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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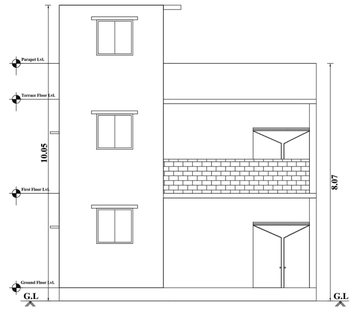
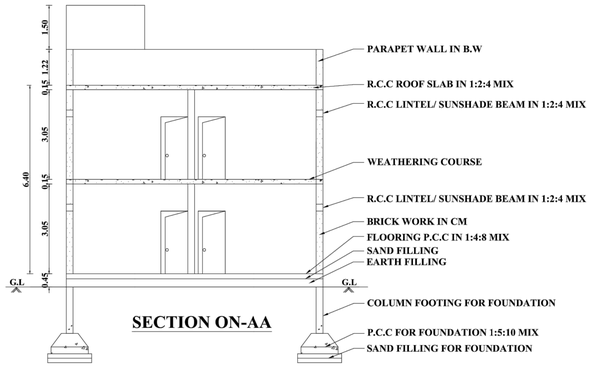
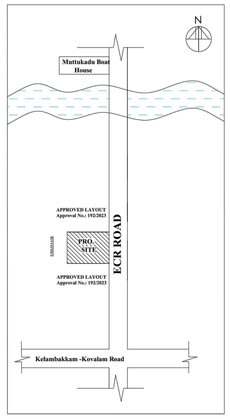


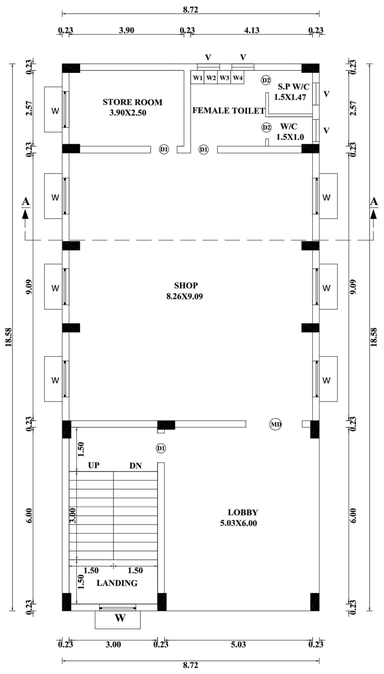
FRONT ELEVATION



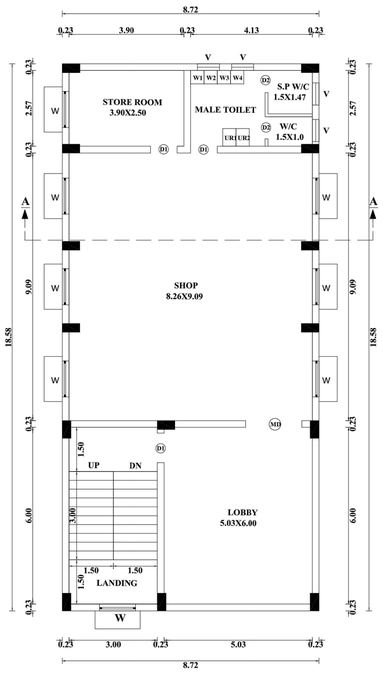
SECTION ON-AA



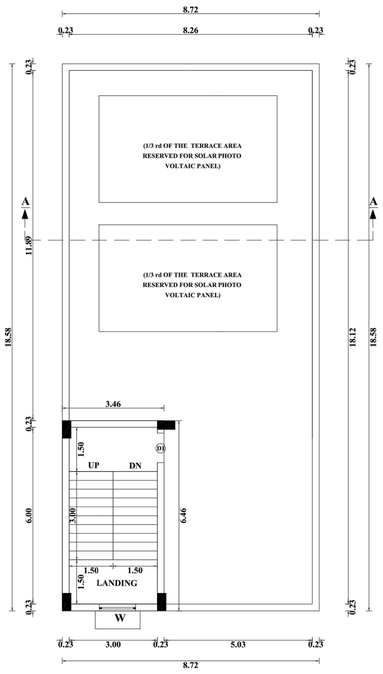
KEY PLAN
(NOT TO SCALE)



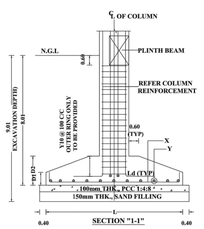
GROUND FLOOR PLAN

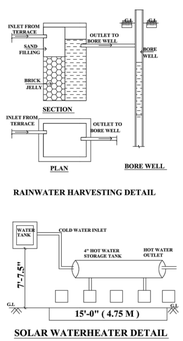


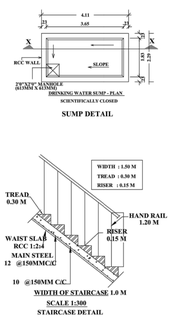
FIRST FLOOR PLAN

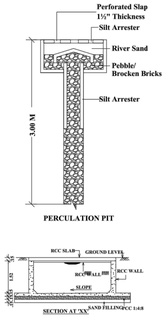


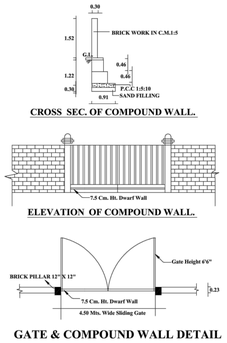
TERRACE FLOOR PLAN

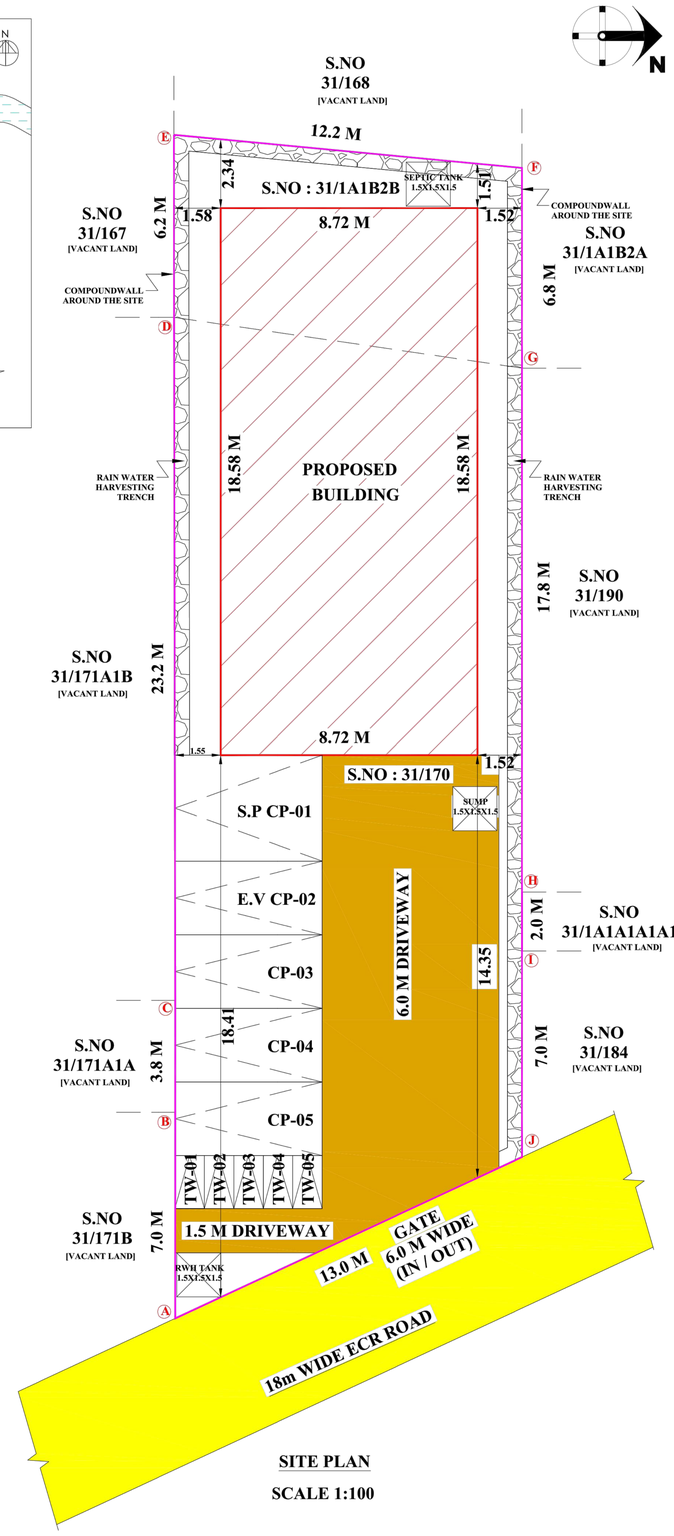












SITE PLAN

SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR COMMERCIAL SHOP BUILDING COMPRISED IN S.F.NO: 31/170, 31/1A1B2B, KANNAKADU VILLAGE, THIRUVIDANTHAI, THIRUPORUR TALUK AND CHENGALPATTU DISTRICT.

SITE EXTENT (AS PER DOCUMENT)	424.25 SQ.M (4566.63 SQ.FT)
SITE EXTENT (AS PER PATTA)	424.00 SQ.M

BUILDING AREA STATEMENT	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	BUILD UP AREA (SQ.M)
PRO - GROUND FLOOR AREA	162.02	-	162.02
PRO - FIRST FLOOR AREA	162.02	-	162.02
PRO - HEAD ROOM	-	22.35	22.35
TOTAL AREA =	324.04	22.35	346.39
FLOOR SPACE INDEX	324.04/424		0.76
PLOT COVERAGE	(162.02/424) X 100		38.21 %

SPECIFICATION :

FOUNDATION : RCC 1:11/2:3 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 1:11/2:3(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 : 9" 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.

JOINERY DETAILS		
D1	DOOR	0.90 X 2.10
D2	DOOR	0.75 X 2.10
D3	DOOR	1.20 X 2.10
D4	DOOR	1.80 X 2.10
W1	WINDOW	0.91 X 1.37
W2	WINDOW	0.61 X 1.22
W3	WINDOW	1.22 X 1.22
V	VENTILATOR	0.61 X 0.61
LD	LIFT DOOR	1.22 X 2.10

COLOUR INDEX

EXISTING ROAD
PROPOSED BUILDING
EXISTING BUILDING
SITE BOUNDARY
VEHICULAR DRIVEWAY

ALL THE DIMENSIONS ARE IN METER

MECHANICAL VENTILATION & FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

PARKING REQUIREMENTS

DESCRIPTION	SIZE	REQUIRED	PROVIDED
CAR PARKING SLOTS			
NORMAL CAR	2.5 x 5.0	03 Nos	03 Nos
D.ABLED CAR	3.6 x 5.0	01 Nos	01 Nos
E.V CAR	2.5 x 5.0	01 Nos	01 Nos
		05 Nos	05 Nos
TWO WHEELER PARKING SLOTS			
NORMAL T.WHEELER	1.0 x 1.8	03 Nos	03 Nos
D.ABLED T.WHEELER	1.0 x 1.8	01 Nos	01 Nos
E.V T.WHEELER	1.0 x 1.8	01 Nos	01 Nos
		05 Nos	05 Nos

SANITATION REQUIREMENTS	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
W/C WITH ABLUTION TAP	01	01	03	03
URINAL	01	-	04	-
WASH BASINS	02		08	
BATHS	-		-	
DRINKING WATER FOUNTAINS	01		01	
CLEANERS SINK	03		03	

APPLICANT:

APPLICANT NAME : Mrs. P. SEETHA LAKSHMI W/O. Mr. P. BALAJI

REGISTERED ENGINEER

A.LOKESH, B.E.,
REGISTERED ENGINEER GRADE-II (DTCP)
TVLR/RE/Gr-II/2024/04/003
CNA PLANNERS
No: 1, Tirumal Complex, (Opp.Bus Depot)
Periyar Nagar, Arakkonam Road,
Tiruttani - 631 209. Cell: 7010574392

STRUCTURAL ENGINEER

A.RAJAN, M.E.,(STRUCTURE)
REGISTERED GRADE-1
DTCP STRUCTURAL ENGINEER
REG.No. CGLDIST/SE/Gr-1/2023/10/007
BSC CONSULTANTS
KODUNGAIYUR, CHENNAI-118.
MOB.: +91-88070 78990

OFFICE USE ONLY:

ONLINE TECHNICAL APPROVAL DETAILS
ONLINE APPLICATION NO : SWP/BPA/833697/2026
ONLINE SCRUTINY REF. NO : TZSZAUNP
APPROVAL NO : SWP/B.P/M.L.P.A (CD-5) No.90/2026

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.