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.

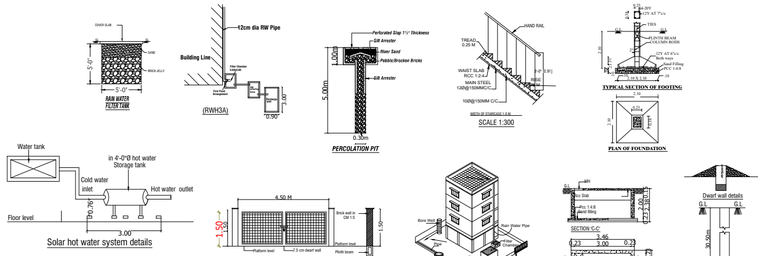
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

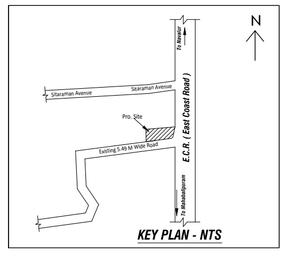
PLAN SHOWING THE PROPOSED STILT FLOOR, FIRST FLOOR & SECOND FLOOR CONSTRUCTION OF A PROFESSIONAL CONSULTING OFFICE BUILDING WITH 12.00 M HEIGHT IN PLOT NO: PART - B (SOUTHERN SIDE PORTION), EAST COAST ROAD, KANATHUR REDDYKUPPAM, COMPRISED IN OLD S.NO : 7/5A1A (PART), PATTA NO: 5718, AS PER PATTA NEW S.NO: 7/5A1A2, KANATHUR REDDYKUPPAM VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMITS .

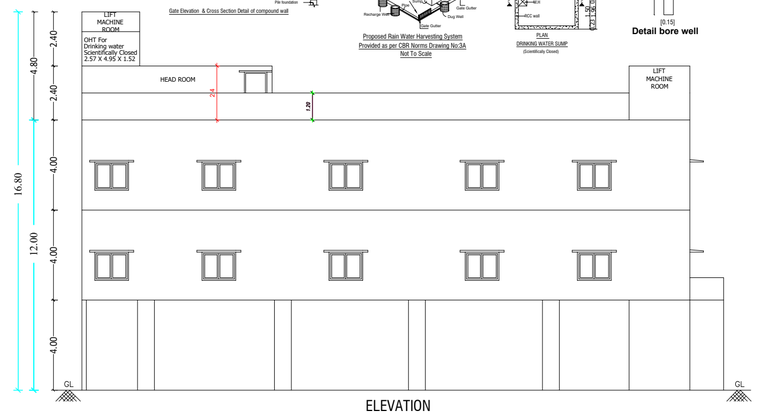
OWNER NAME: S. BANUMATHY

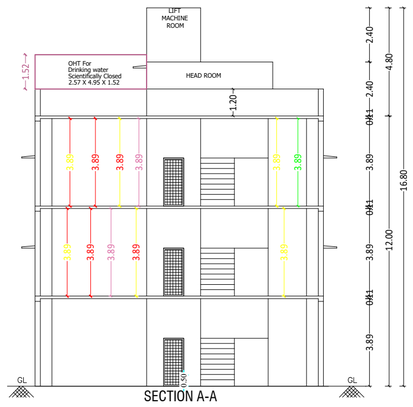
NOTE: PLOT REG WAS APPROVED BY VIDE: Na.Ka.No. 2389/ 2024/ Aa1, DATED: 05-07-2024

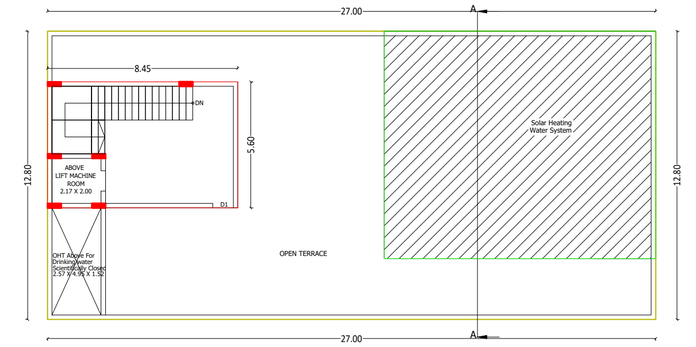
APPLICATION NO: SWP/BPA/0731893/2025



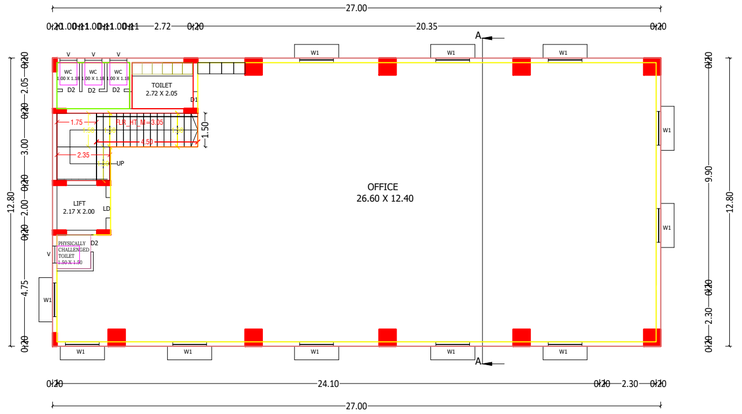




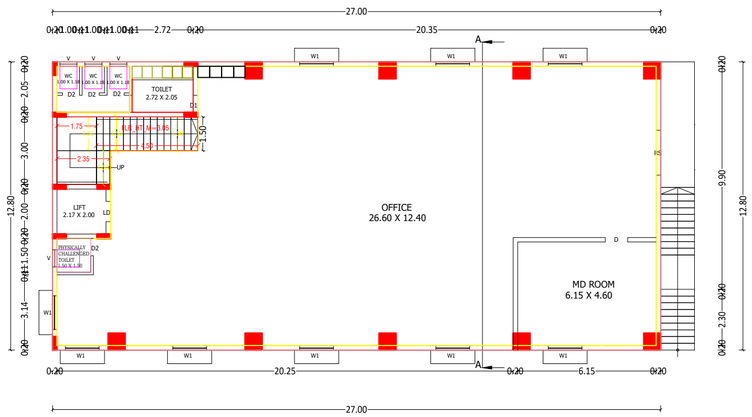




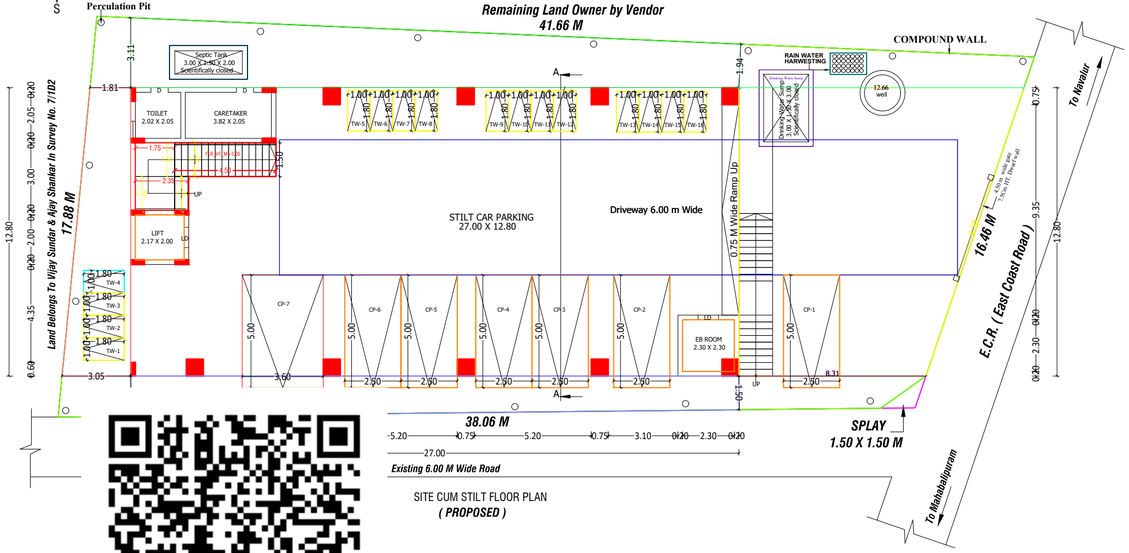
TERRACE FLOOR PLAN
(PROPOSED)



SECOND FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)



SITE CUM STILT FLOOR PLAN
(PROPOSED)

JOINERY DETAILS		
RS	MAIN DOOR	2.00 x 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W1	WINDOW	1.22 x 1.37
V	VENTILATOR	0.76 x 0.91

SPECIFICATION :

BRICK WORK — SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK — MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK — MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING — ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK — PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE — WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M.
: WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTA	669.00 SQ.M
2	AS PER DOCUMENT	668.90 SQ.M
3	AS PER SUPER IMPOSED	666.34 SQ.M

FSI AREA DETAILS IN			
S.NO.	FLOOR	SQ.M	SQ.FT
1	FIRST FLOOR AREA	345.60	3720.04
2	SECOND FLOOR AREA	345.60	3720.04
3	TOTAL FLOOR AREA	691.20	7440.08
4	FLOOR SPACE INDEX: 691.20 / 666.34	FSI = 1.037 %	
	NON FSI AREA DETAILS IN	SQ.M	SQ.FT
1	STILT FLOOR AREA	345.60	3720.04
2	HEAD ROOM	47.28	508.92
3	LIFT ROOM	9.63	103.66
4	TOTAL NON FSI AREA	402.51	4332.62
5	TOTAL BUILDUP AREA	1093.71	11772.70

PARKING DETAILS			COLOR INDEX
PARKING CATEGORY: RESTAURANT			PROPOSED
FSI AREA= 691.20 SQ.MTR			BOUNDARY
PARKING DESCRIPTION	REQUIRED	PROVIDED	ROAD
CAR PARKING: 691.20 / 100.00	7	7	N SCALE 1: 100
TWO WHEELER: 691.20 / 50.00	14	16	

APPLICANT SIGNATURE

N. DINESH KUMAR, M.Tech., (Struct.)
CGL DSTUNO/IN-1/2025/NZ03-27CP
01-Plot No.43, Raghaa Homes,
Srinivasam Apartments, Hindu Colony,
2nd Main Road, Uttagaram,
Purushothakkam, Chennai - 600 091.
Mobile: 9551151234 / 9551213123

LICENSED SURVEYOR

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
ONLINE APPLICATION : SWP/BPA/731893/2025
SCRUTINY REFERENCE NO : 77TTR8YH
PLANNING PERMISSION No
SWP/B.P/M.L.P.A.(C.D-5) No.25/2026

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
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.