

PP

APPROVAL RECORD

Planning Permission

Mannivakkam
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

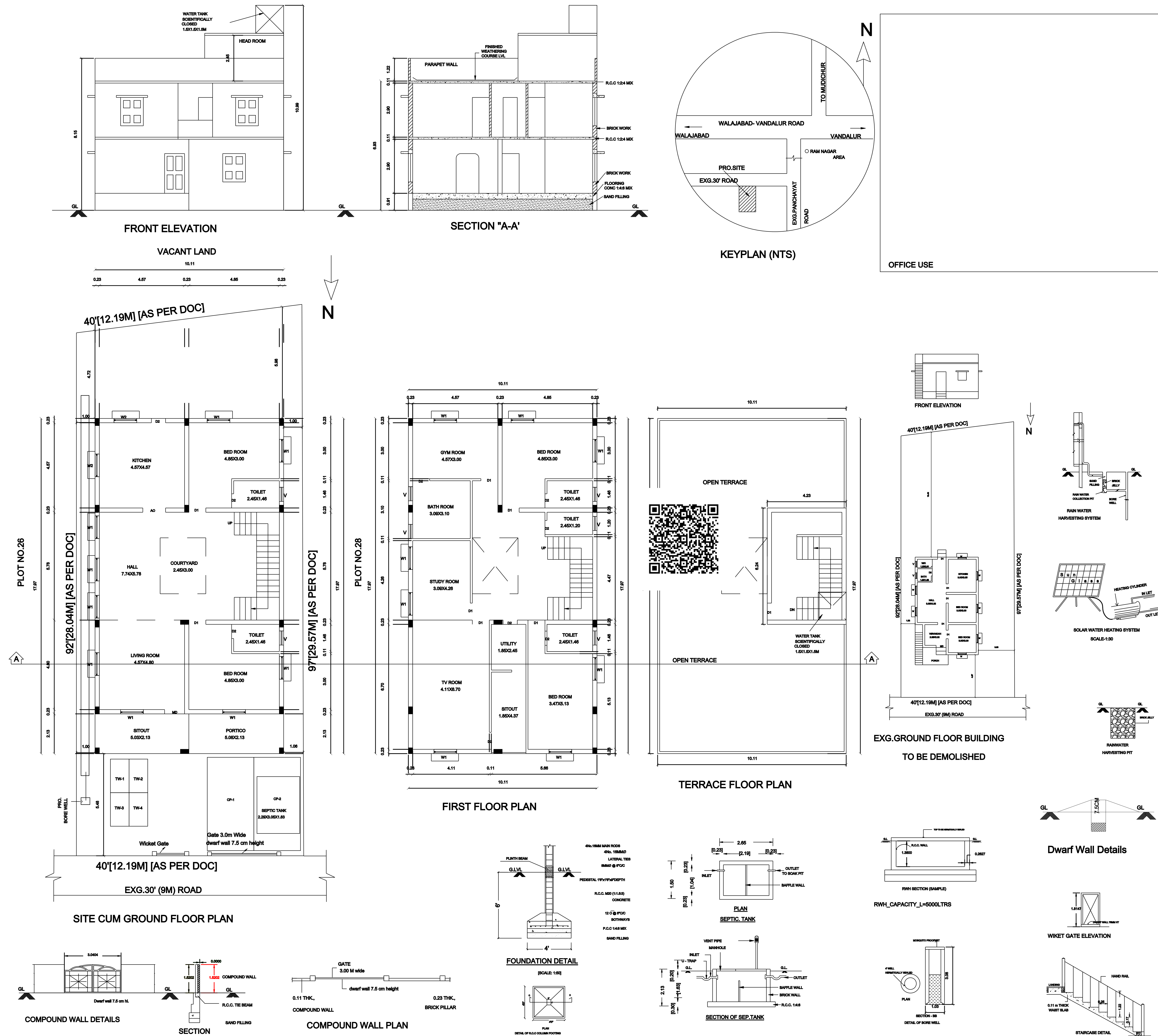
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING PROPOSED CONSTRUCTION G+1(DUPLEX) RESIDENTIAL BUILDING WITH SINGLE DWELLING UNIT IN PLOT NO.27, "SUNDAR NAGAR"

AT S.NOS.130,132,160/2,131/1,131/2, AS PER PATTA NEW S.NOS.130/4 &131/22 OF MANNIVAKKAM VILLAGE AND PANCHAYAT, VANDALUR TALUK,

CHENGALPATTU DISTRICT, KATTANKOLATHUR PANCHAYAT UNION.



CMDA LANDUSE ZONE: PRIMARY RESIDENTIAL		
SCALE 1:100		
EXTENT	IN	SQFT
EXTENT	IN	SQMT
PLOT AREA [AS PER DOC]		3780.00
PLOT AREA [AS PER PATTA]		351.17
PLOT AREA [AS PER PATTA]		350.00
SUPER IMPOSED AREA		349.76
PLINTH AREA OF G.FLOOR	1956.34	181.75
PLINTH AREA OF F.FLOOR	1956.34	181.75
TOTAL AREA	3912.68	363.50
F.S.I	1.04	
COVERAGE	51.96%	
NON F.S.I AREA		
HEAD ROOM AREA	284.38	26.42
COMPOUND WALL (RM)		81.99M
DEMOLITION AREA DETAILS		
DEMOLISHING G.FLOOR AREA		66.98
JOINERIES		
MAIN DOOR	MD	1.07 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
ARCH OPEN	AO	1.22 X 2.13
WINDOW	W1	1.22 X 1.52
WINDOW	W2	1.22 X 1.22
VENTILATOR	V	0.76 X 0.76
COLOUR INDEX		STAIRCASE DETAILS
	PROPOSED	WIDTH - 1.22
	ROAD	RISER - 0.17
	BOUNDRY	TREAD - 0.30
EXG.BUILDING WAS APPROVED BY THE COMMISSIONER KATTANKULATHUR PANCHAYAT UNION PLANING PERMIT D.DIS NO.1111/1900, DATED : 02/03/1990		
LAYOUT APPROVED BY C.M.D.A APPROVED NO: P.P.D./L.O NO.49/1983		
OWNER :		
Er.B.MAGESWARI B.Tech., M.Sc., (REV) CONSULTING CIVIL ENGINEER REGISTERED ENGINEER (Grade-III) CMDA Regn.No. RE/Gr-III/19/04/153 DDTCP Regn.No. CGLRGN/RE/Gr-III/2019/06/013 Tambaram Municipality Regn.No. 009/LS/2019/00011 SHOP No. 17, MUNICIPAL BUILDING, SHANMUGAM ROAD, W.TAMBARAM, CHENNAI - 600 045. CELL : 98841 96263, 9884383201.		
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.

