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™
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PLAN SHOWING THE DEMOLITION OF EXISTING BUILDING AND THE PROPOSED CONSTRUCTION OF OFFICE BUILDING IN APPROVED LAYOUT T.P. / D.D.P. NO.: 9/73 , 30'-0" SERVICE ROAD AND 10'-0" GREEN BELT AREA DELETIONAND AMALGAMATION OF PLOT NOS. 1, 2 & 17 – A, B, C, D, E & F, APPROVAL FILE NO: 21571/95 LPAI , LAYOUT APPROVAL NO: L.P. / D.T.C.P. NO. 1436/95 , WARD NO: 5, BLOCK NO: 23 ,T.S. NOS.: 9, 10 & 11 . NO. 36, MELAMAIYUR VILLAGE CHENGALPATTU TALUK , CHENGALPATTU DISTRICT.

AREA STATEMENT		SQ.M
TOTAL PLOT AREA	(AS PER DOCUMENT)	1526.148
AS PER PATTA		1488.00
TOTAL PLOT LESSER EXTENT - 1488.00 SQ.M		

PROPOSED BUILDING AREA STATEMENT

SL.NO	BUILDING NAME	FSI IN Sq.m	NON FSI IN Sq.m	TOTAL FSI AREA in Sq.m
	COMMERCIAL			
1	STILT FLOOR	46.91	860.55	46.91
2	FIRST FLOOR	907.46	---------	907.46
3	SECOND FLOOR	907.46	---------	907.46
4	THIRD FLOOR	907.46	---------	907.46
5	FOURTH FLOOR	192.48	109.90	192.48
6	TERRACE FLOOR	---------	---------	---------
	TOTAL			2961.77

PROPOSED AREA CALCULATION

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
FLOOR SPACE INDEX (FSI)	2961.77 / 1488.00	2	1.99

SPECIFICATIONS

S.NO	DESCRIPTION	SIZE IN M
1	MAIN DOOR - MD	2.15 X 2.41
2	DOOR - D	1.50 X 2.41
3	DOOR - D1	0.90 X 2.41
4	DOOR - D2	0.76 X 2.41
5	WINDOW - W	3.00 X 2.10
6	WINDOW - W1	3.60 X 2.10
7	VENTILATOR - V	0.91 X 0.61
8	LIFT DOOR - LD	0.90 X 2.41
9	FIRE EXTINGUISHER -FE	

1 PCC MIX 1:4:8 USING 40MM MBG FOR FOUNDATION.
2 BRICK WORK IN CM 1:5 USING STOCK BRICKS FOR FOUNDATION BASEMENT & IN SUPER STRUCTURE
3 RCC 1:2:4 FOR ROOF SLAB LINTELS,SUNSHADES.
4 FLOORING CONC PCC 1:4:8 WITH MOSAIC FLOOR.
5 PLASTERING OF CEILING IN CM 1:3 & 20MM THK.
6 PLASTERING OF WALLS BOTH INSIDE & OUTSIDE IN CM 1:4 & 12MM THK.
7 WEATHERING COURSE BJ IN LMS 1:2.5 WITH SQ TILES.
8 ALL DIMENSIONS ARE IN METRES

PARKING DETAILS	REQUIRED	PROVIDED
TWO WHEELER PARKING	109 No's	117 No's
PH CAR PARKING	2 No's	2 No's
CAR PARKING	28 No's	33 No's

COLOUR INDEX: PROPOSED BUILDING; SITE BOUNDRY; EXISTING ROAD

SCALE :1:200

OWNER'S SIGNATURE

V.GOBIRAJAN B.E.,CIVIL
Construction Engineer (RCF)
Reg.No:TVLR/CE/0022/11/008 - Dt.01.11.2022
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Manapakkam, Chennai - 600 125.
Email. rajango374@gmail.com

SITE ENGINEER

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Registered Structural Engineer Grade I
SI/GR-I/1B/06/154 (CIVIL) Kol 1995/219 (CC)
CGURGN/SE/Gr-I/2019/09/036(DTCP)
AURA ENGINEERING CONSULTANTS
#4-B, 10th Street, 7th Avenue, Ashok Nagar,
Chennai - 600 083. Ph: 9790751378

STRUCTURAL ENGINEER

K. SENTHIL KUMAR, B.Arch.,M.I.A.I.,
Reg. No. CA/97/15445
SENTHILKUMAR & ASSOCIATES
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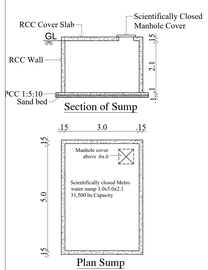
Manapakkam, Chennai - 600 125.
Email : senthilarchitect@yahoo.co.in

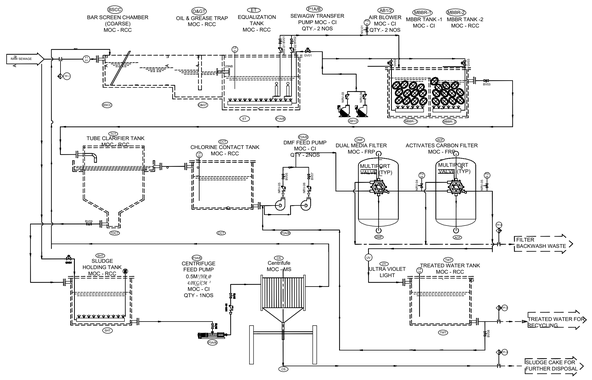
ARCHITECT / ENGINEER

BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO:SWP/BPA/792129/2026
BUILDING/B.P./D.T.C.P(CD3)NO. 78/2026
SITE BOUNDARY SHOWN AS "A TO F "

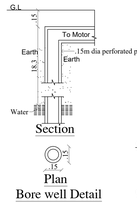


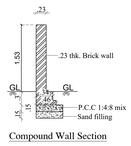
Section of Sump

Plan Sump

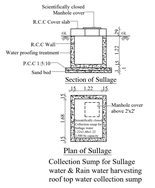


DETAILS OF SWEAGE TREATMENT PLANT

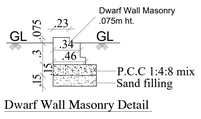




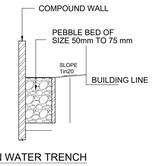
Compound Wall Section



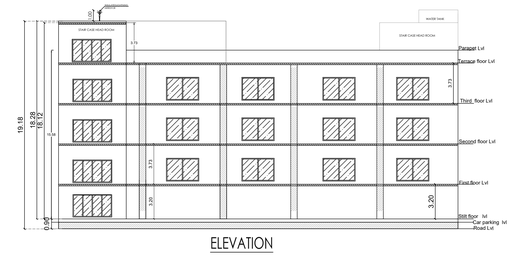
Collection Sump for Sullage water & Rain water harvesting roof top water collection sump



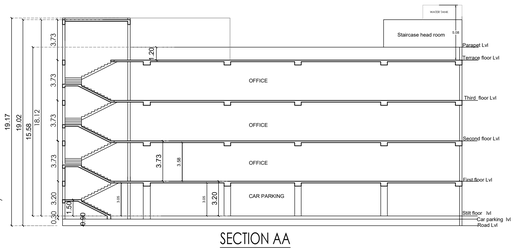
Dwarf Wall Masonry Detail



RAIN WATER TRENCH

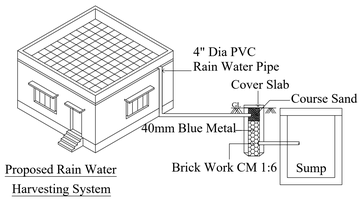


ELEVATION

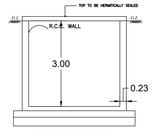


SECTION AA

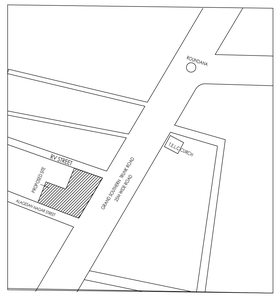
PROPOSED ELEVATION & SECTION



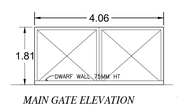
Proposed Rain Water Harvesting System Not To Scale



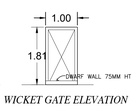
RWH_CAPACITY_L=5000LTRS



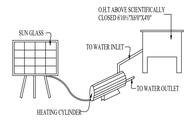
KEY PLAN (NOT TO SCALE) N



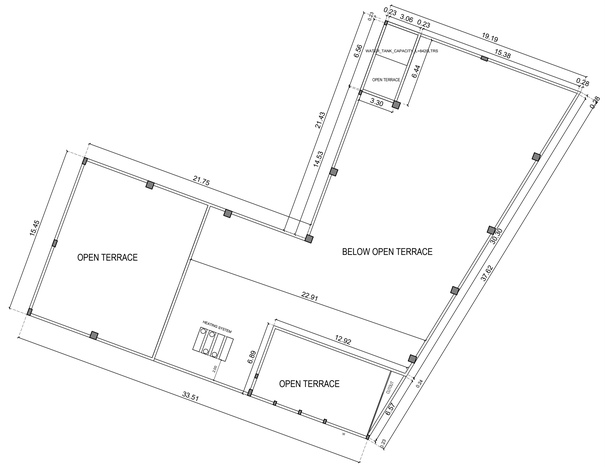
MAIN GATE ELEVATION



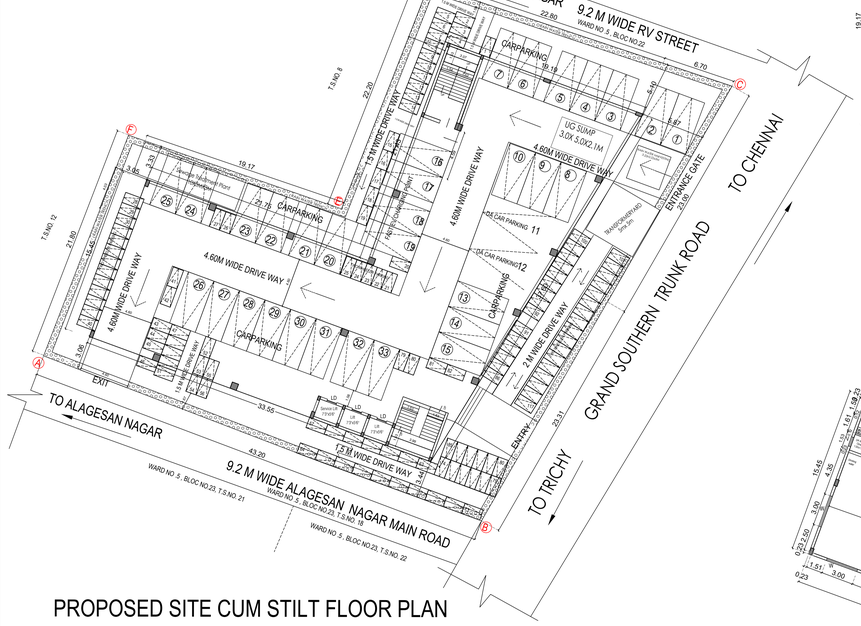
WICKET GATE ELEVATION



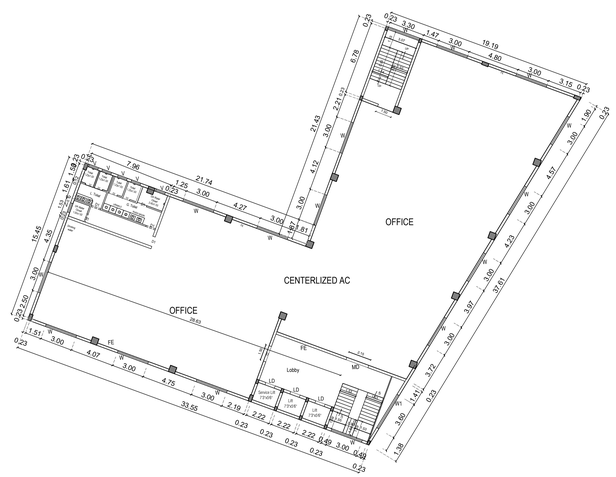
Solar Waterheater Detail



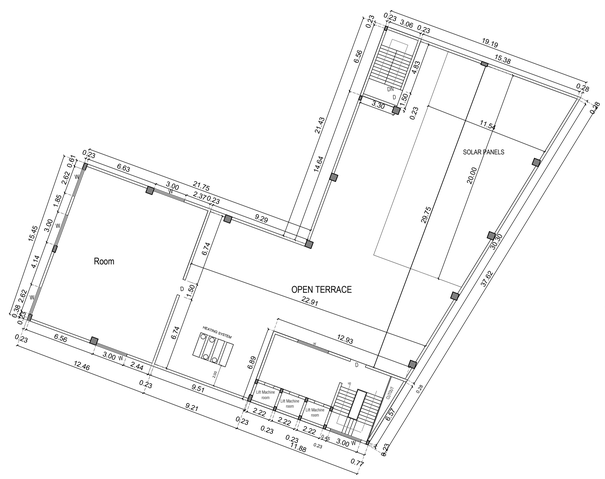
PROPOSED TERRACE FLOOR PLAN



PROPOSED SITE CUM STILT FLOOR PLAN



PROPOSED TYPICAL FIRST, SECOND & THIRD FLOOR PLAN PROVIDED CENTERLIZED AC



PROPOSED FOURTH FLOOR PLAN

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

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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.