

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

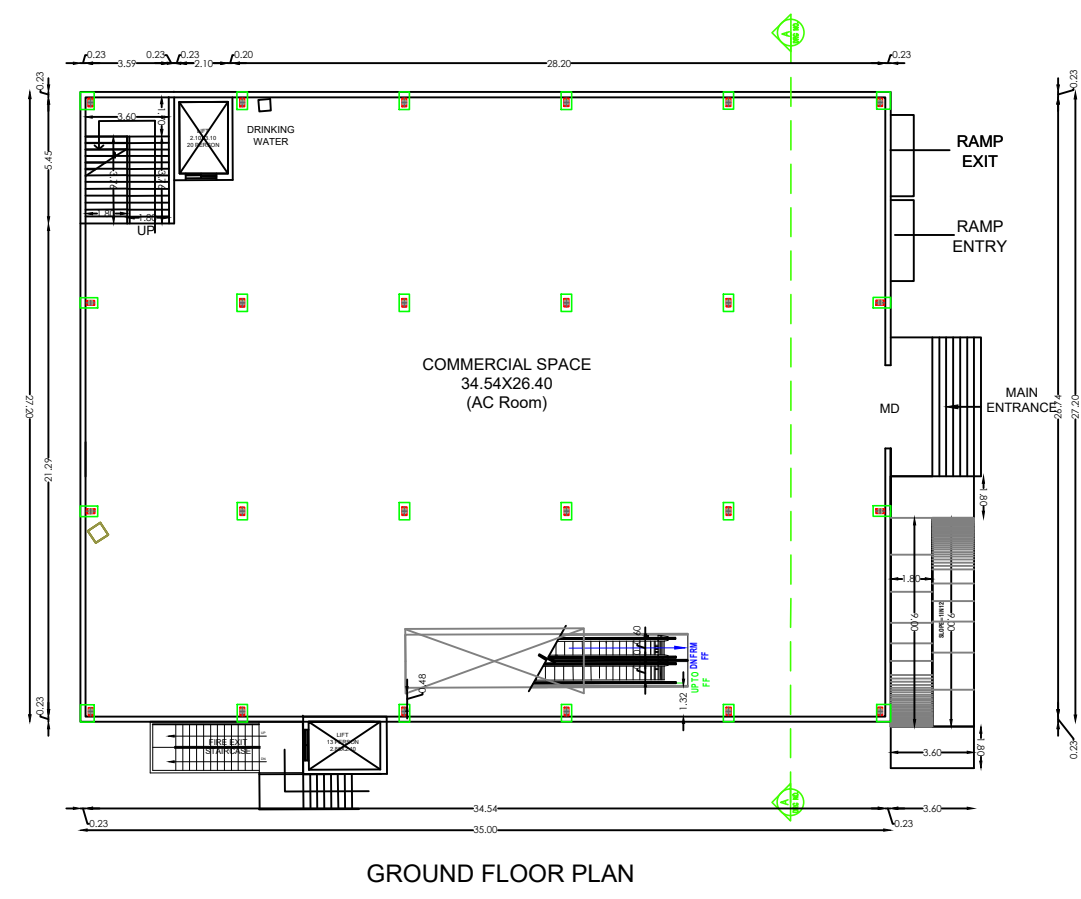
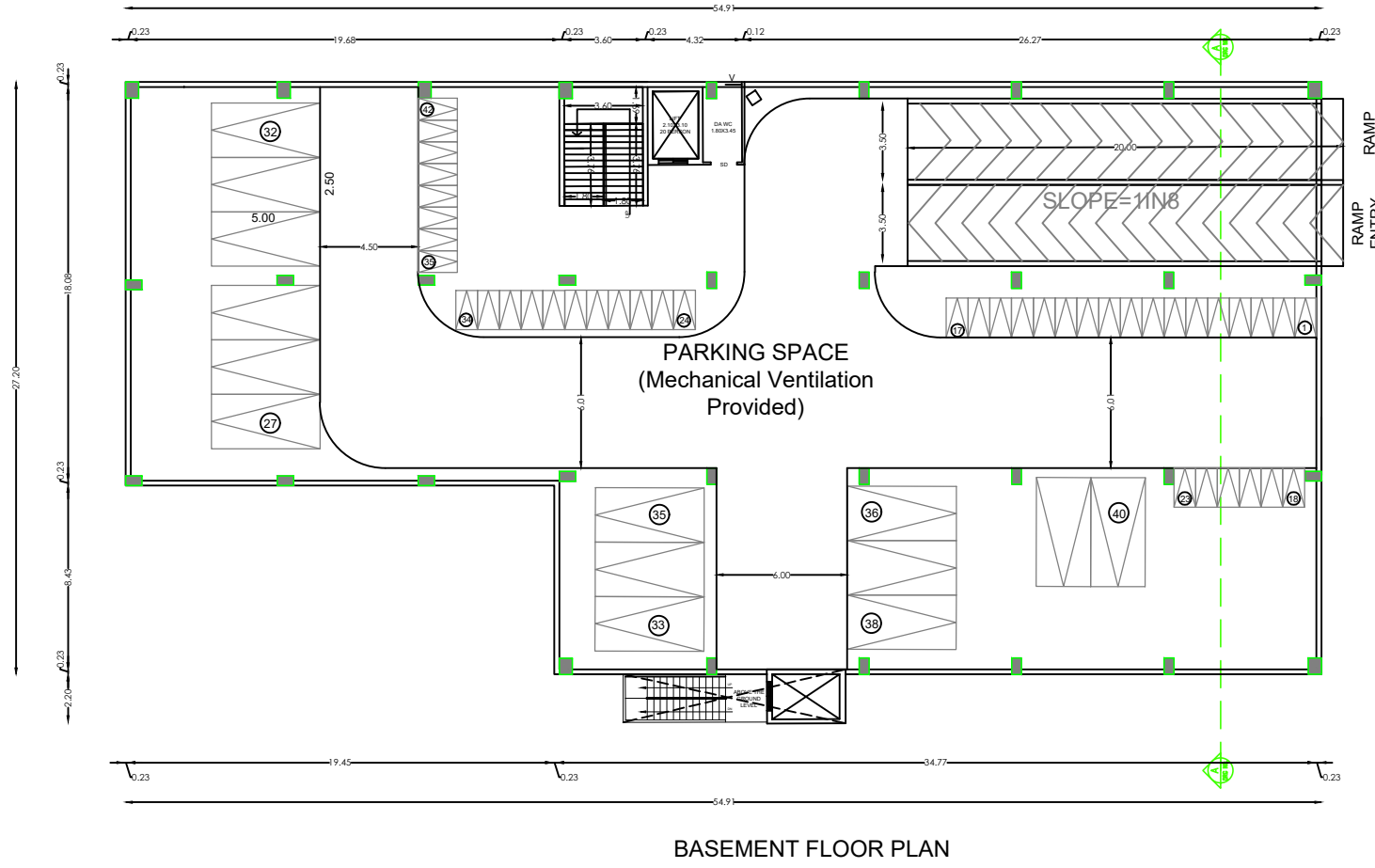
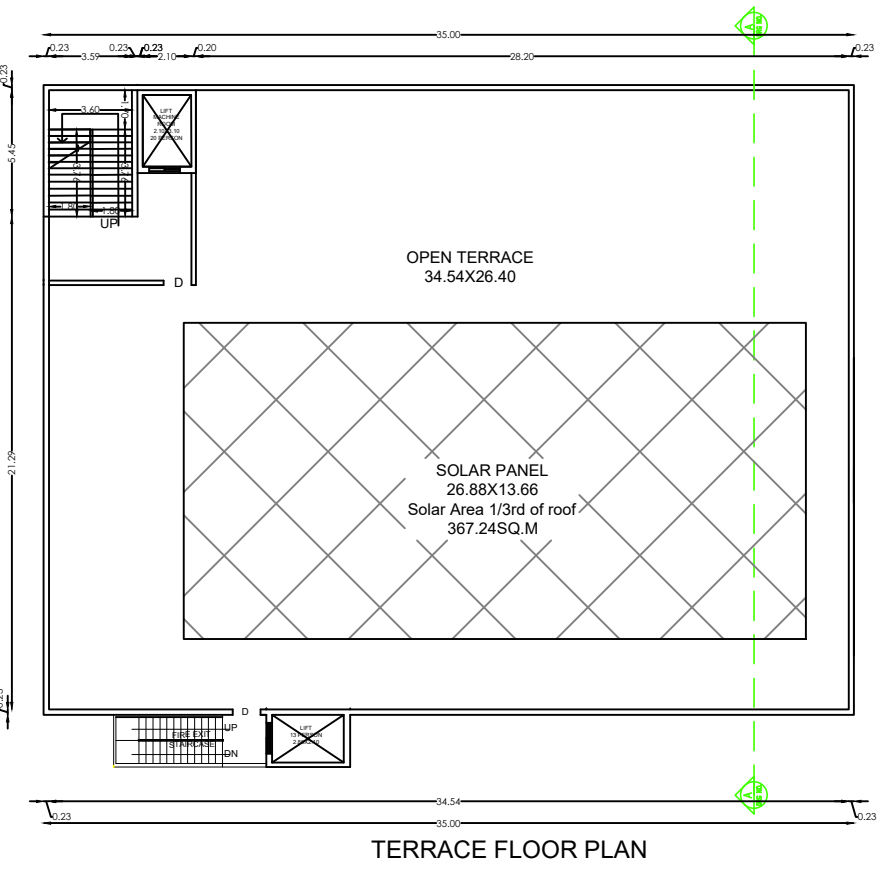
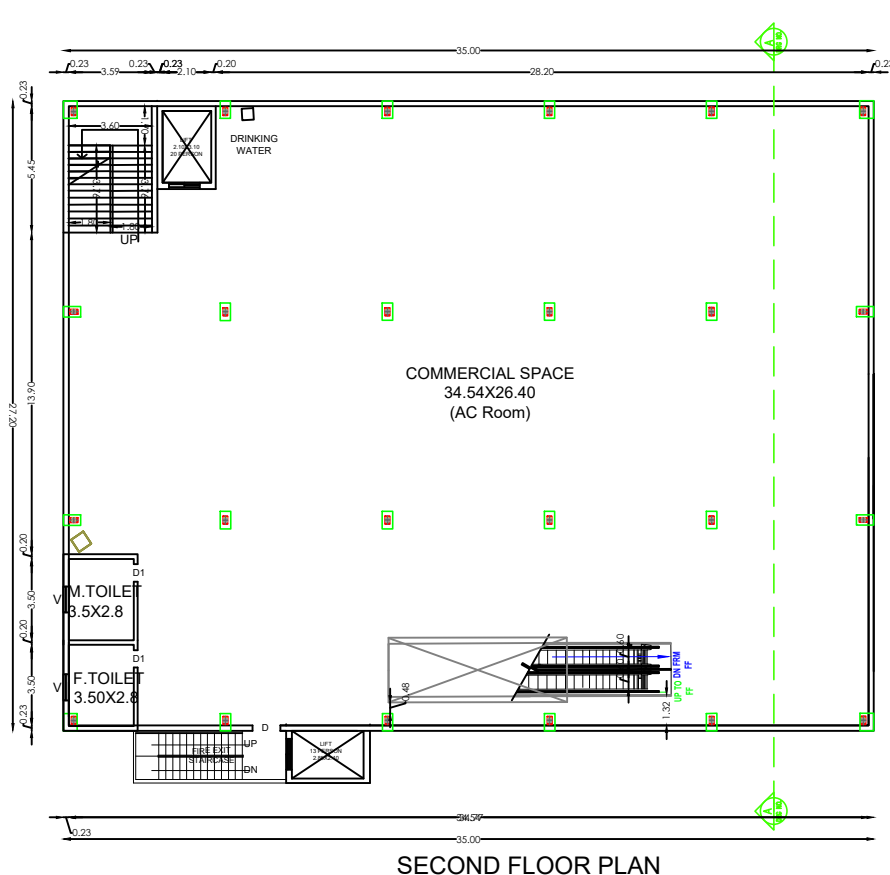
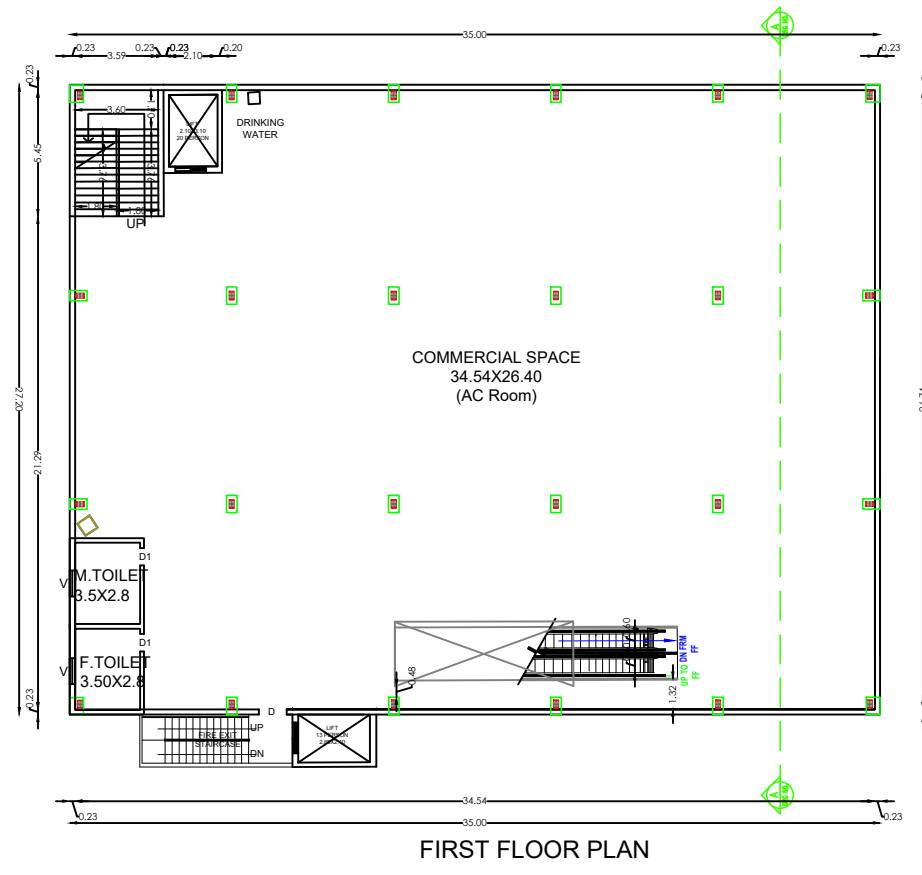
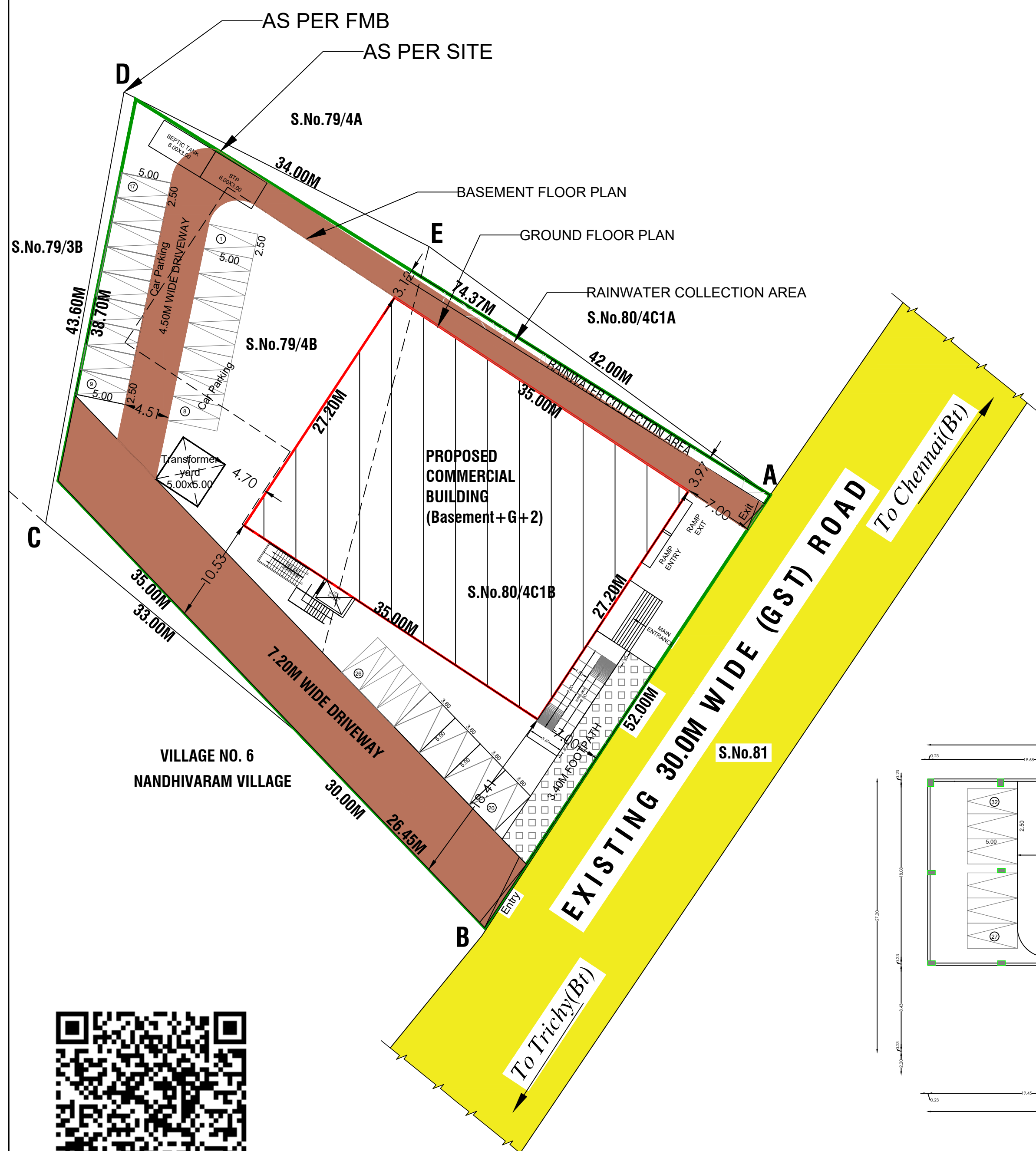
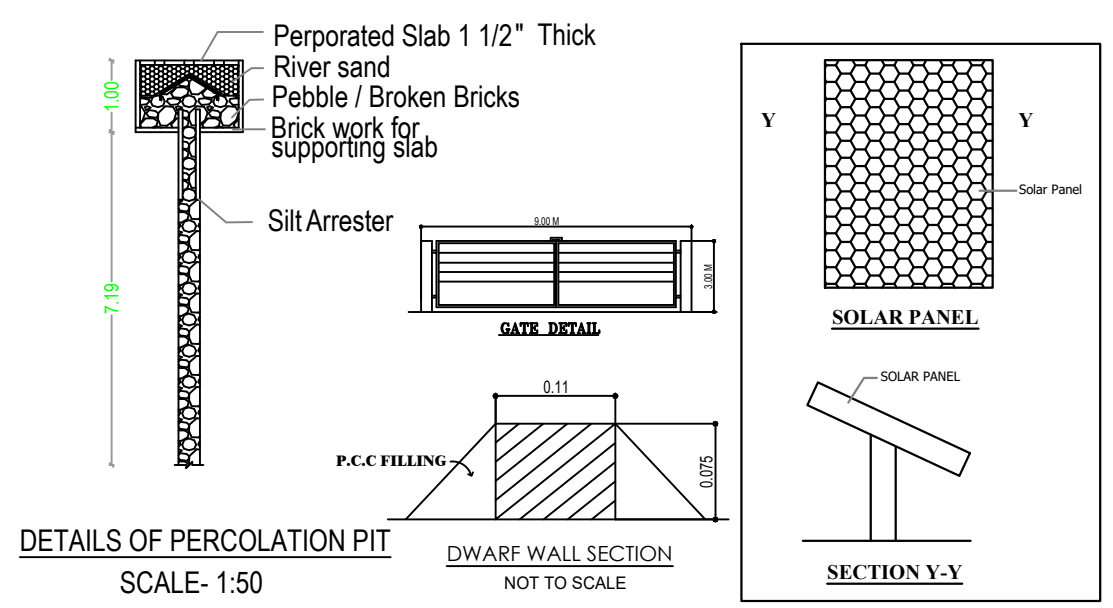
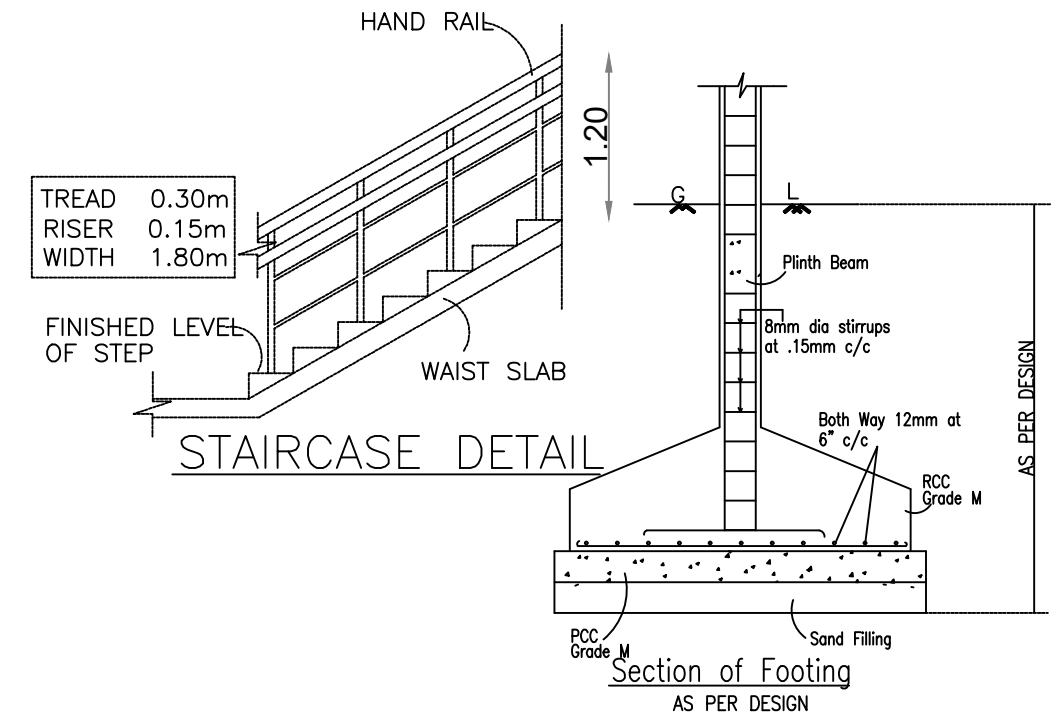
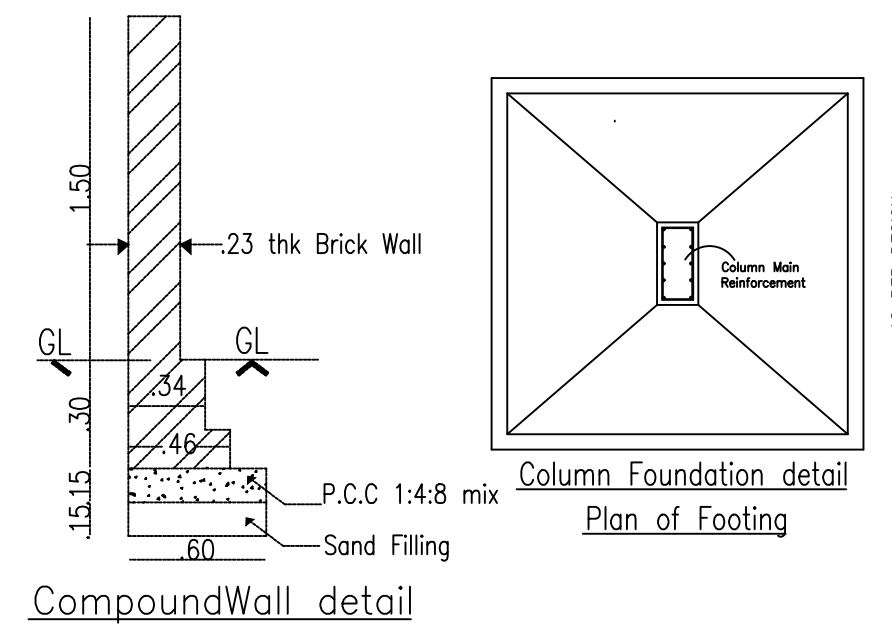
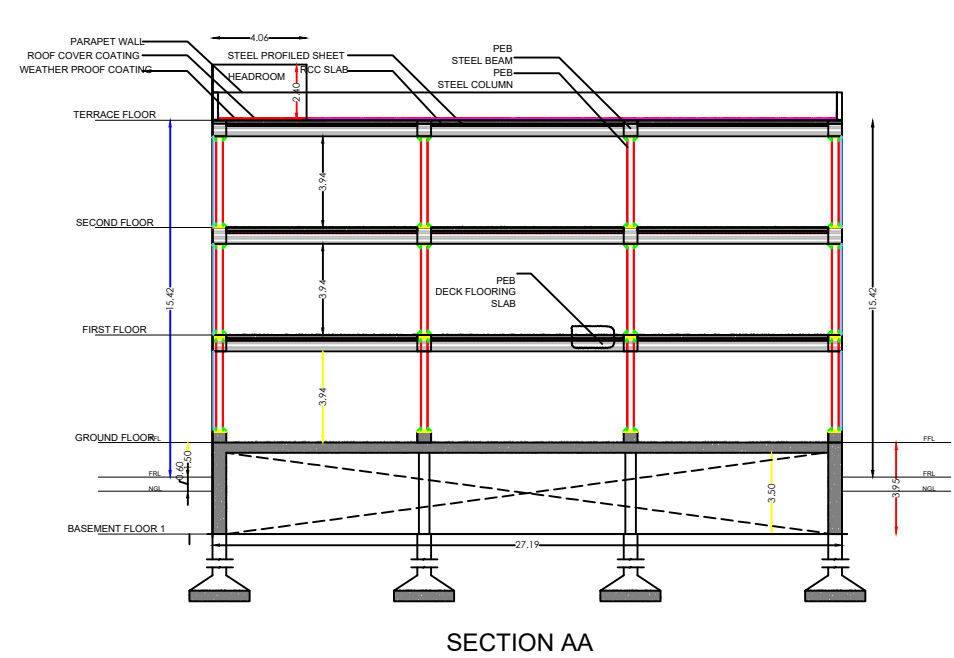
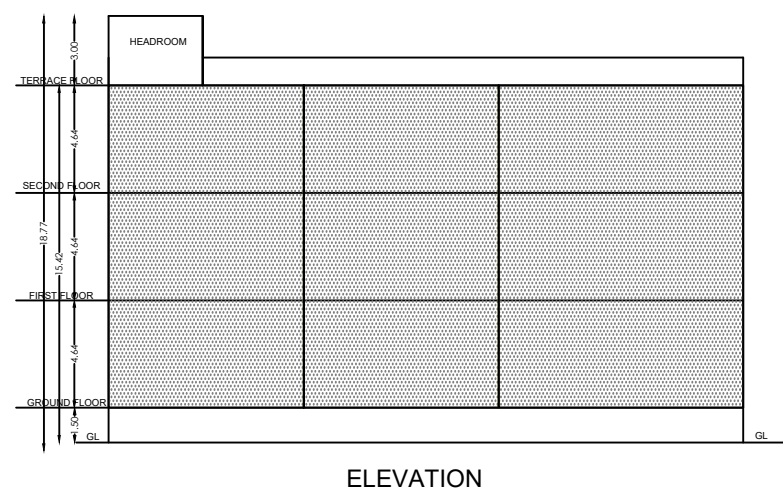
ISSUING AUTHORITY

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.

THE PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING (SHOP) PARKING IN BASEMENT FLOOR, SHOP IN GROUND FLOOR, FIRST FLOOR & SECOND FLOOR AT S.F.NO.79/4B & 80/4C1B OF URAPAKKAM VILLAGE, VANDALUR TALUK & CHENGALPATTU DISTRICT.



AREA STATEMENT		
DESCRIPTION	PLOT EXTENT	AREA IN SQ.M.
As Per Patta		3000.00
As Per Document		3000.00
BUILDING AREA		
	Total FSI area in Sqm	Total Noe-FTI area in Sqm
Basement Floor	-	1323.25
Ground Floor	952.06	-
First Floor	952.06	-
Second Floor	952.06	-
Terrace Floor	-	75.13
TOTAL	2856.18	1398.38
PLOT COVERAGE --- $\frac{952.06}{3000.00} = 31.73\% < 50\%$		
F.S.I --- $\frac{4254.56}{3000.00} = 1.42 < 2.00$		
HEIGHT OF BUILDING -15.42M		
PARKING CALCULATION DETAIL		
Parking area Descriptions	Required	Provided
ANNEXURE-IV Amendment No.18a-(See Rule 35(4), 36 F. 37 F and 39(5); Part-1-2(b)) 1 car space and 1 Two wheeler space for every 75 sqm or part thereof excluding the first 75 sqm	Two Wheeler 38Nos Car 38Nos	42Nos 40Nos
SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
D	DOOR	1.20 x 2.10
D2	DOOR	0.75 x 2.10
W1	WINDOW	1.50 x 1.50
V	VENTILATOR	0.60 x 0.90
COLOR INDEX		
	PLOT BOUNDARY	-
	BUILDING BOUNDARY	-
	EXISTING ROAD	-
	DRIVEWAY	-

ALL DIMENSION ARE IN METER SCALE 1:100

For M/s K S ENTERPRISES
APPLICANT: K.S.ENTERPRISES

P. DINESH BABU, B.Arch.,
Regd. Architect G-I (RA)
CMDA Reg.No: RA/G-I/19/12/414
G2, 49/A, 2nd Street, Kamakoti Nagar,
Palikaranal, Chennai - 600 100.
Phone: 9551664163
Email: dineshababu_p@yahoo.com

ARCHITECT / LICENSED SURVEYOR

Er. A.P.S. Annamalai, M.E.(Structure), M.I.E
Chartered Engineer C.Engg(I)
Registered Structural Engineer- Grade I
DTCP Reg.No: TVLR/RSE/GR-I/ 2023/04/006
Cell: 99446 72063.
STRUCTURAL ENGINEER

E. GANESH KUMAR, M.Tech Struc.,
Regd. Construction Engineer
DTCP/ CGL DIST / RCE/ 2021 / 02 / 006
CMDA / CE / 2022 / 04 / 1033
New No. 4, Old No. 35, 87th Street,
Aarok Nagar, Chennai - 600 083.
Mail id: er.ganeshkumare@gmail.com
Mobile No: 98404 73949.

CONSTRUCTION ENGINEER

FOR OFFICE USE ONLY
TAMILNADU STATE WIDE SINGLE WINDOW PORTAL
DCR Number : DCR92025/LTCL
Online Application : SWP/BPA/738207/2025
Scrutiny Reference : INO45N49
PLANNING PERMISSION NO : SWP/Commercial Building/A.D/DTCP(CD3) No.07 / 2026

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.

