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

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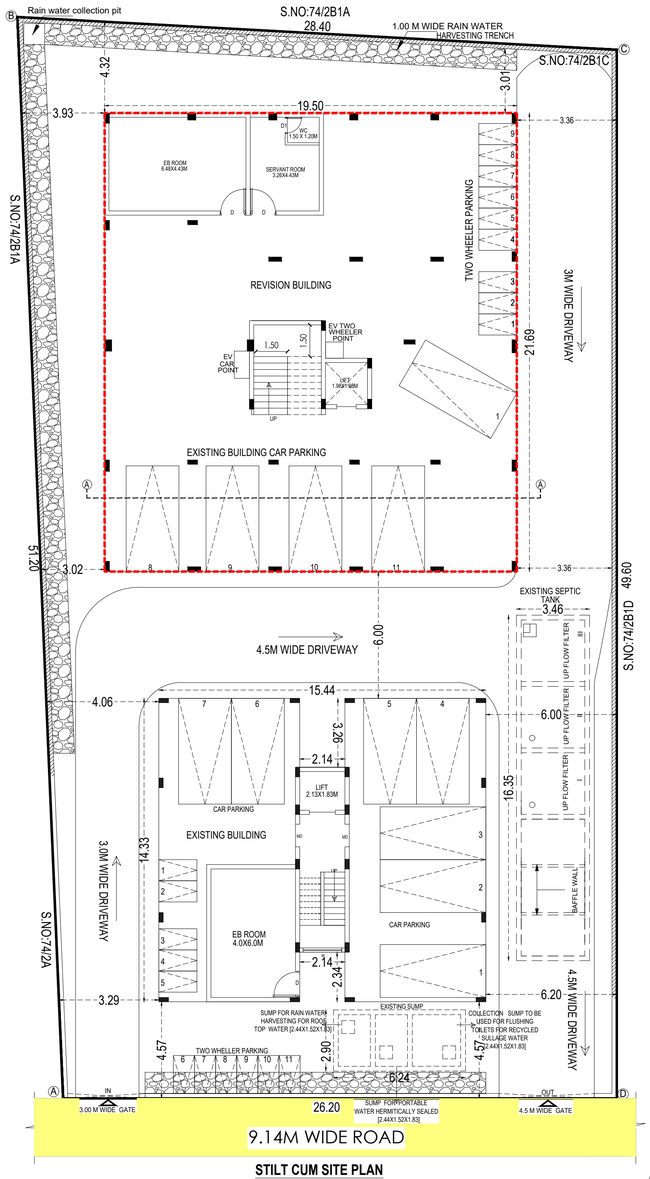
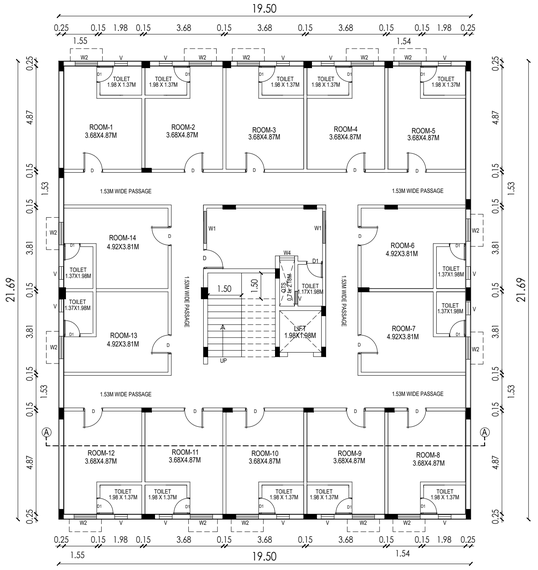
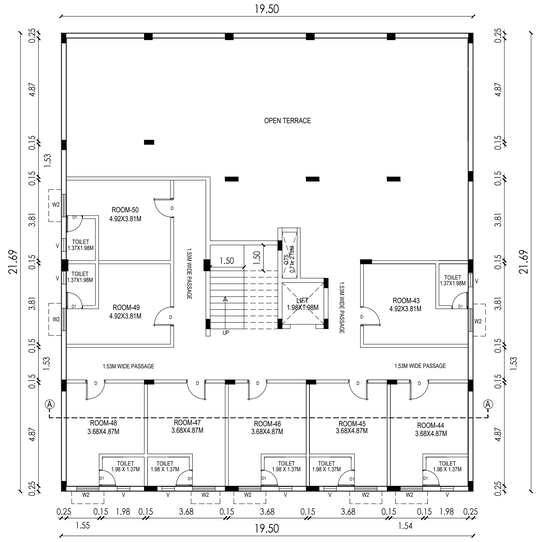


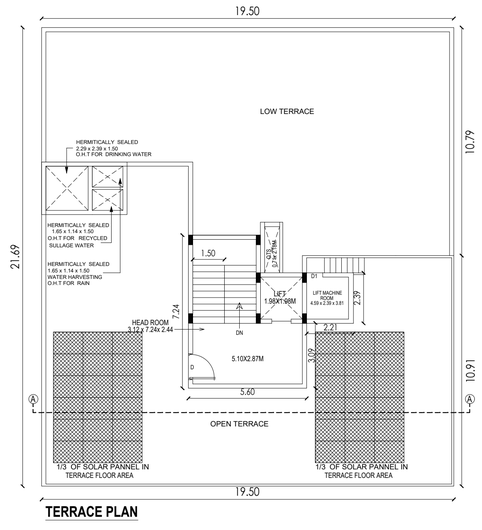
STILT CUM SITE PLAN



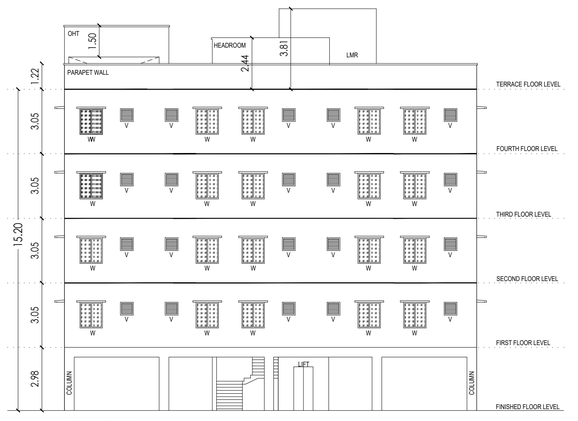
TYPICAL FLOOR PLAN I, II, III



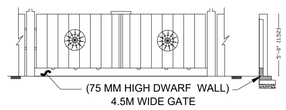
FOURTH FLOOR PLAN



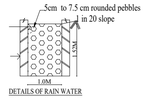
TERRACE PLAN



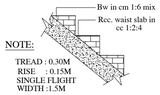
ELEVATION



DETAILS OF GATE AND COMPOUND WALL

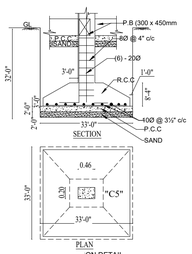


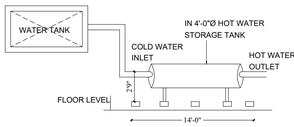
DETAILS OF RAIN WATER HARVESTING TRENCH



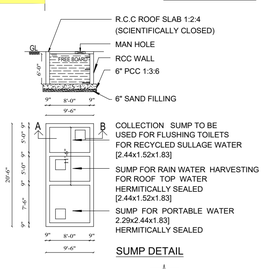
NOTE:
TREAD : 0.30M
RISE : 0.15M
SINGLE FLIGHT
WIDTH :1.5M

Stair Case Detail

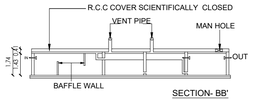




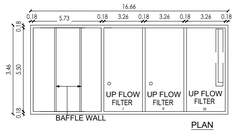
SOLAR HOT WATER SYSTEM DETAIL



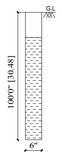
SUMP DETAIL



SECTION- BB'



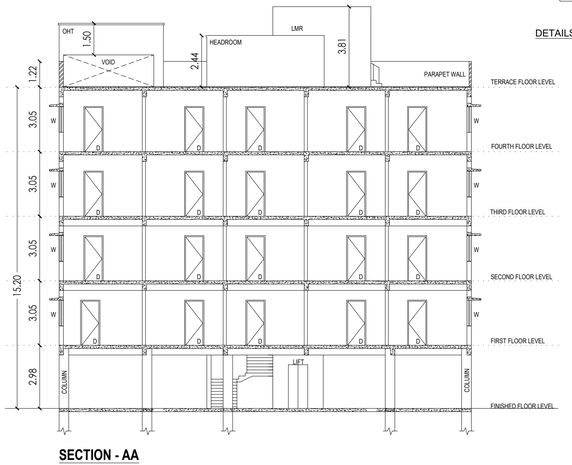
PLAN
SEPTIC TANK





KEY PLAN (NTS)

DETAIL DRAWING ARE NTS



SECTION - AA

Anjan Dhiman
OCCUPIER

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Cell : 9994168973
ARCHITECT

PLAN SHOWING REVISION ADDITIONAL HOSTEL BUILDING AT PLOT NO . 36, IN THE " CITY PARK " LAYOUT REGULARIZED VIDE NA.KA NO.151/2018/A1 DATED 13.06.2018 , REGISTRATION NO - DTCP/P/0127831/2017, COMPRISED IN S.Nos .74/2B3 & 74/2B2 AS PER PATTA NO.137,NEW S.NO.74/2B1C , SITUATED AT NO .34,EGATTUR VILLAGE , THIRUPORUR TALUK , CHENGALPET DISTRICT .

LAND EXTENT AS PER PATTA	- 1350.00	SQ.M
LAND EXTENT AS PER DOC	- 1334.45	SQ.M
LAND EXTENT AS PER SITE	- 1350.00	SQ.M

EXISTING BUILDING DETAILS

DTCP BUILDING APPROVAL NO: PP.NO: 05/2021
VIDE ROC:2647/2020. DATE: 15.02.2021

LOCAL BODY BUILDING APPROVAL NO: 593/2021. DATE: 31.08.21

DTCP C.C ROC NO:1593/2023MLPA(C.D-5).DATE:26.07.2023

EXISITING BUILDING AREA DETAILS

FLOORS	FLATS	NON FSI AREA (SQ.M)	FSI (SQ.M)	BUILTUP AREA (SQ.M)
STILT FLOOR AREA		185.31	24.00	209.31
FIRST FLOOR AREA	1 2	-	209.31	209.31
SECOND FLOOR AREA	3 4	-	209.31	209.31
THIRD FLOOR AREA	5 6	-	209.31	209.31
FOURTH FLOOR AREA	7 8	-	209.31	209.31
FIFTH FLOOR AREA	9 10	-	209.31	209.31
TOTAL AREA		185.31	1070.56	1255.88
NO OF DWELLING		= 10		

PROPOSED ADDITIONAL BUILDING DETAILS

DTCP BUILDING APPROVAL NO: PP.NO: 09/2024,
DATE: 24.01.2024

VIDE ROC: SWP/BPA/049399/2023. DATE: 02.11.2023

LOCAL BODY BUILDING APPROVAL NO: 68/2024-2025.
DATE: 24.02.25.

PROPOSED ADDITIONAL AREA DETAILS

FLOORS	NON FSI AREA (SQ.M)	FSI (SQ.M)	BUILTUP AREA (SQ.M)
STILT FLOOR AREA	352.58	70.50	423.08
FIRST FLOOR AREA	-	423.08	423.08
SECOND FLOOR AREA	-	423.08	423.08
THIRD FLOOR AREA	-	423.08	423.08
FOURTH FLOOR AREA	-	245.76	245.76
HEADROOM	31.50	-	31.50
LIFT MACHINE ROOM	11.50	-	11.50
TOTAL AREA	395.58	1585.50	1981.08

TOTAL F.S.I AREA (EXISTING+ PROPOSED) = 2656.06 SQM

TOTAL F.S.I (EXISTING+ PROPOSED) = 1.99

TOTAL NOS OF ROOM = 36

REVISION ADDITIONAL AREA DETAILS

FLOORS	NON FSI AREA (SQ.M)	FSI (SQ.M)	BUILTUP AREA (SQ.M)
STILT FLOOR AREA	352.58	70.50	423.08
FIRST FLOOR AREA	-	423.08	423.08
SECOND FLOOR AREA	-	423.08	423.08
THIRD FLOOR AREA	-	423.08	423.08
FOURTH FLOOR AREA	-	245.76	245.76
HEADROOM	31.50	-	31.50
LIFT MACHINE ROOM	11.50	-	11.50
TOTAL AREA	395.58	1585.50	1981.08

TOTAL F.S.I AREA (EXISTING + REVISION) = 2656.06 SQM

TOTAL F.S.I (EXISTING + REVISION) = 1.99

TOTAL NOS OF REVISION ROOM = 50

PARKING DETAILS

EXISTING CAR PARKING	- 11 Nos
EXISTING TWO WHEELER PARKING	- 11 Nos
PROPOSED PH. CAR PARKING	- 01 Nos
PROPOSED CAR PARKING	- 02 Nos
PROPOSED TWO WHEELER PARKING	- 09 Nos

REVISION PARKING DETAILS

VEHICLE	REQUIRED	PROVIDED
TWO WHEELER	05	09

JOINERY

D	DOOR	0.90 x 2.13
D1	DOOR	0.76 x 2.13
W	WINDOW	1.83 x 1.83
W1	WINDOW	1.22 x 1.37
V	VENTILATOR	0.61 x 0.70

COLOR INDEX

ROAD COLOR	
PROPOSED COLOR	
SITE COLOR	

SCALE 1:100

N W E S

BUILDING PLANNING PERMISSION

ROC NO: SWP/BPA/0894858/2026; DATE:10/07/2026
SCRUTINY REFERENCE NO: GNNV4FGY
DRAWING SCRUTINY REFERENCE NO: 402921-2026-BG

BUILDING PLANNING PERMISSION NO:
SWP/B.P/M.L.P.A (C.D-5) / NO:70/2026

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.