

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

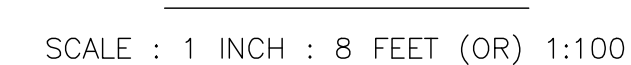
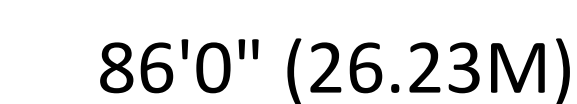
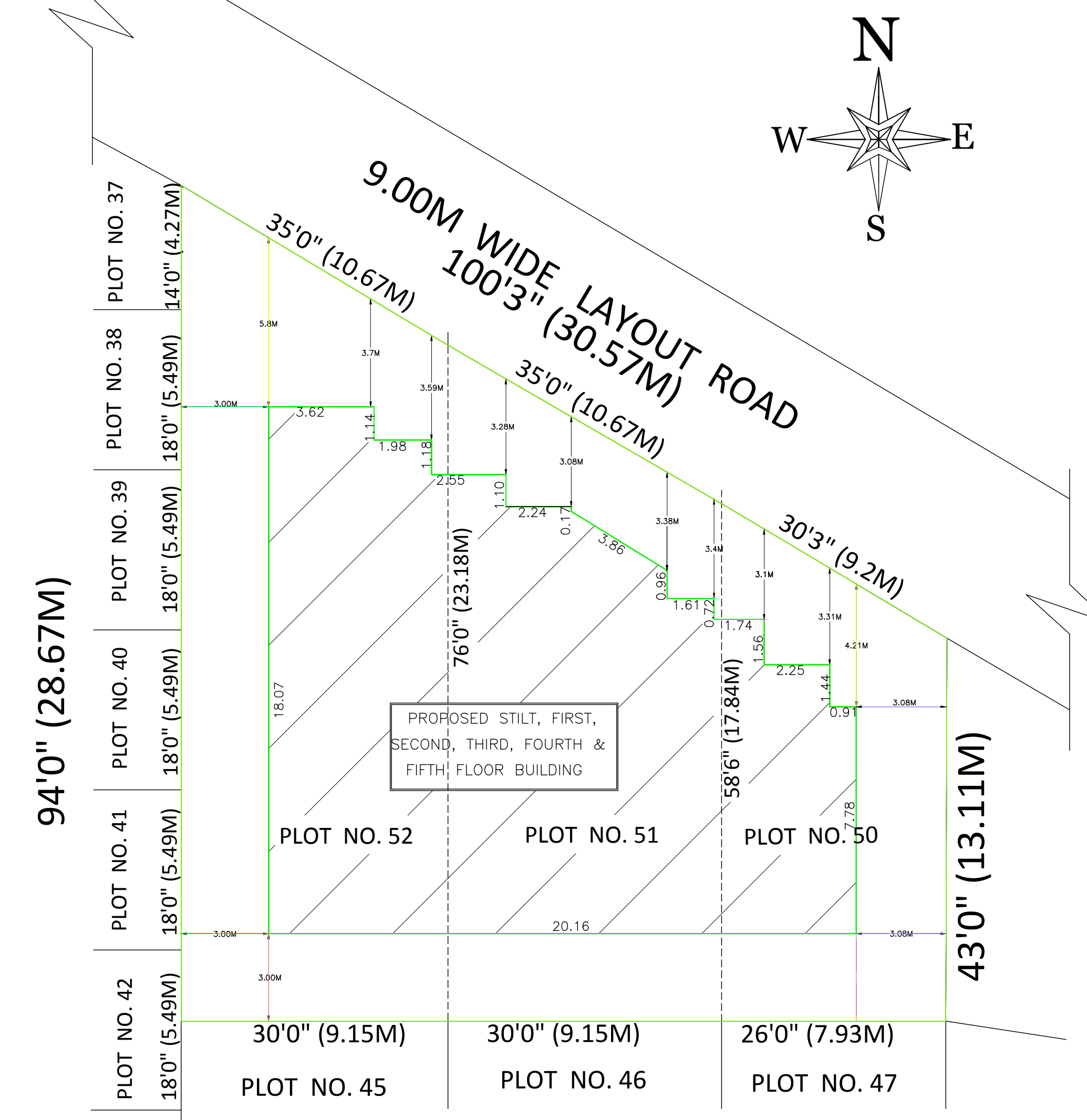
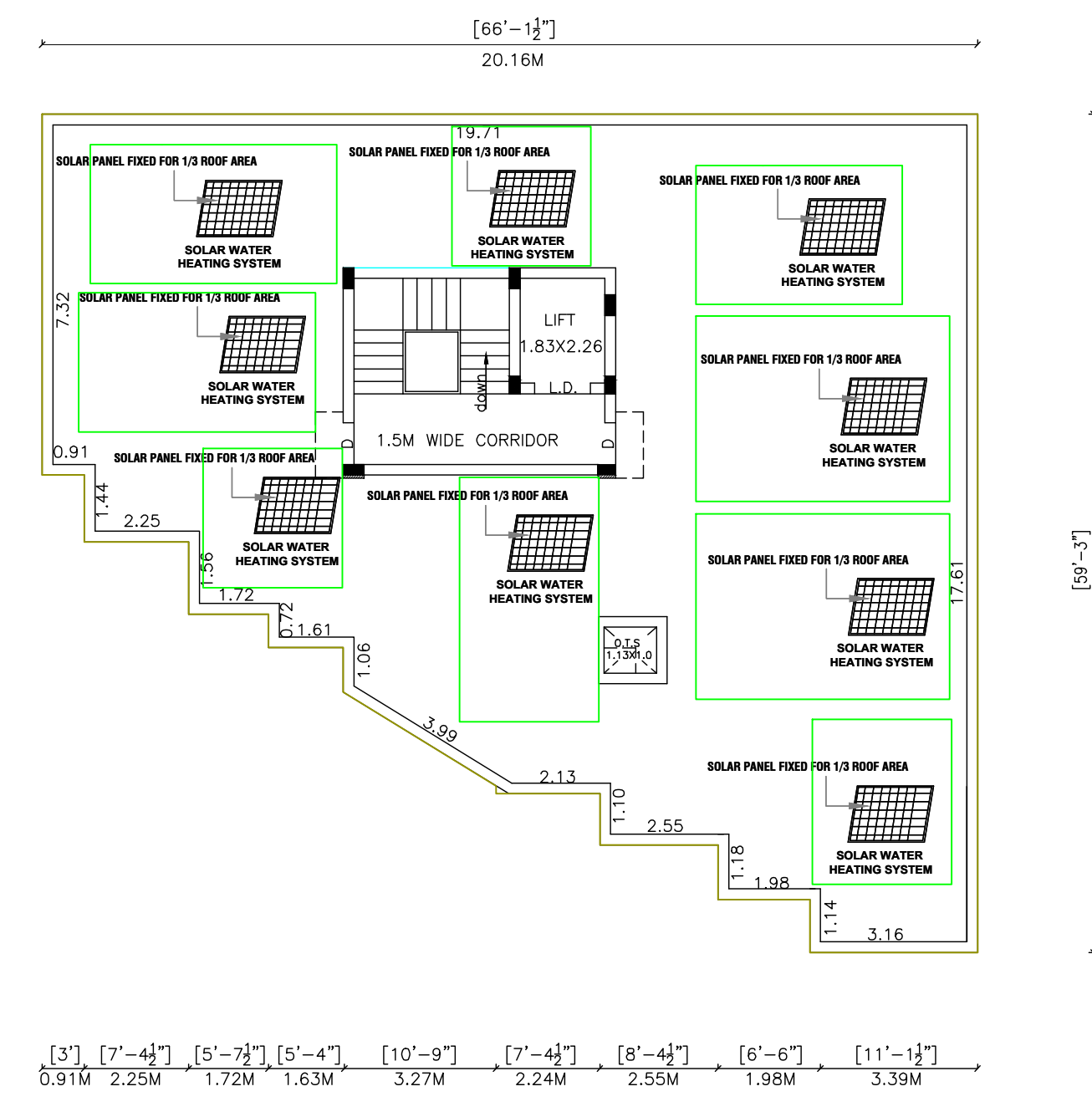
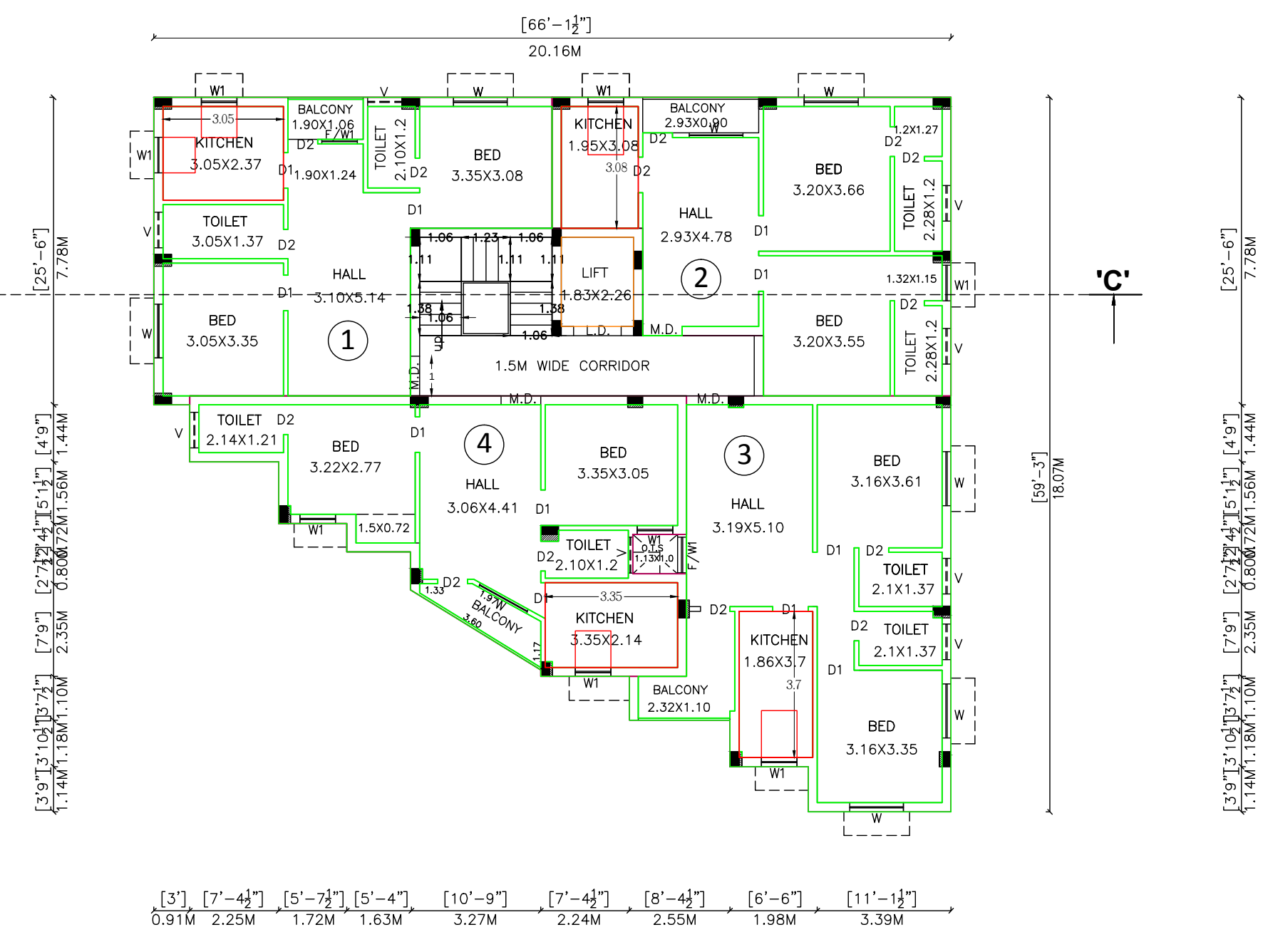
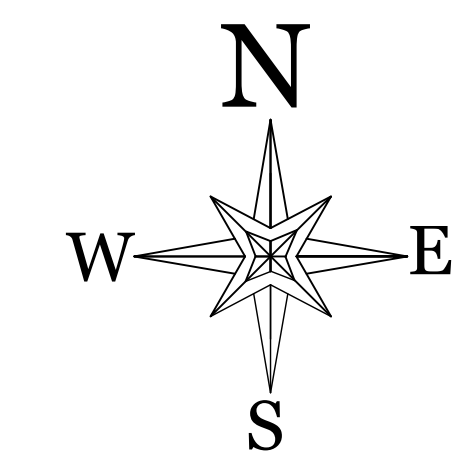
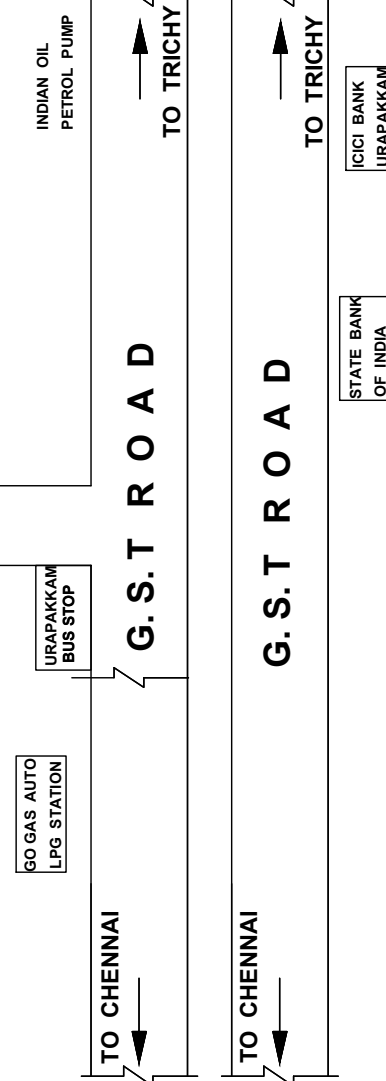
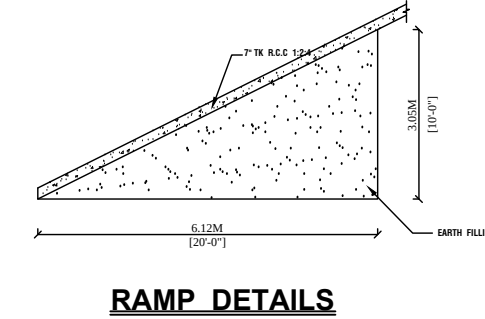
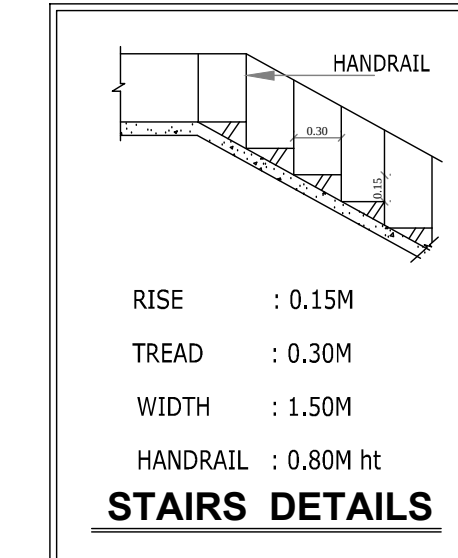
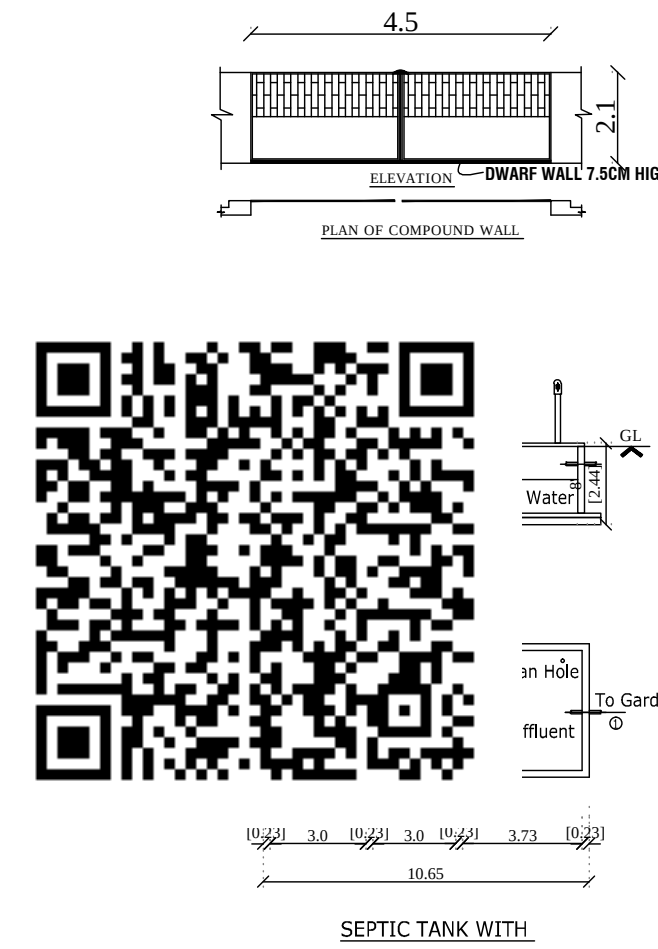
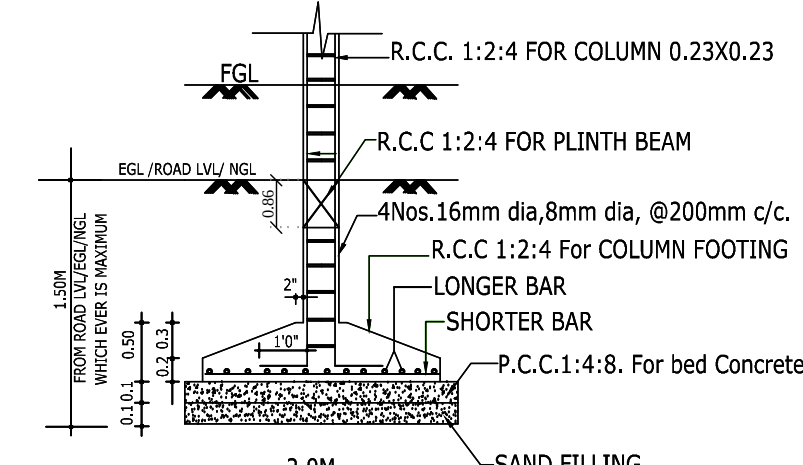
ISSUING AUTHORITY

Rural Panchayat

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.

CHENGALPATTU DISTRICT.



<u>COMMON AREA DETAILS</u>	<u>SQ.FT.</u>	<u>SQ.MT.</u>
(STAIRCASE, LIFT & CORRIDOR)		
STILT FLOOR BUILDING	: 317.74	29.53
FIRST FLOOR BUILDING	: 317.74	29.53
SECOND FLOOR BUILDING	: 317.74	29.53
THIRD FLOOR BUILDING	: 317.74	29.53
FOURTH FLOOR BUILDING	: 317.74	29.53
FIFTH FLOOR BUILDING	: 317.74	29.53

OFFICE USE

APPROVED LAYOUT LP/DTCP No. 174/2020

FILE No. TNRERA/4448/2022,TN/01/LAYOUT/5056/2022,
Dated 24.6.2022

SCHEDULE OF JOINERY					COLOUR INDEX					
M.D. DOOR	1.06 X 2.10				PRO.BUILDING ☐ PLOT BOUNDARY ☐ R O A D ☐					
D1 DOOR	0.90 X 2.10									
D2 DOOR	1.37 X 1.22									
W WINDOW	1.37 X 1.22									
W1 WINDOW	0.90 X 1.22									
F/W FLOYER WINDOW	0.90 X 1.83									
V VENTILATOR	0.90 X 0.60									
L.D. LIFT DOOR	1.20 X 2.10									
AREA DETAILS					SQ.FT.		SQ.MT.			
PLOT AREA (AS PER DOCUMENT)					:		1321.00			
PLOT NO. 50					:		2025.00			
PLOT NO. 51					:		2560.00			
PLOT NO. 52					:		5906.00			
PLOT AREA (AS PER PATTI)					:		5906.00			
PLOT AREA (AS PER SITE)					:		5896.00			
SUPER IMPOSED AREA					:		5896.00			
RESIDENTIAL BUILDING NAME					NON FSI AREA IN Sq.m		FSI AREA IN Sq.m		TOTAL BUILDUP AREA IN Sq.m	
PRO.STILT FLOOR PARKING					280.93		-		280.93	
PRO.FIRST FLOOR BUILDING					-		280.93		280.93	
PRO.SECOND FLOOR BUILDING					-		280.93		280.93	
PRO.THIRD FLOOR BUILDING					-		280.93		280.93	
PRO.FOURTH FLOOR BUILDING					-		280.93		280.93	
PRO.FIFTH FLOOR BUILDING					-		280.93		280.93	
TOTAL					280.93		1404.65		1685.58	
FLOOR SPACE INDEX =					1404.65		:		2.50	
COVERAGE					:		51 %			
OPEN S P A C E AREA					:		267.58sq.m			
PARKING DETAILS					REQUIRED		PROVIDED			
CAR PARKING					18 No's		12 No's			
TWO WHEELER PARKING					18 No's		20 No's			
PHYSICALLY CHALLENGED CAR PARKING					2 No's		2 No's			
SANITARY REQUIREMENTS										
FLOOR		NO OF OVERFLOW UNIT		REQUIRED		PROVIDED				
FIRST FLOOR		4		B		A		16		
SECOND FLOOR		4		B		A		16		
THIRD FLOOR		4		B		A		16		
FOURTH FLOOR		4		B		A		16		
FIFTH FLOOR		4		B		A		16		

OWNER'S NAME: Mr. B. VISHNU SASHANKAR

for SASHANKAR Developers

Partner

R. MANIKANDAN, M.Tech. (Structures)

Registered Structural Engineer Grade I REG.DTCP

COL.Reg.No:1021910/09/036

AURA ENGINEERING CONSULTANTS

#1327-67th Street - H.P. Nagar,

Ashok Nagar, Chennai-600 053.

Ph. 44-48597100 Cell: 91967531378

STRUCTURAL ENGINEER

K.S. RAMPRASAD,D.C.E.,FIIV.,

Regd. No:0181620190010-CATV-23640

N.K. RAM'S CONSTRUCTION

Consulting Architects, Engineers, Valuers

Narayanasam, No.19, Alagappa Road,

Vedasalai Nagar, Chengalpattu - 600 001

Tel:- 94471 5545476

REGISTERED ENGINEER

Er.G.Manoj Kumar B.E.(Civil)M.E.(Geotech)

Registered Geotechnical Consultant

GTE/19/063012-CNDA & GTE/VL/KH/20/F-DTCP

GLOBE GEOTECHNIQUES

Call : 9445315710 & 838163853

Email : globegeotechniques@gmail.com

GEOTECH ENGINEER

P. JEYAPALAN, P.E.,G.L.,

Registered Civil Construction Engineer (CE)

COL.DISTRCTCEN/10/1000

PARVATHY CONSULTING ENGINEERS

No.776, CH Madhav, Vellur Street

Changanassery - 610 001

Cell: 99923 33 9925

CONSTRUCTION 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.

