PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

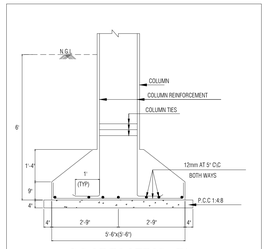
ISSUING AUTHORITY
DTCP

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.

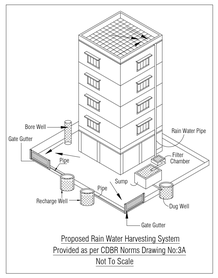
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate



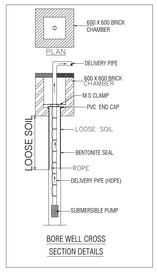
C.S OF FOOTING - F1

TYPICAL FOOTING DETAILS

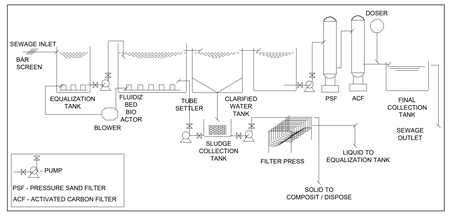


Proposed Rain Water Harvesting System
Provided as per CDBR Norms Drawing No:3A
Not To Scale

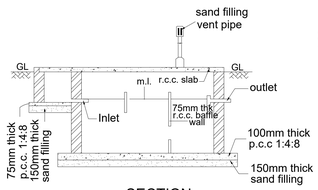
RAIN WATER HARVESTING



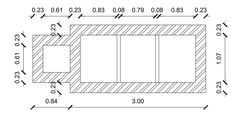
BORE WELL CROSS
SECTION DETAILS



SEWERAGE TREATMENT PLANT (STP)



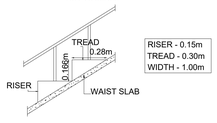
SECTION



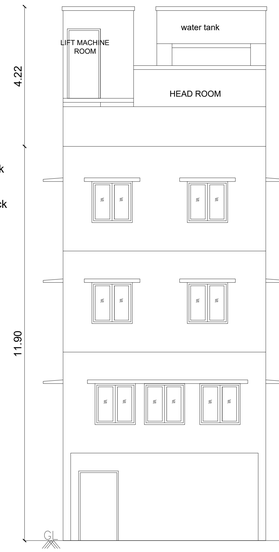
PLAN

SEPTIC TANK

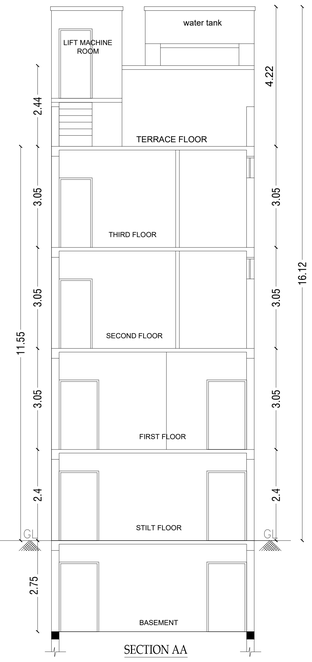
NOT TO SCALE



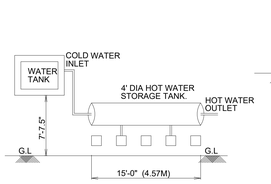
STAIRCASE DETAILS
(SCALE : NTS)



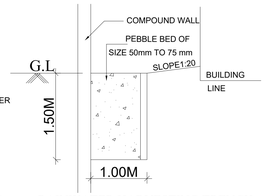
FRONT ELEVATION



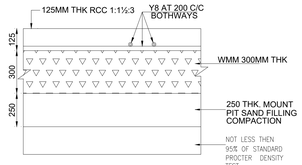
SECTION AA



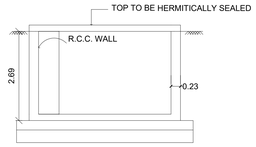
SOLAR HOT WATER SYSTEM DETAIL



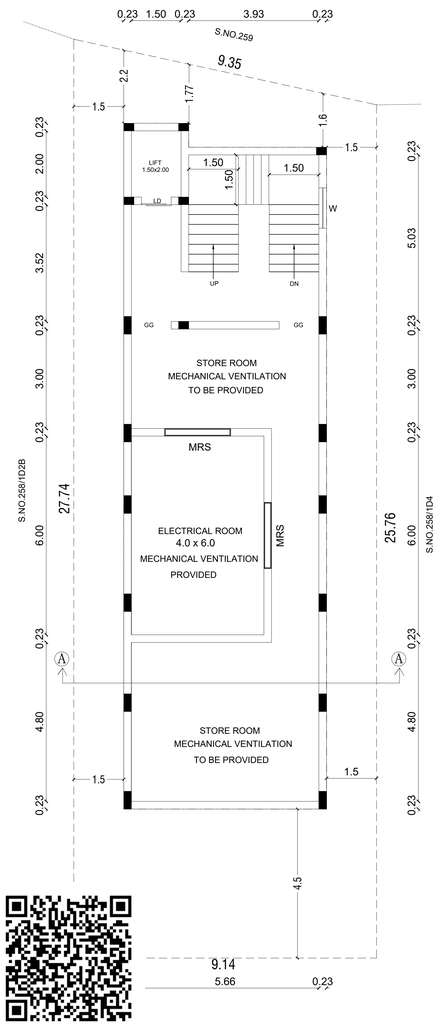
RAINWATER HARVESTING TRENCH
NOT TO SCALE



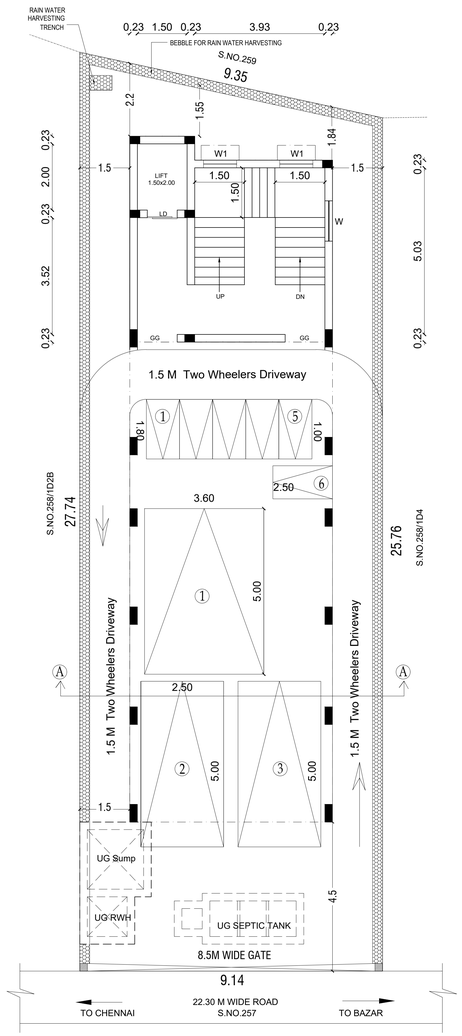
TYPICAL CROSS SECTION OF ROAD



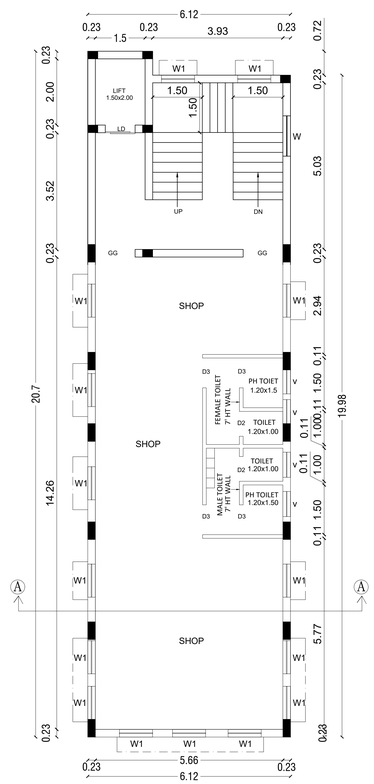
RWH CAPACITY L=5000LTRS



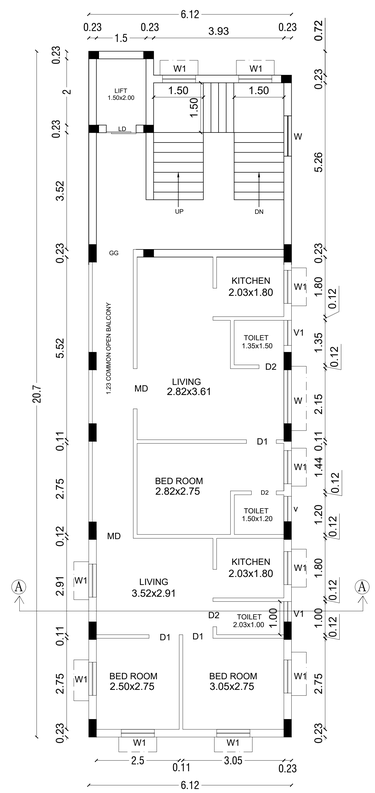
SITE CUM BASEMENT FLOOR PLAN



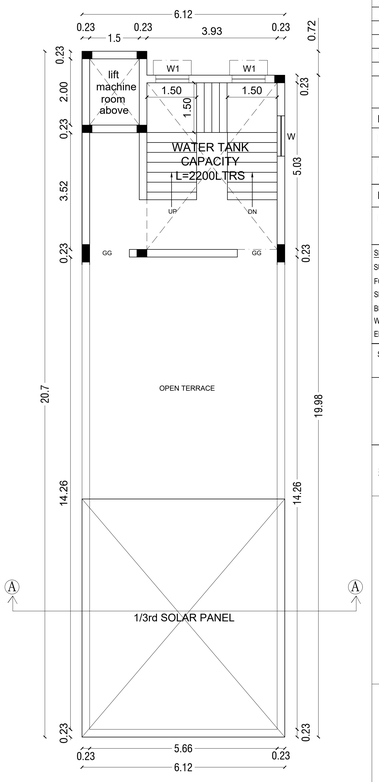
SITE CUM STILT FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL SECOND & THIRD FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL CUM COMMERCIAL BUILDING IN OLD S.NO.258/1D,NEW S.NO.258/1D3, PATTA NO.1646, AT V.NO.119 OF ACHARAPAKKAM VILLAGE, ACHARAPAKKAM TOWN PANCHAYAT, MADURANTHAGAM TALUK, CHENGALPATTU DISTRICT.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	DOOR	1.07 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
D3	DOOR	0.90 x 2.13
W	WINDOW	1.83 x 1.37
W1	WINDOW	1.22 x 1.37
V	VENTILATOR	0.76 x 0.90
MRS	METAL ROLLING SHUTTER	2.00 x 2.10
GG	GRILL GATE	1.20 x 2.10

SPECIFICATIONS :-

1. R.C.C FOOTING & COLUMN IN CONCRETE M25
2. SUPER STRUCTURE :BRICKWORK SET IN cm1:5
3. R.C.C M25 FOR LINTELS,BEAMS &SLABS
4. P.C.C 1:4:8 FOR FLOOR LEVELLING COURSE
5. P.C.C 1:5:10 IN BASEMENT FOR FOUNDATION
6. JOINERY WITH T.W FLUSH DOORS & T.W GLAZED WINDOWS & VENTILATORS
7. 3 COATS OF CEMENT PAINT TO INSIDE & OUT SIDE WALLS
8. 2 COATS OF ENAMEL PAINTS OVER ONE COAT OF PRIMER FOR JOINERY, GRILL WORK,ETC
9. WEATHERING COURSE OVER ROOF SLAB 3" THICK WITH BRICK JELLY LIME CONCRETE AND ONE LAYER OF PRESSED TILES ON TOP

AREA STATEMENTS	Sq.FT	Sq.M
AS PER PATTA	2626.00	244.00
AS PER DOCUMENT	2632.00	244.51
AS PER FMB	2626.00	244.00

AREA STATEMENT	F.S.I (SQM)	NON F.S.I (SQM)	TOTAL AREA (SQM)	USAGE
BAESMENT FLOOR AREA	123.69	-	123.69	Store room
STILT FLOOR AREA	35.01	88.68	123.69	Parking
FIRST FLOOR AREA	123.69	-	123.69	Commercial
SECOND FLOOR AREA	123.69	-	123.69	Residential
THIRD FLOOR AREA	123.69	-	123.69	
HEAD ROOM		24.10	24.10	Terrace Floor
TOTAL BUILTUP AREA	529.77	112.78	642.55	

REFERENCE

DESCRIPTION	CALCULATION	PROPOSED
PLOT COVERAGE	$\frac{123.69}{244}$ X 100	50.73%
FLOOR AREA RATIO	$\frac{529.77}{244}$	2.17
DESCRIPTION	REQUIRED	PROPOSED
PARKING AREA	CARS : 02 nos Two wheelers : Nil	03 nos (Including visitors) 06 nos

SPECIFICATION:

SUPER STRUCTURE : 9"TK B.W IN C.M 1:5
FOUNDATION : RCC COLUMN FOUNDATION
SLAB : RCC 1:2:4 4.5"TK
BEAM /LINTEL SUNSHADE : RCC 1:2:4
WEATHERING COURSIVE WITH PRESSED TILES
ELECTRIFICATION WORK CONCELLED WIRING

WWT - WASTE WATER TANK
OHT - OVER HEAD TANK
RWH - RAIN WATER HARVESTING
SWHS - SOLAR WATER HEATING SYSTEM
FE - FIRE EXTINGUISHER
EA - EMERGENCY ALARM
SB - SAND BUCKET

SCALE : 1"=32'
[1:100]

COLOR INDEX
SITE BOUNDARY
EXISTING ROAD
PROPOSED BUILDING

SIGNATURE OF THE APPLICANT

Er. V.KOVENTHAN, M.Tech (Structures)
Registered Structural Engineer - Gr-I
DTCP Reg. No: CGLDIST/SE/Gr-I/2023/12/009
& CMDA Reg. No: SE/2024/4/0020
# F3, Saivardha Apartment, 9th Street,
Venkatesapuram, Vandalur, Chennai-600 048.
Mobile: 9894980988
STRUCTURAL ENGINEER

M.PACKIYANATHAN, B.Arch,AIIA
Registered Architect CA/2010/48263
Regd. DTCP CGLDIST/RCE/2019/05/006
No:133, 'M' Street, Thiruvalluvar Nagar,
New Washermenpet, Chennai-600 081.
ARCHITECT / ENGINEER

FOR OFFICE USE ONLY
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
DCR Number : DCR520256ULK8
Online Application : SWP/BPA/672129/2025
Scrutiny Reference: EVS8MX27

PLANNING PERMISSION NO
SWP/Commercial cum Residential Building/A.D/DTCP(CD3)No.37/2026

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.