

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

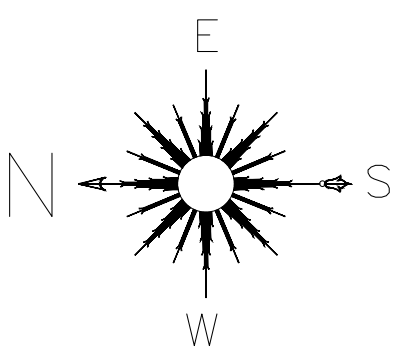
DTCP

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
CONSTRUCTION OF INDUSTRIAL
BUILDING FOR A B T LIMITED,
IN S.F. NO : 6/5 & 6/6
AT AYYANCHERI VILLAGE,
VANDALUR TALUK,
CHENGALPATTU DISTRICT.

NORTH POINT:



SPECIFICATION

INDUSTRIAL CLASSIFICATION: ORANGE
(4. AUTOMOBILE SERVICING AND REPAIR STATIONS)

AREA STATEMENT (SQ.M)

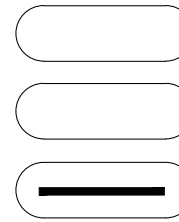
PLOT EXTENT (AS PER PATTA)			700.00
PLOT EXTENT (AS PER SITE)			795.13
FLOORS	FSI AREA	NON FSI AREA	TOTAL BLT-UP AREA
GROUND FLOOR PLAN	435.03	-	435.03
MEZANINE FLOOR PLAN	113.33	-	113.33
TOTAL	548.36		548.36

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

SITE BOUNDARY



SCALE : 1: 100

ALL DIMENSIONS ARE IN METRES

OWNER SIGNATURE:-

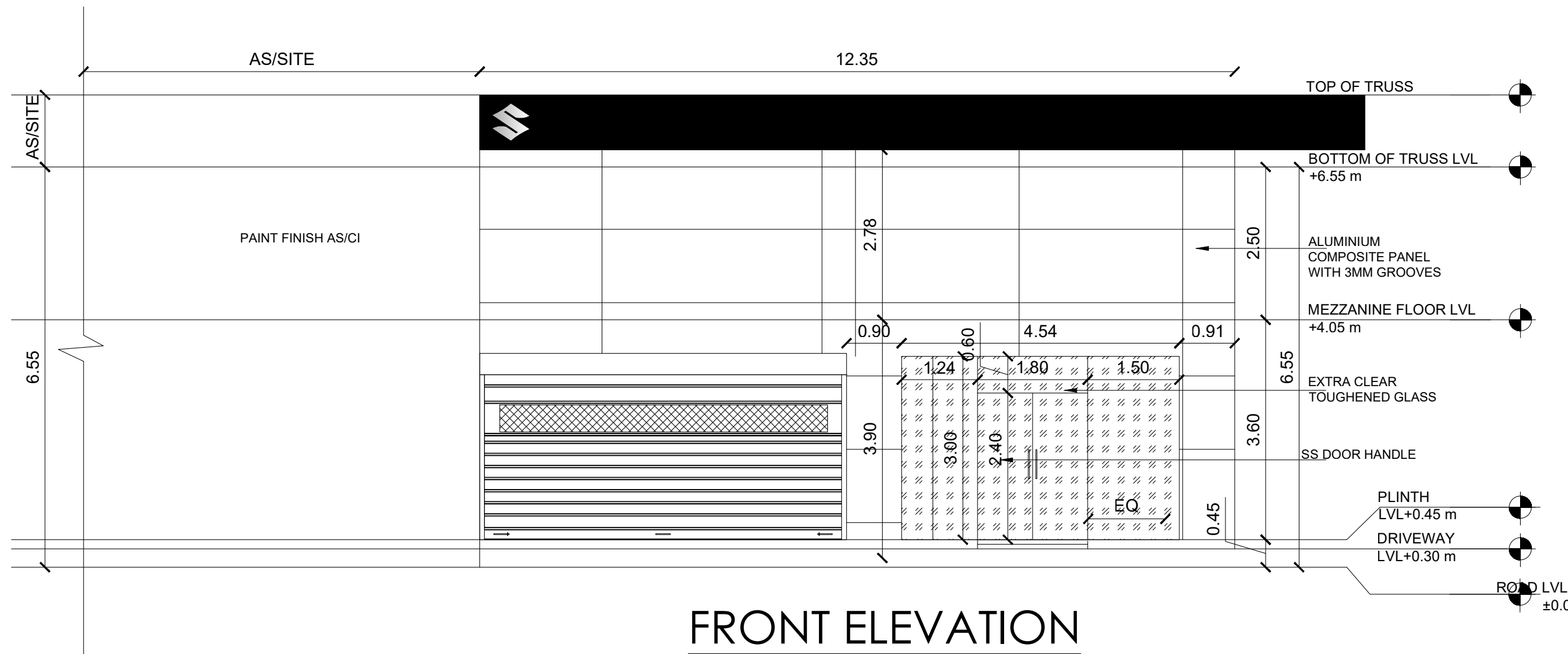
For A B T LIMITED
[Signature]
Company Secretary

ARCHITECT SIGNATURE:-

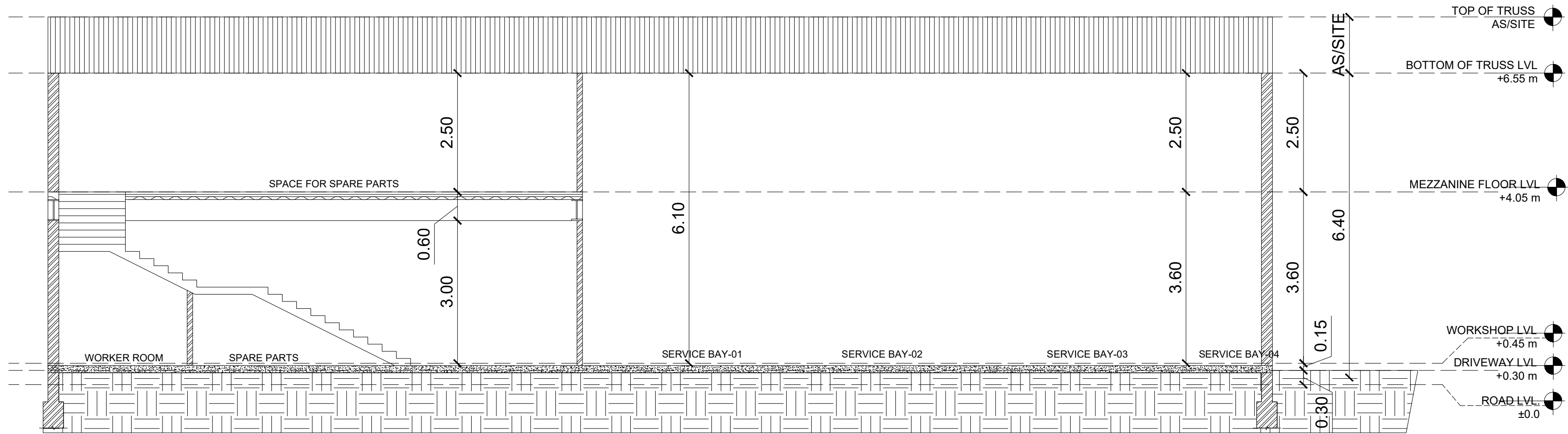
[Signature]
Dhinesh T Architect
CA / 2009 / 43967
10/1, 2nd Street, Kanchurabail Nagar,
Avadi, Chennai - 600 054.
dhinesh.architect@gmail.com

STRUCTURAL ENGINEER SIGNATURE:-

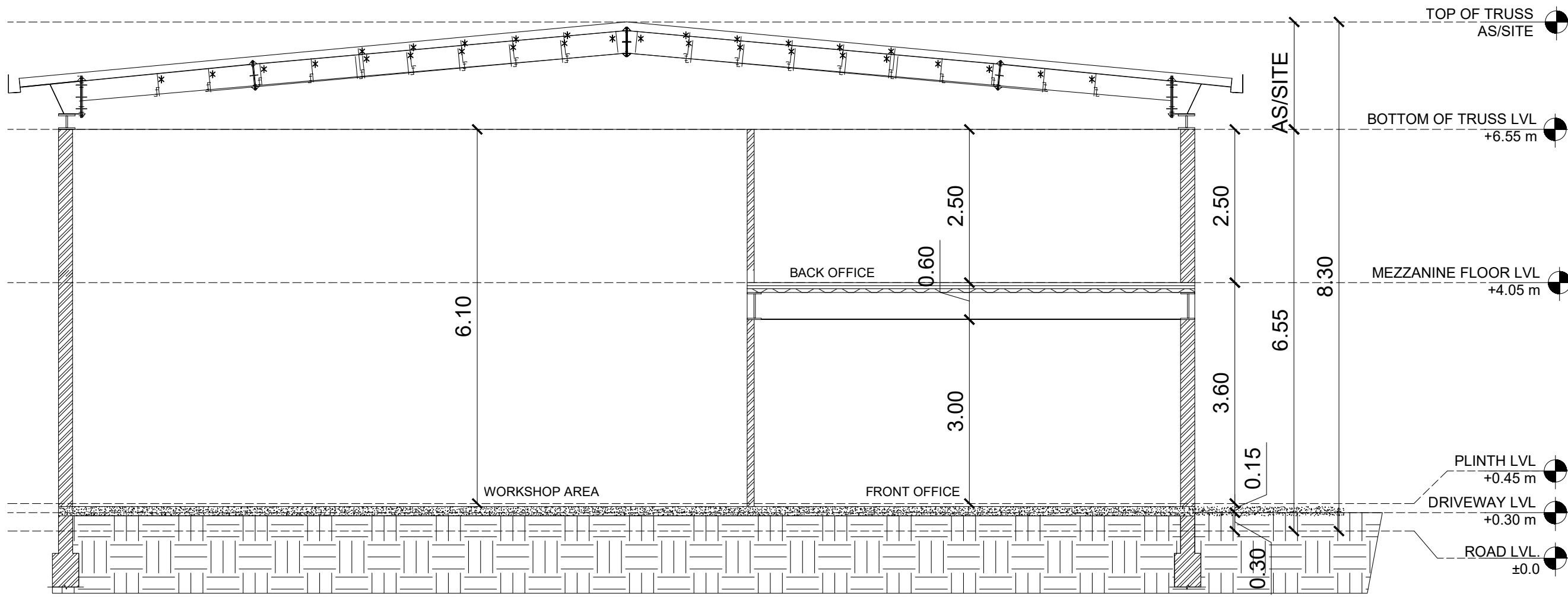
[Signature]
B. SENTHILKUMAR, M.E.(Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-J/021/2024
17/12, V.C.S. Nagar
Q.N. Mills Post, Coimbatore-641028
Cell: 98658 52255



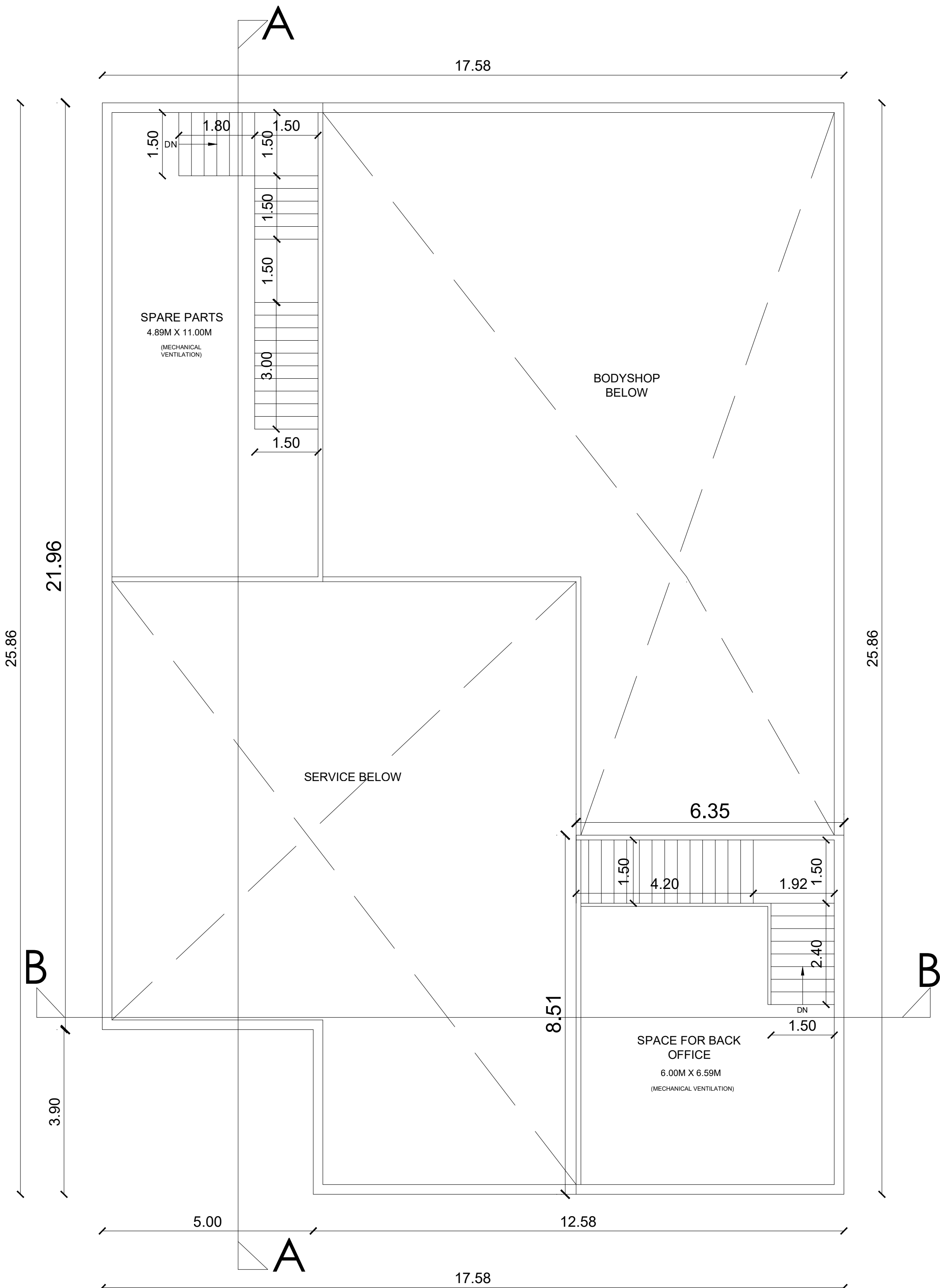
FRONT ELEVATION



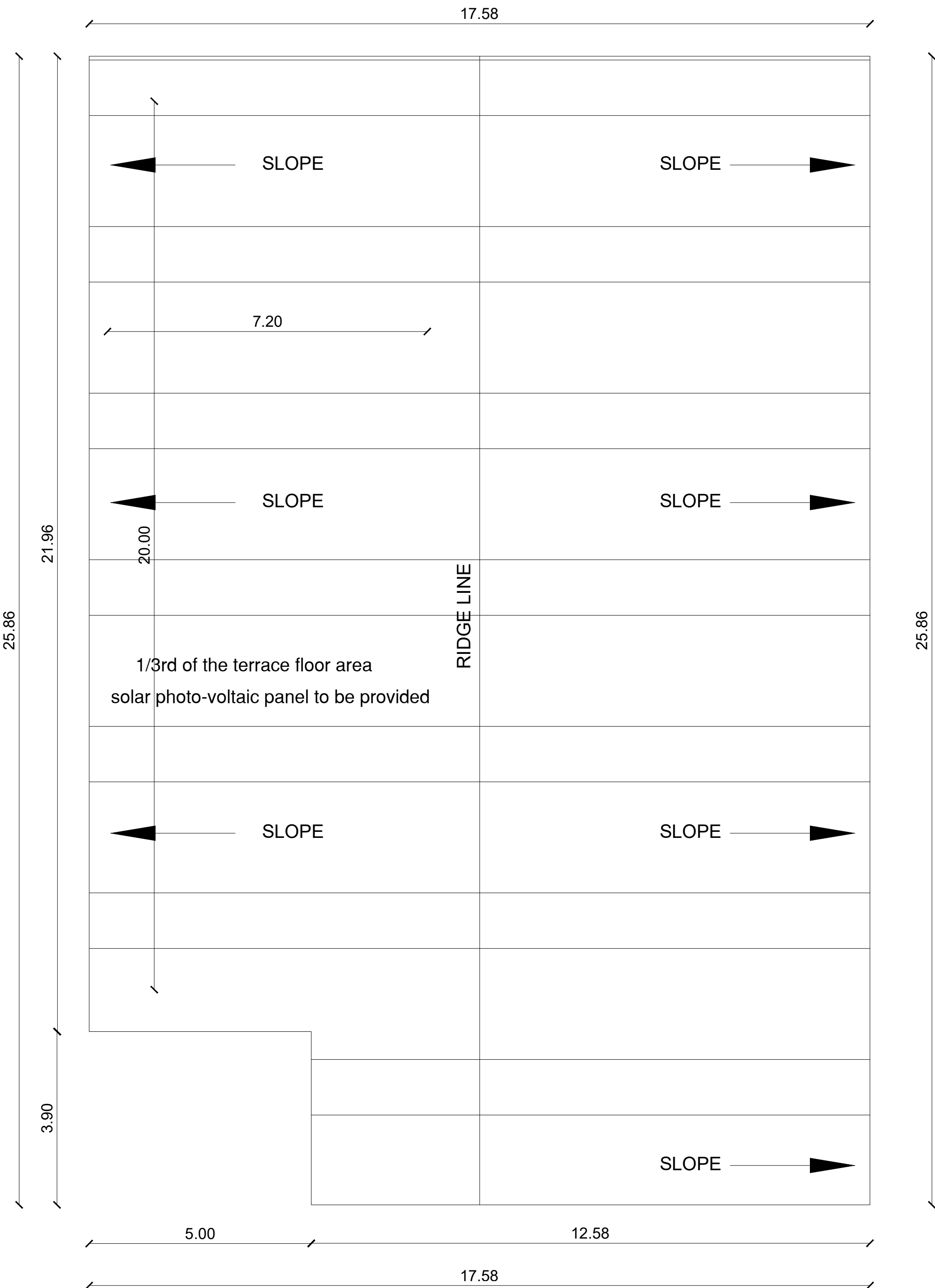
SECTION A-A



SECTION B-B



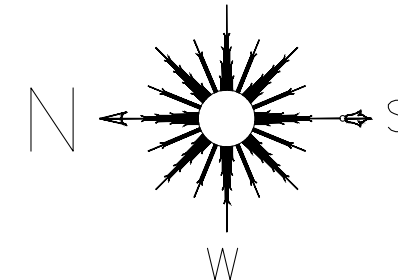
MEZANINE FLOOR PLAN



ROOF PLAN

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GROUND FLOOR PLAN	435.03	-	435.03
MEZANINE FLOOR PLAN	113.33	-	113.33
TOTAL	548.36	-	548.36
FSI ACHIEVED (548.36 / 700.00) = 0.783			

O.S.R DETAILS :

O.S.R REQUIRED = 70.00 SQ.M (10%)
O.S.R PROVIDED = 70.54 SQ.M (10.08%)

JOINERY DETAILS

S.NO	DESCRIPTION	SIZE
ED/FG1	ENTRANCE DOOR / FIXED GLAZING	4.60M X 3.05M
FG2	FIXED GLAZING	1.62M X 2.90M
D1	DOOR	0.91M X 2.13M
D2	DOOR	1.50M X 2.13M
D3	DOOR	0.76M X 2.13M
RS	ROLLING SHUTTER	6.00M X 3.05M

PARKING DETAILS

DESCRIPTION	REQUIRED	PROVIDED
LORRY PARKING	01 NO.	01 NO.
CAR PARKING	01 NO.	07 NOS.
TWO WHEELER PARKING	02 NOS	03 NOS.
CYCLE PARKING	02 NOS.	02 NOS.

SANITATION DETAILS

DESCRIPTION	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	01	01	01	01
WATER CLOSET (PH)	01	01	01	01
WASH BASIN	02	02	02	02
ABLUTION TAP	01	01	01	01
ABLUTION TAP (PH)	01	01	01	01
URINALS	01	01	00	00

HP DETAILS : 50HP

COLOUR INDEX:

PROPOSED BUILDING

EXISTING ROAD

SITE BOUNDARY

SCALE : 1: 100

NOTE: ALL DIMENSIONS ARE IN METRES

OWNER SIGNATURE:-

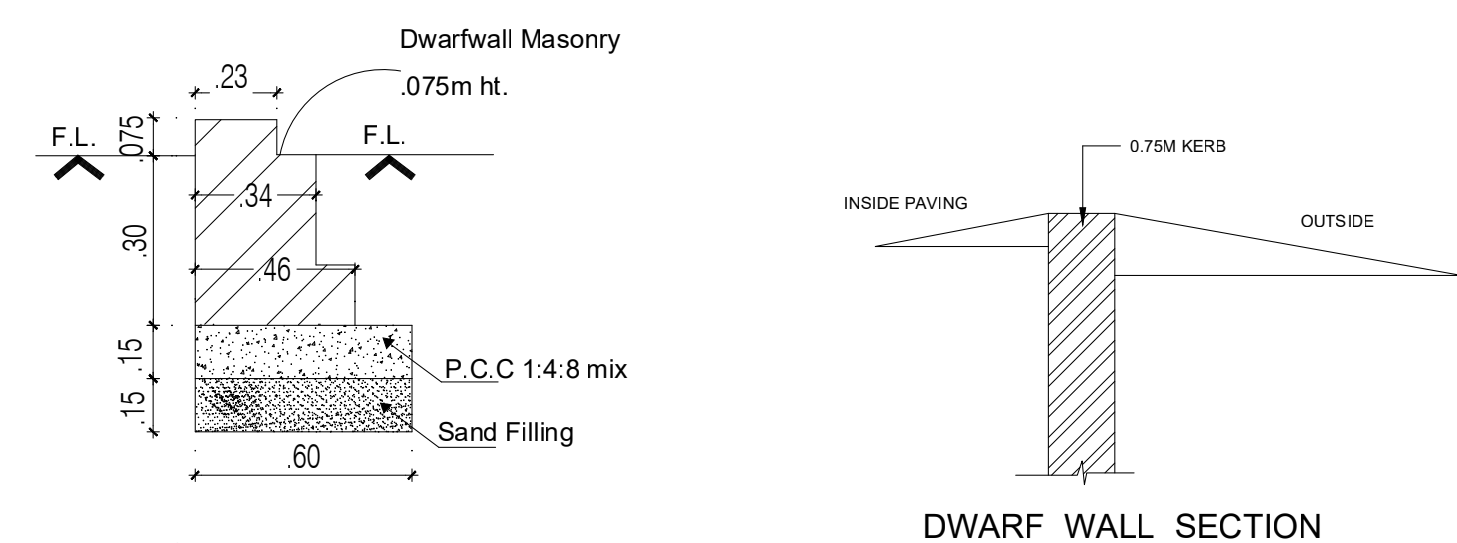
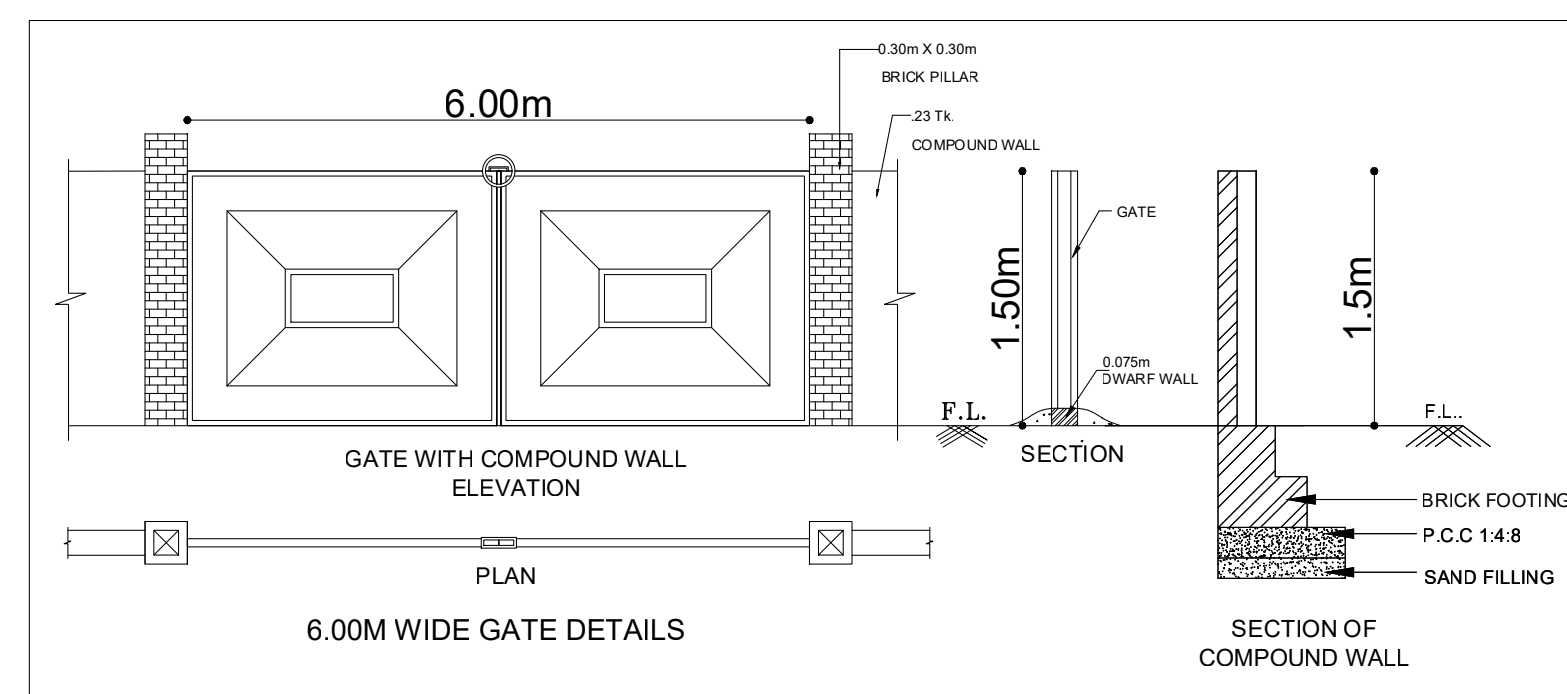
For A B T LIMITED
Company Secretary

ARCHITECT SIGNATURE:-

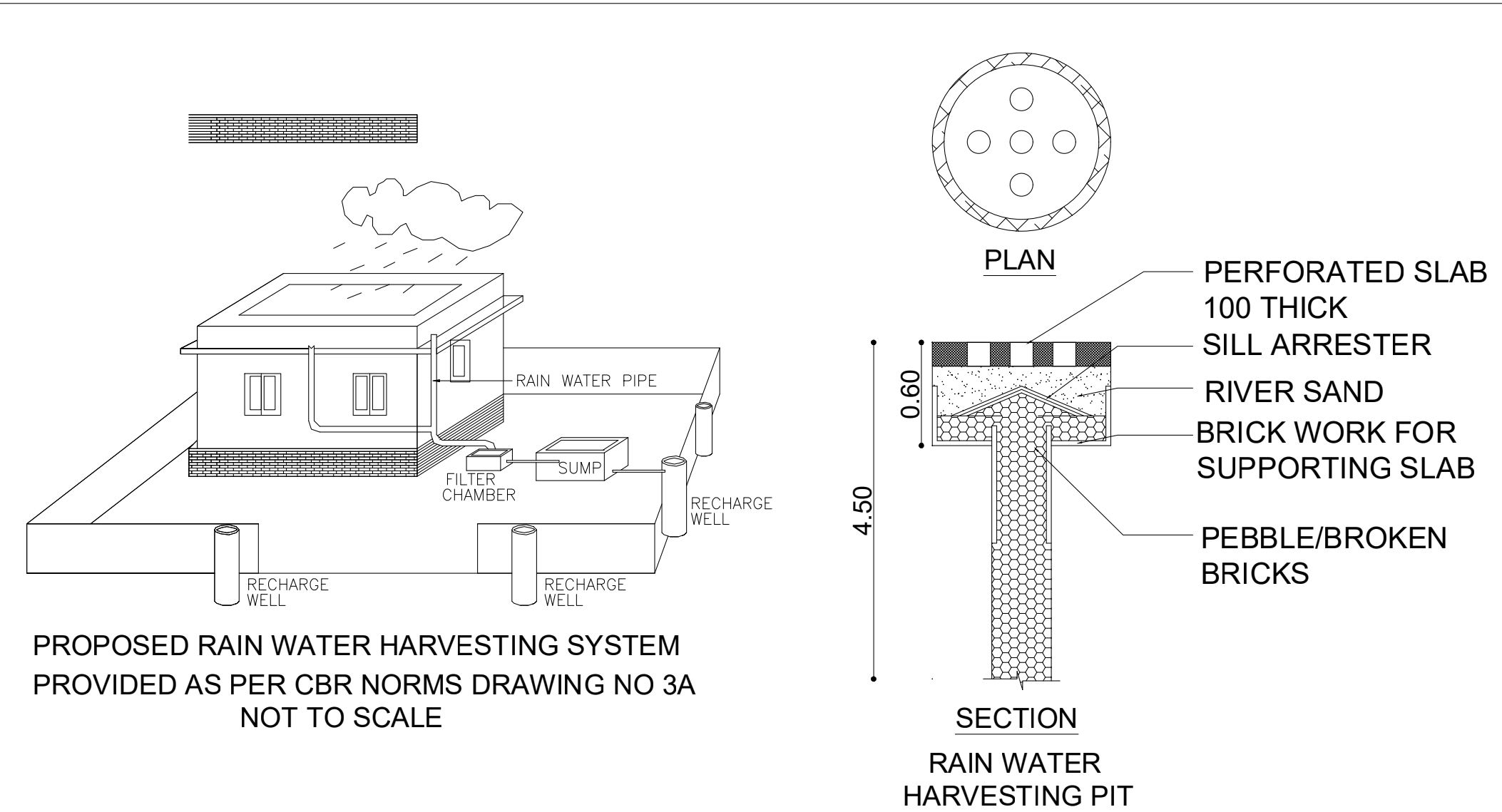
Dhinesh T Architect
CA / 2009 / 43967
10/2, 2nd Street, Kaarthika Nagar,
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dhinesh.architect@gmail.com

STRUCTURAL ENGINEER SIGNATURE:-

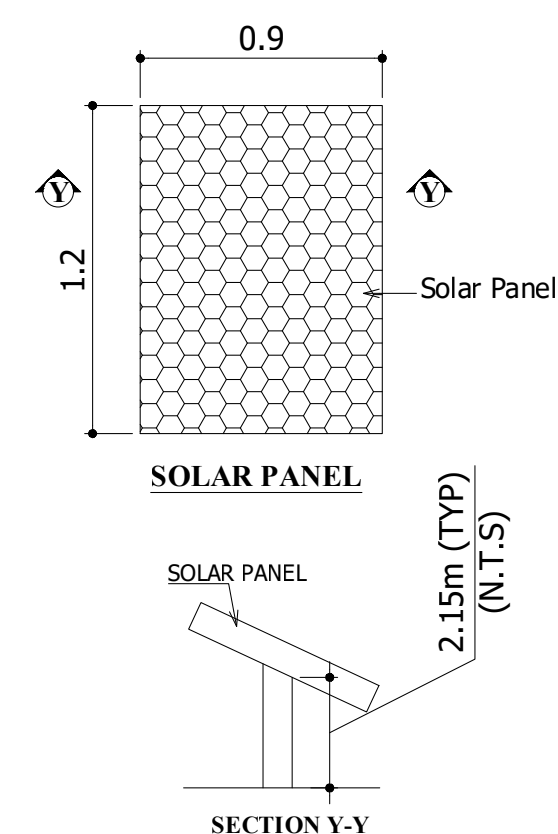
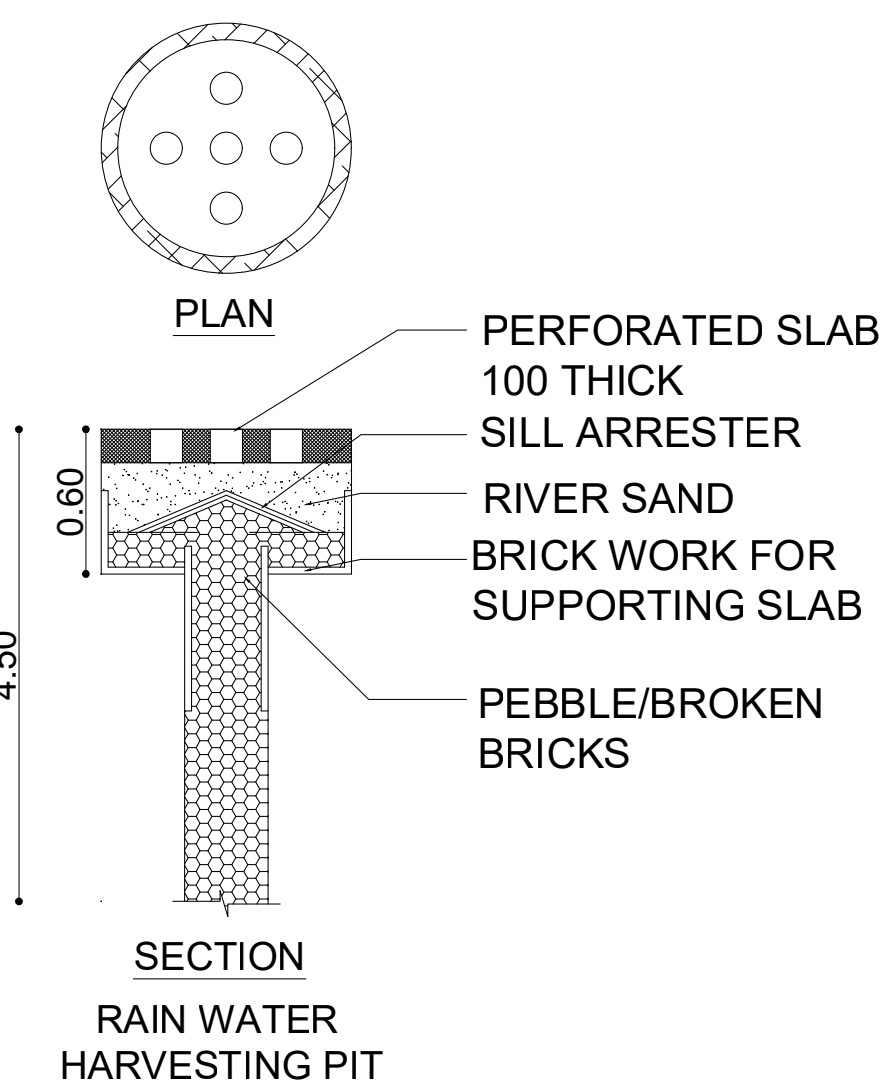
B. SENTHILKUMAR, M.E (Structural)
Registered Structural Engineer
Coimbatore LPA/SE/GR-1/02/2024
17/12, V.C.S. Nagar
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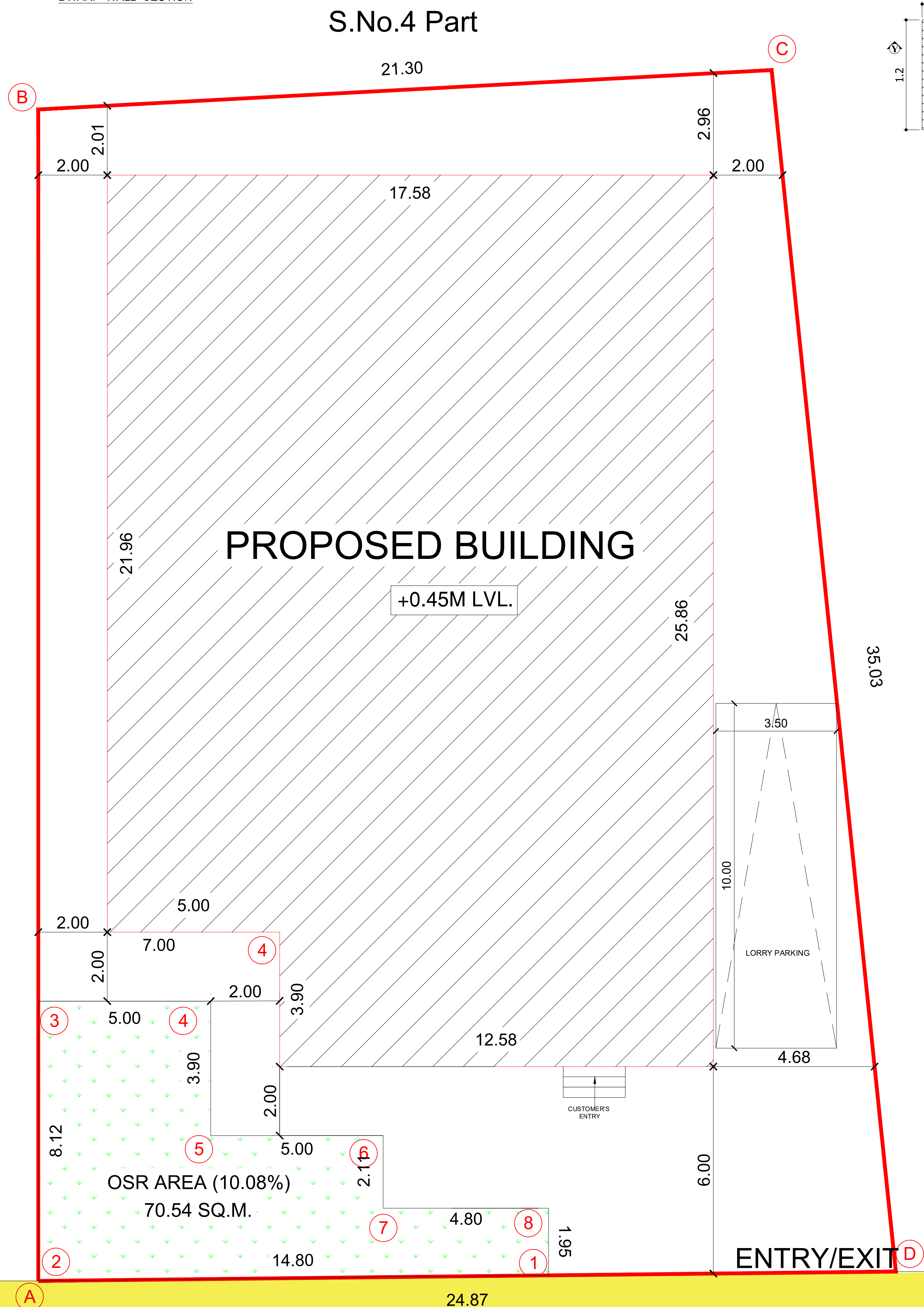
Dwarfwall Masonry Detail



PROPOSED RAIN WATER HARVESTING SYSTEM
PROVIDED AS PER CBR NORMS DRAWING NO 3A
NOT TO SCALE



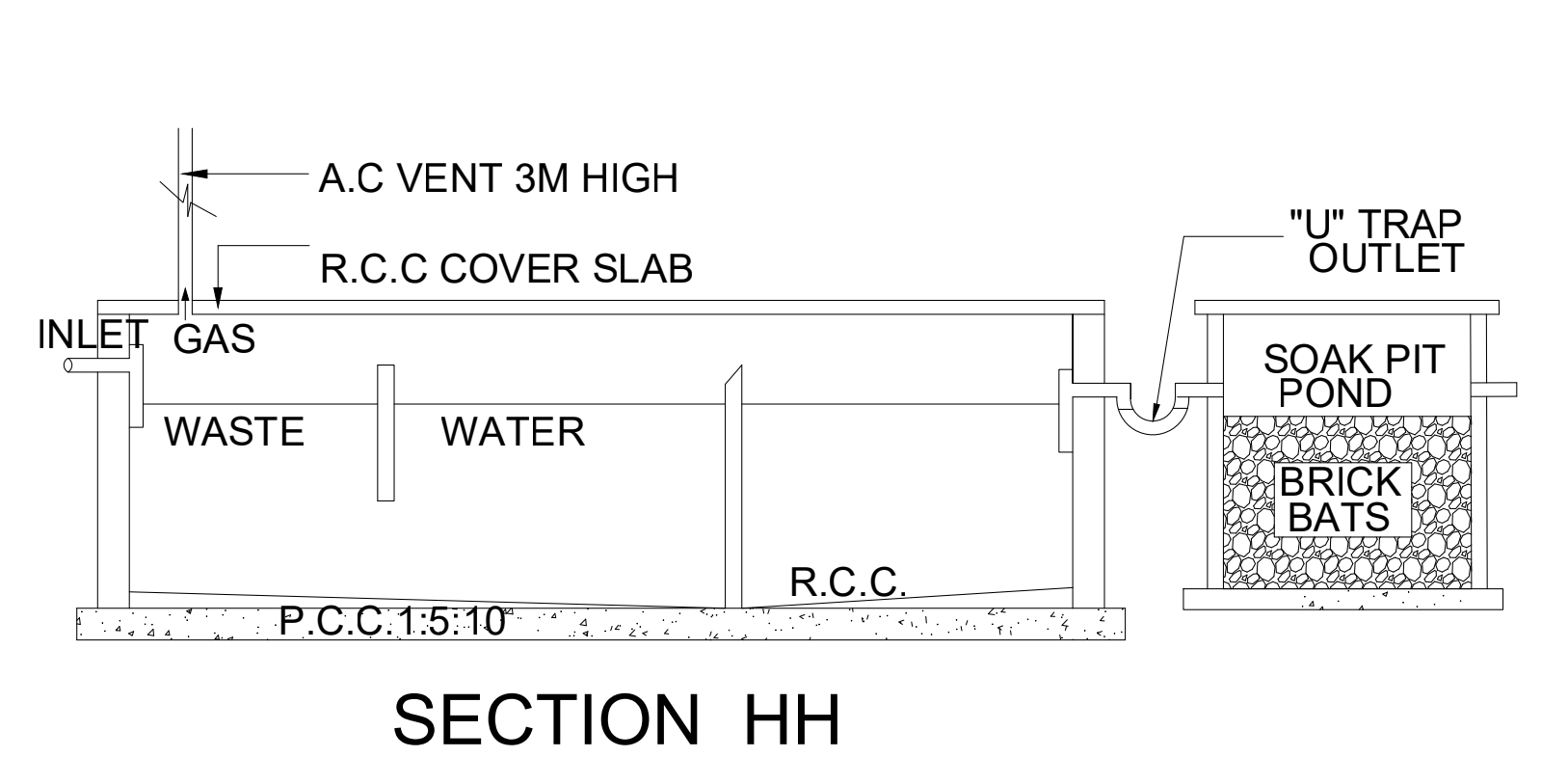
S.No.6/7



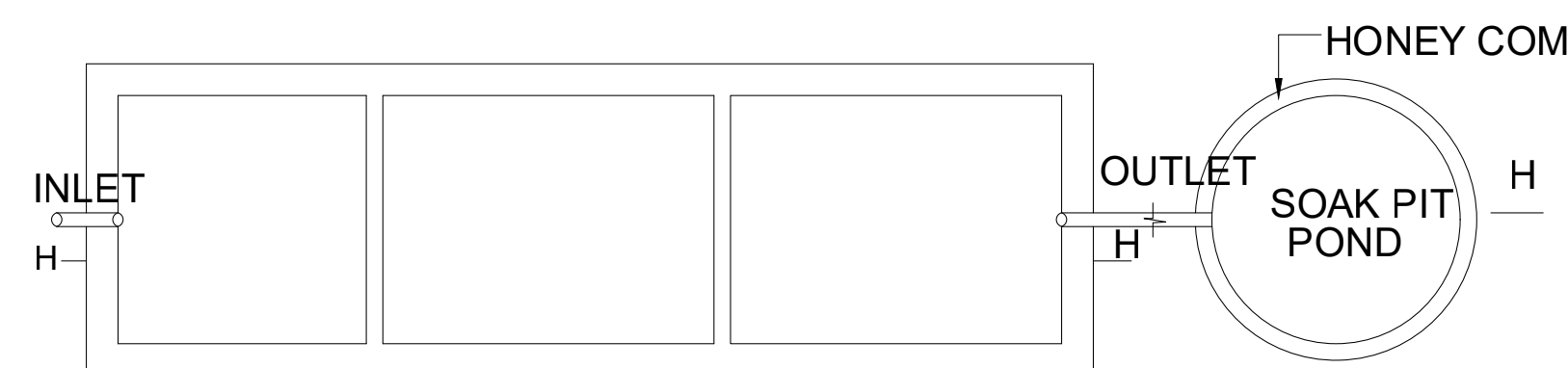
S.No.6/1B1A

9.0M WIDE EXISTING ROAD

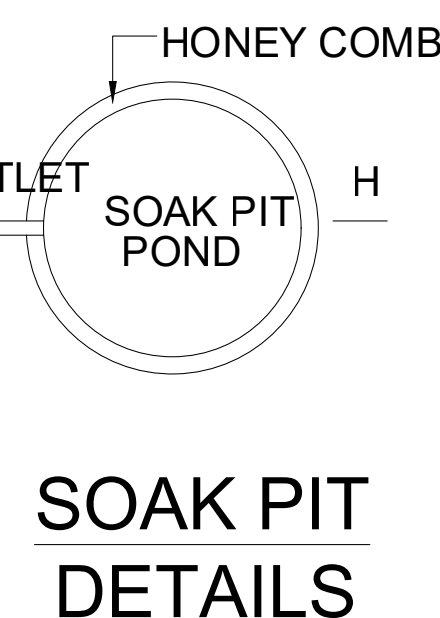
SITE PLAN



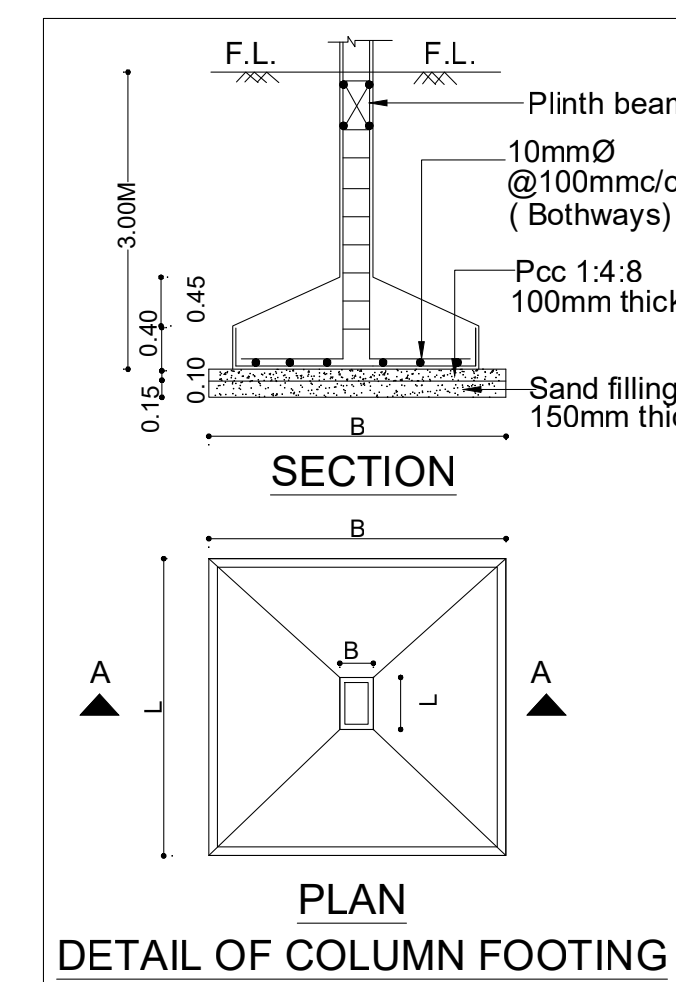
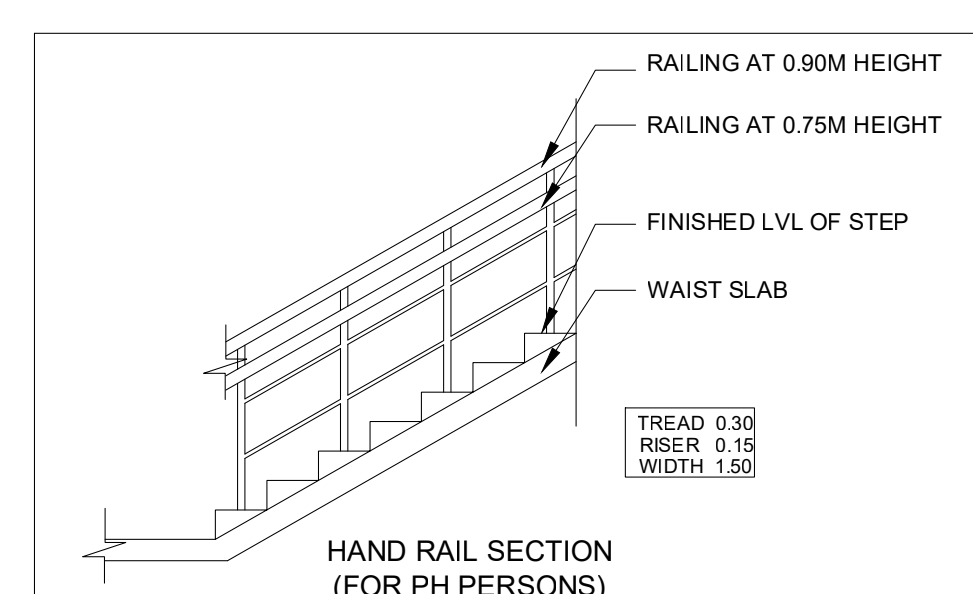
SECTION HH



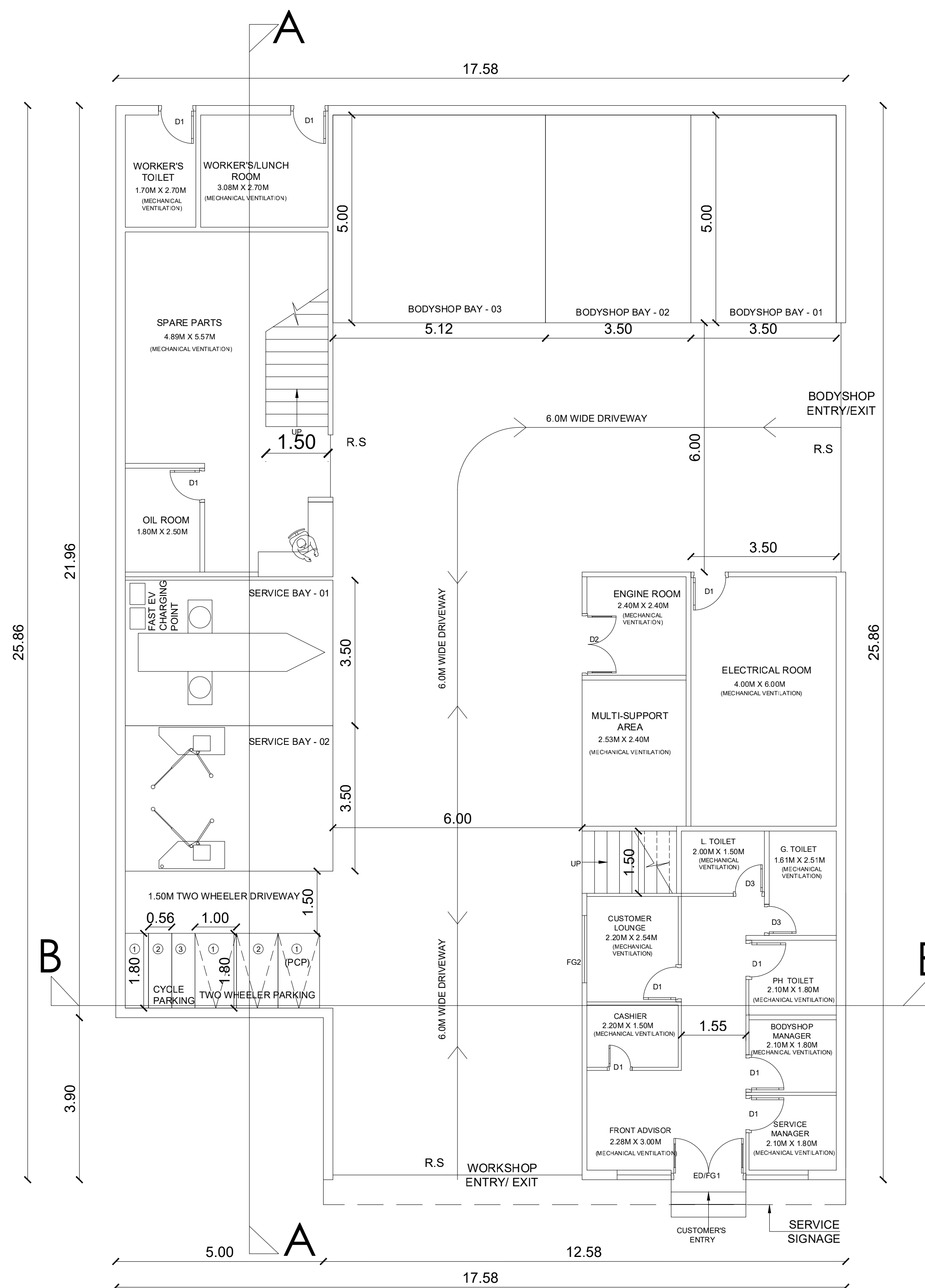
PLAN

SOAK PIT
DETAILS

SEPTIC TANK DETAILS (NTS)



DETAIL OF COLUMN FOOTING



PARKING CALCULATIONS:

FRONT & BACK OFFICE AREA = 108.02 SQ. M

1. CAR PARKING
REQUIRED CAR PARKING = 1 CAR SPACE FOR
EVERY 150 SQ.M.
= 108.02/150 = 0.72 NO.
REQUIRED CAR PARKING NOS = 01 NO.
PROVIDED CAR PARKING NOS = 05 NOS.

WORKSHOP AREA = 96.02 SQ. M

2. TWO WHEELER PARKING
REQUIRED TWO - WHEELER
PARKING = 1 TWO WHEELER SPACE
FOR EVERY 75 SQ.M.
= 96.02/75 = 1.28 NOS.
REQUIRED TWO - WHEELER
PARKING NOS = 02 NOS.
PROVIDED TWO - WHEELER
PARKING NOS = 03 NOS.

3. CYCLE PARKING
REQUIRED CYCLE PARKING = 1 CYCLE SPACE
FOR EVERY 75 SQ.M.
= 96.02/75 = 1.28 NOS.
REQUIRED CYCLE PARKING
NOS = 02 NOS.
PROVIDED CYCLE PARKING
NOS = 03 NOS.

4. LORRY PARKING
REQUIRED LORRY PARKING = 1 LORRY SPACE
FOR EVERY 750 SQ.M.
= 96.02/750 = 0.13 NO.
REQUIRED LORRY PARKING
NOS = 01 NO.
PROVIDED LORRY PARKING
NOS = 01 NO.

GROUND FLOOR PLAN

FOR OFFICE USE ONLY

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

DCR Number : DCR12026LOUMT
Online Application : SWP/BPA/0751975/2026
Scrutiny Reference : JJF4WQTR

PLANNING PERMISSION NO :

SWP/Industrial Building/A.D/D.T.C.P/(CD3) No.12/2026

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

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.

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.

