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.

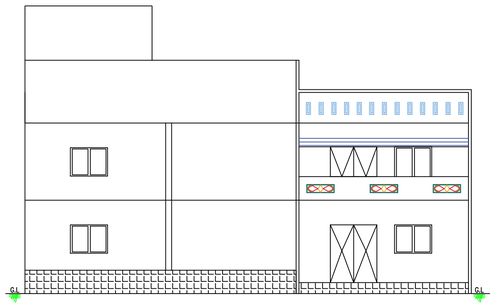
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

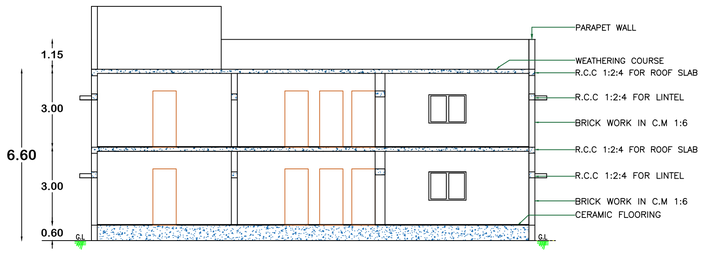
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR COMMERCIAL BUILDING AT S.No.144/4B,144/5,144/6A, 144/7A & 144/8A PATTA No.275, NEIKUPPI–E VILLAGE, THIRUKAZHUKUNDRAM PANCHAYAT UNION & TALUK, CHENGALPATTU DISTRICT.

OWNER NAME:–Mr.K.MANI.

SCALE:1:100



FRONT ELEVATION



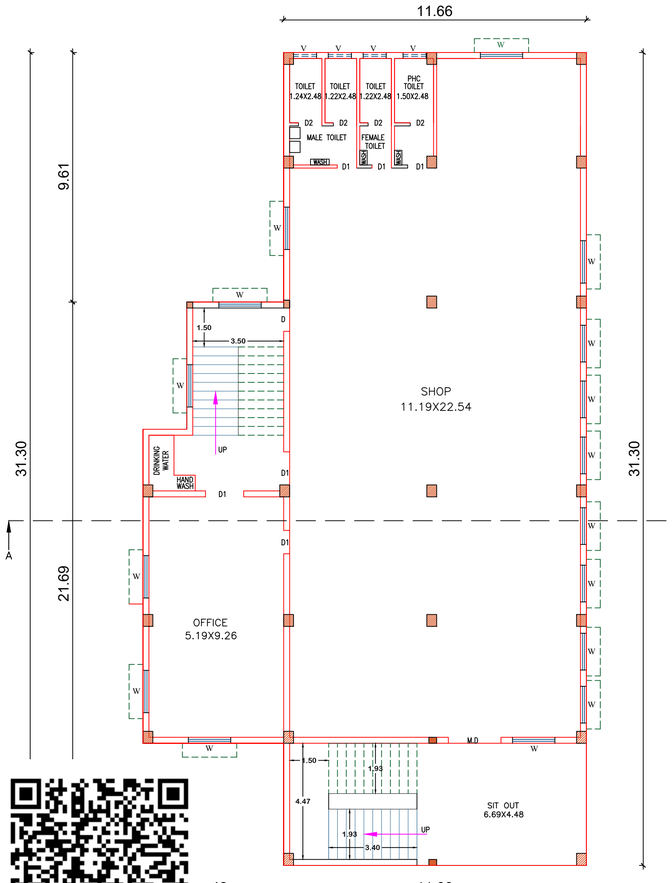
SECTION "AA"



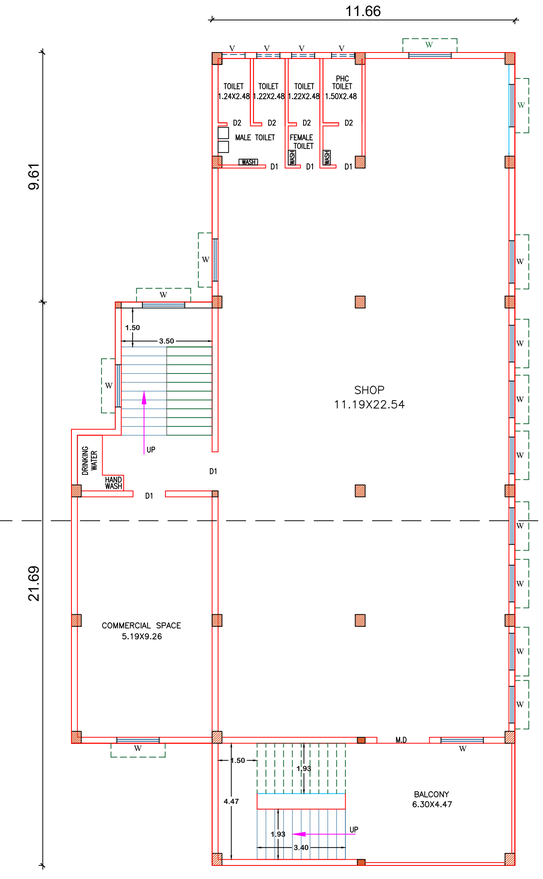
Septic Tank With Up Flow Filter Calculation For BUILDING

No.of Flats	:	-
No .of users	:	25 Nos.
Total No .of users	:	25 Nos.
assume a standard users	:	25 Nos
Total no.of fixture units assume a peaking factor of 6 tpm.fixture unit	:	25 x 6 Liters = 150 liter per minutes
SEPTIC TANK		
Surface area required for the septic tank	:	$\frac{150 \times 0.92}{10}$ =13.80 sq.m Say 14 sq.m
Volume of free board	:	14.00 x 0.30m = 4.2 cu.mt
Volume of sedimentation	:	14.00 x 0.30m = 4.2 cu.mt
Volume of digestion	:	45 x 0.033 = 1.49 cu.mt
Volume of sludge	:	45 x 365 x 0.0002 = 3.29 cu.mt
Total volume	:	13.18 cu.mt.
Depth of Septic tank	:	$\frac{\text{volume}}{\text{surface area}} = \frac{13.18}{17.00}$ 1.00m
Intel pipe invert level assuming a Gradient of 1 in 8 starting from first chamber	:	0.60m
Total Liquid Depth	:	1.00m + 0.60m
Required size of septic tank	:	3.32m x1.72m x 2.00 m
UPFLOW FILTERS		
Capacity for 50 users	:	50 x 0.045 = 2.25 cu.mt
(assumed)	:	0.8 (minimum)
Hence area of final effluent sump	:	$\frac{2.25}{0.8}$ = 2.81 sq.m
Size of final effluent sump	:	1.72 x 1.00 x 0.80m
Size of up flow filter (1)	:	1.72 x 1.00 x 0.80m
Size of up flow filter (2)		1.72 x 1.00 x 0.80m

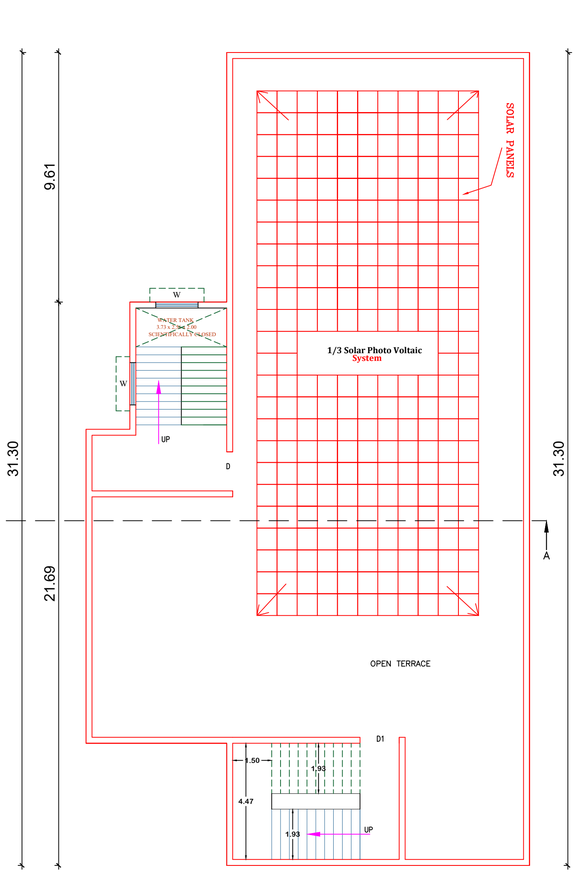
BUILDING TECHNICAL APPROVAL
ROC.NO.SWP/ BPA/ 695196/2025,
SCRUTINY REFERENCE NO. 1W4SS2HQ
SITE BOUNDARY SHOWN AS A TO H
SWP/COMMERCIAL BUILDING/A.D
D.T.C.P(CD3) No.134/2025



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

ONLINE FILE NO. SWP/BPA/695196/2025

SCHEDULE OF JOINERY					COLOUR INDEX
ROLLING SHUTTER		3.65	X	2.43	PLOT BOUNDARY
D1	DOOR	0.90	X	2.13	
D2	DOOR	0.76	X	2.13	
W	WINDOW	1.37	X	1.21	PRO. BUILDING
W1	WINDOW	0.90	X	1.21	
V	VENTILATOR	0.90	X	0.60	ROAD

AREA STATEMENT	Sq.m
AS PER PATTA (17069Sq.ft)	1586.33
AS PER DOC (17004Sq.ft)	1580.29

Floors	NON FSI Area	FSI Area	BUILT UP Area
GROUND FLOOR	-----	448.76	448.76
FIRST FLOOR	-----	448.76	448.76
TOTAL AREA		897.52	897.52

F.S.I $\frac{897.52}{1580.29}$ F.S.I = 0.56

PARKING CALCULATION DETAILS :
COMMERCIAL AREA = 897.52 X 0.75 = 7 Nos
REQUIRED CAR PARKING - 7 nos
PROVIDED CAR PARKING - 10 nos
REQUIRED TWO WHEELER PARKING - 10 nos
PROVIDED TWO WHEELER PARKING - 10 nos

K. mani
OWNER'S SIGNATURE

M. D[illegible]
Registered Contractor / Engineer (CE)
CGLDIST/RCE 2020/11/26
PARVATHY CONSTRUCTION
No: 7/6, C.N. Nandevan Street
Chengalpattu - 603 001
Cell: 9952 33 9625
CONSTRUCTION ENGINEER

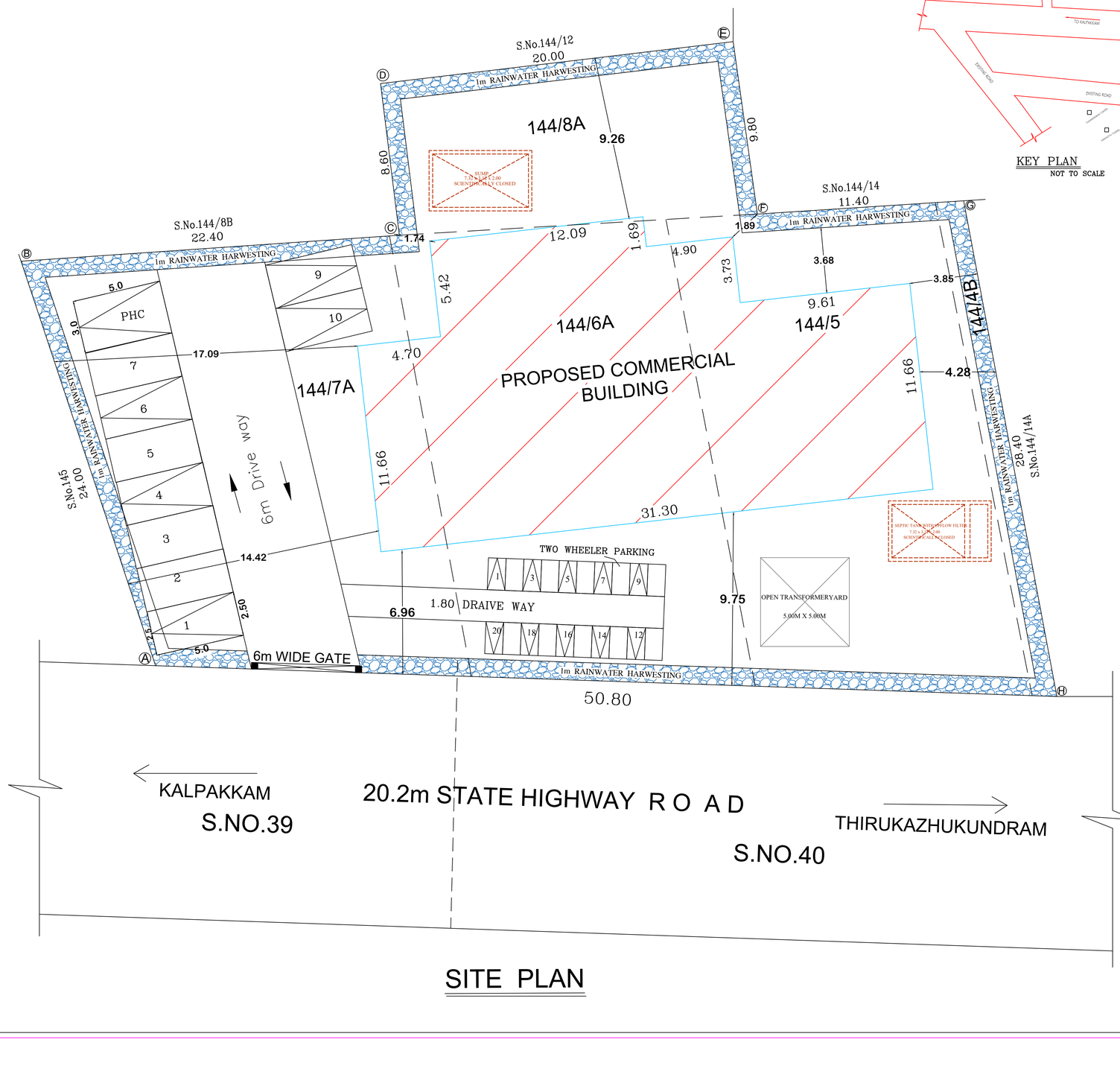
Er. M. NARENDIRAN,B.E.,Civil.,
Reg. Structural Eng. DTCP
CGLDIST / SE / Gr-II / 2025 / 08 / 006
No: 42, Pillaiyar Koil Street, Chengalpattu
E-mail- narencivil56@gmail.com
Cont: 80566 00443
STRUCTURAL ENGINEER

Er. M. NARENDIRAN,B.E.,Civil.,
DTCP - Register Engineer
CGLDIST / RE / Gr-II / 2023 / 06 / 005
No: 42, Pillaiyar Koil Street, Chengalpattu
E-mail- narencivil56@gmail.com
Cont: 80566 00443
REGISTERED ENGINEER

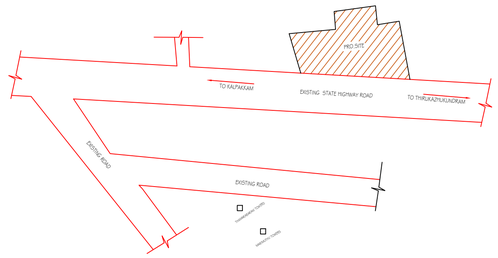
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND & FIRST FLOOR COMMERCIAL BUILDING AT S.No.144/4B,144/5,144/6A, 144/7A & 144/8A PATTA No.275, NEIKUPPI-E VILLAGE, THIRUKAZHUKUNDRAM PANCHAYAT UNION & TALUK, CHENGALPATTU DISTRICT.

OWNER NAME:-Mr.K.MANI.

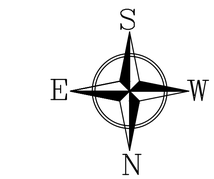
SCALE:1:100

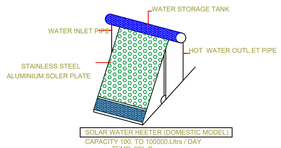


SITE PLAN

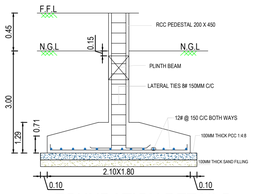


KEY PLAN
NOT TO SCALE

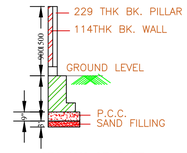




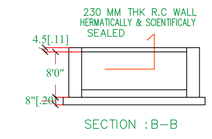
SOLAR WATER HEATER PLAN
NOT TO SCALE



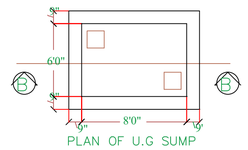
FOUNDATION DETAILS
(NOT TO SCALE)



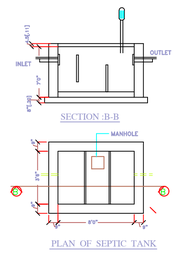
SECTION OF GATE



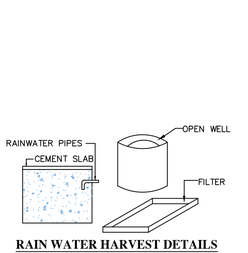
SECTION :B-B



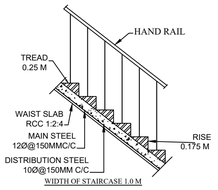
PLAN OF U.G SUMP



PLAN OF SEPTIC TANK



RAIN WATER HARVEST DETAILS



STAIR CASE DETAILS
SCALE 1:300

BUILDING TECHNICAL APPROVAL
ROC.NO.SWP/ BPA/ 695196/2025,
SCRUTINY REFERENCE NO. 1W4SS2HQ
SITE BOUNDARY SHOWN AS A TO H
SWP/COMMERCIAL BUILDING/A.D
D.T.C.P(CD3) No.134/2025

ONLINE FILE NO. SWP/BPA/695196/2025

AREA STATEMENT			Sq.m
AS PER PATTA (17069Sq.ft)			1586.33
AS PER DOC (17004Sq.ft)			1580.29
Floors	NON FSI Area	FSI Area	BUILT UP Area
GROUND FLOOR	-----	448.76	448.76
FIRST FLOOR	-----	448.76	448.76
TOTAL AREA		897.52	897.52

F.S.I 897.52 / 1580.29 F.S.I = 0.56

PARKING CALCULATION DETAILS :
COMMERCIAL AREA = 897.52 X 0.75 = 7 Nos
REQUIRED CAR PARKING - 7 nos
PROVIDED CAR PARKING - 10 nos
REQUIRED TWO WHEELER PARKING - 10 nos
PROVIDED TWO WHEELER PARKING - 10 nos

K. mani
OWNER'S SIGNATURE

M. D[illegible] B.E.,
Registered Contractor, Class-I (CE)
CGLDIST/RCE 2020/11/026
PARVATHY CONSTRUCTION
No: 7/6, C.N.T Janadevan Street
Chengalpattu - 603 001
Cell: 9952 33 9625
CONSTRUCTION ENGINEER

M. D[illegible]
Er. M. NARENDIRAN,B.E.,Civil.,
Reg. Structural Eng. DTCP
CGLDIST / SE / Gr-II / 2025 / 08 / 006
No: 42, Pillaiyar Koil Street, Chengalpattu
E-mail- narencivil56@gmail.com
Cont: 80566 00443
STRUCTURAL ENGINEER

M. D[illegible]
Er. M. NARENDIRAN,B.E.,Civil.,
DTCP - Register Engineer
CGLDIST / RE / Gr-II / 2023 / 06 / 005
No: 42, Pillaiyar Koil Street, Chengalpattu
E-mail- narencivil56@gmail.com
Cont: 80566 00443
REGISTERED ENGINEER

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

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.