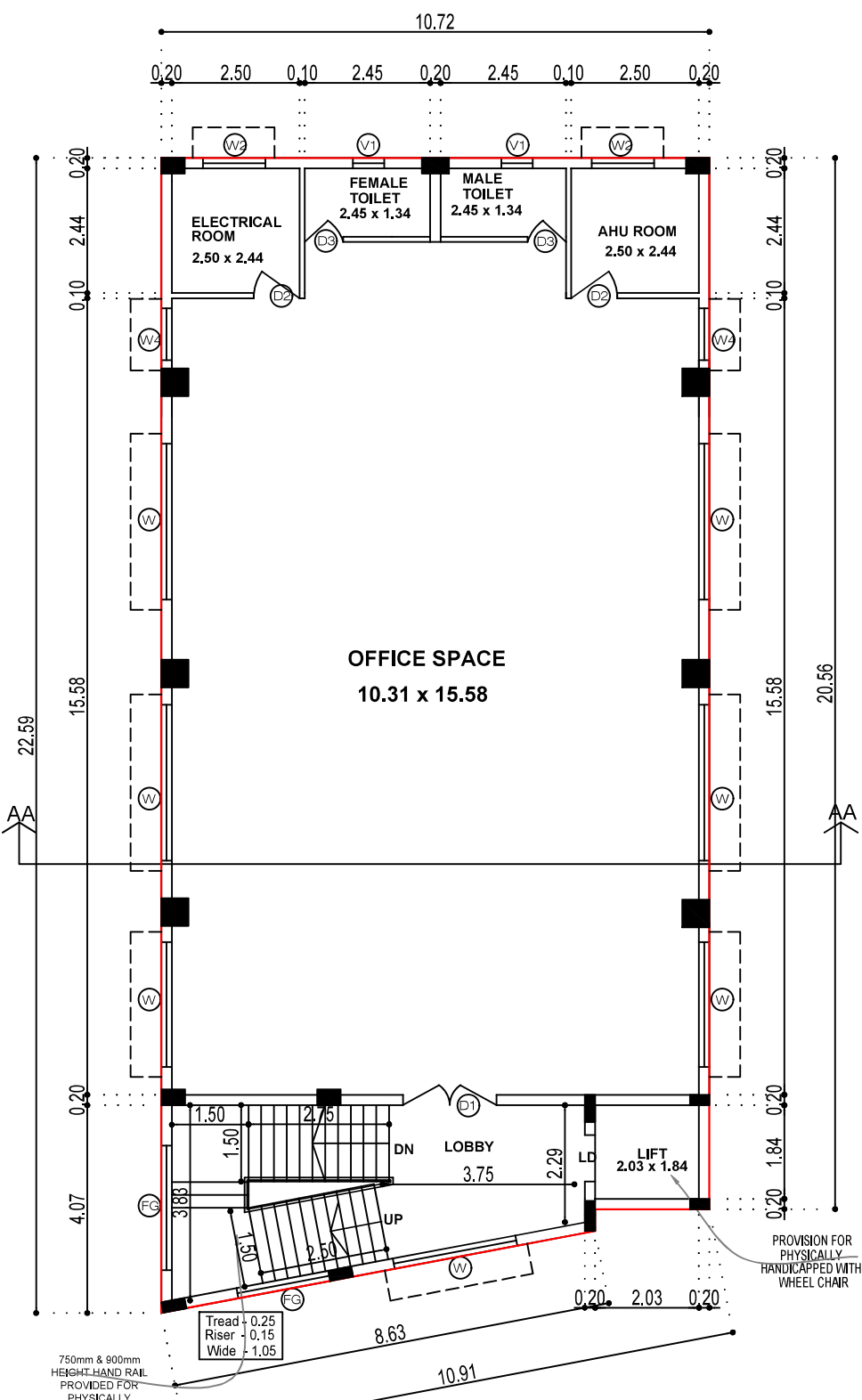
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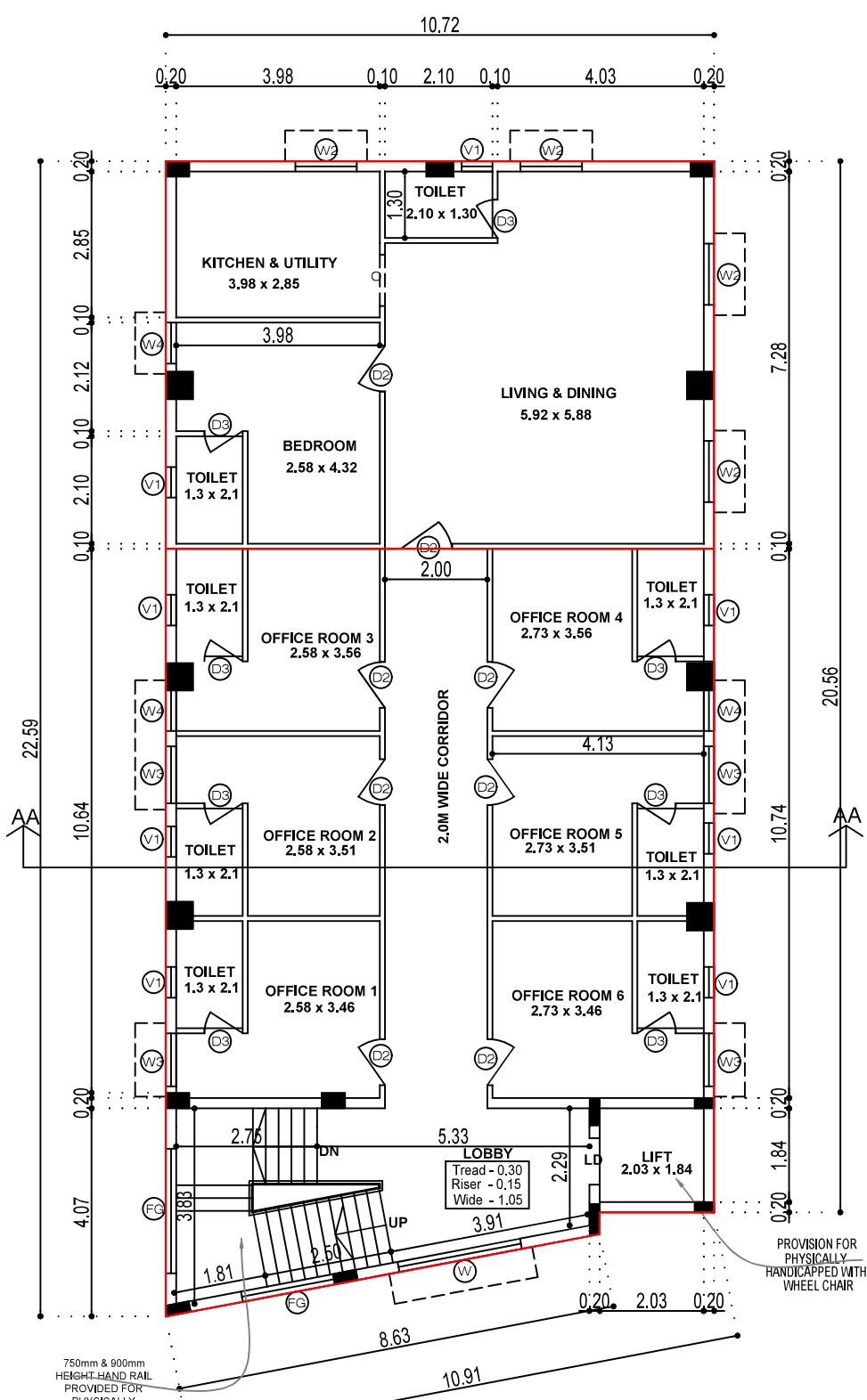
TERRACE FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOORS COMMERCIAL(OFFICE) / RESIDENTIAL BUILDING AT NELLIKUPPAM ROAD, GUDUVANCHERI, TAMILNADU - 603202, PLOT NO:1A, 'M.G.CITY' COMPRISED IN NEW S.F.NO.417/18B IN KAYARAMBEDU VILLAGE,CHENGALPATTU TALUK & DISTRICT

DTCP- LAYOUT APPROVAL NO: 278/2024

TITLE: SITE PLAN
NOTES : (ALL DIMENSIONS ARE IN METRES.)
SCALE: SITE PLAN- 1:200

AS PER PATTA : 365.00 SQMT
AS PER DOCUMENT AREA : 364.64 SQMT

PROPOSED AREA STATEMENT (Sq.M)

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COLOUR REFERENCE
ROAD
BOUNDARY
PROPOSED BUILDING
DRIVEWAY

PARKING DETAILS:

PARKING NAME	REQUIRED	PROVIDED
CAR	06 NOS	06 NOS
TWOWHEELER	21 NOS	21 NOS

Mrs. SANGEETHA SUDHA
Mr. MADANMOHANRAJ. V
OWNER SIGNATURE

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STRUCTURAL ENGINEER SIGNATURE

PARKING DETAILS:

FOR OFFICE AREA

1 car space for every 100sq.m of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof
NOTE: 75% OF FSI AREA = $610.96 \times 0.75 = 458.22$ SQM

CAR PARKING = $\frac{458.22}{100} = 4.58 \sim 5$ NO
VISITORS CAR PARKING= 1 NO

TWOWHEELER PARKING = $\frac{458.22}{25} = 18.32 \sim 18$ NOS
VISITORS TWOWHEELER PARKING= 2 NOS

(In addition to the parking spaces specified above, parking spaces for visitors shall be provided to the extent of 10% of the number stipulated above subject to a minimum of 1 car space and 1 Two wheeler space.)

FOR RESIDENTIAL AREA

1 Two wheeler space for every dwelling unit

NO OF DWELLING UNIT = 1 NOS

DWELLING UNIT AREA = 81.23×1 NOS = 81.23 SQM

Two Wheeler Parking -1 no

SANITARY DETAILS-RESIDENTIAL

Dwellings with individual conveniences shall have at least the following fittings:

(a) One bath room provided with a tap and a floor trap;

(b) One WC with flushing apparatus with an ablation tap

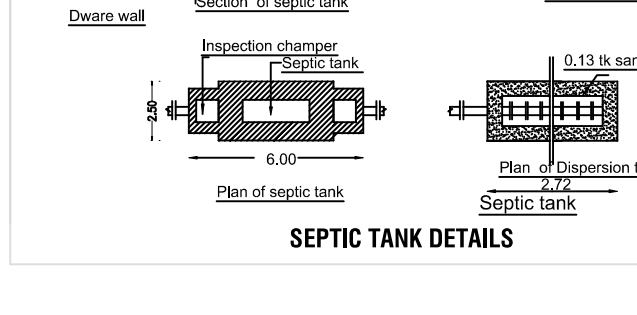
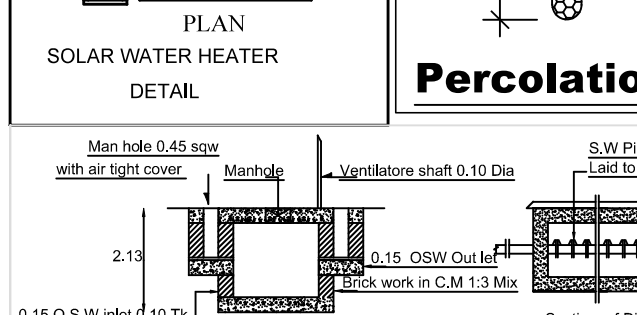
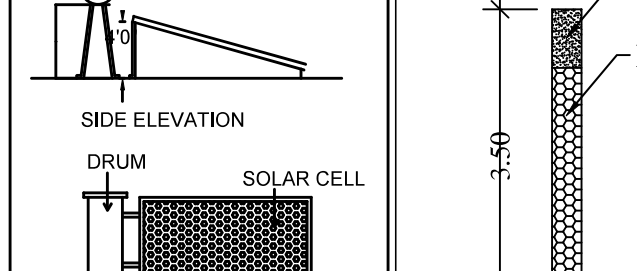
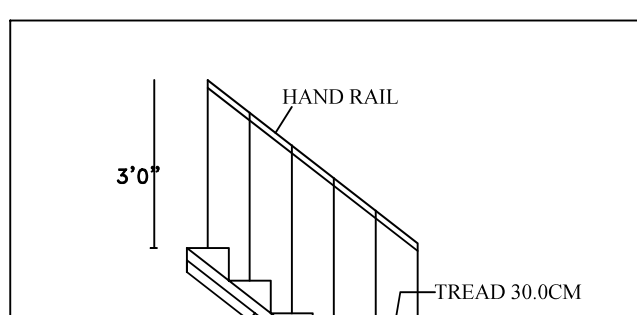
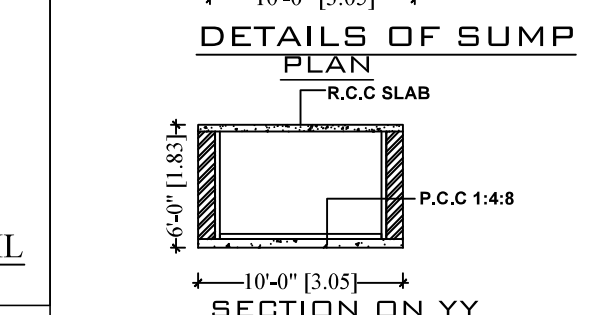
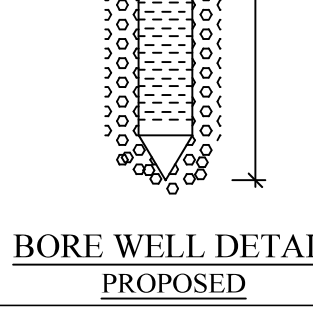
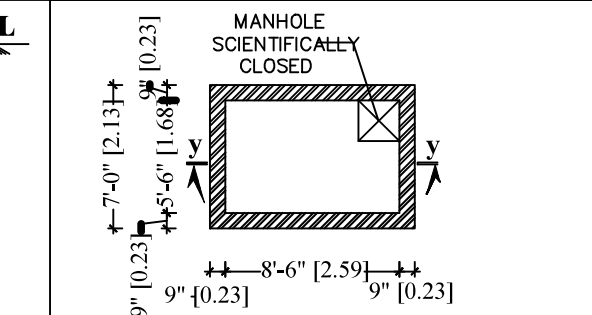
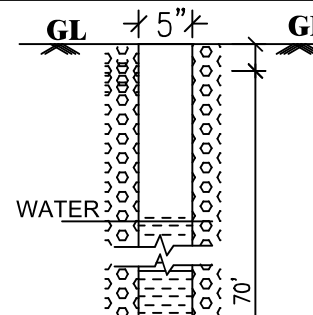
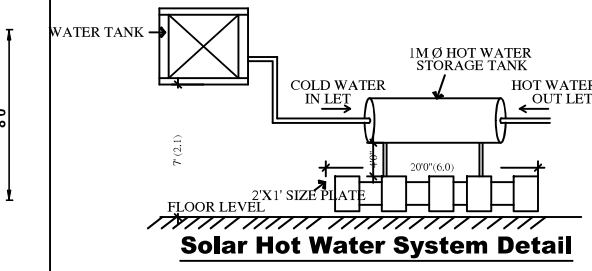
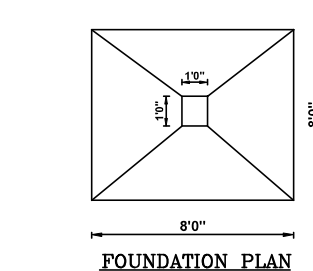
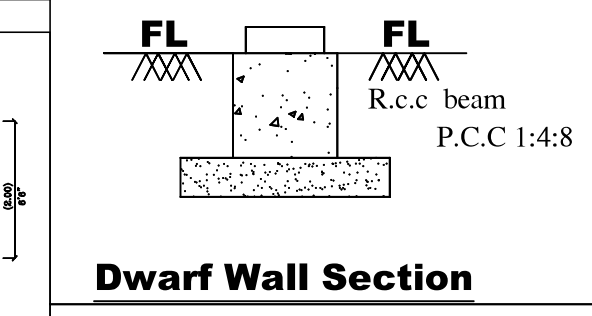
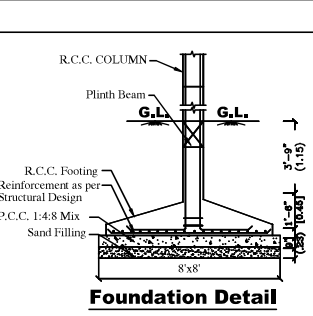
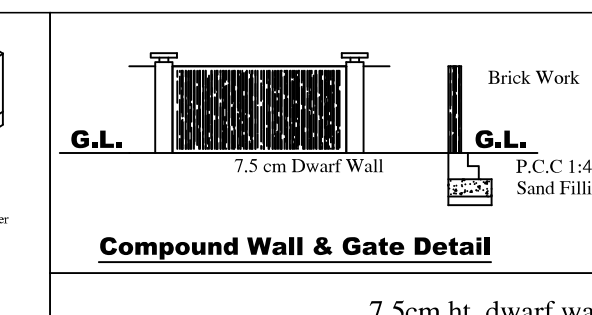
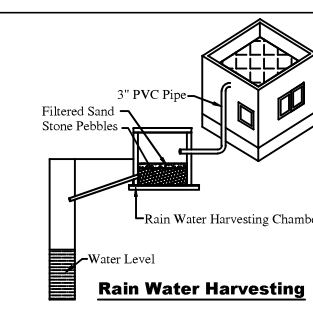
(c) One tap with a floor trap or a sink in kitchen or wash place.

	BATH	WC	TAP	KITCHEN TAP	KITCHEN SINK
1 DWELLING UNIT PROVIDED	1 NOS	1 NOS	4 NOS	1 NOS	1 NOS

SANITARY DETAILS-COMMERCIAL

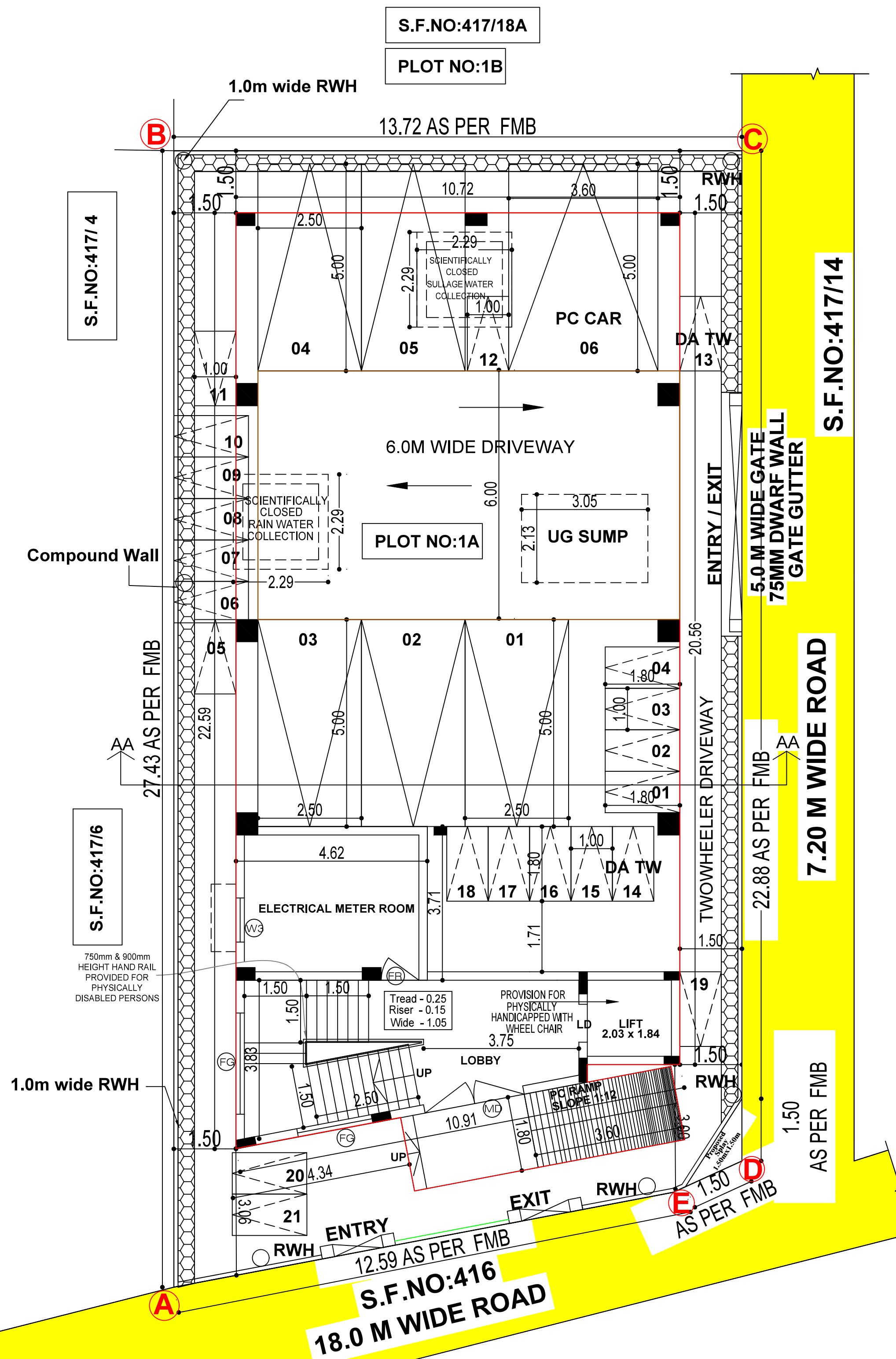
LABOURS FOR - 05 PERSON MENS AND 05 PERSON WOMENS

1 - 25 PERSONS	MALE WATER CLOSET	URINALS	DRINKING WATER
REQUIREMENT PROVIDED	1 NO 2 NOS	1 NO 2 NOS	1 for 7-20 persons 100 PERSONS ONE WATER REQUIREMENT SO PROVIDED 1 DRINKING WATER
1 - 15 PERSONS	FEMALE WATER CLOSET		
REQUIREMENT PROVIDED	1 NO 2 NOS	NILL	



NOTE: ALL BELOW UP DETAILS ARE NOT TO SCALE

Scrutiny Reference No: 7Q83CYOZ
Online Application No: SWP/BPA/620978/2025
Site Boundary Shown As: A - E
Building Technical Approval No:
SWP/ Commercial / Residential Building / A.D./D.T.C.P(CD3) No.109/2025



SITE CUM STILT FLOOR PLAN

Signature valid

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.

