PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

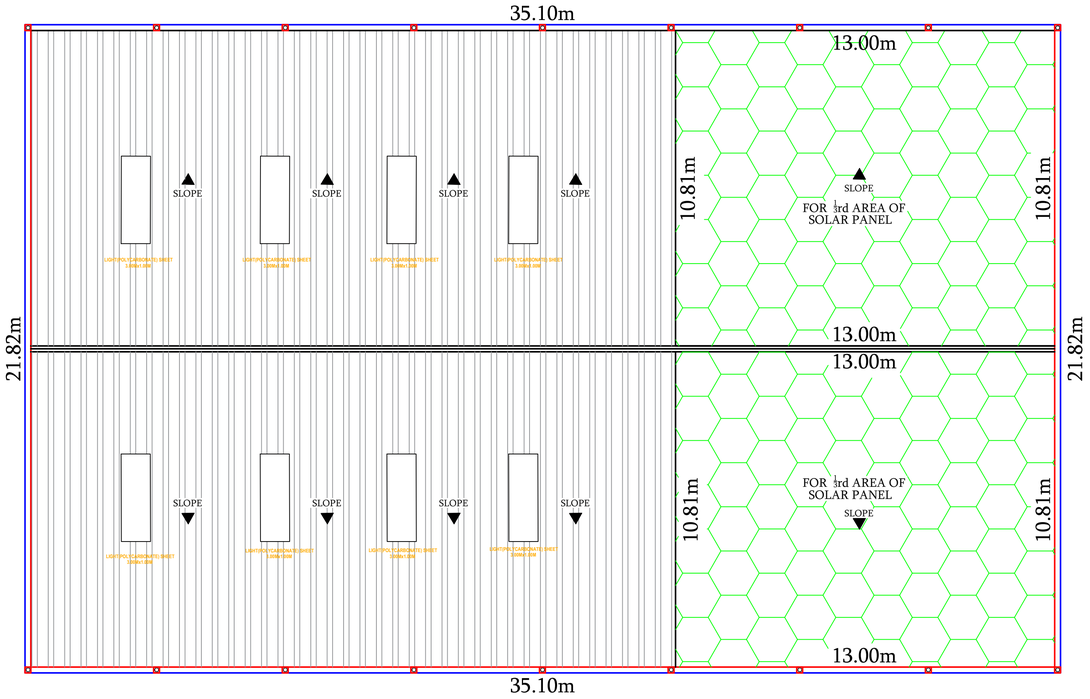
ISSUING AUTHORITY
DTCP

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

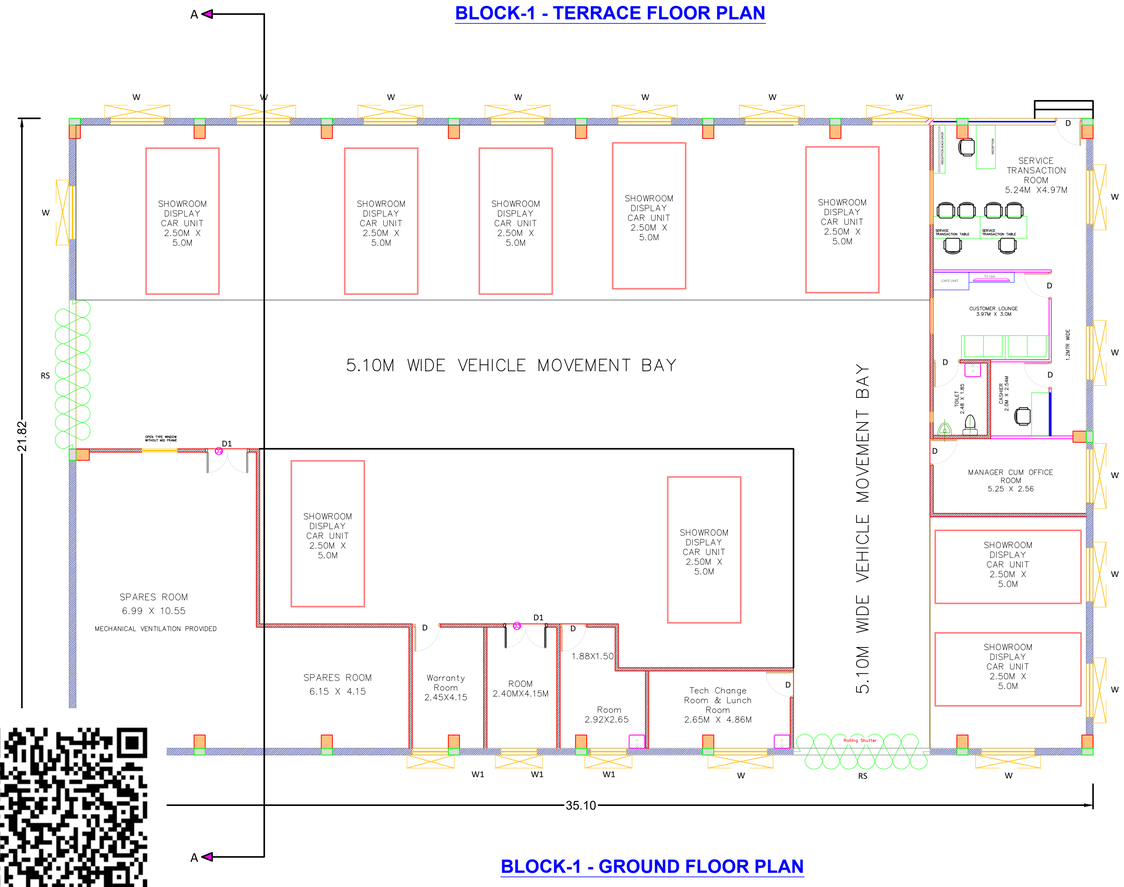
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

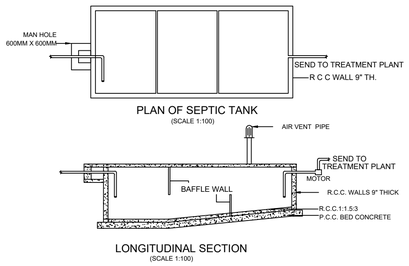
hello@verified.realestate
+91 9996 12 9996
verified.realestate

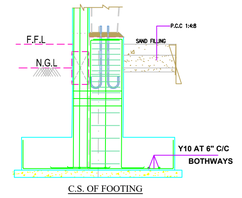


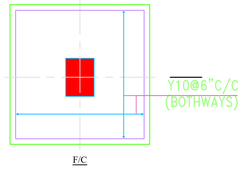
BLOCK-1 - TERRACE FLOOR PLAN

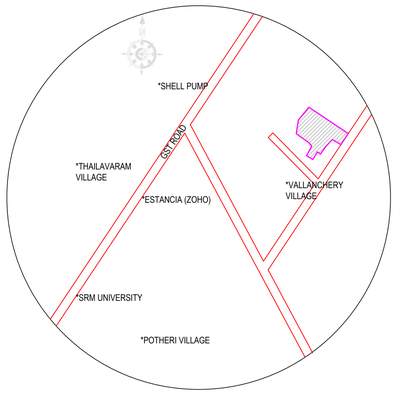


BLOCK-1 - GROUND FLOOR PLAN



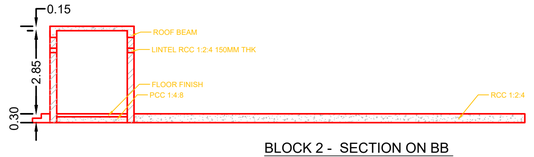


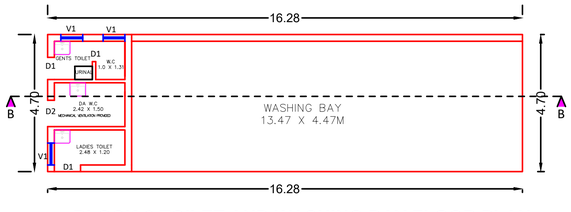




KEY PLAN
N.T.S







BLOCK-2 TOILET AND WASHING BAY FLOOR PLAN

BUILDING TECHNICAL APPROVAL DETAILS:
ONLINE SWP APPLICATION NO: SWP/BPA/0937944/2026
SCRUNITY REFERENCE NO: SWGYCB3Q
SITE BOUNDARY SHOWN AS "A to P"
BUILDING TECHNICAL APPROVAL NO:
SWP/Commercial Building/A.D./D.T.C.P(CD3) No. 86/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL AUTOMOBILE SHOWROOM AND SERVICE CENTER BUILDING WITH GROUND FLOORS AT S.NO: 12/9, 12/12, 18/2B2, 18/2B3, 18/3C OF VALLANCHERRY VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

SHEET: 2 of 2

N W E S

APPLICANT NAME: Mr.N.KAMARAJ & Mrs.D.MALATHI

SCALE 1: 100

CATEGORY OF BUILDING: "COMMERCIAL BUILDING"
COMMERCIAL PURPOSE DETAILS:-
AUTOMOBILE SHOWROOM AND SERVICE CENTER

DRAWING TITLE:
PROPOSED SITE PLAN DRAWING

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 1937.00 SQ.M
SITE AREA AS PER PATTA EXTENT : 1937.00 SQ.M
(Numbered as A to P)

PROPOSED BUILTUP AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	BLOCK -1 (COMMERCIAL) GROUND FLOOR	765.88	-	765.88
2	BLOCK -2 GROUND FLOOR	76.52	-	76.52
	TOTAL	842.40	-	842.40

TOTAL FSI AREA = 842.40
FLOOR SPACE INDEX = 842.40 / 1937.00 = 0.43

PARKING CALCULATION :

CAR PARKING - 842.40 SQ.M/100 SQ.M = 8.42 Nos

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	9 NOS	9 NOS
CPH PARKING	1 NOS	1 NOS
EV CHARGING CAR PARKING	1 NOS	1 NOS

COLOUR INDEX :
PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SANITATION REQUIREMENTS

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 - 15, (Male - 10 Nos) & (Female-5 Nos)

JOINERY SCHEDULE

RS	5.00x5.00m	Steel Rolling Shutter	D1	0.90x2.13m	Aluminium Steel Door
RS-1	3.00x5.00m	Steel Rolling Shutter	D2	0.76x2.13m	Aluminium Steel Door
W	2.00x1.20m	Aluminium Steel Window	DD	2.10x2.13m	Double Door
W1	1.80x1.20m	Aluminium Steel Window	V1	0.75x0.60m	Ventilator
D	1.20x2.13m	Aluminium Steel Door	ALL ROOMS MECHANICAL VENTILATION PROVIDED		

SPECIFICATIONS:

FOUNDATION : Using R.C.C in M30(footing) upto 2.40m deep.
Super Structure : R.C.C Framed structure in M25 Concrete, Brick Work in C.M 1:5 Pre Engg. Building.
Roof : R.C.C in M25 Grade/ Galvalume Roof.
Flooring : Vacuum Dewatered/ Marble/ Granite/ Kota Flooring.
Finishes : Interior and exterior in emulsion paint over cement Plastering.
Weathering course : Using brick Jelly lime concrete and a layer of Weathering tiles.

APPLICANT NAME: Mr.N.KAMARAJ & Mrs.D.MALATHI

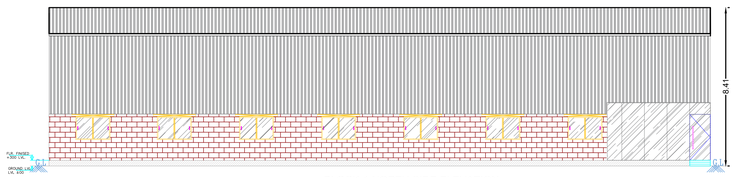
APPLICANT SIGNATURE :-

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.

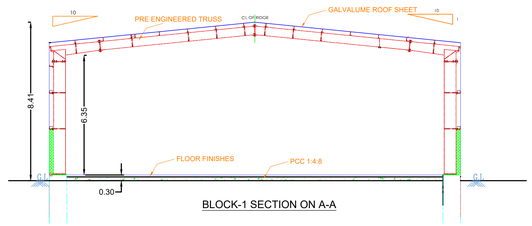
STRUCTURAL ENGINEER SIGNATURE :-

Er.K.E.VIGNESHWARA, B.E.M.Sc (VALUER),C.Eng(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

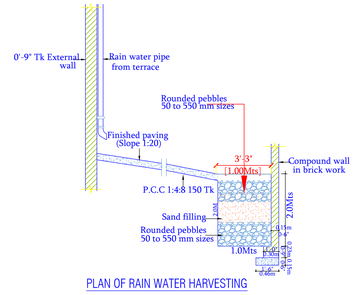
REGISTERED ENGINEER SIGNATURE :-



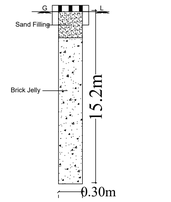
BLOCK-1 NORTH SIDE ELEVATION



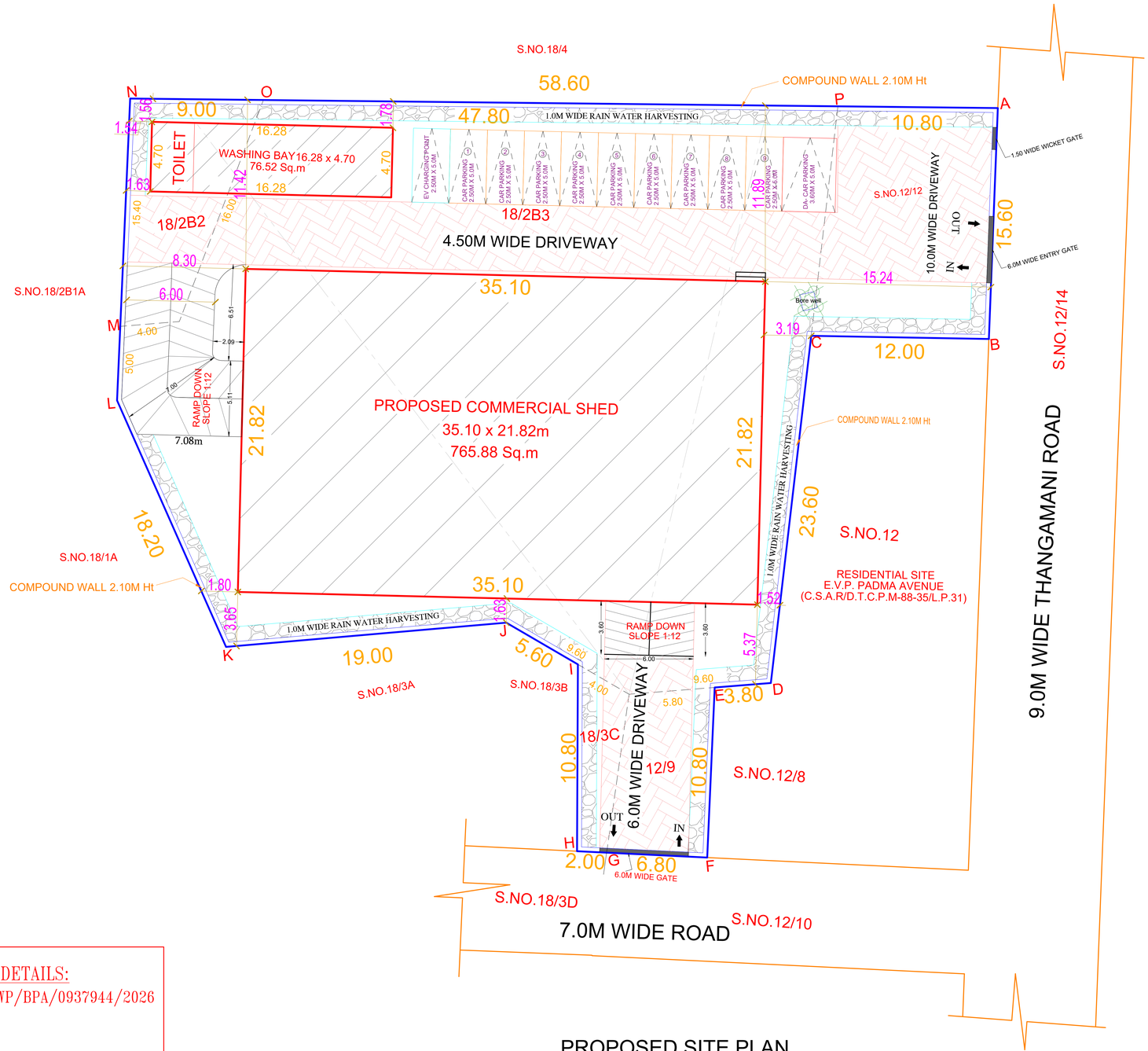
BLOCK-1 SECTION ON A-A



PLAN OF RAIN WATER HARVESTING



RAIN WATER STORAGE



PROPOSED SITE PLAN

BUILDING TECHNICAL APPROVAL DETAILS:
ONLINE SWP APPLICATION NO: SWP/BPA/0937944/2026
SCRUNITY REFERENCE NO: SWGYCB3Q
SITE BOUNDARY SHOWN AS "A to P"
BUILDING TECHNICAL APPROVAL NO:
SWP/Commercial Building/A.D./D.T.C.P(CD3) No. 86/2026

PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL AUTOMOBILE SHOWROOM AND SERVICE CENTER BUILDING WITH GROUND FLOORS AT S.NO: 12/9, 12/12, 18/2B2, 18/2B3, 18/3C OF VALLANCHERRY VILLAGE, MARAIMALAI NAGAR MUNICIPALITY, CHENGALPATTU TALUK, CHENGALPATTU DISTRICT.

SHEET: 1 of 2

N W E S

APPLICANT NAME: Mr.N.KAMARAJ & Mrs.D.MALATHI

SCALE 1: 100

CATEGORY OF BUILDING: "COMMERCIAL BUILDING"

COMMERCIAL PURPOSE DETAILS:-

AUTOMOBILE SHOWROOM AND SERVICE CENTER

DRAWING TITLE:
PROPOSED SITE PLAN DRAWING

NOTE : ALL DIMENSIONS AREA IN METRE

AREA STATEMENT DETAILS

SITE AREA AS PER DOCUMENT : 1937.00 SQ.M
SITE AREA AS PER PATTA EXTENT : 1937.00 SQ.M
(Numbered as A to P)

PROPOSED BUILTUP AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
1	BLOCK -1 (COMMERCIAL) GROUND FLOOR	765.88	-	765.88
2	BLOCK -2 GROUND FLOOR	76.52	-	76.52
	TOTAL	842.40	-	842.40

TOTAL FSI AREA = 842.40

FLOOR SPACE INDEX = 842.40 / 1937.00 = 0.43

PARKING CALCULATION :

CAR PARKING - 842.40 SQ.M/100 SQ.M = 8.42 Nos

DESCRIPTION	REQUIRED	PROVIDED
CAR PARKING	9 NOS	9 NOS
CPH PARKING	1 NOS	1 NOS
EV CHARGING CAR PARKING	1 NOS	1 NOS

COLOUR INDEX :

PROPOSED
BOUNDARY
ROAD
DRIVEWAY

REFERENCE :

SANITATION REQUIREMENTS

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 - 15, (Male - 10 Nos) & (Female-5 Nos)

JOINERY SCHEDULE

RS	5.00x5.00m	Steel Rolling Shutter	D1	0.90x2.13m	Aluminium Steel Door
RS-1	3.00x5.00m	Steel Rolling Shutter	D2	0.76x2.13m	Aluminium Steel Door
W	2.00x1.20m	Aluminium Steel Window	DD	2.10x2.13m	Double Door
W1	1.80x1.20m	Aluminium Steel Window	V1	0.75x0.60m	Ventilator
D	1.20x2.13m	Aluminium Steel Door	ALL ROOMS MECHANICAL VENTILATION PROVIDED		

SPECIFICATIONS:

FOUNDATION : Using R.C.C in M30(footing) upto 2.40m deep.
Super Structure : R.C.C Framed structure in M25 Concrete, Brick Work in C.M 1:5 Pre Engg. Building.
Roof : R.C.C in M25 Grade/ Galvalume Roof.
Flooring : Vacuum Dewatered/ Marble/ Granite/ Kota Flooring.
Finishes : Interior and exterior in emulsion paint over cement Plastering.
Weathering course : Using brick Jelly lime concrete and a layer of Weathering tiles.

APPLICANT NAME: Mr.N.KAMARAJ & Mrs.D.MALATHI

APPLICANT SIGNATURE :-

M. KADIRVELU, M.E.,M.Sc(V).,M.I.E.,
F.I.V.,L.L.B.,LL.M.,Cr & FS.,IEBI (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: 98/55A, ANNAI INDIRA GANDHI SALAI,
KANCHIPURAM - 631 502.
CELL: 7200529511

REGISTERED ENGINEER SIGNATURE :-

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.