

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

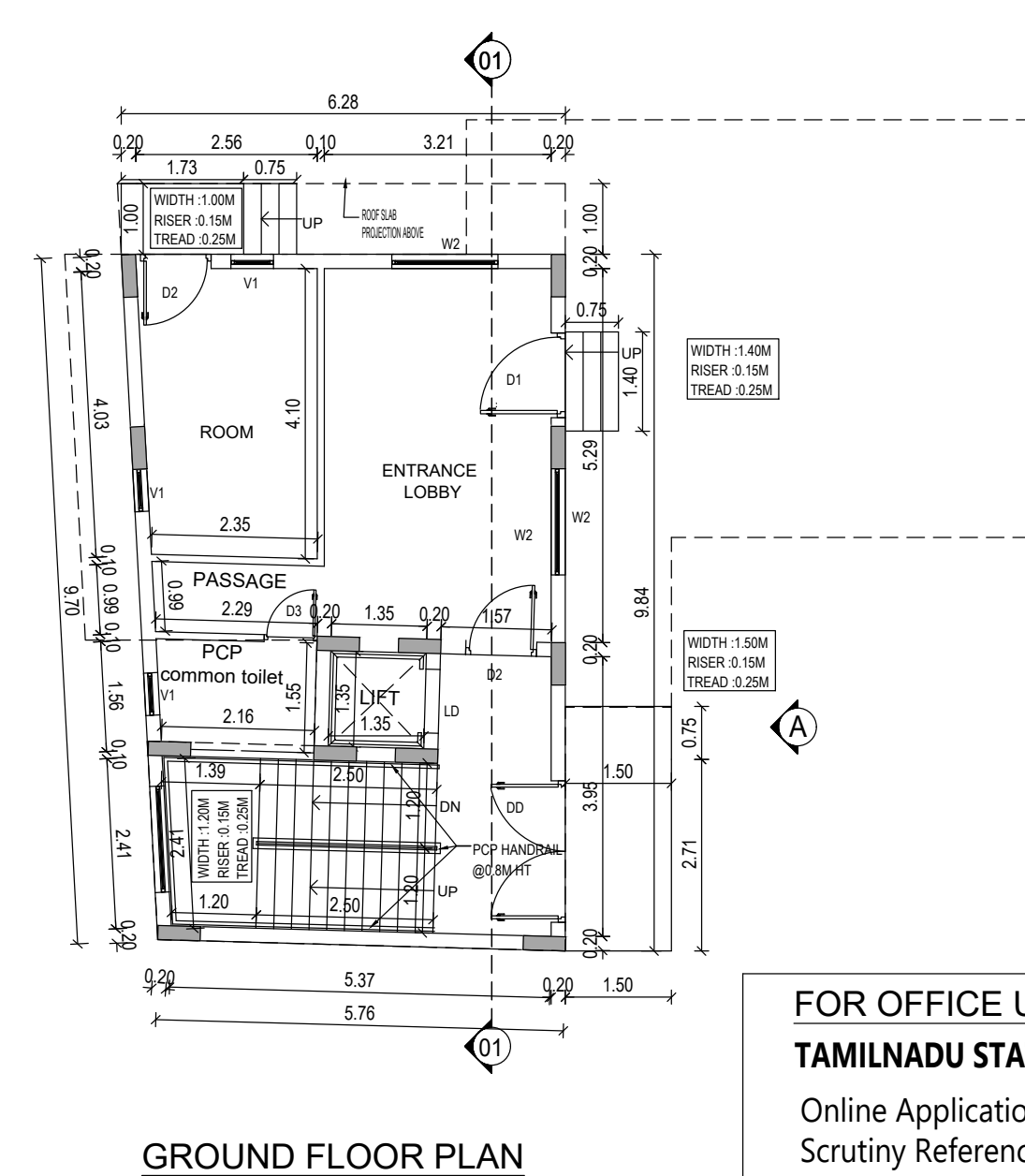
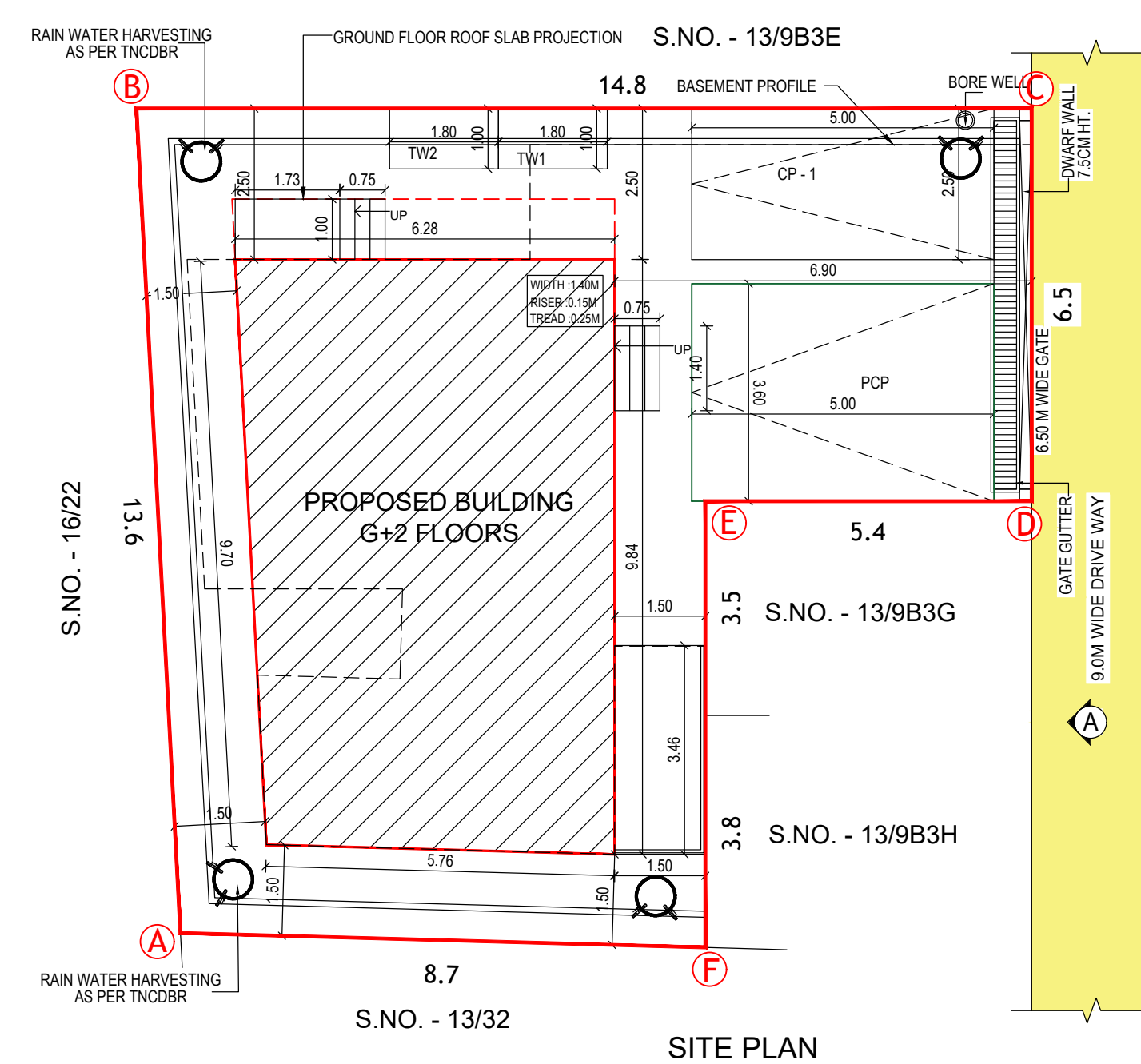
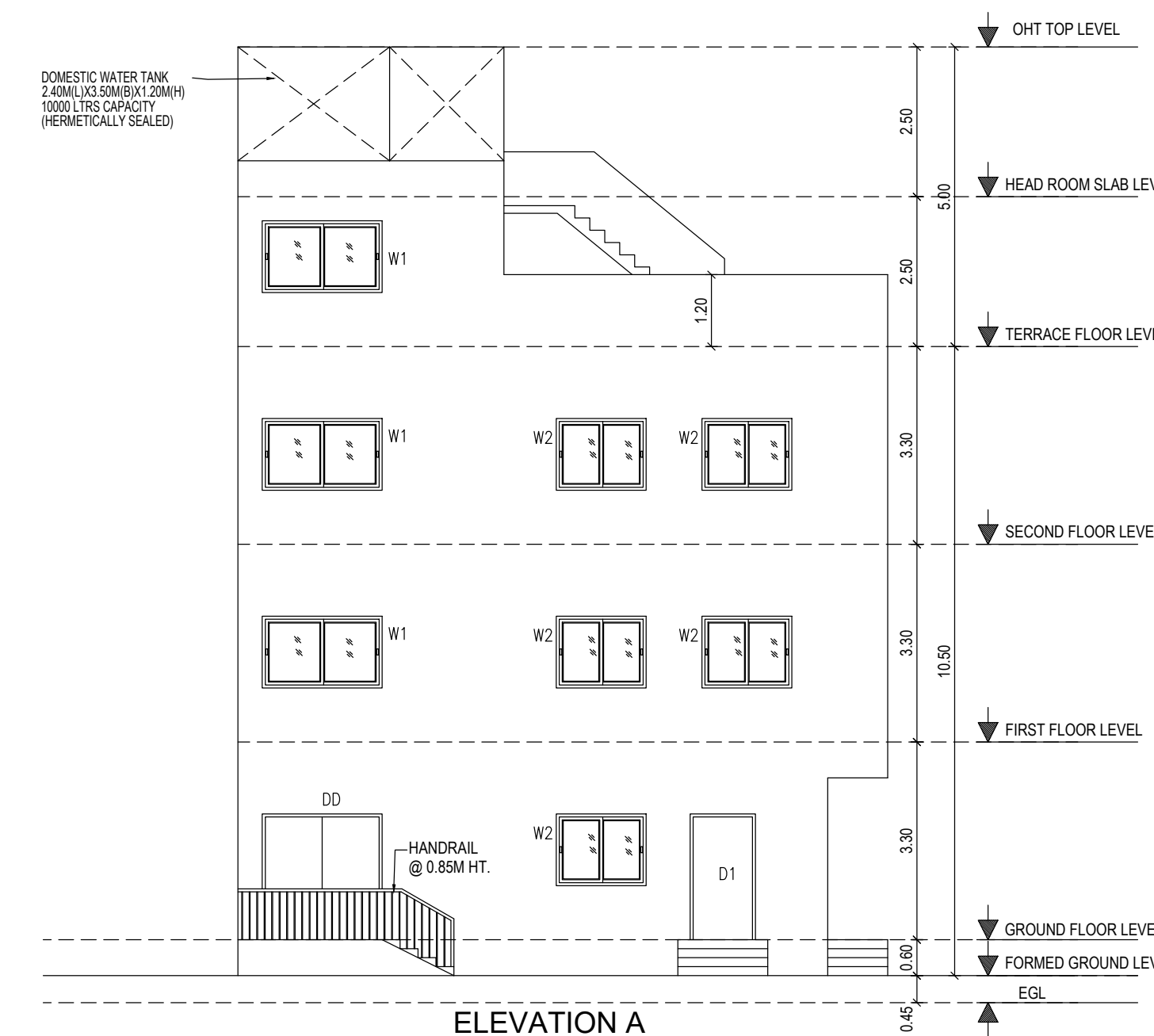
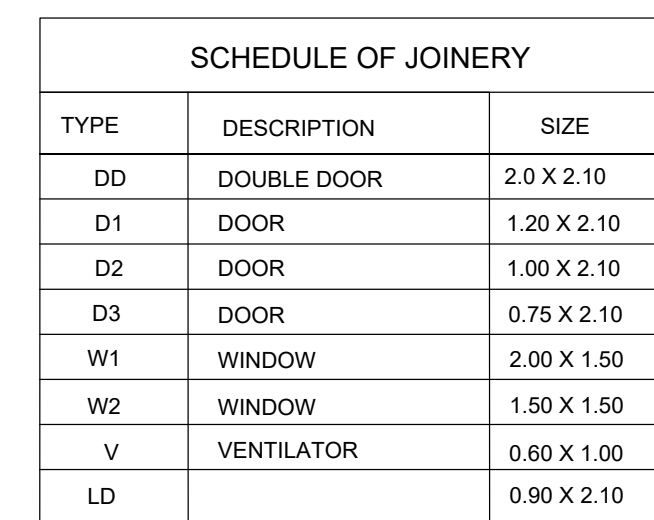
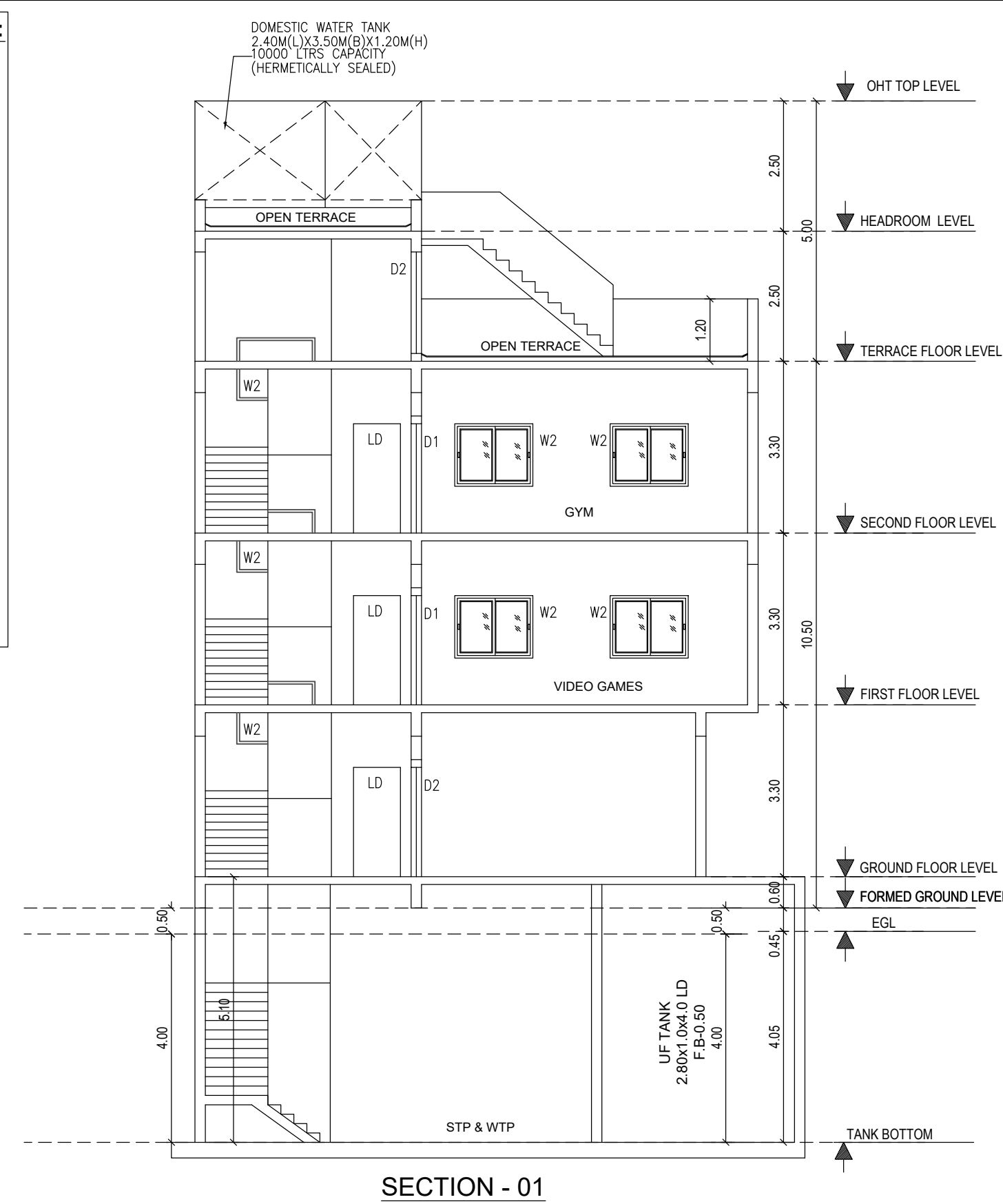
**Building Plan**

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.



|                                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>FOR OFFICE USE ONLY</b></p> <p><b>TAMILNADU STATE WIDE SINGLE WINDOW PORTAL</b></p> <p>Online Application : <b>SWP/BPA/702954/2025</b></p> <p>Scrutiny Reference : <b>ZF4EHE8Z</b></p> |
| <p><b>PLANNING PERMISSION : BP/MLPA (CD-5) NO. 125/2025</b></p>                                                                                                                              |

|                                                                                                                                                                                                                                                                                             |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| DRAWING TITLE                                                                                                                                                                                                                                                                               | SHEET NO: 01 / 01 |
| PLAN SHOWING THE PROPOSED<br>CONSTRUCTION OF COMMERCIAL<br>BASEMENT+G+2 BUILDING IN THE DTCP<br>APPROVED LAYOUT NO: 233/2025<br>COMPRISED IN THE S.NO - 13/9B3F AT<br>THAZHAMBUR PANCHAYAT, KAARANAI<br>VILLAGE, THIRUPURUR PANCHAYAT UNION,<br>VANDALUR TALUK OF<br>CHENGALPATTU DISTRICT. |                   |

FILE NO: SWP/BPA/0702954/2025

|                                 |
|---------------------------------|
| SPECIFICATIONS:                 |
| FOUNDATION: ISOLATED FOUNDATION |

SUPER STRUCTURE: 100 THK, INTERNAL & 200THK EXTERNAL WALLS  
IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C.WORK: R.C COULMNS,BEAMS,SLABS,LINTELS, AND  
SUNSHADES IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING: CERAMIC FLOORING.

WEATHERING COURSE: ONE SET OF BRICK JELLY LIME  
CONCRETE  
MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE: UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

ALL DIMENSIONS ARE IN METER

| AREA STATEMENT (SQ.M)                 |          |              |                    |
|---------------------------------------|----------|--------------|--------------------|
| PLOT EXTENT (AS PER PATTA)            |          |              | 160.00             |
| FLOORS                                | FSI AREA | NON FSI AREA | TOTAL BUILTUP AREA |
| BASEMENT-STP & WTP                    | -        | 106.52       | 106.52             |
| GROUND FLOOR PLAN                     | 58.76    | -            | 58.76              |
| FIRST FLOOR PLAN                      | 65.04    | -            | 65.04              |
| SECOND FLOOR PLAN                     | 65.04    | -            | 65.04              |
| TERRACE FLOOR PLAN                    | -        | 25.57        | 25.57              |
| TOTAL                                 | 188.84   | 132.09       | 320.93             |
| FSI ACHIVED (188.84 / 160.00) = 1.180 |          |              |                    |

| PARKING DETAILS     |          |     |          |     |       |
|---------------------|----------|-----|----------|-----|-------|
| DESCRIPTION         | REQUIRED |     | PROVIDED |     | TOTAL |
|                     | OTHERS   | PCP | OTHERS   | PCP |       |
| CAR PARKING         | 1        | 1   | 1        | 1   | 2     |
| TWO WHEELER PARKING | 1        | 1   | 1        | 1   | 2     |

|                   |                                                                                       |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| COLOUR INDEX      |                                                                                       |  |
| ROAD              |  |                                                                                       |
| PLOT BOUNDARY     |  |                                                                                       |
| PROPOSED BUILDING |  |                                                                                       |
|                   |                                                                                       | SCALE 1:100                                                                           |

For FELIXA AND SKY HOMES LLP

  
 Authorised signatory  
 For FELIXA AND SKY HOMES LLP  
  
 Authorised signatory

OWNER'S SIGNATURE

**B.SENTHILKUMAR, M.E.(Structural)**  
Registered Construction Engineer  
Coimbatore Red. No. CE/019/2022  
17/12, V.C.S.Nagar  
G.N.Mills Post, Coimbatore - 641 029  
Call : 98658 52255

SIGNATURE OF STRUCTURAL ENGINEER

  
**Dhinesh T Architect**  
CA/2009/43967  
10/1, 2nd Street, Kasthuribai Nagar,  
Avadi, Chennai - 600 054.  
dhinesh.architect@gmail.com



# 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

## 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

## 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

## 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

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
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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.

