

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

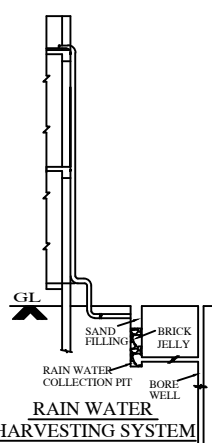
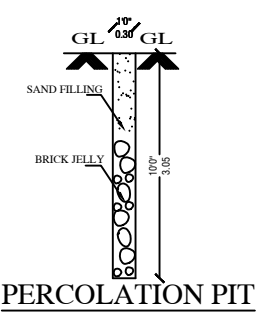
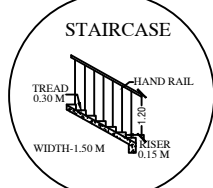
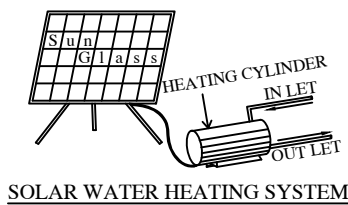
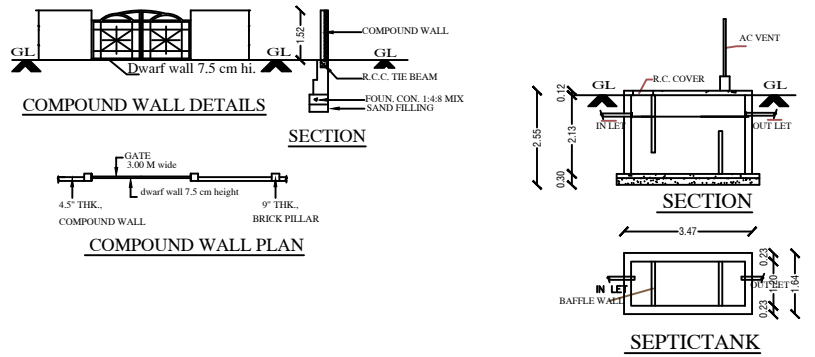
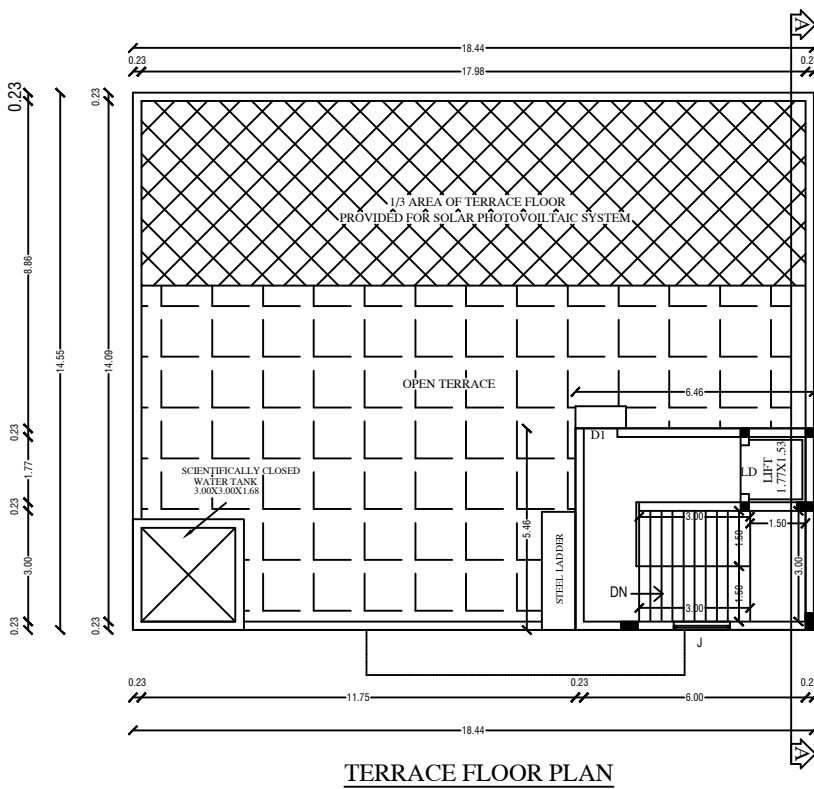
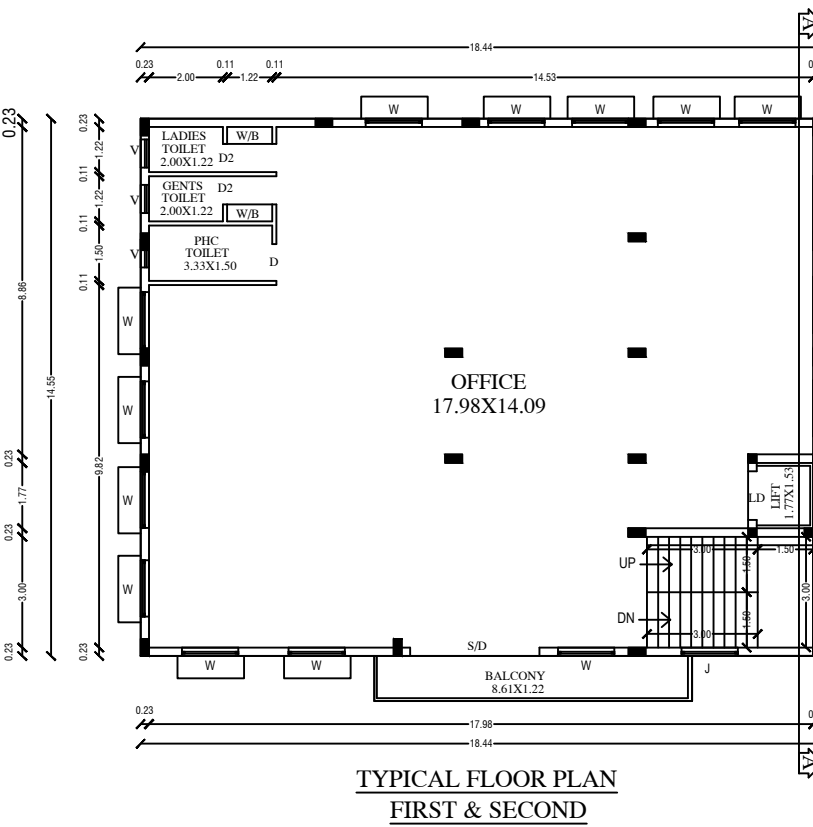
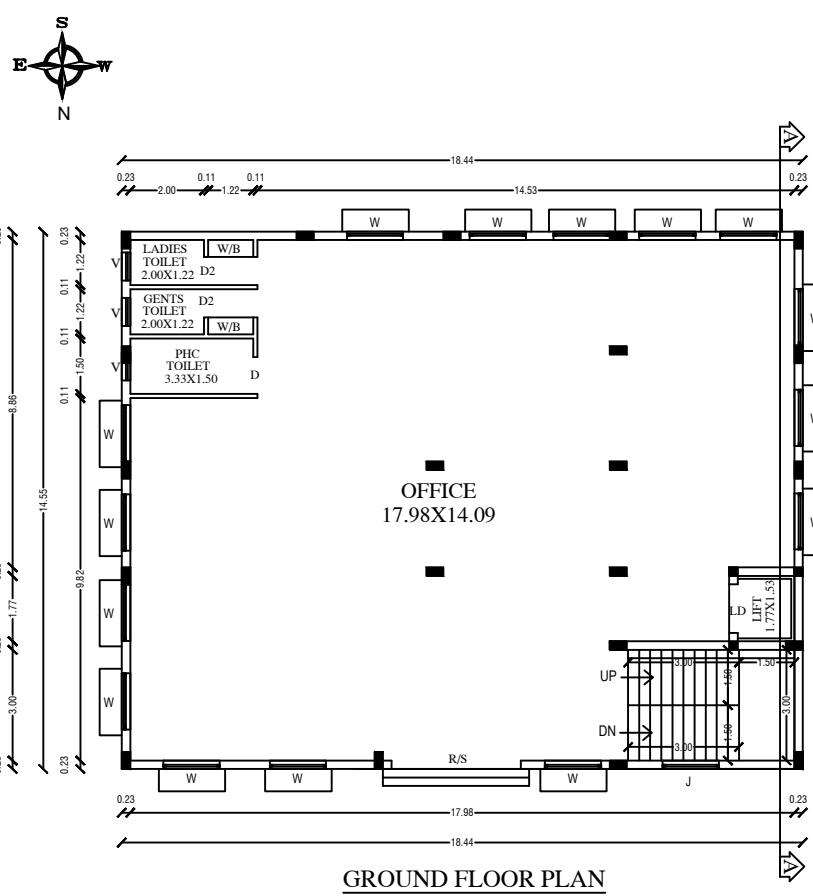
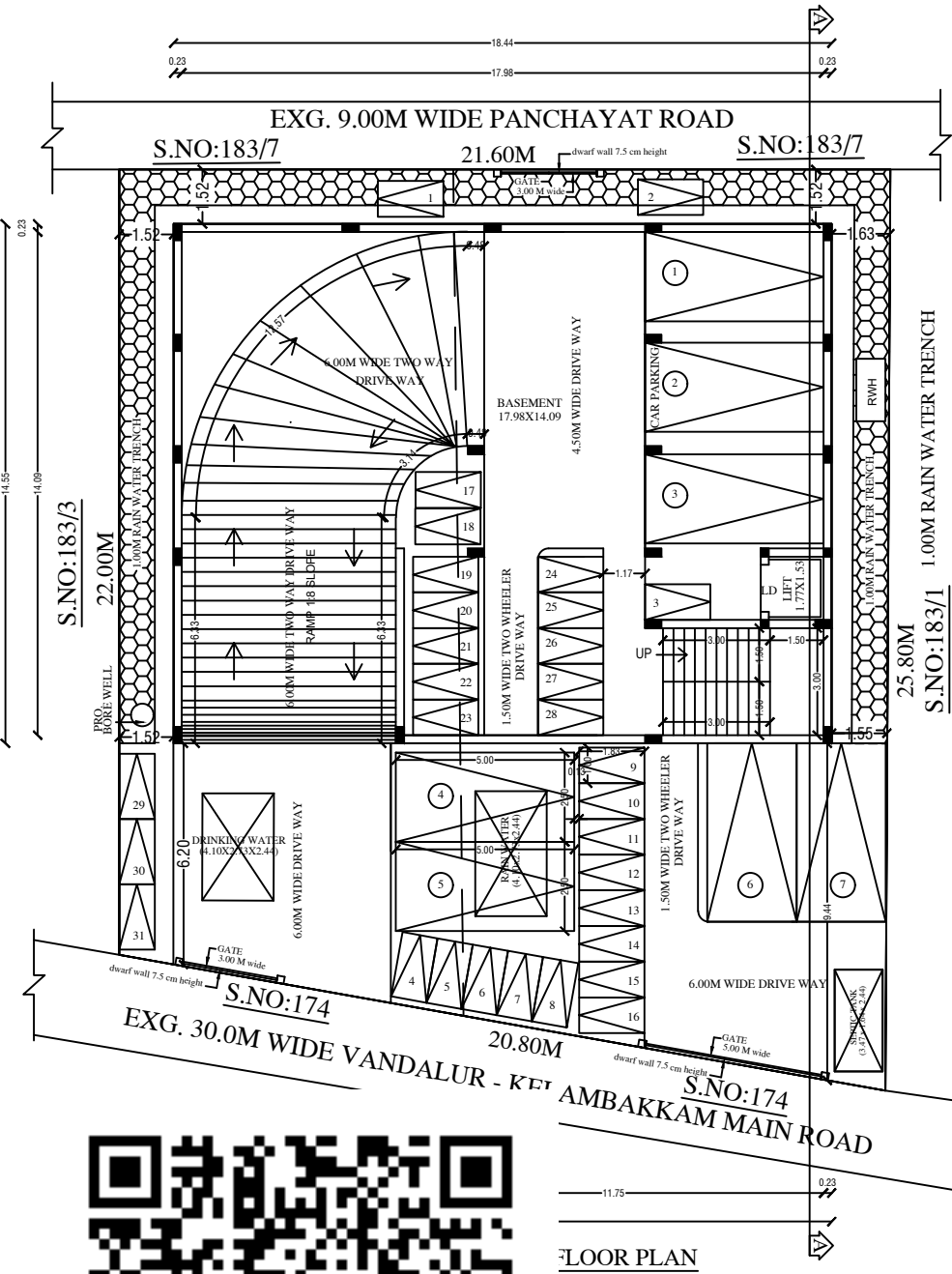
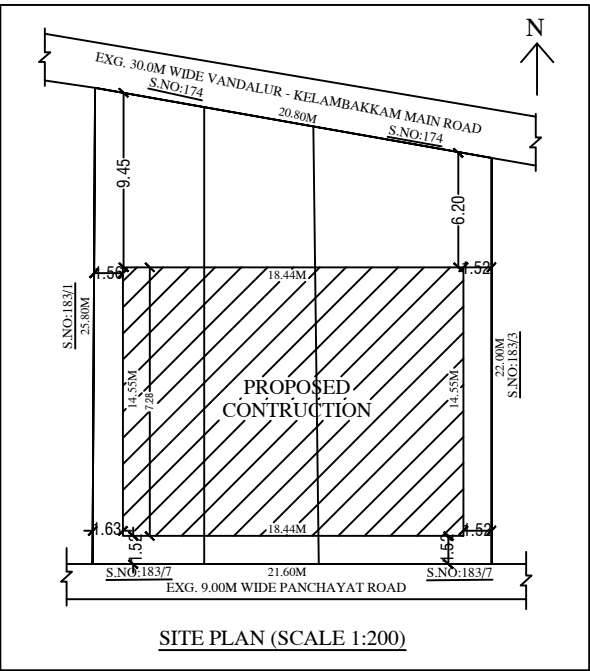
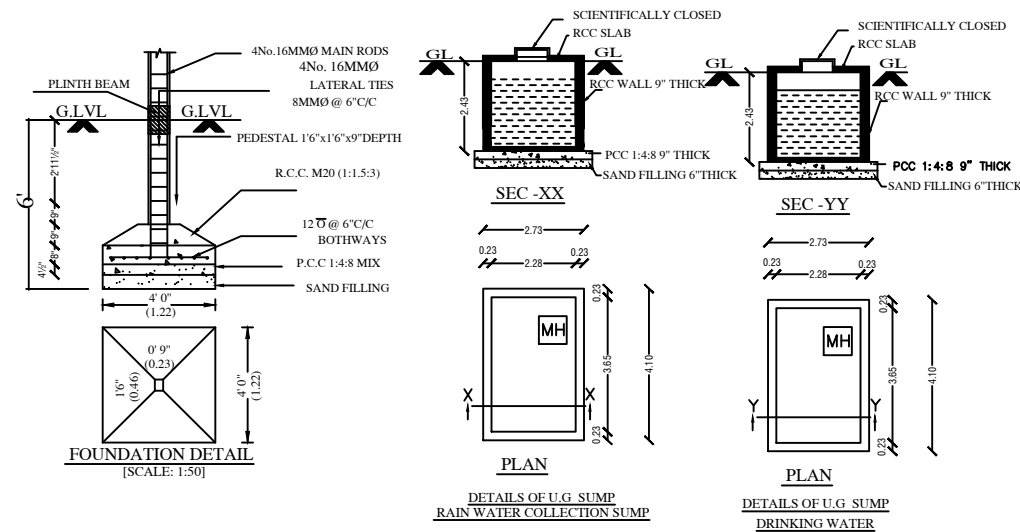
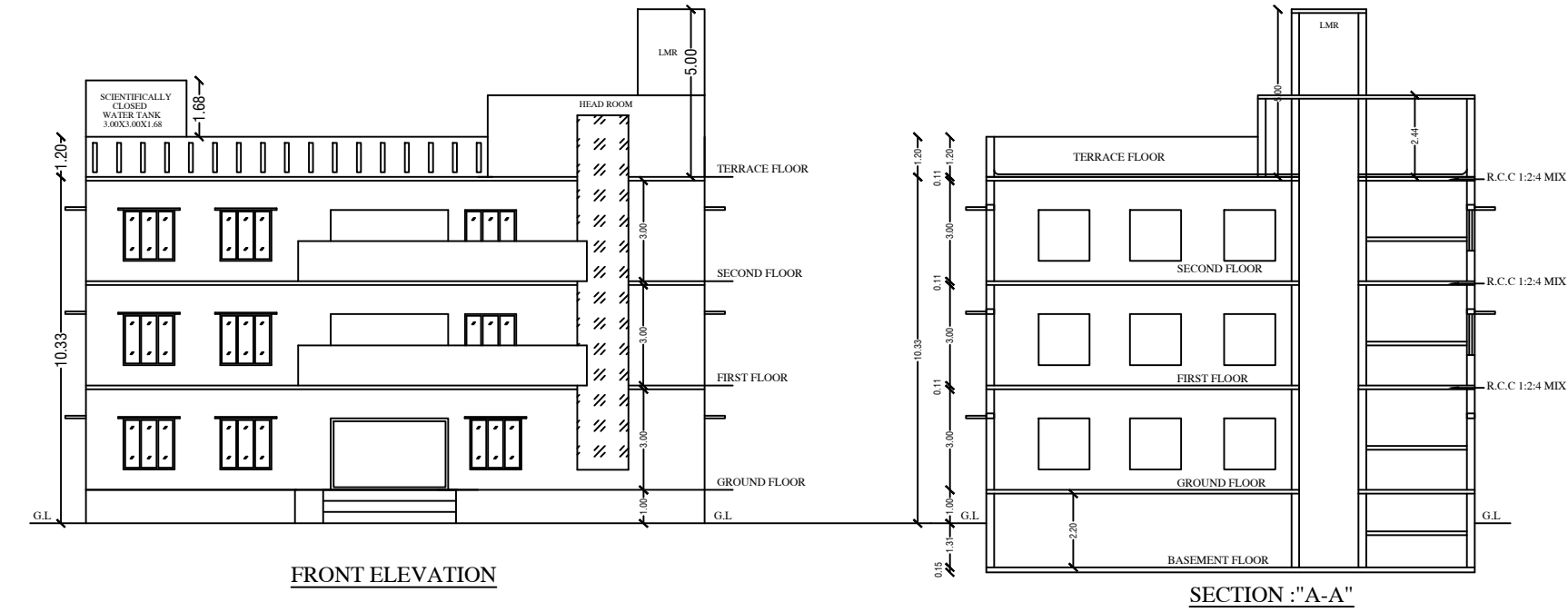
Rural Panchayat

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 BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR & SECOND FLOOR CONSTRUCTION OF COMMERCIAL BUILDING AT "VANDALUR TO KELAMBAKKAM MAIN ROAD" IN OLD S.NO:165B/2 PART, AS PER PATTA NEW S.NOS:183/2,183/22 & 183/23 PATTA NOS:124, 105 & 106 OF RATHINAMANGALAM VILLAGE, VENGADAMANGALAM PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.

SCALE:1:100



AREA DETAILS IN SQMT				
PLOT AREA (AS PER DOCUMENT)		523.13 Sq.mt		
PLOT AREA (AS PER PATTA)		523.00 Sq.mt		
SUPER IMPOSED AREA		514.77 Sq.mt		
DESCRIPTION	FSI AREA Sqmts	NON FSI AREA Sqmts	BUILTUP AREA Sqmts	
BASEMENT FLOOR	-	268.24	268.24	
GROUND FLOOR	268.24	-	268.24	
FIRST FLOOR	278.73	-	278.73	
SECOND FLOOR	278.73	-	278.73	
HEAD ROOM & LIFT	-	35.25	35.25	
TOTAL AREA	825.70	303.49	1129.19	
FSI = $\frac{825.70}{514.77} = 1.60$				
COVERAGE = 0.53				
JOINERIES				
ROLLING SHUTTER	RS	2.44 X 2.13		
DOOR	D	1.00 X 2.13		
DOOR	D1	0.91 X 2.13		
DOOR	D2	0.76 X 2.13		
DOOR	D3	1.37 X 2.13		
WINDOW	W	1.52 X 1.52		
JOLLY	J	1.52 X 1.52		
VENTILATOR	V	0.76 X 0.76		
COLOUR INDEX		STAIRCASE DETAIL		
PROPOSED			WIDTH 1.50 M	
EXG.ROAD			RAISE 0.15 M	
SITE BOUNDARY			TREAD 0.30 M	
ALL DIMENSION ARE IN Mtr				
PARKING DETAILS				
PARKING	REQUIRED	PROVIDED		
CAR PARKING (75% OF PLINTH AREA)	07 Nos	07 Nos		
CAR PARKING (VISITOR)	1 Nos	1 Nos		
TWO WHEELER PARKING	31 Nos	31 Nos		
SANITATION DETAILS				
DESCRIPTION (PRO. CONSTRUCTION)	REQUIRED		PROPOSED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET	3 Nos	2 Nos	3Nos	3 Nos
WASH BASINS	4 Nos		6 Nos	
DRINKING WATER	4 Nos		6 Nos	
OWNER:  Br.A.SENTHIL KUMAR M.Tech. (Struc), MIE, CE, HAYDANS ENGINEERS Registered Structural Engineer Grade 1 District Town & Country Planner Reg.No:TVLR/RSE/Gr-1/2021/11/000				
STRUCTURAL ENGINEER:  R. GANESAN, B.Tech. REGISTERED ENGINEER (DTCP) CGLDIST/RE/Gr-1/2024/09/009 ROYAL PLANNERS No. 28/B, Phoenix Towers, Venkatesan Street, West Tambaram, Chennai - 600045. Ph: 044 - 2226 4216				
REGISTERED ENGINEER:				
ONLINE APPLICATION NO:SWP/BPA/664869/2025				
Scrutiny Reference No. 8LO3GM8L				
SWP/Commercial Building/A.D./D.T.C.P (CD3) No.128/2025.				

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

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

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

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.

