PP APPROVAL RECORD

Planning Permission

Survey 143/1

Kelambakkam Panchayat and, Thiruporur taluk

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.

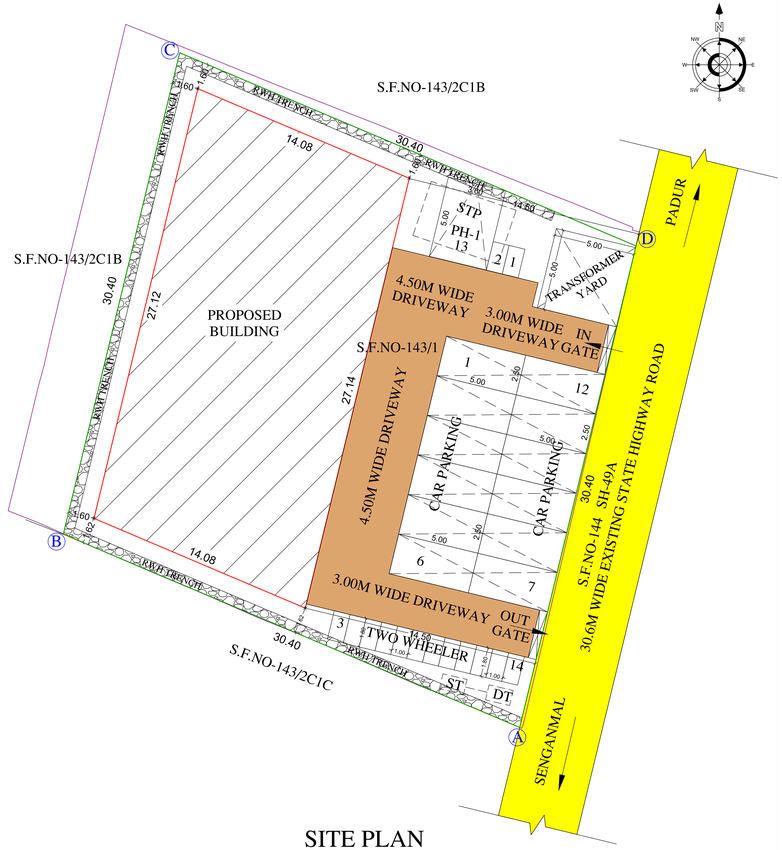
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

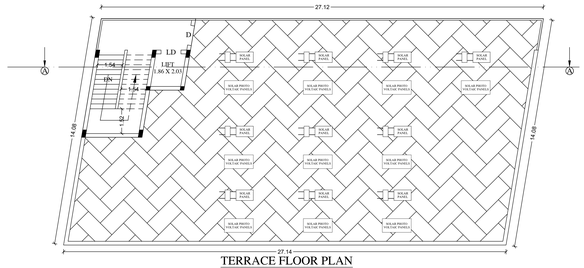
hello@verified.realestate

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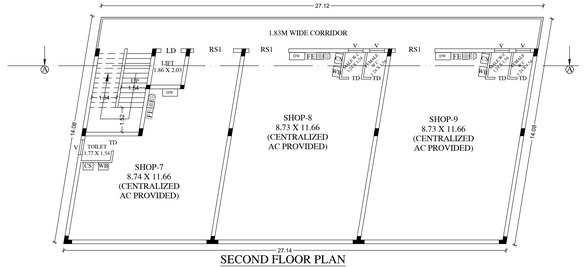
verified.realestate



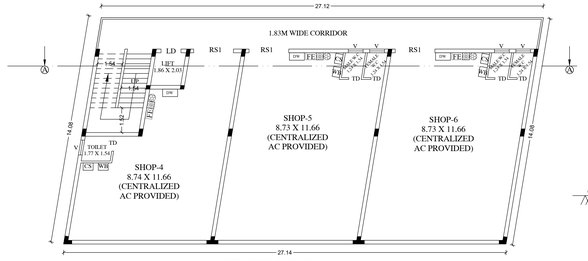
SITE PLAN
SCALE-1:100



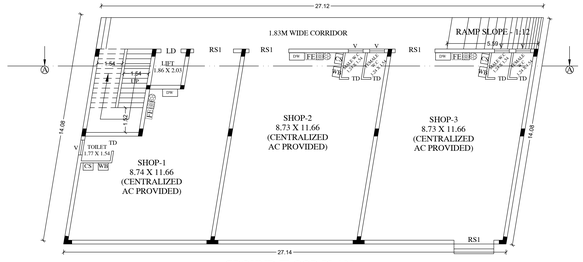
TERRACE FLOOR PLAN



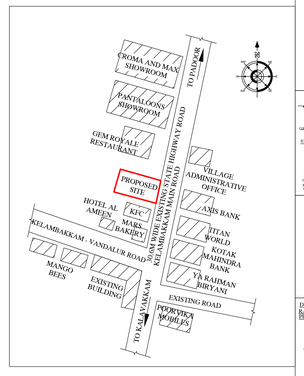
SECOND FLOOR PLAN



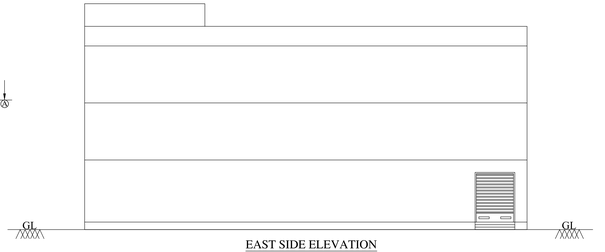
FIRST FLOOR PLAN



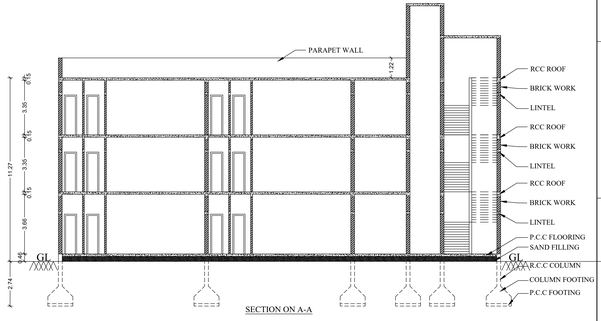
GROUND FLOOR PLAN



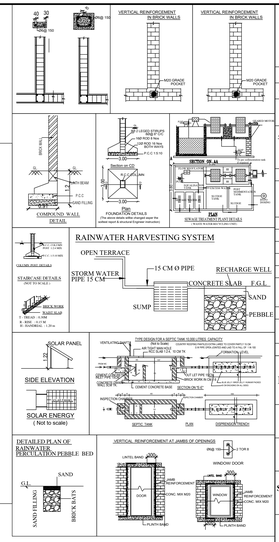
KEY PLAN(NOT TO SCALE)



EAST SIDE ELEVATION



SECTION ON A-A



REFERENCE

- FIRE ALARM SYSTEM
- HOSE REEL
- FE FIRE FIGHTING EQUIPMENT
- DW DRINKING WATER
- CS CLEANERS SINK
- WB WASH BASIN

COLOR INDEX :

- SITE BOUNDARY AS PER FMB
- SITE BOUNDARY AS PER FIELD
- SITE BOUNDARY AS PER SUPERIMPOSED
- EXISTING ROAD
- PROPOSED BUILDING
- DRIVEWAY

SITE AND DETAILED PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C ROOF COMMERCIAL (SHOP) BUILDING HAVING GROUND + TWO FLOORS IN S.F.NO-143/1 AT KELAMBAKKAM VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

ALL DIMENSIONS ARE IN METER

ONLINE APPLICATION NO- SWP/BPA/864135/2026

NAME OF THE APPLICANT :
Mr.R.LAKSHMANAN

AREA DETAILS :
AREA AS PER DOCUMENT - 10000 Sq.Ft (or) 929.02 Sqm
AREA AS PER PATTA - 950.00 Sqm

AREA DETAILS

S.No	DESCRIPTION	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)	TOTAL BUILT UP AREA (IN SQ.M)
1	GROUND FLOOR	376.97	-	376.97
2	FIRST FLOOR	376.97	-	376.97
3	SECOND FLOOR	376.97	-	376.97
4	HEAD ROOM	-	36.18	36.18
	TOTAL AREA	1130.91	36.18	1167.09

FLOOR SPACE INDEX = FSI AREA / SITE AREA = 1130.91 / 929.02 = 1.22 < 2.0

OSR REQUIRED 95.00 Sq.m(10.00%)

THE APPLICANT HAS BEEN PAID THE GUIDELINE VALUE OF EQUILENT LAND IN LIEU OF THE LAND TO BE RESERVED

HEIGHT OF THE BUILDING - 11.27M

PARKING AREA DESCRIPTION	100% OF TOTAL BUILTUP AREA	75% OF TOTAL BUILTUP AREA	REQUIRED	PROVIDED
ONE CAR SPACE FOR EVERY 75 SQ.M OF FLOOR AREA	1167.09	875.32	12	13 (Includs 1 Ph)
ONE TWO WHEELER SPACE FOR EVERY 75 SQ.M OF FLOOR AREA	1167.09	875.32	12	14

SANITARY UNIT	FOR MALE PERSONNEL DESCRIPTION	PERSONS	NO. OF SHOPS	REQ.	PRO.	FOR FEMALE PERSONNEL DESCRIPTION	PERSONS	NO. OF SHOPS	REQ.	PRO.
WATER CLOSET	ONE FOR EVERY 25 PERSONS FOR A SHOP	5	9	9	9	ONE FOR EVERY 15 PERSONS FOR A SHOP	5	9	9	9
DRINKING WATER FOUNTAIN	ONE FOR EVERY 100 PERSONS								9	9
URINALS	NIL UPTO 6 PERSONS FOR A SHOP	5	-	-	-	-	-	-	-	-
WASH BASIN	ONE FOR EVERY 25 PERSONS								9	9
CLEANERS SINK	ONE PER FLOOR MINIMUM								3	3

JOINERY DETAILS

S.No	DESCRIPTION	DIMENSIONS
1	LIFT DOOR - LD	1.22 X 2.44
2	ROLLING SHUTTER - RS	2.44 X 2.44
3	DOOR - D	1.22 X 2.44
4	TOILET DOOR - TD	0.91 X 2.44
5	VENTILATOR - V	1.22 X 0.61

Er.T.THILAK RANJITH,
B.E(Civil), M.E(Str.Eng), A.M.I.E(I), C.E.(Regd.), F.I.E(I)
Registered Engineer (Grade-I)
CM/IA-AE/5456/2022/08/292
Thilakranjith@gmail.com, 9486112301

REGISTERED ENGINEER

T. VENKATASUNDARAM, M.TECH-STRUCTURE ME.,
Regd. No. E/1/2/2/2

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
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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.