

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
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.

PLAN SHOWING PROPOSED APARTMENT
BUILDING AT PLOT NO . 1 & 2, S.Nos .60/2A1B.
AS PER PATTA NO: 1275 SITUATED AT
NINNAIKARAI VILLAGE , CHENGALPATTU TALUK ,
CHENGALPET DISTRICT - 603203.

LAYOUT APPROVAL NO: 50/2004, DATE: 15/02/24
LOCAL BODY LAYOUT APPROVAL NO: 1310/2003/A1.
DATE: 28.06.2004

AREA DETAILS

LAND EXTENT AS PER PATTA - 7.0 ARES - 700.00 SQ.M
LAND EXTENT AS PER DOC - 7771 SQFT - 721.949 SQ.M

JOINERY

MD	MAIN DOOR	1.00 x 2.13
D	DOOR	0.91 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.52 x 1.37
W1	WINDOW	4.00 x 1.37
KW	WINDOW	0.76 x 1.22
KW1	WINDOW	1.22 x 1.22
V	VENTILATOR	0.61 x 0.61
LD	LIFT DOOR	0.91 x 2.13

SOLAR PANEL COVERAGE AREA

OPEN TERRACE AREA:	362.50 SQM
1/3 TERRACE AREA:	120.83 SQM
SOLAR PANEL COVERAGE AREA:	122.0 SQM

COLOR INDEX	SCALE 1:100	N
ROAD	Title	W
PROPOSED BUILDING	SITE PLAN,	E
SITE BOUNDARY	DETAIL DRAWING.	S

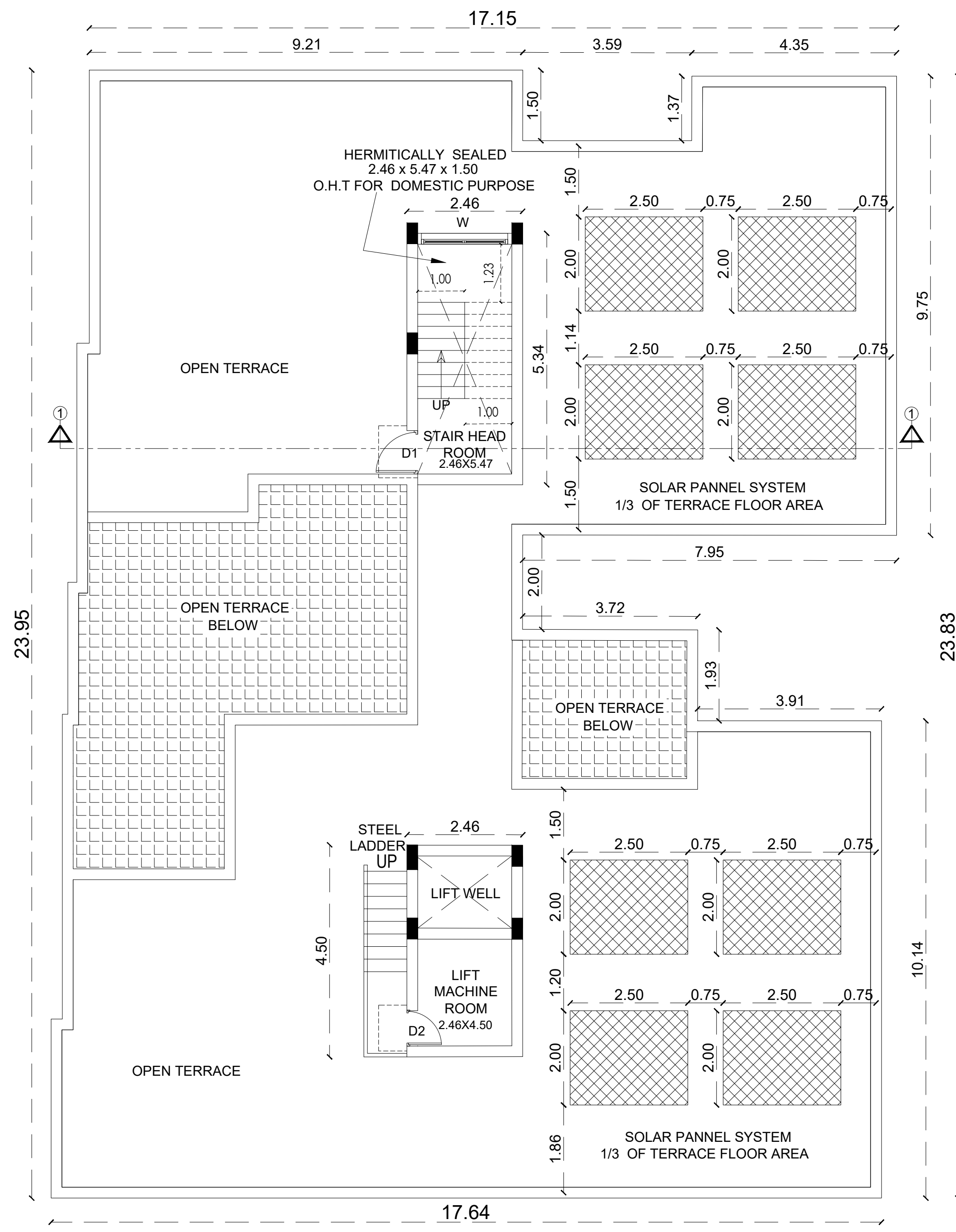
OWNER

Er. S. VIJAYAKUMAR, M.Tech
Reg. Structural Eng. DTCD-CIL/SC/SE/68-170325-93/603
No. 25, Vedanthangal Road, Vijayawada Village,
Mahabubnagar Post, Madurantakam Taluk,
Chengalpattu District - 603 308.
Email: svijayakumar.civil@gmail.com, Mob: 9944227393

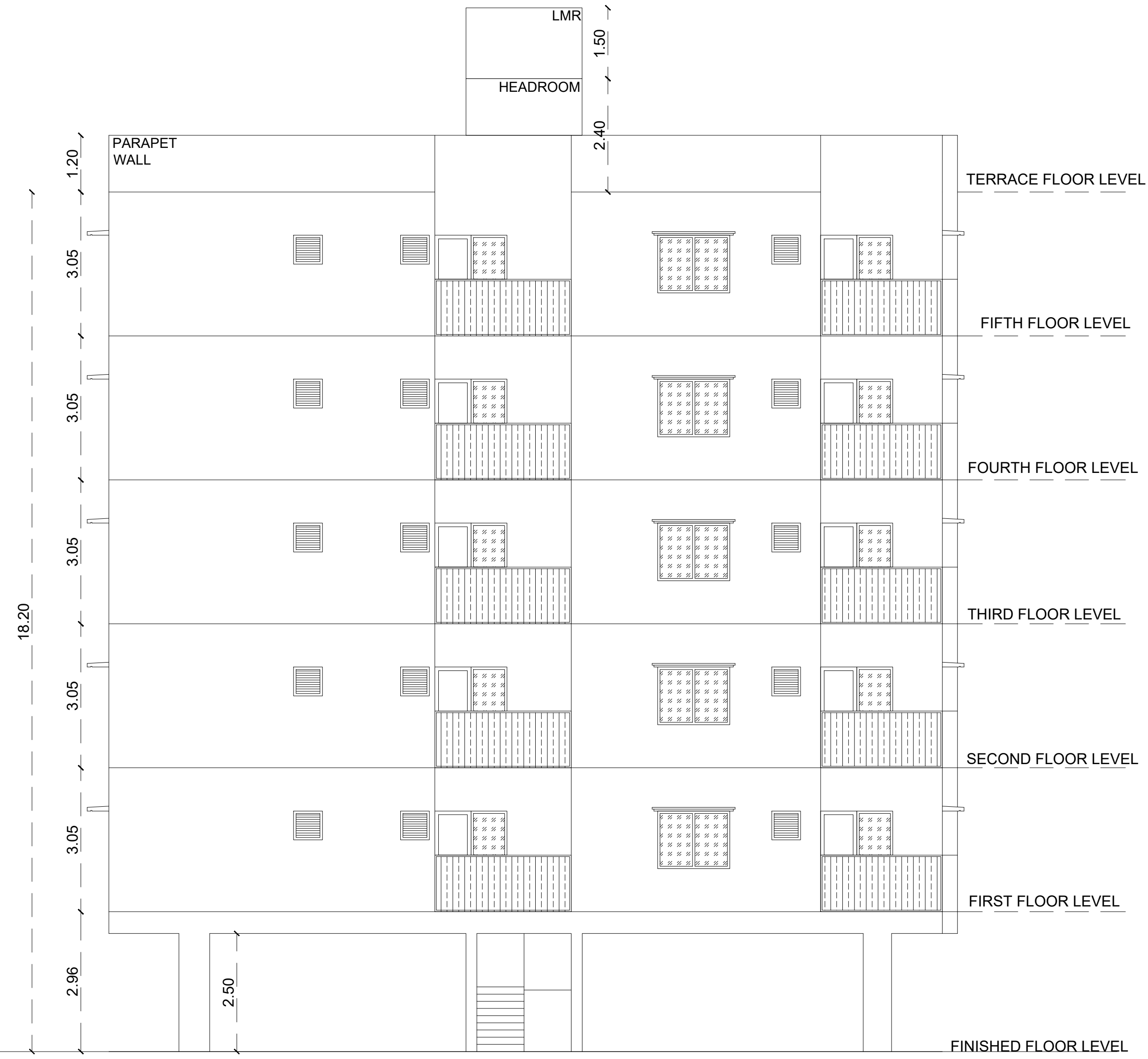
STRUCTURAL ENGINEER

R. ARULNITHI, B.Arch.
Regd. Architect
No: 10/5, Chairman Ekambaranar Street,
Veenachalam Nagar, Chengalpattu-603003.
Cell: 99941 68973

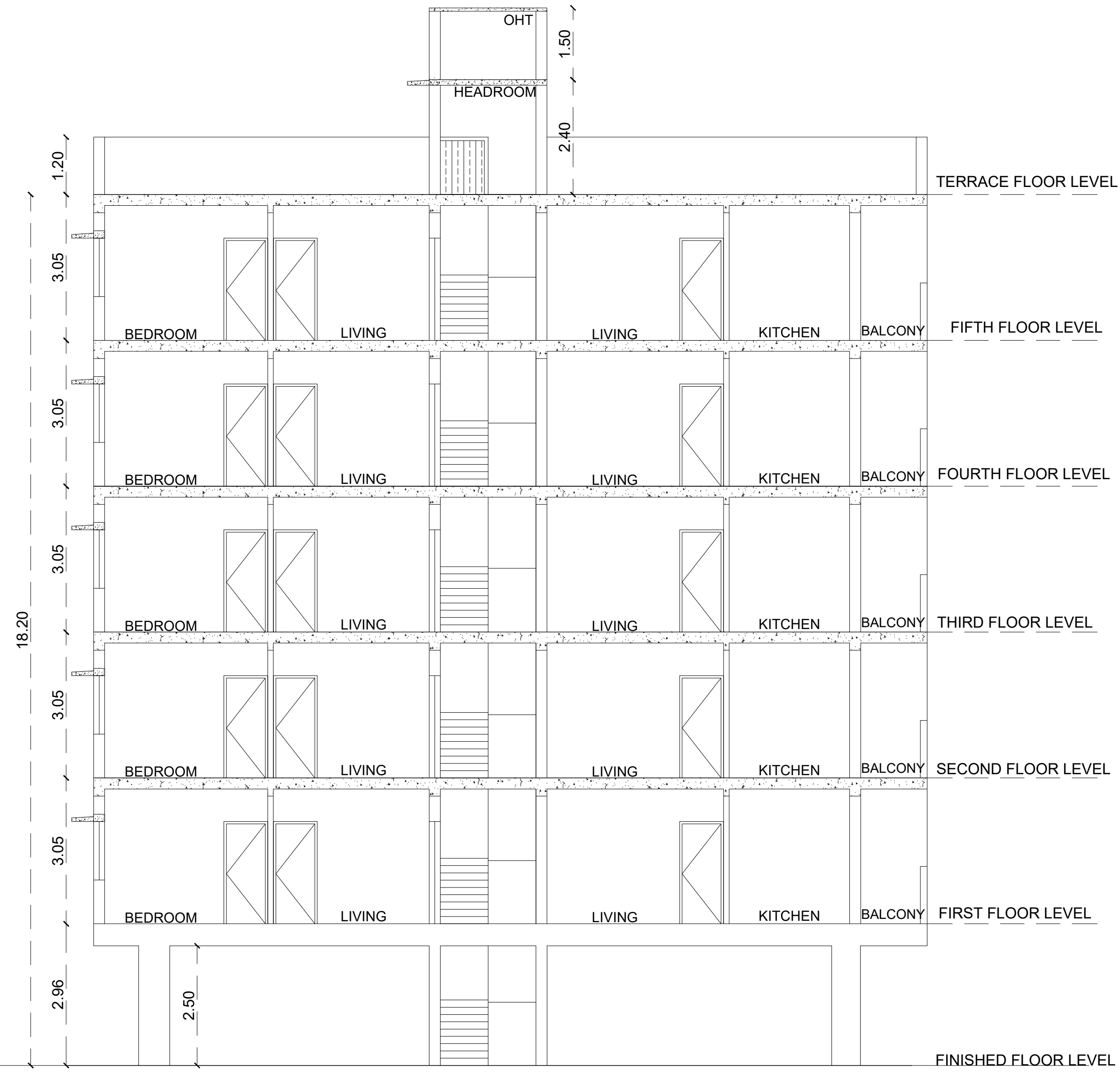
ARCHITECT



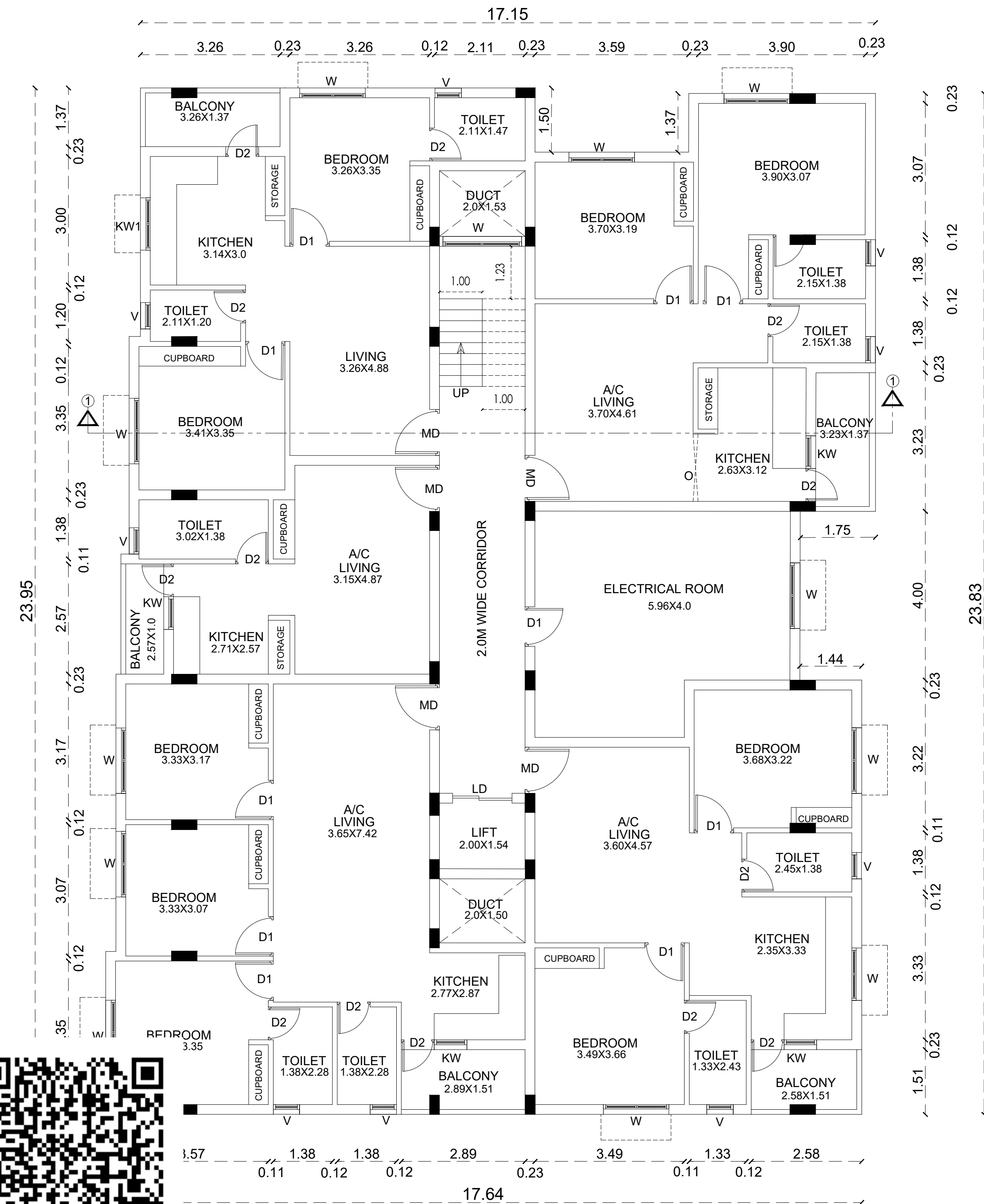
TERRACE PLAN



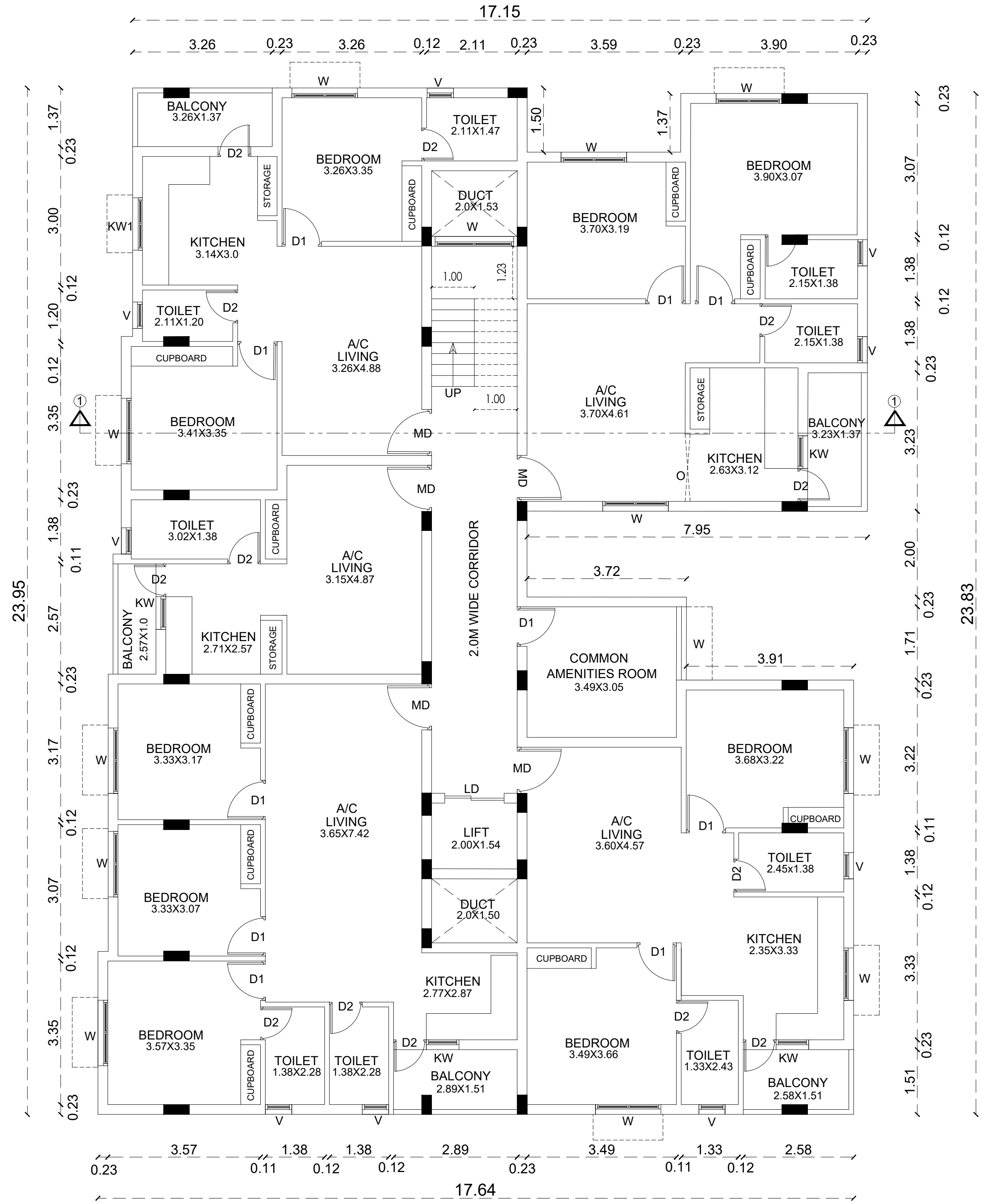
ELEVATION



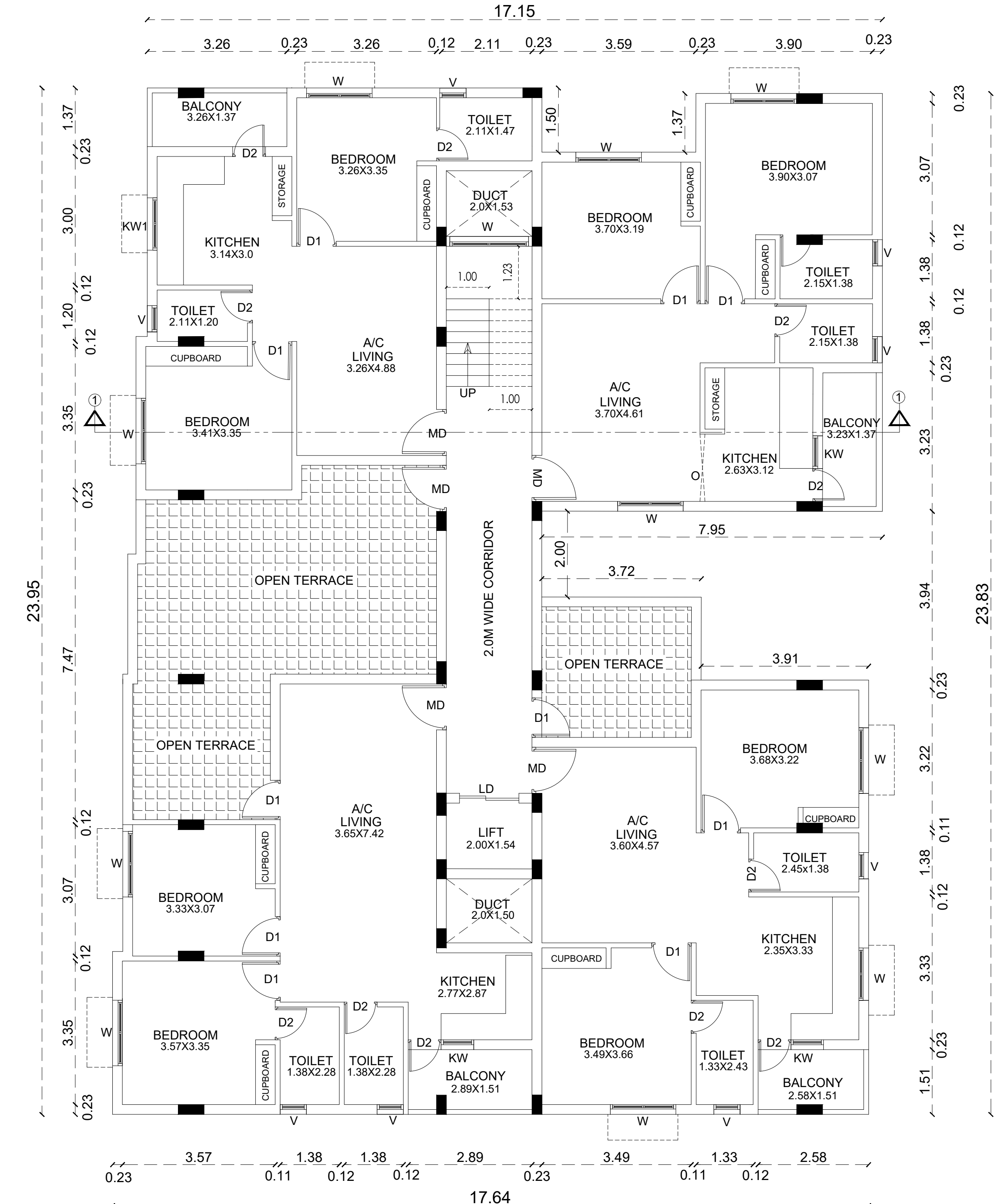
SECTION- 1-1



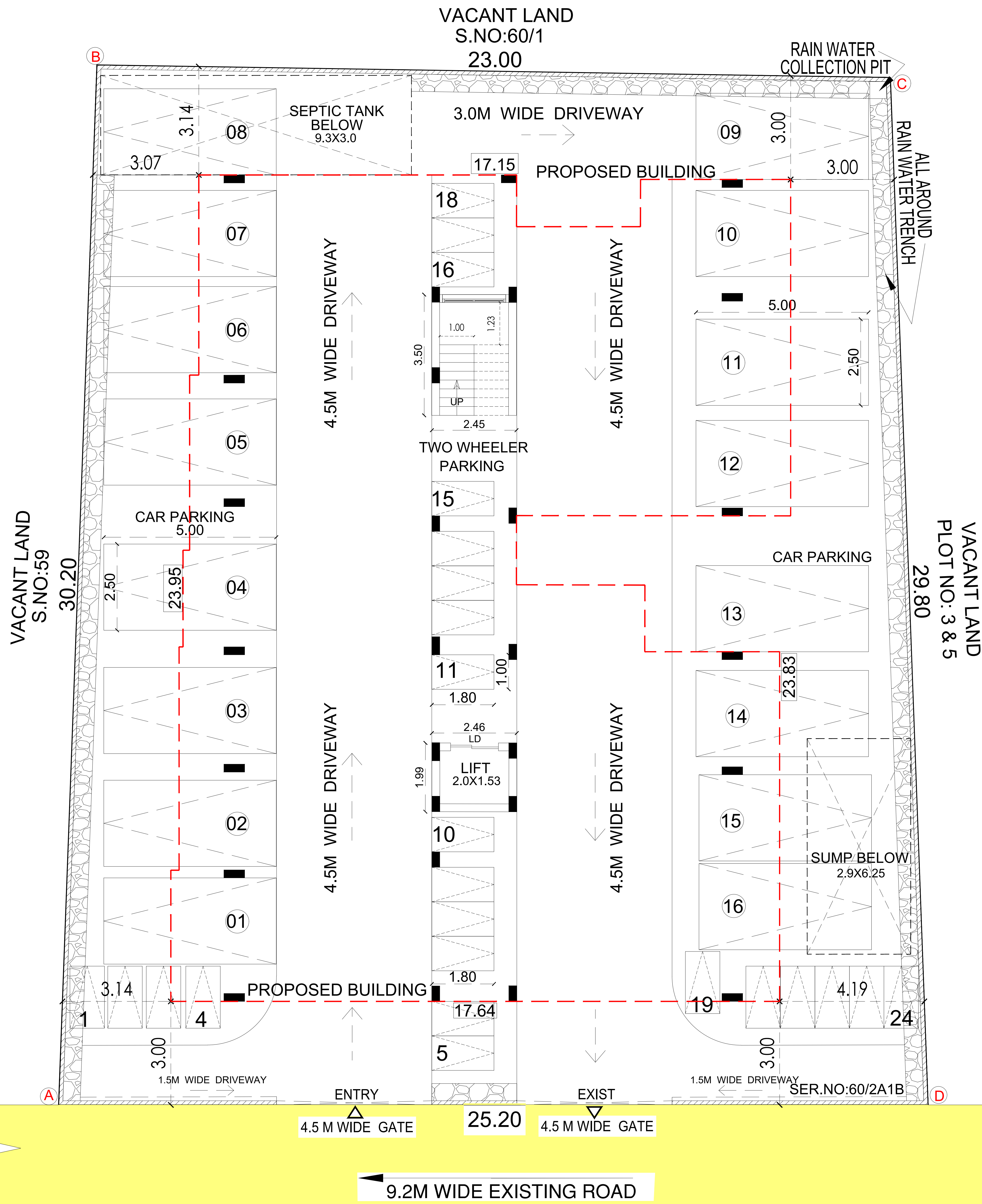
1 FLOOR PLAN



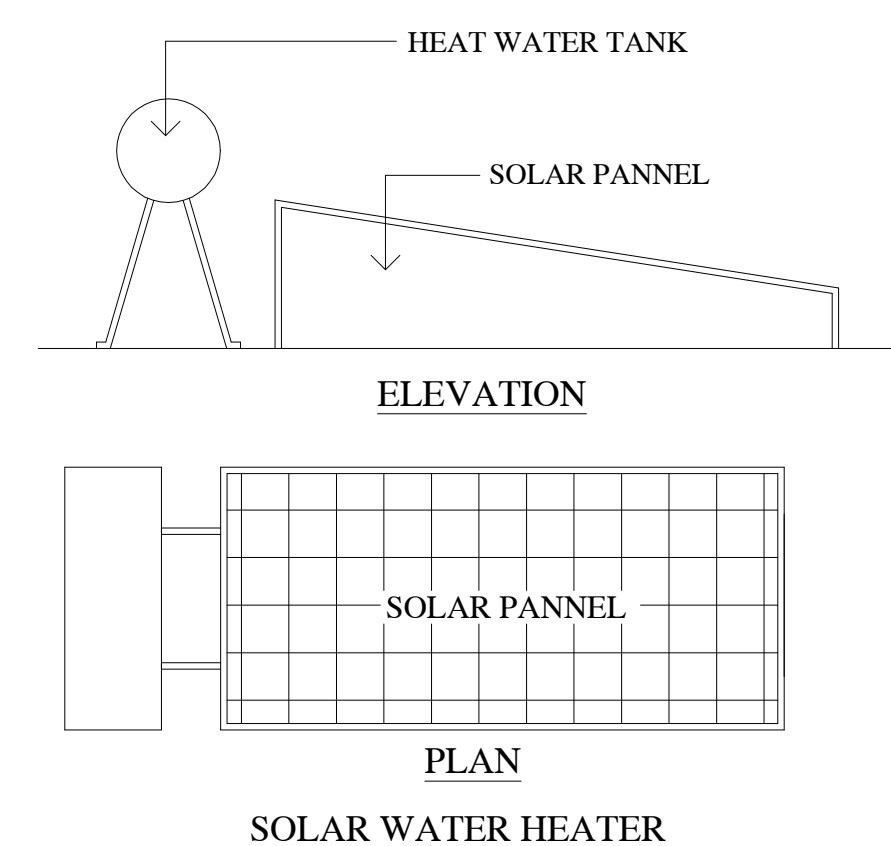
SECOND TO FOURTH FLOOR PLAN



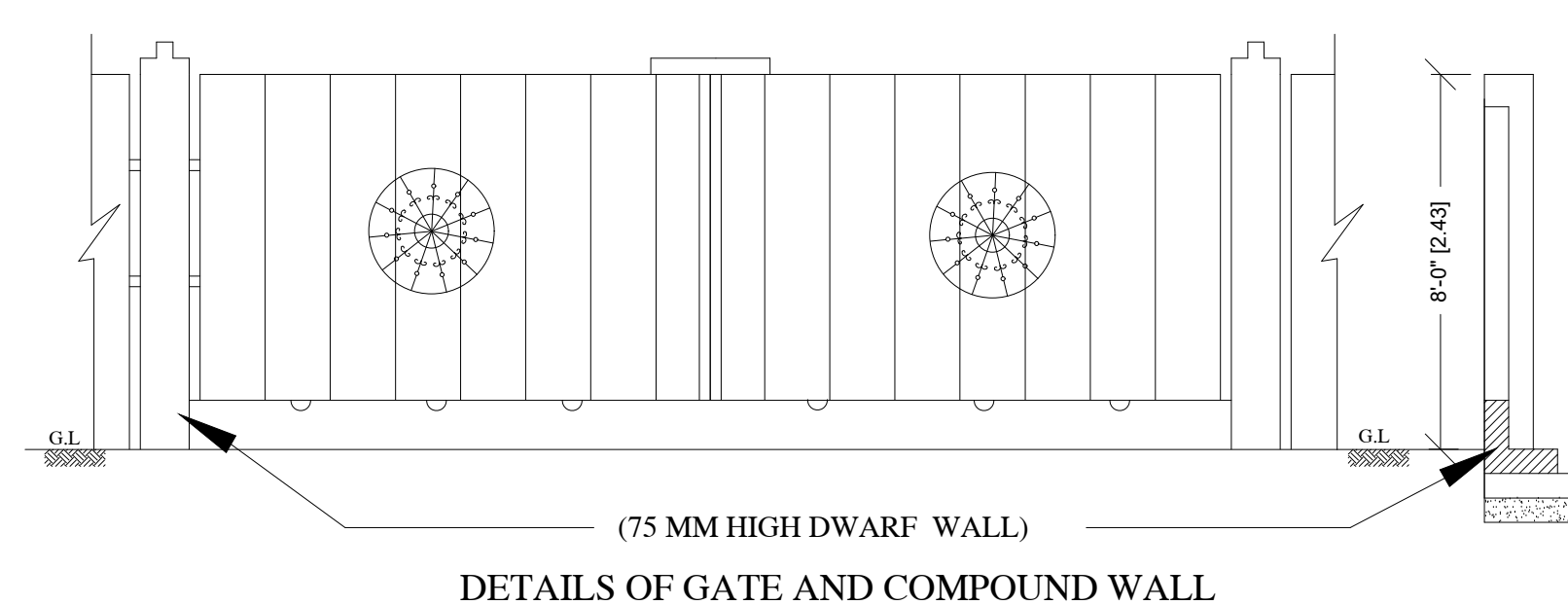
FIFTH FLOOR PLAN



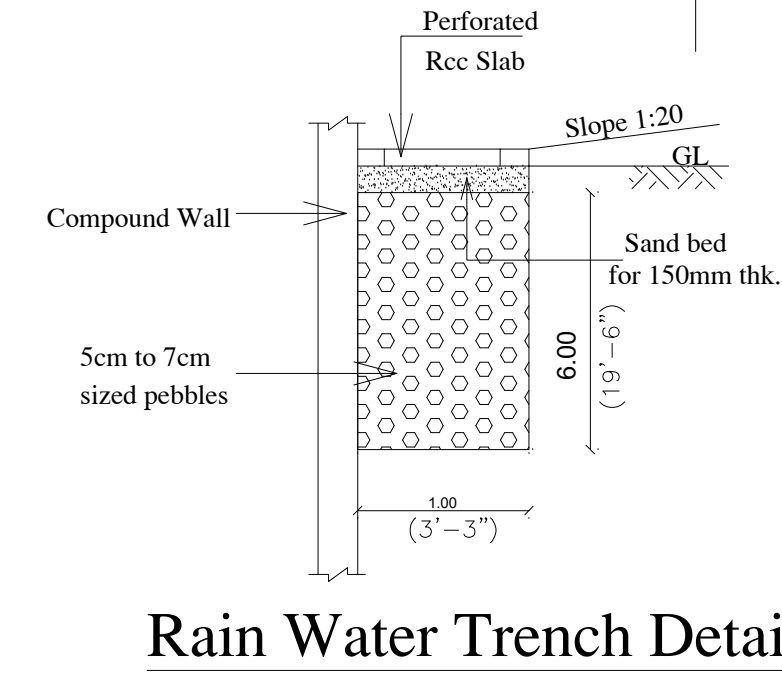
SITE PLAN



S.NO:60/4 & 58

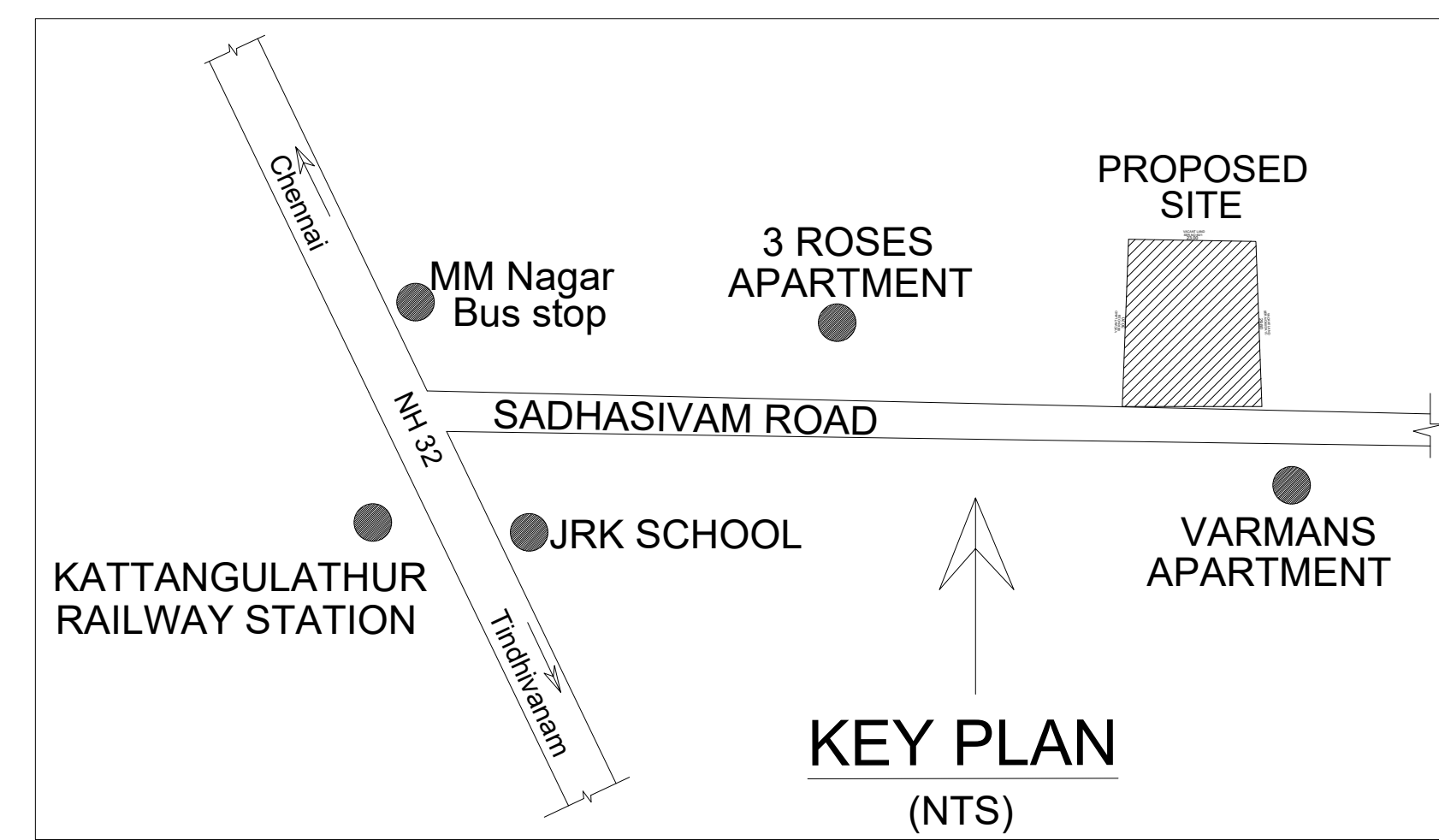
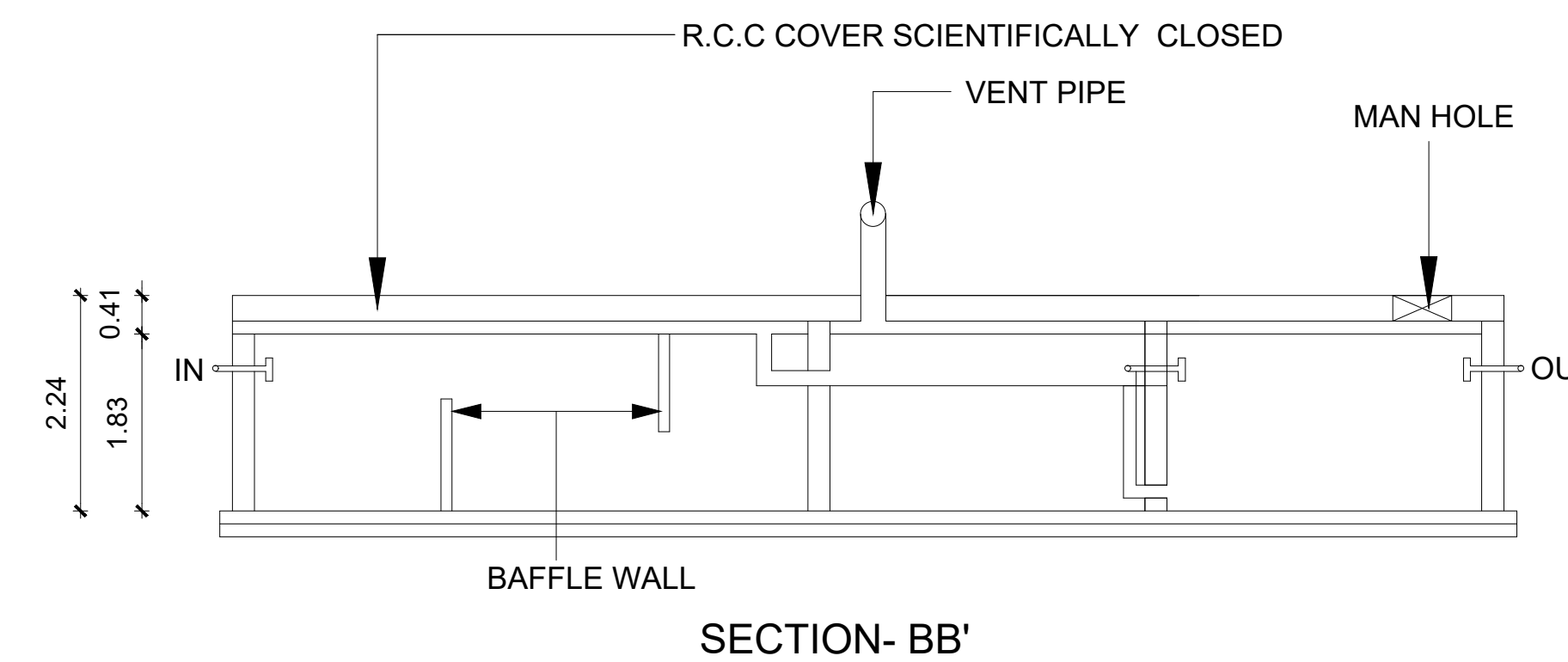


DETAILS OF GATE AND COMPOUND WALL

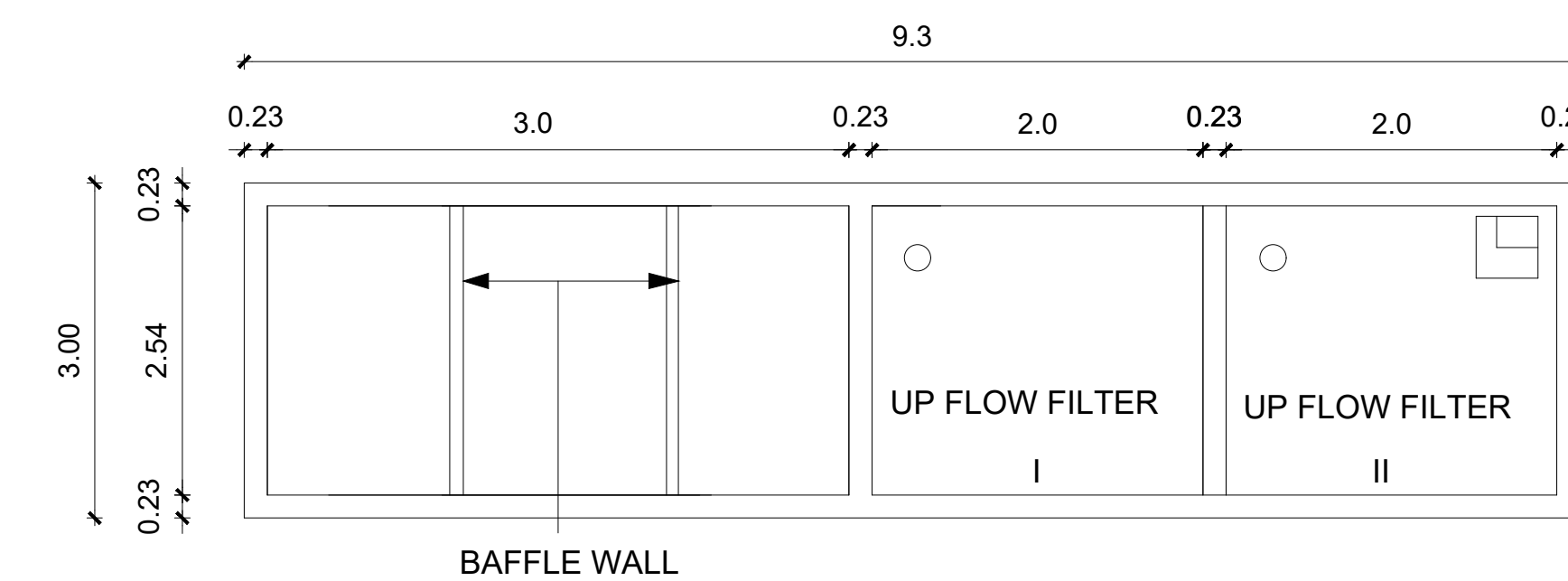


Rain Water Trench Detail

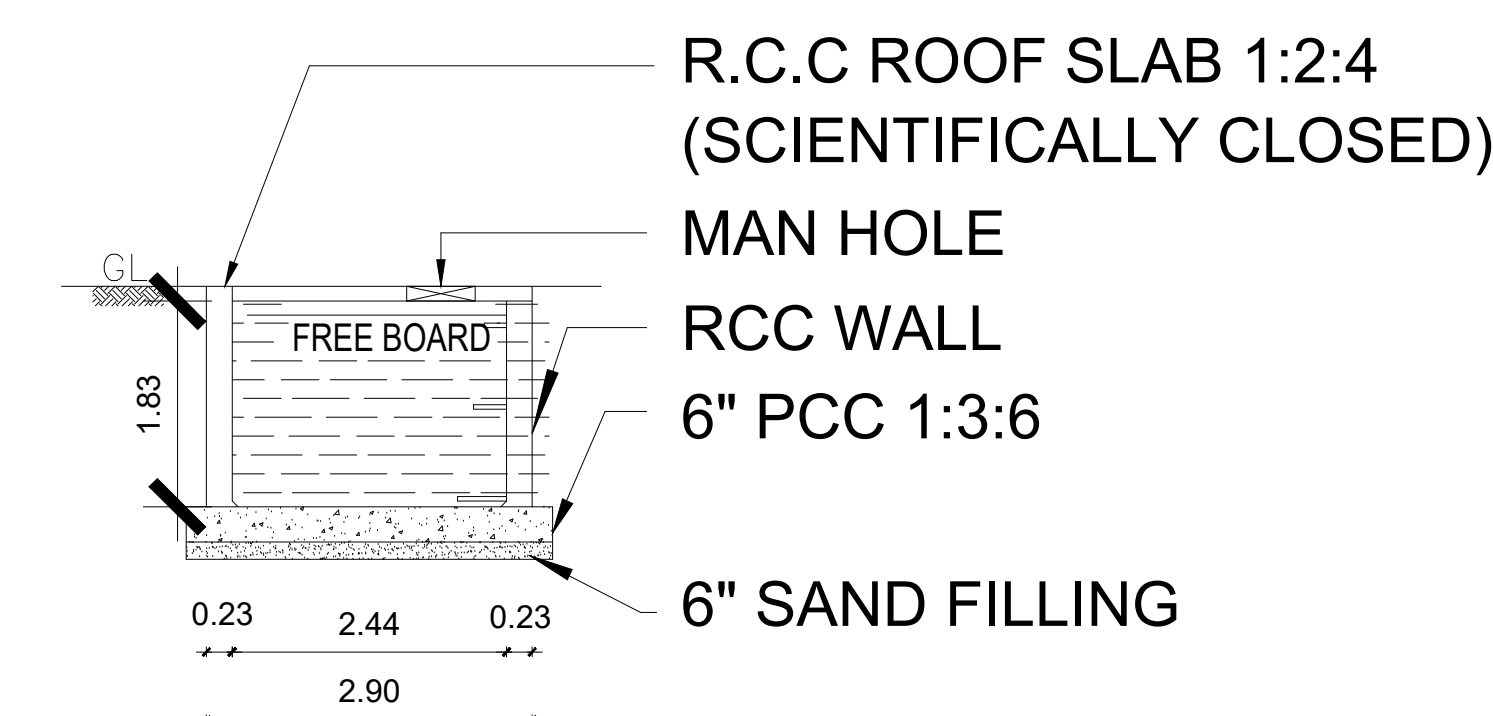
NOTE: DETAIL DRAWING ARE NOT TO SCALE

KEY PLAN
(NTS)

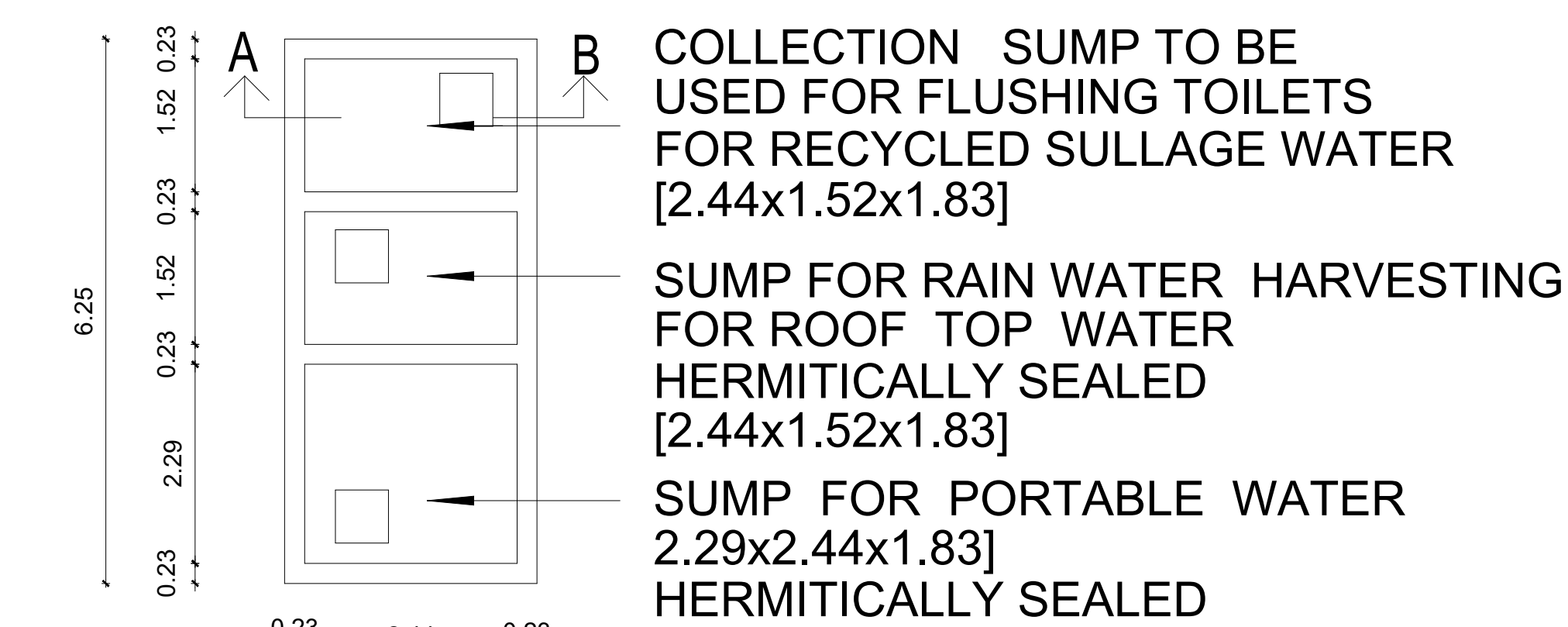
SECTION- BB'



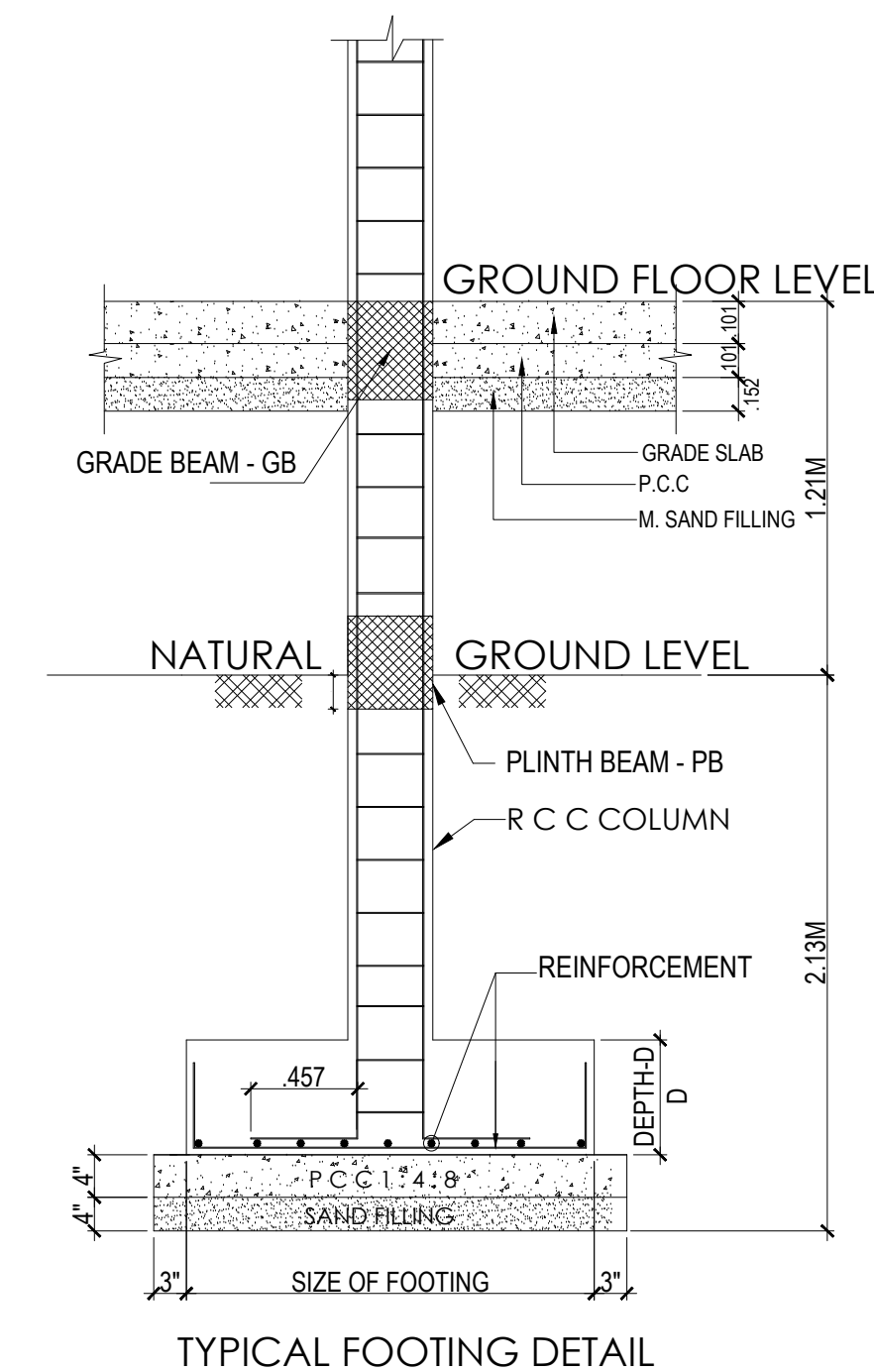
SEPTIC TANK PLAN



SECTION-AB



SUMP DETAIL



TYPICAL FOOTING DETAIL

Er. S. VIJAYAKUMAR, M.Tech
 Reg. Structural Eng. DTCP-CGLRGM/SE/GR-1/2025/03/003
 No: 25, Vedanthangal Road, Vayalvoor Village,
 Malaiyavoor Post, Madurantakam Taluk,
 Chengalpattu District - 603 308.
 Email: svijayakumar.civil@gmail.com, Mob: 9944227383

STRUCTURAL ENGINEER

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LAND EXTENT AS PER	PATTA - 7.0 ARES	- 700.00	SQ.M	
LAND EXTENT AS PER	DOC - 7771 SQFT	- 721.949	SQ.M	
FLOORS	FLATS	NON FSI (SQ.M)	FSI (SQ.M)	BUILTUP AREA (SQ.M)
STILT FLOOR AREA		387.00	-	387.00
FIRST FLOOR AREA	1 A	-	74.42	74.42
	1 B	-	68.69	68.69
	1 C	-	34.50	34.50
	1 D	-	86.09	86.09
	1 E	-	73.75	73.75
ELECTRICAL ROOM COMMON AREA		-	30.67	30.67
		-	30.00	30.00
SECOND FLOOR AREA	2 A	-	74.42	74.42
	2 B	-	68.69	68.69
	2 C	-	34.50	34.50
	2 D	-	86.09	86.09
	2 E	-	73.75	73.75
STORE ROOM COMMON AREA		-	13.06	13.06
		-	30.42	30.42
THIRD FLOOR AREA	3 A	-	74.42	74.42
	3 B	-	68.69	68.69
	3 C	-	34.50	34.50
	3 D	-	86.09	86.09
	3 E	-	73.75	73.75
MEETING ROOM COMMON AREA		-	13.06	13.06
		-	30.42	30.42
FOURTH FLOOR AREA	4 A	-	74.42	74.42
	4 B	-	68.69	68.69
	4 C	-	34.50	34.50
	4 D	-	86.09	86.09
	4 E	-	73.75	73.75
AMENITY ROOM COMMON AREA		-	13.06	13.06
		-	30.42	30.42
FIFTH FLOOR AREA	5 A	-	74.42	74.42
	5 B	-	69.62	69.62
	5 C	-	74.50	74.50
	5 D	-	73.75	73.75
			-	32.36
COMMON AREA HEAD ROOM		24.50	-	24.50
TOTAL AREA		411.5	1865.56	2277.06

F.S.I + 30% PREMIUM FSI (2.60) = 2.6
 PLOT COVERAGE = 55.28%
 NO OF DWELLING = 24 NOS.

PARKING DETAILS

FLOOR AREA	NOS OF UNITS	VEHICLE	REQUIRED	PROVIDED
25 - 50 SQM	04	CAR	12	16
50 - 75 SQM	16	TWO		
ABOVE 75 SQM	04	WHEELER	24	24

COLOR INDEX

ROAD	PROPOSED BUILDING	SITE BOUNDARY	SCALE 1:100	Color	Direction
			Title :		N
			SITE PLAN, DETAIL DRAWING.		W E S

R. Arulnithi

OWNER

Arulnithi

R. ARULNITHI, B.Arch.
 Regd. Architect
 No: 10/5, Chairman Ekambaranar Street,
 Veonachalam Nagar, Chengalpattu-60300.
 Cell: 99941 68973

ARCHITECT

APPLICATION REFERENCE NO: SWP/BPA/675783/2025
 DATE: 11/10/2025
 SCRUTINY REFERENCE NO: ZIQZTBDT
 DRAWING SCRUTINY REFERENCE NO: 603510-2025-HY
 SITE BOUNDARY SHOWING AS: "A - D"
 SWP / RESIDENTIAL BUILDING (A/D/
 D.T.C.P(CD3) NO: 126 / 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.

