Verified RealEstate™

REFERENCE
SWP/BPA/919904/2026

ISSUED
13 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 105/4B

Kaaranai, Vandalur taluk

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

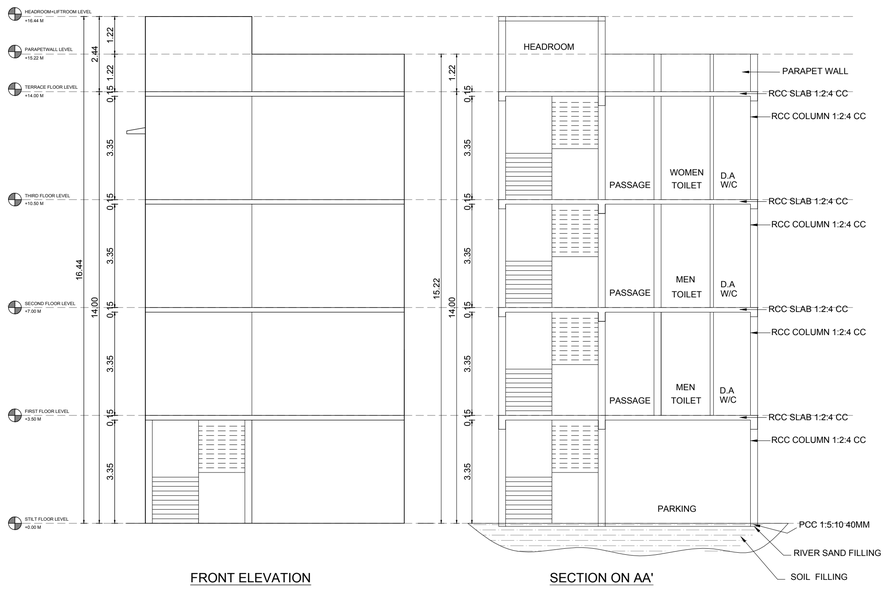
The approval as the planning authority issued it, reproduced in full behind this page.

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

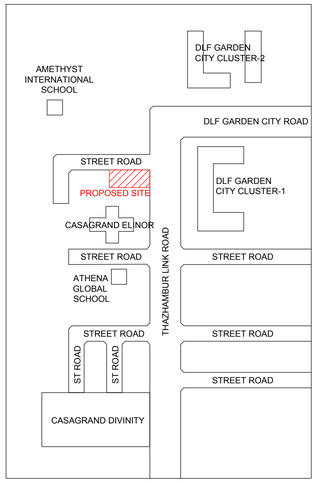
hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

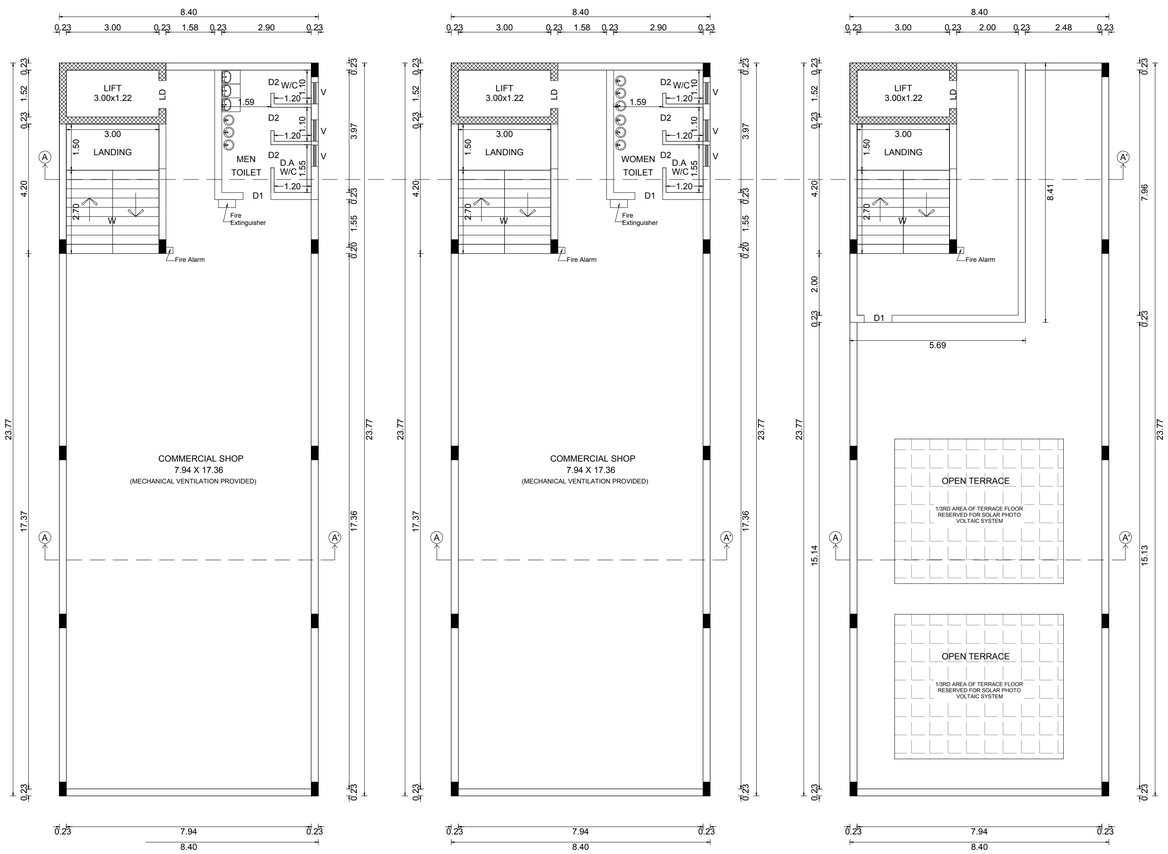


FRONT ELEVATION

SECTION ON AA'



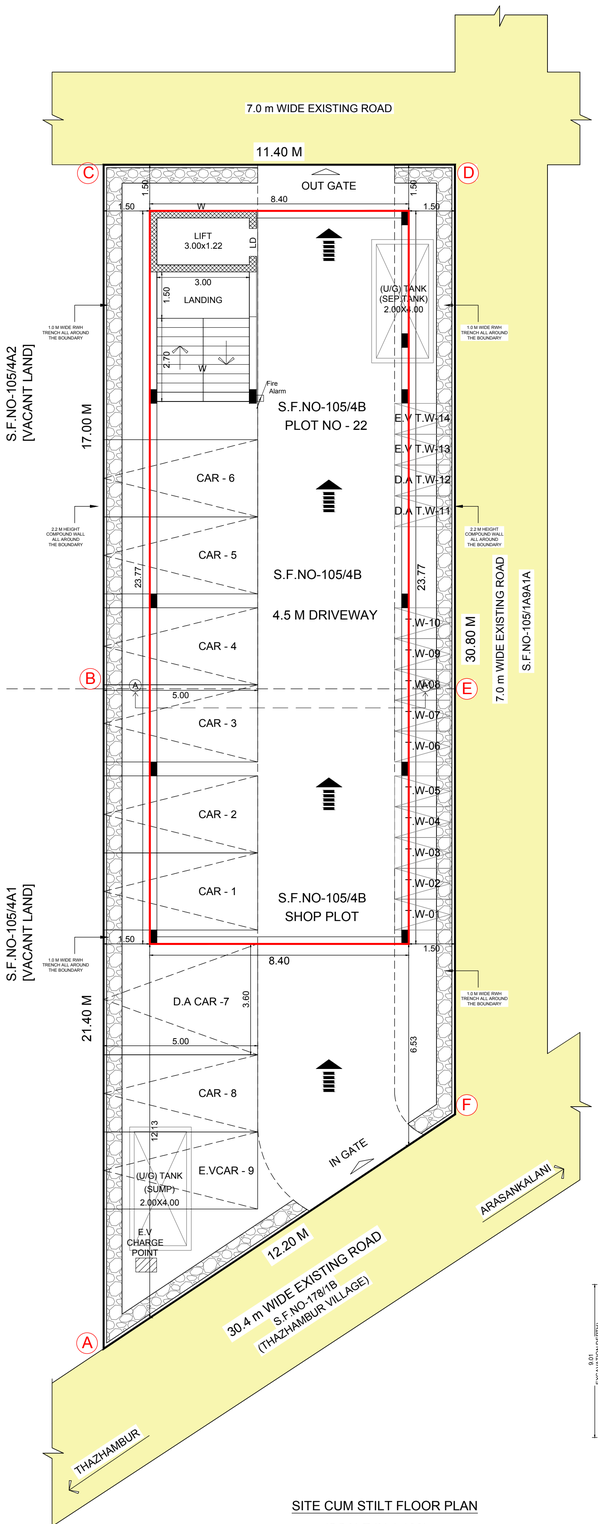
KEY PLAN
(NOT TO SCALE)



AL FLOOR PLAN
ECOND FLOOR PLAN)

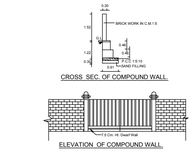
THIRD FLOOR PLAN

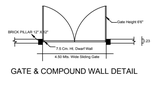
TERRACE FLOOR PLAN



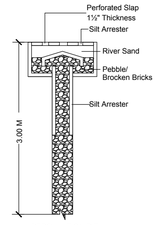
SITE CUM STILT FLOOR PLAN

(SCALE IN 1:100)

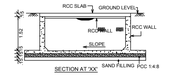


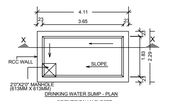


GATE & COMPOUND WALL DETAIL

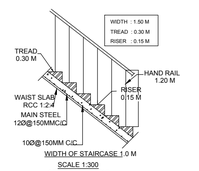


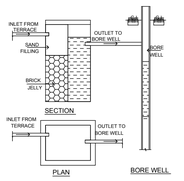
PERCULATION PIT

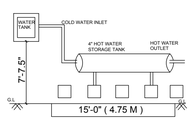




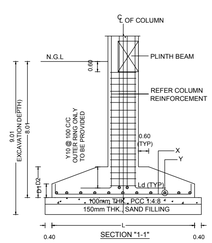
SUMP DETAIL







SOLAR WATERHEATER DETAIL



PLAN SHOWING FOR AMALGAMATION OF PLOT NO.22 AND SHOP PLOT IN (DAFFODIL GARDEN) APPROVAL NO : 3/2006 AND THE PROPOSED CONSTRUCTION OF STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR COMMERCIAL BUILDING (SHOPS) COMPRISED IN PLOT NO - 22 & SHOP PLOT, DAFFODIL GARDEN, KAARANAI VILLAGE, IN S.F.NO: 105/4B, KAARANAI VILLAGE, THAZHAMBUR PANCHAYAT, VANDALUR TALUK & CHENGALPATTU DISTRICT.

ONLINE APPLICATION NO : SWP / BPA / 919904 / 2026
ONLINE SCRUTINY REF. NO : 8JF89TBK

EXTENT OF THE SITE (AS PER DOCUMENT)		377.13 SQ.M (4058 SQ.FT)	
EXTENT OF THE SITE (AS PER PATTA)		377.00 SQ.M	
EXTENT OF THE SITE (AS PER SITE)		377.00 SQ.M	
BUILDING AREA STATEMENT	F.S.I AREA (SQ.M)	NON F.S.I AREA (SQ.M)	BUILD UP AREA (SQ.M)
PRO - STILT FLOOR AREA	-	199.67	199.67
PRO - FIRST FLOOR AREA	199.67	-	199.67
PRO - SECOND FLOOR AREA	199.67	-	199.67
PRO - THIRD FLOOR AREA	199.67	-	199.67
PRO - HEAD ROOM + LIFT ROOM AREA	-	47.85	47.85
TOTAL AREA =	599.01	247.52	846.53
FLOOR SPACE INDEX	599.01/ 377		1.59
PLOT COVERAGE	(199.67/377) X 100		52.96 %

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 1:3INSIDE & OUTSIDE WALLS ARE PLASTERING WITH CM 1:4.
PAINTING : WHITE WASHING WITH TWO COATS OVER THE ONE COAT OF PRIMER FOR CEILLING.
COLOUR : WASHINGWITH TWO COATS OVERONE COAT OF PRIMER FOR ALL WALLS.

JOINERY DETAILS			COLOUR INDEX
D1	DOOR	0.75 x 2.10	EXISTING ROAD
D2	DOOR	0.90 X 2.10	PROPOSED BUILDING
D3	DOOR	1.20 X 2.10	SITE BOUNDARY
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	

North:

MECHANICAL VENTILATION & FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

ALL THE DIMENSIONS ARE IN METER

PARKING REQUIREMENTS
Table (2) - Shops/Shopping Centres/Departmental Stores/Super Markets - (b) Panchayat Limit

Parking Calculation:
(Where the prescriptions are based on the total Floor Space Index (FSI) area, the number of car/two wheeler parking spaces required shall be calculated for 75% of the total plinth area in the buildings.)
Total FSI Area = 199.67 + 199.67 + 199.67 = 599.01sq.m
75% FSI Area = 599.01 x 0.75 = 449.25 sq.m
in this provisions (10% will be differently-abled people and another 10% will be Electrical Vehical)

Requirement = 1 car space and 1 Two wheeler space for every 75 sq.m or part thereof excluding the first 75 sq.m

Number of car and two wheeler parking spaces = 75% of the fsi area / 75 = 449.25 / 75 = 5.99 = 6 nos (Required)

DESCRIPTION	REQUIRED (General cars(80%) (C.A car(10%),E.V car(10%)),	PROVIDED (General cars(80%) (C.A car(10%),E.V car(10%)),
CAR	04 + 01 + 01 = 09 nos	07 + 01 + 01 = 09 nos
TWO WHEELER	04 + 01 + 01 = 09 nos	10 + 02 + 02 = 14 nos

SANITATION REQUIREMENTS
Table (1) - Shops and Commercial Office

Note: Number of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1: 1 may be assumed.

Sl No:	DESCRIPTION	REQUIRED		PROVIDED	
		Male	Female	Male	Female
1.	Water closet: one for every 25 persons or part thereof, exceeding 10 (including employees and customers). For female personnel 1 for every 15 persons or part thereof, exceeding 10.	02	02	03	03
2.	Drinking Water Fountain: One for every 100 persons with a minimum of one on each floor.	04	04	04	04
3.	Wash Basin: One for every 25 persons or part thereof.	04	04	04	04
4.	Urinals: Nil up to 6 persons; 1 for 7-20 persons; 2 for 21-45 persons; 3 for 46-70 persons; 4 for 71-100 persons; From 101 to 200 add at the rate of 3%; For over 200 persons add at the rate of 2.5%.	04	-	04	-
5.	Cleaners' Sink: One per floor minimum, preferably in or adjacent to sanitary rooms.	04	04	04	04

APPLICANTS:

(1) MR.S. SAMBANDAM KARTHIKEYAN (2) MRS.C.MADHUMATHI

REGISTERED ENGINEER

Er. P. PRASANNA, B.E., (Civil)
GOVT. REGISTERED ENGINEER GRADE-III
REG.NO-IE-Gr-II/JUN/2025/003
JJB ENGINEERS
No.228/2, OST Road, Venbakkam, Chengalpattu- 603111
Email: jjcadcdcpt@gmail.com, prasannaprs02@gmail.com
Contact: 9587297975, 9094804440

STRUCTURAL ENGINEER

Er. N. SOWNDHARYA, M.E.,(Structural)
GOVT. REGISTERED STRUCTURAL ENGINEER GRADE-I
REG.NO-CCLDIST/RSE-Gr-I/2026/01/001
JJB ENGINEERS
No.228/2, OST Road, Venbakkam, Chengalpattu- 603111
Email: jjcaddcpt@gmail.com,sownshrya1710@gmail.com
Contact: 9943781739, 9094804440

CONSTRUCTION ENGINEER

Er.S.THULASIRAM, B.E., (Civil)
GOVT. REGISTERED CONSTRUCTION ENGINEER
REG.NO-CCLDIST/RCE/2026/01/003
JJB ENGINEERS
No.228/2, OST Road, Venbakkam, Chengalpattu-603111
Email: jjcaddcpt@gmail.com, thulasiram166@gmail.com
Contact: 8122271233, 9094804440

BUILDING TECHNICAL APPROVAL
Online Application No : SWP / BPA / 919904 / 2026
Online Scrutiny Ref. No : 8JF89TBK
SITE BOUNDARY SHOWN AS "A - F"
SWP/Commercial Building/B.P./MLPA(CD-5)No.118 / 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

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.