

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

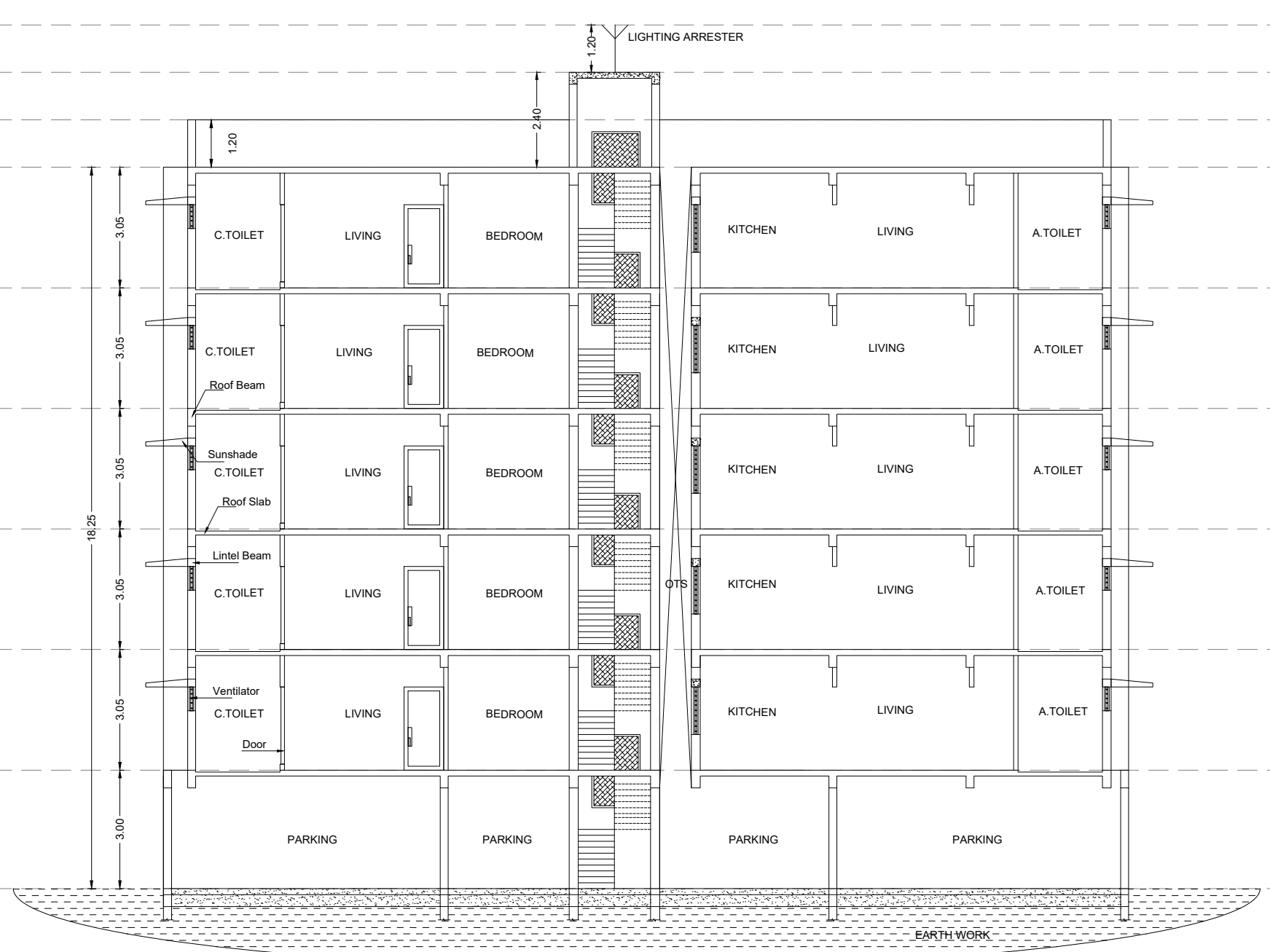
DTCP

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

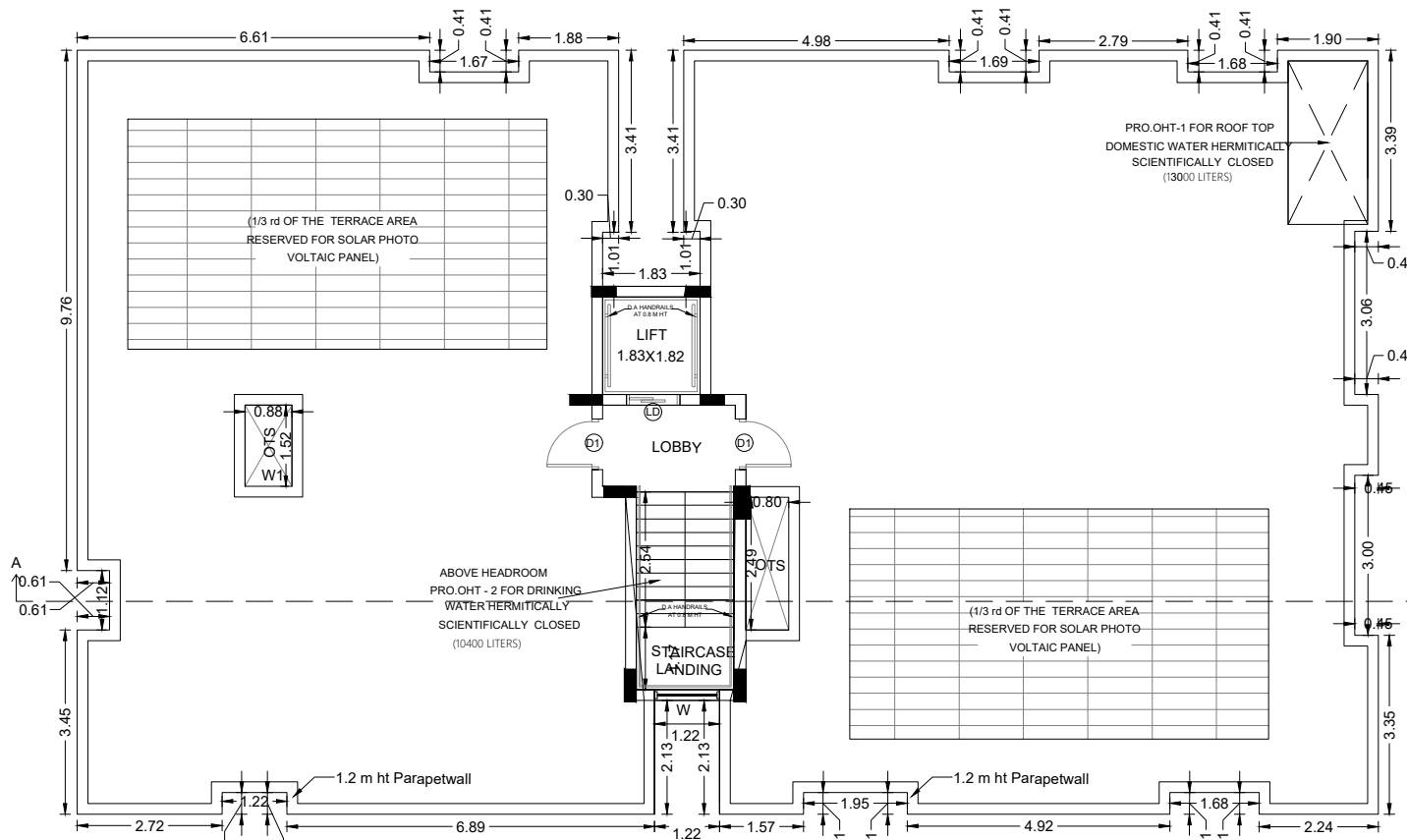
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



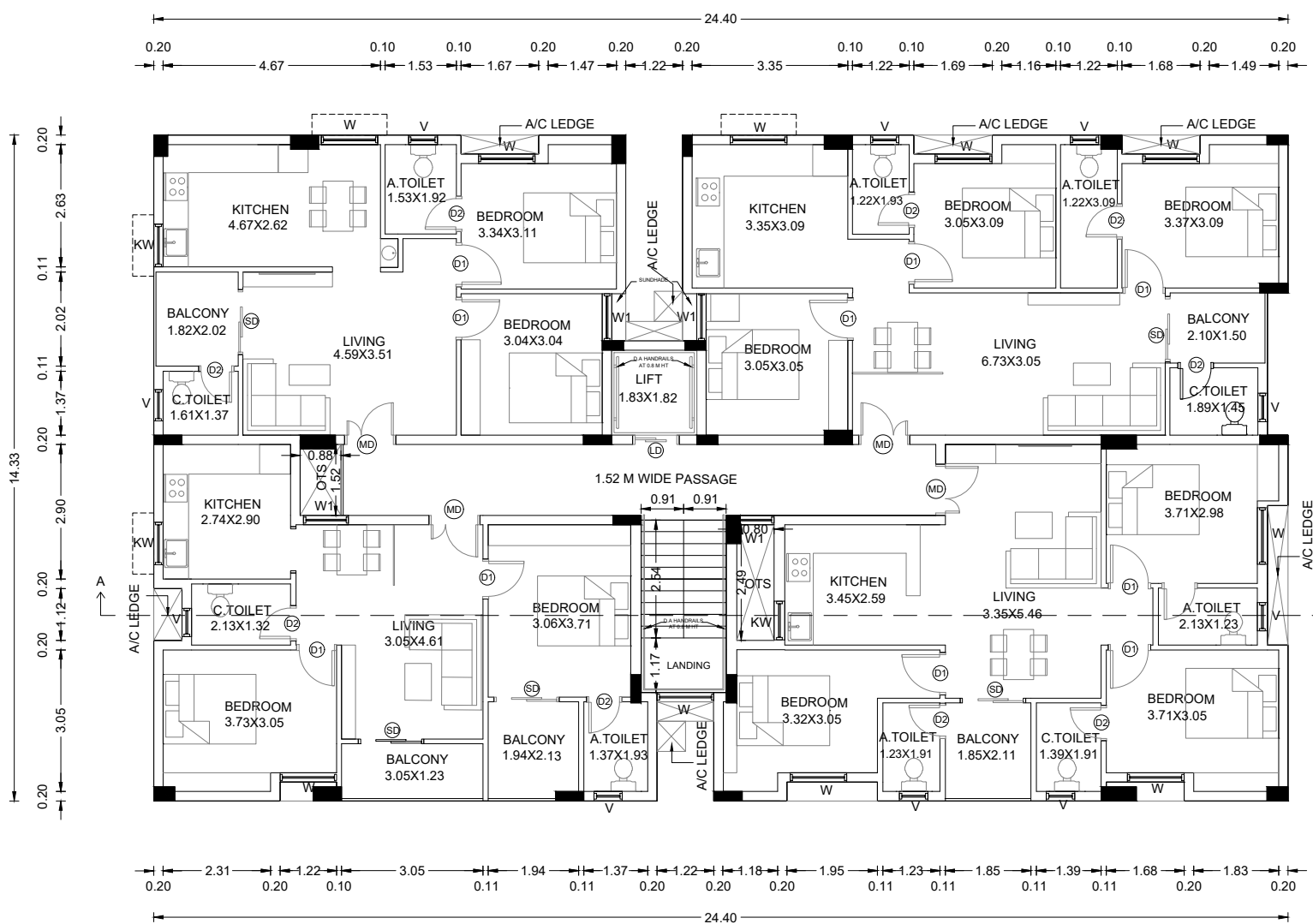
ELEVATION



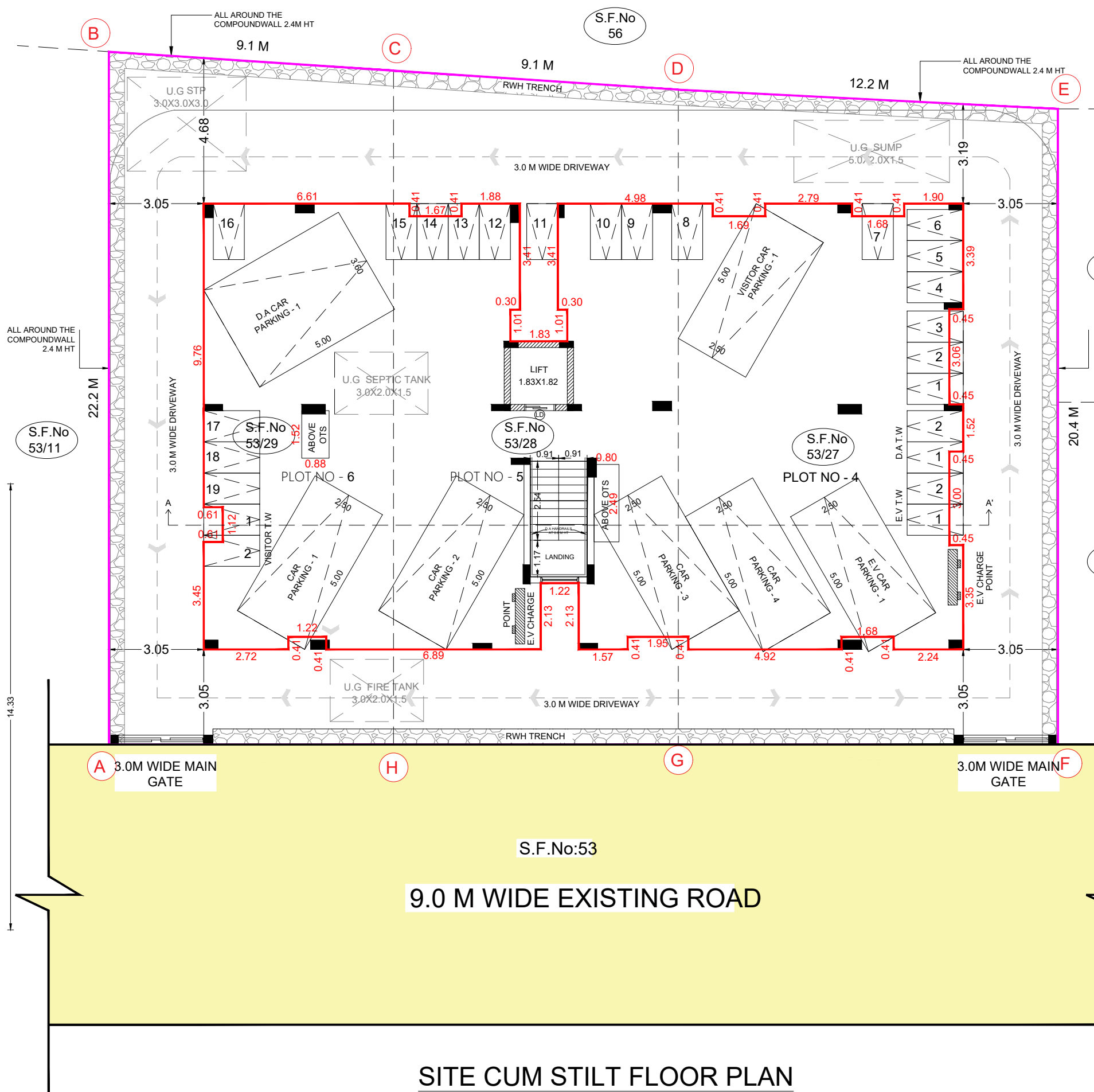
SECTION ON AA'



TERRACE FLOOR PLAN

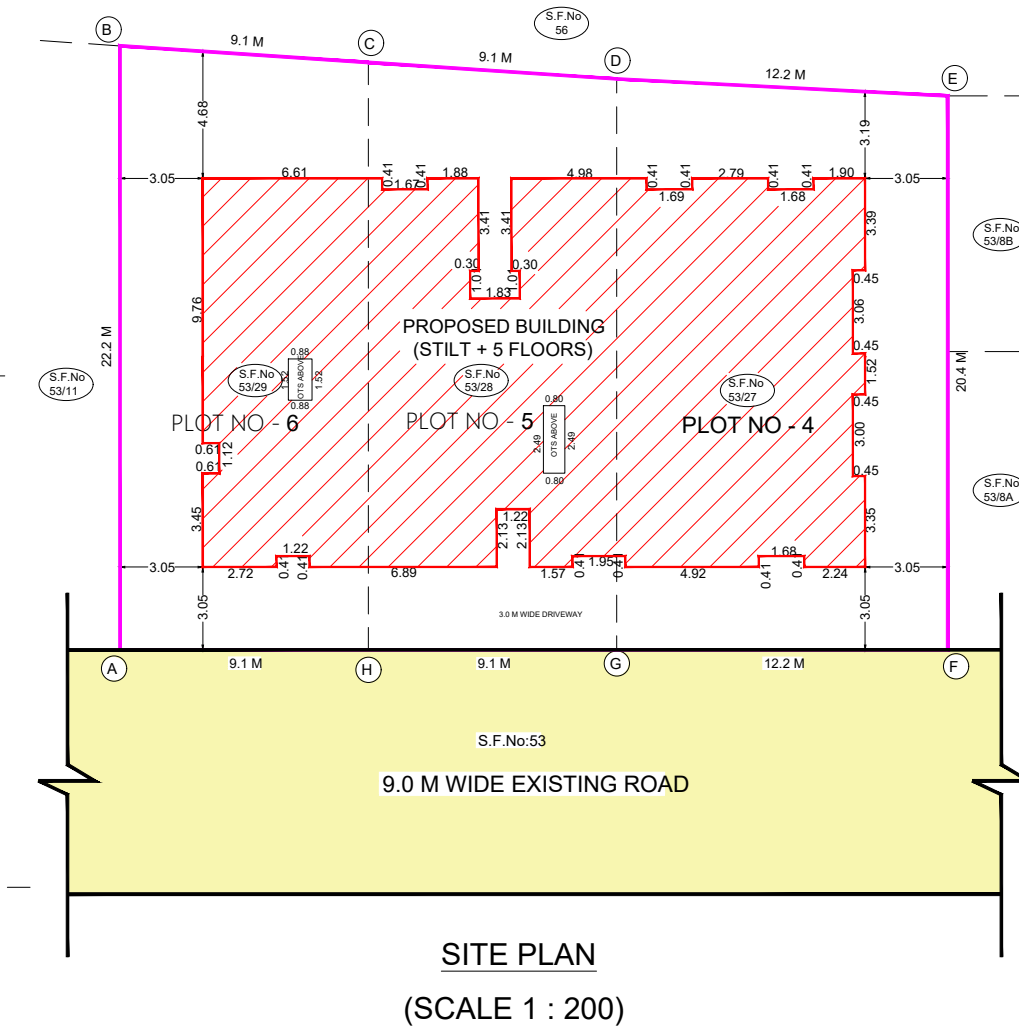


TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD, FOURTH AND FIFTH)

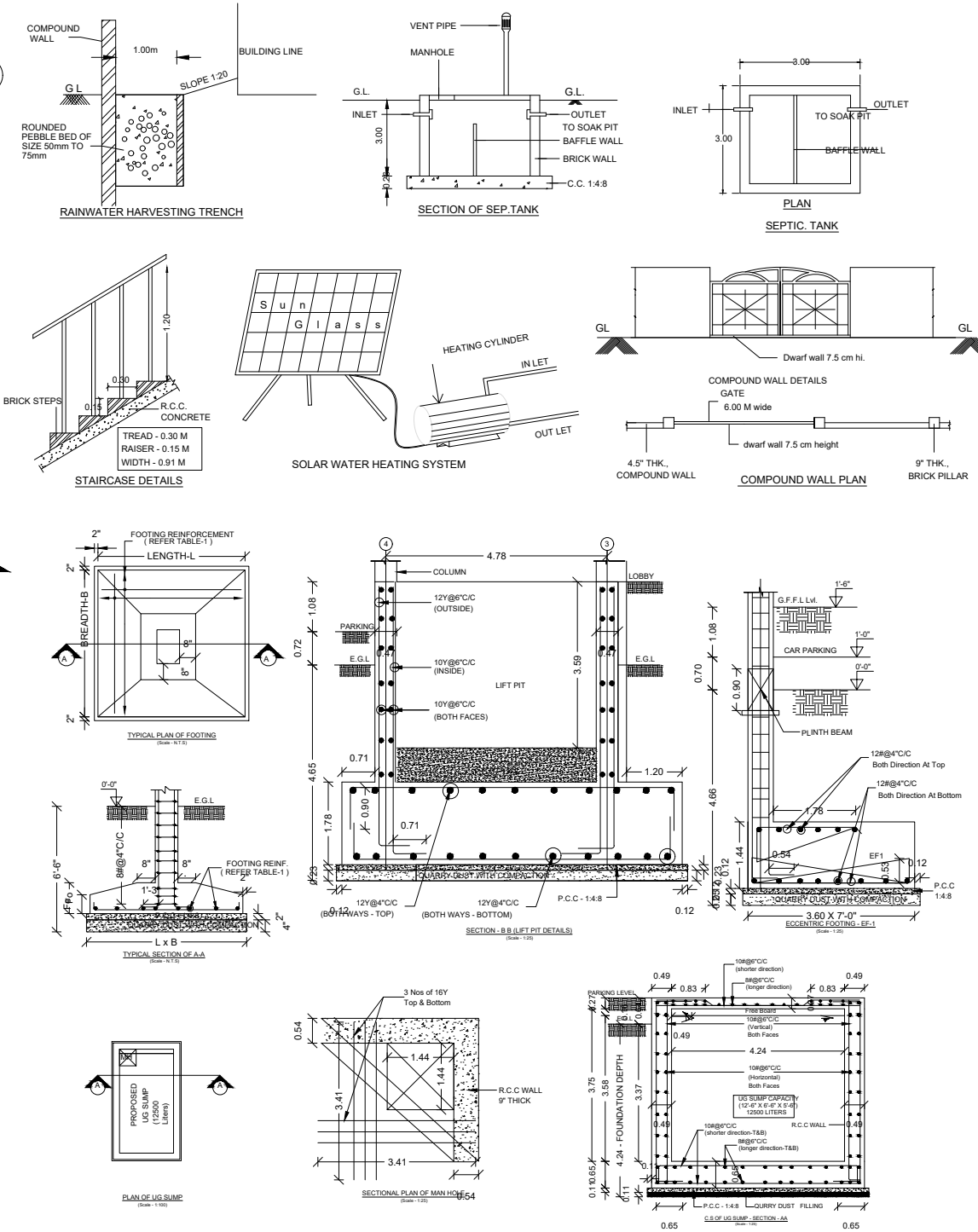


SITE CUM STILT FLOOR PLAN
(SCALE 1 : 100)

UNIT AREA & PARKING STATEMENT									
FLOOR NAME	FLOOR NO.	UNIT NAME	DWELLING UNIT	DWELLING UNIT /PUNTH AREA (SQ.M)	BELOW 50 SQ.M	50 TO 75 SQ.M	75 TO 100 SQ.M	ABOVE 100	
					TWO WHEELER (NII)	(1 T.W space for every 1 dwelling unit)	(1 T.W space for every 2 dwelling unit)	(1 Car space for every 1 dwelling unit)	(1 Car space for every 2 dwelling unit)
STILT FLOOR	1	A	1	65.62	-	1	-	-	-
	1	B	2	82.31	-	-	1	1/2	-
	1	C	3	81.56	-	-	1	1/2	-
	1	D	4	69.20	-	1	-	-	-
				31.50	-	-	-	-	-
FIRST FLOOR				SUB TOTAL (i)	0	2	2	1	0
	2	A	5	65.62	-	1	-	-	-
	2	B	6	82.31	-	-	1	1/2	-
	2	C	7	81.56	-	-	1	1/2	-
	2	D	8	69.20	-	1	-	-	-
SECOND FLOOR				31.50	-	-	-	-	-
				SUB TOTAL (ii)	0	2	2	1	0
THIRD FLOOR	3	A	9	65.62	-	1	-	-	-
	3	B	10	82.31	-	-	1	1/2	-
	3	C	11	81.56	-	-	1	1/2	-
	3	D	12	69.20	-	1	-	-	-
				31.50	-	-	-	-	-
FOURTH FLOOR				SUB TOTAL (iii)	0	2	2	1	0
	4	A	13	65.62	-	1	-	-	-
	4	B	14	82.31	-	-	1	1/2	-
	4	C	15	81.56	-	-	1	1/2	-
	4	D	16	69.20	-	1	-	-	-
FIFTH FLOOR				31.50	-	-	-	-	-
				SUB TOTAL (iv)	0	2	2	1	0
	5	A	17	65.62	-	1	-	-	-
	5	B	18	82.31	-	-	1	1/2	-
	5	C	19	81.56	-	-	1	1/2	-
GRAND TOTAL (i+ii+iii+iv+v)					0	10	10	5	0
						TWO WHEELER	CAR	TWO WHEELER	CAR
						20	5	25	7
TOTAL PARKING SLOTS						20	5	25	7
10 % OF DIFFERENTIALLY ABLED PARKING SLOTS						2	1	2	1
10 % OF ELECTRICAL VEHICAL PARKING SLOTS						2	1	2	1
10 % OF VISITOR PARKING SLOTS						2	1	2	1
GENERAL PARKING SLOTS						14	2	19	4



SITE PLAN
(SCALE 1 : 200)



PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF (STILT + 5 FLOORS) RESIDENTIAL APARTMENT BUILDING AT PLOT NO: 04, 05, 06 (APPROVED LAYOUT : LP / DTCP / 385 / 1999), "VIJAY NAGAR", RATHINAMANGALAM, IN S.F.NO: 53/27, 53/28 AND 53/29, RATHINAMANGALAM VILLAGE, VENGADAMANGALAM PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT.

SHEET NO : 1/1
SCALE 1:100
APPROVED LAYOUT : LP / DTCP / 385 / 1999

PREMIUM FSI DETAILS:			
FSI	CALCULATION	= 2.583 - 2.000	= 0.583
ALLOWABLE FSI	AREA	= 1278.34 SQ.M (2.000)	
PREMIUM FSI	AREA	= 373.01 SQ.M (0.583)	

ALL THE DIMENSIONS ARE IN METER
EXTENT OF THE TOTAL SITE (AS PER DOCUMENT) 639.17 SQ.M
EXTENT OF THE TOTAL SITE (AS PER PATTA) 650.00 SQ.M
EXTENT OF THE TOTAL SITE (AS PER FMB/SITE) 650.00 SQ.M

BUILDING AREA STATEMENT	F.S.I AREA(SQ.M)	DEDUCT AREA(SQ.M)	NON F.S.I AREA(SQ.M)	BUILD UP AREA(SQ.M)
STILT FLOOR AREA	-	-	333.60	333.60
FIRST FLOOR AREA	330.27	3.33	-	333.60
SECOND FLOOR AREA	330.27	3.33	-	333.60
THIRD FLOOR AREA	330.27	3.33	-	333.60
FOURTH FLOOR AREA	330.27	3.33	-	333.60
FIFTH FLOOR AREA	330.27	3.33	-	333.60
HEAD ROOM+LIFT ROOM	-	-	18.70	18.70
TOTAL AREA =	1651.35	16.65	352.30	2020.30

FLOOR SPACE INDEX (1651.35/639.17) 2.58
PLOT COVERAGE (333.60/639.17) X 100 52.19 %

PARKING REQUIREMENTS				
VEHICAL NAME	BASED ON CAL	STALL SIZE	CAL. DETAIL	REQUIRED
CAR	DWELLINGUNIT AREA	2.5 X 5.0	-	05 NOS
TWO WHEELER	DWELLINGUNIT AREA	1.0 X 1.8	-	20 NOS
SANITATION REQUIREMENTS				REQUIRED
BATH ROOM				20
WATER CLOSET				40
SINK (OR NAHAN) IN THE FLOOR				20
WATER TAP				40

JOINERY DETAILS			COLOUR INDEX	
MD	MAIN DOOR	1.00 x 2.13	EXISTING ROAD	
D1	DOOR	1.22 x 2.13	PROPOSED BUILDING	
D2	DOOR	0.91 x 2.13	EXISTING BUILDING	
W	WINDOW	1.52 x 1.37	SITE BOUNDARY	
W1	WINDOW	0.91 x 1.37	VEHICULAR DRIVEWAY	
W2	WINDOW	0.61 x 1.22	M.V - MECHANICAL VENTILATION AREA	
W3	WINDOW	1.22 x 1.22	F.E - FIRE PROTECTION SYSTEM AREA	
V	VENTILATOR	0.61 x 0.61		
LD	LIFT DOOR	1.22 x 2.13		

SPECIFICATION :
FOUNDATION : RCC 1:1:2/3 M25 CONCRETE COLUMN FOOTING LAID OVER SAND FILLING AND PCC 1:4:8.
RCC WORK : ALL COLUMN, BEAMS, ROOF SLAB, LINTEL & SUNSHADE ARE IN CC 1:1:2/3(M-25)
BRICKWORK : B.W IN BASEMENT & SUPERSTRUCTURE ARE IN CM 1:5.
JOINERY : JOINERIES ARE MADE WITH STEEL (OR) FIRST CLASS TEAK WOOD.
WEATHERING : 6" X 9" PRESSED TILES LAID OVER THE BRICK JELLY WITH LIME COURSE MOTOR AND SLOPED WITH WATER PROOFING COMPOUND.
PLASTERING : CEILING PLASTERING WITH CM 1:3:INSIDE & OUTSIDE WALLS ARE PLASTERING WITH CM 1:4.
PAINTING : WHITE WASHING WITH TWO COATS OVER THE ONE COAT OF PRIMER FOR CELLING.
COLOUR : WASHINGWITH TWO COATS OVERONE COAT OF PRIMER FOR ALL WALLS.

APPLICANT:-
NAME : Mr. K. MANIKANDAN S/o Mr. KUPPUSAMY

REGISTERED PROFESSIONAL:-

Er. P. PRASANNA, B.E.,(Civil)
Civil, Registered Engineer & Consulting Civil Engineer
Professional No: 202002/0001 | REG(Grad) No: 202002/0001
Reg. No. 202002/0001 | COL(DIST) 202002/0001 | COL(DIST) 202002/0001
JJB ENGINEERS
No.2202, GST Road, Vengalambam, Chengalpattu-603111
Email: jpbengineers@gmail.com, prasanandiprasanna@gmail.com
Contact: 9597257975, 9094804440

OFFICE USE ONLY:-

ONLINE TECHNICAL APPROVAL DETAILS
ONLINE APPLICATION NO : SWP / BPA / 845986 / 2026
ONLINE SCRUTINY REF. NO : BUJPM6MMO
APPROVAL NO : SWP/Residential Apartment Building/A.D.D.T.C.P(CD3)NO. 52/2026
SITE BOUNDARY SHOWN AS "A TO H"



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.

