

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 CONSTRUCTION OF A OFFICE BUILDING IN S.NO.1390/2, PATTANNO.3467, AT V.NO.46 OF THAIYUR-B PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT

ONLINE APPLICATION NO: SWP/BPA/700524/2025/TCP

#### SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE        |
|------|-------------|-------------|
| MD   | DOOR        | 1.30 x 2.10 |
| D    | DOOR        | 0.91 x 2.10 |
| LD   | DOOR        | 0.90 x 2.00 |
| D1   | DOOR        | 0.76 x 2.10 |
| W    | WINDOW      | 1.52 x 1.50 |
| SW   | WINDOW      | 1.52 x 1.35 |
| V    | VENTILATOR  | 0.76 x 0.90 |

#### SPECIFICATIONS :-

- R.C.C FOOTING & COLUMN IN CONCRETE M25
- SUPER STRUCTURE - BRICKWORK SET IN cm:15
- R.C.C M25 FOR LINTELS,BEAMS & SLABS
- P.C.C 1:4:8 FOR FLOOR LEVELLING COURSE
- P.C.C 1:5:10 IN BASEMENT FOR FOUNDATION
- JOINERY WITH T.W FLUSH DOORS & T.W GLAZED WINDOWS & VENTILATORS
- 3 COATS OF CEMENT PAINT TO INSIDE & OUT SIDE WALLS
- 2 COATS OF ENAMEL PAINTS OVER ONE COAT OF PRIMER FOR JOINERY, GRILL WORK ETC
- WEATHERING COURSE OVER ROOF SLAB
- 3" THICK WITH BRICK JELLY LIME CONCRETE AND ONE LAYER OF PRESSED TILES ON TOP

| AREA STATEMENTS | Sq.M    |
|-----------------|---------|
| AS PER PATTANNO | 1200.00 |
| AS PER DOCUMENT | 1200.00 |
| AS PER FMB      | 1200.00 |

| AREA STATEMENT     | F.S.I (SQM) | NON F.S.I (SQM) | TOTAL BUILTUP AREA IN Sq.m |
|--------------------|-------------|-----------------|----------------------------|
| GROUND FLOOR AREA  | 214.23      |                 | 214.23                     |
| FIRST FLOOR AREA   | 214.23      |                 | 214.23                     |
| SECOND FLOOR AREA  | 214.23      |                 | 214.23                     |
| THIRD FLOOR AREA   | 214.23      |                 | 214.23                     |
| FOURTH FLOOR AREA  | 214.23      |                 | 214.23                     |
| HEAD ROOM          |             | 26.13           | 26.13                      |
| LIFT MACHINE ROOM  |             | 7.65            | 7.65                       |
| TOTAL BUILTUP AREA | 1071.15     |                 | 1104.93                    |

| REFERENCE        | DESCRIPTION | CALCULATION             | PROPOSED |
|------------------|-------------|-------------------------|----------|
| PLOT COVERAGE    |             | 214.23 X 100<br>1200.00 | 17.85%   |
| FLOOR AREA RATIO |             | 1071.15<br>1200.00      | 0.89     |

| PARKING AREA DETAILS | CALCULATION    | REQUIRED                                                                 | PROVIDED                      |
|----------------------|----------------|--------------------------------------------------------------------------|-------------------------------|
| CAR                  | 1071.15<br>100 | 10.71                                                                    | 11 nos.<br>Visitors Parking-1 |
| TWO WHEELER          | 1071.15<br>25  | 42.84                                                                    | 43 nos.<br>Visitors Parking-4 |
| PARKING AREA         |                | CAR WITH DIMENSION 2.5m x 5.0m<br>TWO WHEELER WITH DIMENSION 1.0m x 1.8m |                               |

WORKER'S DETAILS  
NO OF WORKERS - MALE : 15 Nos  
NO OF WORKERS - FEMALE : 15 Nos

| DESCRIPTION             | REQUIRED | PROVIDED |
|-------------------------|----------|----------|
| WC                      | 1        | 1        |
| URINAL                  | 1        | 1        |
| WASH BASIN              | 1        | 1        |
| DRINKER WATER FOUNTAINS | 1        | 1        |

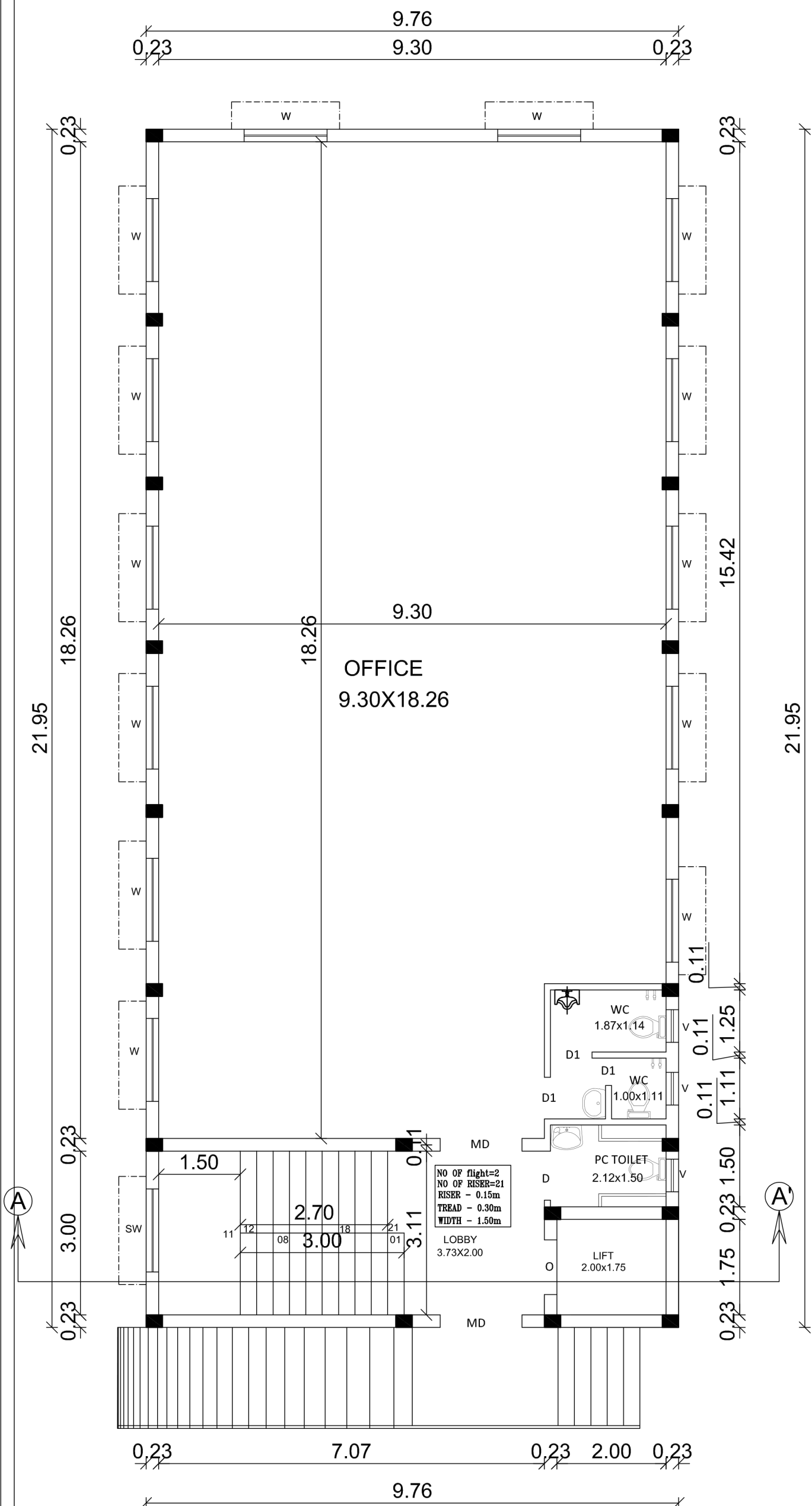
| SCALE : 1"=32' | COLOR INDEX |
|----------------|-------------|
| [1:100]        |             |
| N              |             |
| W              |             |
| E              |             |
| S              |             |

SIGNATURE OF THE APPLICANT  
*B. Balasubramanyam*

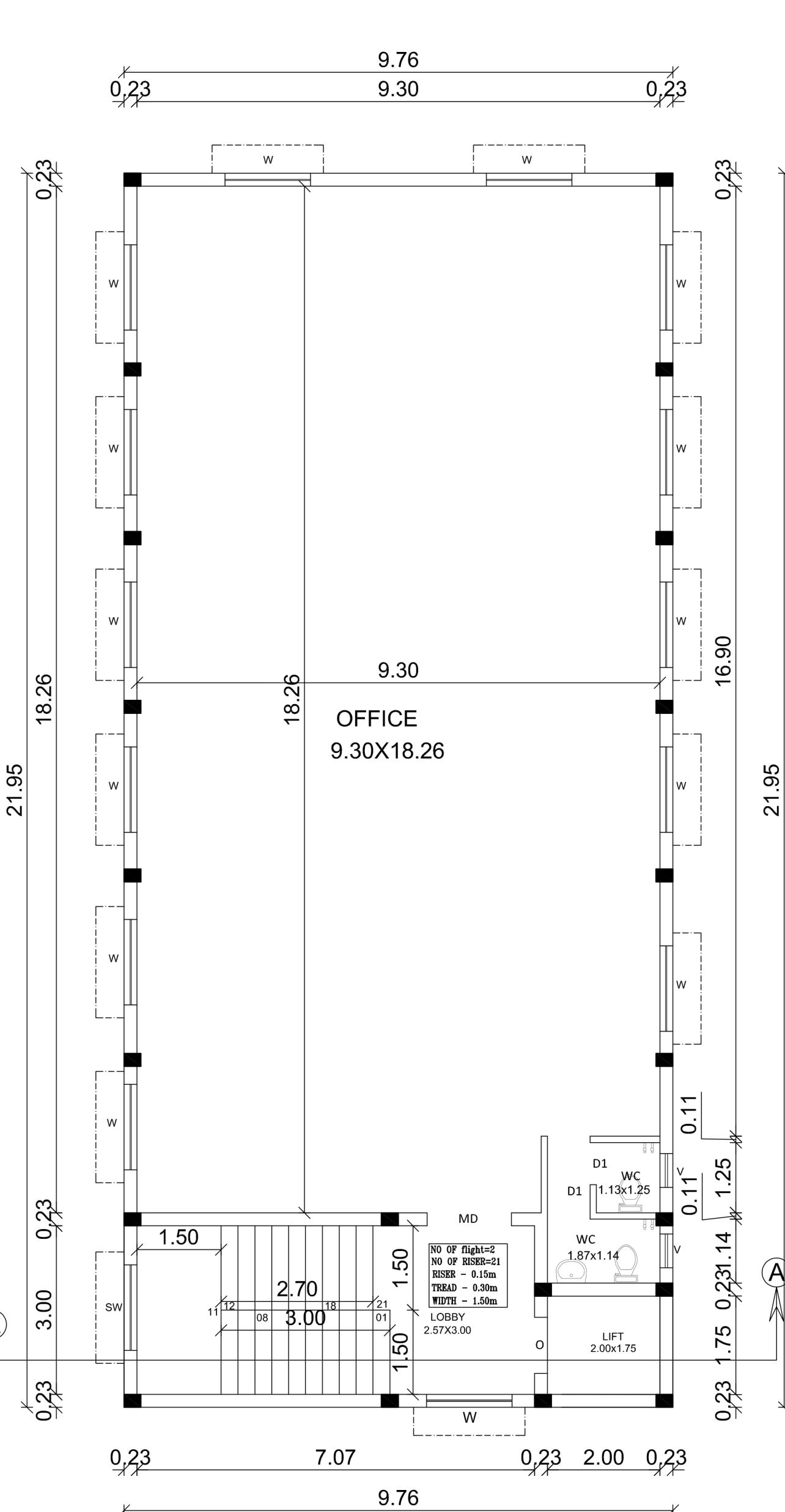
Er. S.UDHAYAKUMAR, B.E.M.Tech (Struct)  
Reg. Structural Eng. DTCP - CBLRGNSE/GR - 1201905003  
No: 20, 4th Cross Street, Anna Nagar, Chengalpattu,  
E-Mail : anjacostructures05@gmail.com. Mob : 9443101912

STRUCTURAL ENGINEER  
*M. Packiyathan*  
M. PACKIYATHAN, B.Arch, AIAA  
Registered Architect CA/2010/48263  
No: 133, 'M' Street, Thiruvalluvar Nagar,  
New Washermanpet, Chennai-400 081.

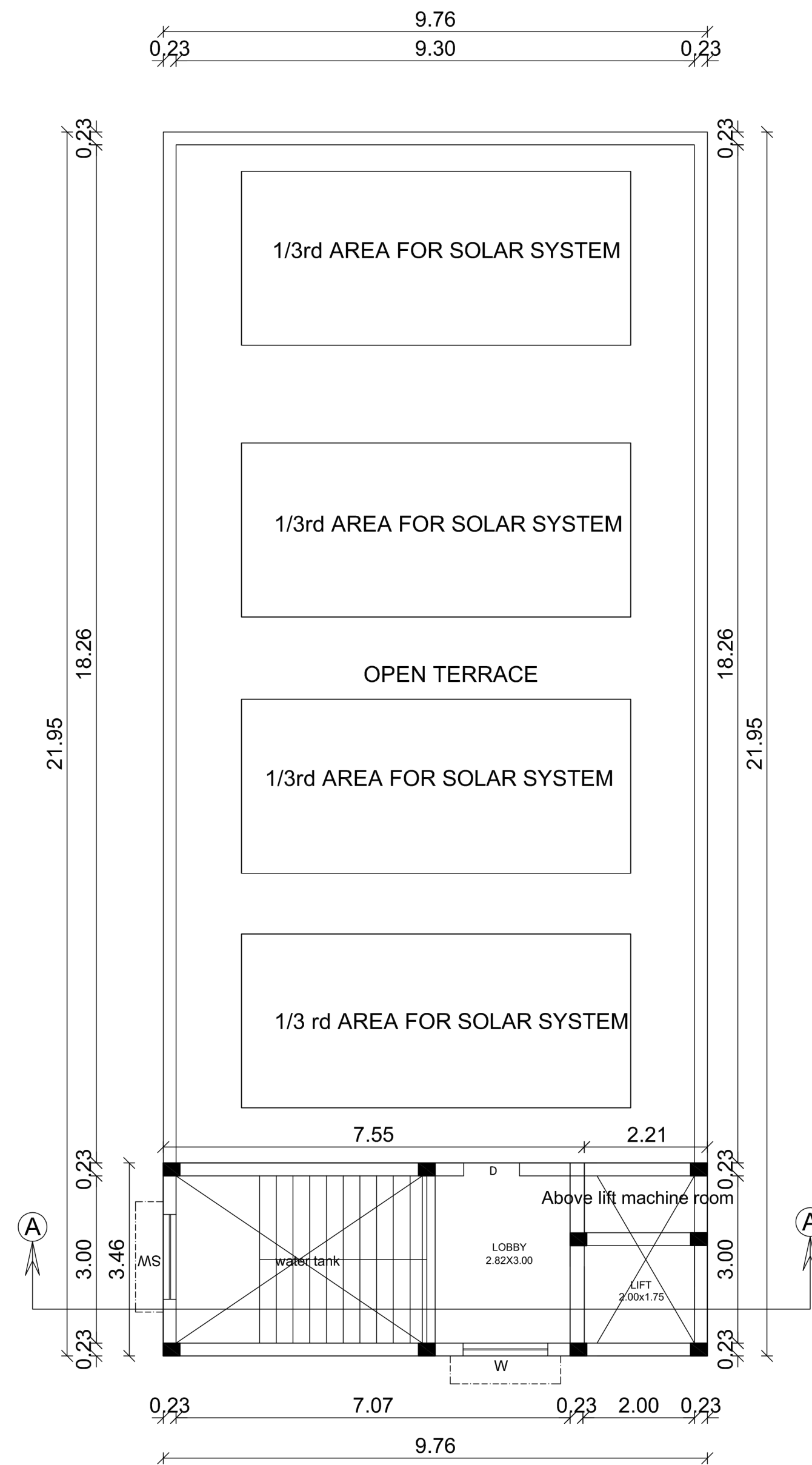
ARCHITECT / ENGINEER



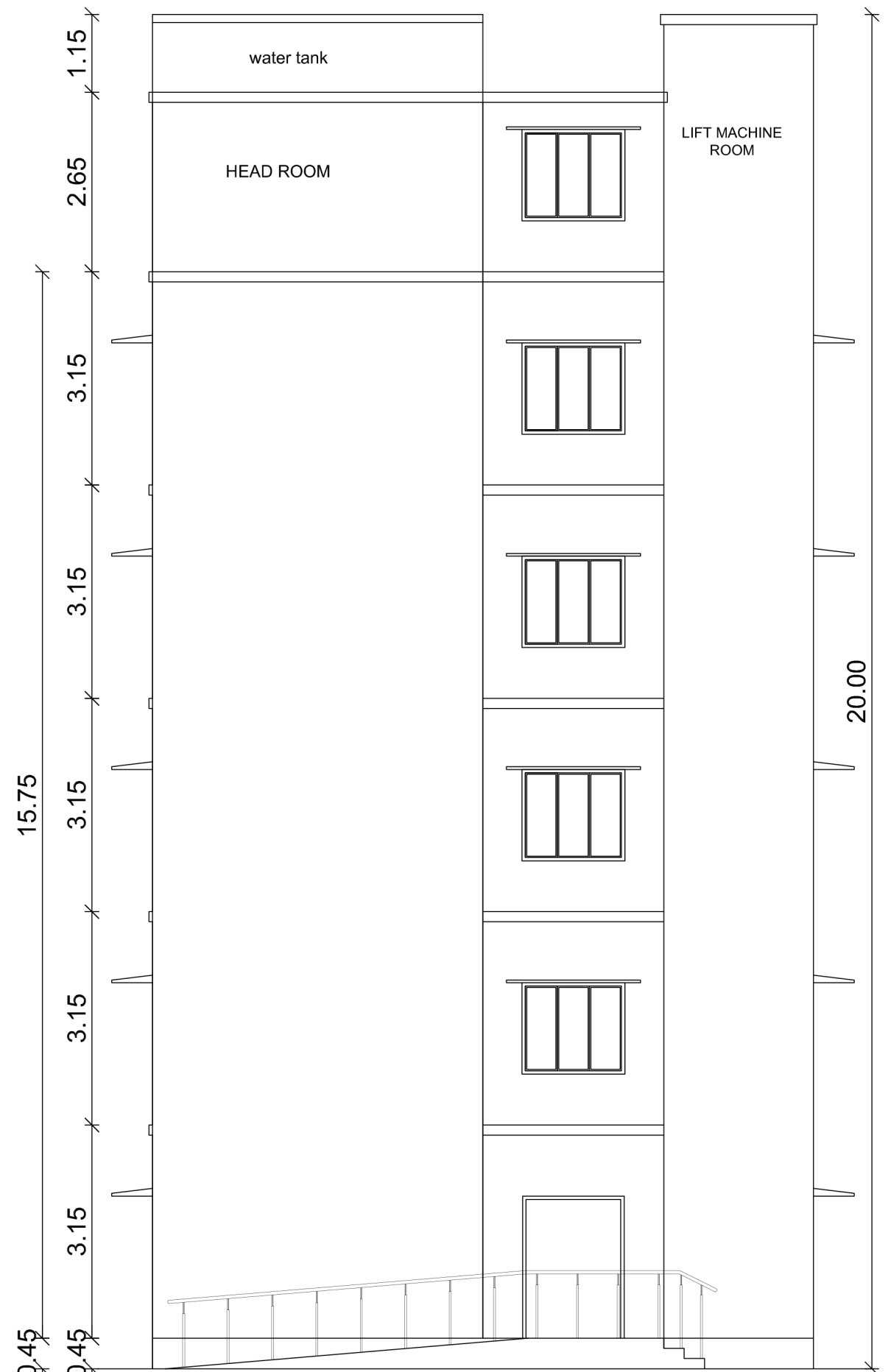
GROUND FLOOR PLAN



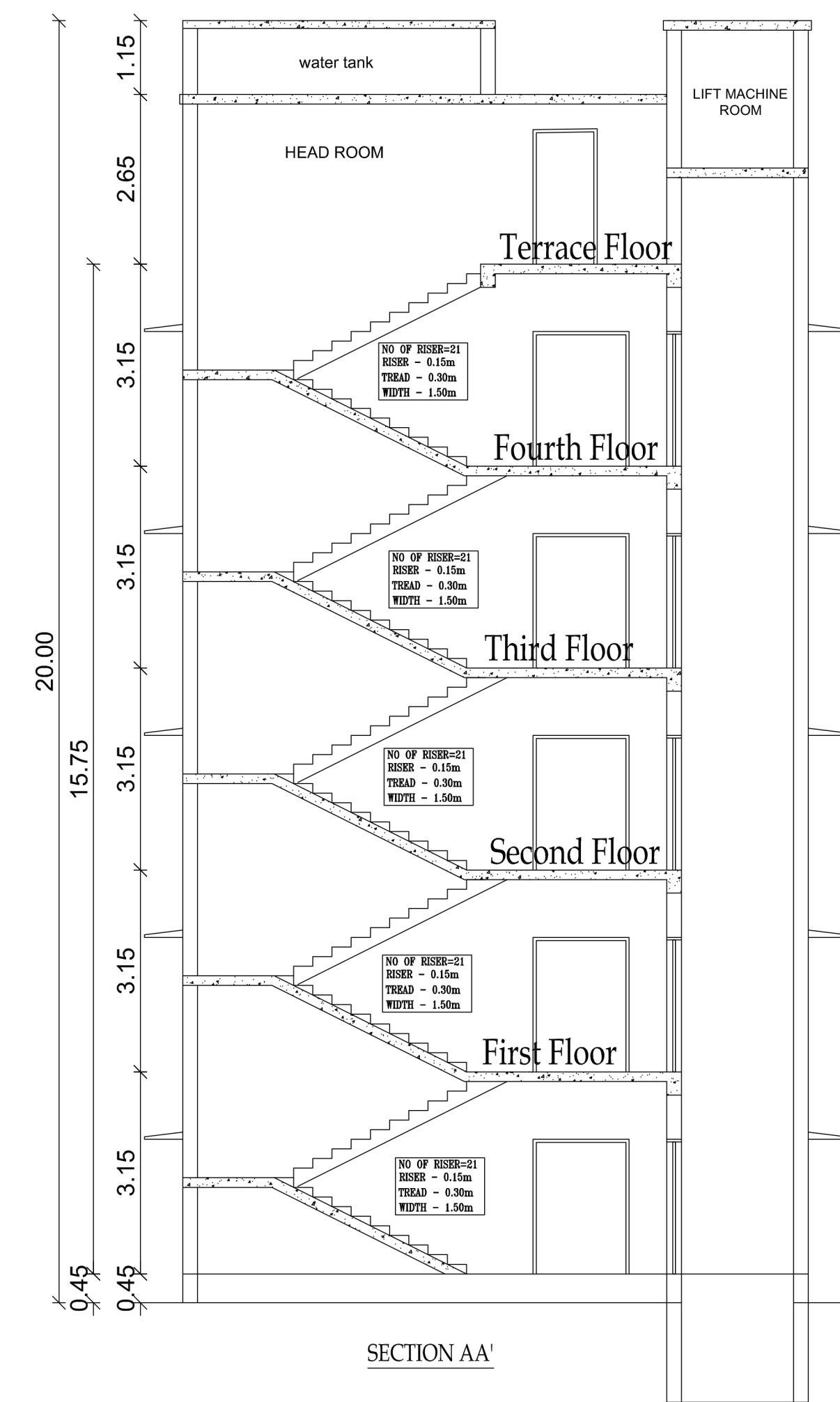
TYPICAL FLOOR FIRST, SECOND, THIRD AND FOURTH



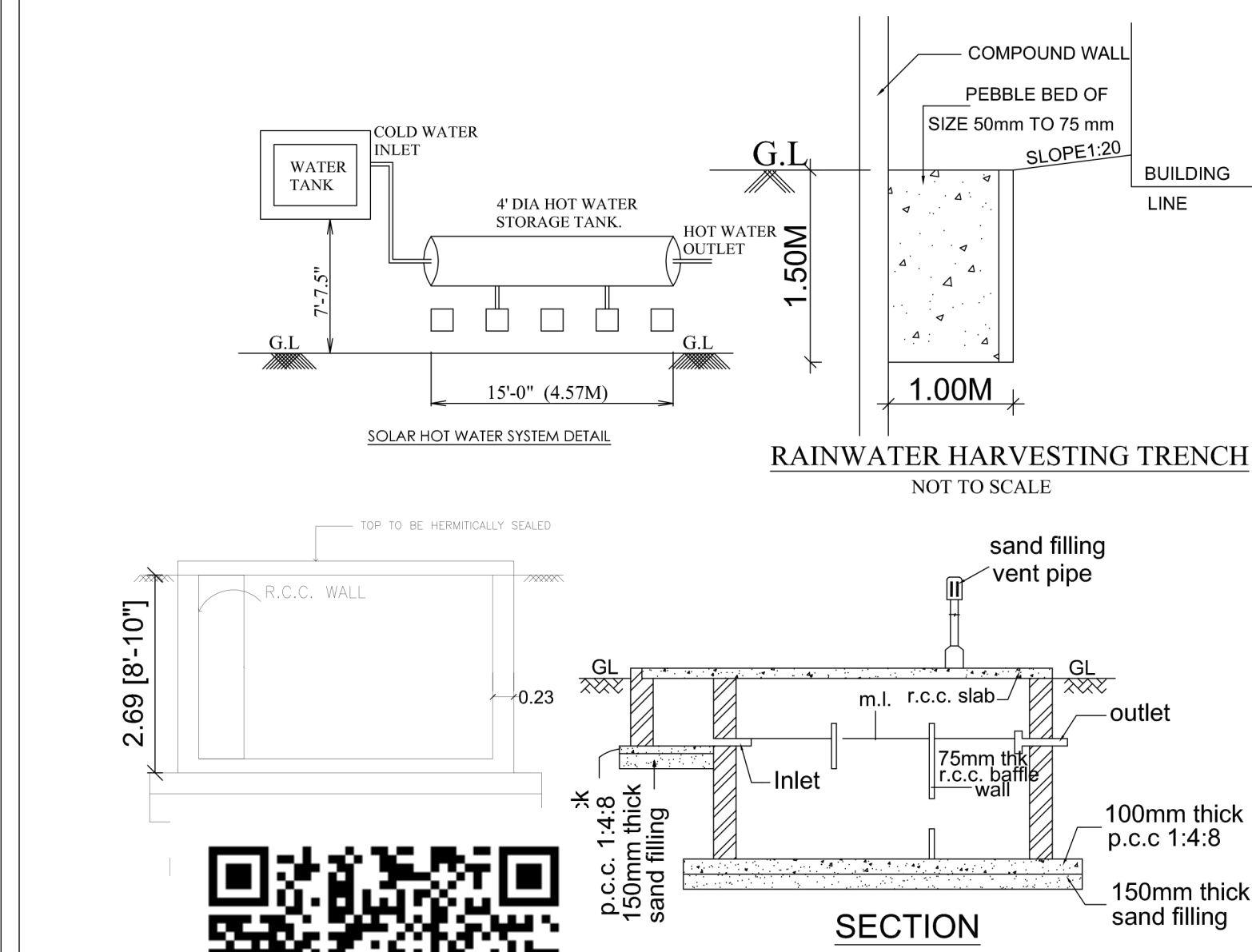
TERRACE FLOOR PLAN



FRONT ELEVATION

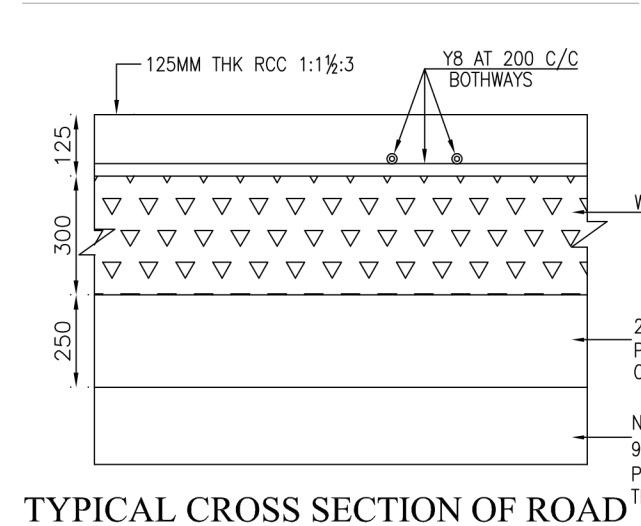


SECTION AA'

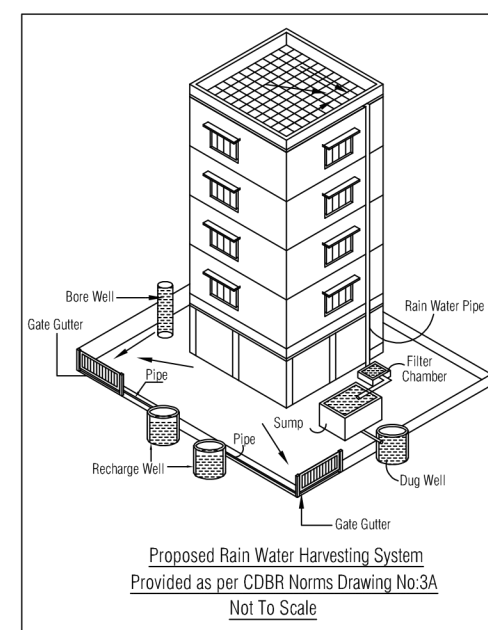


RAIN WATER HARVESTING TRENCH  
NOT TO SCALE

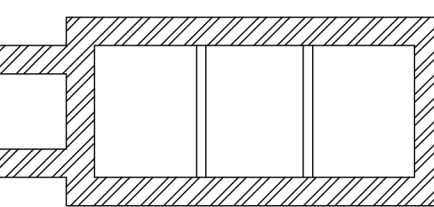
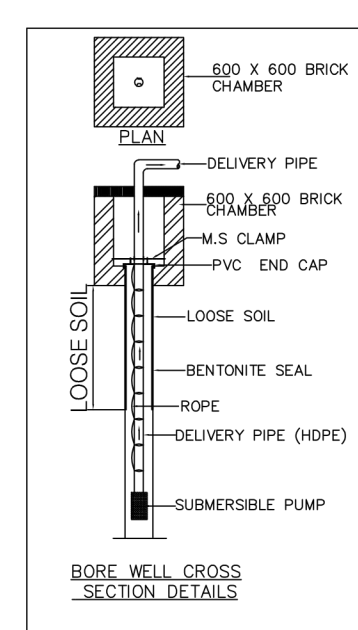
#### RAIN WATER HARVESTING:



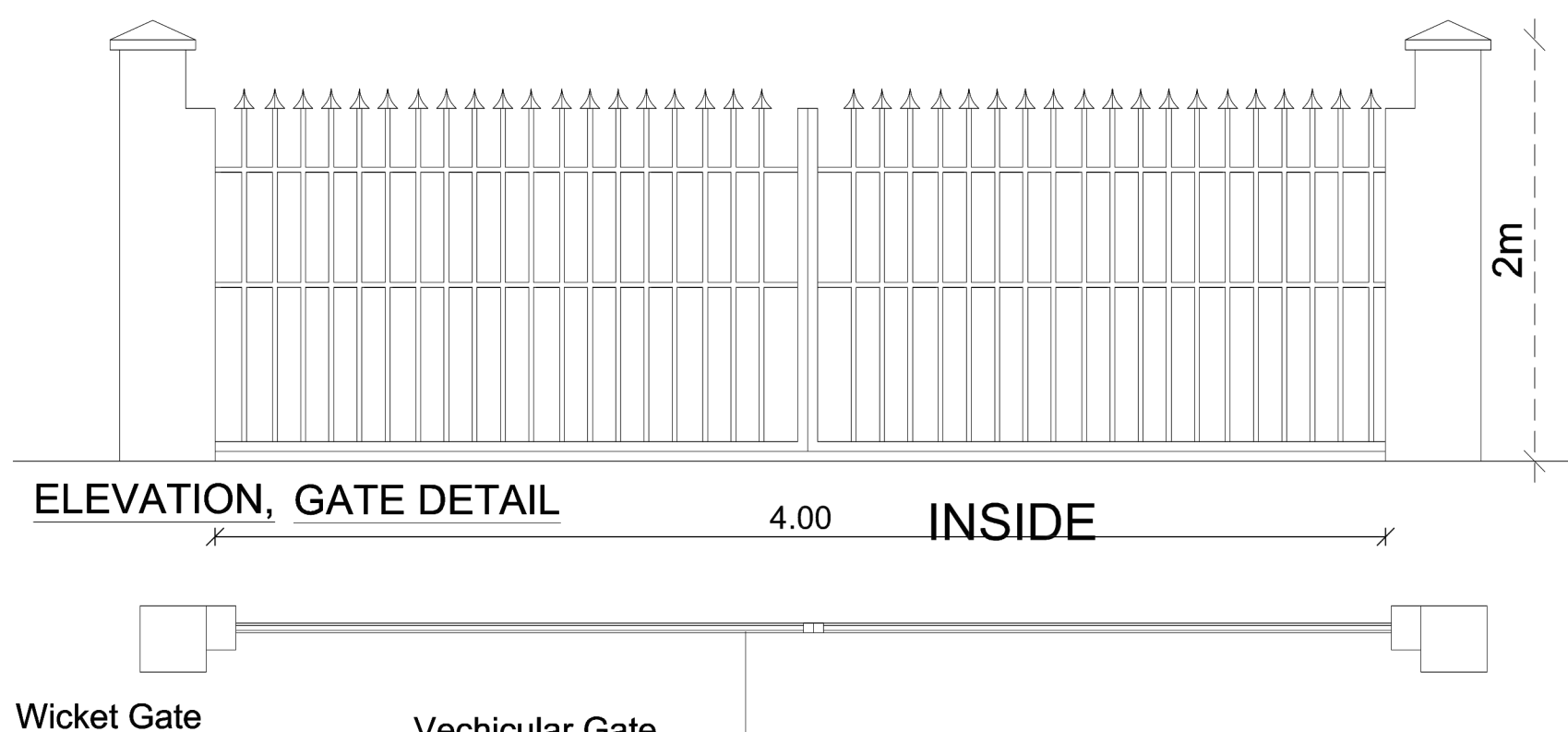
TYPICAL CROSS SECTION OF ROAD



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



PLAN  
SEPTIC TANK  
NOT TO SCALE



ELEVATION, GATE DETAIL

INSIDE

Wicket Gate

Vehicular Gate

PLAN, GATE DETAIL

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL  
SCRUTINY REFERENCE:N7RLTQ9L,  
SITE BOUNDARY : A to D  
ONLINE APPLICATION No: SWP/BPA/700524/2025/TCP  
SWP/COMMERCIAL BUILDING/B.P/M.L.P.A (CD-5) NO.132/2025,

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A OFFICE BUILDING IN S.NO.1390/2, PATTAN NO.3467, AT V.NO.46 OF THAIYUR-B PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT

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PARKING AREA CAR WITH DIMENSION 2.5m x 5.0m  
TWO WHEELER WITH DIMENSION 1.0m x 1.8m

## WORKER'S DETAILS

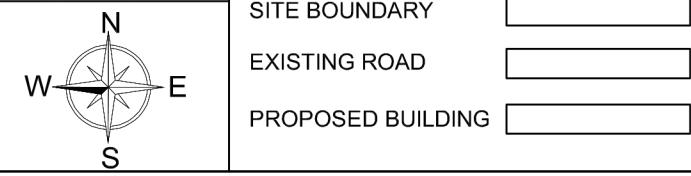
NO OF WORKERS - MALE : 15 Nos  
NO OF WORKERS - FEMALE : 15 Nos

## SANITATION REQUIREMENTS

| DESCRIPTION             | REQUIRED |        | PROVIDED |        |
|-------------------------|----------|--------|----------|--------|
|                         | MALE     | FEMALE | MALE     | FEMALE |
| WC                      | 1        | 1      | 5        | 5      |
| URINAL                  | 1        | --     | 1        | --     |
| WASH BASIN              | 1        | 1      | 5        | 5      |
| DRINKER WATER FOUNTAINS | 1        | 1      | 2        | 3      |

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

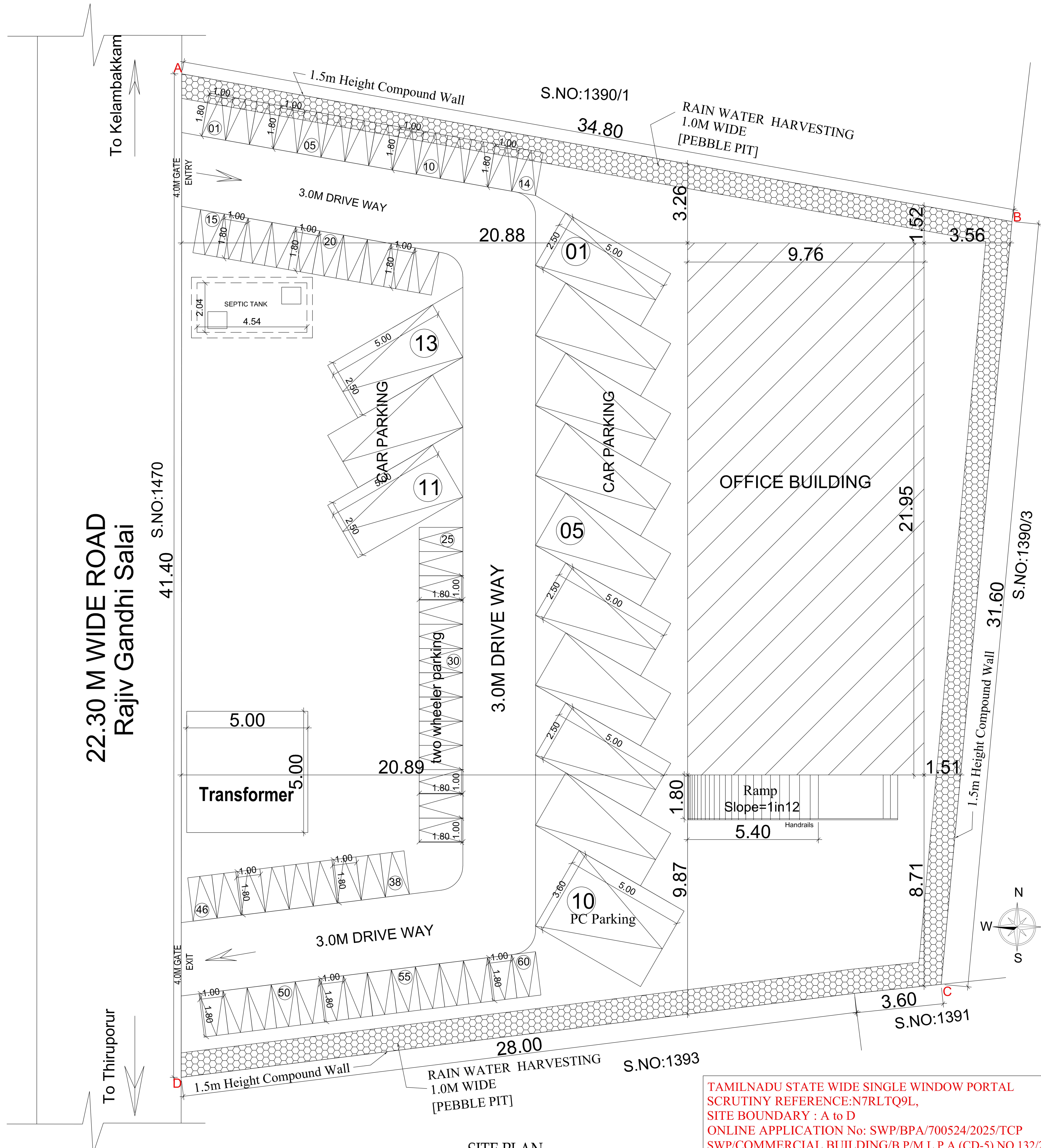
| COLOR INDEX | SITE BOUNDARY     |  |
|-------------|-------------------|--|
|             | EXISTING ROAD     |  |
|             | PROPOSED BUILDING |  |



*Signature of the Applicant*  
Belasuramanyan

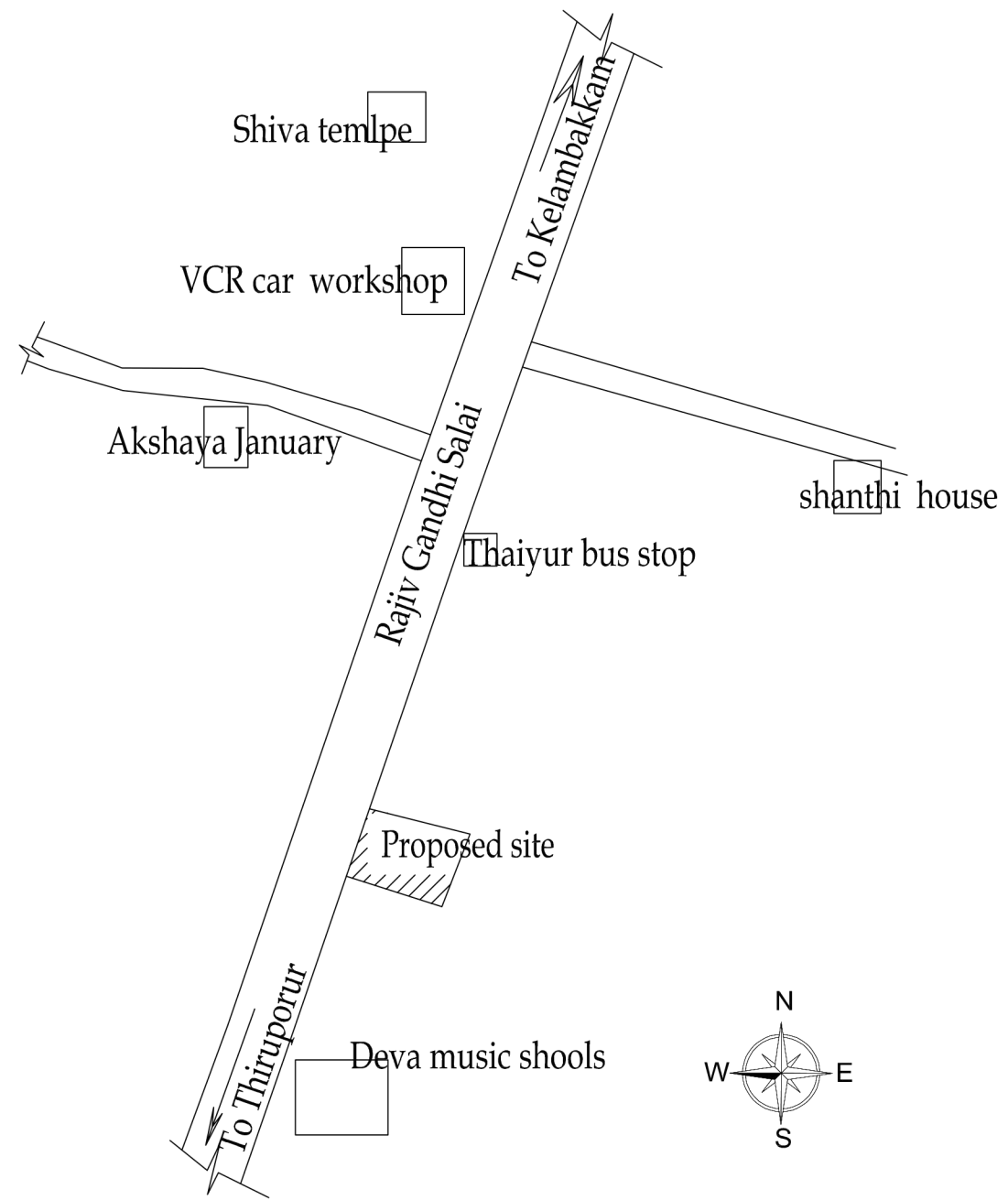
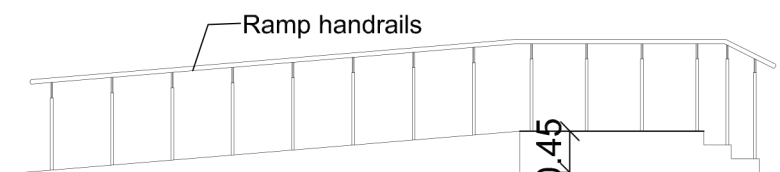
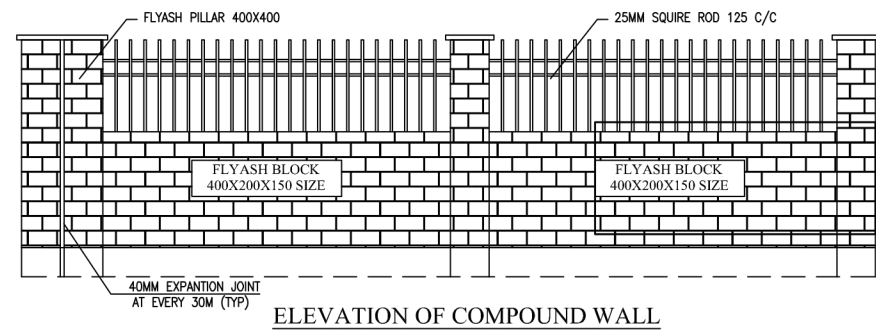
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Reg. Structural Eng. DTCP - CGLR/NG/SE/GR - 1201905003  
No. 20, 4th Cross Street, Anna Nagar, Chengalpattu,  
E-Mail : anjucorstruction05@gmail.com. Mob : 9443101912  
STRUCTURAL ENGINEER

*Signature of the Architect*  
M. Packiyathan  
M. PACKIYANATHAN, B.Arch, AIA  
Registered Architect CA/2010/48263  
No. 133, 'M' Street, Thiruvalluvar Nagar,  
New Washermanpet, Chennai-600 081,  
ARCHITECT / ENGINEER

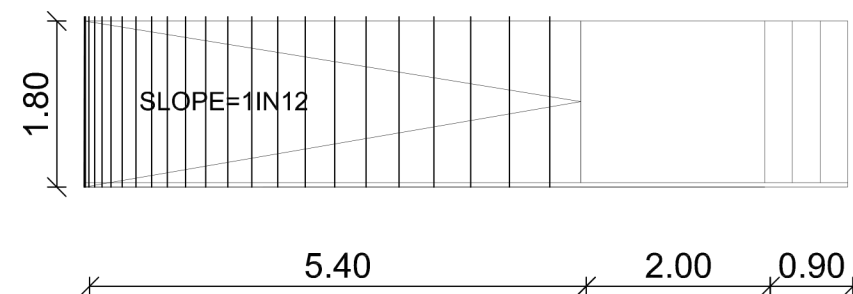


SITE PLAN

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL  
SCRUTINY REFERENCE: N7RLTQ9L,  
SITE BOUNDARY : A to D  
ONLINE APPLICATION No: SWP/BPA/700524/2025/TCP  
SWP/COMMERCIAL BUILDING/B.P/M.L.P.A (CD-5) NO.132/2025,

KEY PLAN  
NOT TO SCALE

Ramp elevation



Ramp Plan

# 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.

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Legal opinions, due diligence and title verification

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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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+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.

