

PP

APPROVAL RECORD

Planning Permission

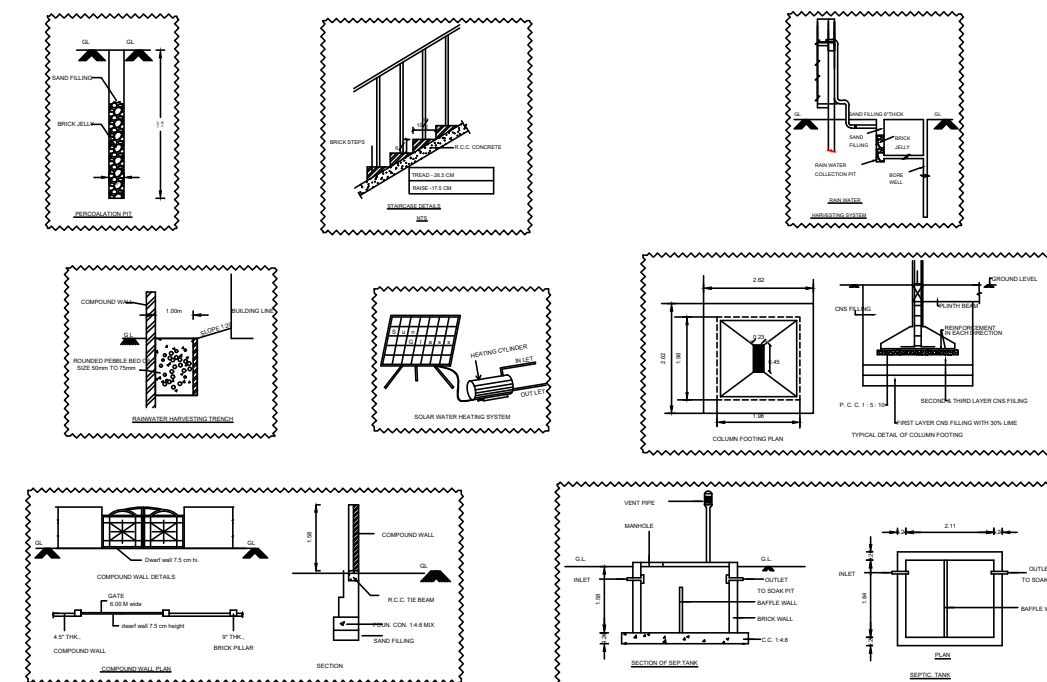
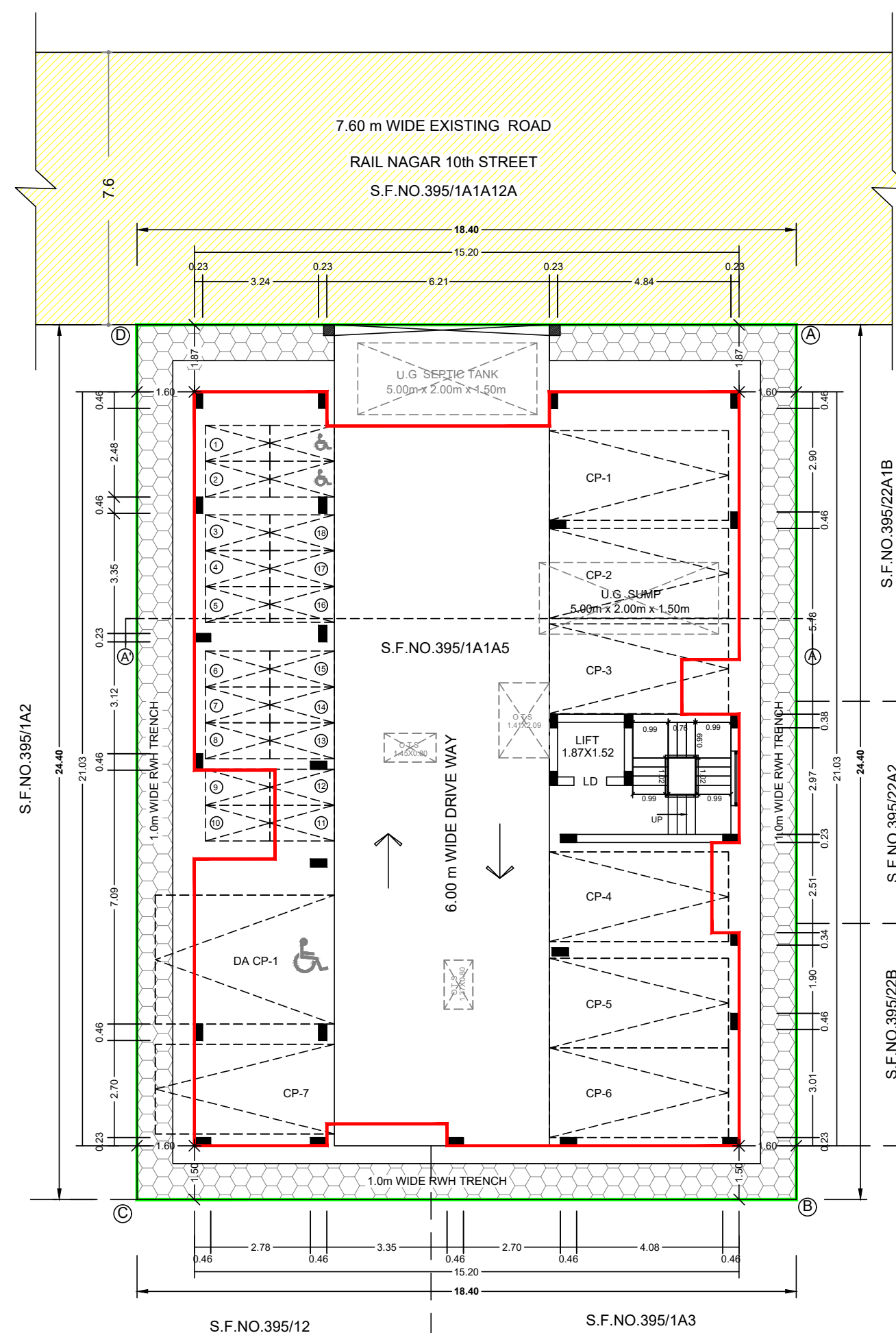
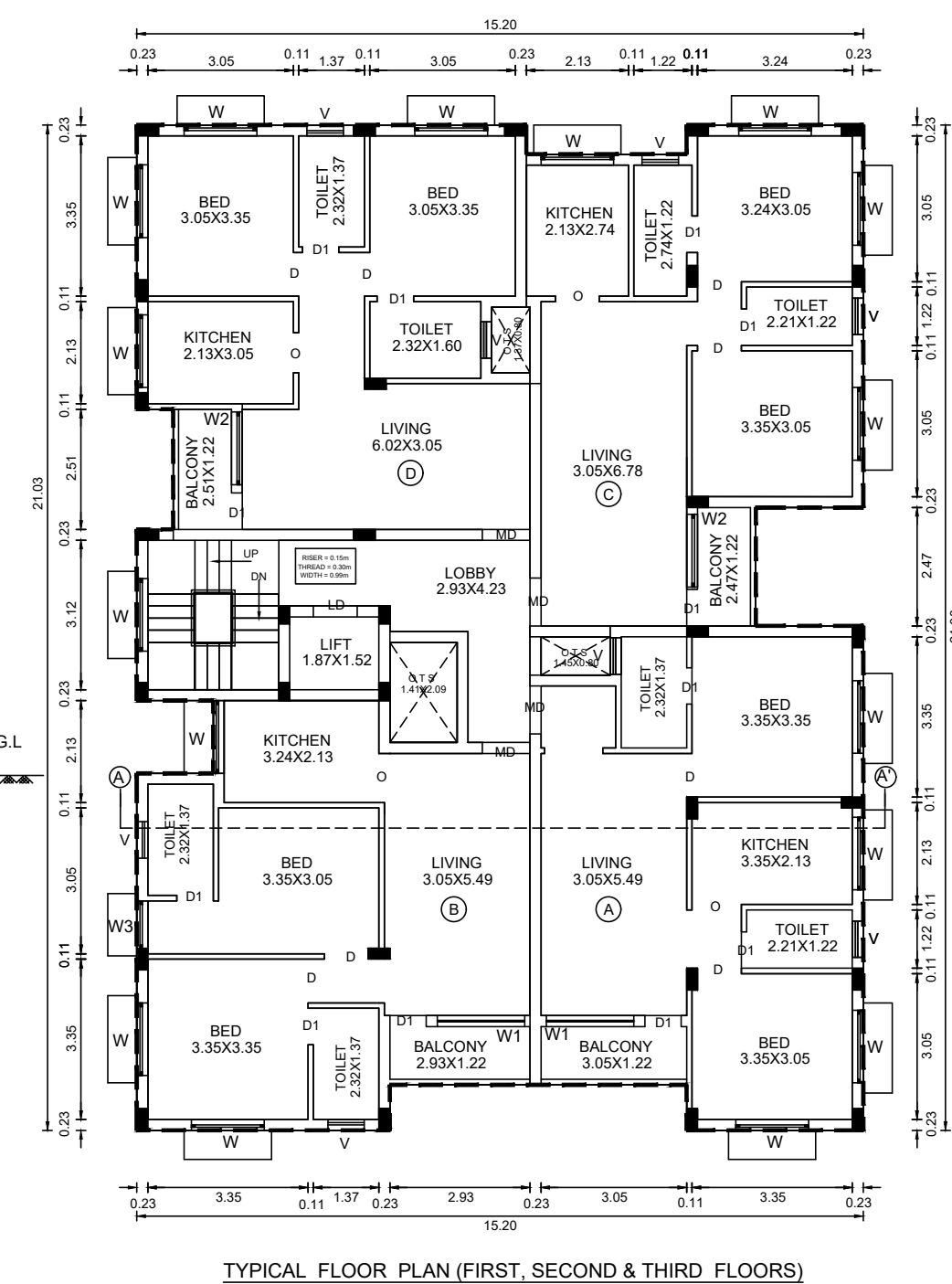
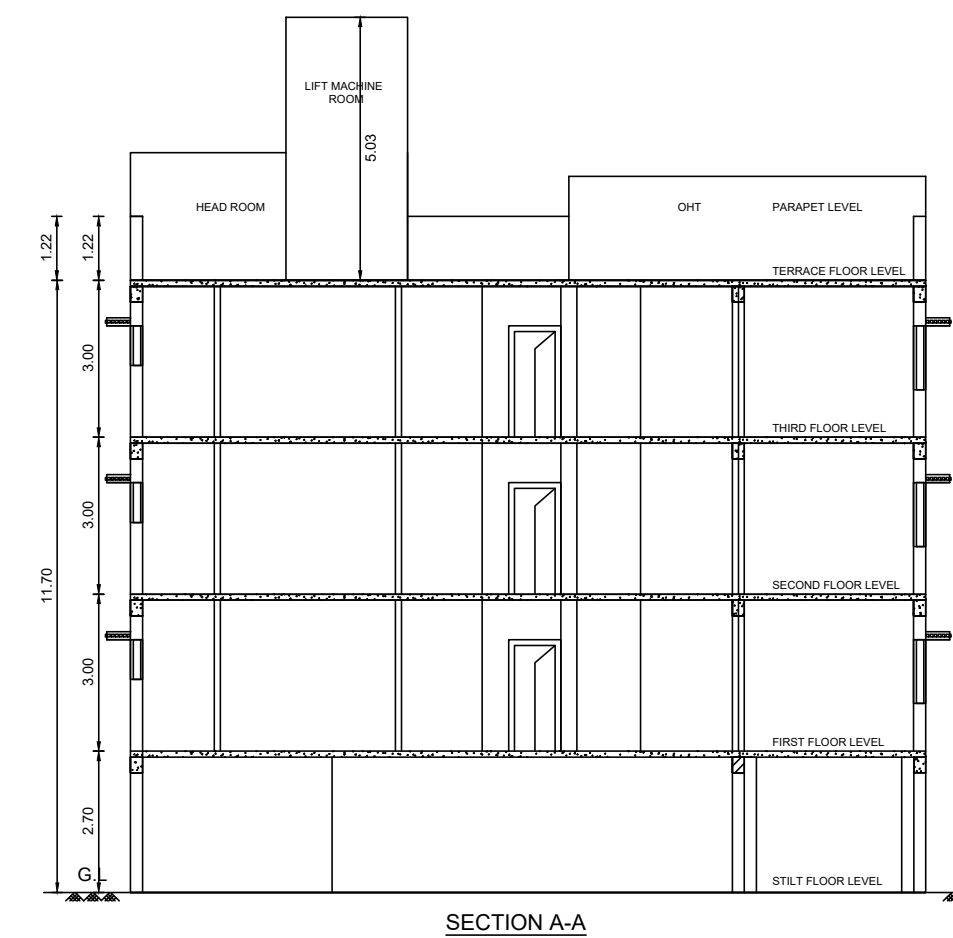
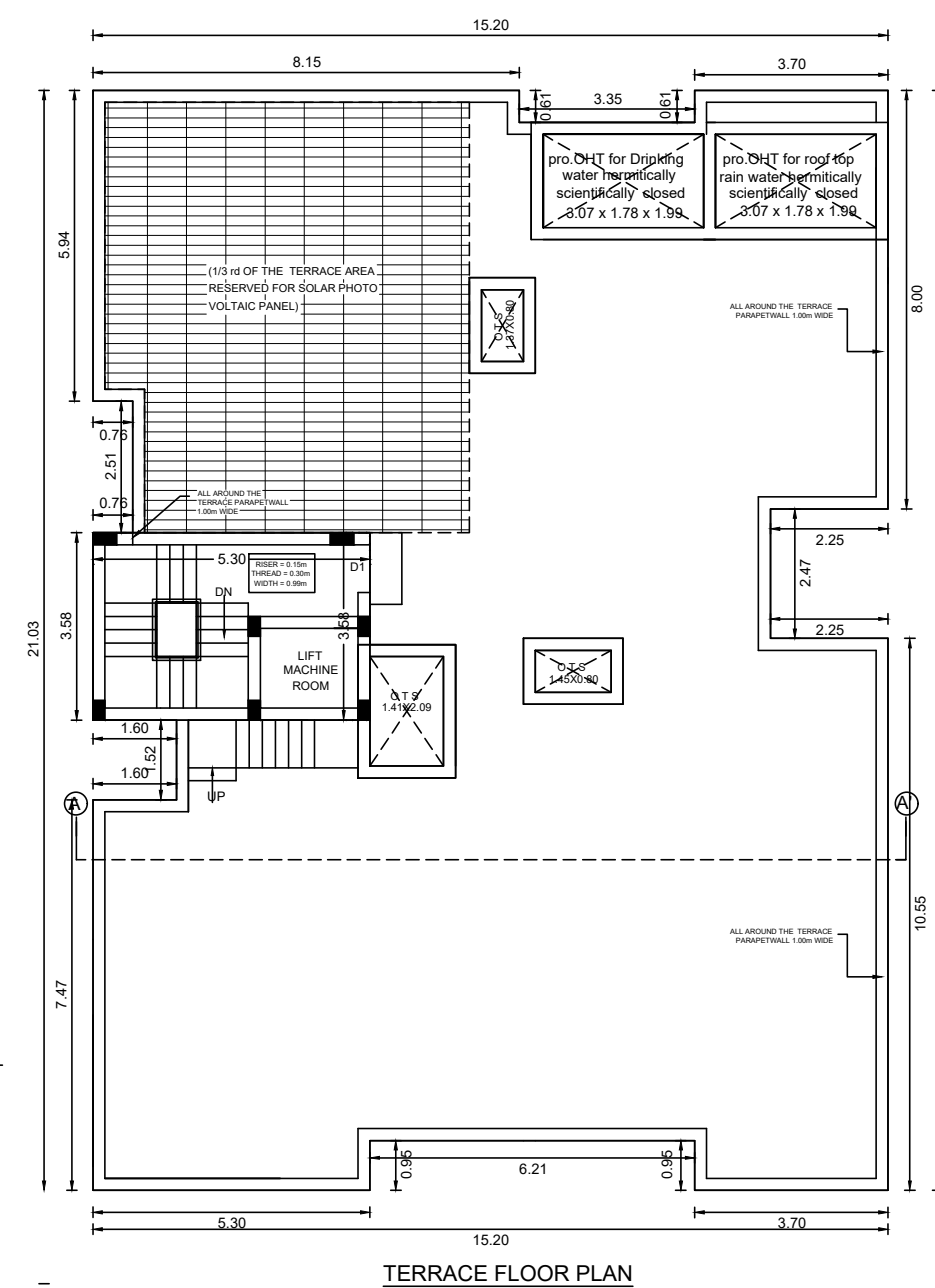
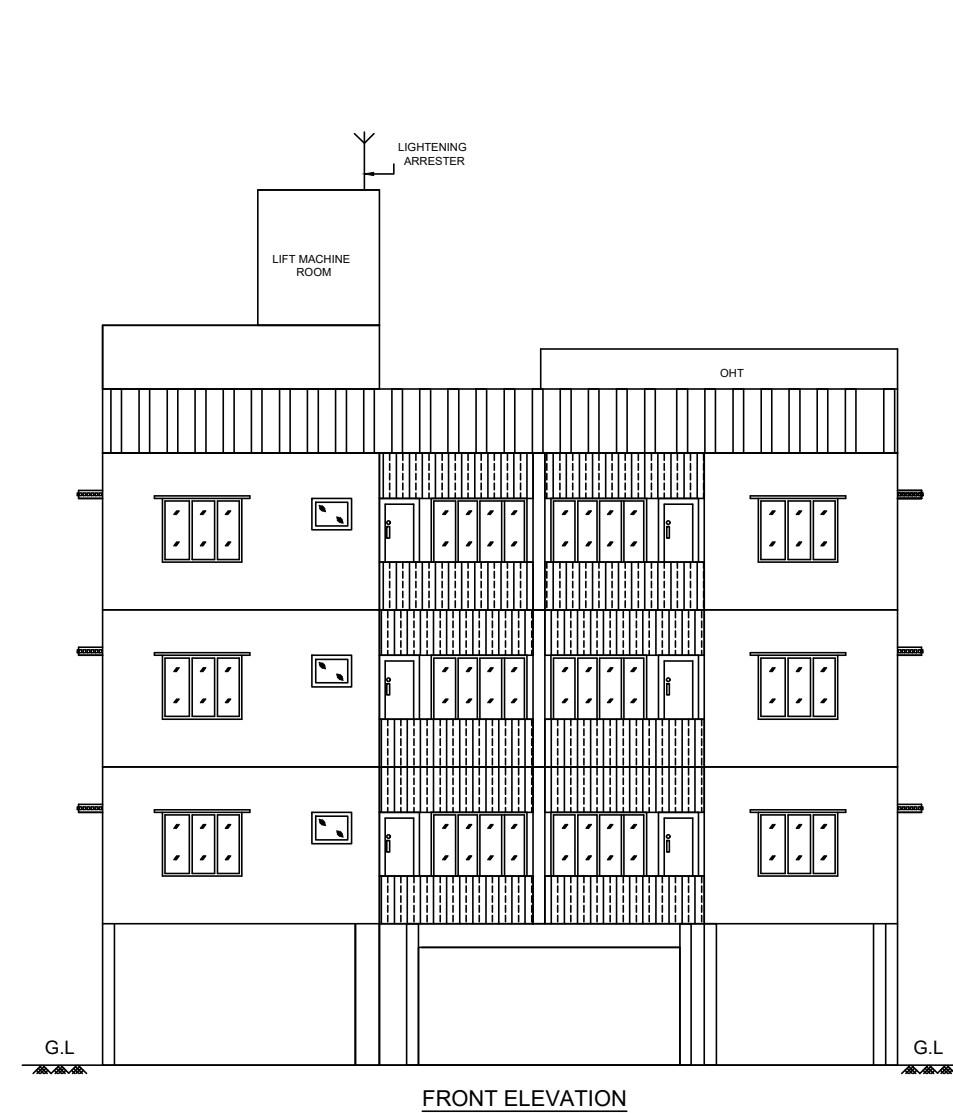
Chengalpattu
Chengalpattu district, Tamil Nadu

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.



DRAWING TITLE									
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING (STILT + 3 FLOOR) AT PLOT NO-21, "RAIL NAGAR 10th STREET" IN S.NO.395/1A/1A5, NINNAKARAI VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT									
NAME OF APPLICANT: Mr. A.R.L. SUNDARESAN S/o. Mr. AR. LAKSHMANAN									
ONLINE APPLICATION NO : SWP/BPA/696995/2025									
ONLINE SCRUTINY REF. NO : 7BKPD6ZH									
AREA STATEMENTS									
SL. NO.	DESCRIPTION	FLOOR AREA (Sq.m)	DEDUCTION AREA (Sq.m)	FSI AREA (Sq.m)	NON FSI AREA (Sq.m)	DWELLING UNITS			
1.	STILT FLOOR	301.74	-	-	301.74	-			
2.	FIRST FLOOR	301.74	5.21	296.53	-	4			
3.	SECOND FLOOR	301.74	5.21	296.53	-	4			
4.	THIRD FLOOR	301.74	5.21	296.53	-	4			
5.	TERRACE FLOOR (LIFT & HEAD ROOM)	18.97	-	-	18.97	-			
6.	TOTAL	1225.93	15.63	889.59	320.71	12			
7.	PLOT EXTENT AS PER DOCUMENT			445.93 Sq.m					
	PLOT EXTENT AS PER PATTU			450.00 Sq.m					
	PLOT EXTENT AS PER FMB / SITE			445.93 Sq.m					
8.	F.S.I			889.59/445.93			1.99		
9.	PLOT COVERAGE			301.74/445.93 X 100			67.66 %		
SCHEDULE OF JOINERY				SIZES OF JOINERY (Meter)		COLOUR INDEX			
RS	C.W ROLLING SHUTTER TO DETAIL			3.00 x 2.13		PROPOSED BUILDING			
MD	C.W MAIN DOOR TO DETAIL			1.00 x 2.13		SITE BOUNDARY			
D1	C.W DOOR TO DETAIL			0.91 x 2.13		EXISTING ROAD			
D2	C.W DOOR TO DETAIL			0.76 x 2.13		DRIVEWAY			
W	C.W GLAZED WINDOW TO DETAIL			1.52 x 1.52		OSR			
W1	C.W GLAZED WINDOW TO DETAIL			1.83 x 1.83		ALL DIMENSIONS ARE IN METRE SCALE			
W2	C.W GLAZED WINDOW TO DETAIL			1.52 x 1.83					
W3	C.W GLAZED WINDOW TO DETAIL			1.00 x 1.52					
V	C.W GLAZED VENTILATOR TO DETAIL			0.76 x 0.76					
SANITATION DETAILS						REQUIRED		PROVIDED	
i)	BATH ROOM (1 required for every 1 dwelling unit)					12		24	
ii)	WATER CLOSET (1 required for every 1 dwelling unit)					12		24	
iii)	SINK (1 required for every 1 dwelling unit)					12		24	
iv)	WATER TAP (1 required for every 1 dwelling unit)					12		24	
PARKING DETAILS: (All dwelling units area below 75 sq.m)						REQUIRED		PROVIDED	
i)	CAR SLOT (1 space for every 2 dwelling units)					06		07	
ii)	D.A CAR SLOT (1 space for every 10 % of the car slots)					01		01	
iii)	TWO WHEELER SLOT (1 space for every 1 dwelling units)					12		18	
iv)	D.A TWO WHEELER SLOT (1 space for every 10 % of the T.W slots)					02		02	
SPECIFICATIONS:									
1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX									
2. R.C.C. COLUMNS IN M20 MIX									
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX									
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE									
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS									
6. COUNTRY WOOD GLAZED WINDOWS									
7. INTERNAL PLASTERING IN C.M 1:4									
8. EXTERNAL PLASTERING IN CM 1:5									
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX									
10. WEATHERING TILES IN 9"x9" BURN'T CLAY TILES IN LAID IN M1-X 3 MIX									
SIGNATURE OF APPLICANT									
									
[Mr. A.R.L. SUNDHARSAN]									
REGISTERED ENGINEER									
									
Er. S. PRABAKARAN, P.E., Registered Engineer Grade-II (RE) Reg. No. RESGR-INDIA/REGISTER-20222092 No. 2282/2, GST Road, Venkatchandram, Chengalpattu - 603 111, (Opp. Venkatchandram VAO Office) Cell: 8059783153, 9859533328.									
STRUCTURAL ENGINEER									
									
E.R.N. SOWNDHARYA, B.E.M.E., Structural Engineer Grade - II (SE) Reg. No. CSR DIST/SE/Gr-II/2007/08/1004 JCADD SERVICE No. 12/A, Municipal Complex, GST Road, (Near DTCP Office), Chengalpattu-603001 Mobile : 99437 81739									
OFFICE USE ONLY									
BUILDING TECHNICAL APPROVAL									
Online Application No : SWP/BPA/696995/2025									
Online Scrutiny Ref. No : 7BKPD6ZH									
SWP/Residential Building/A.D/D.T.C.P/CD3/No. 127 / 2025									
SITE BOUNDARY SHOWN AS "A to D "									

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.

