

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

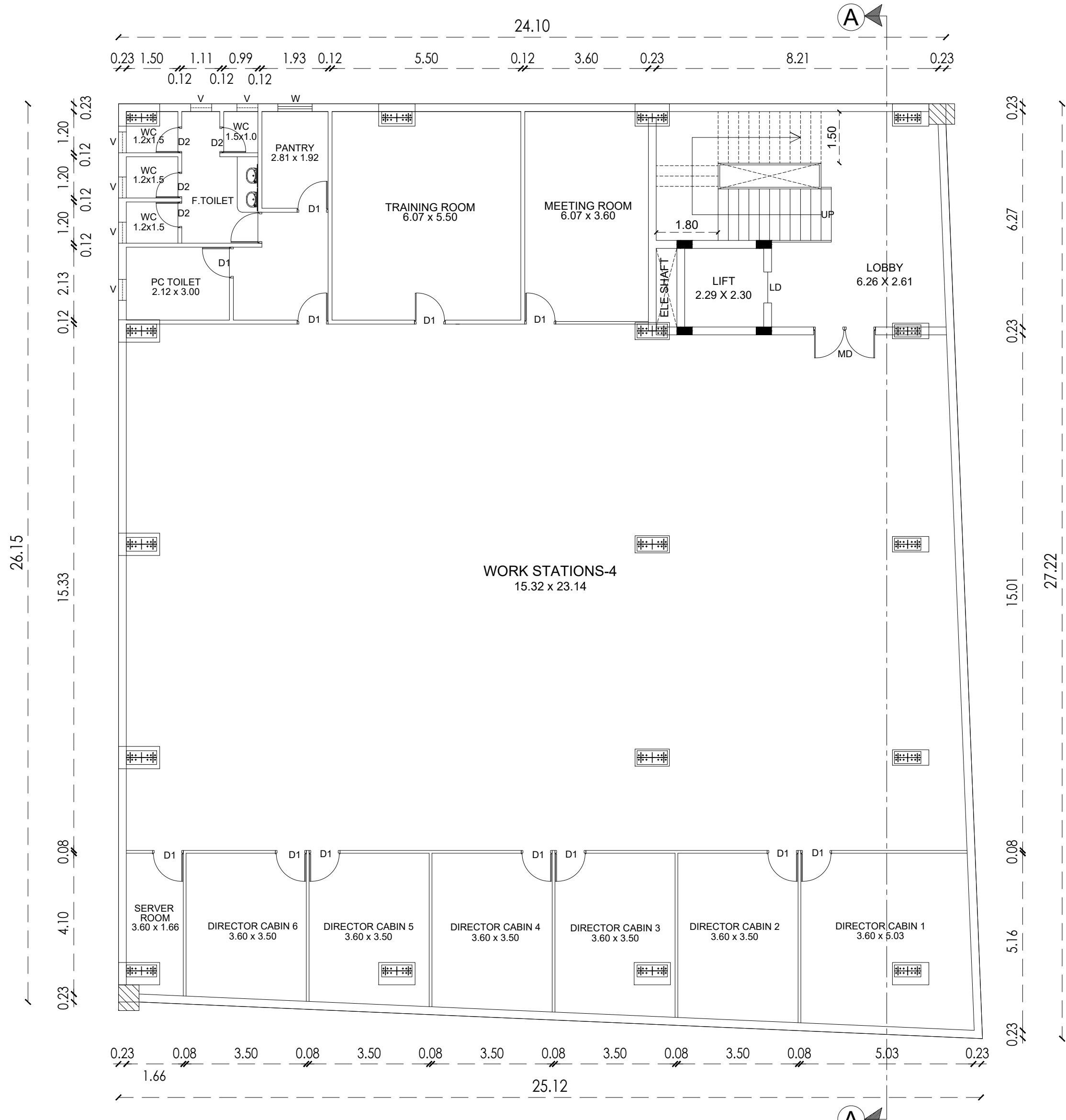
Building Plan

ISSUING AUTHORITY

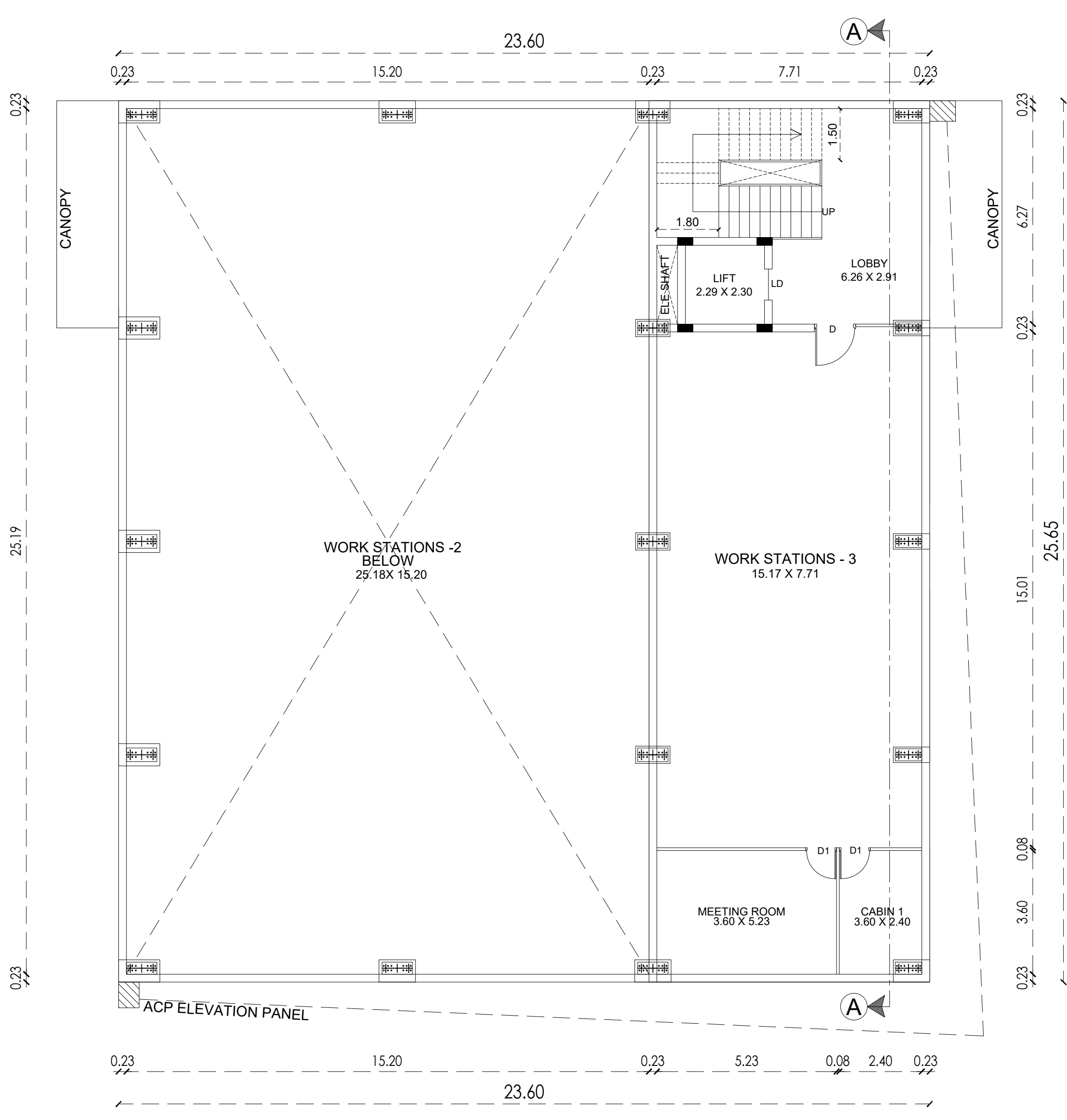
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

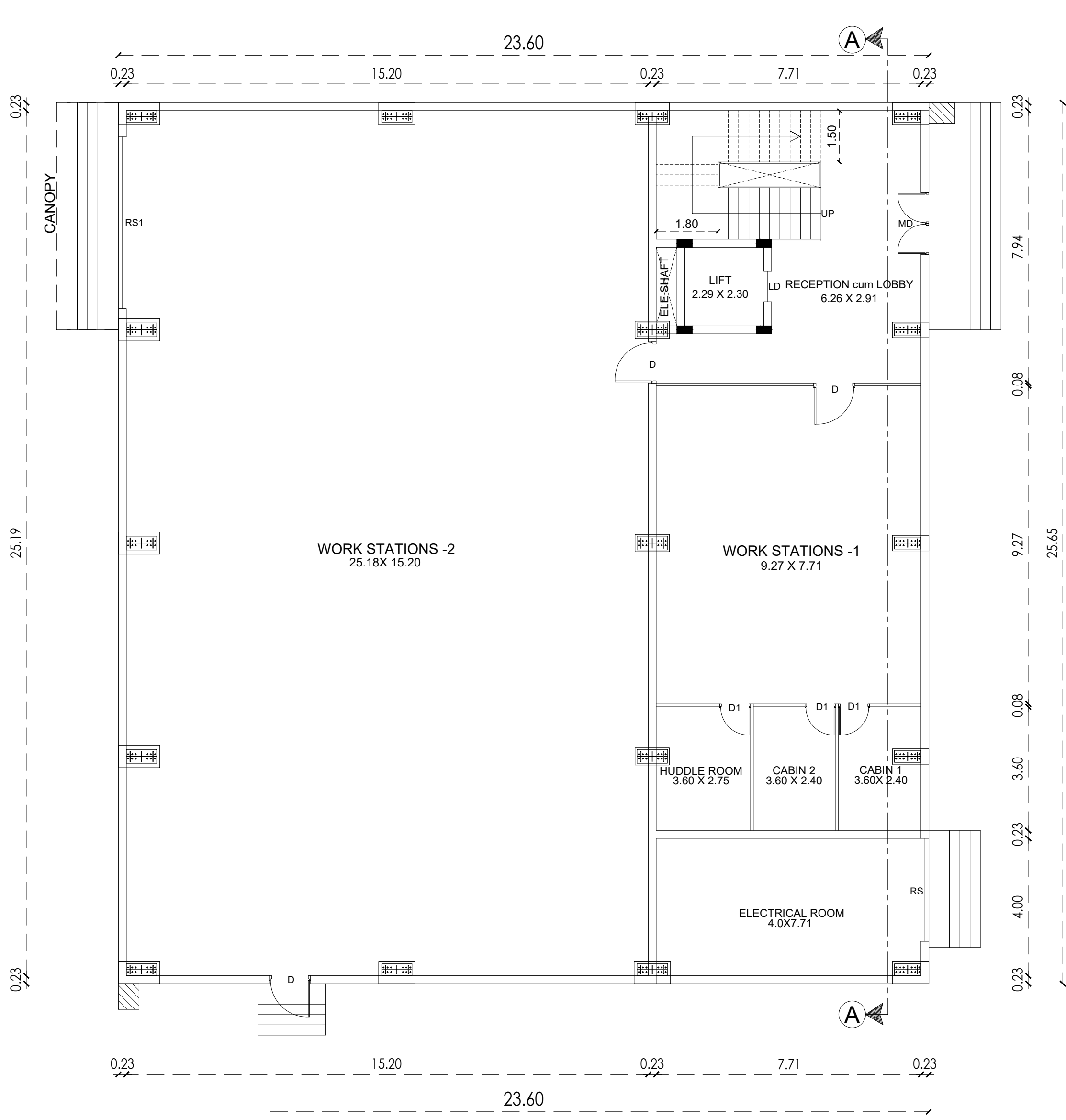
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



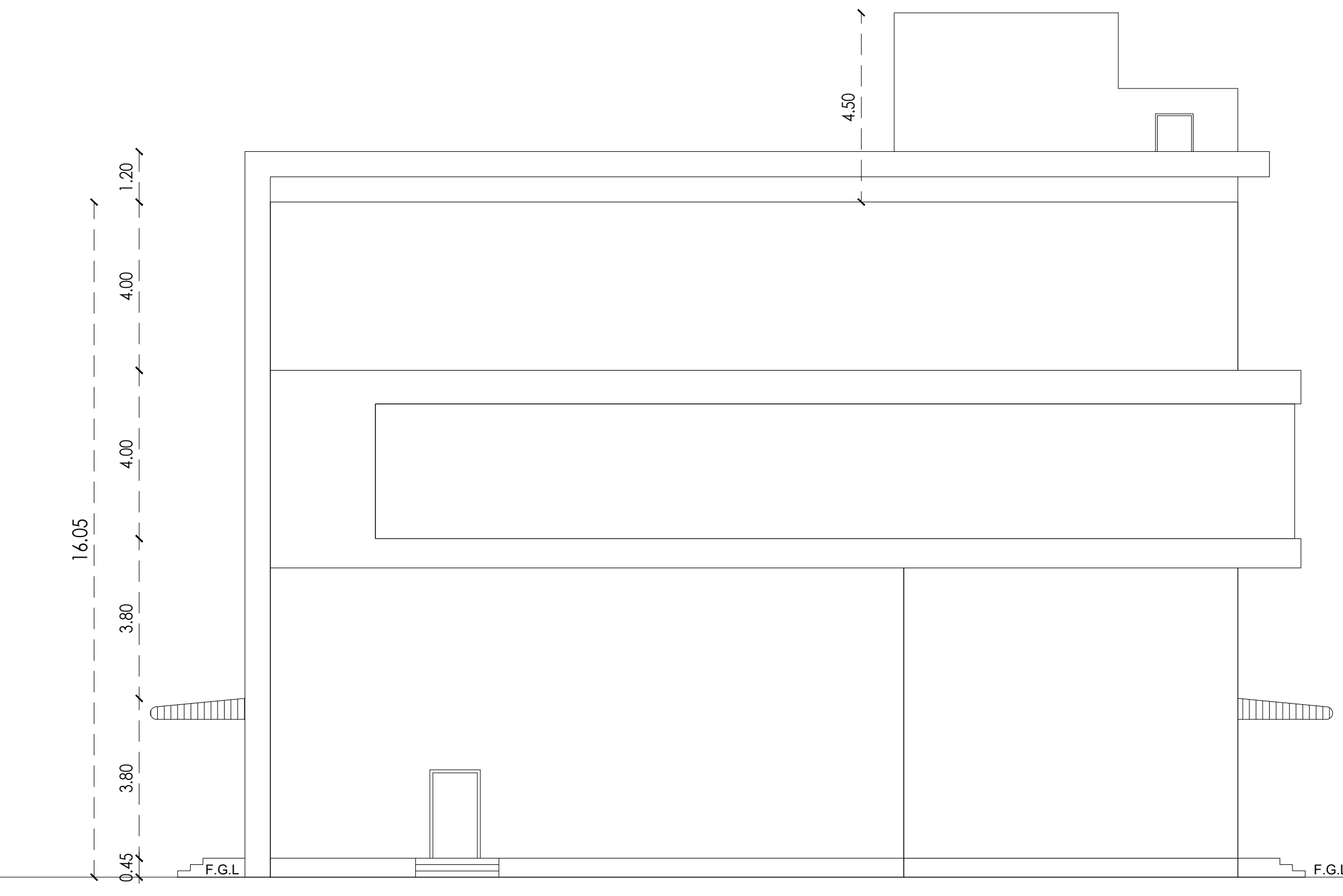
FIRST FLOOR PLAN



MEZZANINE FLOOR PLAN



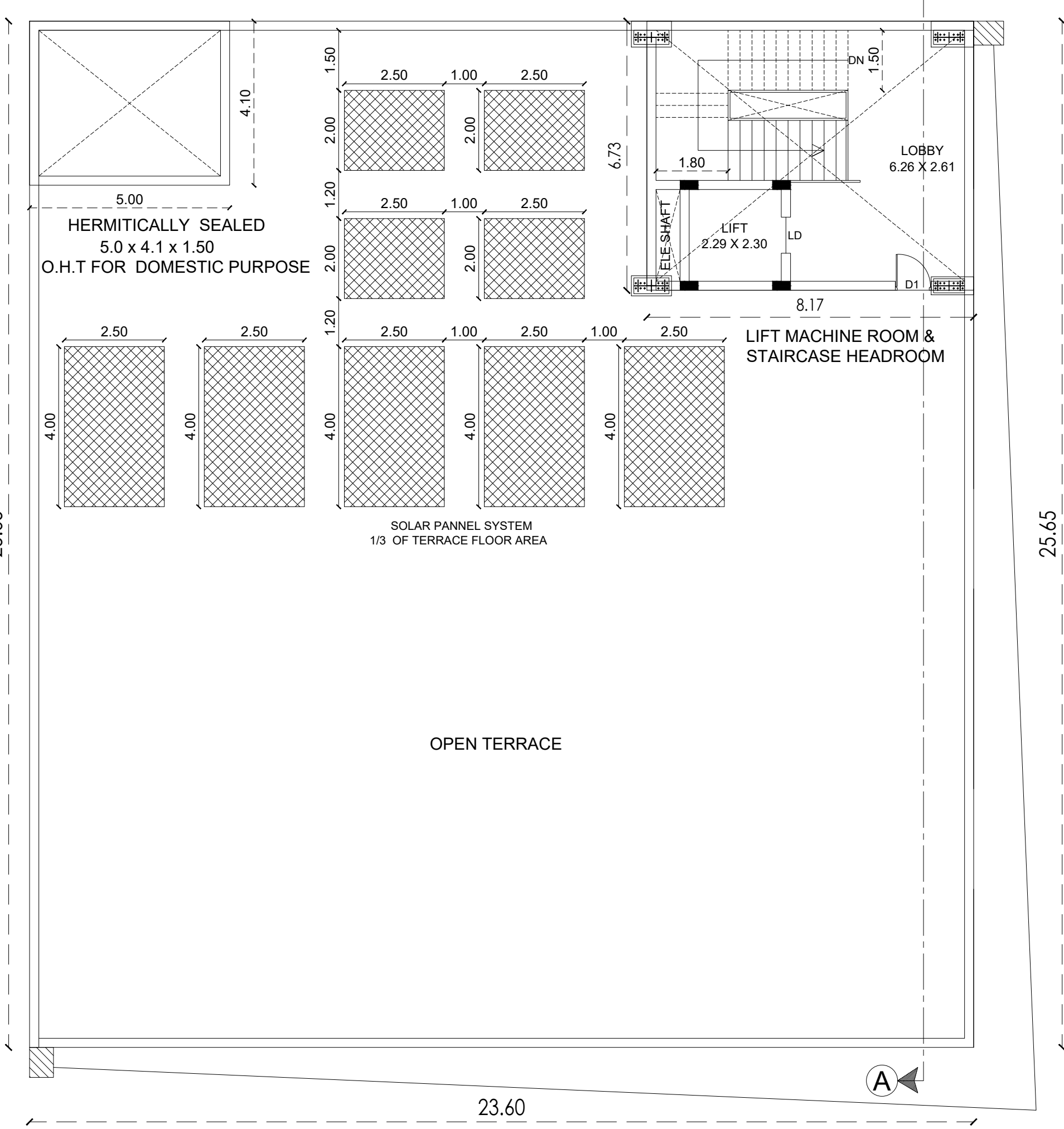
GROUND FLOOR PLAN



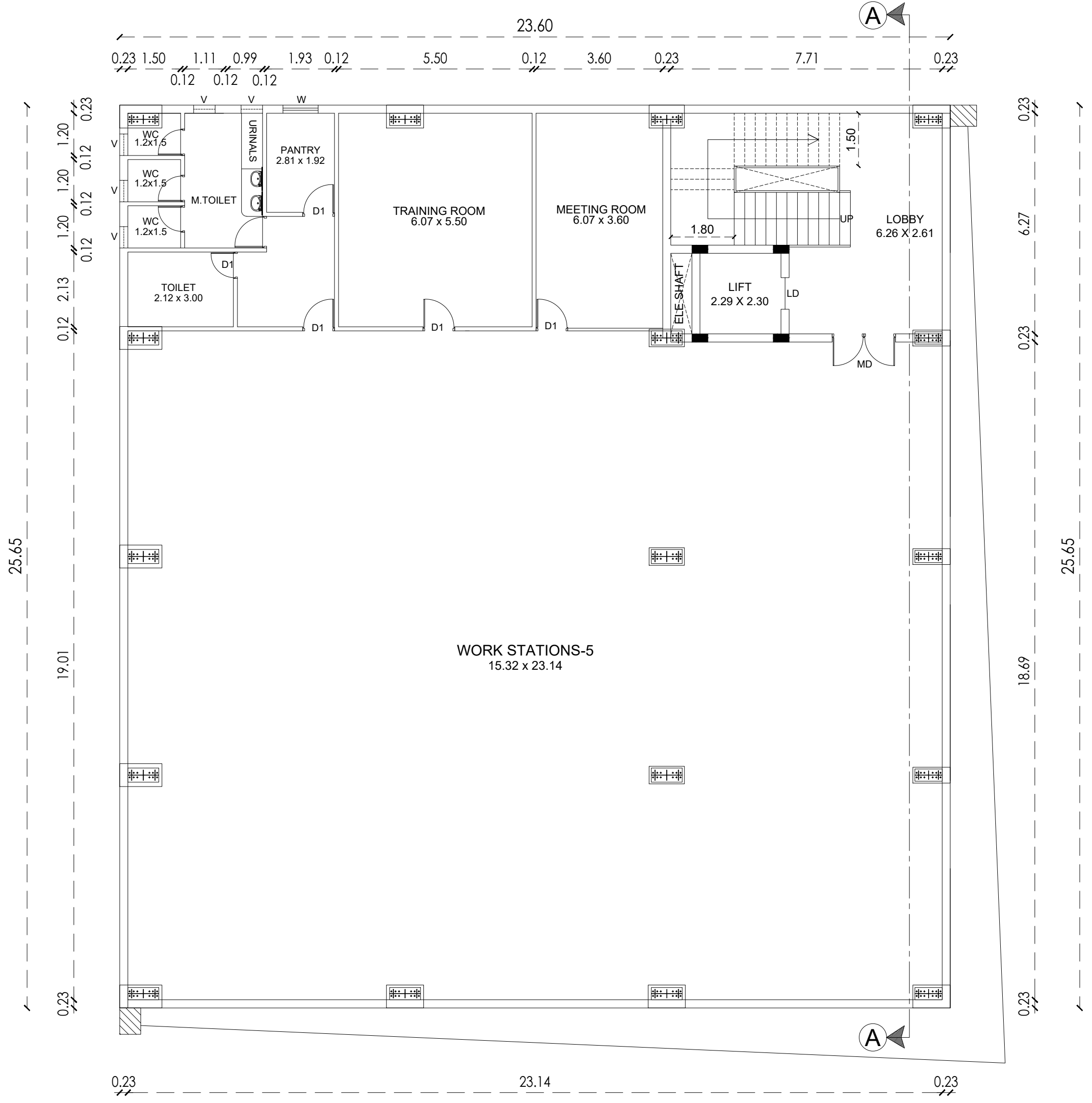
ELEVATION



SECTION - AA



TERRACE PLAN



SECOND FLOOR PLAN

PROPOSED INFORMATION TECHNOLOGY BUILDING FOR M/S INSOFT AUTOMATION PVT LTD, PLOT NO : 12/A-18, IN SIPCOT INFORMATION TECHNOLOGY PARK AT SIRUSERI, SURVEY NO: 240 PT AT SIRUSERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT- 603103

SIPCOT APPROVAL NO: 10.வ/ம/18_திரு(செ.ம1) எண்.39/2021

PLOT EXTENT = 1.0 ACRES = 4046.85 SQM

JOINERY

MD	MAIN DOOR	1.80 x 2.13
D	DOOR	1.20 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
W	WINDOW	1.00 x 2.13
V	VENTILATOR	0.61 x 0.61
LD	LIFT DOOR	0.91 x 2.13

ALL ROOMS ARE MECHANICALLY VENTILATOR (CENTRALIZED A/C)

SOLAR PANEL COVERAGE AREA

OPEN TERRACE AREA:	529.50 SQM
1/3 TERRACE AREA:	176.50 SQM
SOLAR PANEL COVERAGE AREA:	177.00 SQM

COLOUR INDEX

	ROAD
	BOUNDARY
	PROPOSED BUILDING

Title : FLOOR PLAN, ELEVATION & SECTION. Scale : 1: 100

K. Balasubramani

OCCUPIER.

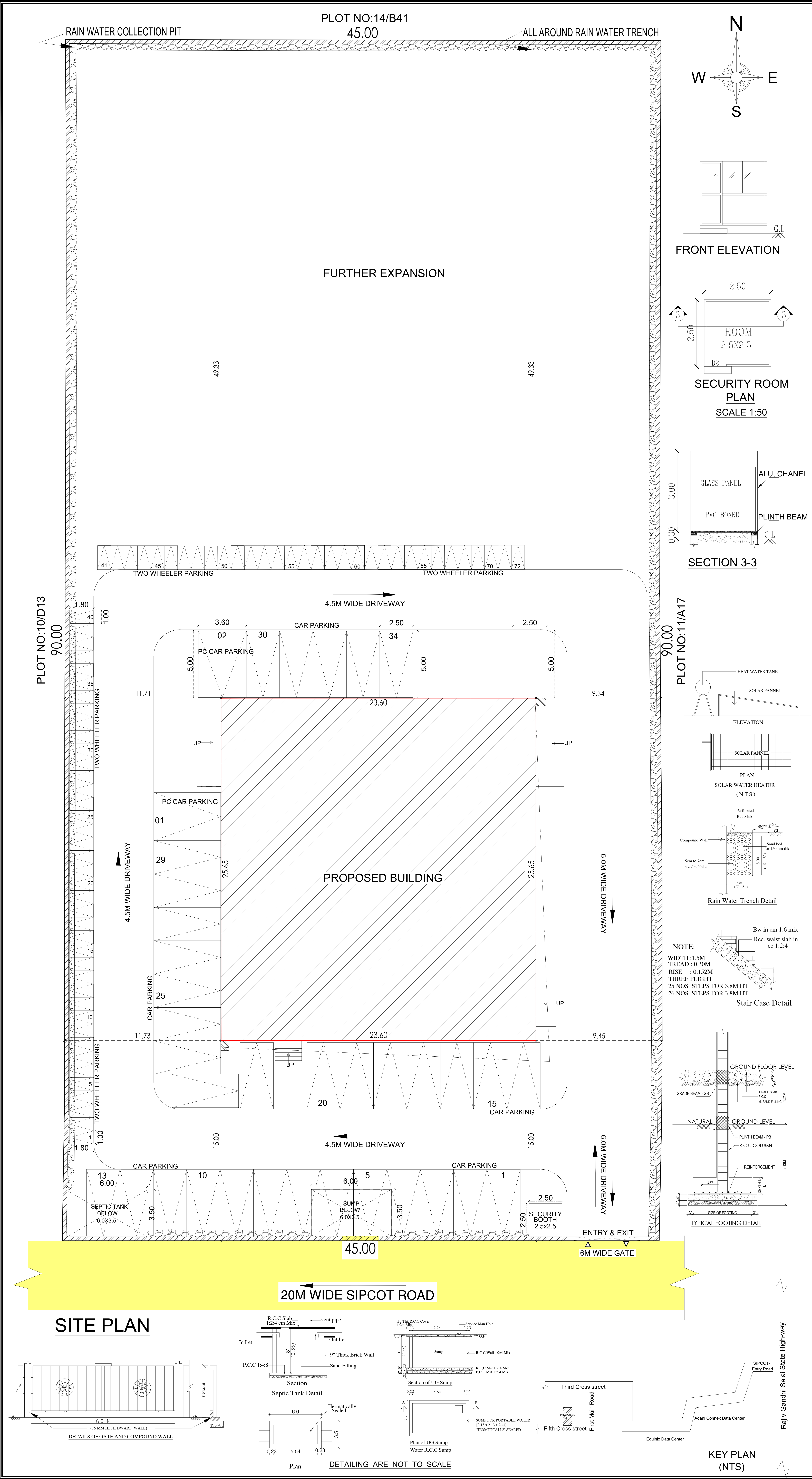
M. Venkatasubba Rao
M. VENKATASUBBA RAO,
Structural Engineer Grade-1 (SE),
B.E., DTCP No SE/GR-1/19/07/010,
38/74, Bazuliah Road, T.Nagar, Ch-17.
Ph: 28344962/28344857,
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STRUCTURAL ENGINEER.

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Cell: 99941 68973

ARCHITECT.
Sheet No: 002 / 002





PROPOSED INFORMATION TECHNOLOGY BUILDING FOR M/S INSOFT AUTOMATION PVT LTD, PLOT NO : 12/A-18, IN SIPCOT INFORMATION TECHNOLOGY PARK AT SIRUSERI, SURVEY NO: 240 PT AT SIRUSERI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT- 603103

SIPCOT APPROVAL NO: ம.வ/மாஉ_திரு(செ.மா) எண்.39/2021

PLOT EXTENT = 1.0 ACRES = 4046.85 SQM

AREA STATEMENT

DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	TOTAL BUILTUP AREA (IN SQ.M)
GROUND FLOOR AREA	605.35	---	605.35
MEZZANINE FLOOR AREA	209.55	---	209.55
FIRST FLOOR AREA	656.28	---	656.28
SECOND FLOOR AREA	605.35	---	605.35
HEAD ROOM	---	54.95	54.95
SECURITY BOOTH	---	6.25	6.25
TOTAL FLOOR AREA	2076.53	61.20	2137.73

PLOT COVERAGE 14.95%

FLOOR SPACE INDEX 0.513

PARKING DETAILS

CAR PARKING :

FLOOR AREA = 1780 / 50.0 = 35.6 SAY 36 NOS

PROVIDED CAR PARKING = 34 NOS

PROVIDED PH CAR PARKING = 02 NOS

TWO WHEELER PARKING :

FLOOR AREA = 1780 / 25.0 = 71.2 SAY 72 NOS

PROVIDED TWO WHEELER PARKING = 72 NOS

SANITARY DETAILS

NO OF STAFFS (FEMALE - 50, MALE - 50) =100 Nos.

DESCRIPTION	REQUIRED	PROVIDED
MEN TOILET	1= 25 PERSONS 02 Nos.	03 Nos.
URINALS	3 = 40 - 70 PER 03 Nos.	03 Nos.
FEMALE TOILET	1= 15 PERSONS 04 Nos.	04 Nos.
WASH BASIN	1= 25 PERSONS 04 Nos.	04 Nos.
DRINKING WATER	1= 100 PER 01 Nos.	01 Nos.

COLOUR INDEX

	ROAD
	BOUNDARY
	PROPOSED BUILDING

Title : SITE PLAN & DETAILING. Scale : 1: 100

OCCUPIER.

STRUCTURAL ENGINEER.

ARCHITECT.

APPLICATION REFERENCE NO: SWP/BPA/705258/2025 DATE: 16/12/2025

SCRUTINY REFERENCE NO: 36HZD3JK

DRAWING SCRUTINY REFERENCE NO: 671429-2025-EZ

SWP/ B.P / M.L.P.A (CD-5) No: 22/2026

Sheet No: 001 / 002

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.

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.

