

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

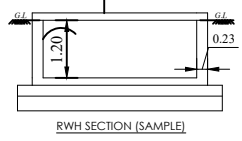
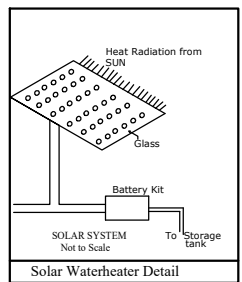
PURPOSE
Commercial

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

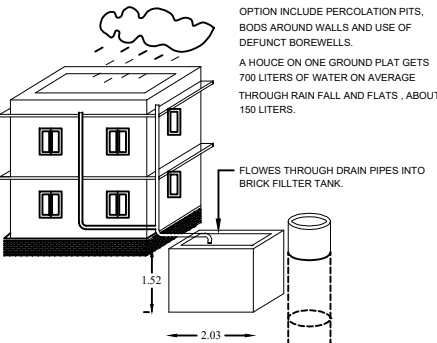
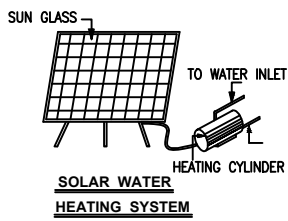
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE EXISTING BUILDING TO BE DEMOLISHED AND PROPOSED CONSTRUCTION OF A COMMERCIAL (MINI HALL) BUILDING AT S.No.647/43, & 648/10, PATTA No.863 & 1456,, SADRAS ROAD, THIRUKALUKUNDRAM "A"VILLAGE, THIRUKALUKUNDRAM TALUK & TOWN, CHENGALPET DISTRICT.

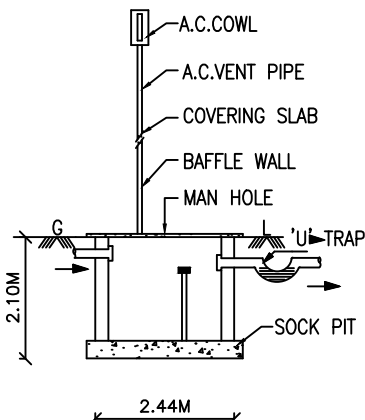
PLAN INFO
PLOT_AREA_M2=1143
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=13.8
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=12.2
ROAD_LENGTH=500
AVG_PLOT_DEPTH=95.0
AVG_PLOT_WIDTH=13.8
LAND_USE_ZONE =COMMERCIAL
PLOT_NO=NO
DISTRICT=CHENGALPATTU
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
ORGANIZATION_TYPE=PRIVATE
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
NOC_FIRE_DEPT=NO
OSR_APPLICABLE=NO
SURVEY_NO=647/43, 648/10
PATTA_NO=863, 1456,
TALUK=THIRUKAZHUKUNDRAM
AS_AT_SITE=1143
FMB_OR_PLR=1143
AS_PER_DOCUMENT=1143
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=TOWN PANCHAYAT
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
IS_EXISTINGBUILDING_EXCEPTION=NO
BLOCK_1_B-HLG_RES_PUBLIC_MEMBER_COUNT=6
BLOCK_1_B-HLG_NON_RES_STAFF_MEMBER_COUNT=2
BLOCK_1_B-SHOP_MEMBER_COUNT=8



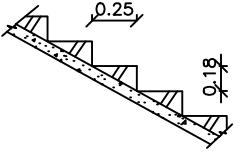
RWH_CAPACITY_L=5000LTRS



BORE (OR) WELL AND RAIN WATER STORAGE DETAILS

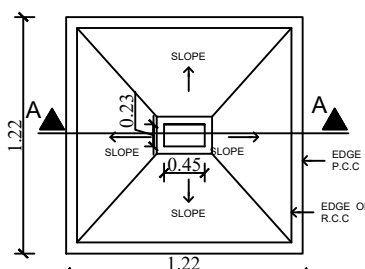


SEPTIC TANK

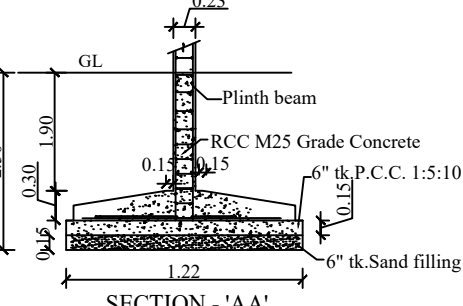


RISE : 0.18
TREAD : 0.25
WIDTH : 1.07

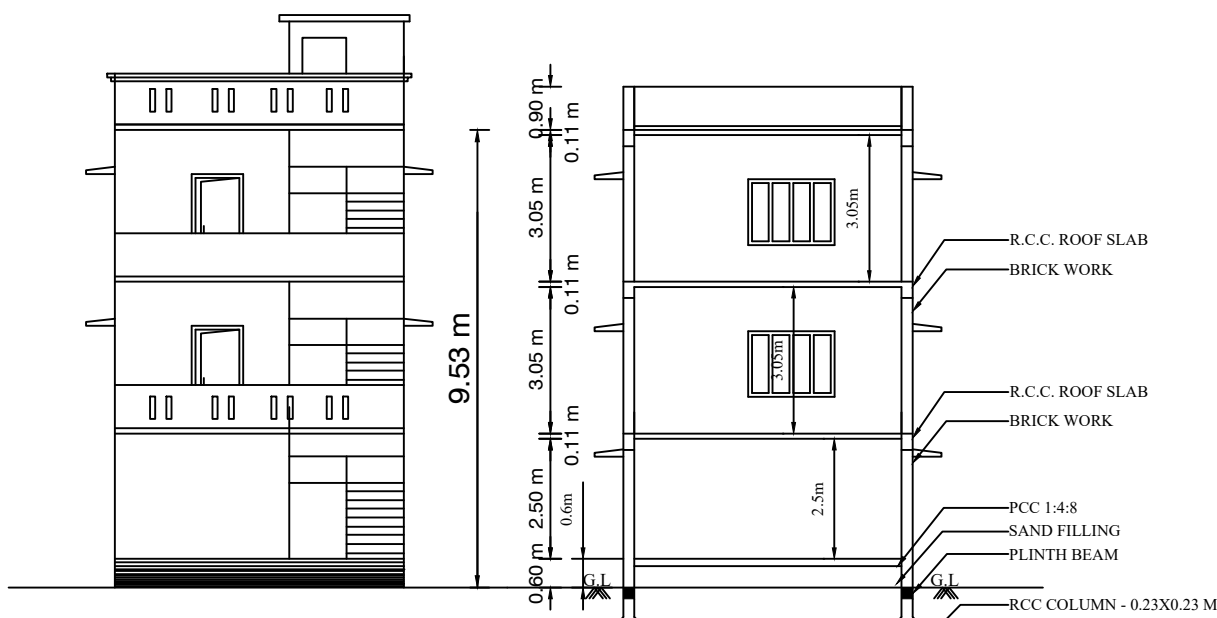
STAIRS DETAILS



COLUMN FOUNDATION DETAIL

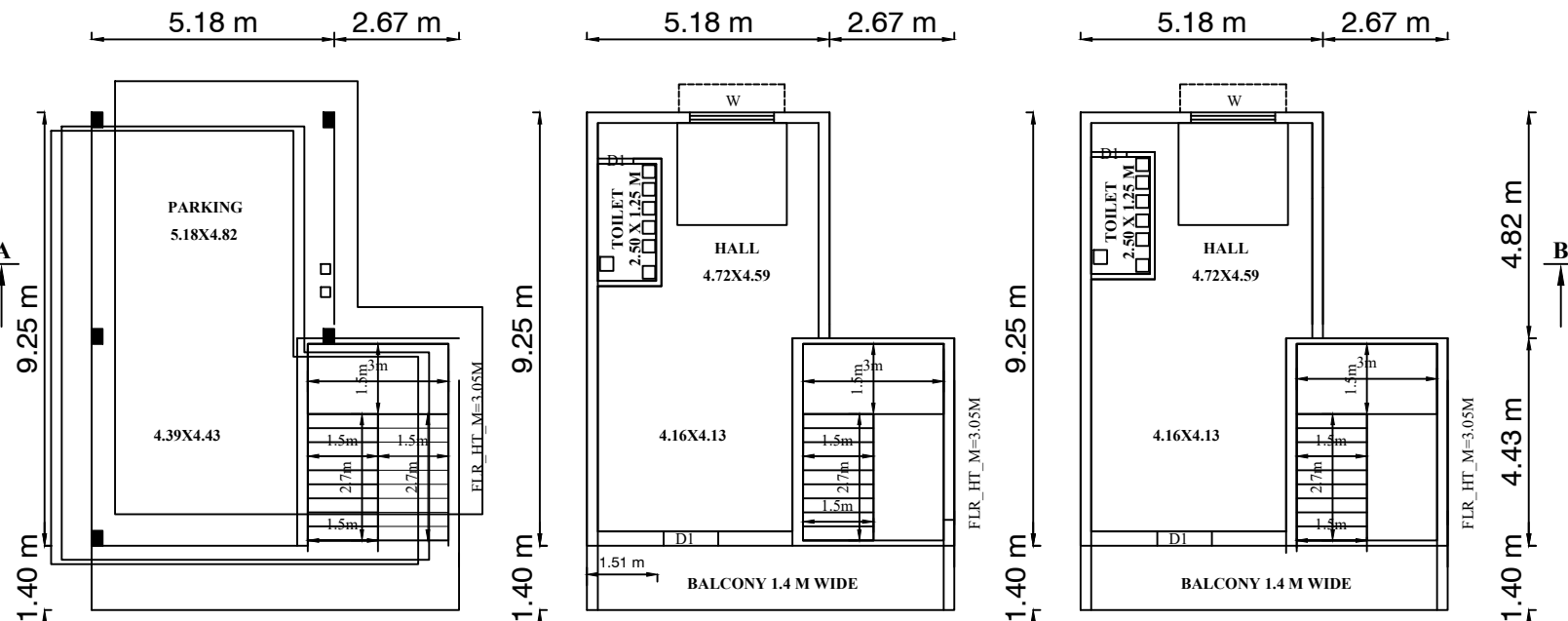


SECTION - 'AA'



ELEVATION

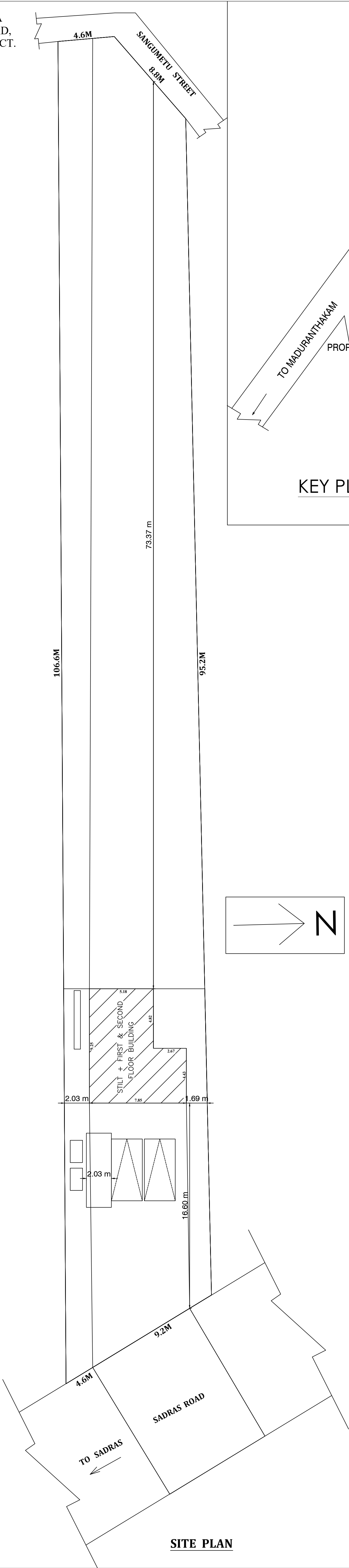
SECTION "AB"



STILT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



SITE PLAN

KEY PLAN (N.T.S)

OFFICE USE

SCHEDULE OF JOINERY		COLOUR INDEX	
M.D. DOOR	1.00 X 2.10	PRO.BUILDING	☐
D1 DOOR	0.90 X 2.10		
D2 DOOR	0.75 X 2.10		
W WINDOW	1.37 X 1.22	PLOT BOUNDARY	☐
W1 WINDOW	0.90 X 1.22		
V VENTILATOR	0.90 X 0.60	R O A D	☐
G.G. GRILL GATE	1.00 X 2.10		
R.S. ROLLING SHUTTER	1.80 X 2.10		

AREA DETAILS		SQ.FT.	SQ.MT.
PLOT AREA (AS PER DOCUMENT) :		15247.00	1416.44
PLOT AREA (AS PER PATTA) :		14445.28	1342.00
SUPER IMPOSED AREA :		12303.25	1143.00
EXTG BUILDING TO BE DEMOLISHED:		800.00	74.32

BUILDING NAME	NON FSI AREA IN Sq.m	FSI AREA IN Sq.m	TOTAL BUILDUP AREA IN Sq.m
PRO.STILT FLOOR BUILDING	59.73	—	59.73
PRO.FIRST FLOOR BUILDING	—	59.73	59.73
PRO.SECOND FLOOR BUILDING	—	59.73	59.73
TOTAL	59.73	119.46	179.19

FLOOR SPACE INDEX =	119.46 / 1143.00	: 0.104
COVERAGE		: 5.2%
OPEN S P A C E AREA		: 1083.27 Sq.m

OWNER'S NAME:
Mr. J.MURUGAN
Mr. J.SENTHIL
Mrs. G.RANI
Mrs.A.SHANTHI
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.

