PP APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

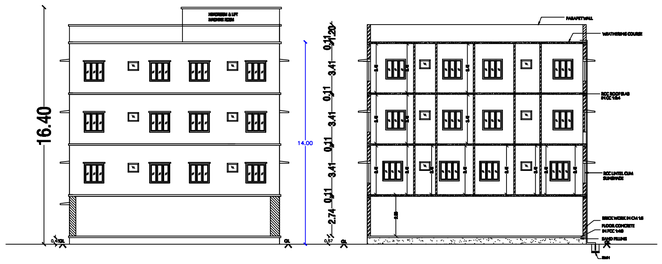
APPROVAL TYPE
**Building Plan**

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.

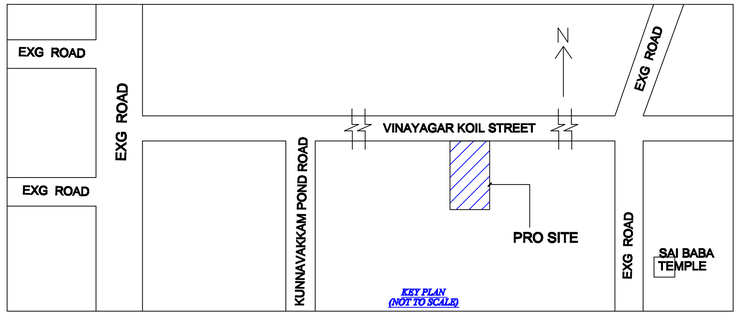
# Plan Showing The Proposed Stilt+3 Floors Construction Of Residential Building In S.NO.253/2 , As Per Patta S.No.253/2B, Patta No.3115 , Vinayagar Koil Street , Anjur Village & Panchayat ,Kattankolathur Panchayat Union Limit,Chengalpattu Taluk, Chengalpattu District .




FRONT ELEVATION

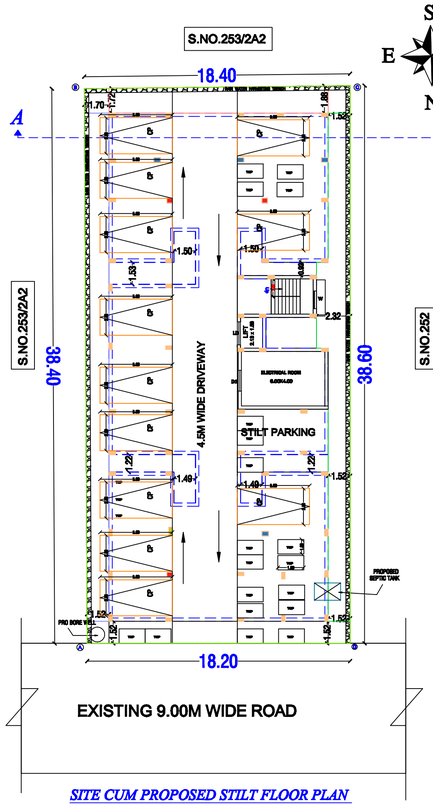


SECTION A-B

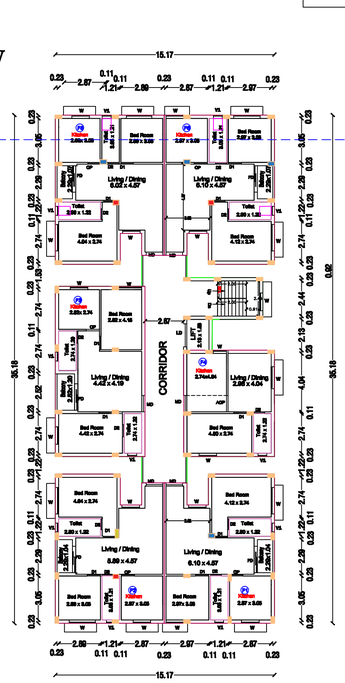



KEY PLAN (NOT TO SCALE)

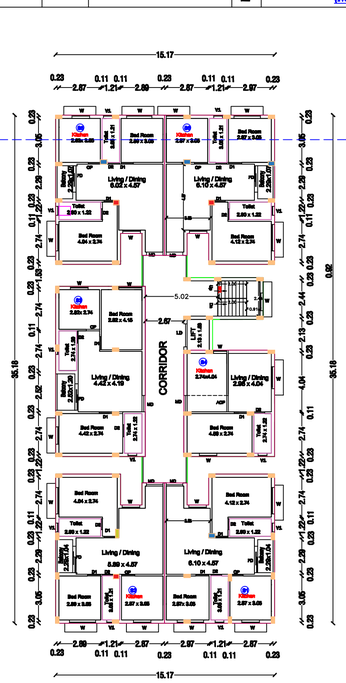
**BUILDING TECHNICAL APPROVAL**
**ROOC NO : SWP/BPA/759763/2026**
**SITE BOUNDARY SHOWN AS "A-D"**
**RESIDENTIAL TECHNICAL APPROVAL SWP / RESIDENRIAL BUILDING / A . D / D.T.C.P (CD3) No. 16 / 2026**



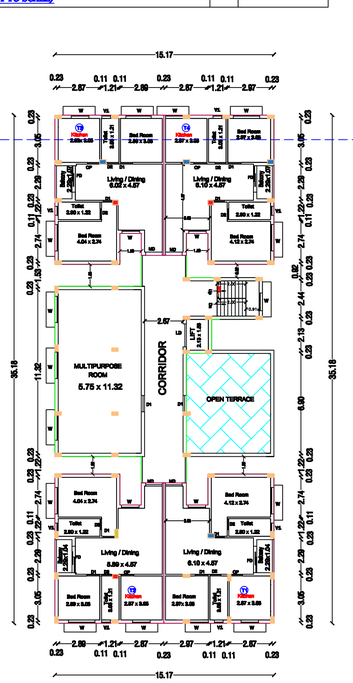

SITE CUM PROPOSED STILT FLOOR PLAN



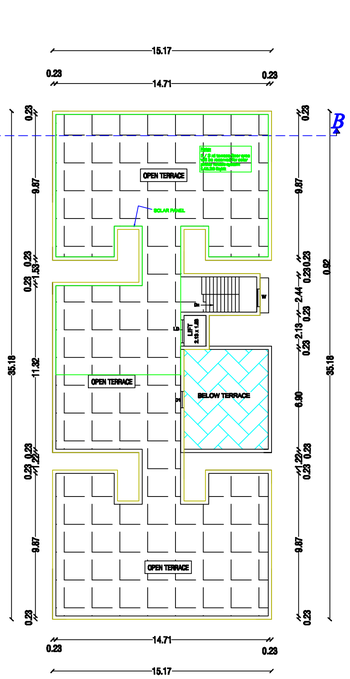

PROPOSED FIRST FLOOR PLAN



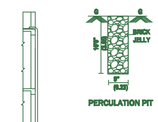

PROPOSED SECOND FLOOR PLAN

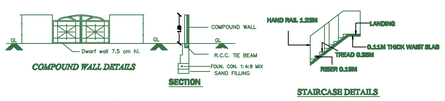



PROPOSED THIRD FLOOR PLAN



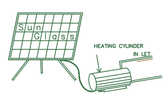

TERRACE FLOOR PLAN

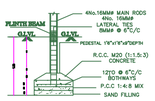


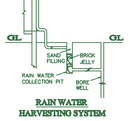



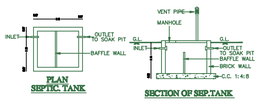







| S.NO | DESCRIPTION | STILT FLOOR | FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | TOTAL AREA | TOTAL DWELLING UNITS |
|---|---|---|---|---|---|---|---|
| 1 | DWELLING UNITS | – | 6 NOS | 6 NOS | 4 NOS | – | 16 NOS |
| 2 | UNIT–1 AREA | – | 73.78 SQM | 73.78 SQM | 73.78 SQM | 221.34 SQM | – |
| 3 | UNIT–2 AREA | – | 74.57 SQM | 74.57 SQM | 74.57 SQM | 223.71 SQM | – |
| 4 | UNIT–3 AREA | – | 73.14 SQM | 73.14 SQM | (ONLY HALL) 73.14 SQM | 219.42 SQM | – |
| 5 | UNIT–4 AREA | – | 46.26 SQM | 46.26 SQM | – | 92.52 SQM | – |
| 6 | UNIT–5 AREA | – | 73.78 SQM | 73.78 SQM | 73.78 SQM | 221.34 SQM | – |
| 7 | UNIT–6 AREA | – | 74.56 SQM | 74.56 SQM | 74.56 SQM | 223.68 SQM | – |
| 8 | STAIRCASE & LIFT & CARIDOR | 21.00 | 63.77 SQM | 63.77 SQM | 63.77 SQM | 212.31 SQM | – |

## PARKING DETAILS

| | CARS | TWO WHEELER |
|---|---|---|
| REQUIRED | 12 | 20 |
| PROVIDED | 12 | 20 |

**REGISTERED STRUCTURAL ENGINEER**

A.RAJAN M.E.,(STRUCTURAL)
REGISTERED GRADE-1
DTCP STRUCTURAL ENGINEER
REG.No.CGLDIST/SE/Gr-1/2023/10/007
BSC CONSULTANTS
KODUNGAIYUR ,CHENNAI-0118
MOB:+91-9807078990

**SPECIFICATIONS:**

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN 1:3 MIX.

**AREA STATEMENT**

| | SQ.FT | SQ.M |
|---|---|---|
| PLOT AREA( AS PER DOC & PATTA) | 7416.33 | 689.00 |
| PLOT AREA( AS PER FMB) | 7583.17 | 704.50 |
| PRO.STILT FLOOR AREA (NON F.S.I) | 5165.17 | 479.86 |
| PRO. FIRST FLOOR AREA | 5165.17 | 479.86 |
| PRO. SECOND FLOOR AREA | 5165.17 | 479.86 |
| PRO. THIRD FLOOR AREA | 4688.75 | 435.60 |
| TOTAL FSI AREA | 15019.09 | 1395.32 |
| PLOT COVERAGE | 68% | |
| FLOOR SPACE INDEX | 1.98 | |
| HEADROOM & LIFT MACHINE AREA(NON-FSI) | 221.73 | 20.60 |

**JOINERY DETAILS:**

| | DESCRIPTION | IN METER |
|---|---|---|
| MD | MAIN DOOR | 1.00X2.13 |
| D1 | DOOR | 0.91X2.13 |
| D2 | TOILET DOOR | 0.76X2.13 |
| W | WINDOW | 1.37X1.37 |
| W1 | WINDOW | 1.60X1.37 |
| W2 | WINDOW | 1.00x2.00 |
| OP | OPEN | 0.91X2.13 |
| V | VENTILATOR | 0.91X0.61 |

**COLOUR INDEX:**

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

SCALE : (1 : 100)
DRAWN BY:

**OWNER NAME :**
Mrs.D.PRAVEENA

MAITHILI LAKSHMANAN
Registered Engineer
REGN.No : CGLDIST/RE/Gr-I/2023/10/010
NO.2/29, 2nd Main Road, New Colony,
Chromepet , Chennai - 44.Ph : 9840765783 .

**REGISTERED ENGINEER**

Er.M.Ammaiappen, B.E., M.E(Geo Tech).(Ph.D)
Registered Geo Technical Engineer
DTCP - Reg .No: TVLR/RGTE/2021/08/002
Thirumullaivoyal, Chennai - 600062.

**REGISTERED GEO -TECHNICAL ENGINEER**

Er.D. BHARATH (B.E. CIVIL)
Registered Engineer @ CMDA
RCE ( Reg . No. CE/19/07/434)
EWS 469 NH 1,Kumaranar Street,Maral Malai Nagar,
Chengalpattu DL:603 209.CELL:9962286354.

**REGISTERED CONSTRUCTION ENGINEER**

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
**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.