

PP

APPROVAL RECORD

# Planning Permission

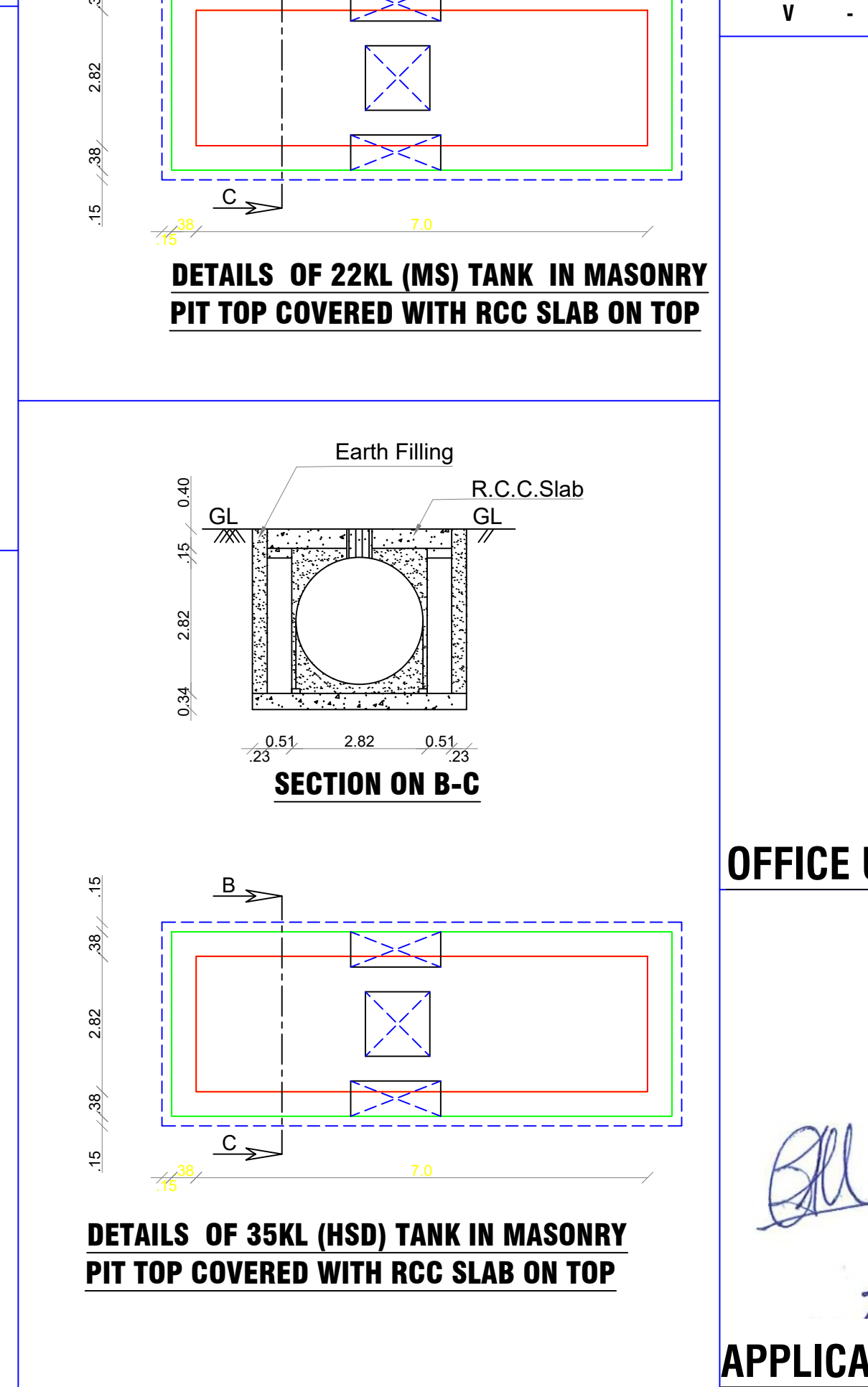
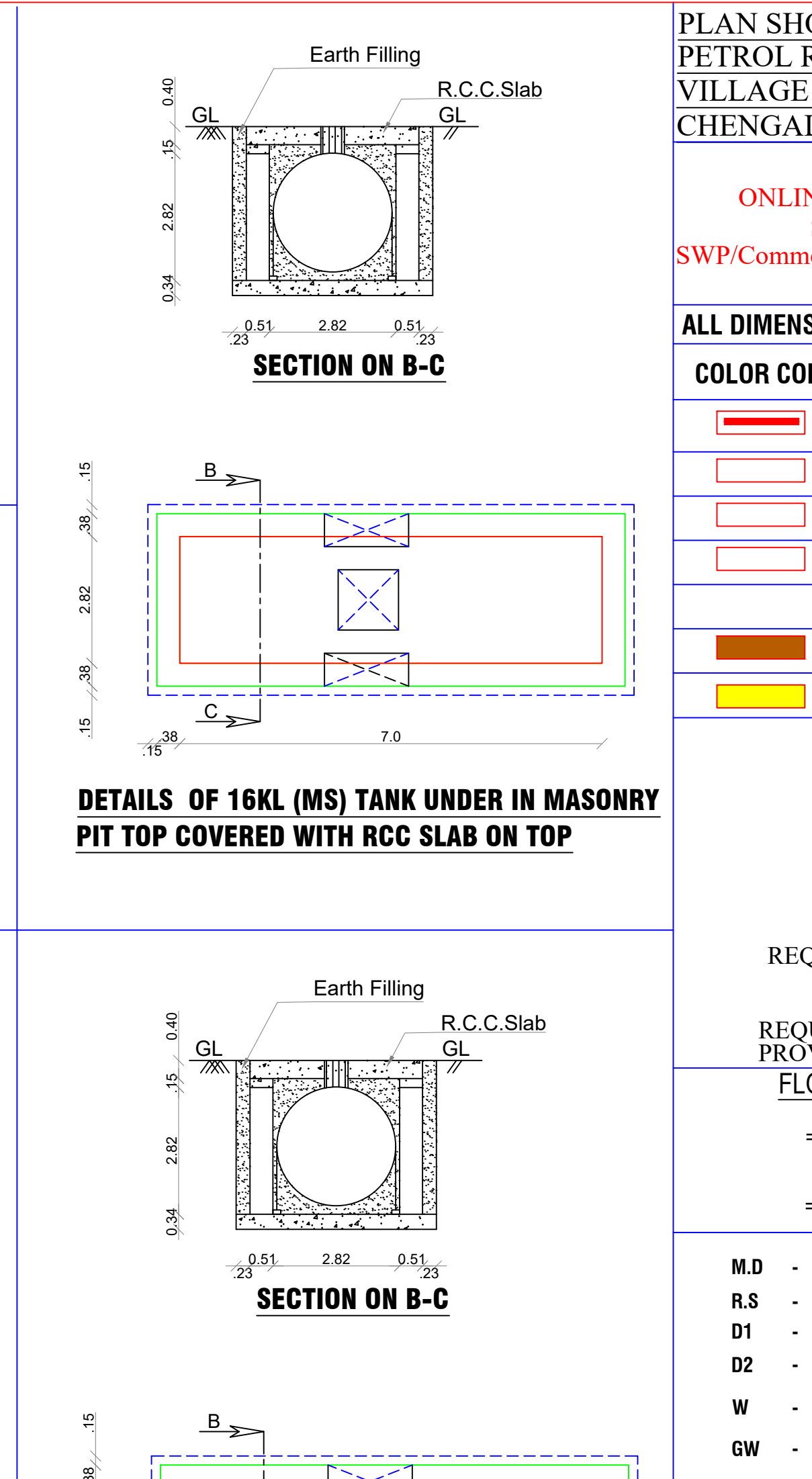
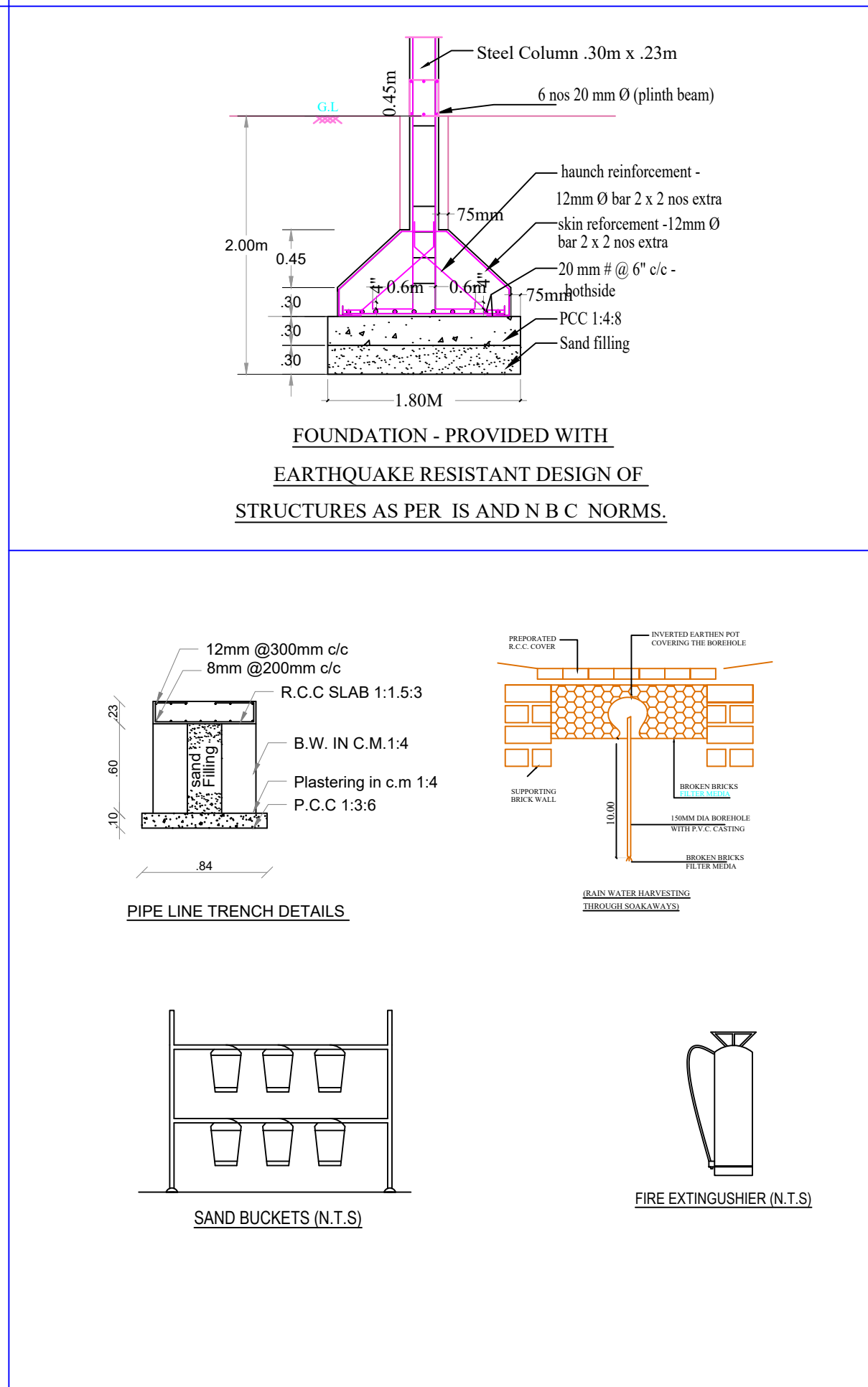
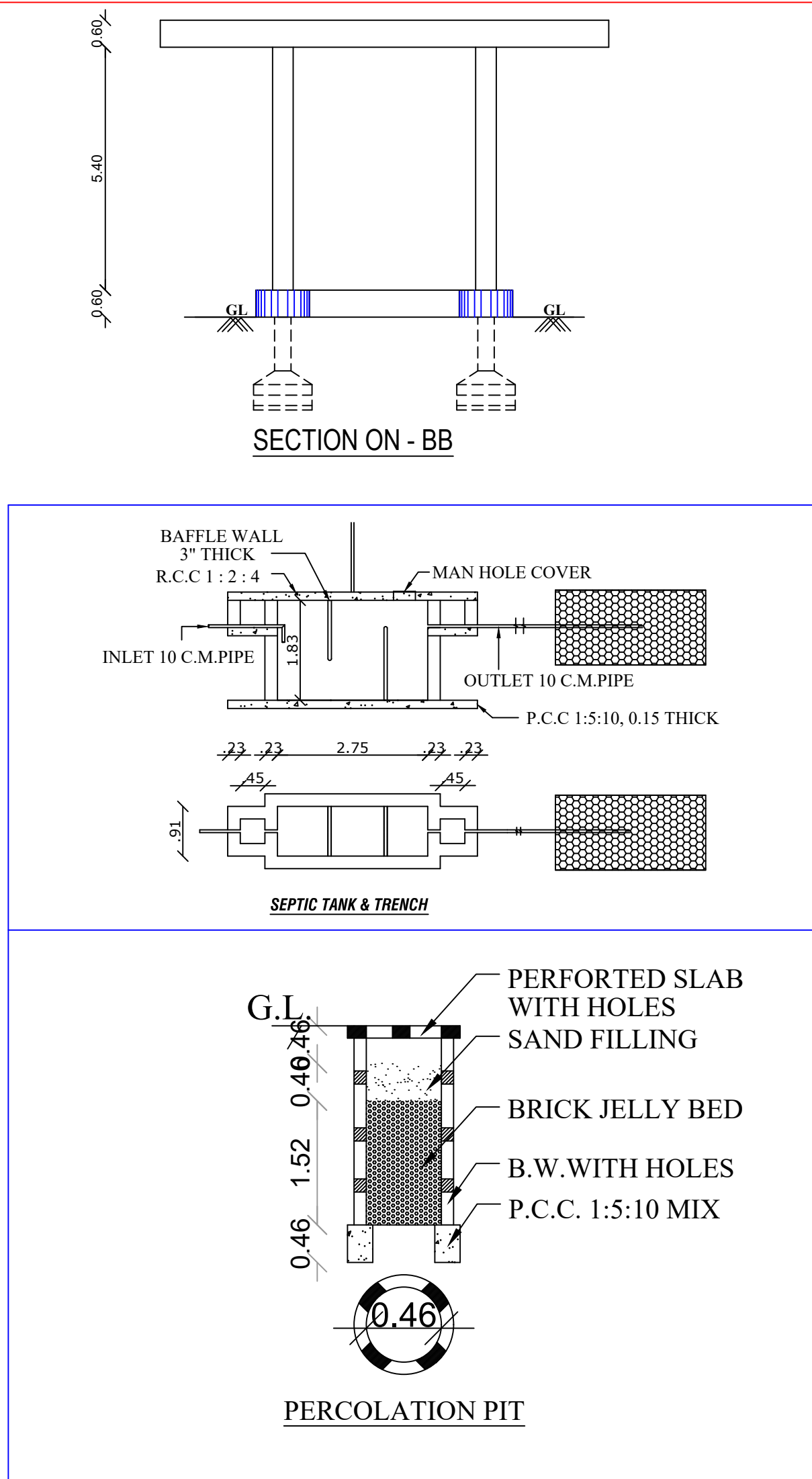
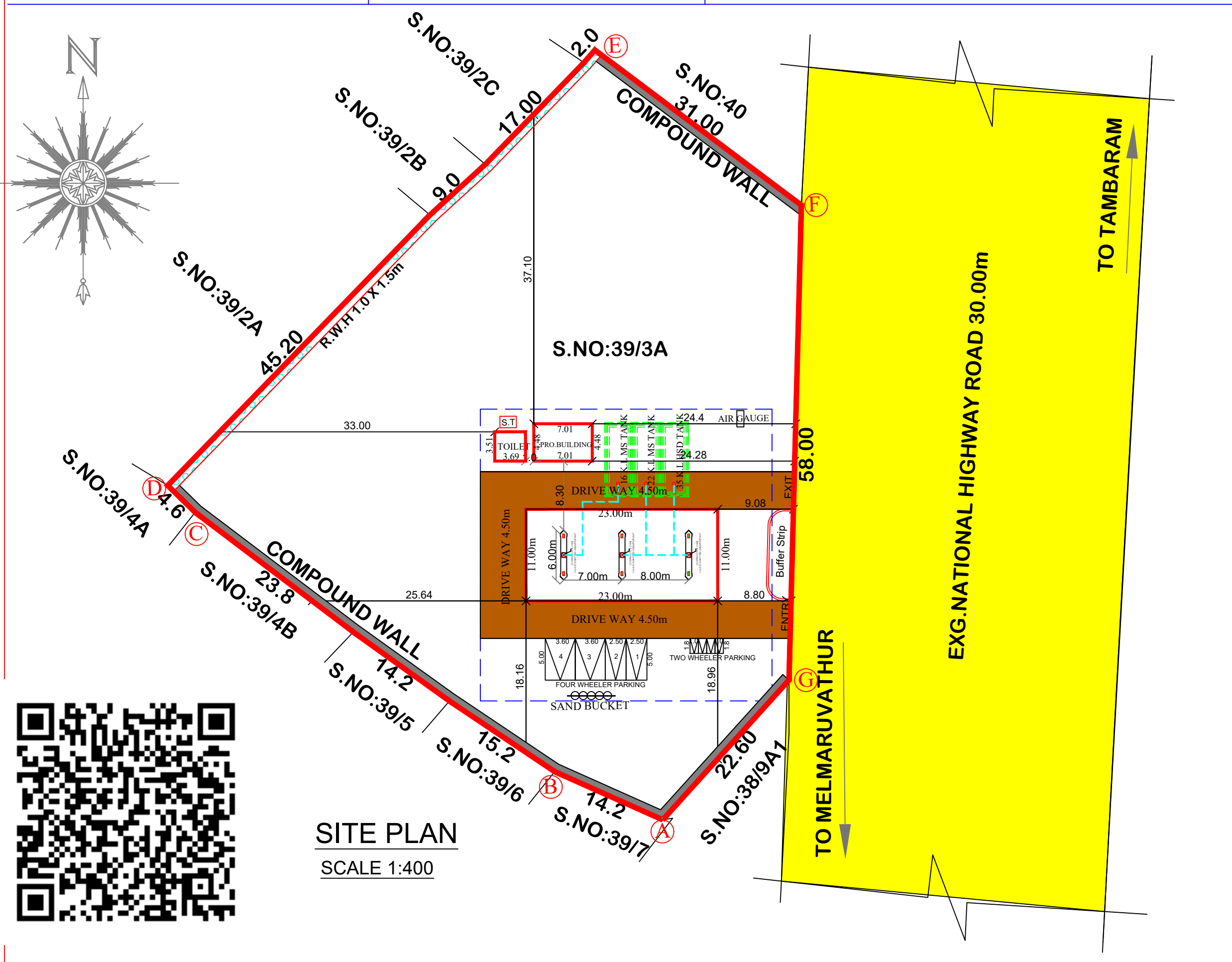
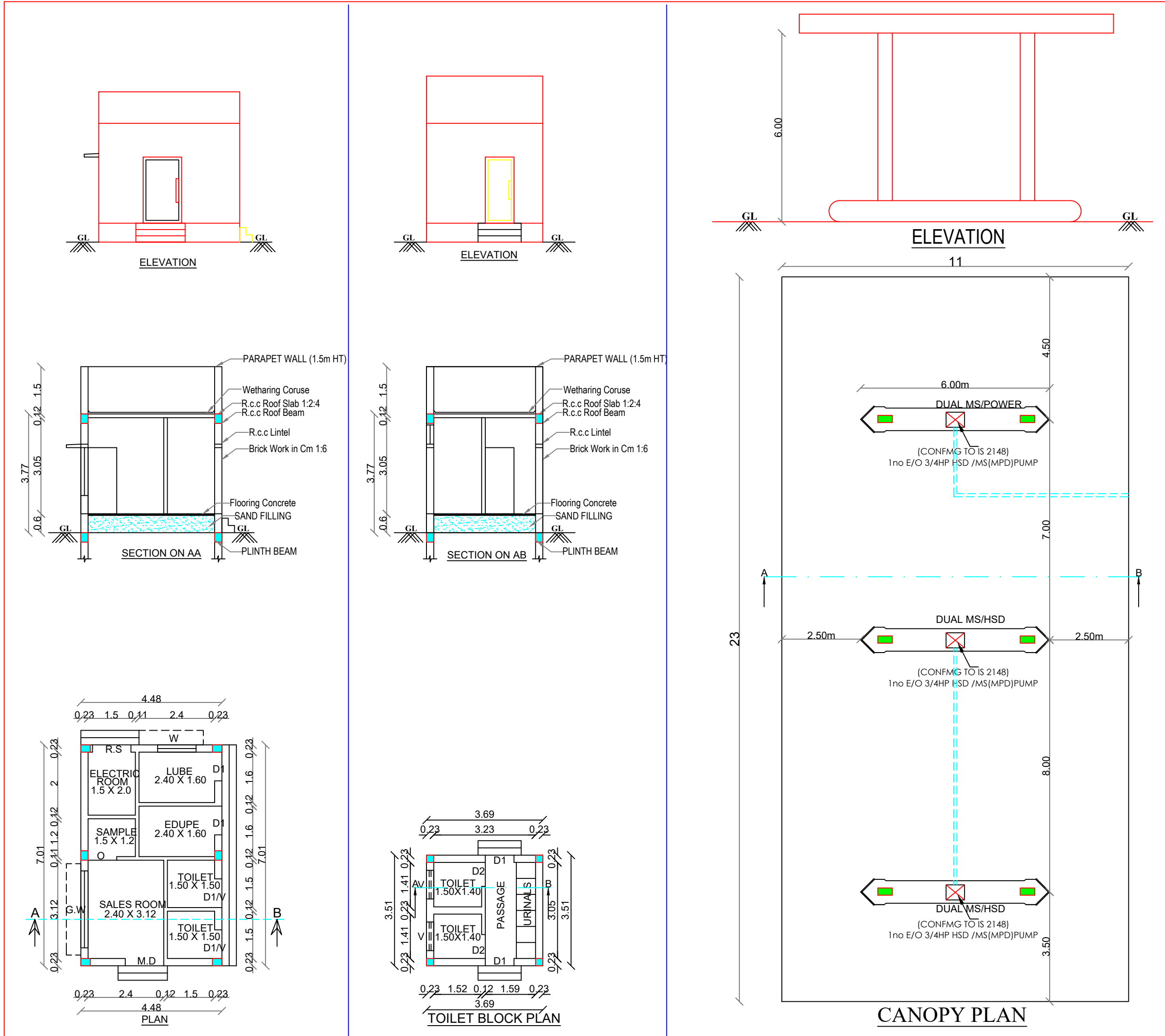
Chengalpattu  
Chengalpattu district, Tamil Nadu

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.



PLAN SHOWING THE PROPOSED CONSTRUCTION OF PETROL RETAIL SHOP IN S.NO:39/3A OF PAZHAVELI VILLAGE & PANCHAYAT, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

**BUILDING TECHNICAL APPROVAL**  
ONLINE APPLICATION NO : SWP/BPA/705806/2025  
SITE BOUNDARY SHOWN AS "A"- "G"  
SWP/Commercial Building(Petrol Bunk)/A.D/D.T.C.P (CD3) NO.129/2025

**ALL DIMENSIONS ARE IN METER, SCALE 1:100, 1:400**

| COLOR CODE | AREA DETAILS      | SQ.M    | SQ.FT    |
|------------|-------------------|---------|----------|
|            | SITE AREA         | 4200.00 | 45208.80 |
|            | PRO.CANOPY AREA   | 253.00  | 2724.00  |
|            | PRO.BUILDING AREA | 31.40   | 338.00   |
|            | PRO.TOILET AREA   | 12.95   | 140.00   |
|            | OPEN SPACE AREA   | 3902.65 | 42006.80 |

**DRIVE WAY**  
**EXISTING ROAD**

**PARKING AREA CALCULATION (CAR PARKING)**  
TOTAL PLINTH AREA 297.35 SQ.M  
REQUIRED PARKING 1 CAR PER 75 SQ.M  
 $\frac{297.35}{75.00} = 3.96 = \text{SAY 4 CARS}$   
REQUIRED CAR PARKING = 4nos  
PROVIDED CAR PARKING = 4nos  
2 P.H. PARKING PROVIDED  
REQUIRED PARKING 1 TWO WHEELER PER 75 SQ.M  
 $\frac{297.35}{75.00} = 3.94 = \text{SAY 4 TWO WHEELERS}$   
REQUIRED TWO WHEELER PARKING = 4nos  
PROVIDED TWO WHEELER PARKING = 4nos

**FLOOR AREA RATIO**  
=  $\frac{\text{TOTAL FLOOR AREA}}{\text{SITE AREA}} = \frac{297.35}{4200.00} = 0.07 < 2.0$

**MECHANISRY & HP DETAILS**

| SL.NO | MECHANISRY & HP (EACH)        | NOS | HP   |
|-------|-------------------------------|-----|------|
| 1     | M.S.OUTLET / 0.75HP / 16K.L   | 1   | 0.75 |
| 2     | M.S.OUTLET / 0.75HP / 22K.L   | 1   | 0.75 |
| 3     | H.S.D.OUTLET / 0.75HP / 35K.L | 1   | 0.75 |
|       | TOTAL HP                      | 3   | 2.25 |

**JOINERY DETAILS:**

| M.D                                               | DOOR            | 1.00 x 2.10 |
|---------------------------------------------------|-----------------|-------------|
| R.S <td>ROLLING SHUTTER</td> <td>1.22 x 2.10</td> | ROLLING SHUTTER | 1.22 x 2.10 |
| D1 <td>DOOR</td> <td>0.91 x 2.10</td>             | DOOR            | 0.91 x 2.10 |
| D2 <td>DOOR</td> <td>0.76 x 2.10</td>             | DOOR            | 0.76 x 2.10 |
| W <td>WINDOW</td> <td>1.22 x 1.22</td>            | WINDOW          | 1.22 x 1.22 |
| GW <td>GLASS WINDOW</td> <td>2.50 x 2.10</td>     | GLASS WINDOW    | 2.50 x 2.10 |
| V <td>VENTILATOR</td> <td>0.91 x 0.61</td>        | VENTILATOR      | 0.91 x 0.61 |

**NOTE :-**  
• ALL DIMENSIONS ARE IN "METRE". SCALE 1:100  
• WASTE WATER USED FOR GARDEN  
• FIRE EXTINGUISHER TO BE PROVIDED  
• DRINKING WATER TO BE PROVIDED  
1. 2nos OF FIRE EXTINGUISHERS AT EACH PUMP ISLAND  
AND 12nos SAND BUCKETS PARADES AT SITE  
2. NO SMOKING BOARD DISPLAYED AT SITE  
3. EXTRACT OF PETROLEUM RULES EXHIBITED AT SITE  
4. EXISTING HPF, LICENSE NO DISPLAYED AT SITE  
ALL PUMP ARE ELECTRICALLY OPERATED CONFORMS TO IS:2118  
ALL PUMP 4m HIGH ABOVE GROUND LEVEL AND FREE ENDS  
COVERED WITH 2LAYERS OF NON CORROIVE WIRE GUIDE  
11MESH/CM  
SOLAR SYSTEM WATER TANK TO BE PROVIDE

**OFFICE USE (ONLY)**

**APPLICANT**  
  
K.H. SABEEK HISBULLA  
CMDA/RE/GR-III/2023/03/374  
Sholinganallur, Chennai-600 119.  
Cell: 8680949780  
Mail Id: sabeeekhisbulla@gmail.com

**REG.ENGINEER**

# 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

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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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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.

