PP APPROVAL RECORD

Planning Permission

Survey 147/2 and 21 more

Siruseri, Vandalur taluk

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Layout Approval

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.

EXISTING APPROVAL DETAILS

FIRST APPROVAL	
DTCP CHENNAI FILE NO.	: 1415б/2014
TECHNICAL CLEARENCE NO.	138/2014 dtd 12.2014
MAMALLAPURAM LPA FILE NO.	: 387/2014
PLANNING PERMISSION NO.	03/2015 dt 03.03.2015

BUILDING	TYPE	FSI AREA (SQ.M.)	STATUS
RESIDENTIAL BUILDING (PHASE - 1)	STILT+4	11656.138	CONSTRUCTED
COMMERCIAL BUILDING (PHASE - 1)	BASEMENT+ STILT+ 1FLOORS	473.567	CONSTRUCTED
EWS BLOCK (PHASE - 1)	STILT+4	1832.204	APPROVED
ENTRY PORTAL		28.15	CONSTRUCTED
TOTAL AREA APPROVED (1ST APPROVAL)		13990.059	
FSI (13990.059/56793.44)		0.2463	

SECOND APPROVAL	
DTCP CHENNAI FILE NO.	: 657/2018
TECHNICAL CLEERENCE NO.	62/2018,21.03.2018
MAMALLAPURAM LPA FILE NO.	: 667/2017
PLANNING PERMISSION NO.	18/2018,21.03.2018
THIRUPPOORUR PANCHAYAT FILE NO.	151/2018
FINAL APPROVAL DATE	: 21.03.2018
SITE AREA	: 60622.00

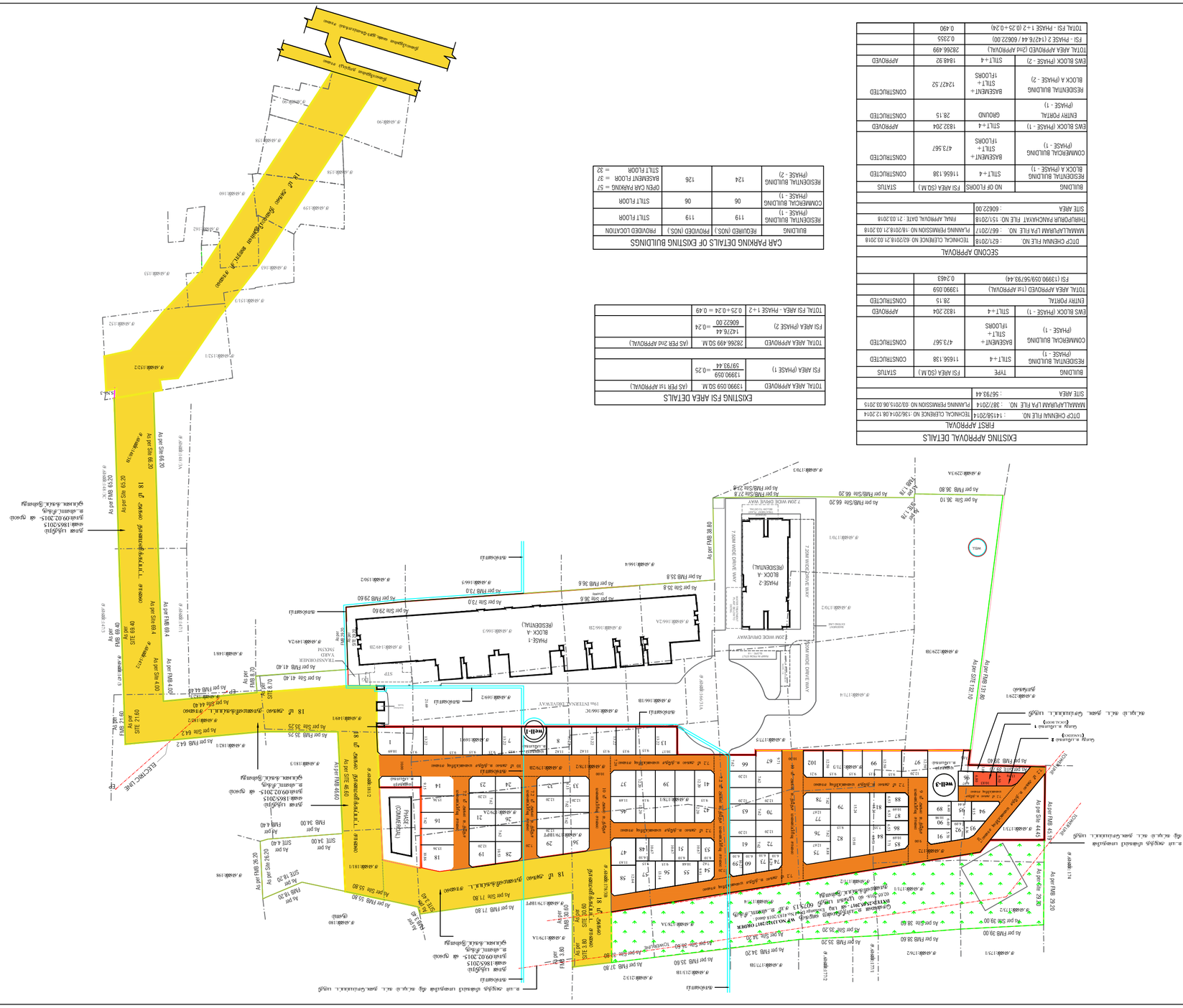
BUILDING	NO OF FLOORS	FSI AREA (SQ.M.)	STATUS
RESIDENTIAL BUILDING BLOCK A (PHASE - 1)	STILT+4	11656.138	CONSTRUCTED
COMMERCIAL BUILDING (PHASE - 1)	BASEMENT+ STILT+ 1FLOORS	473.567	CONSTRUCTED
EWS BLOCK (PHASE - 1)	STILT+4	1832.204	APPROVED
ENTRY PORTAL (PHASE - 1)	GROUND	28.15	CONSTRUCTED
RESIDENTIAL BUILDING BLOCK A (PHASE - 2)	BASEMENT+ STILT+ 1FLOORS	12427.52	CONSTRUCTED
EWS BLOCK (PHASE - 2)	STILT+4	1848.92	APPROVED
TOTAL AREA APPROVED (2nd APPROVAL)		28266.498	
FSI - PHASE 2 (14276.44 / 60622.00)		0.2355	
TOTAL FSI - PHASE 1 + 2 (0.25+0.24)		0.490	

CAR PARKING DETAILS OF EXISTING BUILDINGS

BUILDING	REQUIRED (NOS.)	PROVIDED (NOS.)	PROVIDED LOCATION
RESIDENTIAL BUILDING (PHASE - 1)	119	119	STILT FLOOR
COMMERCIAL BUILDING (PHASE - 1)	06	06	STILT FLOOR
RESIDENTIAL BUILDING (PHASE - 2)	124	126	OPEN CAR PARKING = 57 BASEMENT FLOOR = 37 STILT FLOOR = 32

EXISTING FSI AREA DETAILS

TOTAL AREA APPROVED	13990.059 SQ.M	(AS PER 1st APPROVAL)	
FSI AREA (PHASE 1)	13990.059 / 59793.44	=0.25	
TOTAL AREA APPROVED	28266.498 SQ.M	(AS PER 2nd APPROVAL)	
FSI AREA (PHASE 2)	14276.44 / 60622.00	=0.24	
TOTAL FSI AREA - PHASE 1+2	0.25+0.24 = 0.49		


Proposed Residential Block A (Phase-2) G+4 Floors
Proposed Commercial Block (Phase-2) Stilt+Basement+1 Floors
Existing Residential Block A (Phase-1) G+4 Floors
Existing Commercial Block (Phase-1) Stilt+Basement+1 Floors
Existing Entry Portal (Phase-1)
Existing Electric Sub Station
Existing Transformer
Existing Overhead Electric Line
Existing Underground Electric Line
Existing Compound Wall
Existing Gate
Existing Tree
Existing Manhole
Existing Sump
Existing Water Tank
Existing Drain
Existing Road
Existing Footpath
Existing Boundary
Existing Adjacent Boundary
Existing Adjacent Building
Existing Adjacent Compound Wall
Existing Adjacent Gate
Existing Adjacent Tree
Existing Adjacent Manhole
Existing Adjacent Sump
Existing Adjacent Water Tank
Existing Adjacent Drain
Existing Adjacent Road
Existing Adjacent Footpath

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.