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,
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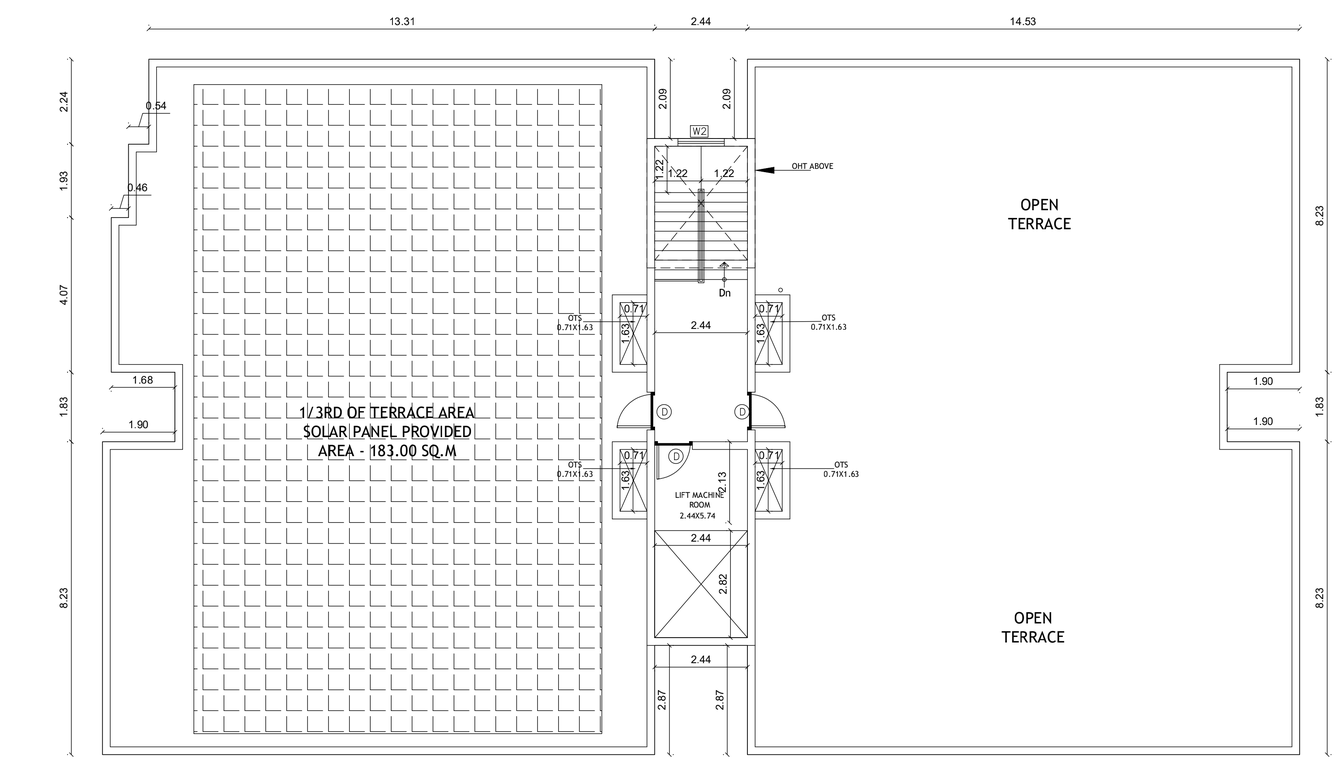
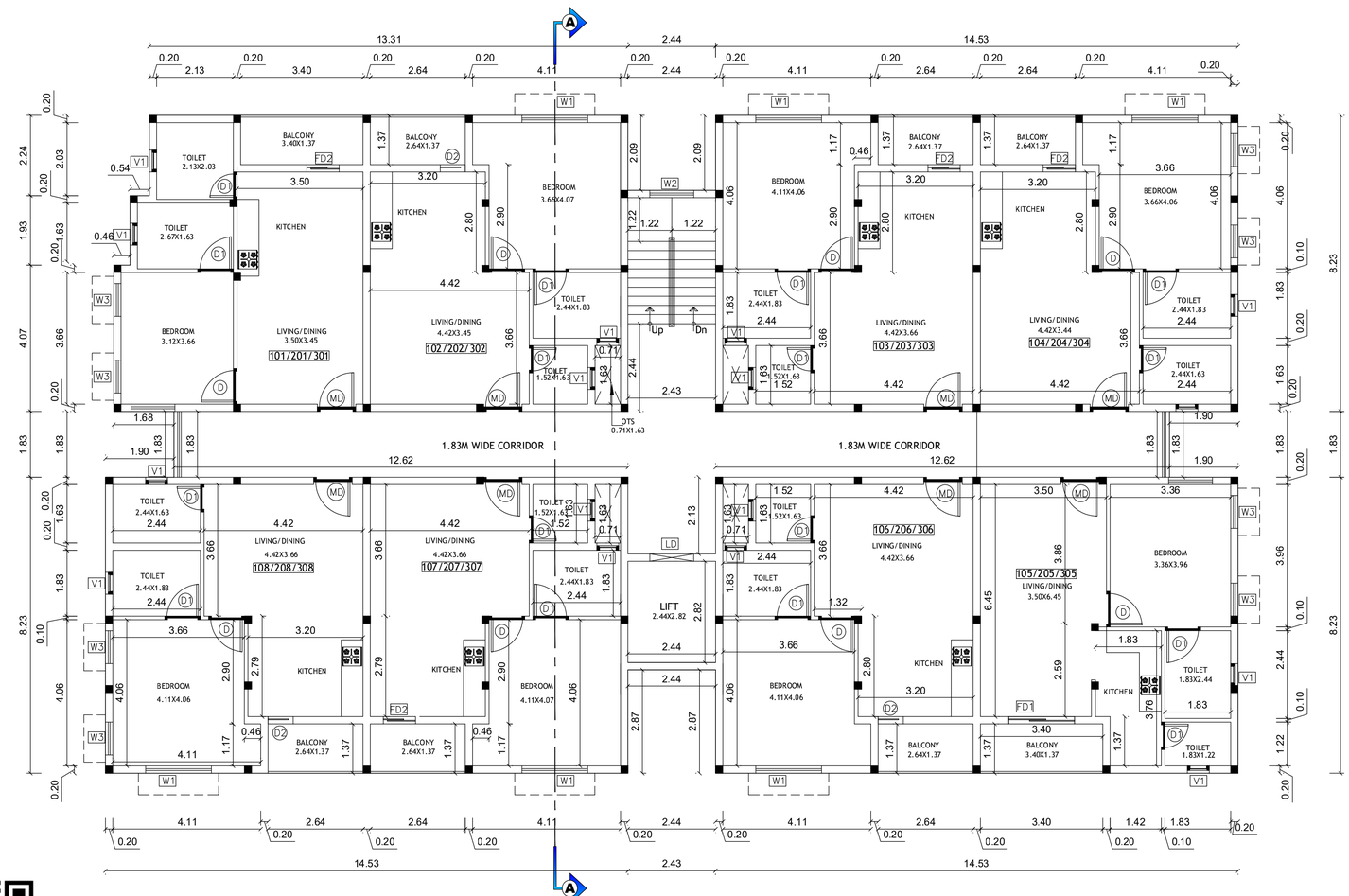
SECTION - AA



NORTH SIDE ELEVATION



TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN - 1st , 2nd & 3rd Floor Plan

SHEET NO: 2 / 2

FLOOR PLANS ,
ELEVATION & SECTION

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING STILT + 3 FLOORS WITH 24 UNITS AT PLOT NO-1,2,3 &4 IN [DTCP APPROVED LAYOUT NO:248 / 2024] AT SF.No. 205/2Apt,3Apt. THIRUPORUR VILLAGE, THIRUPORUR TALUK, CHENGALPET DISTRICT.

ALL DIMENSIONS ARE IN METER

SCALE = 1: 100

COLOUR INDEX

PROPOSED BUILDING	
PLOT BOUNDARY	
EXISTING ROAD	

N
W E
S

TERRACE FLOOR PLAN ,
ELEVATION & SECTION

SPECIFICATIONS

1. P.C.C : CC1:4:8 IN ALL FOUNDATION
2. FOUNDATION: R.C.C ISOLATE FOUNDATION MIX CC 1:2:4
3. STRUCTURE: R.C.C. FRAMED COLUMNS MIX CC 1:2:4
4. ROOFS: REINFORCE CEMENT CONCRETE MIX CC 1:2:4
5. PLASTERING: WALL OUTER PLASTER MIX CM 1:5, WALL INNER PLASTER MIX CM 1:4, CEILING PLASTER MIX CM 1:3
6. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE MORTAR WITH 2 COURSES OF PRESSED TILE TO SLOPE

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.22 x 2.10
D	DOOR	1.00 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
LD	LIFT DOOR	1.22 x 2.10
FD1	FRENCH DOUBLE DOOR	1.8 x 2.10
FD2	FRENCH DOUBLE DOOR	0.90 x 2.10
W1	WINDOW	1.80 x 1.50
W2	WINDOW	1.20 x 1.50
W3	WINDOW	0.90 x 1.50
K-OP	KITCHEN OPENING	0.75 x 2.10
V1	VENTILATOR	0.60 x 0.60

For VNCT GLOBAL LLP
Authorised Signatory

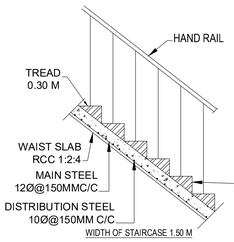
OWNER'S SIGNATURE :

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

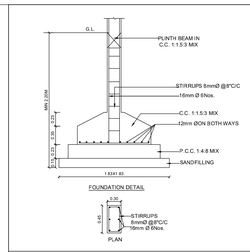
STRUCTURAL ENGINEER SIGNATURE:

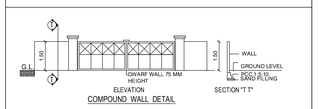
Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

ARCHITECT SIGNATURE:

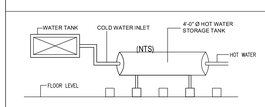


STAIR CASE DETAILS

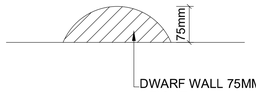




COMPOUND WALL DETAIL

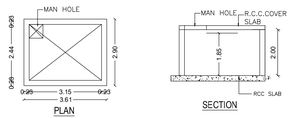


SOLAR HOT WATER SYSTEM DETAIL

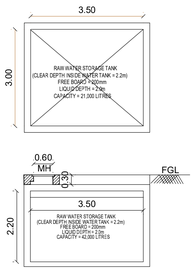


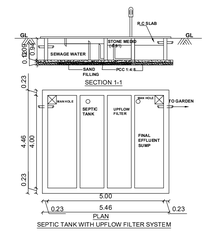
DWARF WALL DETAIL

SCALE :NTS



COLLECTION SUMP FOR RAIN WATER HARVESTING FROM TERRACE





SITE / STILT FLOOR PLAN

SHEET No: 01/02

SITE CUM STILT FLOOR PLAN

SITE PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING STILT + 3 FLOORS WITH 24 UNITS AT PLOT NO-1,2,3 &4 IN [DTCP APPROVED LAYOUT NO:248 / 2024] AT SF.No. 205/2Apt,3Apt. THIRUPORUR VILLAGE, THIRUPORUR TALUK, CHENGALPET DISTRICT.

ALL DIMENSIONS ARE IN METRES

COLOUR INDEX

PROPOSED BUILDING
PLOT BOUNDARY
EXISTING ROAD
DRIVEWAY

SCALE 1:150

NORTH POINT

N W E S

SPECIFICATIONS

1. P.C.C : CC1:4:8 IN ALL FOUNDATION
2. FOUNDATION: R.C.C ISOLATE FOUNDATION MIX CC 1:2:4
3. STRUCTURE: R.C.C. FRAMED COLUMNS MIX CC 1:2:4
4. ROOFS: REINFORCE CEMENT CONCRETE MIX CC 1:2:4
5. PLASTERING: WALL OUTER PLASTER MIX CM 1:5, WALL INNER PLASTER MIX CM 1:4, CEILING PLASTER MIX CM 1:3
6. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE MORTAR WITH 2 COURSES OF PRESSED TILE TO SLOPE

SCHEDULE OF JOINERY

D1	DOOR	0.90 x 2.15
D2	DOOR	0.75 x 2.15
W1	WINDOW	1.2 x 1.50
RS1	ROLLING SHUTTER	1.40 x 2.15
V1	VENTILATOR	0.60 x 0.60

AREA DETAILS **SQ.MT.**

PLOT AREA (As per Document) : 811.00
PLOT AREA (As per Site) : 811.00
SUPERIMPOSED : 811.00

SL.NO	BUILDING NAME	RESIDENTIAL APARTMENT FSI AREA IN Sq.m	NON FSI AREA IN Sq.m	TOTAL BUILDUP AREA IN Sq.m
	STILT FLOOR	65.84	-	65.84
	FIRST FLOOR	547.44	-	547.44
	SECOND FLOOR	547.44	-	547.44
	THIRD FLOOR	547.44	-	547.44
	TERRACE FLOOR (HEAD ROOM)	-	37.94	37.94
		1,708.16	37.94	1,746.10

DESCRIPTION	CALCULATION	ALLOWABLE FSI (9.0m Road)	PROPOSED FSI
FLOOR SPACE INDEX	1,708.16 / 811.00	2.60	2.106

PARKING DETAILS

	REQUIRED	PROVIDED
TWO WHEELER PARKING	24 No's	24 No's
TWO WHEELER PARKING FOR PHYSICALLY CHALLENGED No.25:27	03 No's	03 No's
VISITOR'S TWO WHEELER PARKING	03 No's	03 No's
TOTAL TWO WHEELER PARKING	30 No's	30 No's
VISITOR'S CAR PARKING	02 No's	02 No's

Floors	Unit Nos	Unit Area	Two Wheeler parking Required
Typical Floor - First, Second & Third	101-301	54.82	1 No
	102-302	58.12	1 No
	103-303	58.12	1 No
	104-304	59.80	1 No
	105-305	59.80	1 No
	106-306	58.12	1 No
	107-307	58.12	1 No
	108-308	59.80	1 No
Total No.of Parking Rquired			**8 x 3 = 24 Nos**
No of Dwelling Units in 1st to 3rd Floor			8 x 3 = 24 Nos
Total No of Dwelling Units			**24 Nos**
Total No of Floors			**Stilt +3 Floors**

For VNCT GLOBAL LLP
Authorised Signatory

OWNER'S SIGNATURE

B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-I/021/2024
17/12, V.C.S. Nagar
G.N. Mills Post, Coimbatore-641029
Cell: 98658 52255

STRUCTURAL ENGINEER

Dhinesh I Architect
CA/2009/43967
10/1, 2nd Street, Kasthuribai Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

ARCHITECT SIGNATURE

FOR OFFICE USE ONLY

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

DCR Number : DCR1220253GX8J
Online Application : SWP/BPA/0742689/2026
Scrutiny Reference : G8OSI40B

PLANNING PERMISSION NO :
SWP/B.P/M.L.P.A (CD-5) No.10/2026

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
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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.