

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

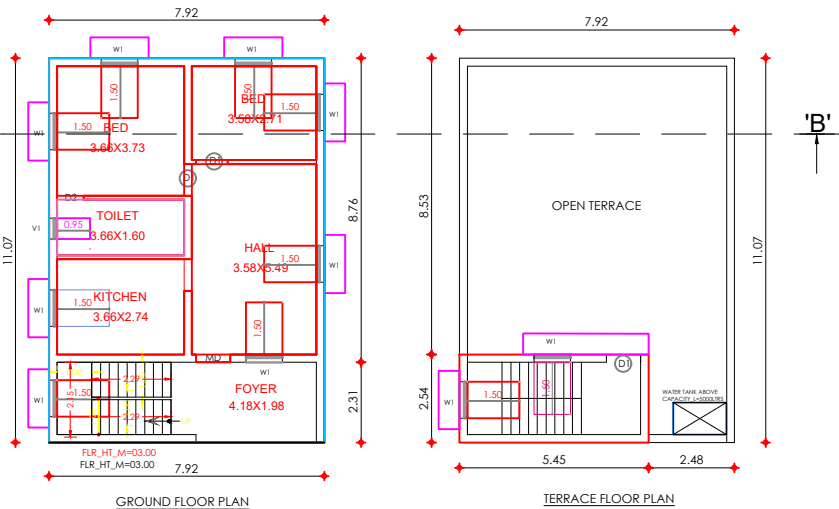
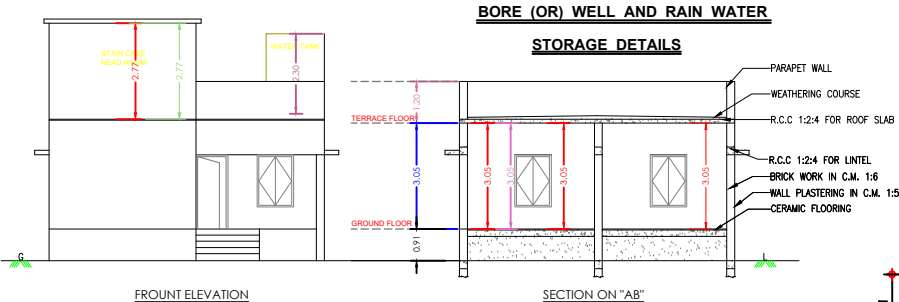
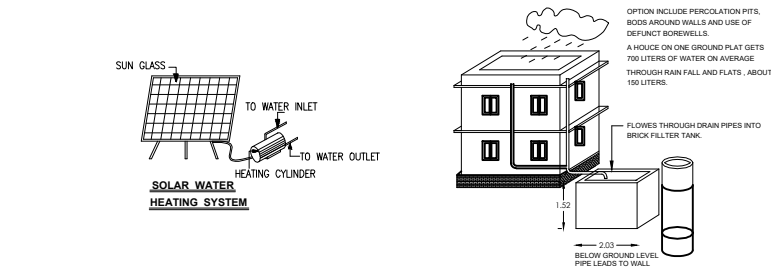
PURPOSE
Residential

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

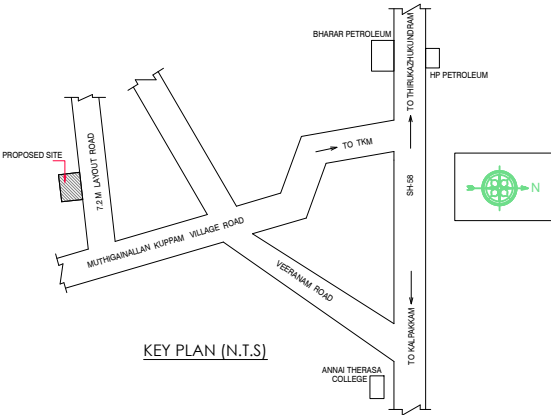
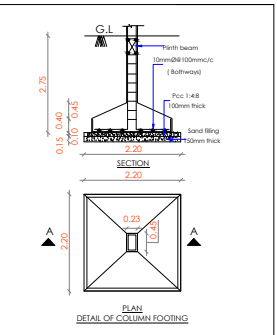
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT S. No.102/20A2, 102/20B2, PATTA No.959, PLOT No. 13, SELVAGAM NAGAR, MUTHIGAINALLAN KUPPAM VILLAGE, THIRUKAZHUKUNDRAM TALUK & TOWN, CHENGALPATTU DISTRICT.

DTCP APPROVED LAYOUT No. 379/2019



PLAN INFO
PLOT_NO=13
SURVEY_NO=102/20A2, 102/20B2
PATTA_NO=959
VILLAGE=MUTHIGAI NALLANKUPPAM
TALUK=THIRUKAZHUKUNDRAM
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
AS_PER_DOCUMENT=167.23
PLOT_AREA_M2=167.23
AS_AT_SITE=167.23
FMB_OR_PLR=167.23
AVG_PLOT_DEPTH= 15.24M
AVG_PLOT_WIDTH= 10.97M
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=34.00
LAND_USE_ZONE= RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=TOWN PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN 1_KM_RADIUS=NO



- GENERAL SPECIFICATION**
1. P.C.C 1:5:10 FOR FOUNDATION
 2. P.C.C 1:4:8 FOR FLOOR CONCRETE
 3. 23M THICK BRICK WALL IN CEMENT MORTAR 1:6
 4. ALL RCC WORKS IN 1:2:4 MIX
 5. WALL PLASTERING IN C.M 1:4
 6. CEILING PLASTERING IN C.M 1:3
 7. ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	900 x 2100
D	DOOR	900 x 2100
D1	DOOR	750 x 2100
W1	WINDOW	1800 x 1350
W2	WINDOW	1200 x 1350
W3	WINDOW	900 x 1350
KW1	KITCHEN WINDOW	950 x 1050
V	VENTILATOR	600 x 600

COLOUR INDICATION:

- PROPOSED BUILDING
- PLOT BOUNDARY
- ROAD ACCESS

SCALE : 1 : 100 (or) 1" = 8'-0"

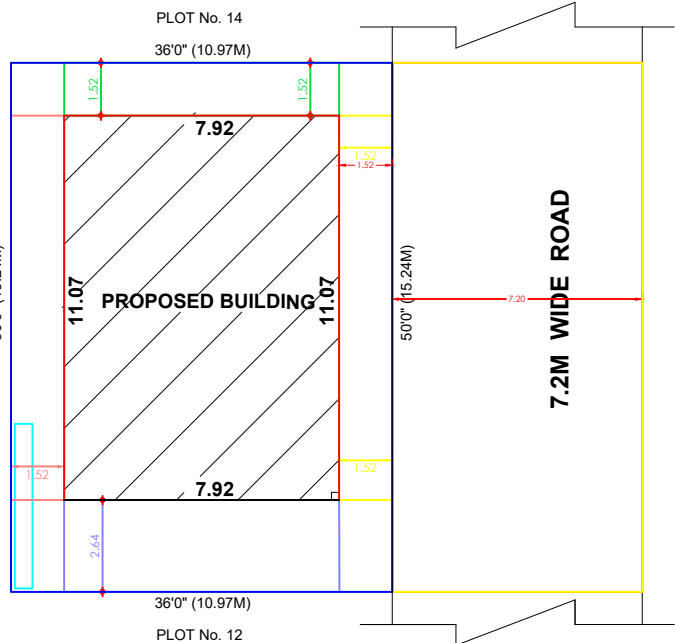
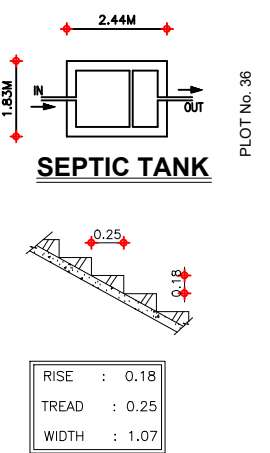
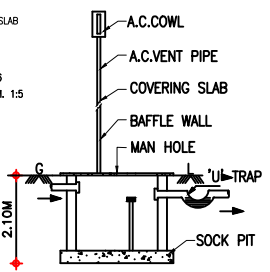
AREA STATEMENT	
PLOT AREA AS PER DOCUMENT	167.23 SQ.M
PLOT AREA AS PER PATTA	167.00 SQ.M
GROUND FLOOR BUILDING AREA	87.75 SQ.M
TOTAL	87.75 SQ.M

OPEN SPACE AREA	79.25 SQ.M
FSI ACHIVED	0.525

OWNER NAME: Mr.L.SAKTHIVEL

OWNER'S SIGNATURE

LICENSED SURVEYOR/REGISTERED ENGINEER



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.

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.

