PP APPROVAL RECORD

Planning Permission

Survey 115/2B

Athivakkam, Maduranthagam 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

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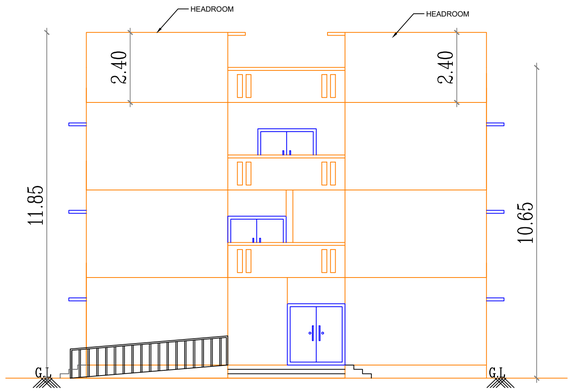
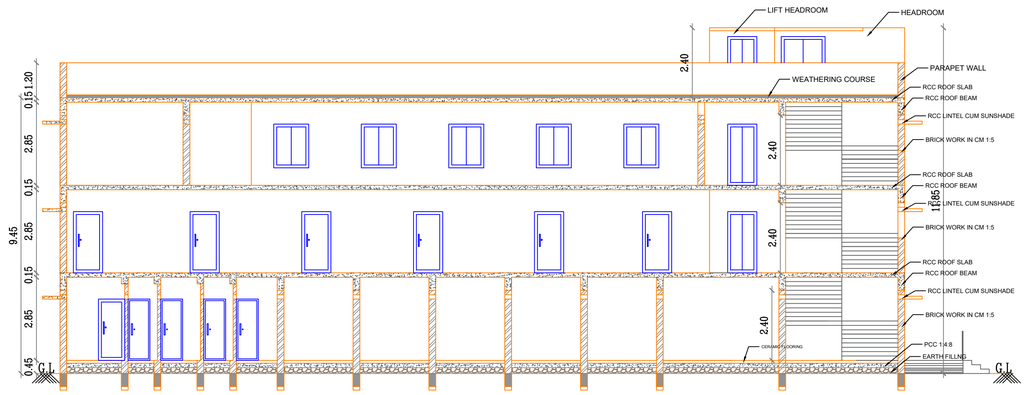
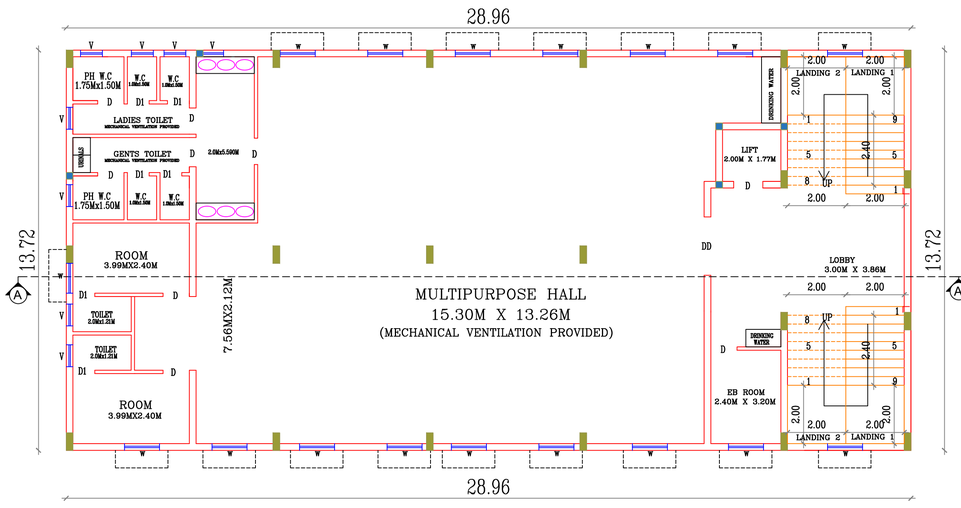


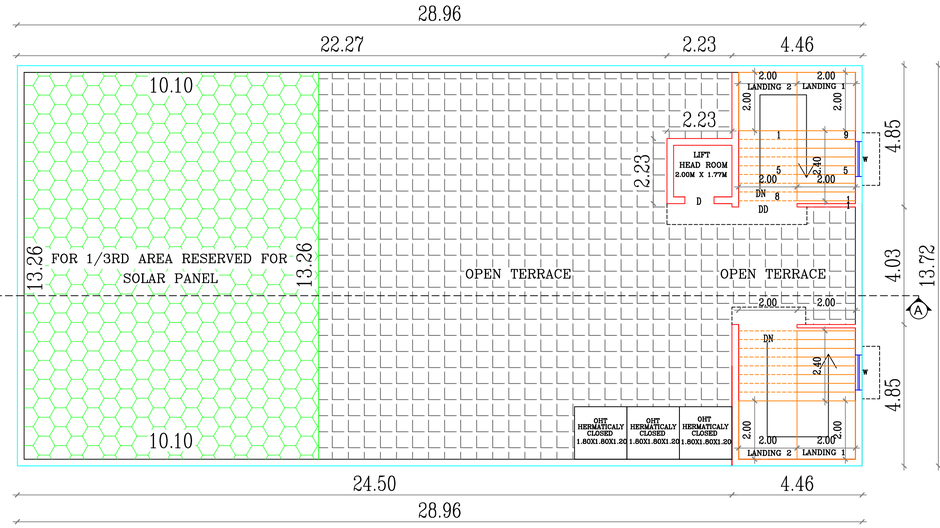
FRONT ELEVATION (EAST SIDE)



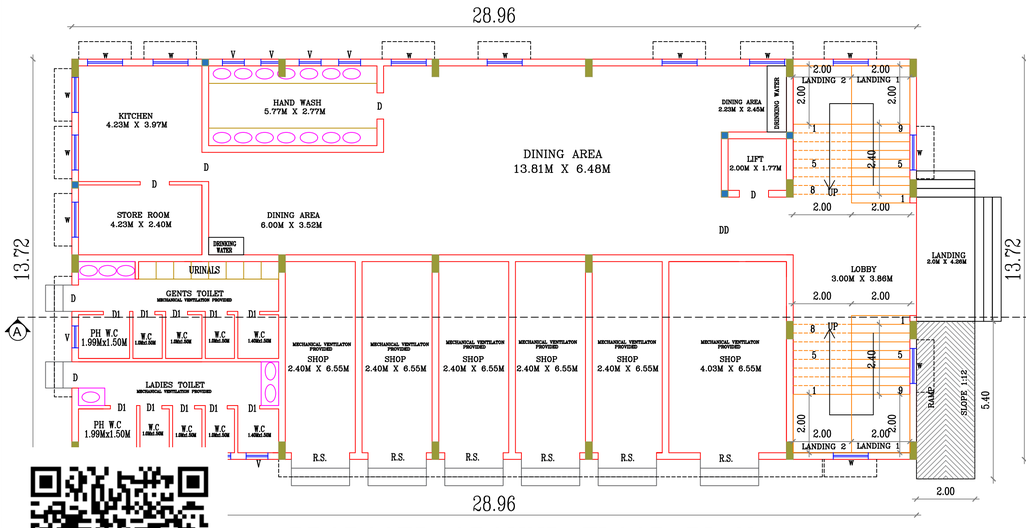
SECTION ON A-A



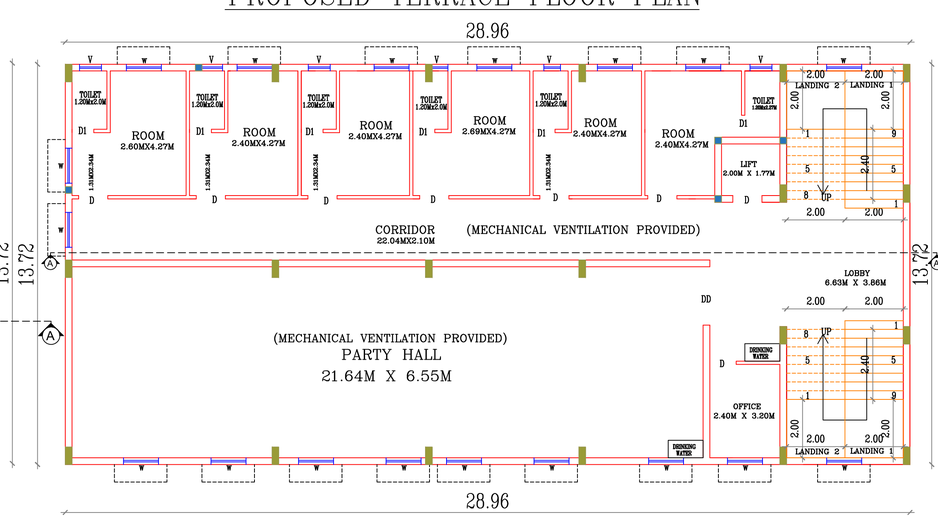
PROPOSED SECOND FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

BUILDING TECHNICAL APPROVAL:-

ONLINE SWP APPLICATION NO:SWP/BPA/0933198/2026
SCRUNITY REFERENCE NO:DEWB302Z
SITE BOUNDARY SHOWN AS "A to D"
BUILDING TECHNICAL APPROVAL NO:
SWP/ COMMERCIAL BUILDING/ A.D./ D.T.C.P (CD3) No.107/2026.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR & SECOND FLOOR RCC COMMERCIAL SHOP BUILDING AND KALYANA MANDAPAM BUILDING IN S.NO.115/2B, AS PER PATTA NO.517, OF V.NO.170 ATHIVAKKAM VILLAGE, KEEZHKANDAI PANCHAYAT, MADURANTHAKAM PANCHAYAT UNION, MADURANTHAKAM TALUK, CHENGALPATTU DISTRICT.

SHEET: 2 of 2

N W E S

APPLICANT NAME: Mr.A.SAKTHIVEL S/O Mr.ARUMUGAM

SCALE 1: 100

CATEGORY OF BUILDING: "COMMERCIAL SHOP AND KALYANA MADNAPAM BUILDLING"

DRAWING TITLE: PROPOSED GROUND, FIRST & SECOND FLOOR PLAN & AND FRONT ELEVATION AND SECTION PLAN

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER PATTA EXTENT : 2835.00 SQ.M
SITE AREA AS PER DOCUMENT : 2832.53 SQ.M
(Numbered as A to D)

BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
	PROPOSED BUILDING DETAILS:			
1	GROUND FLOOR	397.33	-	397.33
2	FIRST FLOOR	397.33	-	397.33
3.	SECOND FLOOR	397.33	-	397.33
4.	TERRACE FLOOR (HEAD ROOM AREA)	48.23	-	48.23
	TOTAL	1240.22	-	1240.22

TOTAL FSI AREA = 1240.22

FLOOR SPACE INDEX = $\frac{1240.22}{2832.53}$ = 0.437

PLOT COVERAGE = $\frac{1240.22}{2832.53}$ X 100 = 43.78%

PARKING CALCULATION :

CAR PARKING(Shop Area) -130.66 SQ.M/75 SQ.M = 1.74 Nos
TWO WHEELER PARKING(shop Area) - 130.66 SQ.M/75 SQ.M = 1.74 Nos
CAR PARKING(Kalyana mandapam) - 794.66 SQ.M/50 SQ.M = 15.89 Nos
TWO WHEELER PARKING(Kalyana mandapam) - 794.66 SQ.M/50 SQ.M =15.89 Nos
Car PARKING(Residency Area) - 200.98 SQ.M/100 SQ.M = 2.00 Nos
Car PARKING(Residency Area) - 1 no/10 Rooms = 0.6 Nos
TWO WHEELER PARKING(Residency area) - 200.98 SQ.M/50 SQ.M =4.01 Nos

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	21 NOS	23 NOS
CPH PARKING	2 NOS	3 NOS
TWO WHEELER PARKING	18 NOS	30 NOS
EV CAR PARKING POINT	2 NOS	4 NOS
EV TWO WHEELER PARKING	2 NOS	5 NOS
PH TWO WHEELER PARKING	2 NOS	5 NOS

COLOUR INDEX : REFERENCE :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

SANITATION REQUIREMENTS FOR SHOPS

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET With ABULTION TAP	1	1	1	1
URINAL	1	-	1	-
DRINKING WATER FOUNTAIN	1	1	1	1

WORKER DETAILS :- PROPOSED Nos OF WORKERS FOR SHOP - 30, (Male - 20 Nos) & (Female-10 Nos)

MEMBER COUNT DETAILS :-

PROPOSED Nos OF MEMBERS for KALYANA MANDAPAM - 200, (Male - 100 Nos) & (Female-100 Nos)

PROPOSED Nos OF MEMBERS for MULTIPURPOSE HALL - 200, (Male - 100 Nos) & (Female-100 Nos)

SANITATION REQUIREMENTS FOR KALYANA MANDAPAM AND MULTIPURPOSE HALL

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET With ABULTION TAP	1	4	5	5
URINAL	4	-	9	-
WASH BASIN	1	1	13	13
DRINKING WATER FOUNTAIN	4		6	

JOINERY SCHEDULE

DD	2.00x2.10m	Double Door	D1	0.76x2.13m	Aluminium Steel Door
D	0.90x2.10m	Aluminium Steel Door	D2	0.76x2.10m	Aluminium Steel Door
W	1.20x1.20m	Aluminium Steel Window	V1	0.75x0.60m	Ventilator
R.S	2.00x1.20m	Rolling shutter	ALL ROOMS MECHANICAL VENTILATION PROVIDED		

APPLICANT SIGNATURE :- Mr.A.SAKTHIVEL S/o Mr.ARUMUGAM

M. KADIRVELU, M.E.,M.Sc(V).,M.I.E.,
F.I.V.,LL.B.,LL.M.,Cr & FS.,IBBI (Valuer)
DTCP REGISTERED STRUCTURAL ENGINEER GRADE -II(SE)
REGISTRATION No.CGL DIST /SE/Gr-II /
2024 / 01 / 001 DTCP
Kamaraj Nagar, Perungalathur.

STRUCTURAL ENGINEER SIGNATURE :-

Er.K.E.VIGNESHWARA, B.E.M.Sc.(VALUER),C.Engg(I)
KMC CONSTRUCTIONS
CHARTERED CIVIL ENGINEER
DTCP REGISTERED ENGINEER GRADE II
REG NO: CGLDIST/RE/Gr-II/2024/09/008
No: 96/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
CELL: 7200529511

REGISTERED ENGINEER SIGNATURE :-

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR & SECOND FLOOR RCC COMMERCIAL SHOP BUILDING AND KALYANA MANDAPAM BUILDING IN S.NO.115/2B, AS PER PATTA NO.517, OF V.NO.170 ATHIVAKKAM VILLAGE, KEEZHKANDAI PANCHAYAT, MADURANTHAKAM PANCHAYAT UNION, MADURANTHAKAM TALUK, CHENGALPATTU DISTRICT.

SHEET: 1 of 2

N W E S

APPLICANT NAME: Mr.A.SAKTHIVEL S/O Mr.ARUMUGAM

SCALE 1: 100

CATEGORY OF BUILDING: "COMMERCIAL SHOP AND KALYANA MADNAPAM BUILDING"

DRAWING TITLE: PROPOSED SITE PLAN

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER PATTA EXTENT : 2835.00 SQ.M
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EV TWO WHEELER PARKING	2 NOS	5 NOS
PH TWO WHEELER PARKING	2 NOS	5 NOS

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SANITATION REQUIREMENTS FOR SHOPS

DESCRIPTION	REQUIRED		PROVIDED	
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WATER CLOSET With ABULTION TAP	1	1	1	1
URINAL	1	-	1	-
DRINKING WATER FOUNTAIN	1	1	1	1

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MEMBER COUNT DETAILS :-

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SANITATION REQUIREMENTS FOR KALYANA MANDAPAM AND MULTIPURPOSE HALL

DESCRIPTION	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSET With ABULTION TAP	1	4	5	5
URINAL	4	-	9	-
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APPLICANT SIGNATURE :- Mr.A.SAKTHIVEL S/o Mr.ARUMUGAM

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No: 96/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
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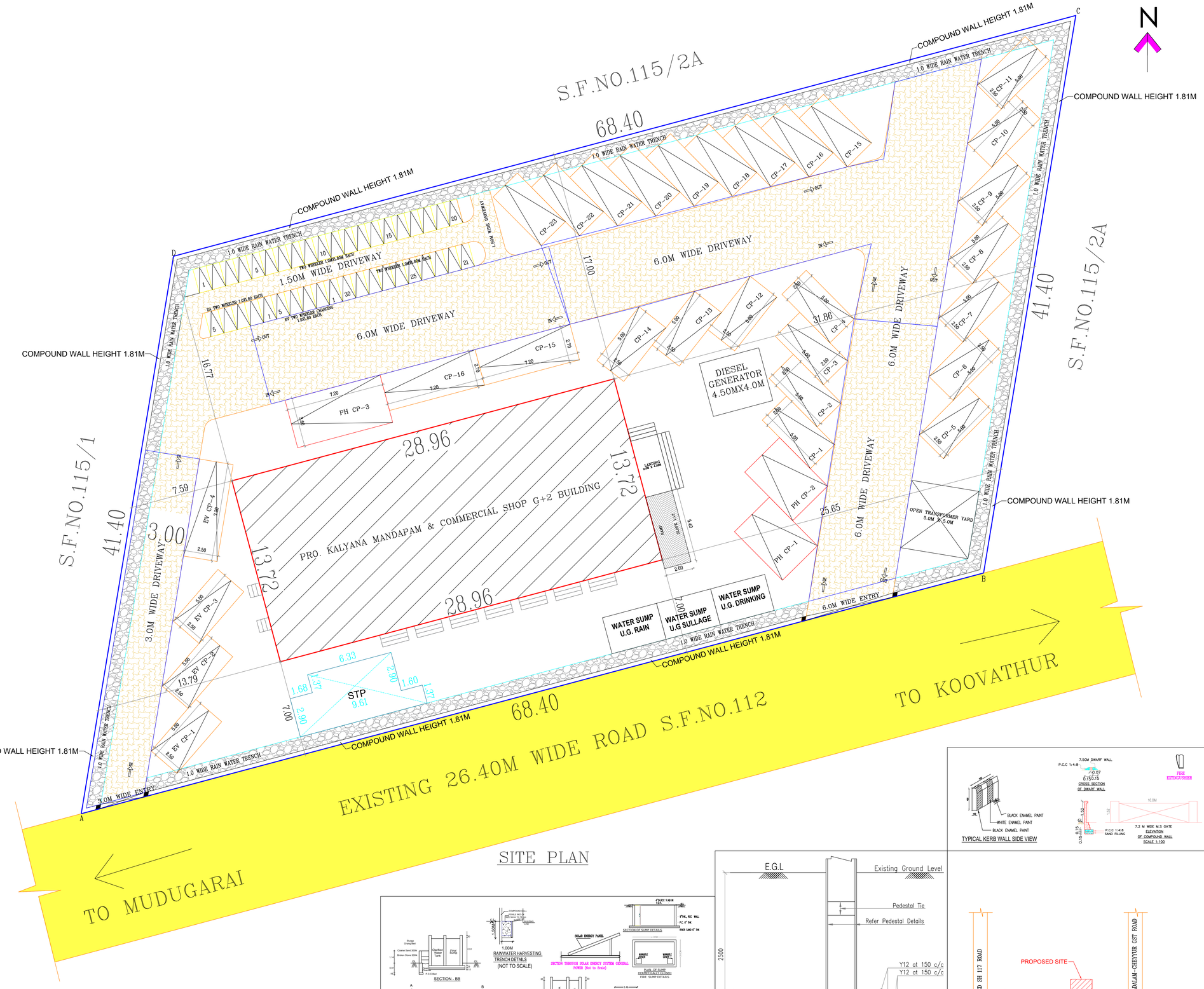

SITE PLAN

BUILDING TECHNICAL APPROVAL:-

ONLINE SWP APPLICATION NO:SWP/BPA/0933198/2026
SCRUNITY REFERENCE NO:DEWB302Z
SITE BOUNDARY SHOWN AS "A to D"
BUILDING TECHNICAL APPROVAL NO:
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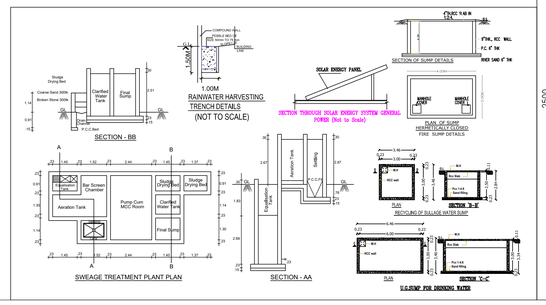

C.S. of Footing F1
Size 2000 x 3000

KEY PLAN
(NOT TO SCALE)

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.