PP APPROVAL RECORD

Planning Permission

Survey 55/53 and 3 more

Polachery, Vandalur taluk

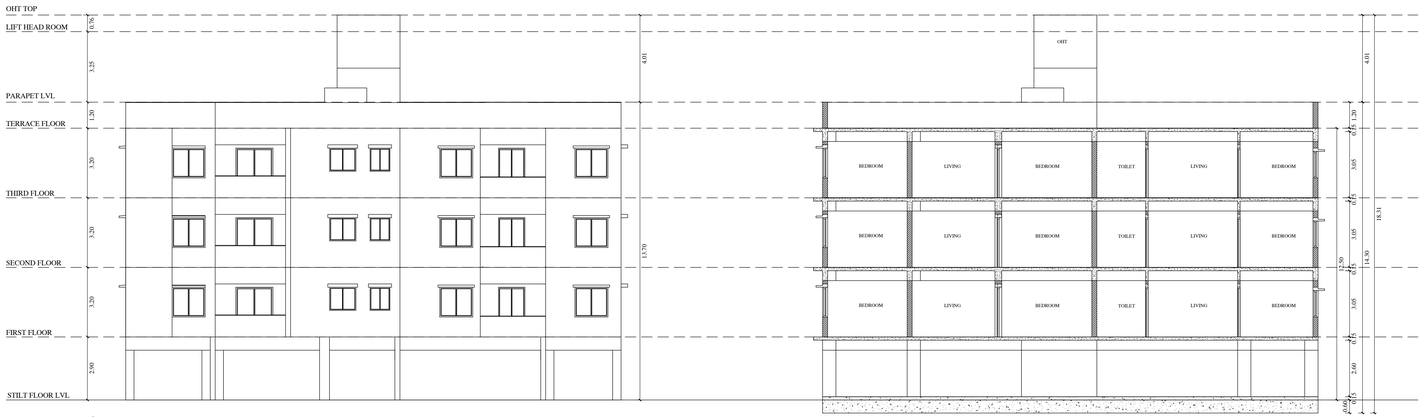
Chengalpattu district, Tamil Nadu

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.



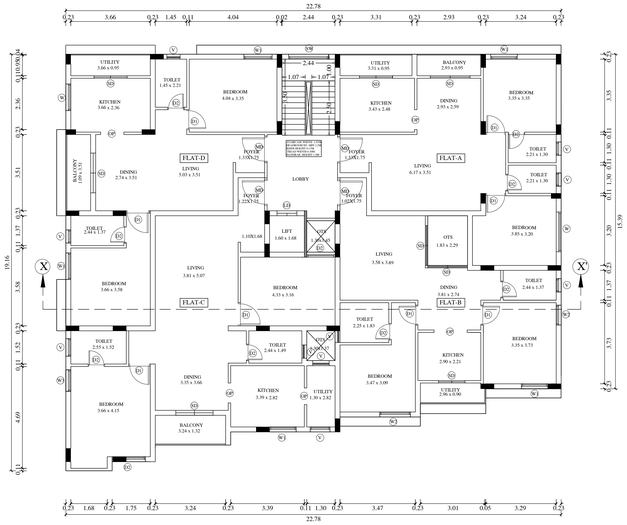
FRONT ELEVATION

CROSS SECTION ON XX'

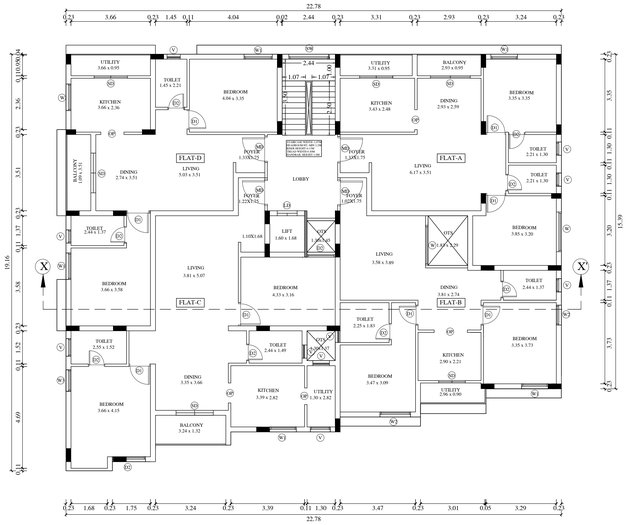
UNIT AREA & PARKING STATEMENT

FLOOR NAME	FLOOR NO.	DWELLING NAME	UNIT NO	DWELLING UNIT/PLINTH AREA(SQ.M)	BELOW 50 SQ.M	50 TO 75 SQ.M	75 TO 100 SQ.M		ABOVE 100 SQ.M
					TWO WHEELER	TWO WHEELER	TWO WHEELER	CAR	CAR
					(Nil)	(1 T.W space for every 1 dwelling unit)	(1 T.W space for every 1 dwelling unit)	(1 Car space for every 2 dwelling unit)	(1 Car space for every 1 dwelling unit)
STILT FLOOR									
FIRST FLOOR	1	A	1	83.24	-	-	1	1/2	-
	1	B	2	82.41	-	-	1	1/2	-
	1	C	3	107.84	-	-	-	-	1
	1	D	4	88.50	-	-	1	1/2	-
	COMMON AREA			25.54	-	-	-	-	-
	SUB TOTAL (i)			383.37	0	0	3	1 1/2	1
SECOND FLOOR	2	A	5	83.74	-	-	1	1/2	-
	2	B	6	77.75	-	-	1	1/2	-
	2	C	7	107.84	-	-	-	-	1
	2	D	8	88.50	-	-	1	1/2	-
	COMMON AREA			25.54	-	-	-	-	-
	SUB TOTAL (ii)			383.37	0	0	3	1 1/2	1
THIRD FLOOR	3	A	9	83.74	-	-	1	1/2	-
	3	B	10	77.75	-	-	1	1/2	-
	3	C	11	107.84	-	-	-	-	1
	3	D	12	88.50	-	-	1	1/2	-
	COMMON AREA			25.54	-	-	-	-	-
	SUB TOTAL (iii)			383.37	0	0	3	1 1/2	1
	GRAND TOTAL (i+ii+iii)			1154.29	0	0	9	5	3

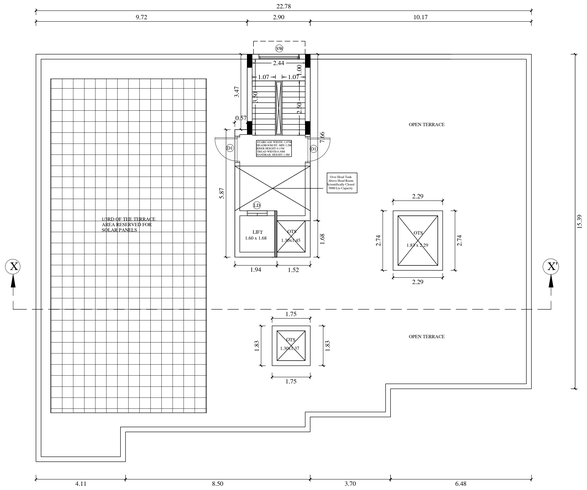
	REQUIRED		PROVIDED	
	TWO WHEELER	CAR	TWO WHEELER	CAR
GENERAL PARKING SLOTS	6	5	10	10
10 % OF DIFFERENTLY ABLED PARKING SLOTS	1	1	1	1
10 % OF ELECTRICAL VEHICAL PARKING SLOTS	1	1	1	1
10 % OF VISITOR PARKING SLOTS	1	1	1	1
TOTAL PARKING SLOTS	9	8	13	13



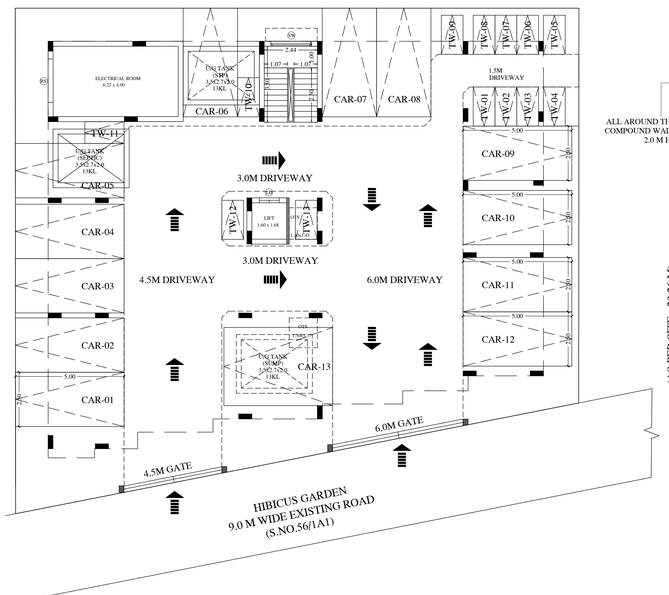
FIRST FLOOR PLAN



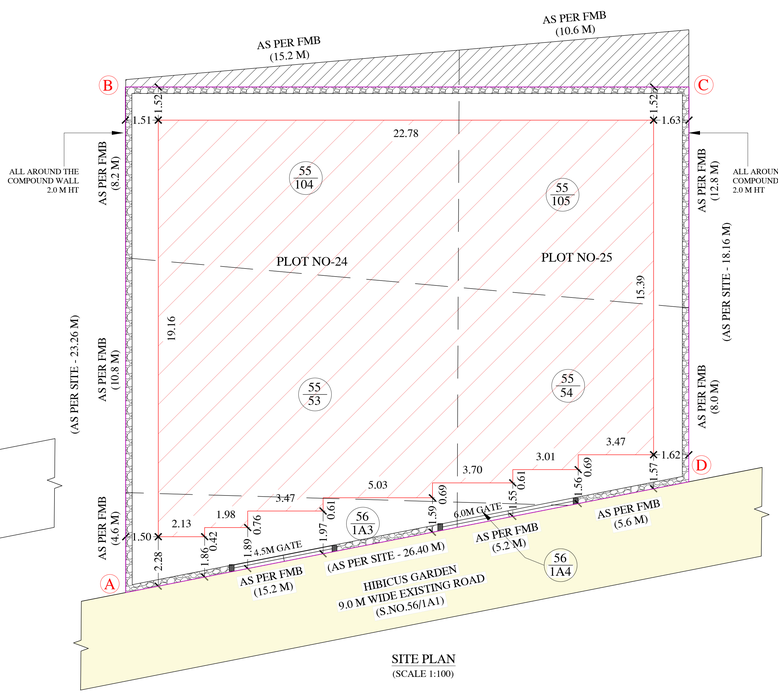
SECOND FLOOR PLAN
(TYPICAL FLOORS - SECOND & THIRD FLOORS)



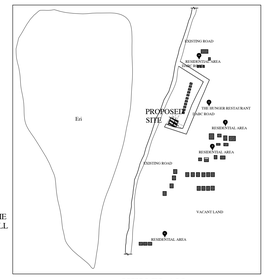
TERRACE FLOOR PLAN



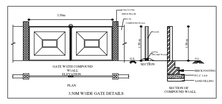
SITE CUM STILT FLOOR PLAN
(SCALE 1:100)

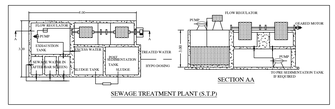


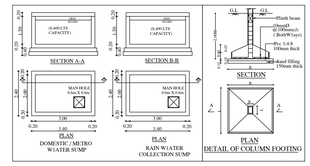
SITE PLAN
(SCALE 1:100)

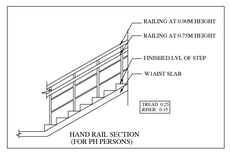


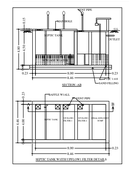
KEY PLAN
(not to scale)

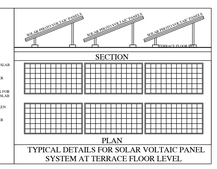












PROJECT:

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING FOR "M/S. INDURA INFRA PROJECTS & SPACES PVT. LTD" COMPRISED IN PLOT NO.24 & 25, HIBISCUS GARDEN, S.NO: 55/104, 55/53, 56/1A3, 55/105, 55/54, 56/1A4, POLACHERY VILLAGE, PONMAR PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT.

FULL LAYOUT APPROVED NO : 35 / 2012 DATE: 22.11.2012	
(PLOT-05) LAYOUT APPROVAL NO : 14 / 2016 DATE: 05.02.2016	
ALL THE DIMENSIONS ARE IN METER	SCALE : 1"-8'/1:100
ONLINE APPROVAL DETAILS:	
ONLINE APPLICATION NO	SWP / BPA / 973664 / 2026
ONLINE SCRUTINY REF. NO	MB9KJJ19
SITE AREA STATEMENTS:	
SITE EXTENT AS PER DOCUMENT	536.90 SQ.M
SITE EXTENT AS PER PATTA SITE	537.00 SQ.M
SITE EXTENT AS PER FMB / SITE	536.90 SQ.M

BUILDING AREA STATEMENTS:

DESCRIPTION		FSI AREA	NON FSI AREA	DEDUCT AREA	BUILDUP AREA
BLOCK-01 (RESIDENTIAL APARTMENT BUILDING)					
01	PRO - STILT FLOOR AREA	0.00	391.20	0.00	391.20
02	PRO - FIRST FLOOR AREA	387.55	0.00	3.65	391.20
03	PRO - SECOND FLOOR AREA	383.37	0.00	7.83	391.20
04	PRO - THIRD FLOOR AREA	383.37	0.00	7.83	391.20
05	PRO - HEAD ROOM + LIFT ROOM	0.00	27.83	0.00	27.83
TOTAL FLOOR AREA		1154.29	419.03	19.31	1592.63

FLOOR SPACE INDEX = 1154.29 / 536.90 = 2.149

PLOT COVERAGE = 391.20 / 536.90 X 100 = 72.85 %

PREMIUM FSI AREA DETAILS:

EXTRA FSI AREA	=	2.149 - 2.000	= 0.149
ALLOWABLE FSI AREA	=	1073.80 SQ.M	(2.000)
EXTRA PREMIUM FSI AREA	=	80.49 SQ.M	(0.149)

PARKING REQUIREMENTS

DESCRIPTION	REQUIRED (Ground(0%)+1st (10%)+2 TO 5 (15%))	PROVIDED (Ground(0%)+1st (10%)+2 TO 5 (15%))
CAR PARKING	08	13
TWO WHEELER PARKING	09	13

SANITATION REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
BATH ROOM	12	24
WATER CLOSET	12	24
SINK (OR NAHANI) IN THE FLOOR	12	24
WATER TAP	12	24

JOINERY DETAILS			COLOUR INDEX	NORTH POINT
MD	MAIN DOOR	1.00 X 2.13	EXISTING ROAD	N, W, E, S
D1	DOOR	1.22 X 2.13	PROPOSED BUILDING	
D2	DOOR	0.91 X 2.13	EXISTING BUILDING	
W	WINDOW	1.52 X 1.37	SITE BOUNDARY	
W1	WINDOW	0.91 X 1.37	DRIVEWAY	
W2	WINDOW	0.61 X 1.22	OSR	
KW	WINDOW	1.22 X 1.22	M.V - MECHANICAL VENTILATION AREA	
V	VENTILATOR	0.61 X 0.61	F.E - FIRE PROTECTION SYSTEM AREA	
LD	LIFT DOOR	1.22 X 2.13	F.A - FIRE ALARM SYSTEM AREA	

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 CELLING.
COLOUR : WASHINGWITH TWO COATS OVERONE COAT OF PRIMER FOR ALL WALLS.

APPLICANT/OWNER :

For Indura Infra Projects & Spaces Pvt. Ltd.,
Director
Applicant: M/s. Indura Infra Projects & Spaces Pvt. Ltd. Represented by Mr. M. Ranjith Kumar

ARCHITECT/ENGINEER :

Er. P. PRASANNA, B.E., (Civil)
GOVT. REGISTERED ENGINEER GRADE-II
REG.NO-RE-Gr-II/JUN/2025/003
LJB ENGINEERS
No.22/2, GST Road, Venbakkam, Chengalpattu-603111
Email: jjcadcad@gmail.com, prasannapm@rediffmail.com
Contact: 9597297575, 9094804440

STRUCTURAL ENGINEER :

Er. N. SOWNDHARYA, M.E.,(Structural)
GOVT. REGISTERED STRUCTURAL ENGINEER GRADE-I
REG.NO-CGLDIST/RSE-Gr-I/2026/01/003
LJB ENGINEERS
No.22/2, GST Road, Venbakkam, Chengalpattu-603111
Email: jjcadcgtc@gmail.com,sowndhurya0703@gmail.com
Contact: 9943781728, 9094804440

CONSTRUCTION ENGINEER :

Er. S. THULASIRAM, B.E., (Civil)
GOVT. REGISTERED CONSTRUCTION ENGINEER
REG.NO-CGLDIST/RCE/2026/01/004
LJB ENGINEERS
No.22/2, GST Road, Venbakkam, Chengalpattu-603111
Email: jjcadcgtc@gmail.com, thulasiram166@gmail.com
Contact: 8122271233, 9094804440

BUILDING TECHNICAL APPROVAL
ONLINE APPLICATION NO : SWP / BPA / 973664 / 2026
ONLINE SCRUTINY REF. NO : MB9KJJ19
SITE BOUNDARY SHOWN AS "A - D"
SWP / RESIDENTIAL APARTMENT BUILDING / A.D / D.T.C.P(CO-3)NO. - 120 / 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.