Verified RealEstate™

REFERENCE
SWP/BPA/874577/2026

ISSUED
28 September 2026

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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

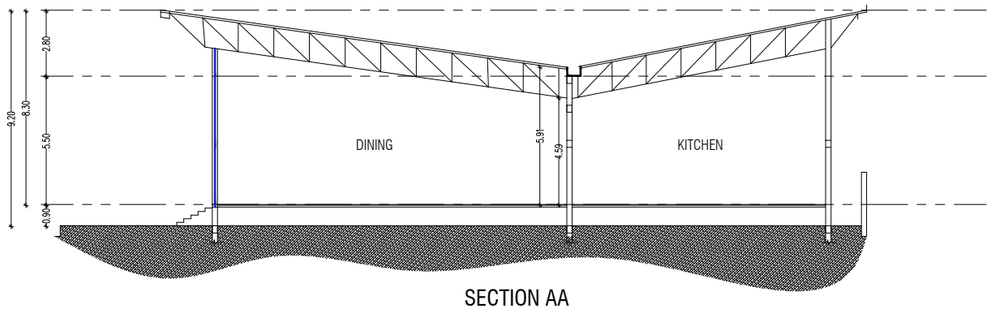
DIGITALLY VERIFIED RECORD

ONLINE APPLICATION NUMBER : SWP/BPA/0874577/2026

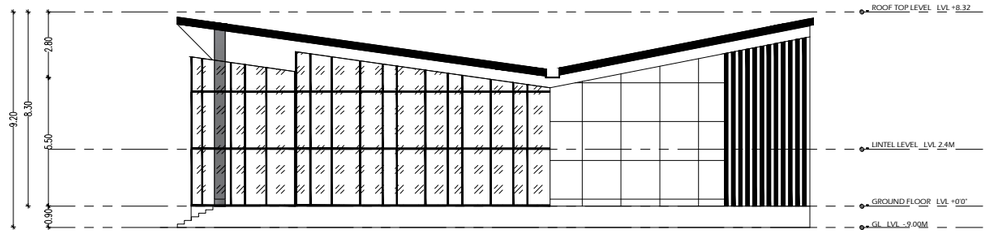
PLANNING PERMISSION COMMERCIAL BUILDING PLAN NUMBERED: SWP/B.P/M.L.P.A (CD-5) No.99/2026.

	SHEET NO : 02 / 02
SHEET : A1	SCALE - 1 : 100

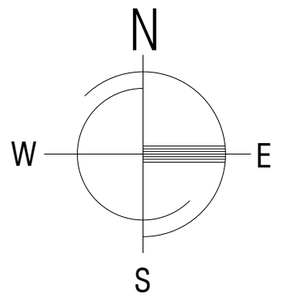
PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESTAURANT AT RAJIV GANDHI ROAD, AS PER PATTA NO .985, COMPRISED IN OLD SURVEY NO 41/1 , NEW SURVEY NO 41/1B AS PER PATTA SITUATED AT KAZHIPATTUR VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT AND BOUNDED ON THERAJIV GANDHI ROAD, AS PER PATTA NO .985, COMPRISED IN OLD SURVEY NO 41/1 , NEW SURVEY NO 41/1B AS PER PATTA SITUATED AT KAZHIPATTUR VILLAGE, THIRUPPORUR TALUK, CHENGALPATTU DISTRICT

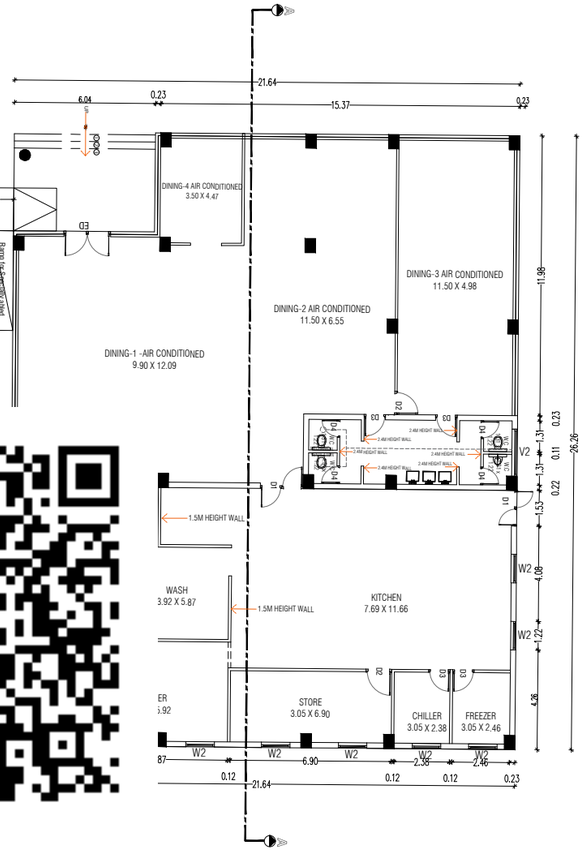


SECTION AA



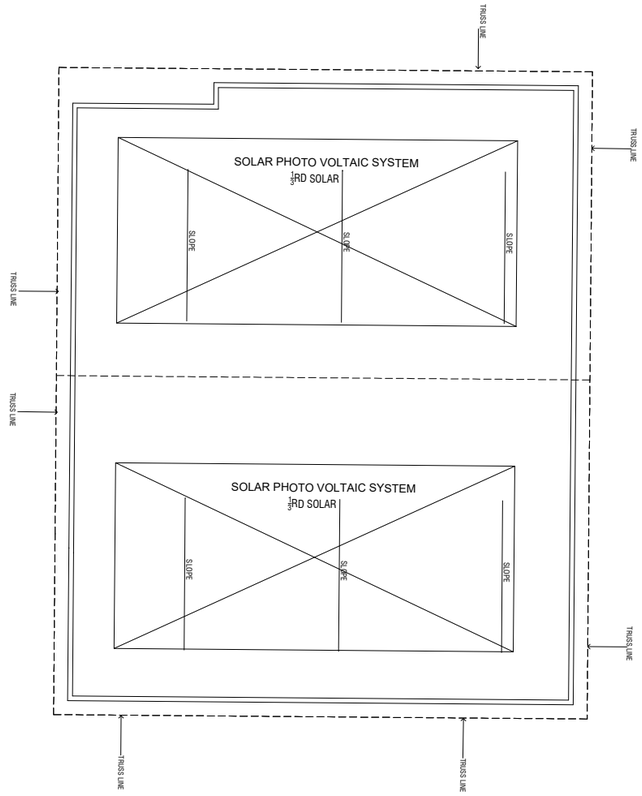
ELEVATION





GROUND FLOOR PLAN

SCALE 1.100



TERRACE FLOOR PLAN

SCALE 1.100

SPECIFICATION :-

W/R : WARDROBE
FOUNDATION: R.C.C ISOLATE FOUNDATION MIX 1:2:4
STRUCTURE: R.C.C. FRAMED COLUMNS MIX 1:2:4
SUPER STRUCTURE: FIRST CLASS BRICKS IN C.M. WITH 1:5
ROOFS: REINFORCE CEMENT CONCRETE MIX 1:2:4
PLASTERING: WALL OUTER PLASTER MIX 1:5
WALL INNER PLASTER MIX 1:4
CEILING PLASTER MIX 1:3
PAINTING: ONE COAT WHITE CEMENT PAINT & TWO
WEATHERING COURSE: PRESSED TILES / CEMENT MORTOR\
COAT COLOR CEMENT PAINT
LIME BRICK JELLY CONCRETE W.C.C.SLAB.

SCHEDULE OF JOINERY

ED	C.W.FRAME PANEL DOOR	2000 x 2400
D1	C.W.FRAME PANEL DOOR	1800 x 2400
D2	C.W.FRAME PANEL DOOR	1000 x 2400
D3	C.W.FRAME PANEL DOOR	900 x 2400
D3	C.W.FRAME PANEL DOOR	750 x 2100
OP	OPENING	
W1	C.W.GLAZED WINDOW	2400 x 2100
W2	C.W.GLAZED WINDOW	1200 x 2100
V2	LOUVERED VENTILATOR	2100 x 600

AS PER SITE AREA	2019.747 SQ.M		
AS PER FMB AREA	2150.000 SQ.M		
AS PER DOCUMENT AREA	2183.110 SQ.M		
AS PER PATTA AREA	2150.000 SQ.M		
	F.S.I	NON F.S.I	TOTAL
GROUND FLOOR	568.26	-	568.26
TOTAL	568.26	-	568.26

$$FSI = \frac{568.26}{2019.74} = 0.28$$

ANNEXURE -IV
SEE RULE .38(4)
PARKING REQUIREMENTS

REQUIRED A CAR PARKING = 568.26 X 0.75 / 100=5NOS
PROVIDED A CAR PARKING = 9 NOS
REQUIRED A TWO WHELLER =568.26 X 0.75/50 = 9 NOS
PROVIDED A TWO WHELLER = 28 NOS

ANNEXURE -X
[SEE RULE .54(2)(b)]
SANTATION REQUIREMENT
TABLE 10

DINING CAPCITY - 50 NOS
STAFF CAPCITY - 10 NOS

SANTIARY UNIT	PUBLIC		STAFF	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET (W.C)	1	1	1	1
ABLUTION TAPES	PROVIDED ONE IN EACH ALL W.C			
WASH BASINS	PROVIDED ONE IN EACH ALL W.C			
KITCHEN SINKS	PROVIDED OPEN PER EACH KITCHEN			
SERVICE SINKS	PROVIDED OPEN PER EACH KITCHEN			

COLOR INDEX :

PROPOSED

ROAD

NOTE :-

1. ALL MEASUREMENTS ARE IN METER

OWNER SIGNATURE :

STRUCTURAL ENGINEER SIGNATURE :

L. DHANODARAN, M.Tech, Structures
Chartered Engineer (M-164771-1)
CMDA Structural Engineer - Grade-1
Regd. No: SE/GR-J/19/00158
AURA ENGINEERING CONSULTANTS
48, 60th Street, 7th Avenue, Ashok Nagar,
Chennai-83, 98423 83402, 90251 74142

ARCHITECT SIGNATURE :

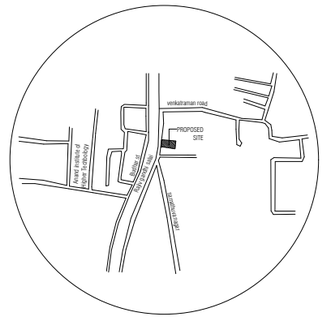
Ar. K. KARTHIKEYAN M.Arch(Gen), AIIA
Reg No. CA / 2008 / 43149
Divyan Architects & Consultants
72, 1st Floor, EB Colony, Khayanai,
Trichy - 620 023. Mob : 95249 94699

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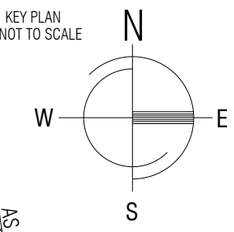
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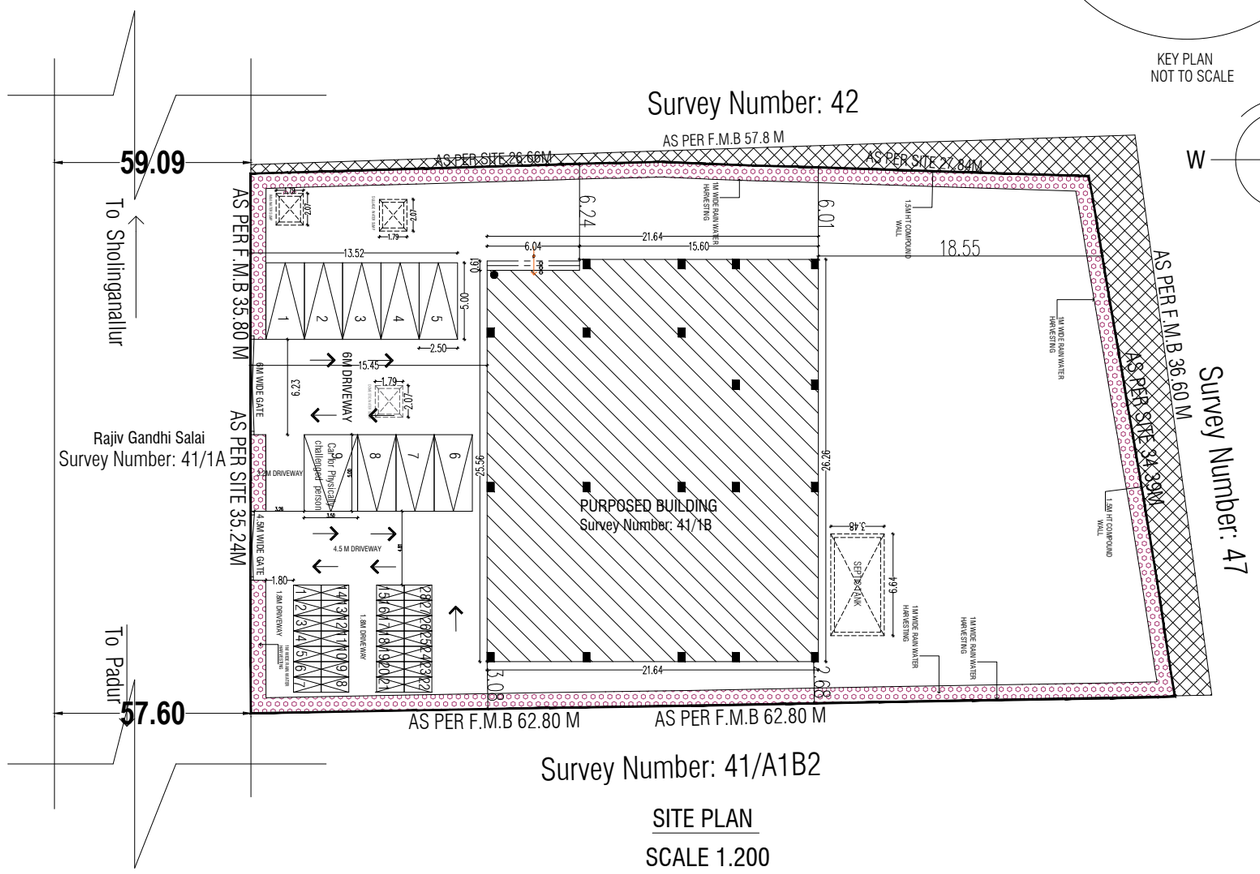
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KEY PLAN
NOT TO SCALE





SITE PLAN
SCALE 1.200

SCHEDULE OF JOINERY

ED	C.W.FRAME PANEL DOOR	2000 x 2400
D1	C.W.FRAME PANEL DOOR	1800 x 2400
D2	C.W.FRAME PANEL DOOR	1000 x 2400
D3	C.W.FRAME PANEL DOOR	900 x 2400
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LIME BRICK ,JELLY CONCRETE I/F.C.C.SLAB.

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COLOR INDEX :
PROPOSED
ROAD

NOTE :-
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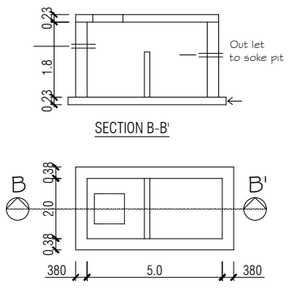
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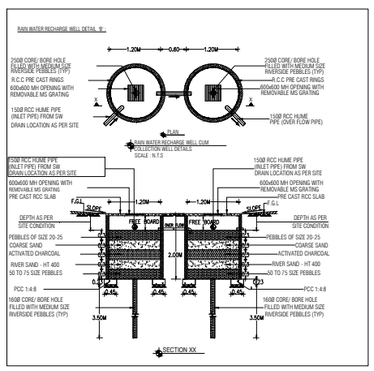
STRUCTURAL ENGINEER SIGNATURE :

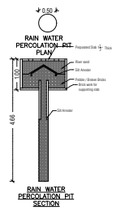
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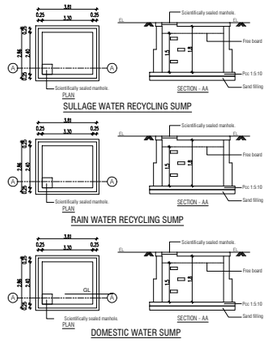
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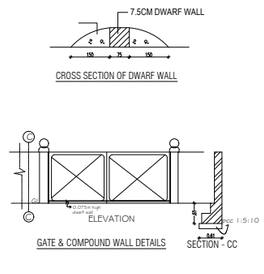
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THE LANDLENS SUITE

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

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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.