

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 PROPOSED PLOT AMALGAMATION & PROPOSED CONSTRUCTION OF STILT+3 FLOORS COMMERCIAL BUILDING (OFFICE) IN S.NO.253/5 & 253/8 AT PLOT NO. 3 & PLOT NO.4, BALSINGH GEORGE ROAD OF PUDUPAKKAM VILLAGE AND PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT. THIRUPURUR PANCHAYAT UNION LIMIT.

NOTE : APPROVED LAYOUT NO. 35/2013, MLPA

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	WIDTH	HEIGHT
MD	MAIN DOOR	1.52 M	2.10 M
D	DOOR	1.20 M	2.10 M
D1	DOOR	1.00 M	2.10 M
D2	DOOR	0.90 M	2.10 M
D3	DOOR	0.75 M	2.10 M
W1	WINDOW	1.52 M	1.22 M
V	VENTILATOR	2.81 M	0.75 M

AREA STATEMENT IN SQM

PLOT EXTENT [AS PER PATT]	-	390.00
PLOT EXTENT [AS PER SITE]	-	390.18
PLOT EXTENT [AS PER DOC]	-	390.18
SUPER IMPOSED BOUNDARY	-	381.60

DISCRPTION	FSI	NON FSI	TOTAL
STILT FLOOR		248.78	248.78
FIRST FLOOR	248.78	-	248.78
SECOND FLOOR	248.78	-	248.78
THIRD FLOOR	248.78	-	248.78
TERRACE FLOOR	-	32.07	32.07
TOTAL AREA	746.34	280.85	1027.19

TOTAL FSI AREA = 746.34 SQM

FSI = $\frac{746.34}{381.60} = 1.956$

PARKING CALCULATION

NOTE : ANNEXURE-IV (SEE RULE 35(4), 36F, 37F & 39(5), PART-I, CLAUSE-5 (CONSIDERED AS OTHER OFFICES INCLUDING REGIONAL OFFICES OF BANKS, ETC..))

CAR PARKING DETAILS

TOTAL FSI AREA - 746.34	x 75%	= 6 CAR PARKING
VISITORS CAR PARKING (10%)		= 1 CAR PARKING
TOTAL CAR PARKING REQUIRED		= 7 CAR PARKING
TOTAL CAR PARKING PROVIDED		= 7 CAR PARKING

TWO WHEELER PARKING DETAILS

TOTAL FSI AREA - 746.34	x 75%	= 23 TWO WHEELER
VISITORS TW PARKING (10%)		= 3 TWO WHEELER
TOTAL TW PARKING REQUIRED		= 26 TWO WHEELER
TOTAL TW PARKING PROVIDED		= 27 TWO WHEELER

SANITARY CALCULATION (100 Members)

NOTE : ANNEXURE-X (SEE RULE 54 (2) (B)), TABLE-1

DESCRIPTION	REQUIRED	PROVIDED
W.C FEMALE	4	6
W.C MALE	3	5
URINAL	3	6
D.A TOILET	1	4
DRINKING WATER	3	5

NO. OF WORKERS		SCALE 1 : 800 (ALL UNITS ARE IN METER)
MALE	50	
FEMALE	50	

For SCOPETREE TECHNOLOGIES LLP

DESIGNATED PARTNER

OWNER SIGNATURE :-

P. RAMKUMAR, B.E.

REGISTERED ENGINEER / GRADE - I

CGDIST / RE / Gr - I / 2024 / 11 / 013

VIEW POINTS

No. 10, Ponniyammam Koli Street,

C. Palavaram, Chennai - 600 043.

Mobile : 99529 72184

REGISTERED ENGINEER SIGNATURE

Dr. R. Venkata Krishnaiah

Geotechnical Engineer

Regd. No. CGC/MCH/RE/RE-1019/20014

No. 173, Selvam, Palavaram - 73

Cell No. 99529 72175

venkatasg@gmail.com

REGISTERED GEO TECHNICAL ENGINEER

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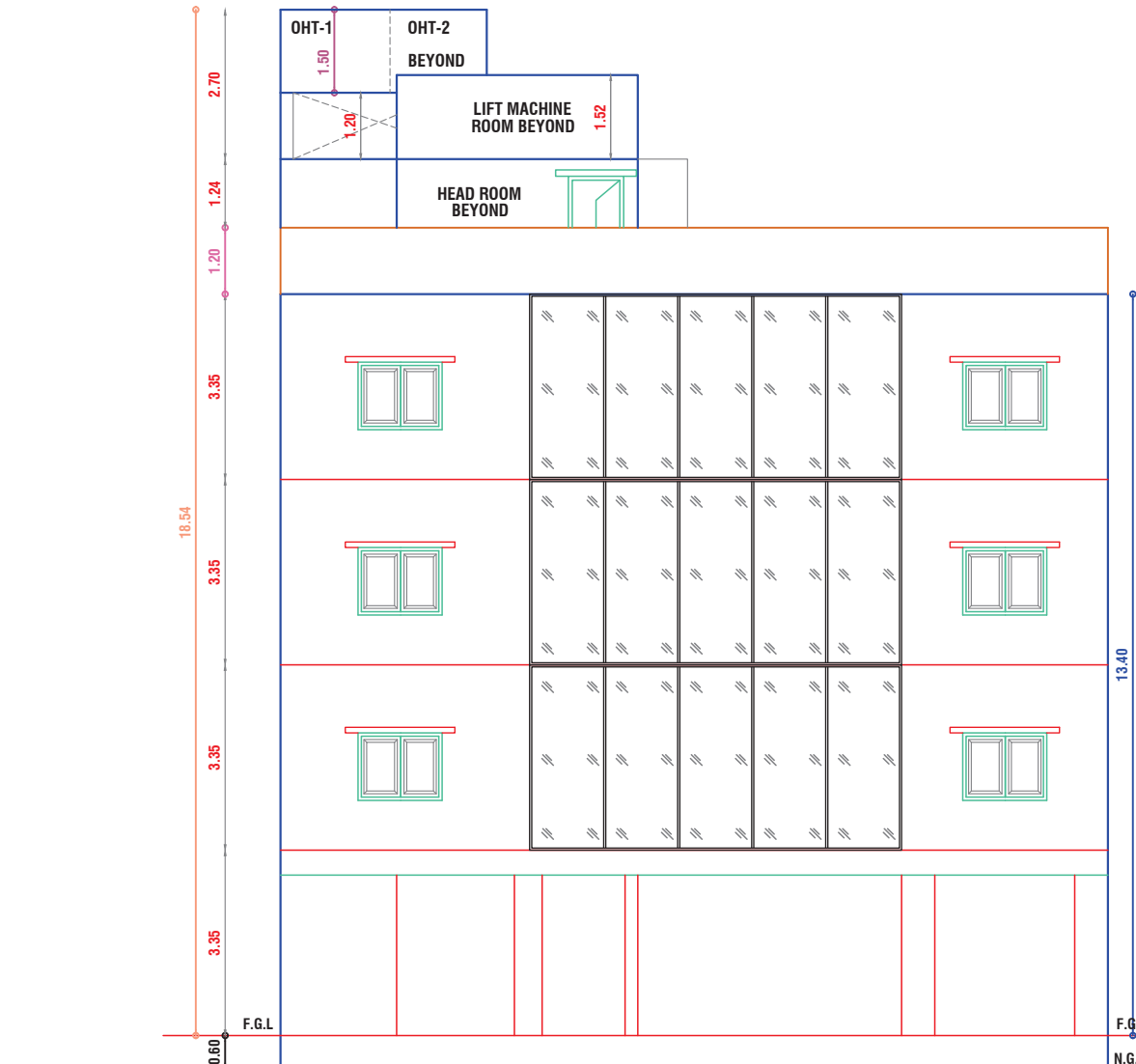
Geotechnical Engineer

Regd. No. CGC/MCH/RE/RE-1019/20014

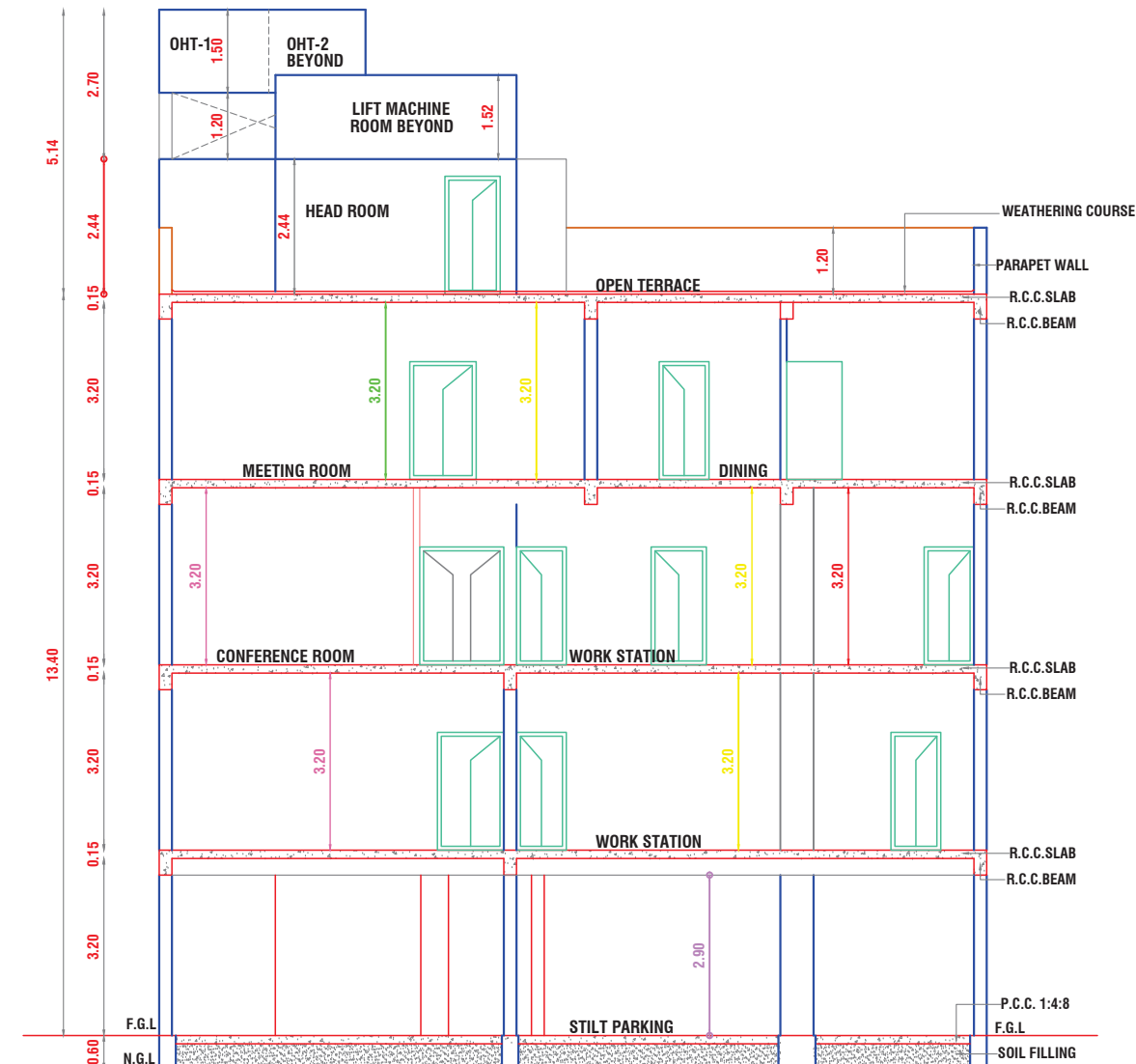
No. 173, Selvam, Palavaram - 73

Cell No. 99529 72175

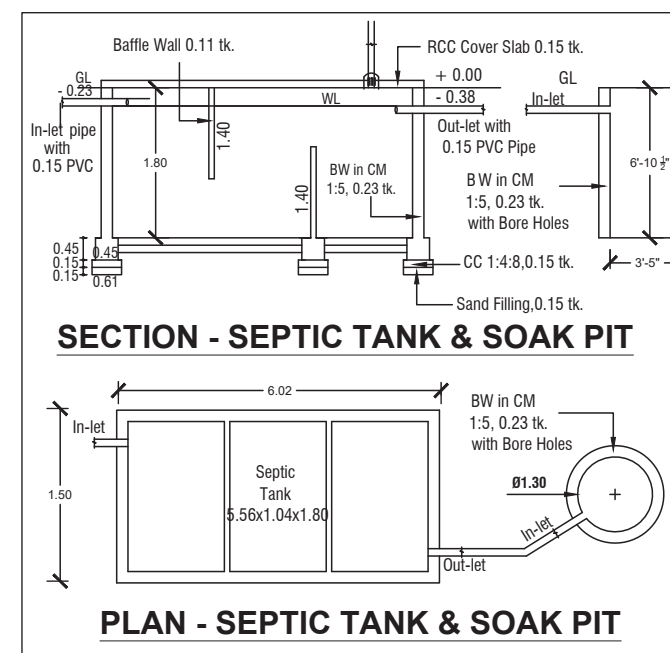
venkatasg@gmail.com



ELEVATION

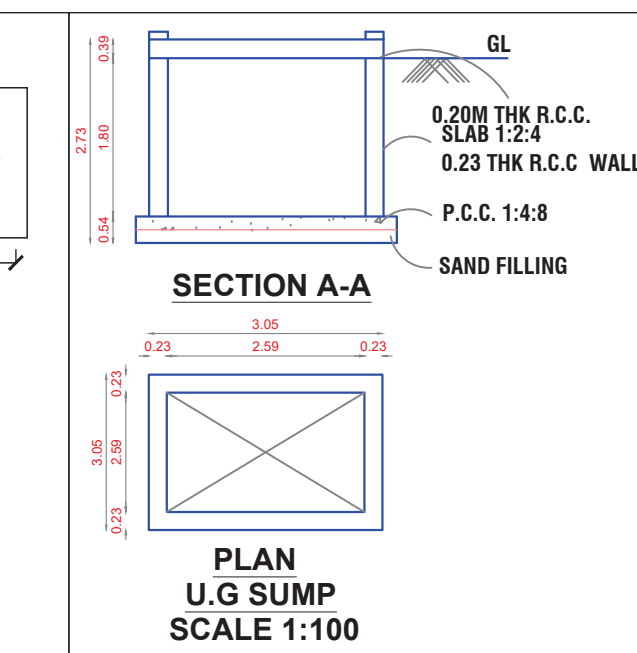


SECTION A-A



SECTION - SEPTIC TANK & SOAK PIT

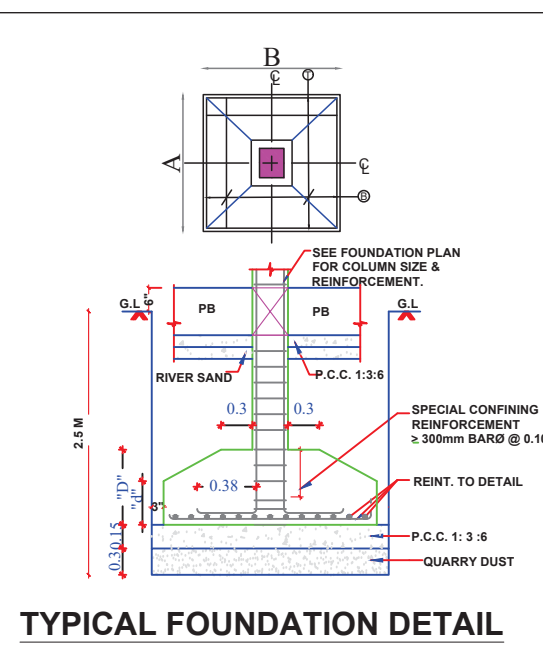
PLAN - SEPTIC TANK & SOAK PIT



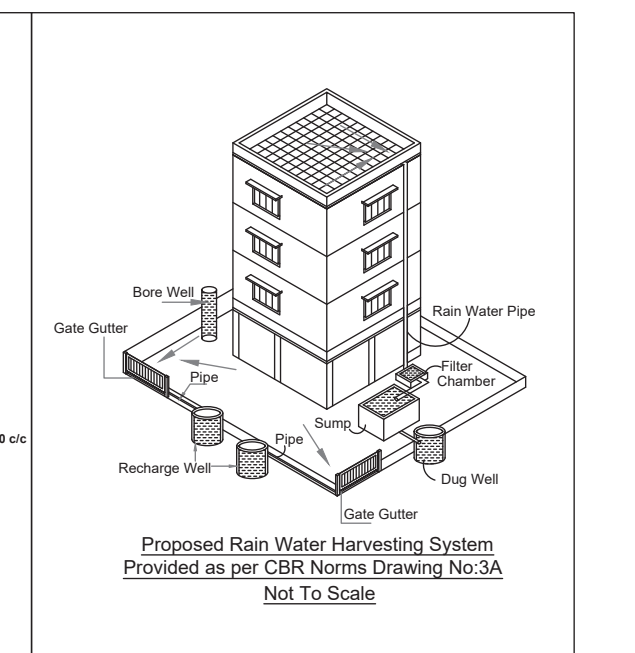
SECTION A-A

PLAN U.G. SUMP

SCALE 1:100



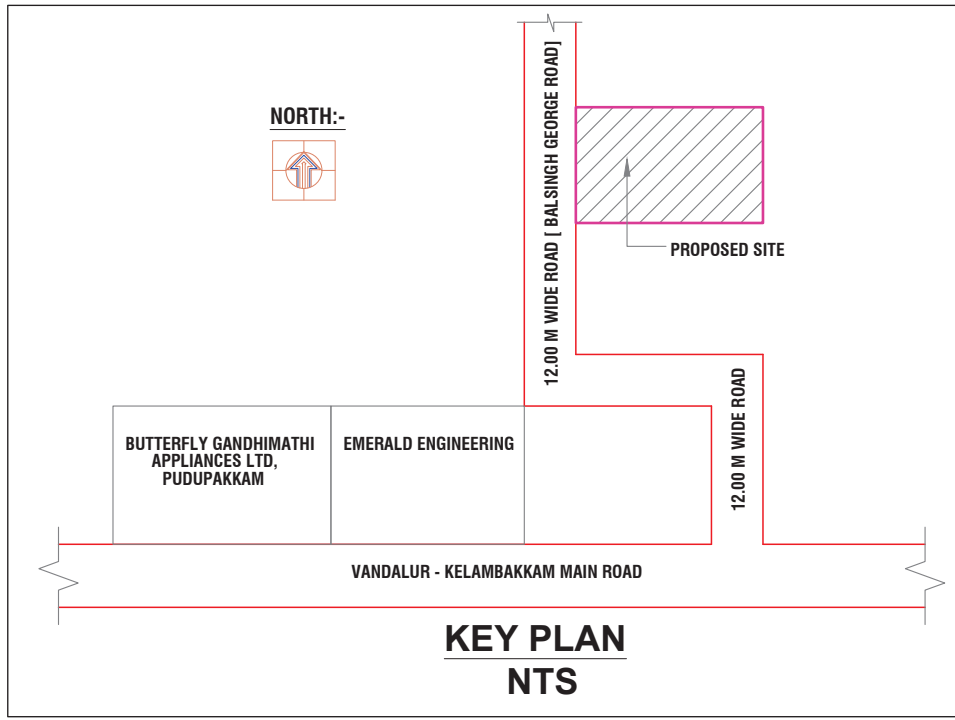
TYPICAL FOUNDATION DETAIL



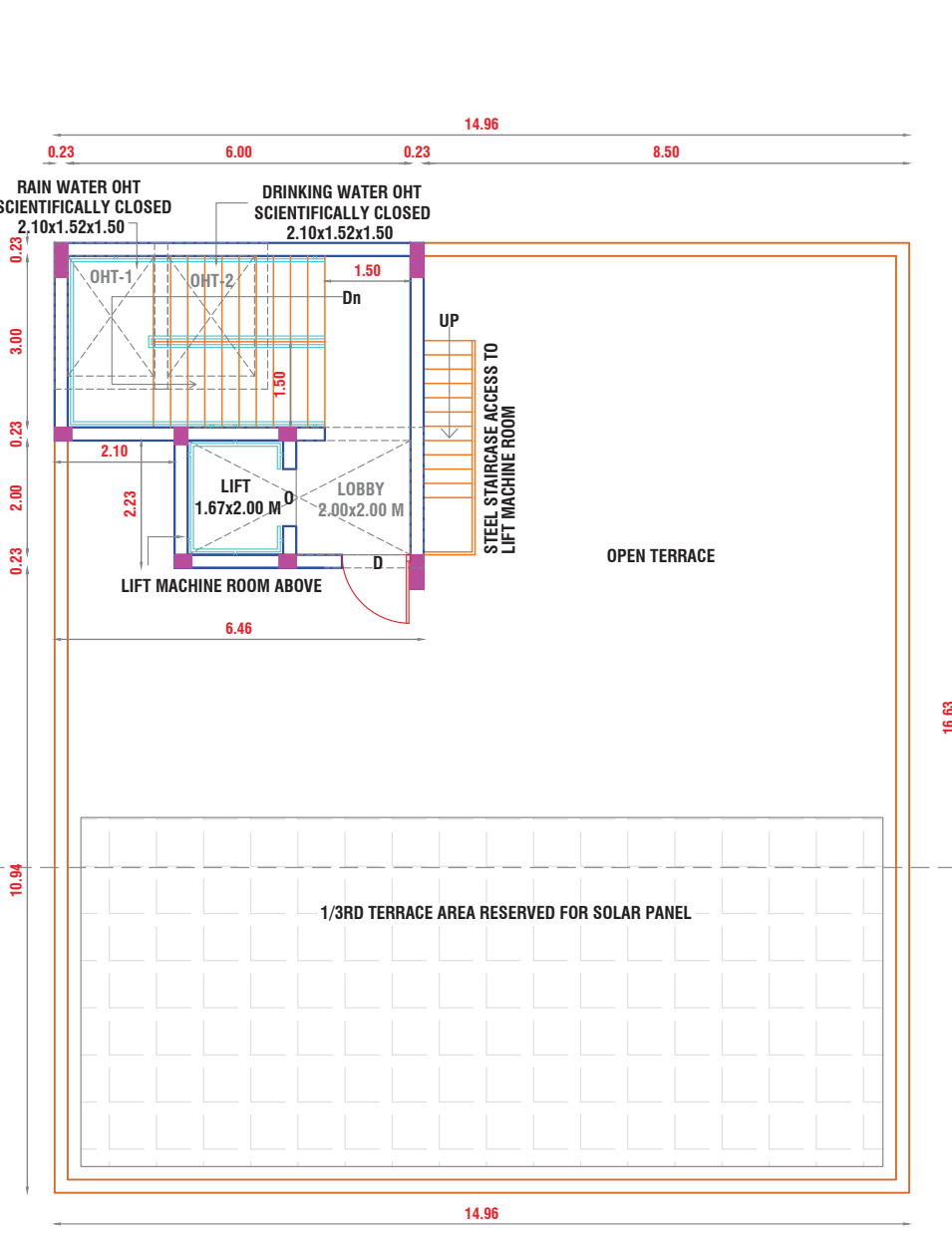
Proposed Rain Water Harvesting System

Provided as per CBR Norms Drawing No.3A

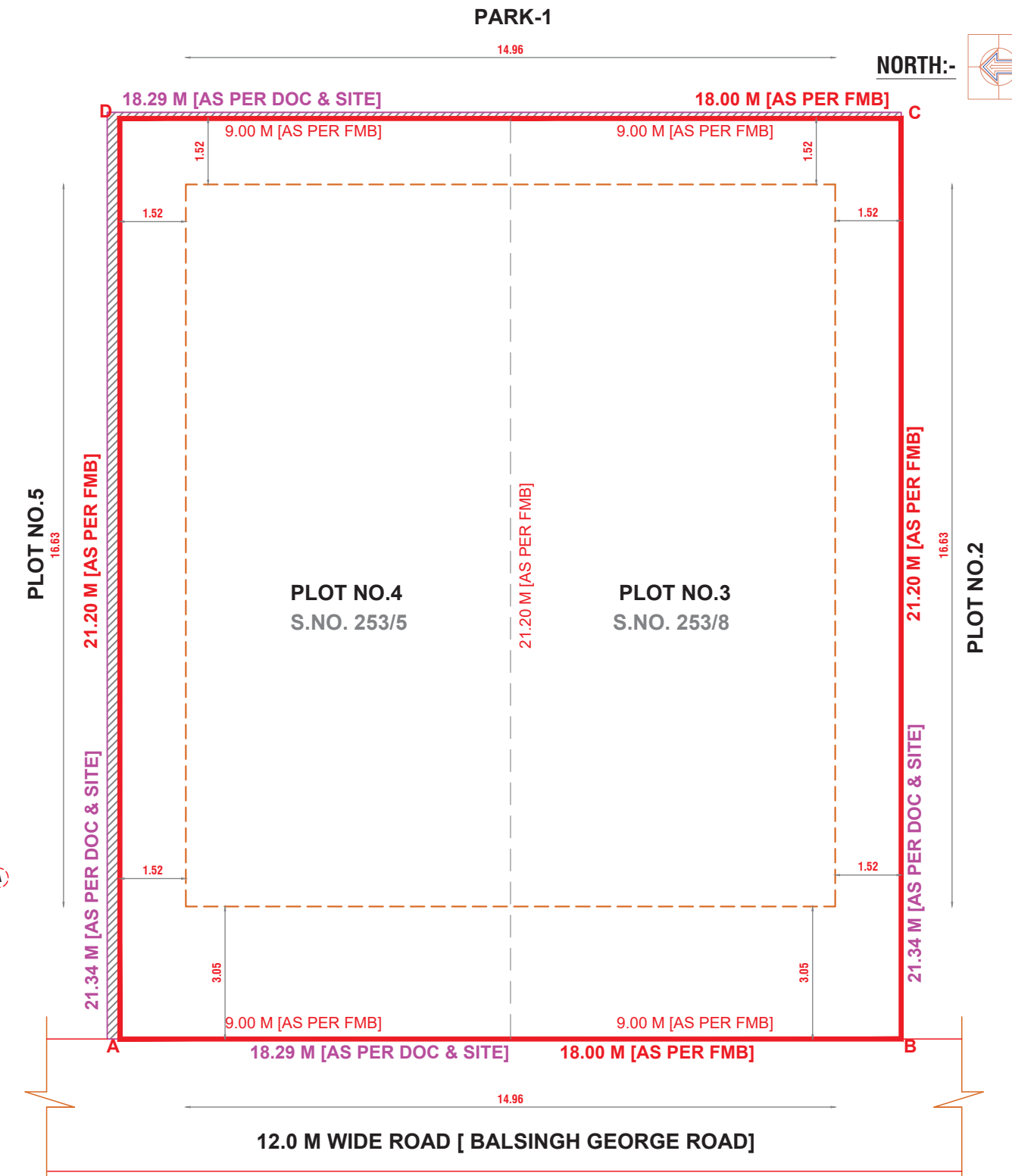
Not To Scale



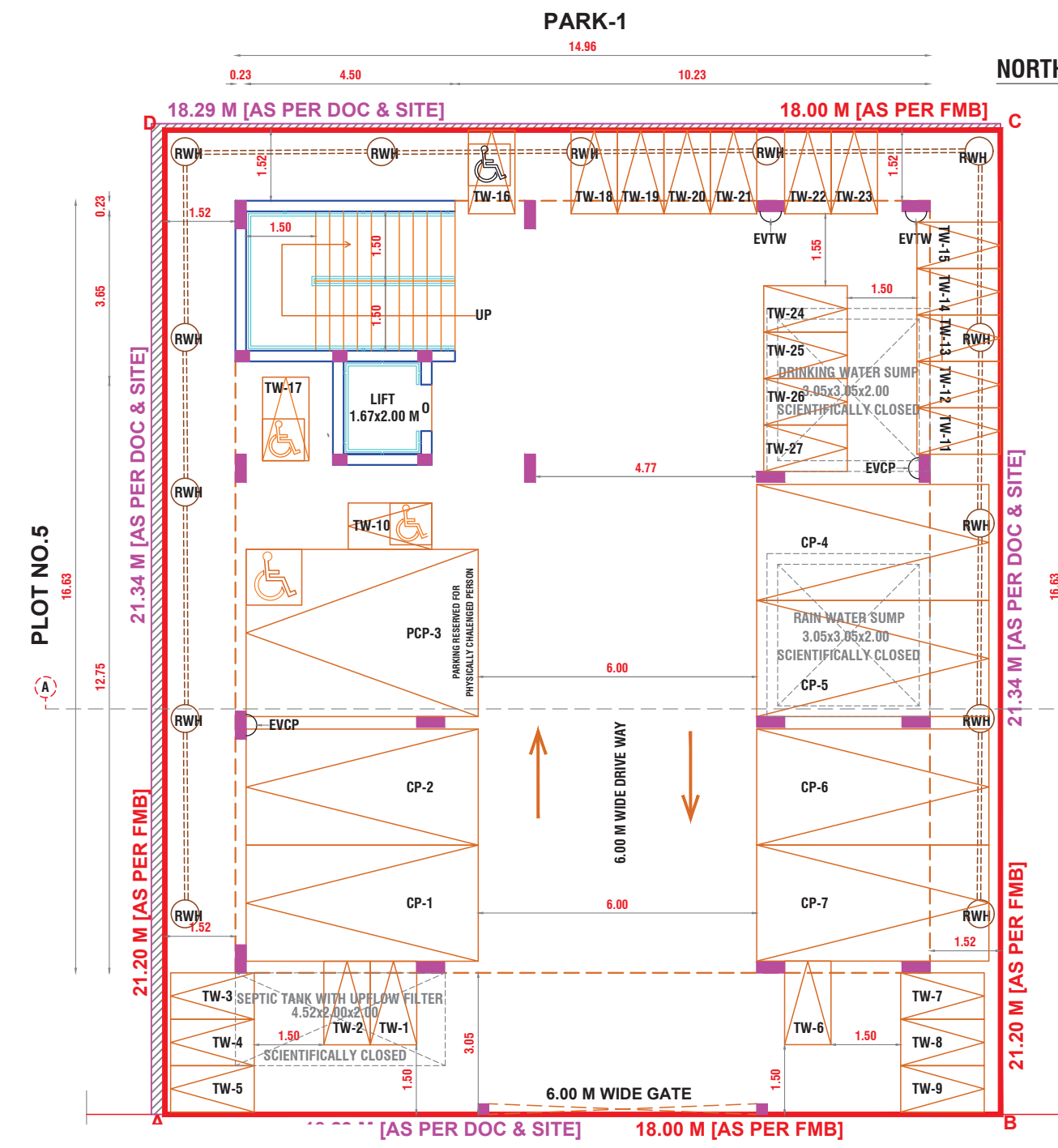
KEY PLAN



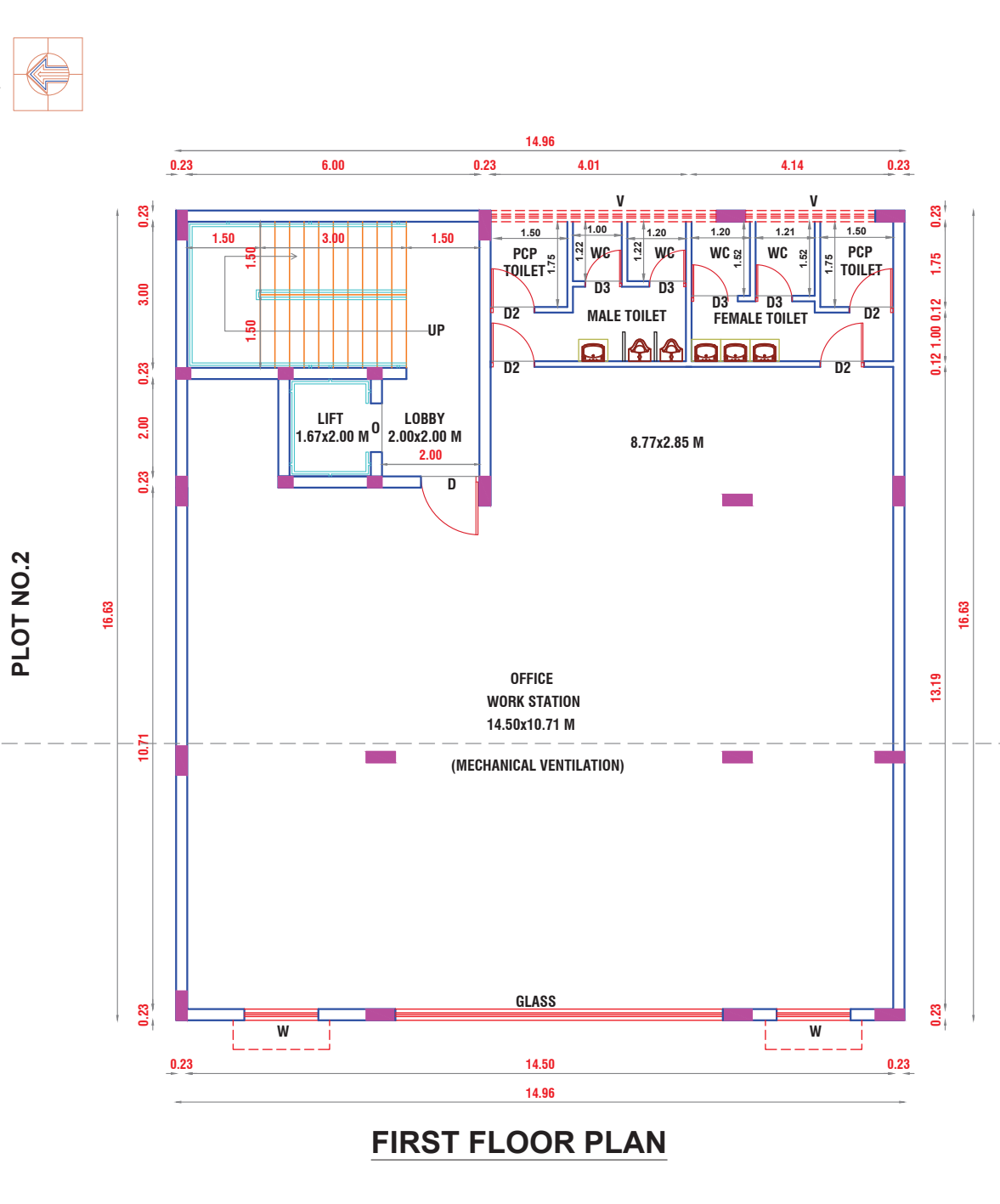
TERRACE FLOOR PLAN



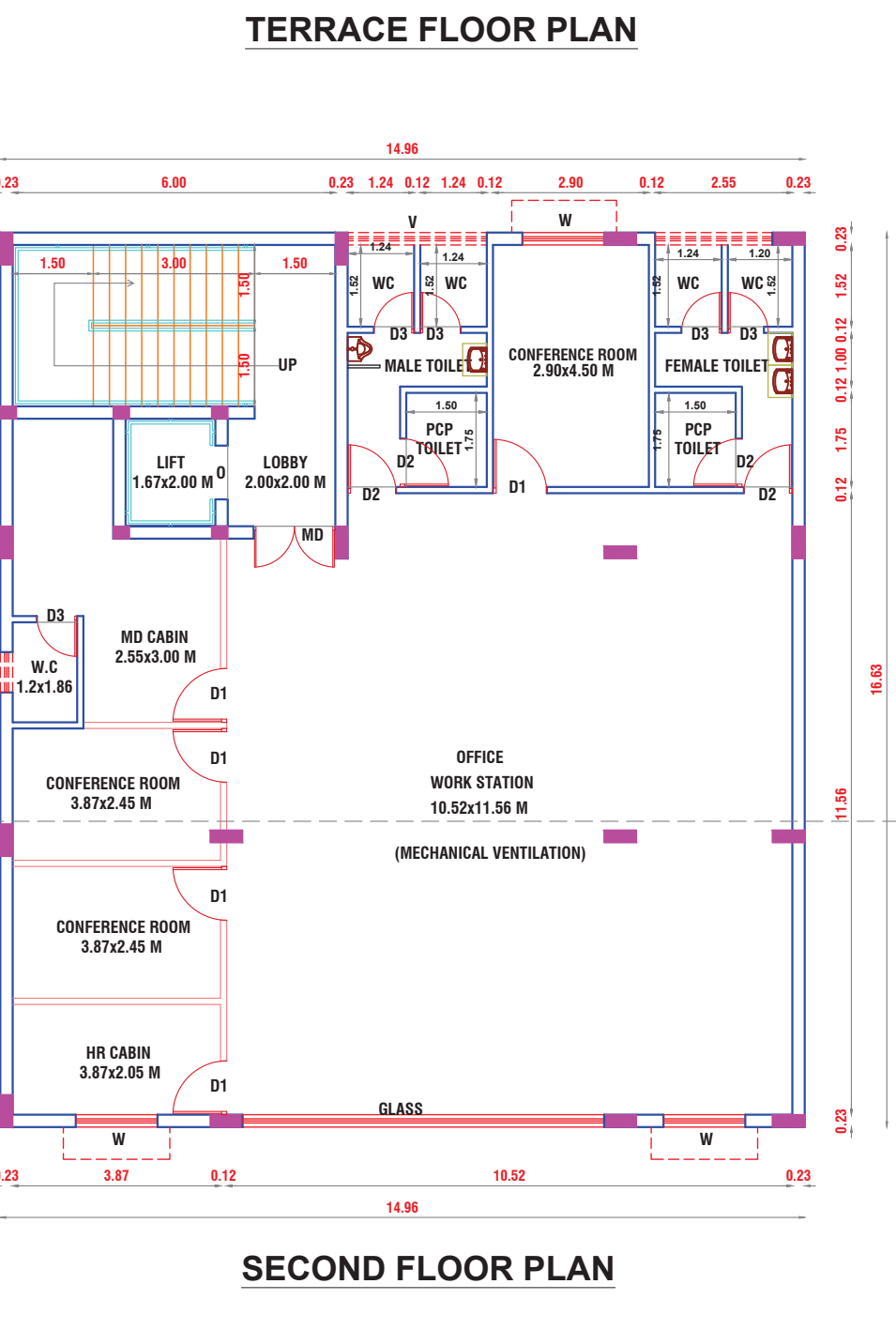
SITE PLAN



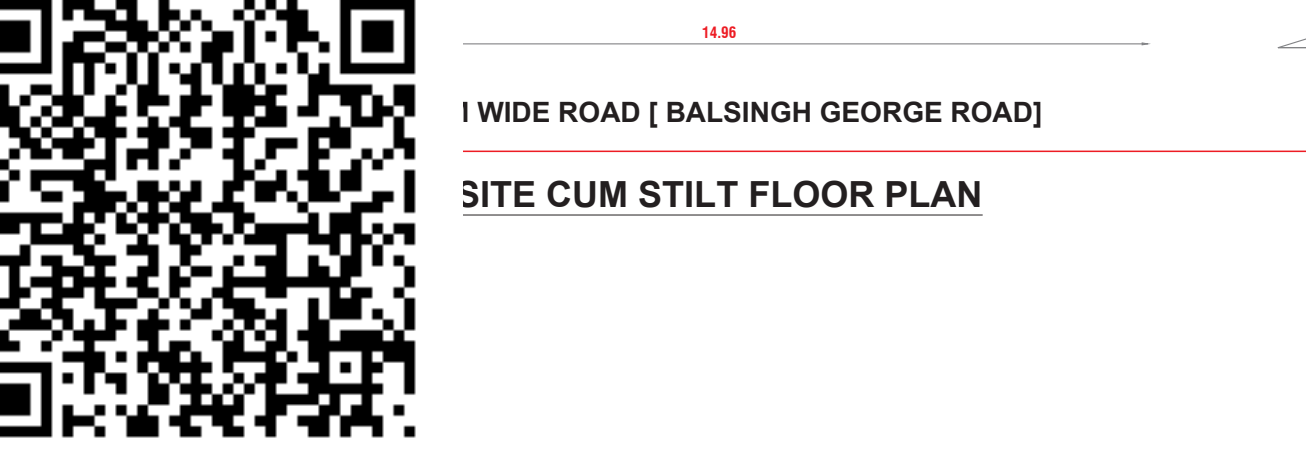
FIRST FLOOR PLAN



SECOND FLOOR PLAN

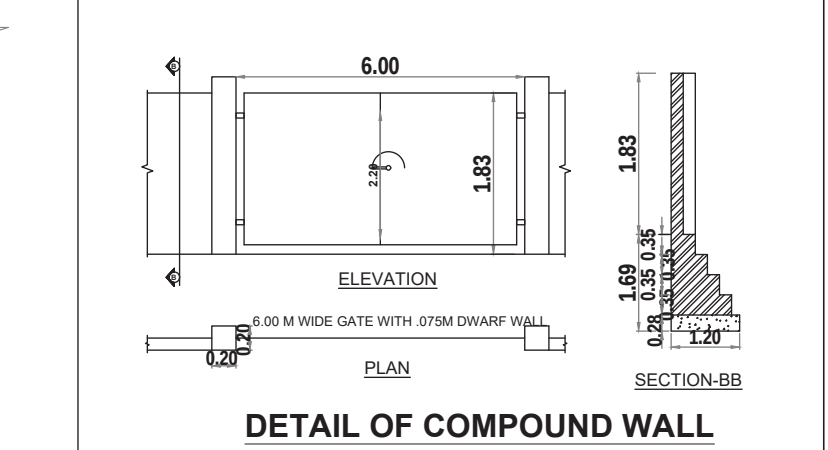


THIRD FLOOR PLAN

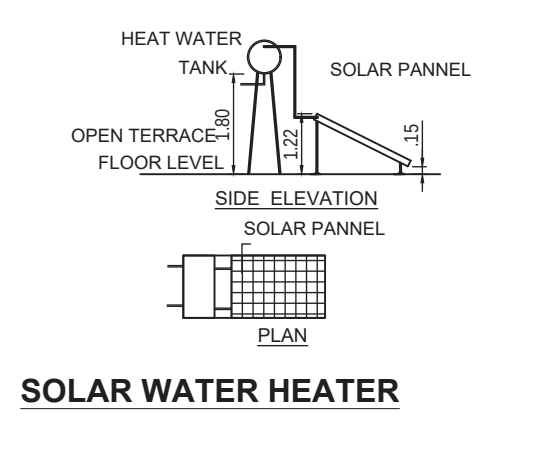


1 WIDE ROAD [BALSINGH GEORGE ROAD]

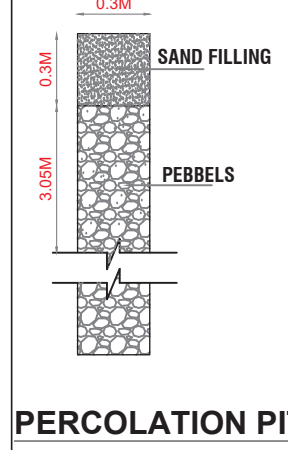
SITE CUM STILT FLOOR PLAN



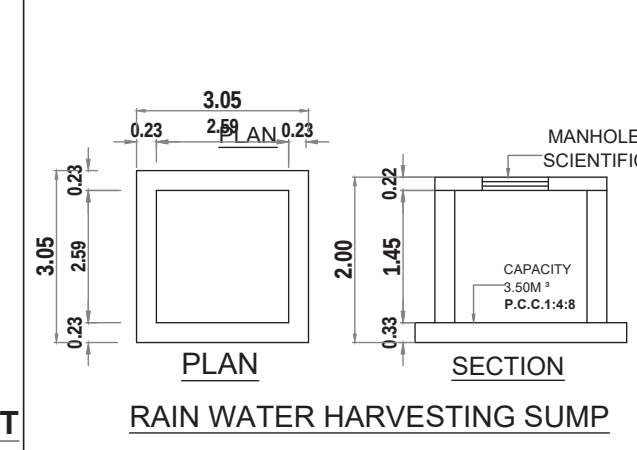
DETAIL OF COMPOUND WALL



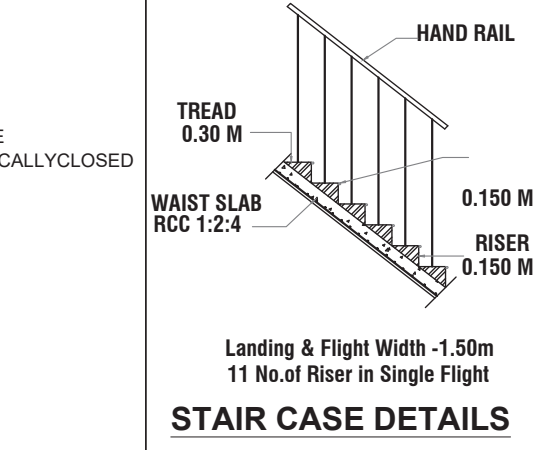
SOLAR WATER HEATER



PERCOLATION PIT



RAIN WATER HARVESTING SUMP



STAIR CASE DETAILS

TAMILNADU STATE WIDE SINGLE WINDOW PORTAL

APPLICATION NO : SWP/BPA/0819602/2026

SCRUTINY NO : R1TB19KT

FIRE NOC NO : 9150/NOC/NMSB/2026

SITE BOUNDARY SHOWN AS : A - D

BUILDING TECHNICAL APPROVAL NO.

SWP/B.P.M.L.P.A (CD-5) No.63/2026.

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.

