PP APPROVAL RECORD

Planning Permission

Survey 145/3A and 3 more

Kazhipattur, Thiruporur taluk

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

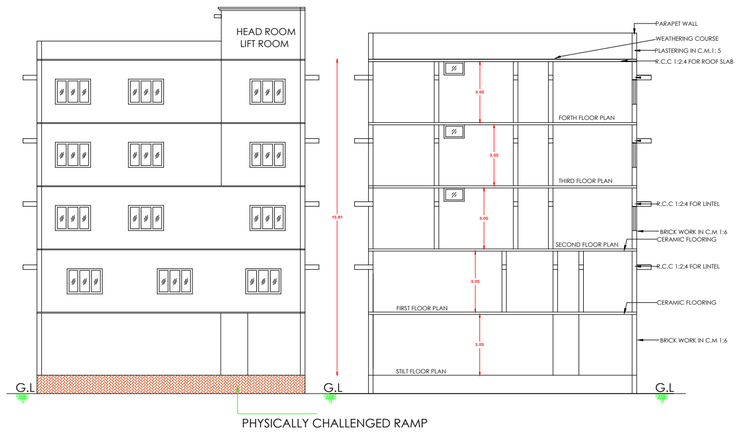
ISSUING AUTHORITY
DTCP

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.

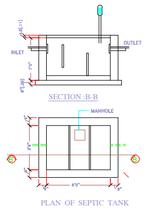
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST, SECOND THIRD & FORTH FLOOR COMMERCIAL BUILDING NEW S.No.145/3A,145/4& 145/5, RESPECTIVE PATTA No. 559,559 & 564, OLD S.No.40/7A, EGATUR VILLAGE, MUTUKADU PANCHAYAT, THIRUPORUR PANCHAYAT UNION & TALUK, CHENGALPATTU DISTRICT.

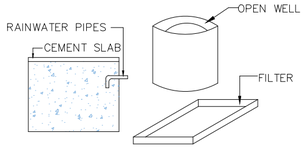
ONLINE FILE No.SWP/BPA/815428/2026



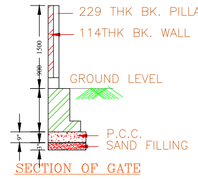
FRONT ELEVATION

SECTION ON 'AA'



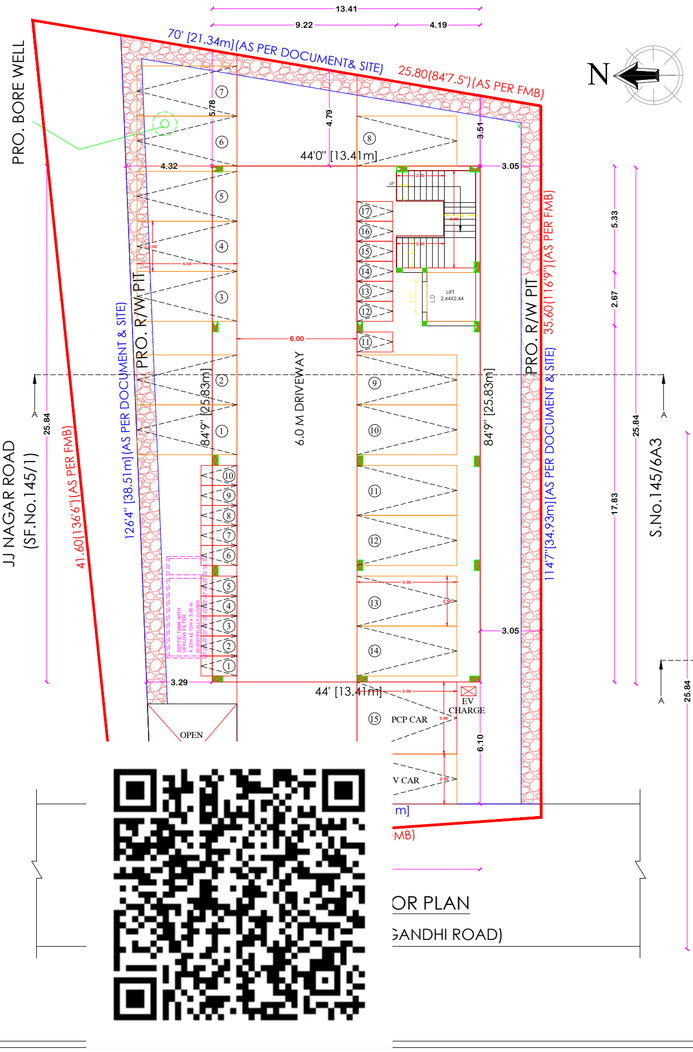


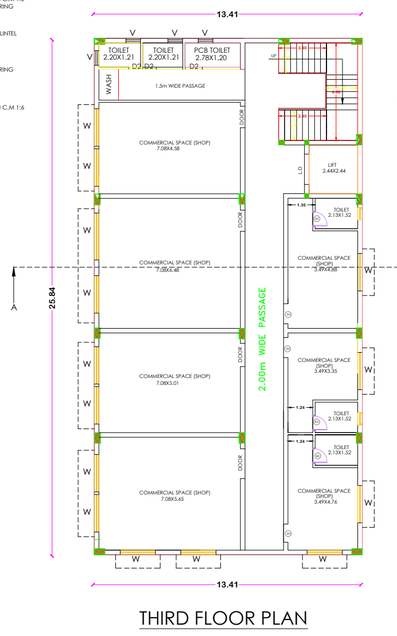
RAIN WATER HARVEST DETAILS



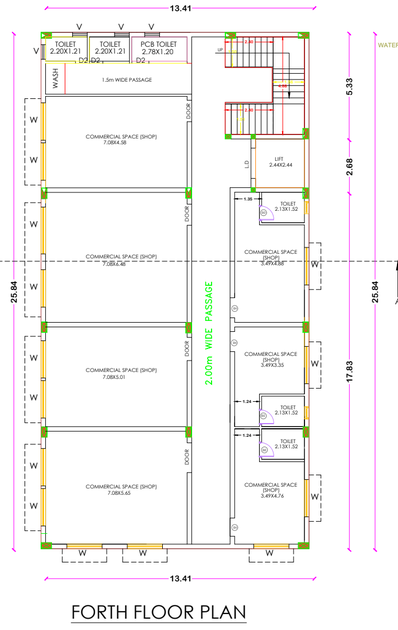
SECTION OF GATE

SF.No.145/7

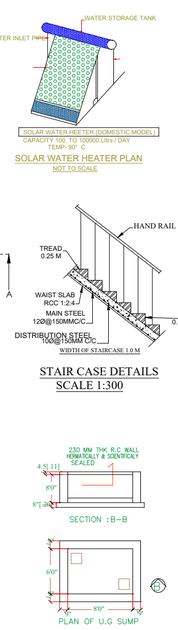




THIRD FLOOR PLAN



FORTH FLOOR PLAN

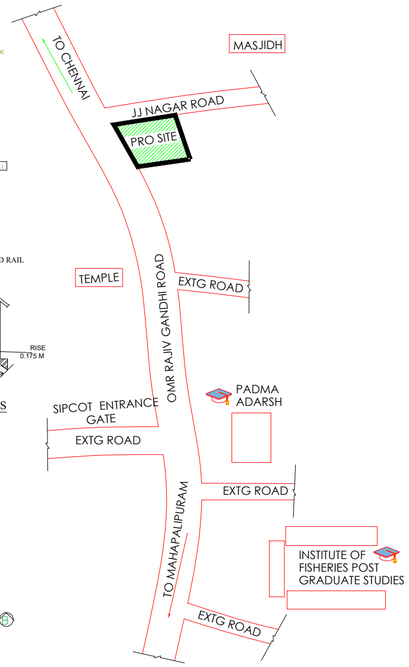


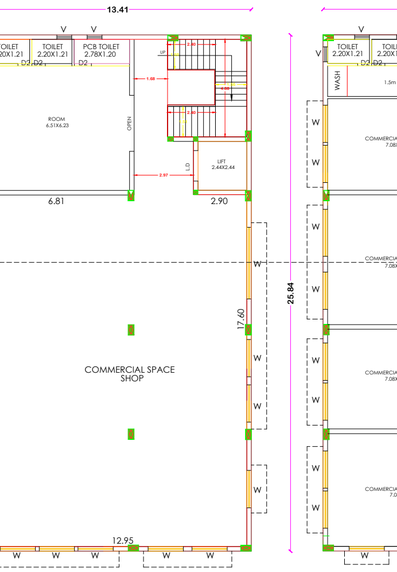
SOLAR WATER HEATER PLAN

NOT TO SCALE

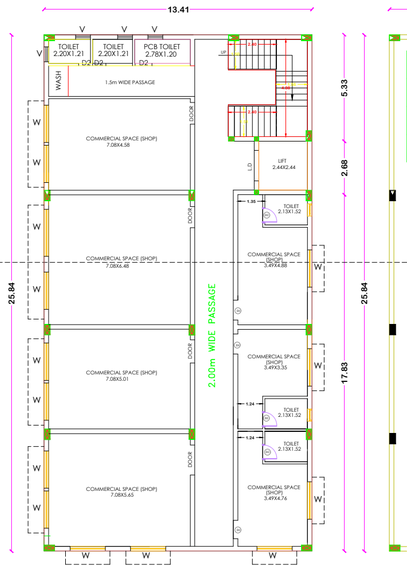
STAIR CASE DETAILS

SCALE 1:300

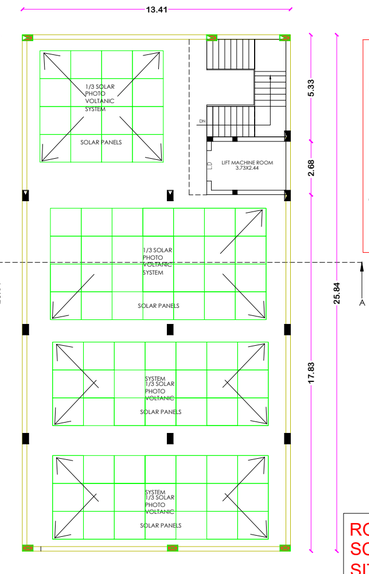




FIRST FLOOR PLAN



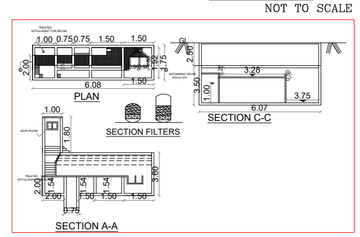
SECOND FLOOR PLAN

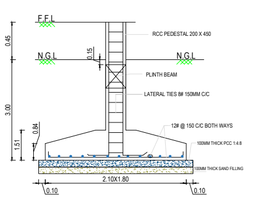


TERRACE FLOOR PLAN

KEY PLAN

NOT TO SCALE





FOUNDATION DETAILS

(NOT TO SCALE)

SCHEDULE OF JOINERY				COLOUR INDEX
ROLLING SHUTTER	3.65	X	2.43	PLOT BOUNDARY
D1 DOOR	0.90	X	2.13	
D2 DOOR	0.76	X	2.13	PRO. BUILDING
W WINDOW	1.37	X	1.21	
W1 WINDOW	0.90	X	1.21	
V VENTILATOR	0.90	X	0.60	ROAD

AREA STATEMENT			Sq.mt
AS PER DOCUMENT /SITE(8086.00Sq.ft)			742.53
AS PER PATTA(9683.38Sq.ft)			899.94
Floors	FSI Area	NON FSI Area	BUILT UP Area
STILT FLOOR	----	347.00	347.00
FIRST FLOOR	347.00	----	347.00
SECOND FLOOR	347.00	----	347.00
THIRD FLOOR	347.00	----	347.00
FORTH FLOOR	347.00	----	347.00
TOTAL AREA	1388.00	347.00	1735.00

Septic Tank With Up Flow Filter Calculation For BUILDING

No. of users	200 Nos.
Total No. of users	200 Nos.
assume a standard users	*125 Nos
Total no.of fixture units assume a peaking factor of 6 lpm /fixture unit	25 x 6 Litters = 150 liter per minutes
SEPTIC TANK	
Surface area required for the septic tank	100 x 0.92 = 13.80 sq.m Say 14 sq.m / 10
Volume of free board	14.00 x 0.30m = 4.2 cu.mt
Volume of sedimentation	14.00 x 0.30m = 4.2 cu.mt
Volume of digestion	45 x 0.033 = 1.49 cu.mt
Volume of sludge	45 x 365 x 0.0002 = 3.29 cu.mt
Total volume	13.18 cu.mt
Depth of Septic tank volume / Surface area	13.18 / 17.00 = 1.00m
Inlet pipe invert level assuming a Gradient of 1 in 8 starting from first chamber	0.60m
Total Liquid Depth	1.00m + 0.60m
Required size of septic tank	3.30m x1.72m x 2.00 m
UPFLOW FILTERS	
Capacity for 75 users (assumed)	75 x 0.045 = 3.37 cu.mt 0.6 (minimum)
Hence area of final effluent sump	2.20 / 0.6 = 2.81 sq.m
Size of final effluent sump	1.72 x 1.00 x 0.80m
Size of up flow filter (1)	1.72 x 1.00 x 0.80m
Size of up flow filter (2)	1.72 x 1.00 x 0.80m

COMMERCIAL AREA = 1388.00

F.S.I 1388.00 / 742.53 F.S.I = 1.87

PARKING CALCULATION DETAILS :

COMMERCIAL AREA = 1388 X 0.75 = 14 Nos

REQUIRED CAR PARKING	- 14 nos
PROVIDED PHC CAR PARKING	- 01 nos
PROVIDED CAR PARKING	- 15 nos
REQUIRED TWO WHEELER PARKING - 14 nos	
PROVIDED TWO WHEELER PARKING - 17 nos	
CAR PARKING SIZE	- 2.5mX5m
TWO WHEELER PARKING SIZE - 1.8mX1m	
PCP CAR PARKING SIZE	- 3.6mX5m

SCALE=1:100

Mr.S.SANKAR.1 | Mr.A.KANDHASAMI.2 | Mr.A.RAMANATHAN.3

OWNER SIGNATURE

P. VASANTH,M.E.,(Structural),
Reg. No : 018/LS/2023/00008,
Chengalpattu Municipality
VSP CONSTRUCTIONS
Registered Engineer Grade-III (RE)
Licensed Surveyor,
No: 23, Jeevanantham Street,
Chengalpattu-603 001, Cell : 8489862803

STRUCTURAL ENGINEER

P. VASANTH,M.E.,(Structural),
Reg. No : 018/LS/2023/00008,
Chengalpattu Municipality
VSP CONSTRUCTIONS
Registered Engineer Grade-III (RE)
Licensed Surveyor,
No: 23, Jeevanantham Street,
Chengalpattu-603 001, Cell : 8489862803

REGISTERED ENGINEER

ROC.No.SWP/BPA/815428/2026
SCRUTINY REFERENCE No.Y3WUNY0W
SITE BOUNDARY SHOWN AS A TO E
TECHNICAL APPROVAL
COMMERCIAL BUILDING
SWP/B.P/M.L.P.A (CD-5) No.103/2026

VSP Construction
VSP CONSTRUCTIONS

VSP CONSTRUCTIONS & BUILDERS
Er.P.VASANTH(M.E structural)
Cell:8489862803,
CONSULTING ENGINEER ,
REGISTER ENGINEER,
REGISTER STRUCTURAL ENGINEER,
& CHARTERED ENGINEER.
No.168, , METTU STREET
CHENGALPATTU-603001.

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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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.