

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

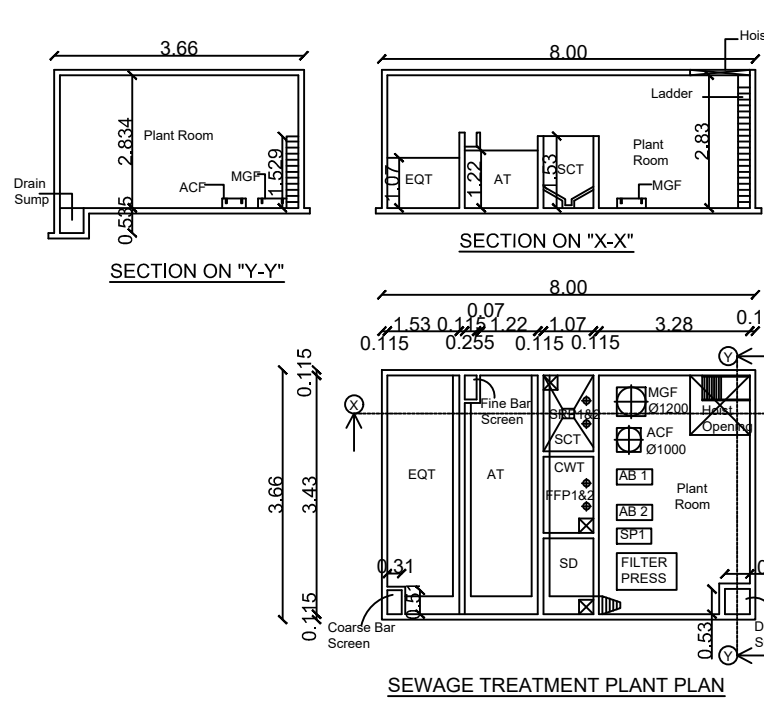
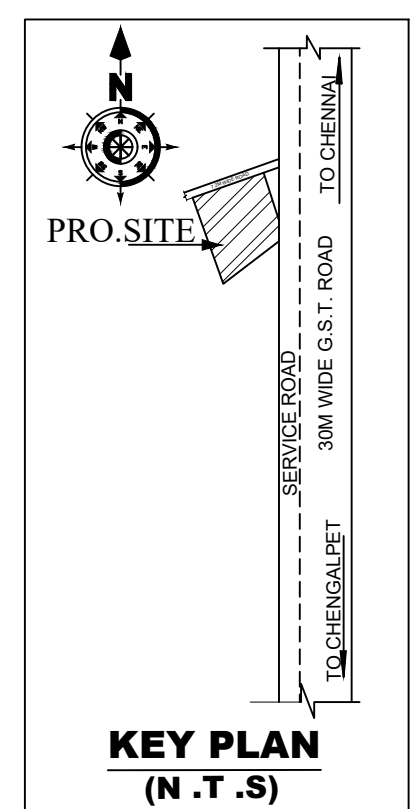
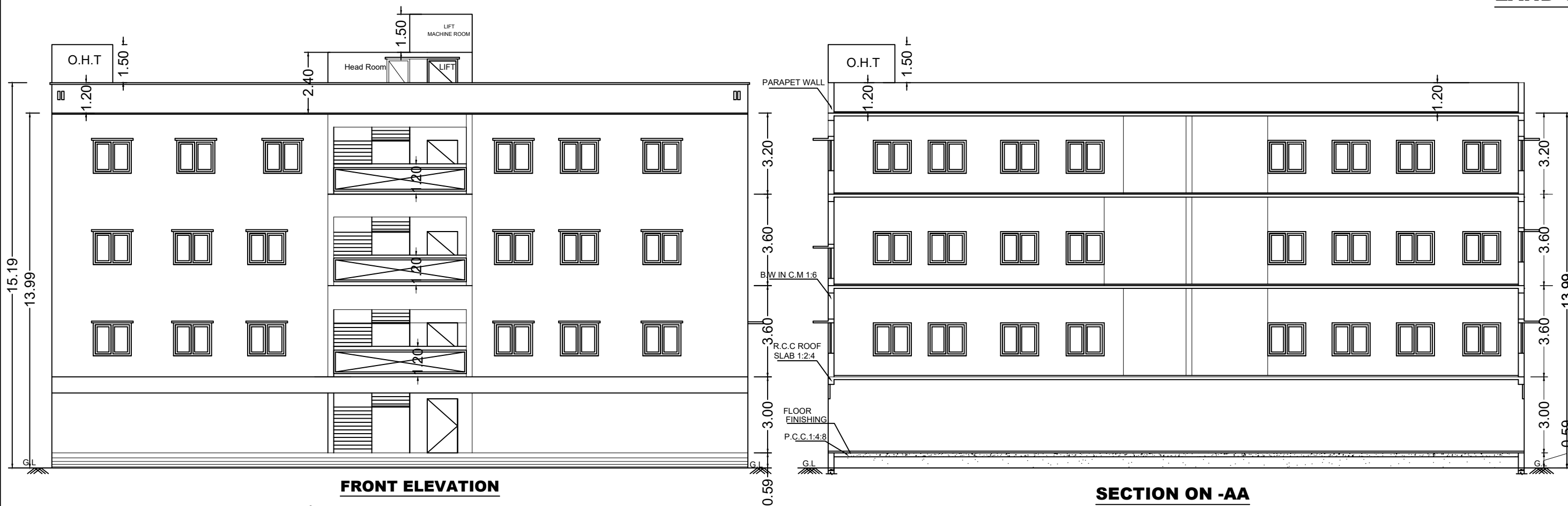
ISSUING AUTHORITY

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.

LAND OWNER: SRINIVASAN. R

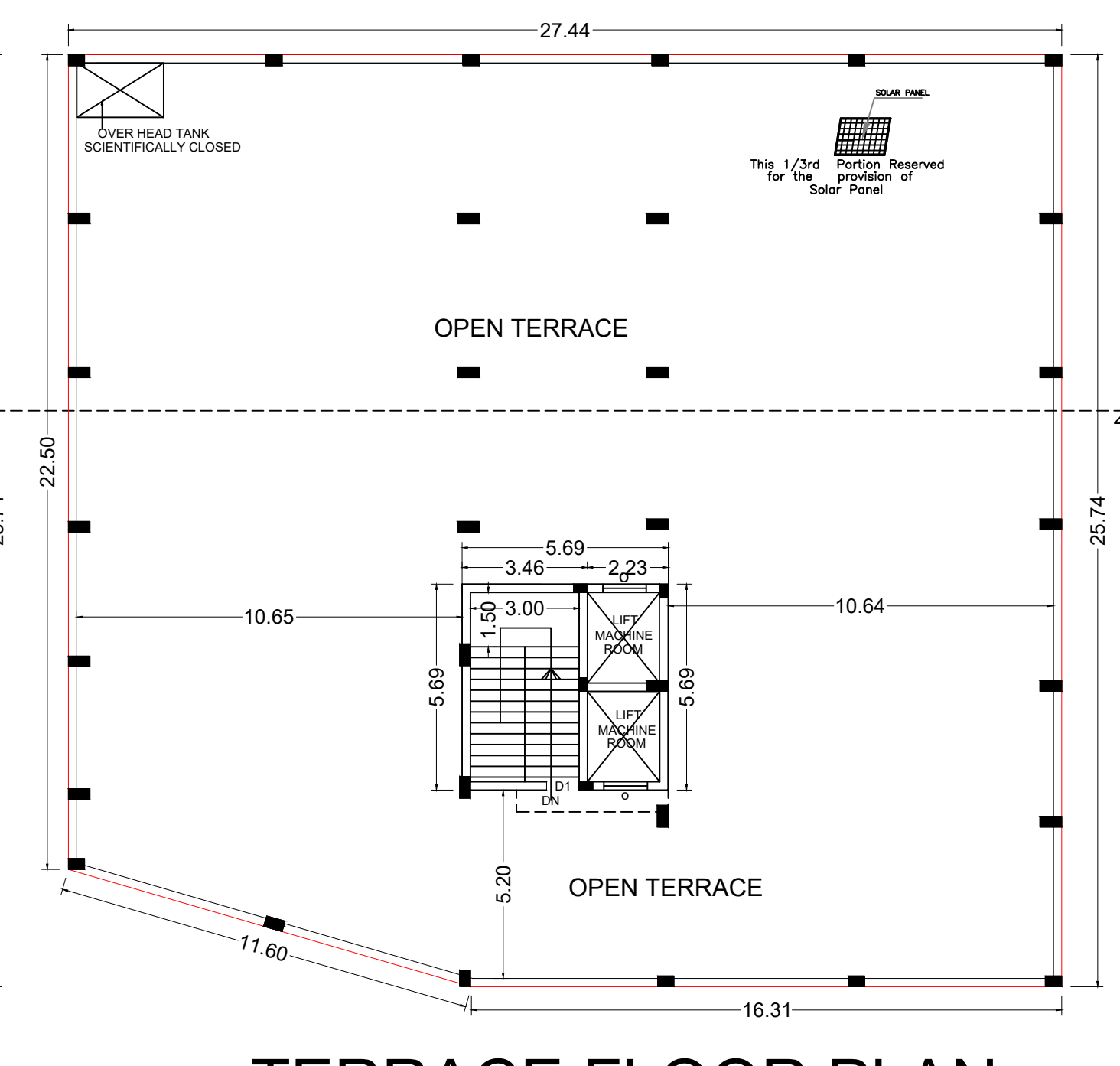
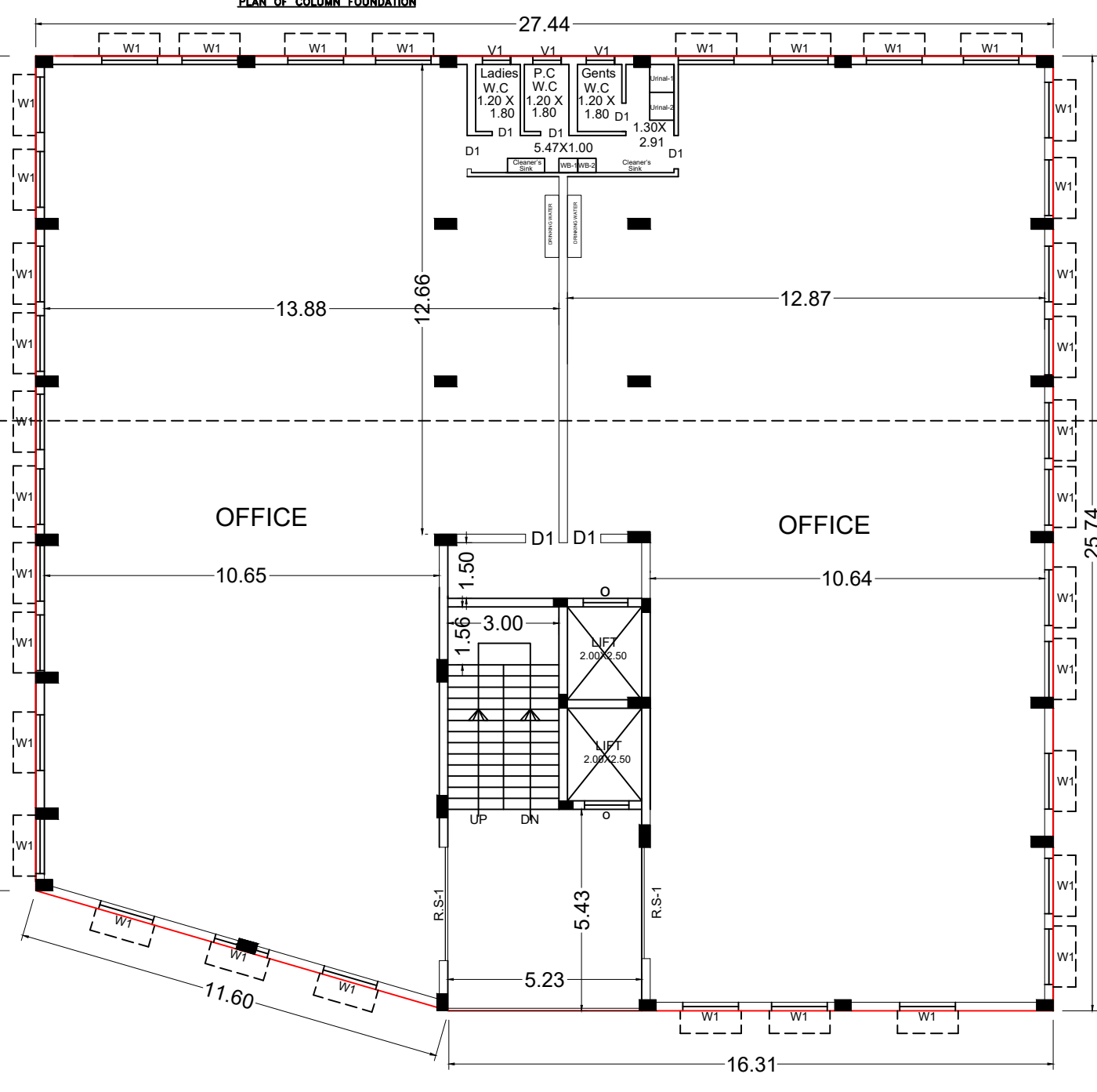
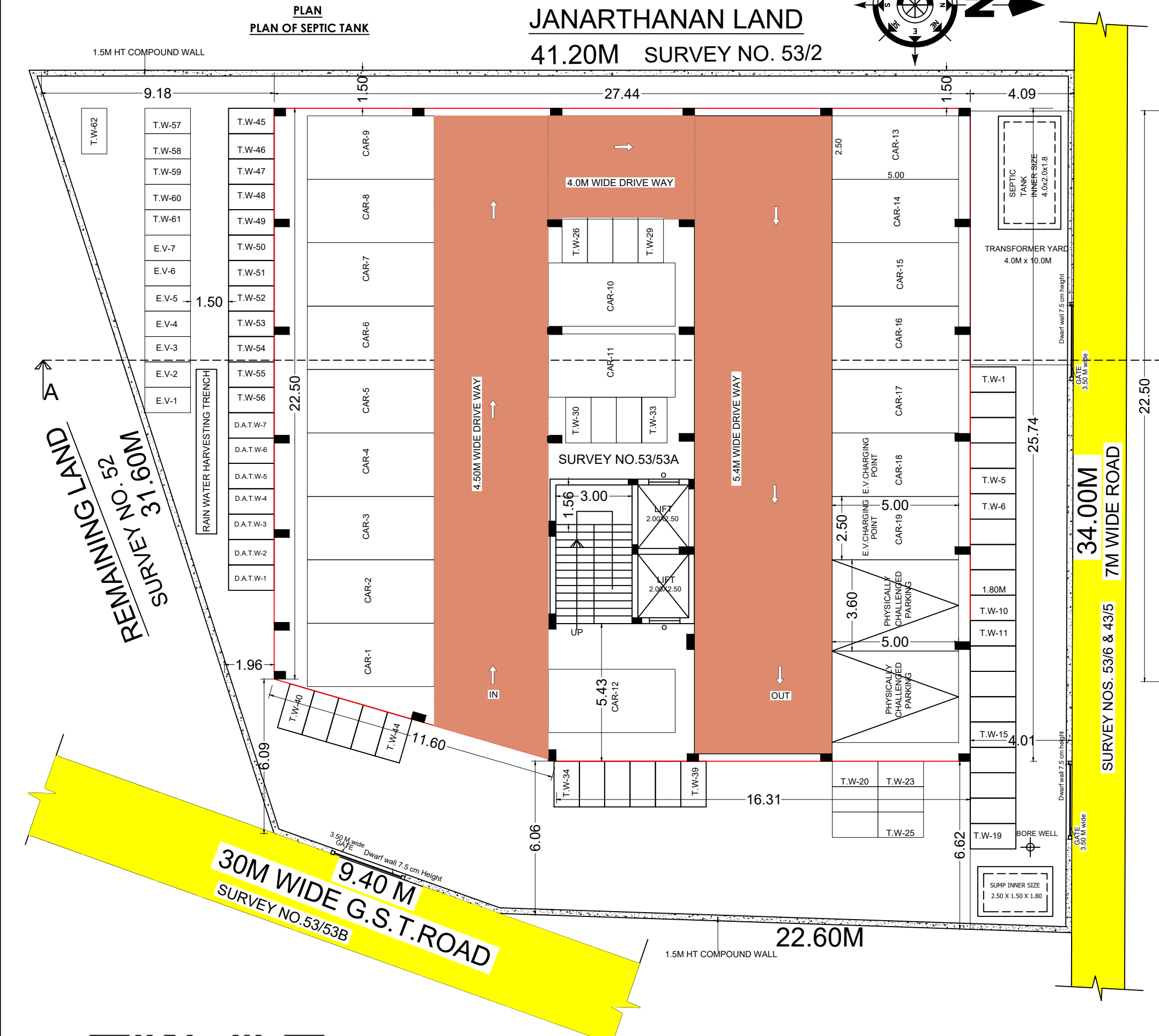
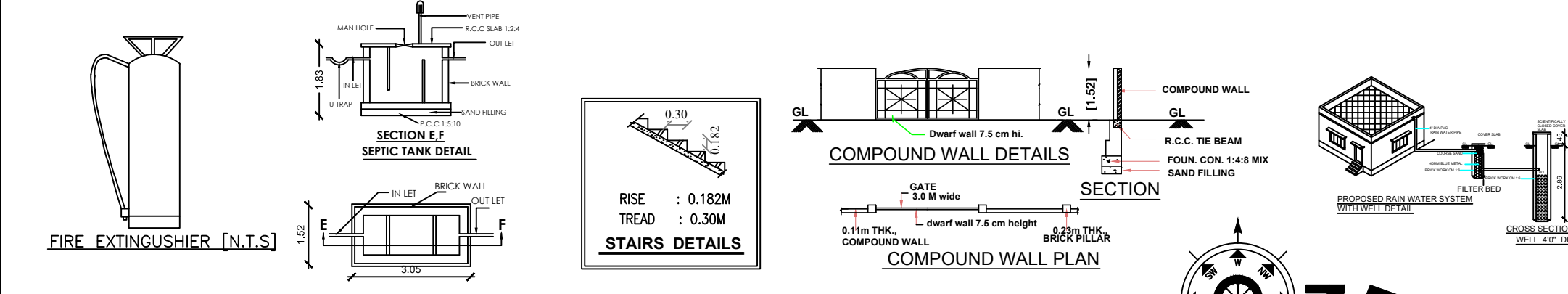


PARKING SLOT SIZE :
17 -- CAR PARKING WITH DIMENSION 2.50 x 5.00M
02 -- PHYSICALLY CHALLENGED CAR PARKING WITH DIMENSION 3.60 x 5.00M
02 -- FAST EV CHARGINGPOINT CAR PARKING WITH DIMENSION 2.50 x 5.00M
62 -- TWO WHEELER PARKING WITH DIMENSION 1.00 x 1.80M
07 -- FAST EV CHARGINGPOINT TWO WHEELER PARKING WITH DIMENSION 1.00 x 1.80M
07 -- D.A TWO WHEELER PARKING WITH DIMENSION 1.00 x 1.80M

PROPOSED PARKING CALCULATION :
TOTAL FLOOR AREA : 2064.90 SQ.M
1 CAR PARKING SPACE FOR EVERY 100.00 SQ.M OF FLOOR AREA
CAR PARKING = $\frac{\text{TOTAL FLOOR AREA} \times 0.75}{100} = \frac{2064.90 \times 0.75}{100} = 1548.67 = 16 \text{ NOS}$
1 TWO WHEELER PARKING FOR EVERY 25.00 SQ.M OF FLOOR AREA
TWO WHEELER PARKING = $\frac{\text{TOTAL FLOOR AREA} \times 0.75}{25} = \frac{2064.90 \times 0.75}{25} = 1548.67 = 62 \text{ NOS}$

DESCRIPTION	REQUIRED			PROVIDED		
	Total Parking	Physically Challenged Parking	Fast EV charging Parking	Total Parking	Physically Challenged Parking	Fast EV charging Parking
CAR PARKING	16 NOS	2 NOS	2 NOS	17 NOS	2 NOS	2 NOS
TWO WHEELER PARKING	62 NOS	7 NOS	7 NOS	62 NOS	7 NOS	7 NOS

SANITARY CALCULATION- NUMBER OF WORKERS : 25(M) + 10(F) = 35 Nos					
SANITARY UNIT	REQUIRED	PROVIDED	REQUIRED	PROVIDED	PROVIDED
1. Wash Basin	6 NOS	6 NOS			
2. Cleaner's Sink	6 NOS	6 NOS			
3. Drinking Water Fountains	6 NOS	6 NOS			
SANITARY UNIT	REQUIRED	PROVIDED	REQUIRED	PROVIDED	PROVIDED
4. Water Closet	3 NOS	3 NOS	3 NOS	3 NOS	
5. Ablution Taps	6 NOS	6 NOS	6 NOS	6 NOS	
6. Urinals	3 NOS	6 NOS			



TYPICAL FLOOR PLAN
FIRST, SECOND & THIRD FLOOR PLAN

TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL [OFFICE] BUILDING IN OLD S.NO.53/1, NEW PATTA NO.565, AS PER PATTA NEW S.NO.53/53A AT POTHERI VILLAGE, MARAIMALAINAGAR MUNICIPALITY, CHENGALPET TALUK & CHENGALPET DISTRICT.
SCALE: 1:100

FILE NO: SWP/BPA/0833340/2026
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. COUNTRY WOOD GLAZED WINDOW
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN C.M 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNTCLAY TILES IN LAID IN 1:3 MIX
ALL DIMENSIONS ARE IN METRES SCALE 1:100

SCHEDULE OF JOINERY		
R.S1	ROLLING SHUTTER	[3.00 X 2.13]
D1	DOOR	[0.90 X 2.13]
D2	DOOR	[0.76 X 2.13]
V1	VENTILATOR	[0.76 X 0.60]
L.D	LIFT DOOR	[0.90 X 2.13]
W1	WINDOW	[1.50 X 1.50]
V1	VENTILATOR	[0.76 X 0.60]

AREA STATEMENT		
PLOT AREA (As Per Patta)	SQ.FT	SQ.M
PLOT AREA (As per Document)	11410.00	1060.00
PLOT AREA (As Per Site)	13761.00	1278.43
	12774.39	1186.77

SL.NO	DESCRIPTION	NON FSI AREA IN Sq.m	FSI AREA IN Sq.m	TOTAL BUILT UP AREA IN Sq.m
1	GROUND FLOOR	688.30	-	688.30
	FIRST FLOOR	-	688.30	688.30
	SECOND FLOOR	-	688.30	688.30
	THIRD FLOOR	-	688.30	688.30
	LIFT AREA	10.00	-	10.00
	HEAD ROOM	19.69	-	19.69
	TOTAL AREA	717.99	2064.90	2782.89

DESCRIPTION	CALCULATION	PROPOSED	PERMISSIBLE MAX FSI
FLOOR SPACE INDEX	$\frac{2064.90}{1060.00}$	1.95	2.00
PLOT COVERAGE	64.93%	SITE BOUNDARY PROPOSED BUILDING EXG.ROAD DRIVE WAY	

OWNER'S SIGNATURE

Dr. R.SAJURATHARAN, B.E. (Struct) Ph.D.
Registered Structural Engineer Grade-I (SE)
CMAA Reg. No. SE/GR-19/12/233
DTCP Reg. No. CGLRGN/SE/GR/2020/02/004
District Panel Engineer Class-I A
Structural Engineer Consultant
No.7A/25, Muthusamy Street, Perungudi, Chennai 63.
☎ : 9485358800, ✉ : rsmurali06@gmail.com

STRUCTURAL SIGNATURE

Ar. S. LALITHA, D. Arch., M.B.A.,
Registered Architect
D.T.C.P. Reg. No. CGLDIST/RAA/2021/10/001
Nandivaram Guduvanchery Municipality
Reg. No. 178/007
SRI MAHALAKSHMI PLANNERS
Plot No.9, Sarathy Street, Jesubatham Nagar,
Guduvanchery-603202, Chengalpattu District
☎9884381193, ✉lalivels@gmail.com

ARCHITECT SIGNATURE

Mr. A. NIVEDHITHA M.Tech., (Ph.D.)
Registered Geo Technical Engineer
CMAA-Reg. No : 815/2022/04/95
No. 3/552, Ram 4th Street,
Shanmuga Nagar, Pozhichalur,
Chennai - 600 074, Ph: +91 98296 31255
Email: pramuganivedhitha@gmail.com

GEO TECHNICAL SIGNATURE

BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/0833340/2026
BUILDING PLANNING PERMISSION NO.
SWP/COMMERCIAL[OFFICE] BUILDING/A.D / D.T.C.P.(C.D-3) NO:47 /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.

