

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

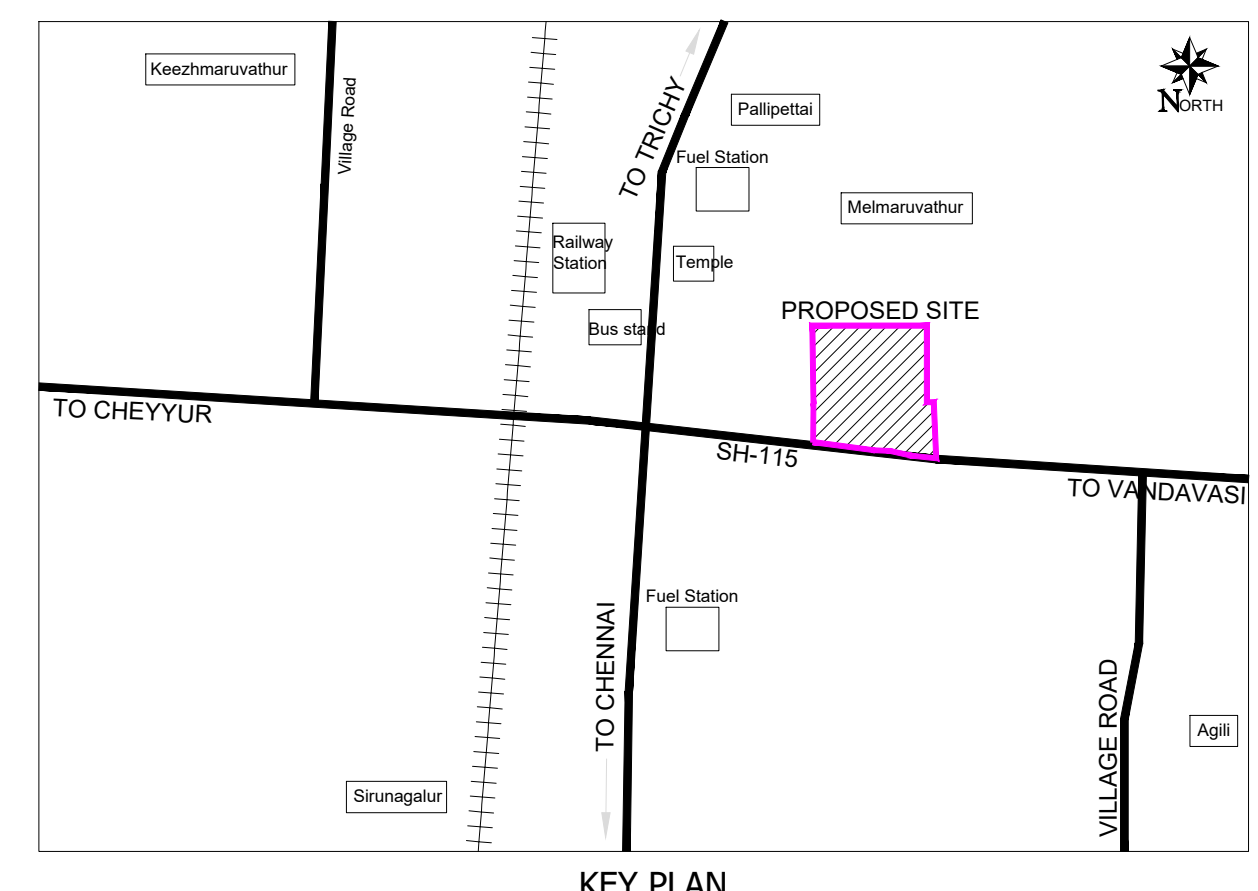
DTCP

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

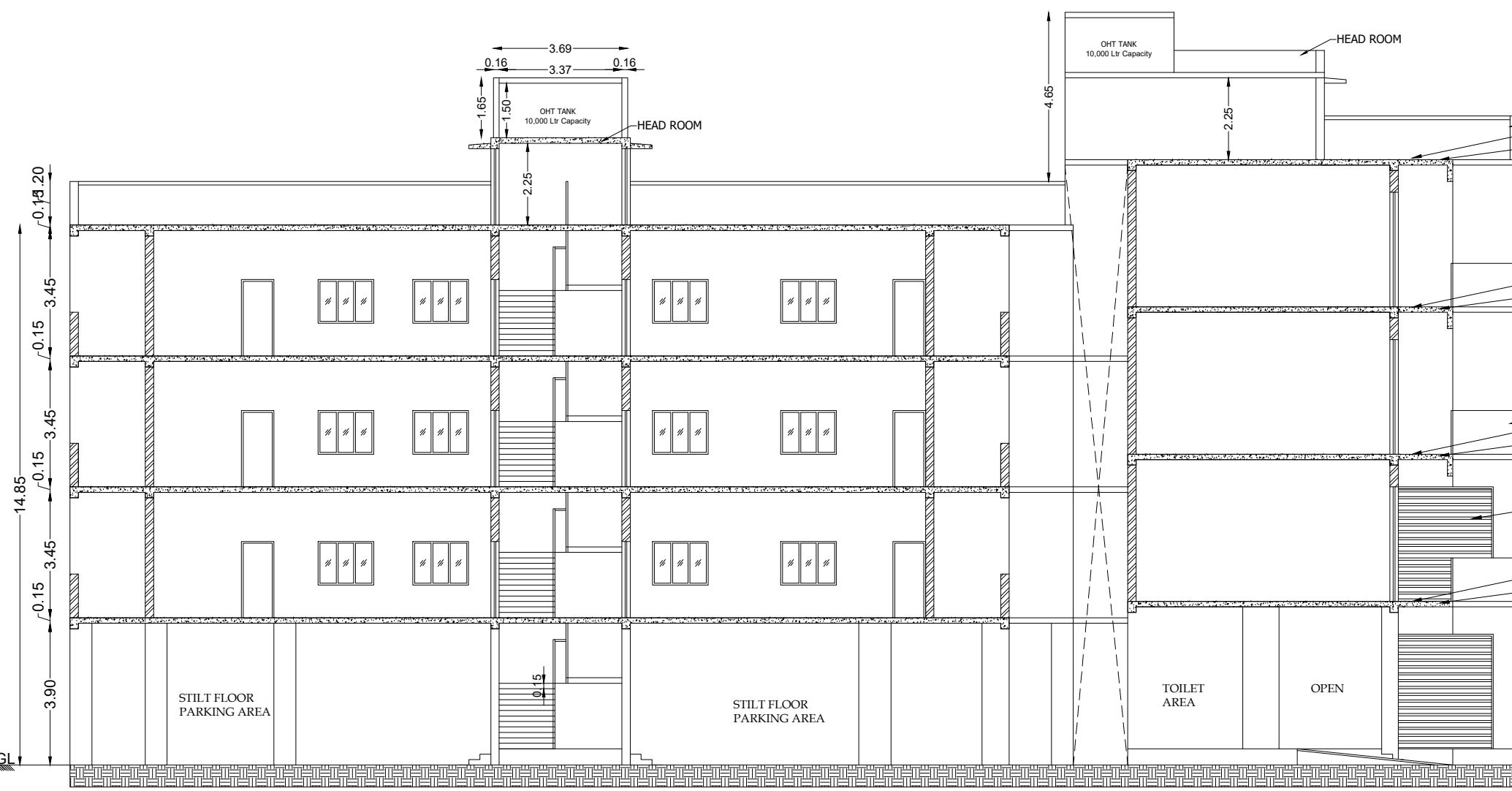
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



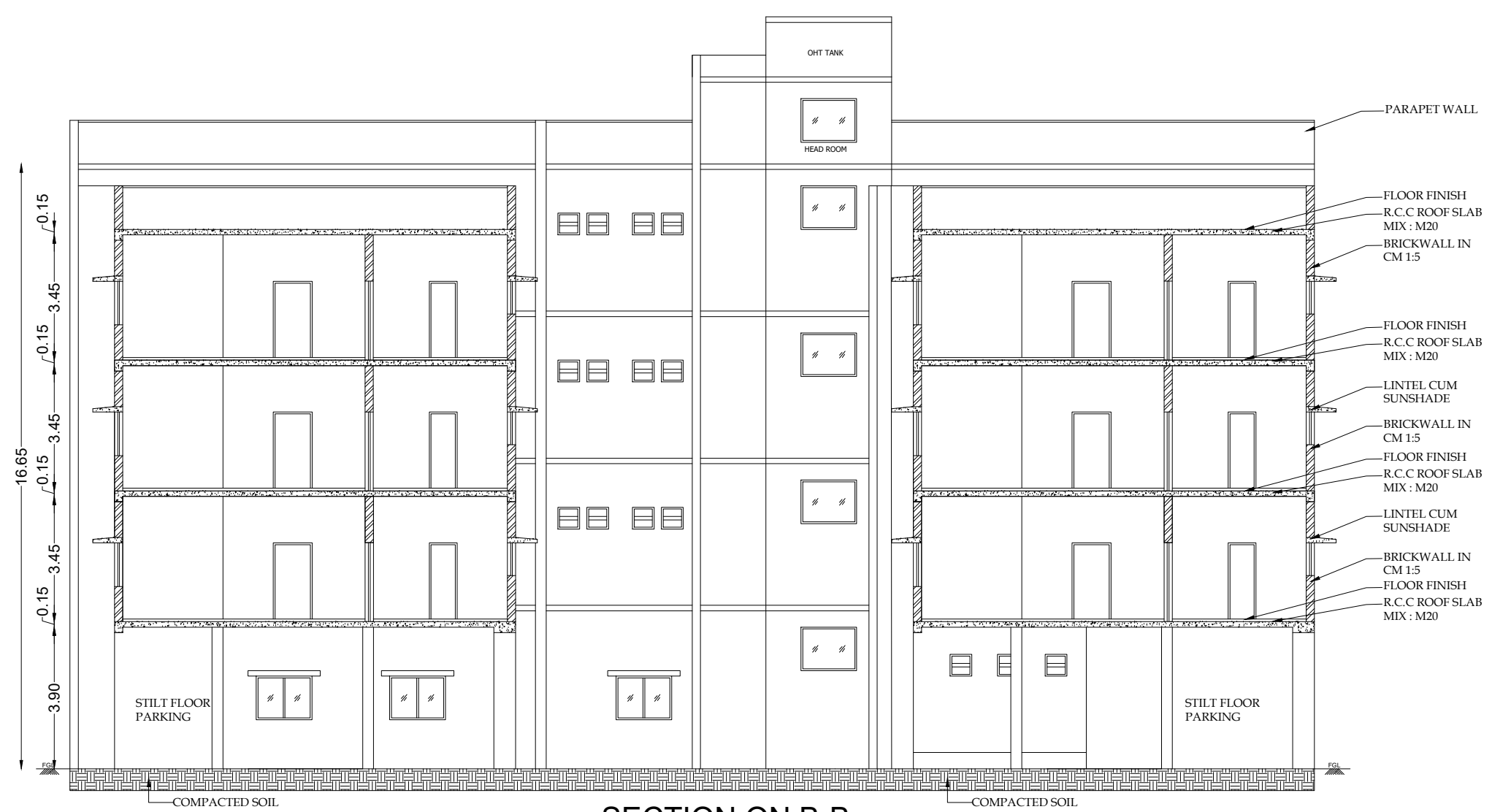
ELEVATION



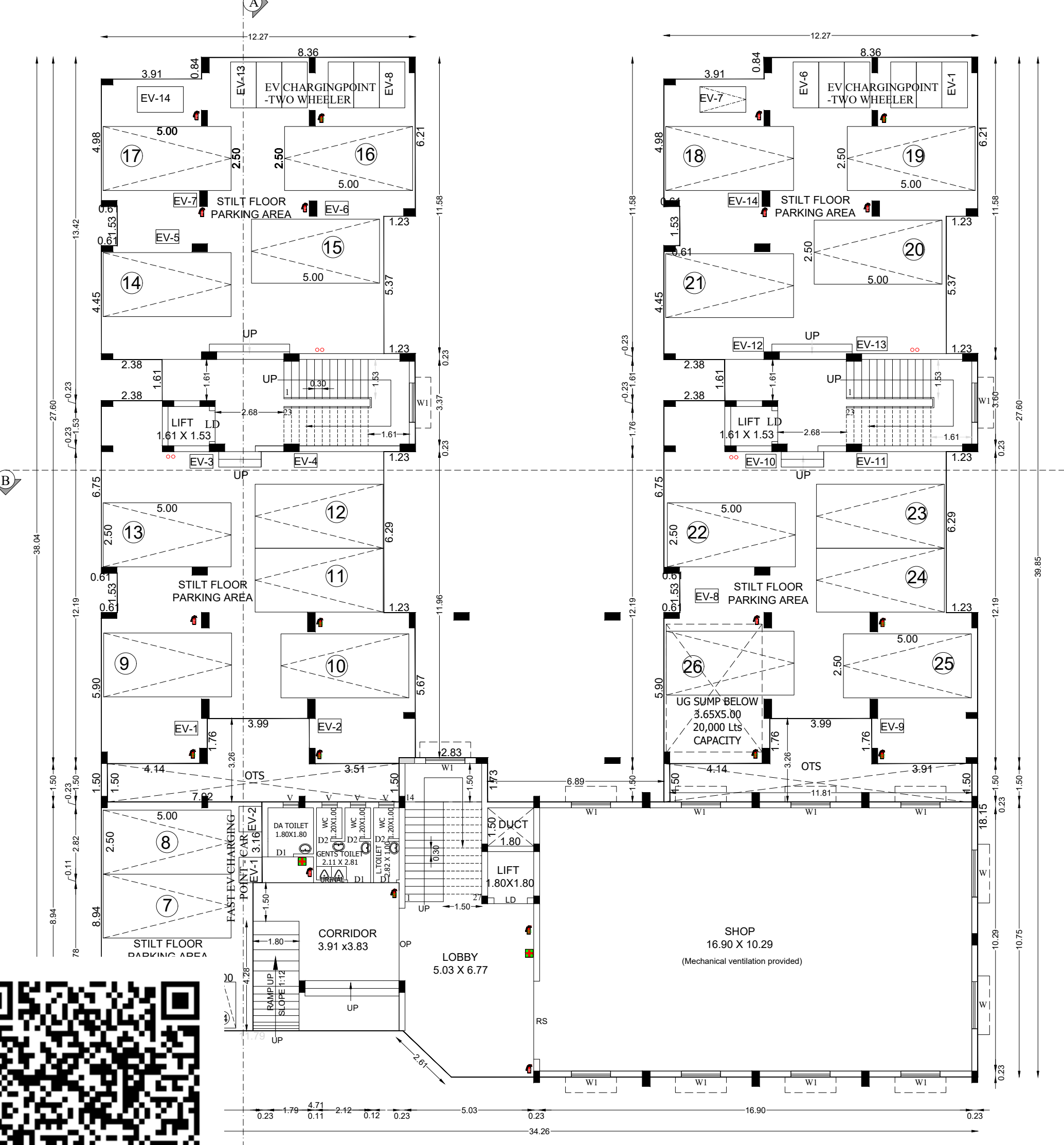
KEY PLAN
SCALE 1:10000



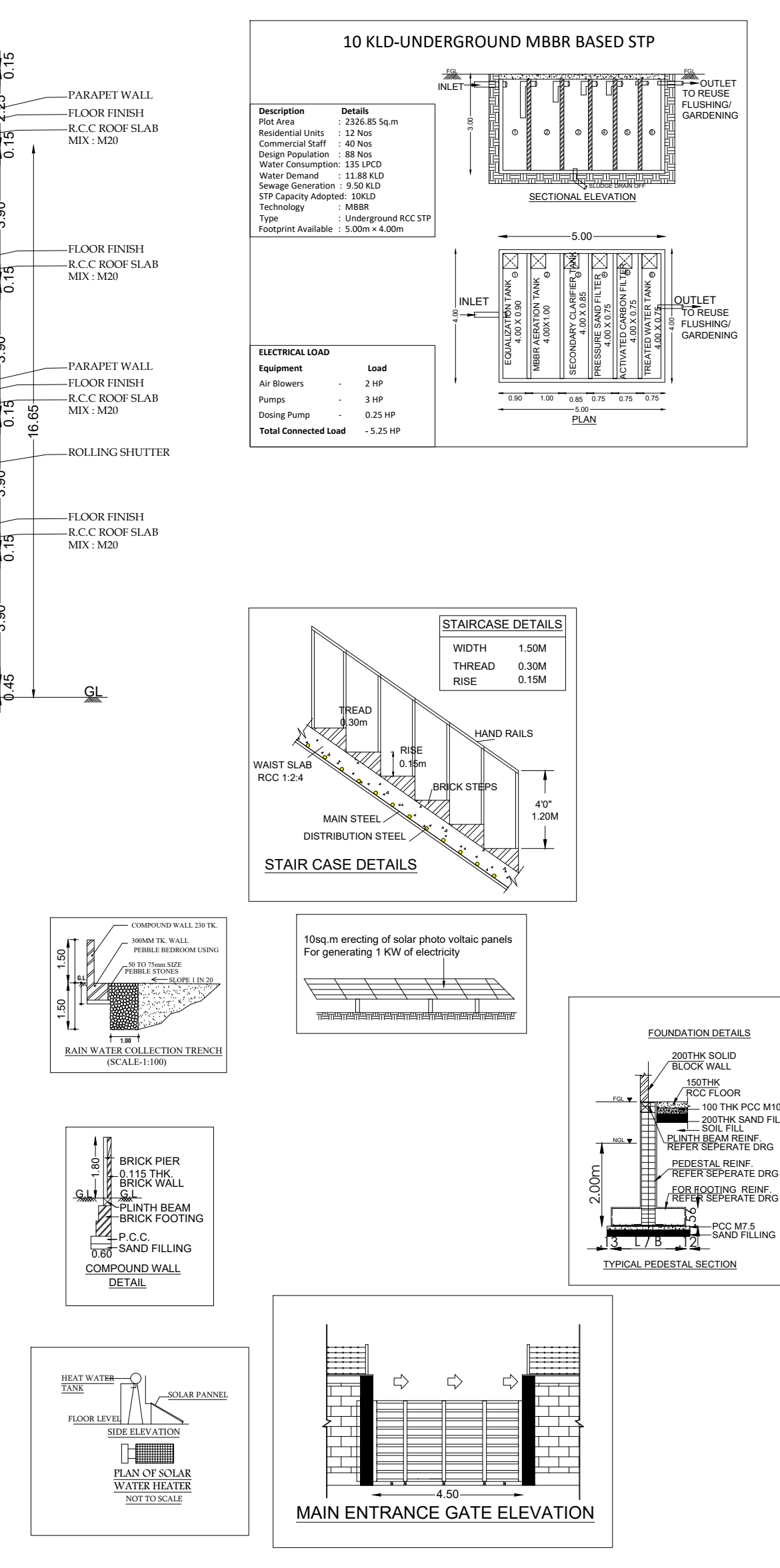
SECTION ON A-A
COMMERCIAL CUM RESIDENTIAL



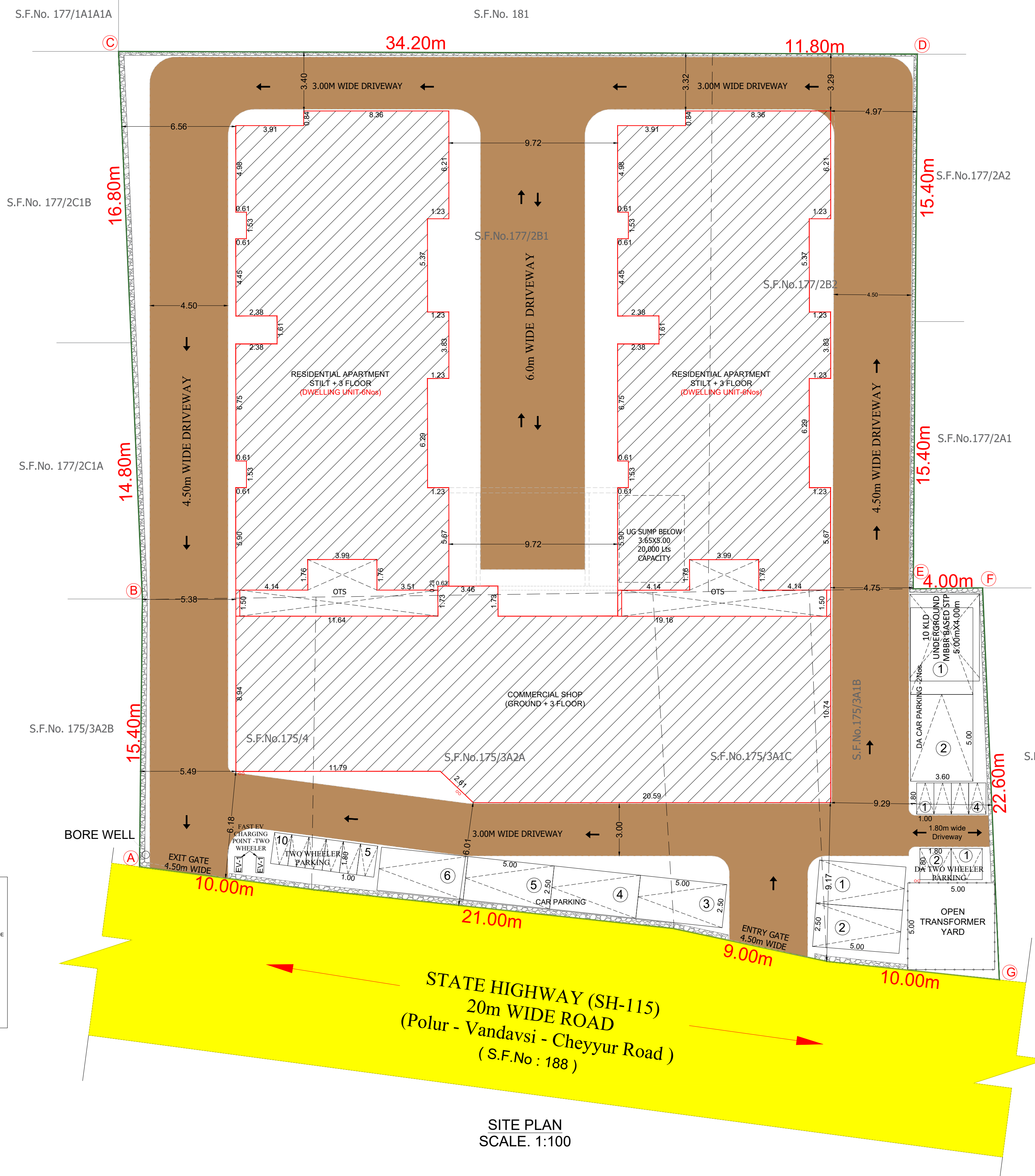
SECTION ON B-B
COMMERCIAL CUM RESIDENTIAL



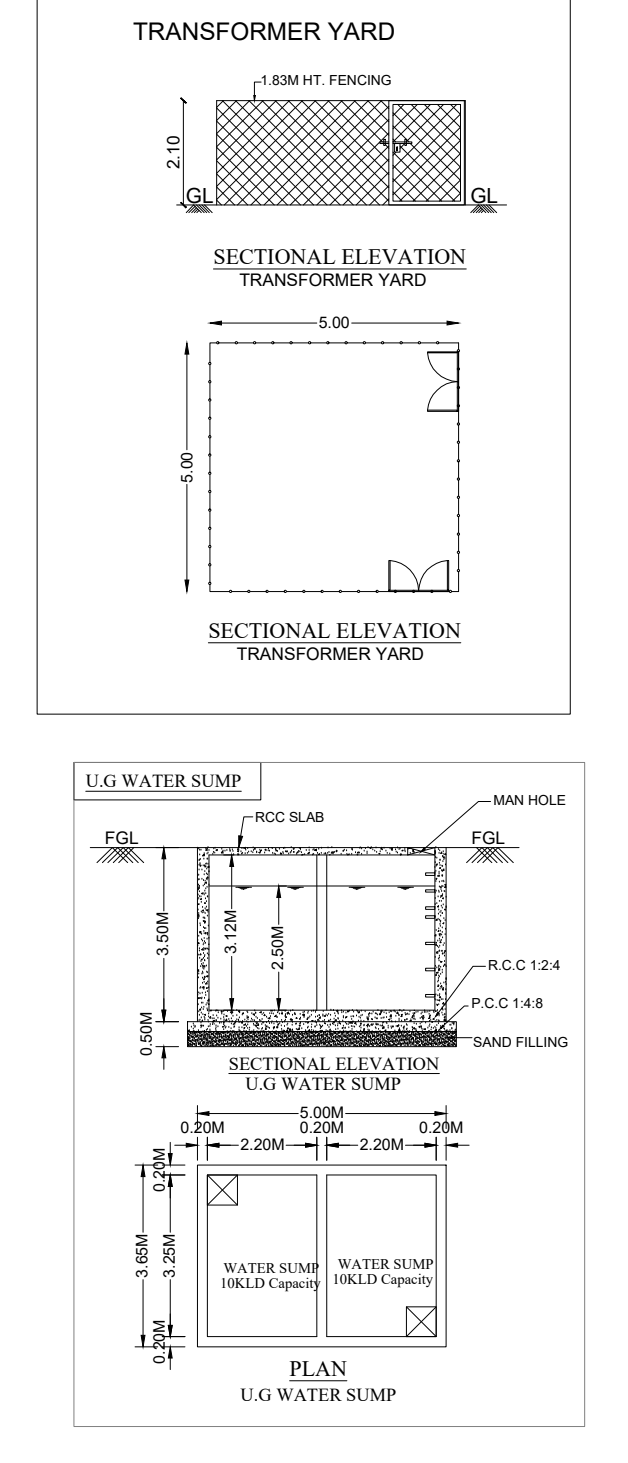
STILT CUM GROUND FLOOR PLAN
COMMERCIAL CUM RESIDENTIAL



TYPICAL FIRST, SECOND & THIRD FLOOR PLAN
COMMERCIAL CUM RESIDENTIAL



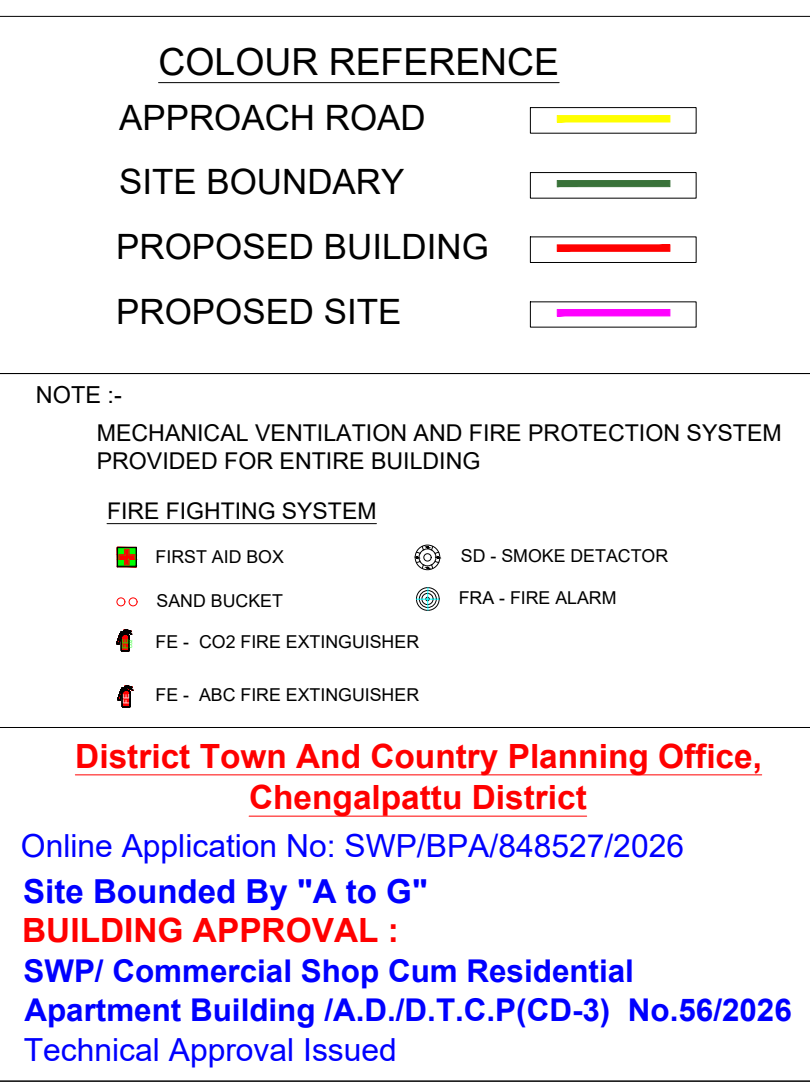
SITE PLAN
SCALE 1:100



TRANSFORMER YARD
SECTIONAL ELEVATION
TRANSFORMER YARD

DWELLING DETAILS		
FLOOR NAME	UNIT NO	UNIT AREA (in sq.mt)
FIRST FLOOR	1	133.73
	2	140.99
	3	133.73
	4	140.99
SECOND FLOOR	1	133.73
	2	140.99
	3	133.73
	4	140.99
THIRD FLOOR	1	133.73
	2	140.99
	3	133.73
	4	140.99

RESIDENTIAL PARKING REQUIREMENT			
FLOOR NAME	DWELLING UNITS NOS	UNIT AREA (in sq.mt)	CAR PARKING REQUIRED
FIRST FLOOR	1	133.73	1Nos
	2	140.99	1Nos
	3	133.73	1Nos
	4	140.99	1Nos
SECOND FLOOR	1	133.73	1Nos
	2	140.99	1Nos
	3	133.73	1Nos
	4	140.99	1Nos
THIRD FLOOR	1	133.73	1Nos
	2	140.99	1Nos
	3	133.73	1Nos
	4	140.99	1Nos
TOTAL NOS			12 Nos



PLAN SHOWING THE PROPOSED RCC CONSTRUCTION OF COMMERCIAL SHOP CUM RESIDENTIAL APARTMENT BUILDING AT SURVEY NUMBERS : 175/3A1B, 175/3A1C, 175/3A2A, 175/4, 177/2B1 & 177/2B2 IN VILLAGE NO.03, SOTHUPAKKAM VILLAGE & PANCHAYAT, CHITHAMUR PANCHAYAT UNION, CHEYYUR TALUK, CHENGALPATTU DISTRICT.

APPLICANT : Mrs.B.UMADEVI W/O JAIGANESH

TITLE: SITE PLAN, STILT CUM GROUND FLOOR PLAN, TYPICAL FIRST, SECOND, THIRD FLOOR PLAN & TERRACE FLOOR PLAN, ELEVATION, SECTION ON A-A & B-B & KEY PLAN

SCALE: SITE PLAN- 1:200, FLOOR PLAN 1: 100

TOTAL LAND AREA STATEMENT

Comprised Survey No As per Document	Document No/ Date	Extent As per Document (in sq.ft)	Survey No.	Patta No.	Extent As per Patta (Hec-Ares)
175/3A1C	387/ 06.02.2020	1939	175/3A1C		0 - 01.80
175/3A2A	388/ 06.02.2020	4360	175/3A2A	2467 & 10.03.2020	0 - 05.50
175/4	389/ 06.02.2020	1293	175/4		0 - 01.00
177/2B1	388/ 06.02.2020	11147	177/2B1		0 - 10.35
177/2B2	387/ 06.02.2020	3931	177/2B2		0 - 03.65
175/3A1B	2790/ 17.09.2020	2376	175/3A1B	2511 & 28.09.2020	0 - 02.20
LAND EXTENT = 25.046 Sq.ft		2326.85 Sq.mt (0.57)	TOTAL LAND = 0 - 24.50 (hac-Are) (0.60Acre) EXTENT		

AREA STATEMENT (Sq.mt)

IMPOSED PLOT AREA : 2326.85 Sq.mt (0.57Acre)

FLOOR NAME	FLOOR DETAILS	DWELLING UNITS	FSI AREA (Sq.mt)	NON FSI AREA (Sq.mt)	TOTAL BUILD-UP AREA (Sq.mt)
STILT FLOOR	PARKING	---	---	703.60	703.60
GROUND FLOOR	COMMERCIAL (SHOP)	---	263.87	---	263.87
FIRST FLOOR	COMMERCIAL (SHOP)	---	352.04	---	968.50
	RESIDENTIAL	4 Nos	616.46	---	
SECOND FLOOR	COMMERCIAL (SHOP)	---	352.04	---	968.50
	RESIDENTIAL	4 Nos	616.46	---	
THIRD FLOOR	COMMERCIAL (SHOP)	---	352.04	---	968.50
	RESIDENTIAL	4 Nos	616.46	---	
ROOF FLOOR	HEAD ROOM	---	---	109.62	109.62
TOTAL AREA in Sq.m		12 Nos	3,169.37	813.22	3,982.59

F.S.I CALCULATION:-

F.S.I : TOTAL FSI AREA = 3,169.37
TOTAL PLOT AREA = 2326.85 = 1.36

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE	TYPE	DESCRIPTION	SIZE
RS	ROLLING SHUTTER	3.05 X 3.15 M	GD	GLAZED DOOR	2.00 X 2.90 M
DD	DOOR	1.20 X 2.10 M	W	WINDOW	2.00 X 2.90 M
D	DOOR	0.90 X 2.10 M	W	WINDOW	1.00 X 2.10 M
D1	DOOR	0.75 X 2.10 M	V	VENTILATOR	1.20 X 1.20 M
D2	DOOR	1.07 X 2.10 M	LD	LIFT DOOR	0.60 X 0.60 M

PARKING REQUIREMENT DETAILS:-

(Annexure - IV (See rule 38 (4) and 39 (8)) Parking Requirements)

RESIDENTIAL	COMMERCIAL
Dwelling Unit with	Number of Parking Spaces
Floor area above 100 sq.m	1 car space for every 100 sq.m and additional Visitors Parking 10% of Required Parking
Commercial Floor area = 967.95 Sq.mt	75% of 12 Nos = 9 Nos
For Two wheeler: 13 Nos	
Number of Parking Spaces Required = 12Nos	
Visitors Parking 10% of Required Parking = 1Nos	
Residential Electric Vehicles Charging Point: charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space	
Electric Vehicles Charging Point residential: For CAR - 12 Nos For Two wheeler - 13 Nos	
Commercial Electric Vehicles Charging Point: minimum of two percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided	
Fast Electric Vehicles Charging Point resident: For CAR - 02 Nos For Two wheeler - 02 Nos	

PARKING DETAILS

CAR PARKING	REQUIRED	PROVIDED
TWO WHEELER PARKING	26 Nos + 2 DA	26 Nos + 2DA
NORMAL EV CHARGING POINTS - CAR	12 Nos	14 Nos
NORMAL EV CHARGING POINTS - TWO WHEELER	13 Nos	14 Nos
FAST EV CHARGING POINTS - CAR	02 Nos	02 Nos

FIRE FIGHTING SYSTEM

FE - FIRE EXTINGUISHER
SD - SMOKE DETECTOR
FRA - FIRE ALARM

NOTE:-

- MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING.
- ALL MEASUREMENTS AREA IN METERS.
- ALL ROUND COMPOUND WALL PROVIDED.
- SUMP & SEPTIC TANK PROVIDED.
- RAIN WATER PERCOLATION TRENCH PROVIDED.

COMMERCIAL TOTAL STAFF COUNT = 40 Nos (30 Male + 10 Female)

SANITARY REQUIREMENT CALCULATION:

S.NO	SANITARY UNIT	MALE	FEMALE
1	WATER CLOSET	2 NOS	1 NOS
2	DRINKING WATER FOUNTAIN	5 NOS	4 NOS
3	URINALS	3 NOS	4 NOS
4	WASH BASIN	2 NOS	2 NOS
5	Cleaner's SINK	1 REQUIRED	1 PROVIDED

COLOUR REFERENCE

APPROACH ROAD
SITE BOUNDARY
PROPOSED BUILDING
PROPOSED SITE

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

FIRE FIGHTING SYSTEM

PRET AB BOX
SAND BUCKET
FE - CO2 FIRE EXTINGUISHER
FE - ABC FIRE EXTINGUISHER

District Town And Country Planning Office, Chengalpattu District

Online Application No: SWP/BPA/848527/2026
Site Bounded By 'A' to 'G'

BUILDING APPROVAL:
SWP/ Commercial Shop Cum Residential
Apartment Building /A.D./D.T.C.(CD-3) No.56/2026
Technical Approval Issued

APPLICANT

REGISTERED CONSTRUCTION ENGINEER

REGISTERED ENGINEER GH-I

REGISTERED STRUCTURAL ENGINEER Gr-I

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

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

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

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.

