

PP

APPROVAL RECORD

# Planning Permission

Kancheepuram 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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF WAREHOUSE AND SHOP BUILDING IN S.NO: 15/2A & 24/2 OF SELVAZHIMANGALAM VILLAGE, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

## SPECIFICATION

|                 |                                                                  |  |
|-----------------|------------------------------------------------------------------|--|
| FOUNDATION      | COLUMN FOOTING OVER PCC AND SAND<br>150 THK SAND                 |  |
| SUPER STRUCTURE | BRICK WORKS IN CM 1:5 LINTELS,<br>BEAMS AND SLABS IN RCC 1:2:4   |  |
| FLOORING        | PCC FLOORING FINISHED WITH MOSAIC TILES                          |  |
| PAINTING        | INTERIOR WITH CM 1:4 EXTERIOR<br>WITH CM 1:5 CEILING WITH CM 1:3 |  |
| JOINERY         | 3 COATS OF DISTEMPER FOR INNER WALLS<br>BEST INDIAN TEAKWOOD     |  |

## SCHEDULE OF JOINERY

|    |                 |             |
|----|-----------------|-------------|
| RS | ROLLING SHUTTER | 3.05 x 3.68 |
| MD | MAIN DOOR       | 1.50 x 2.13 |
| D  | DOOR            | 1.20 x 2.13 |
| D1 | DOOR            | 0.91 x 2.13 |
| SD | SLIDING DOOR    | 0.75 x 2.13 |
| D2 | DOOR            | 0.75 x 2.13 |
| W  | WINDOW          | 1.50 x 1.20 |
| V  | VENTILATOR      | 0.75 x 0.75 |

## AREA STATEMENTS

|                             |   |              |
|-----------------------------|---|--------------|
| SITE EXTENT AS PER PATT     | - | 3000.00 Sq.m |
| SITE EXTENT AS PER DOCUMENT | - | 2994.67 Sq.m |

| SL NO. | DESCRIPTION                       | TOTAL F.S.I AREA, Sq.m | NON F.S.I AREA, Sq.m | TOTAL BUILT UP AREA, Sq.m |
|--------|-----------------------------------|------------------------|----------------------|---------------------------|
| 1.     | WAREHOUSE BUILDING GROUND FLOOR   | 960.42                 | -                    | 960.42                    |
| 2.     | CANOPY                            | 8.00                   | -                    | 8.00                      |
| 3.     | SHOP BUILDING GROUND FLOOR        | 546.42                 | -                    | 546.42                    |
| 4.     | SHOP BUILDING COVERED CAR PARKING | 149.95                 | -                    | 149.95                    |
| 5.     | SHOP BUILDING FIRST FLOOR         | 707.89                 | -                    | 707.89                    |
| 6.     | SECURITY                          | -                      | 6.25                 | 6.25                      |
| 7.     | U.G.SUMP                          | -                      | 17.50                | 17.50                     |
| 8.     | SPTIC TANK                        | -                      | 11.25                | 11.25                     |
| 9.     | TRANSFORM YARD                    | -                      | 25.00                | 25.00                     |
| TOTAL  |                                   | 2372.68                | 60.00                | 2432.68                   |

$$FSI = \frac{2372.68}{2994.67} = 0.79$$

## PARKING CALCULATION

| SL.NO | DESCRIPTION | REQUIRED | PROVIDED |
|-------|-------------|----------|----------|
| 1.    | LORRY       | 4 Nos    | 4 Nos    |
| 2.    | CAR         | 13 Nos   | 13 Nos   |
| 3.    | TWO WHEELER | 42 Nos   | 42 Nos   |

## COLOUR INDEX

|                   |                          |                 |
|-------------------|--------------------------|-----------------|
| PROPOSED BUILDING | <input type="checkbox"/> | SCALE - 1 : 100 |
| EXISTING ROAD     | <input type="checkbox"/> |                 |
| SITE BOUNDARY     | <input type="checkbox"/> |                 |

## ALL DIMENSIONS ARE IN METER

FIRE FIGHTING EQUIPMENT & MECHANICAL VENTILATION PROVIDED FOR ENTIRE BUILDINGS

OWNER

K. Brabhu  
K. BRABHU, DCE., B.E.  
Reg. No. CGLDIST/RCE/2025/09/015  
#AP. 491, J Block 11th Street,  
Anna Nagar West, Chennai - 600 040.  
Mob: 9884400244

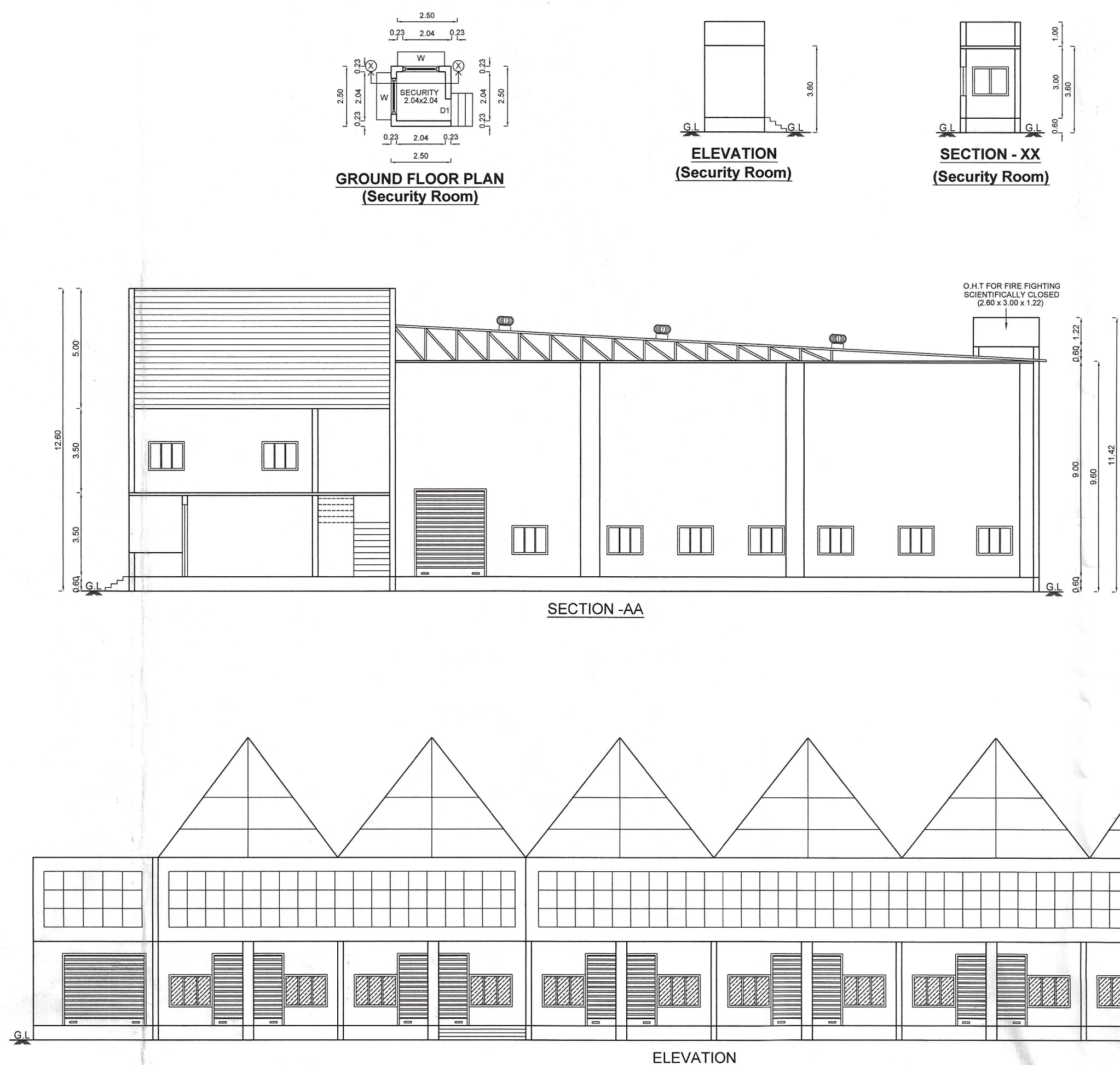
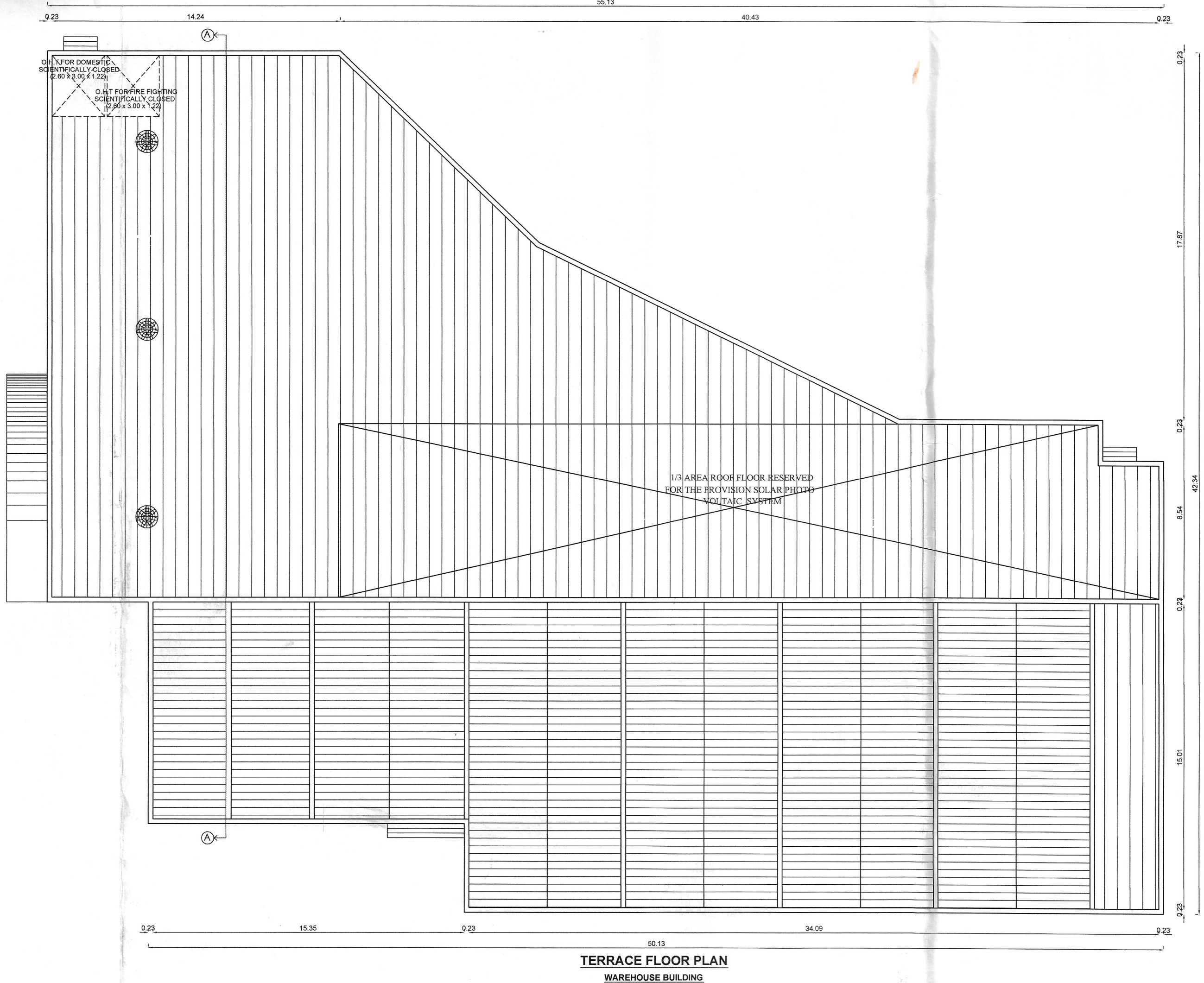
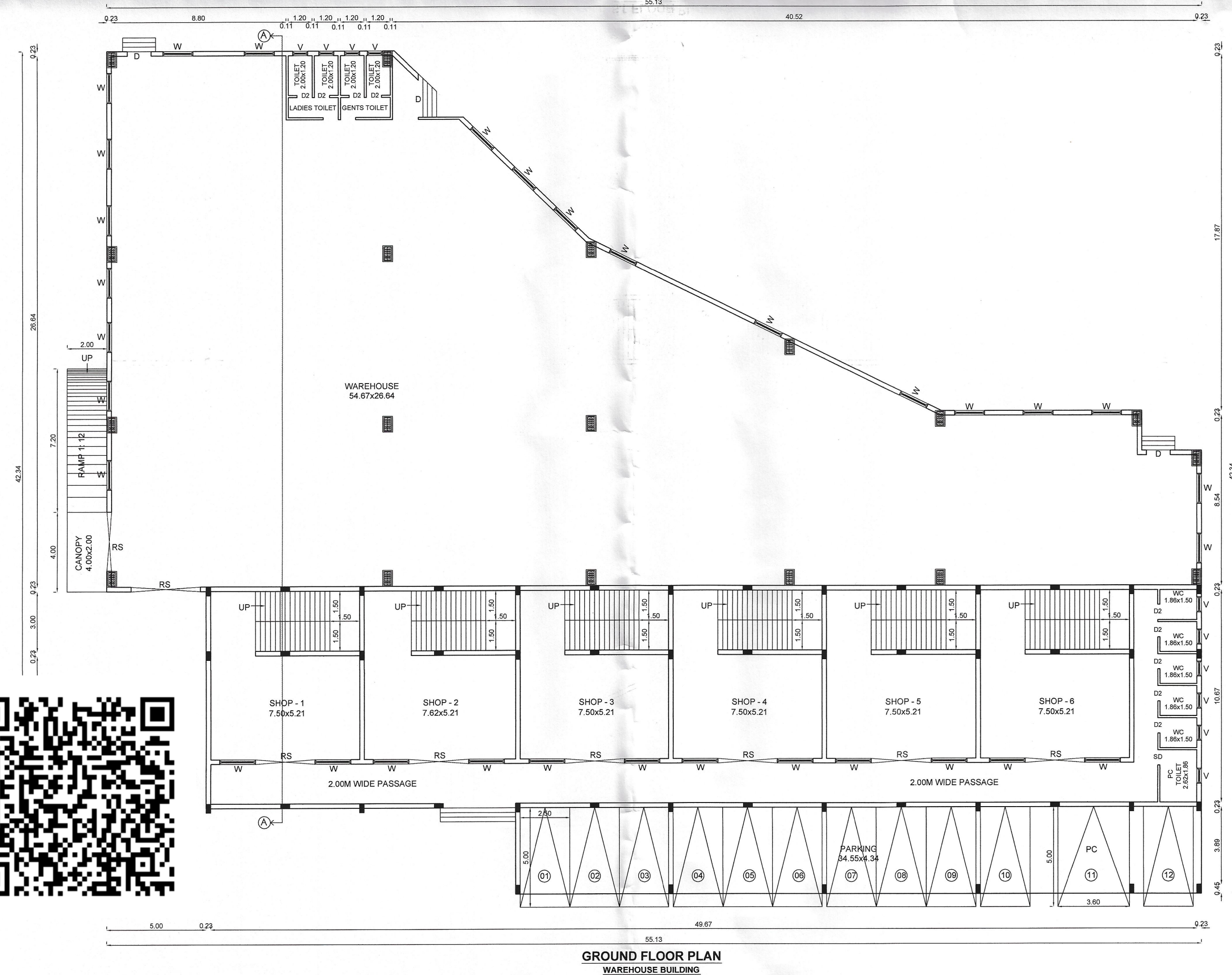
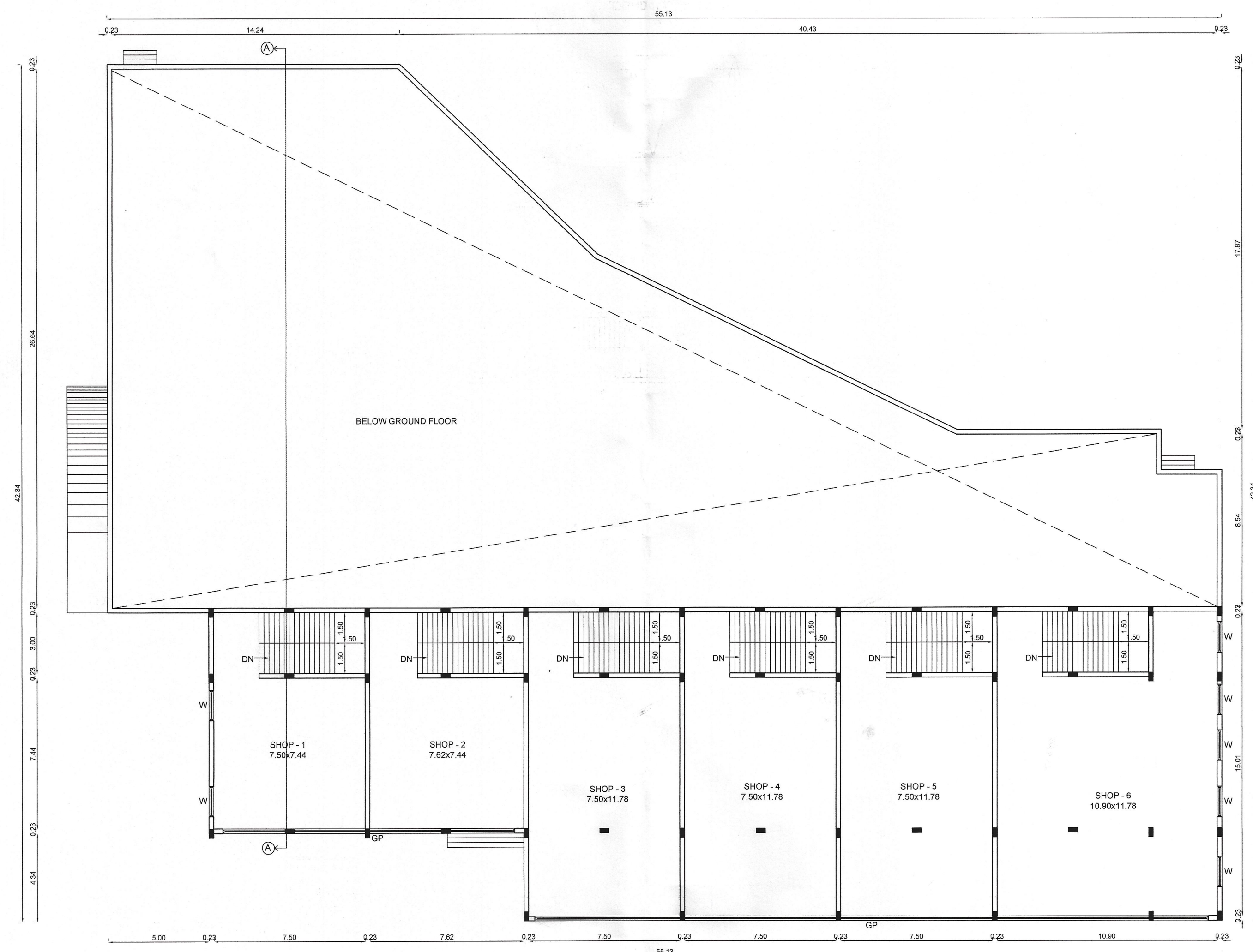
CONSTRUCTION ENGINEER

K. Karthik  
Er.K.Karthik, B.Tech(Civil), M.Tech(Structural)  
Structural Engineer - Grade I  
CGLDIST/SE/G-4/2019/06/013  
No.11/137, Nagathammam Nagar, Kallupakkam,  
Chennai - 600 056. Ph. No: 9840473577

STRUCTURAL ENGINEER

Ar. B. Bagam Priyal, M.Arch  
Architect - CA2011/51217  
No. 2, Sowidassamy Street, Johi Nagar,  
Chilappakkam, Chennai - 600 054  
Ph. No: 9486482777

ARCHITECT / LICENSED SURVEYOR



The key plan shows a network of roads. A main road runs from the bottom left towards the top right, labeled 'CHENNAI TO BENGALURU HIGHWAY'. A side road branches off to the right, labeled 'MADHURA MANGALAM ROAD'. Another road branches off to the left from the main highway, labeled 'ROAD'. A third road branches off downwards from the main highway, labeled 'ROAD'. The 'PRO. SITE' is marked with a hatched rectangle on the left side of the main highway, between the 'KPM Computer Weigh Bridge' and the 'CHENNAI TO BENGALURU' direction. The 'Gram Panchayat Pitali Chattram' is marked with a small rectangle on the downward branching road. Arrows indicate directions: 'TO BENGALURU' pointing left and 'TO CHENNAI' pointing right. A north arrow is located in the bottom right corner of the map area.

**KEY PLAN**  
NOT TO SCALE

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
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| SUPER STRUCTURE | : BRICK WORKS IN CM 1:5 LINTELS,<br>BEAMS AND SLABS IN RCC 1:2:4                       |
| FLOORING        | : PCC FLOORING FINISHED WITH MOSAIC TILES                                              |
| PLASTERING      | : INTERIOR WITH CM 1:4 EXTERIOR<br>WITH CM1:5 CEILING WITH CM 1:3                      |
| PAINTING        | : 3 COATS OF DISTEMPER FOR INNER WALLS                                                 |
| JOINERY         | : BEST INDIAN TEAKWOOD                                                                 |

|    |                 |             |
|----|-----------------|-------------|
| RS | ROLLING SHUTTER | 3.05 x 3.66 |
| MD | MAIN DOOR       | 1.50 x 2.13 |
| D  | DOOR            | 1.20 x 2.13 |
| D1 | DOOR            | 0.91 x 2.13 |
| D2 | DOOR            | 0.76 x 2.13 |
| SD | SLIDING DOOR    | 0.76 x 2.13 |
| W  | WINDOW          | 1.50 x 1.20 |
| V  | VENTILATOR      | 0.75 x 0.75 |

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| SITE BOUNDARY     |  |                 |

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Chillapakkam, Chennai - 600 064  
Ph. No: 9486482777

ARCHITECT / LICENSED SURVEYOR

S.NO: 41

S.NO: 24/3

3.00M WIDE DRIVEWAY

71

16.60M

21.20M

S.NO: 15/2A

TRANSFORM  
YARD  
5.00x5.00

WAREHOUSE GROUND FLOOR ONLY

SHOP BUILDING GROUND + FIRST FLOOR

28 00M

NO: 15/2B

NO. 41

S.NO: 24/2

25.  
S NO: 26

## SITE PLAN

COMPOUND WALL 2 M HEIGHT

5.00 M

STEEL GATE

BRICK PILLAR

2.00 M

7.5 C.M. HT. DWRAF WALL

ELEVATION

BRICK PILLAR 220X229

WALL

5.00 M

PLAN

GATE

A cross-sectional diagram of a gate structure. The diagram shows a vertical wall on the right and a horizontal base on the left. The wall is composed of a thick brick pillar (229 THK BK. PILLAR) and a thinner brick wall (114THK BK. WALL). The base consists of a concrete slab (P.C.C.) and a layer of sand filling (SAND FILLING). A horizontal line indicates the GROUND LEVEL. The entire structure is labeled as a SECTION OF GATE.

COLUMN DESIGNED FOR GROUND FLOOR ONLY  
COLUMN SIZE (500 X 800 mm)

Diagram illustrating the details of a staircase, showing the hand rail, riser, tread, waist slab, and dimensions. The riser height is 0.175 M, the tread depth is 0.30 M, and the waist slab width is 0.83 M. The overall width of the staircase is 1.50 M. The slope of the waist slab is indicated as 0.12%.

Diagram illustrating the cross-section of a rainwater harvesting trench. The trench is 1.00M wide and 1.50M deep. It features a compound wall on the left side, a pebble bed of size 50mm to 75mm, and a slope of 1:20. The trench is located 2.00M from the building line. The ground level (G.L.) is indicated by a triangle symbol.

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

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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.

