

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

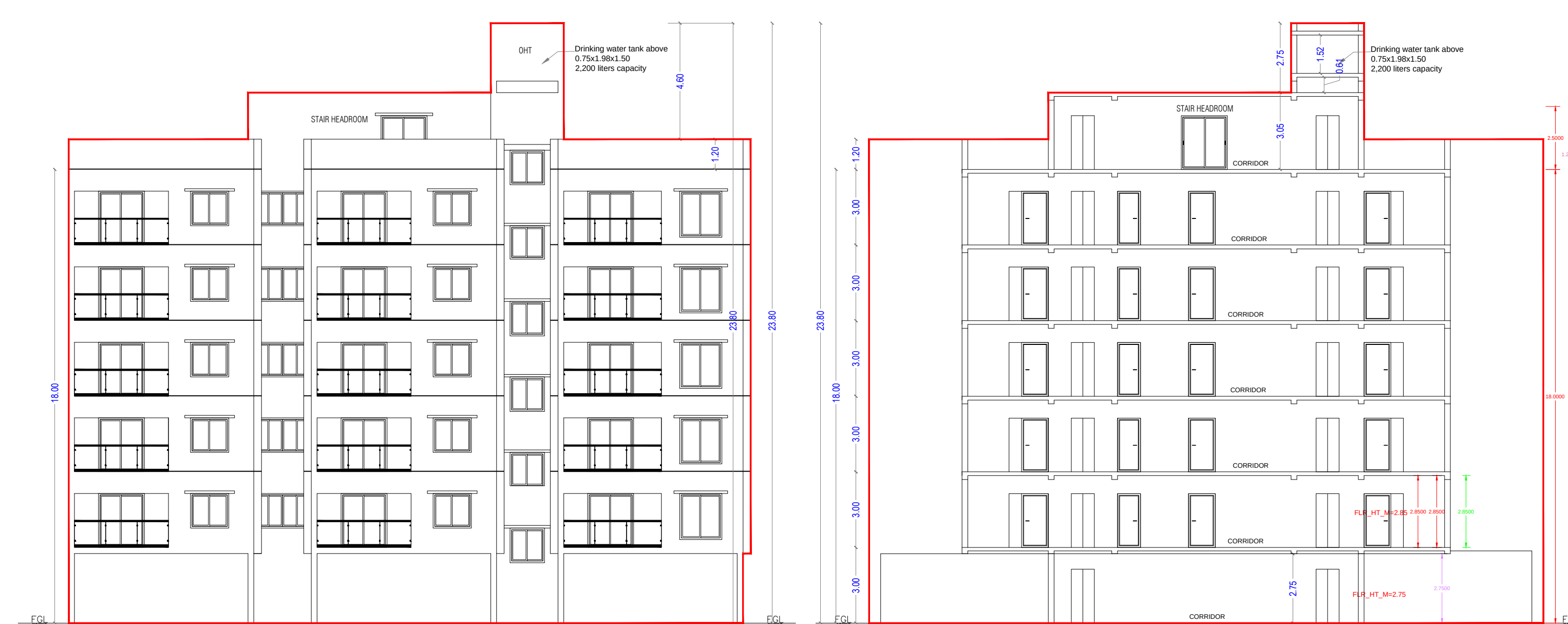
**Building Plan**

ISSUING AUTHORITY

**DTCP**

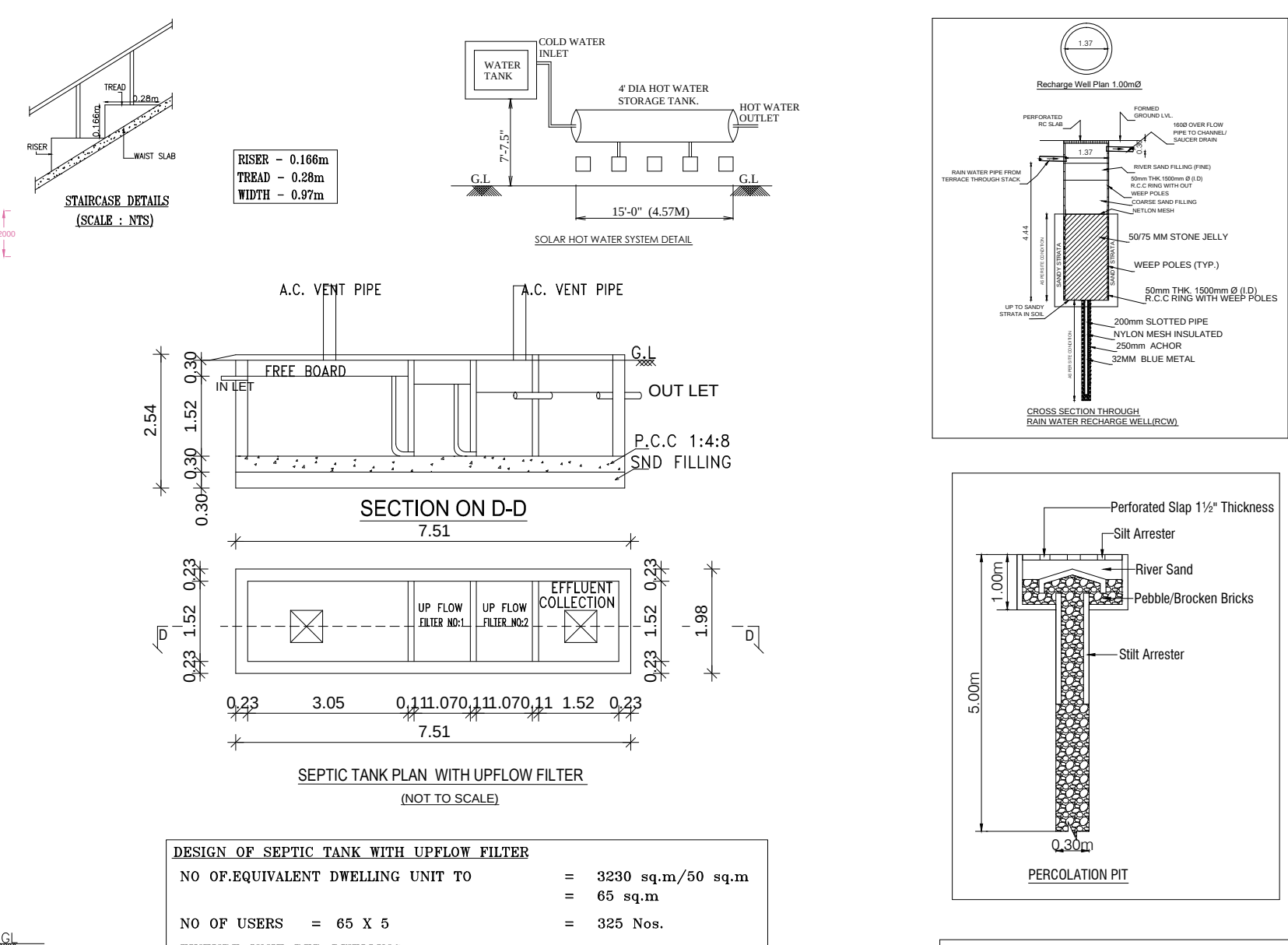
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

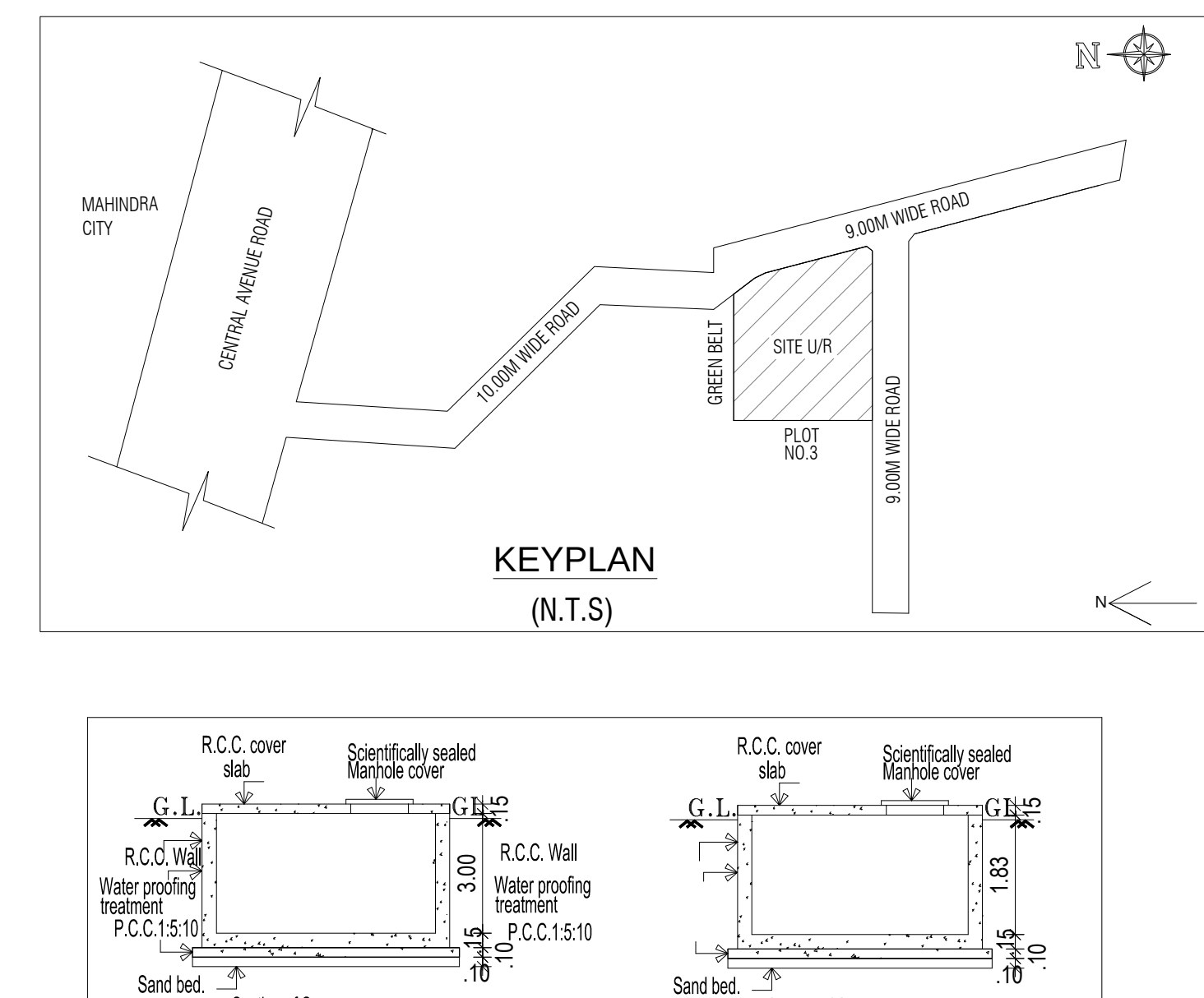


ELEVATION  
(PROPOSED)

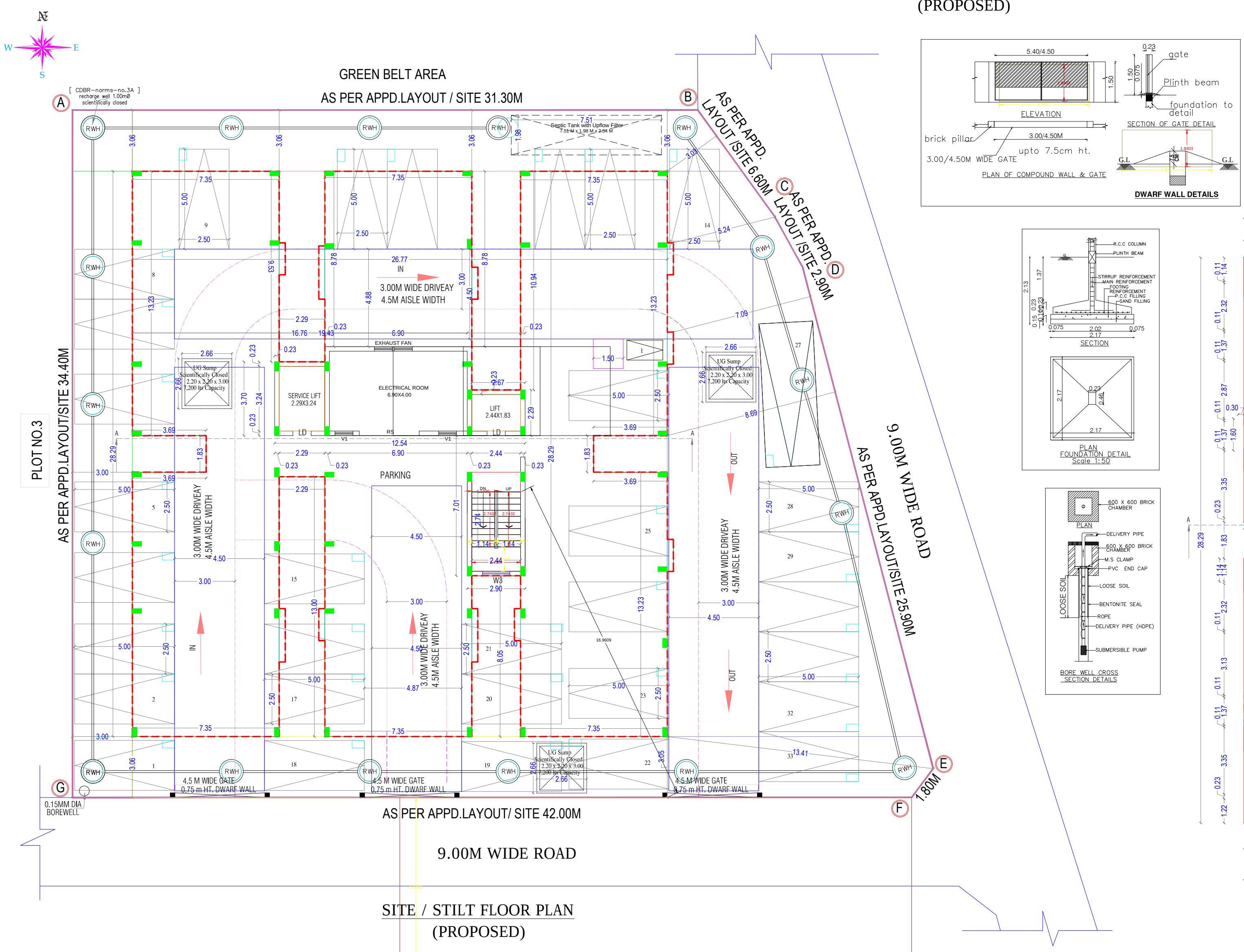
SECTION  
(PROPOSED)



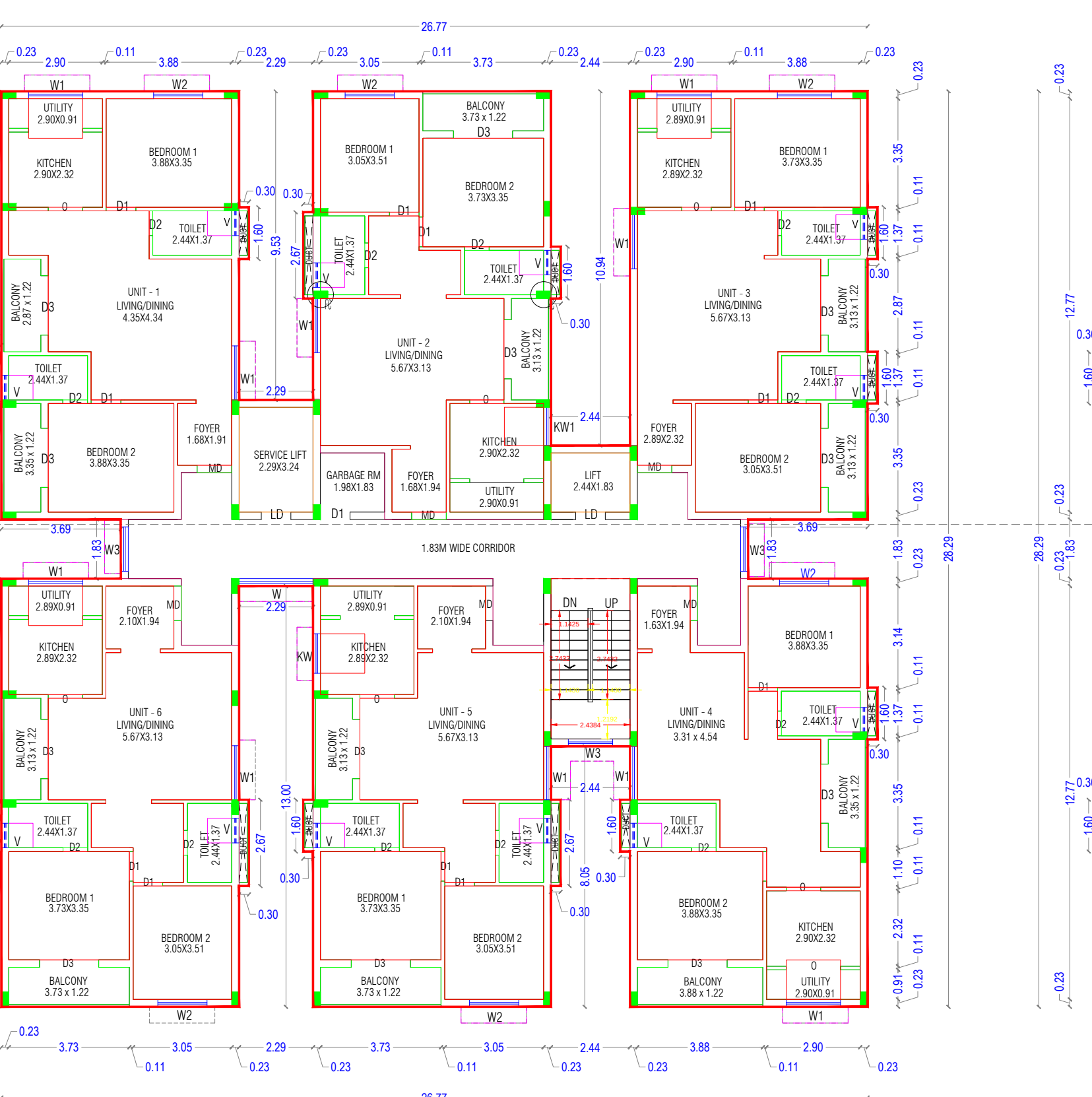
DESIGN OF SEPTIC TANK WITH UPFLOW FILTER  
NO OF EQUIVALENT DWELLING UNIT TO = 3230 sq.m/50 sq.m  
FUTURE UNIT PER DWELLING = 65 sq.m  
NO OF USERS = 65 X 5 = 325 Nos.  
TOTAL NO OF FIXTURE UNITS = 2 X 65 = 130 Nos.  
ASSUME A PEAK FACTOR OF 6LPM/FIXTURE UNIT = 13X130=1690LPM  
SEPTIC TANK SURFACE AREA REQUIRED = 728 X 0.92 = 67.00M<sup>2</sup>  
VOLUME OF FREE BOARD = 20.10M<sup>3</sup>  
VOLUME OF SEDIMENTATION = 20.10M<sup>3</sup>  
VOLUME OF DIGESTION = 2.58M<sup>3</sup>  
VOLUME OF SLUDGE = 5.84M<sup>3</sup>  
TOTAL VOLUME = 48.60M<sup>3</sup>  
DEPTH OF SEPTIC TANK 48.60/10.20 = 4.80M  
PROVIDING L X B = 8.5:1  
SIZE OF SEPTIC TANK = 7.51mx1.98mx2.54m  
UPFLOW FILTER CAPACITY PEAK GRAVITY ASSUME DEPTH = 0.80M  
HENCE AREA OF FINAL EFFLUENT SUMP = 2.70/0.80 = 3.37M<sup>2</sup>  
SIZE OF FINAL EFFLUENT SUMP = 1.52X1.52X0.80M  
SIZE OF UPFLOW FILTER-1 = 1.52X1.07X1.52M  
SIZE OF UPFLOW FILTER-2 = 1.52X1.07X1.52M



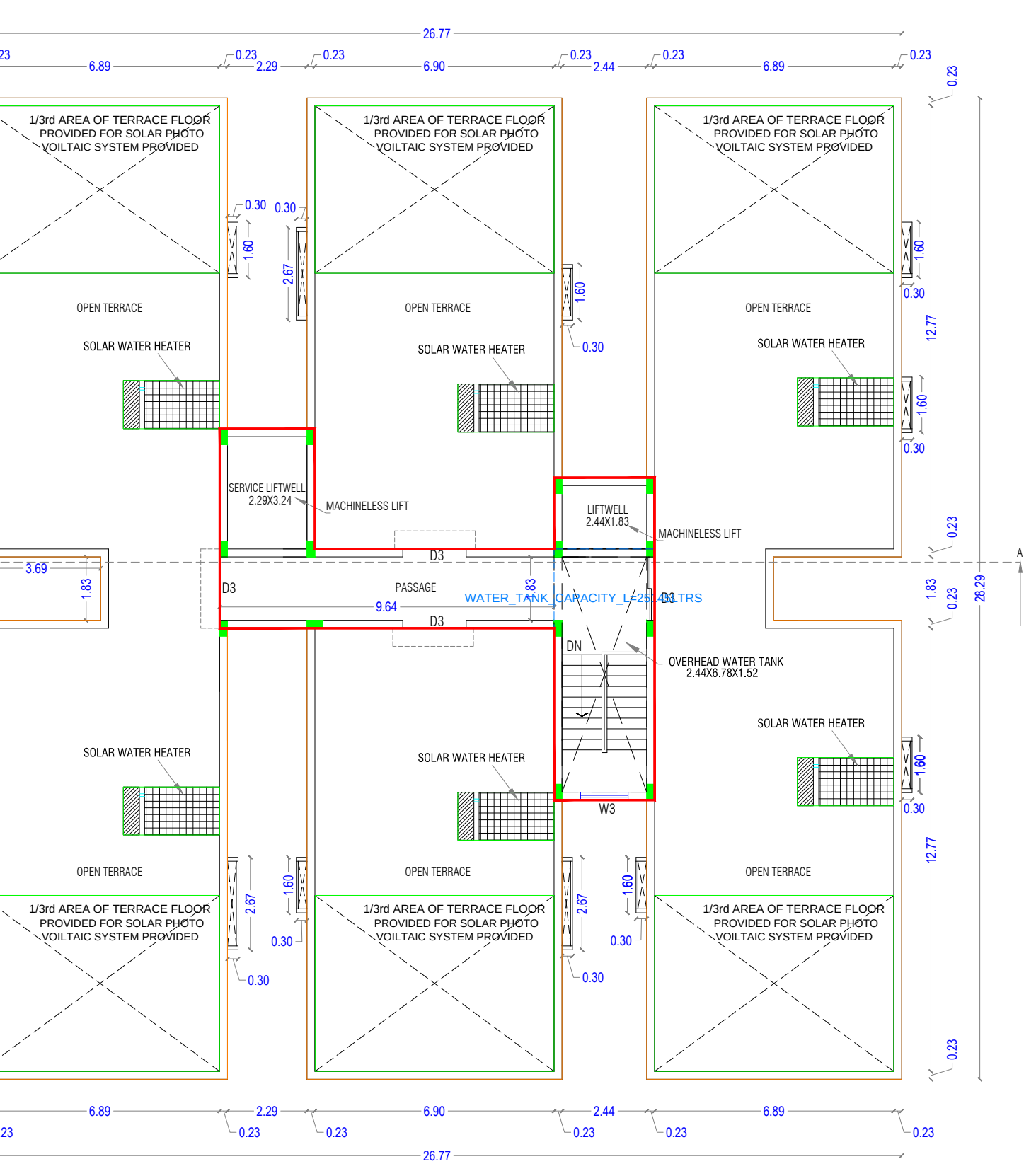
KEYPLAN  
(N.T.S)



SITE / STILT FLOOR PLAN  
(PROPOSED)



TYPICAL FLOOR PLAN  
(1st, 2nd, 3rd, 4th AND 5th)  
(PROPOSED)



TERRACE FLOOR PLAN



QR C

PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 5 FLOORS (18.00M HEIGHT) RESIDENTIAL BUILDING AT PLOT NO.1 & 2, COMPRISED IN S.No:86/2 & 86/3, PATTA No:576 & 577 OF VEERAPURAM VILLAGE, VEERAPURAM PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION, CHENGALPET TALUK AND CHENGALPET DISTRICT.

DTCP APPROVED LAYOUT VIDE:  
PPD.NO.08/2025 DATED 2.3.2026.

| SCHEDULE OF JOINERY |                                                                                                                |             | AREA STATEMENT          |                           |
|---------------------|----------------------------------------------------------------------------------------------------------------|-------------|-------------------------|---------------------------|
| TYPE                | DESCRIPTION                                                                                                    | SIZE        | SQ.FT                   | SQ.M                      |
| MD                  | DOOR                                                                                                           | 1.07 x 2.13 | 16048.99                | 1491.00                   |
| D1                  | DOOR                                                                                                           | 0.91 x 2.13 |                         |                           |
| D2                  | DOOR                                                                                                           | 0.78 x 2.13 |                         |                           |
| D3                  | FRENCH WINDOW                                                                                                  | 1.83 x 2.13 |                         |                           |
| W1                  | WINDOW                                                                                                         | 1.65 x 1.37 |                         |                           |
| W2                  | WINDOW                                                                                                         | 1.52 x 1.37 |                         |                           |
| W3                  | WINDOW                                                                                                         | 1.37 x 1.37 |                         |                           |
| KW                  | KITCHEN WINDOW                                                                                                 | 1.22 x 0.90 |                         |                           |
| V                   | VENTILATOR                                                                                                     | 0.60 x 0.90 |                         |                           |
| SPECIFICATIONS :-   |                                                                                                                |             | BUILDING AREA STATEMENT |                           |
| 1.                  | R.C.C FOOTING & COLUMN IN CONCRETE M25                                                                         |             | FLOOR NAMES             |                           |
| 2.                  | SUPER STRUCTURE BRICKWORK SET IN CM1:5                                                                         |             | FSI AREA                | NON FSI AREA              |
| 3.                  | R.C.C M25 FOR LINTELS BEAMS SLABS                                                                              |             |                         |                           |
| 4.                  | P.C.C 1:4:8 FOR FLOOR LEVELLING COURSE                                                                         |             |                         |                           |
| 5.                  | P.C.C 1:5:10 IN BASEMENT FOR FOUNDATION                                                                        |             |                         |                           |
| 6.                  | JOINERY WITH T.W FLUSH DOORS & T.W GLAZED WINDOWS & VENTILATORS                                                |             |                         |                           |
| 7.                  | 3 COATS OF CEMENT PAINT TO INSIDE & OUT SIDE WALLS                                                             |             |                         |                           |
| 8.                  | 2 COATS OF ENAMEL PAINTS OVER ONE COAT OF PRIMER FOR JOINERY, GRILL WORK, ETC                                  |             |                         |                           |
| 9.                  | WEATHERING COURSE OVER ROOF SLAB 3" THICK WITH BRICK JELLY LIME CONCRETE AND ONE LAYER OF PRESSED TILES ON TOP |             |                         |                           |
|                     |                                                                                                                |             | STILT FLOOR             | 32.76 SQ.M                |
|                     |                                                                                                                |             | FIRST FLOOR             | 647.55 SQ.M               |
|                     |                                                                                                                |             | SECOND FLOOR            | 647.55 SQ.M               |
|                     |                                                                                                                |             | THIRD FLOOR             | 647.55 SQ.M               |
|                     |                                                                                                                |             | FOURTH FLOOR            | 647.55 SQ.M               |
|                     |                                                                                                                |             | FIFTH FLOOR             | 647.55 SQ.M               |
|                     |                                                                                                                |             | HEADROOM                | 58.47 SQ.M                |
|                     |                                                                                                                |             | TOTAL AREA              | 3237.75 SQ.M              |
|                     |                                                                                                                |             | FSI                     | 3237.75 / 1491.00 = 2.171 |
|                     |                                                                                                                |             | PERMISSIBLE FSI         | = 2982.00 SQ.M (2.00 FSI) |
|                     |                                                                                                                |             | PREMIUM FSI AREA        | = 255.75 SQ.M (0.171 FSI) |

| PARKING AREA STATEMENT  |                         | CARPET AREA STATEMENT |               |
|-------------------------|-------------------------|-----------------------|---------------|
| S.No                    | Catagory Type           | S.No                  | Catagory Type |
| BLOCK - 1               |                         | BLOCK - 1             |               |
| UNIT                    |                         | UNIT NAME             |               |
| 1                       | 2                       | 3                     | 4             |
| 5                       | 6                       | 5                     | 6             |
| 1.                      | FIRST FLOOR             | 83.29                 | 81.29         |
| 2.                      | SECOND FLOOR            | 83.29                 | 81.29         |
| 3.                      | THIRD FLOOR             | 83.29                 | 81.29         |
| 4.                      | FOURTH FLOOR            | 83.29                 | 81.29         |
| 5.                      | FIFTH FLOOR             | 83.29                 | 81.29         |
| CATEGORY TYPE           |                         | CATEGORY TYPE         |               |
| PARKING CALCULATION     |                         | PARKING CALCULATION   |               |
| ABOVE 75sq.MT           |                         | ABOVE 75sq.MT         |               |
| 30 DWELLING UNIT        |                         | 30 DWELLING UNIT      |               |
| 33 NOS                  |                         | 33 NOS                |               |
| TWO WHEELER PARKING     |                         | TWO WHEELER PARKING   |               |
| REQ. PROVIDED           |                         | REQ. PROVIDED         |               |
| 33 NOS                  |                         | 33 NOS                |               |
| COLOUR INDEX:-          |                         | COLOUR INDEX:-        |               |
| 1. AS PER FMR BOUNDARY  | 2. AS PER SITE BOUNDARY | 3. PRO.BUILDING SHOWN | 4. DRIVEWAY   |
| 5. EXISTING PUBLIC ROAD |                         |                       |               |

OWNER SIGNATURE

REGISTERED ARCHITECT / ENGINEER

REGISTERED STRUCTURAL ENGINEER

SCALE 1:100

ALL DIMENSIONS ARE IN METERS

S.DINESH, BARCH, Registered Architect, COUNCIL OF ARCHT. REG. No. CA/2005/35944 B.E.(Civil), M.Tech (Structures), B.C.Tech No.11, Thiruvallur District, Chennai - 600 102. Anna Nagar East, Chennai - 600 102.

S.M. SAMINATHAN Structural Engineer, B.E.(Civil), M.Tech (Structures), B.C.Tech No.11, Thiruvallur District, Chennai - 600 102. Anna Nagar East, Chennai - 600 102.

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**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.

