PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

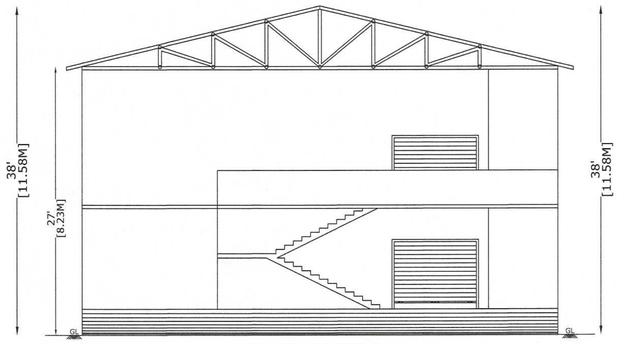
ISSUING AUTHORITY
DTCP

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

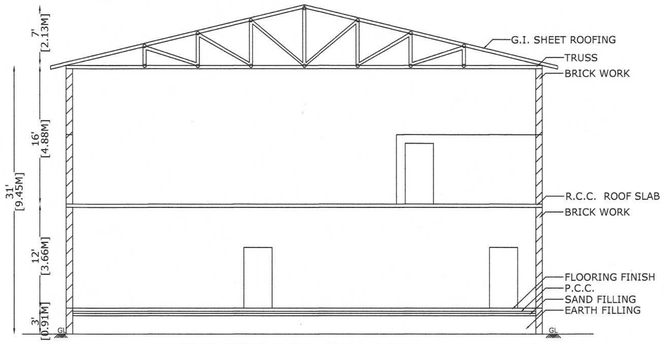
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

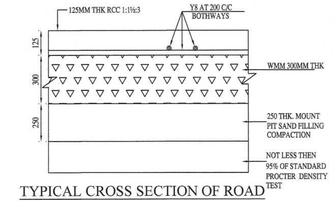
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+91 9996 12 9996
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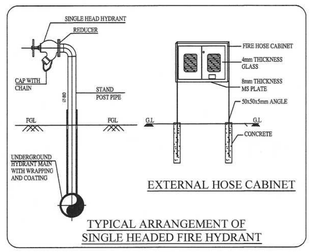
ELEVATION



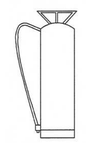
SECTION ON XX



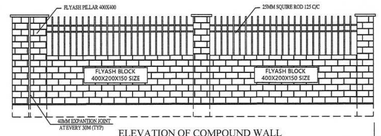
TYPICAL CROSS SECTION OF ROAD



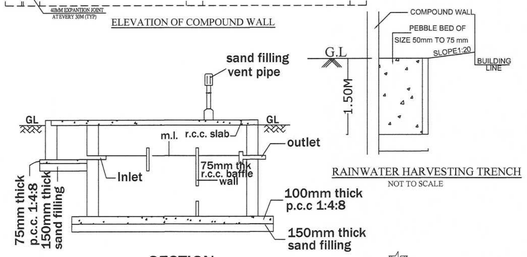
TYPICAL ARRANGEMENT OF SINGLE HEADED FIRE HYDRANT



FIRE EXTINGUSHIER (N.T.S)

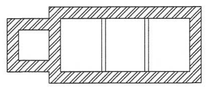


ELEVATION OF COMPOUND WALL



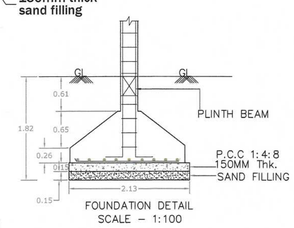
RAINWATER HARVESTING TRENCH
NOT TO SCALE

SECTION

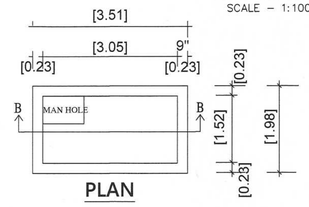


PLAN

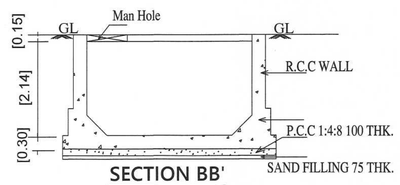
SEPTIC TANK
NOT TO SCALE



FOUNDATION DETAIL
SCALE – 1:100

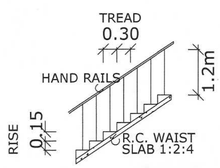


PLAN

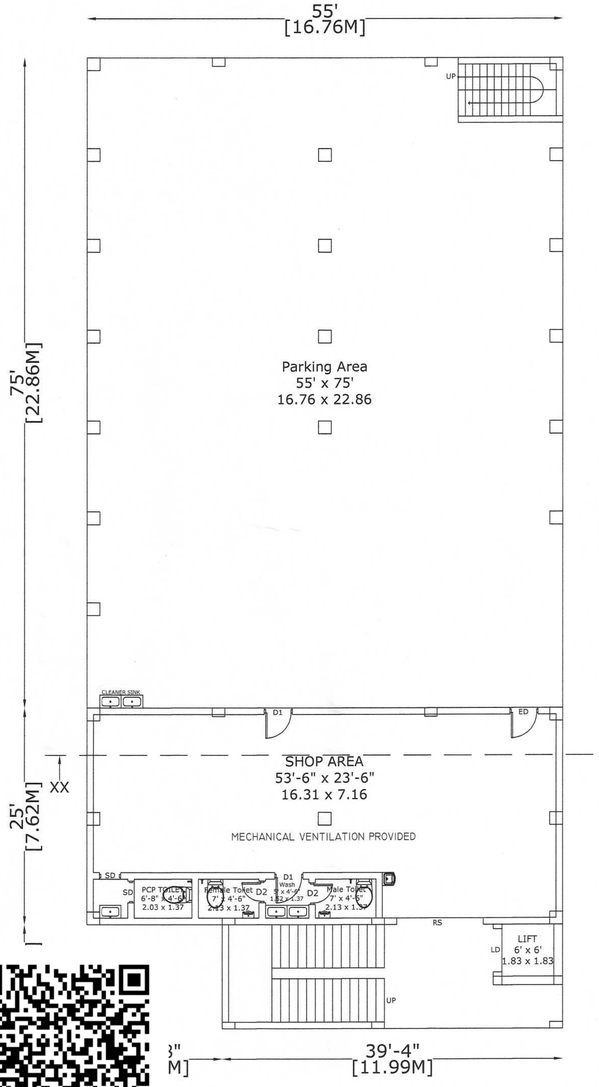


SECTION BB'

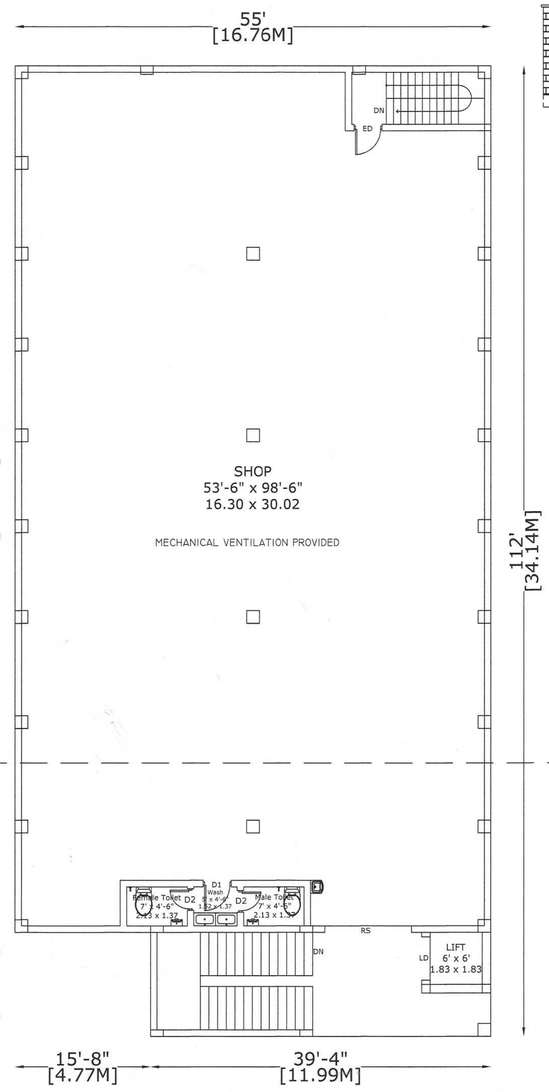
UG SUMP DETAIL



STAIRCASE DETAILS



GROUND FLOOR BUILDING



PRO. FIRST FLOOR BUILDING

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR COMMERCIAL BUILDING AT SURVEY NO. 20/7A2, THAILAVARAM VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

SITE AREA As per Patta	1336 SQ.M		
SUPER IMPOSED SITE AREA	1332.22 SQ.M		
PROPOSED BUILDUP	FSI AREA	NON FSI	TOTAL BUILUP AREA
GROUND FLOOR	172.00	383.00	555.00
FIRST FLOOR	555.00	-	555.00
TOTAL AREA	727.00	383.00	1110.00

PLOT COVERAGE : $\frac{555}{1336}$ X100= 41.55 %

FSI : $\frac{727}{1336}$ = 0.54

PARKING DETAILS : (AS PER ANNEXURE - IV) PART I(2) (B)

PARKING	REQUIRED	PROVIDED
NO. OF CAR PARKING	10	14
NO. OF TWO WHEELER	10	14

COLOUR INDEX
- PROPOSED BUILDING
- ROAD
- SITE BOUNDARY

SANITARY REQUIREMENTS :
(AS PER ANNEXURE - X(I) FOR SHOP BUILDING)

PCP TOILET WITH ALL AMENITIES	- 1
MALE WATER CLOSET	- 2
FEMALE WATER CLOSET	- 2
DRINKING WATER FOUNTAIN	- 2
WASH BASIN	- 2
CLEANER SINK	- 1

JOINERIES

LEGEND	DESCRIPTION	SIZE IN M
RS	ROLLING SHUTTER	3.04x2.44
ED	EMERGENCY DOOR	1.22x2.10
D1	DOOR	1.00x2.10
D2	DOOR	0.75x2.10
W	WINDOW	2.00x1.22
V	VENTILATOR	0.60x0.60

MECHANICAL VENTILATION PROVIDED

FIRE EXTINGUISHER
NECESSARY FIRE EXTINGUISHERS WILL BE PROVIDED WITH THE PERMISSION FROM THE FIRE SERVICE.

ALL DIMENSIONS ARE IN METER
SCALE 1:100

P. Subashini

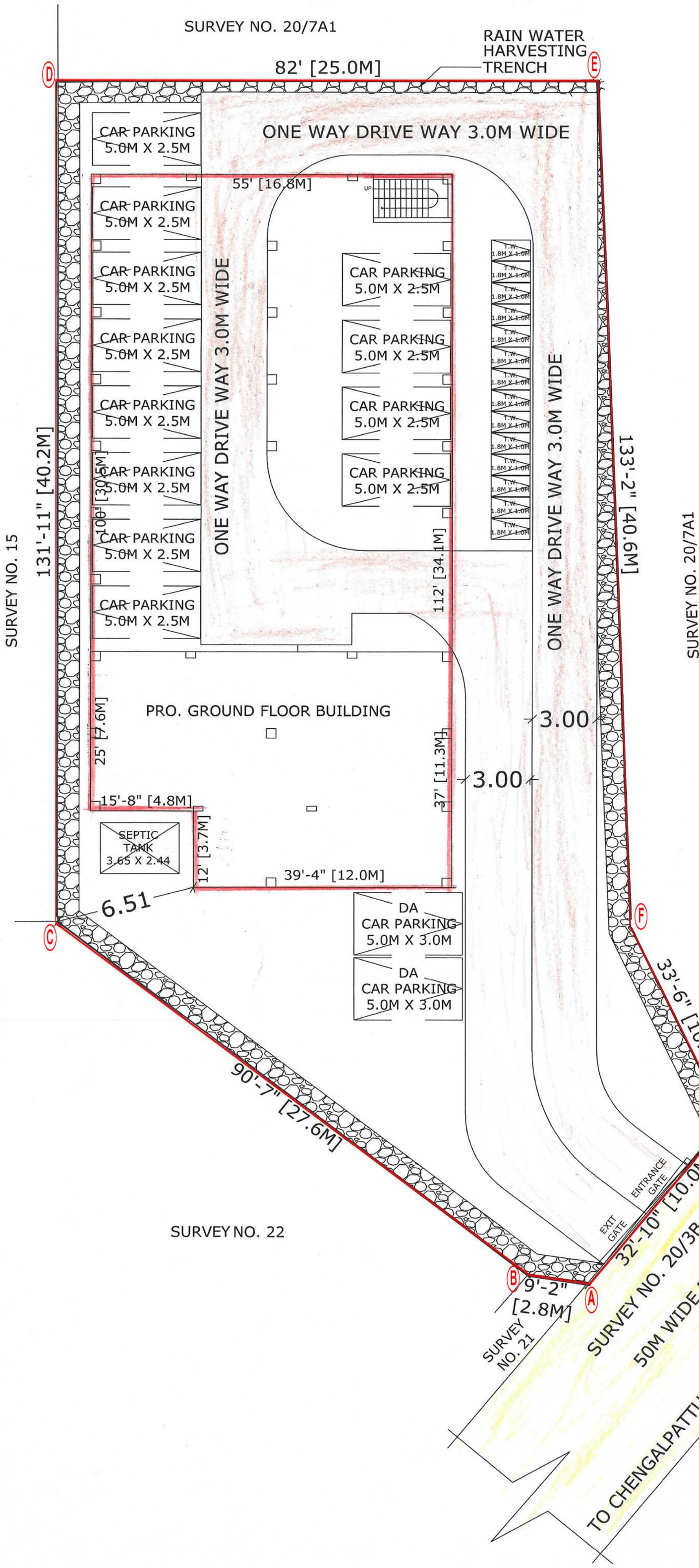
APPLICANT SIGNATURE

Er. S.UDHAYAKUMAR, B.E., M.Tech(Struct), M.Sc(Env), FIV
Reg. Structural Eng. DTCP - CGLRGN/SE/GR - 1/2019/05/003
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E-Mail : anjuconstructions05@gmail.com, Mob : 9443101912

STRUCTURAL ENGINEER

Er. P. BALU, B.E.,
Registered Engineer, Grade-II (RE)
Reg. No. CGL DIST/RE/Gr-II/2021/08/008
No. 27, G.S.T. Road, Chengalpattu-603 001.
Mobile: 77086 29625

REGISTERED ENGINEER



PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR COMMERCIAL BUILDING AT SURVEY NO. 20/7A2, THAILAVARAM VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

SITE AREA AS PER PATTA	1336 SQ.M		
SUPER IMPOSED SITE AREA	1332.22 SQ.M		
PROPOSED BUILDUP	FSI AREA	NON FSI	TOTAL BUILUP AREA
GROUND FLOOR	172	383	555
FIRST FLOOR	555	0	555
TOTAL AREA	727	383	1110
PLOT COVERAGE : $\frac{555}{1336}$ X100= 41.55 %	FSI : $\frac{727}{1336}$ = 0.54		

PARKING DETAILS : (AS PER ANNEXURE - IV) PART I(2) (B)

PARKING	REQUIRED	PROVIDED
NO. OF CAR PARKING	10	14
NO. OF TWO WHEELER	10	14

COLOUR INDEX
- PROPOSED BUILDING
- EXISTING ROAD
- SITE BOUNDARY
- DRIVE WAY

SANITARY REQUIREMENTS :
(AS PER ANNEXURE - X(I) FOR SHOP BUILDING)

PCP TOILET WITH ALL AMENITIES	- 1
MALE WATER CLOSET	- 2
FEMALE WATER CLOSET	- 2
DRINKING WATER FOUNTAIN	- 2
WASH BASIN	- 2
CLEANER SINK	- 1

JOINERIES

LEGEND	DESCRIPTION	SIZE IN M
RS	ROLLING SHUTTER	3.04x2.44
ED	EMERGENCY DOOR	1.22x2.10
D1	DOOR	1.00x2.10
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ALL DIMENSIONS ARE IN METER
SCALE 1:100

BUILDIND TECHNICAL APPROVAL
ROC NO : SWP/BPA/729458/2025
SITE BOUNDARY SHOWN AS "A-G"
COMMERCIAL TECHNICAL APPROVAL SWP / COMMERCIAL BUILDING/A.D.T.C.P.(CD3) No.06/2026

P. Subashini

APPLICANT SIGNATURE

S.U.S

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Reg. Structural Eng. DTCP - CGLRGN/SE/GR - 1/2019/05/003
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Mobile: 77086 29625

REGISTERED ENGINEER

SITE PLAN

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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Chennai 600 097, India
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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.