

PP

APPROVAL RECORD

# Planning Permission

Pallipettai

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

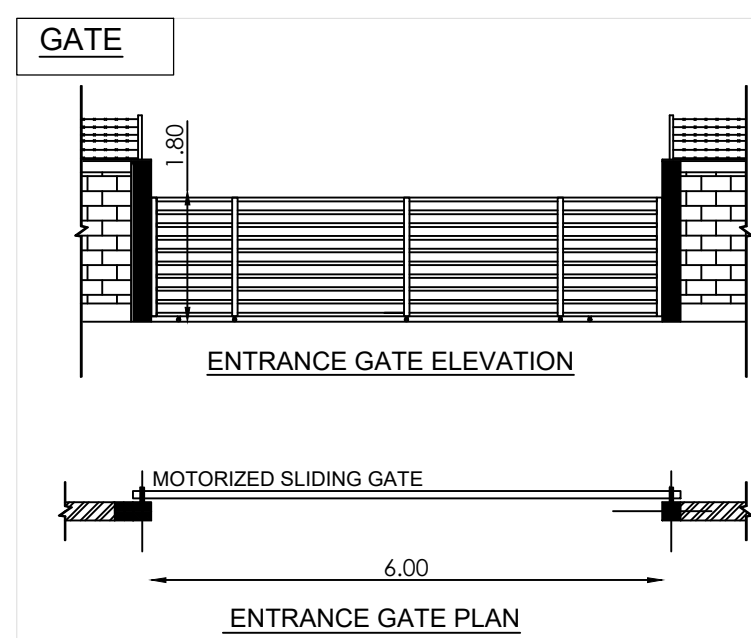
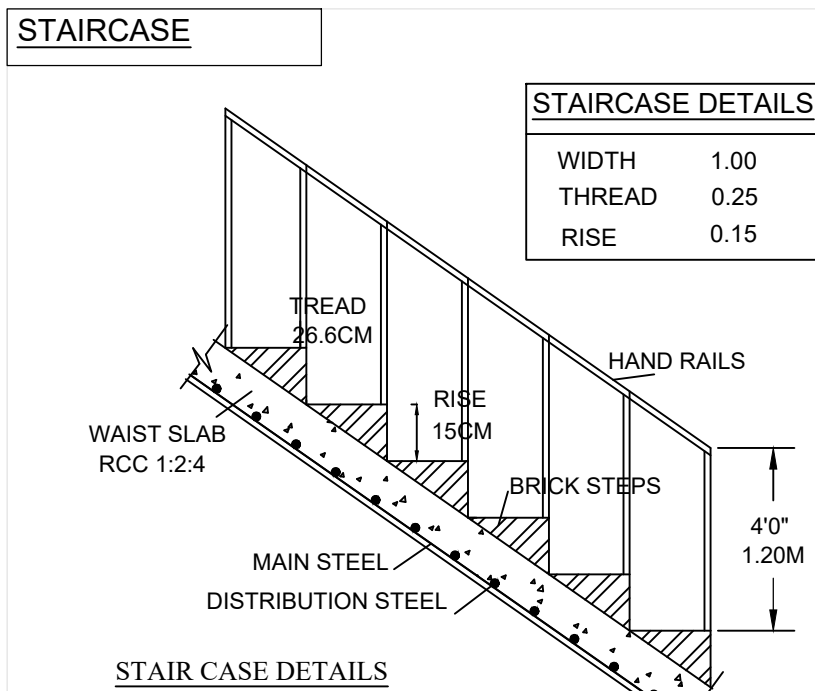
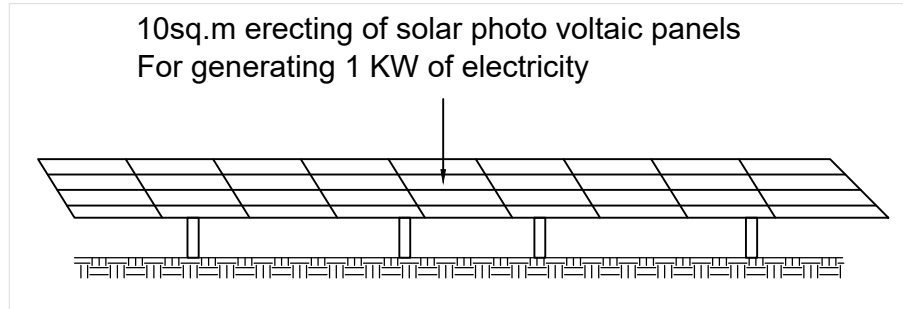
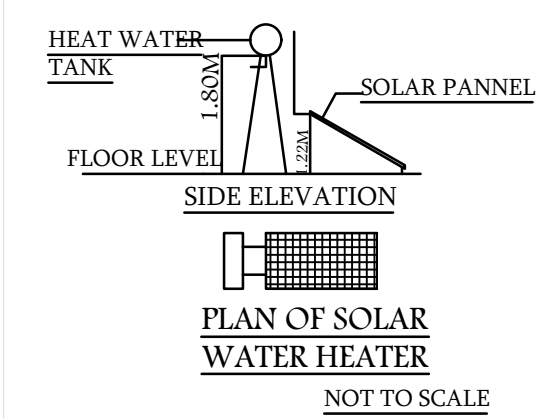
**Rural Panchayat**

PURPOSE

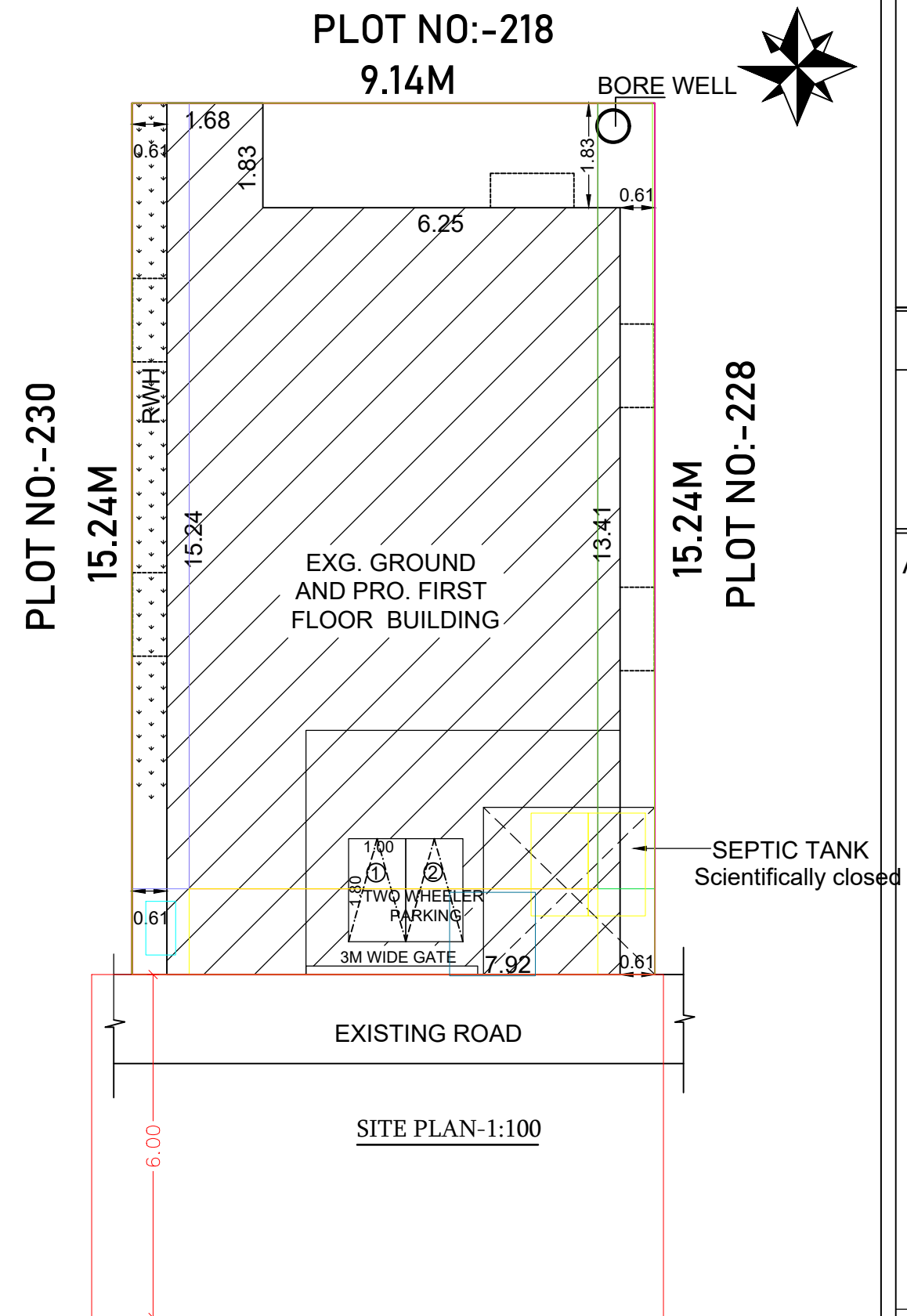
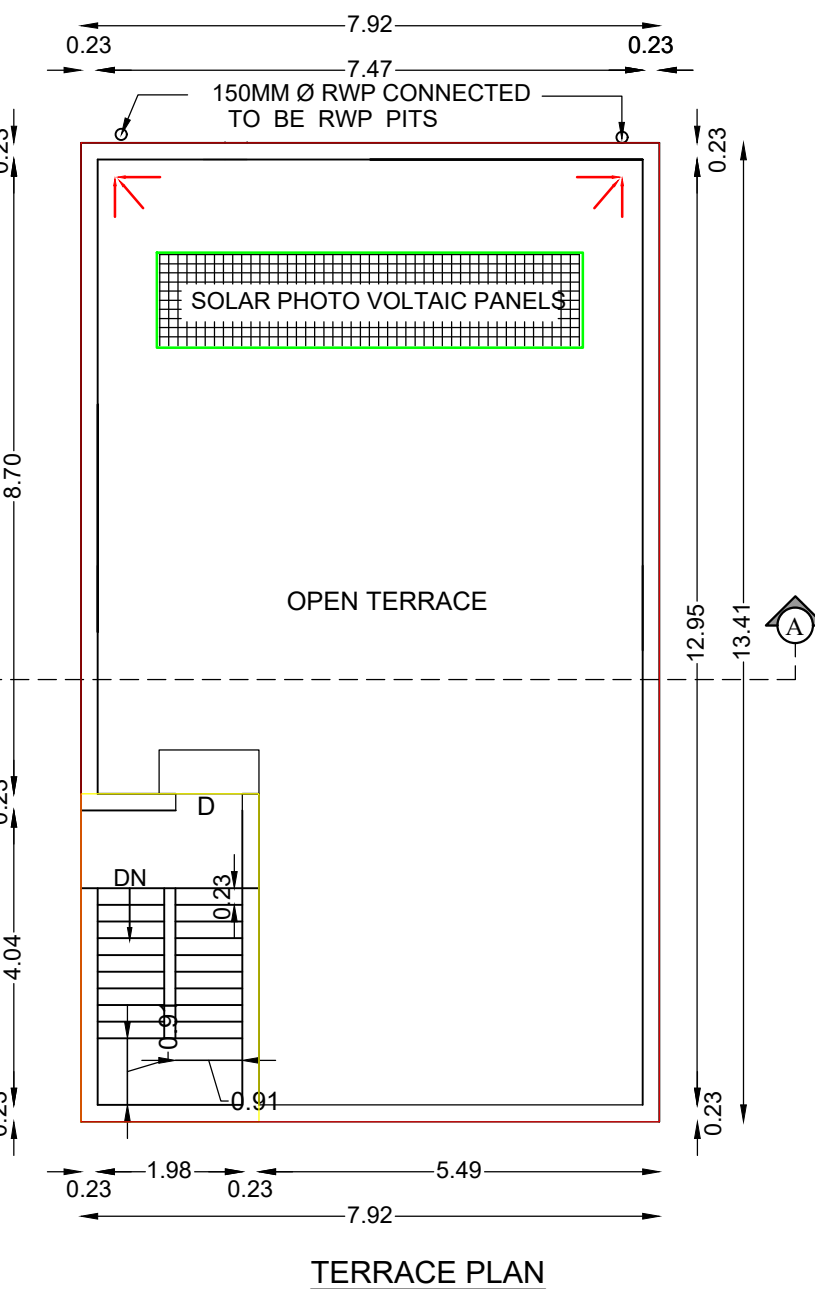
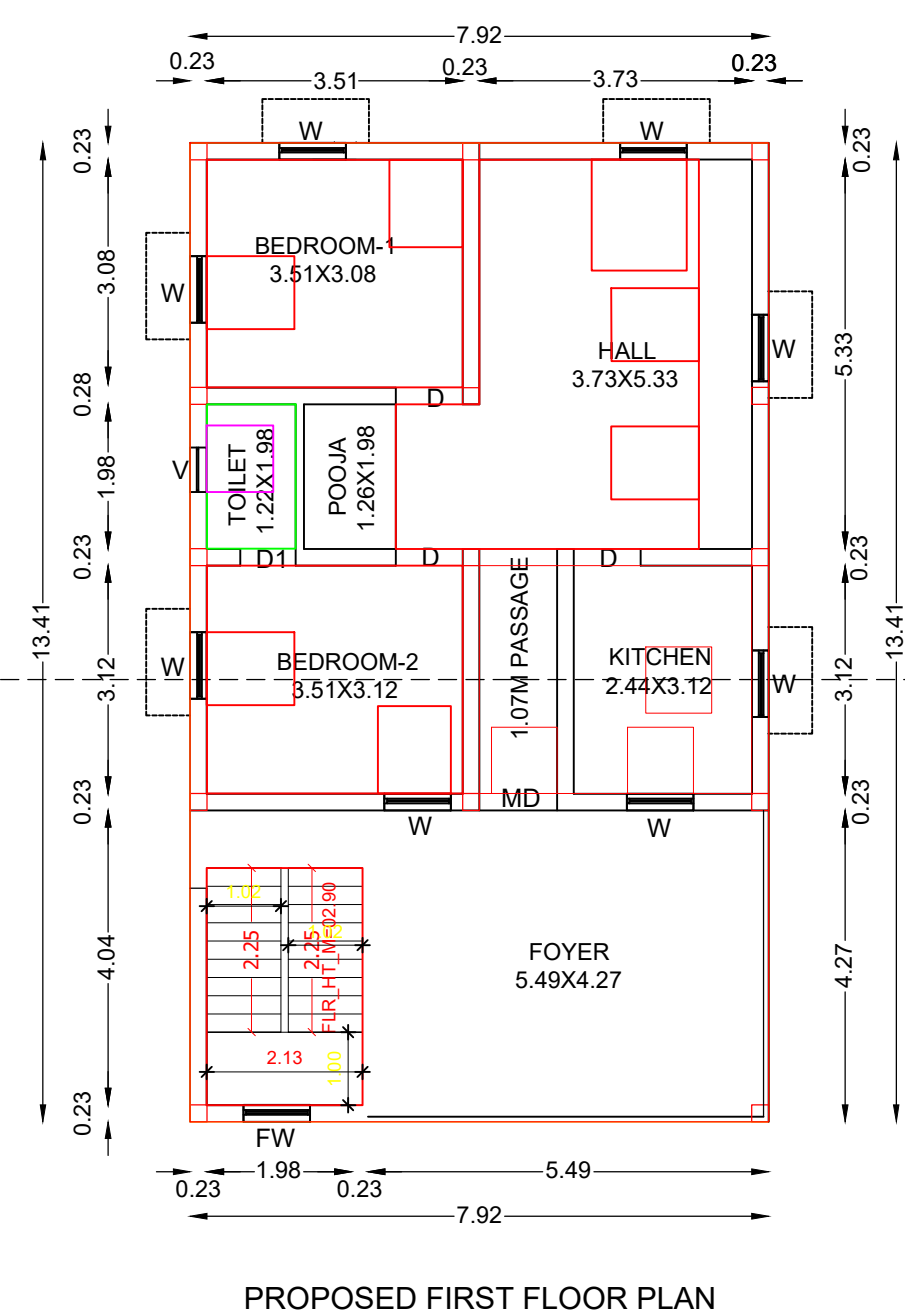
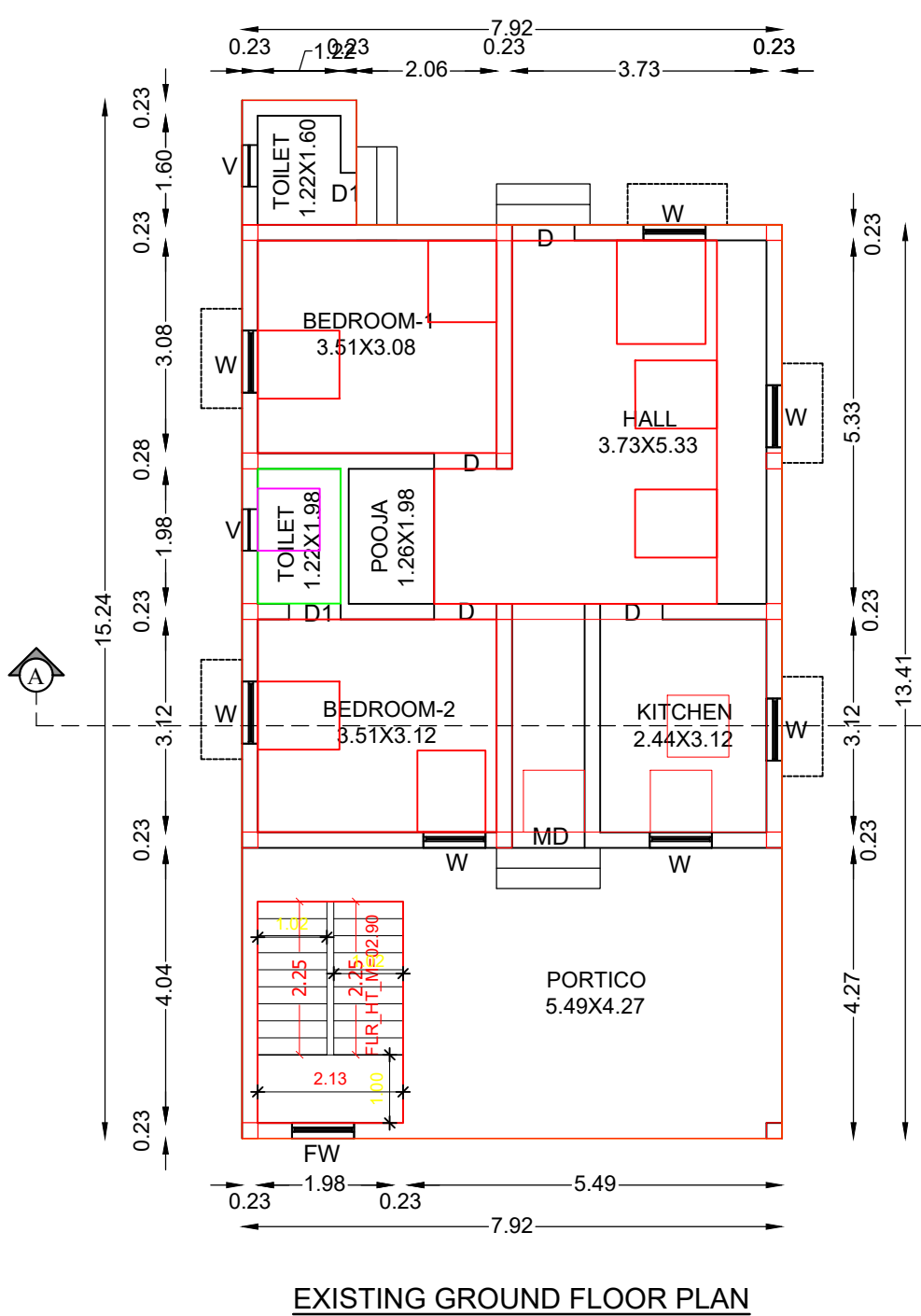
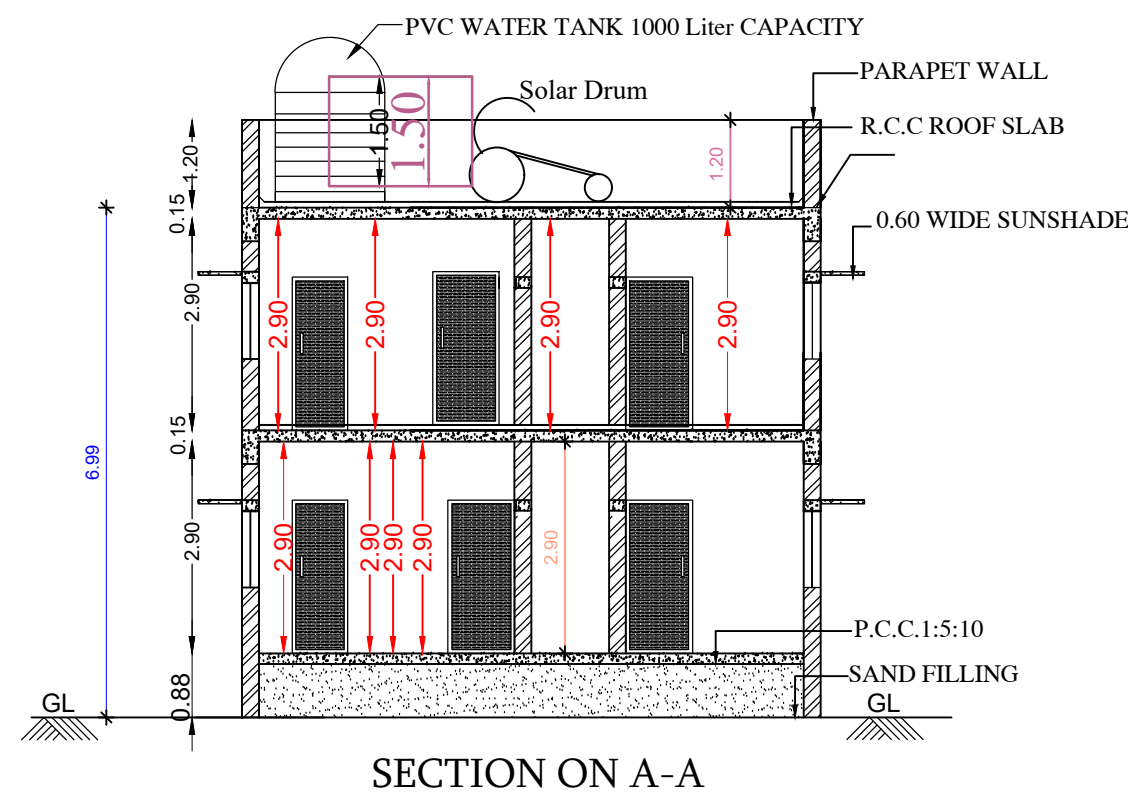
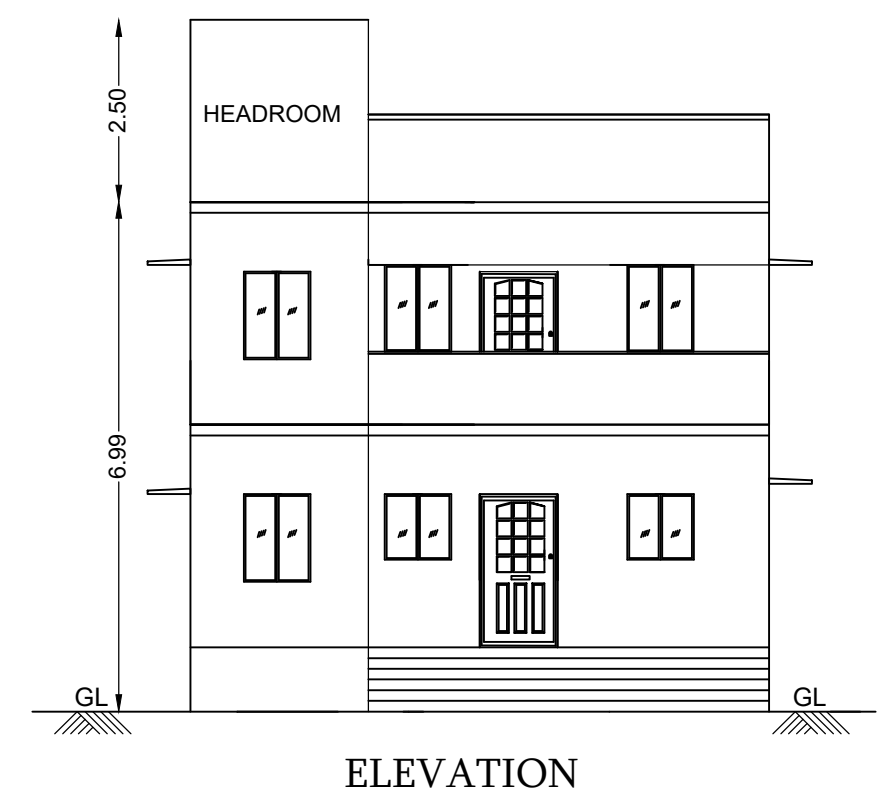
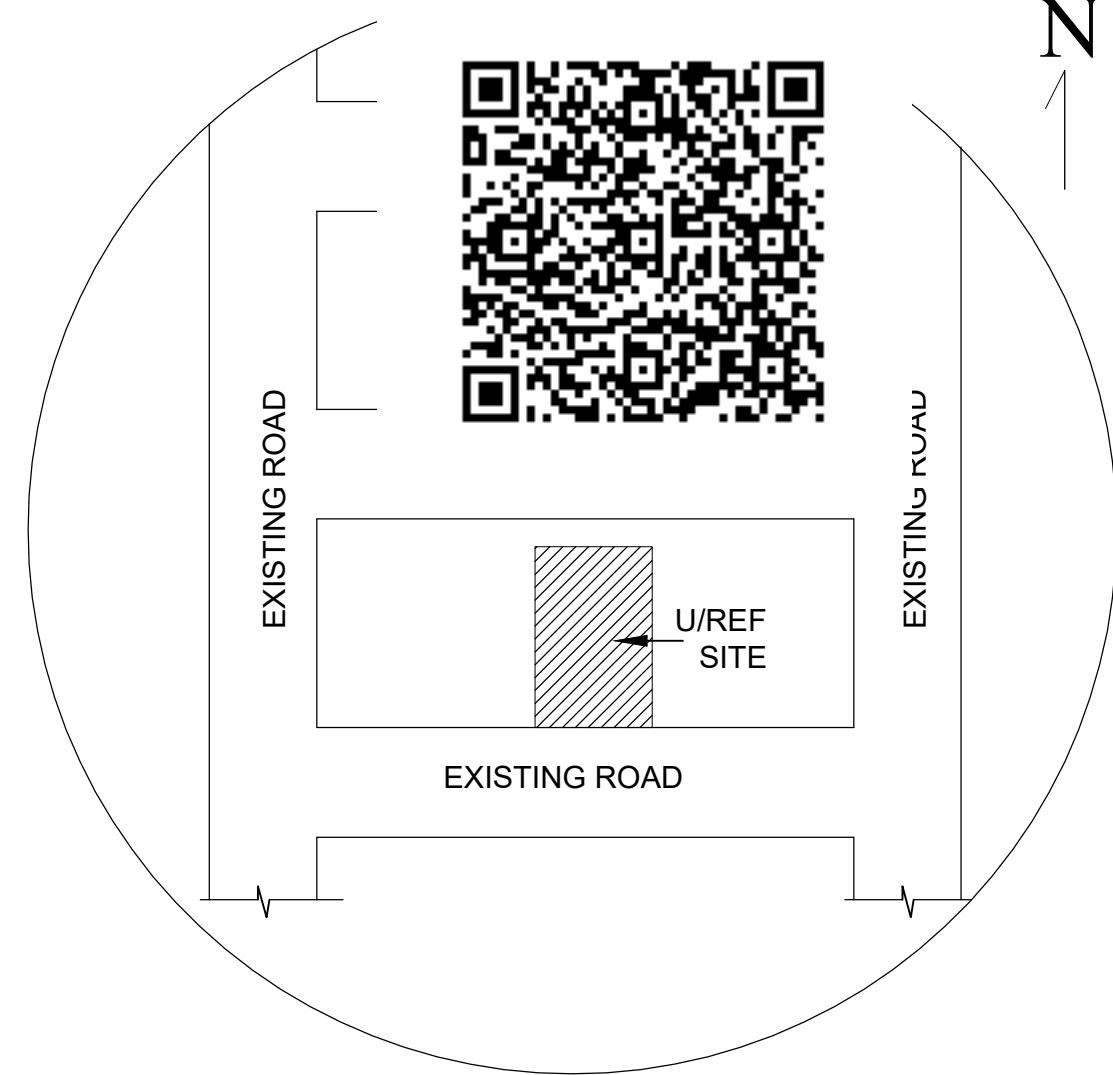
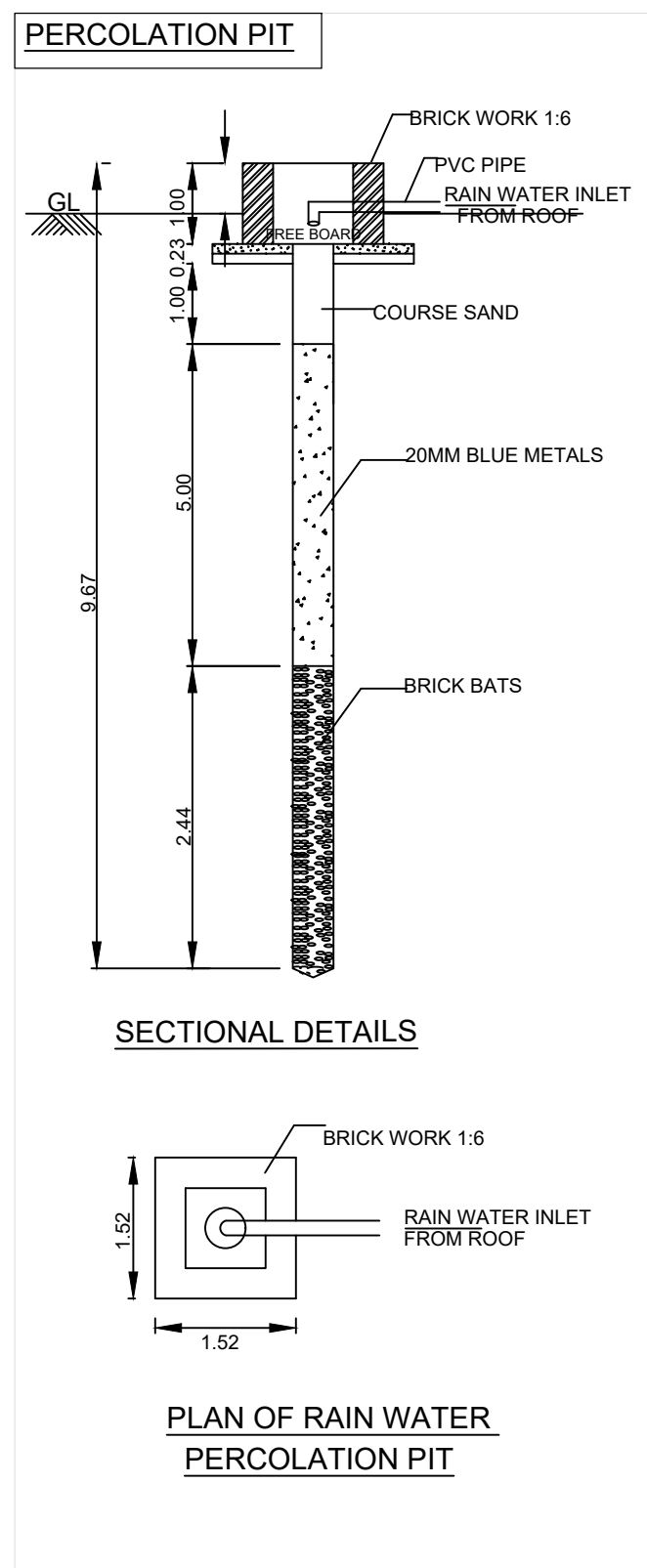
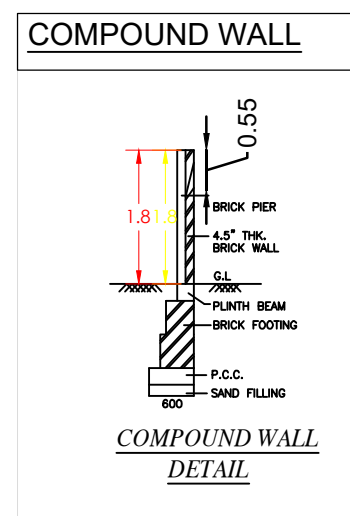
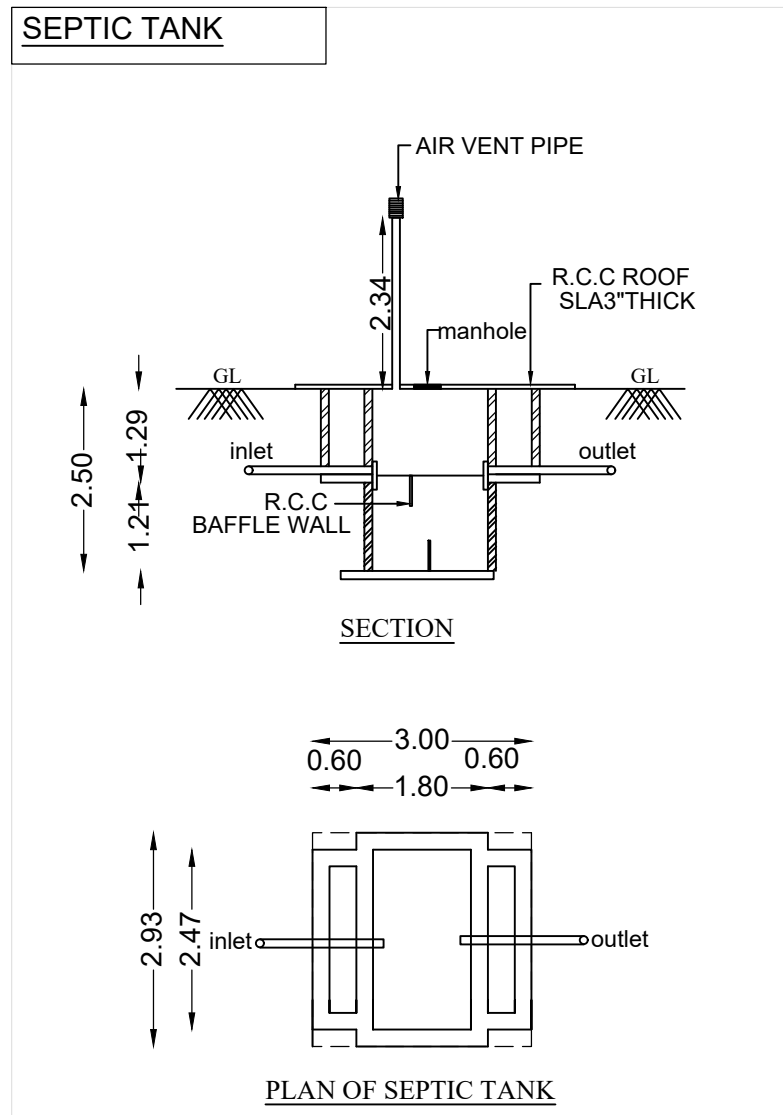
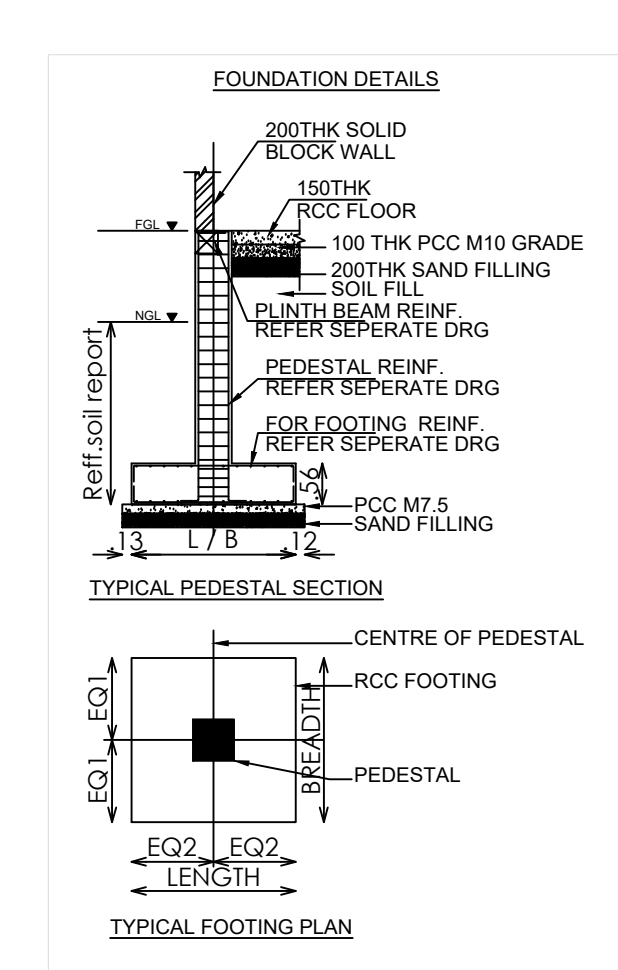
**Residential**

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 INFO  
PLOT AREA M2=139.4  
FMB OR PLR=139.0  
AS AT SITE=139.35  
AS PER DOCUMENT=139.0  
SINGLE FAMILY BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=6.00  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=6.00  
ROAD\_LENGTH=250  
AVG\_PLOT\_DEPTH=15.2  
AVG\_PLOT\_WIDTH=9.14  
LAND\_USE\_ZONE=RESIDENTIAL  
PLOT\_NO=229  
PATTA\_NO=2764  
SURVEY\_NO=NEW SURVEY NO.73/1A  
JURISDICTION\_TYPE=PANCHAYAT  
DISTRICT=CHENGALPATTU  
TALUK=MADURANTHAKAM  
VILLAGE=PALLIPETTAI  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=YES  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
EXISTING\_FLOOR\_AREA\_TO\_BE\_DEMOLISHED\_M2=0  
OSR\_APPLICABLE=NO  
OPREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
LEASEHOLD\_LAND=NO  
MIN\_PLOT\_DEPTH=15.24  
MIN\_PLOT\_WIDTH=9.14  
ORGANIZATION\_TYPE=PRIVATE  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
BLOCK\_1\_1\_MEMBER\_COUNT=7



SHEET NO - 01/01

PLAN SHOWING THE EXISTING GROUND FLOOR AND PROPOSED CONSTRUCTION OF FIRST FLOOR R.C.C RESIDENTIAL BUILDING AT NEW S.NO: -73/1A, PLOT NO:-229, MARUVOR AVENUE - PHASE-IV, 121- PALLIPETTAI VILLAGE & PANCHAYAT, MADURANTAKAM TALUK, CHENGALPATTU DISTRICT.

REGURALISATION PLAN WAS PPROVED VIDE:  
NO:4155/2018/A1, DATED :07/03/2019  
EXISTING PLAN WAS PPROVED VIDE:  
NO:1278/2018/A1, DATED :07/05/2018



SCALE: SITE PLAN & FLOOR PLAN 1: 100

AREA STATEMENT ( Sq.m)

TOTAL PLOT AREA (AS PER DOCUMENT) : 139.40 Sq.m or 1500 Sq.ft  
TOTAL PLOT AREA (AS PATTA) : 139.00 Sq.m

| BUILDING NAME                          | FLOOR NAME   | BUILD-UP AREA (Sq.m)                                       | BUILD-UP AREA (Sq.ft) | BUILDING HEIGHT (m) |
|----------------------------------------|--------------|------------------------------------------------------------|-----------------------|---------------------|
| R.C.C RESIDENTIAL BUILDING             | GROUND FLOOR | 109.34                                                     | 1177.00               | 6.99M               |
|                                        | FIRST FLOOR  | 109.34                                                     | 1177.00               |                     |
| TOTAL BUILDUP AREA                     |              | 218.68                                                     | 2,354.00              |                     |
| F.S.I : $\frac{218.68}{139.00} = 1.57$ |              | PLOT COVERAGE : $\frac{109.34 \times 100}{139.00} : 78.66$ |                       | :78.66%             |

PARKING DETAILS:-

| PARKING             | REQUIRED | PROVIDED |
|---------------------|----------|----------|
| CAR PARKING         | 0        | 0        |
| TWO WHEELER PARKING | 2Nos     | 2Nos     |

JOINERY DETAILS

| TYPES | DESCRIPTION | SIZE        |
|-------|-------------|-------------|
| MD    | MAIN DOOR   | 1.07 X 2.10 |
| D     | SINDLE DOOR | 0.92 X 2.10 |
| D1    | TOILET DOOR | 0.76 X 2.10 |
| W     | WINDOW      | 1.00 X 1.20 |
| FW    | WINDOW      | 1.00 X 1.20 |
| V     | VENTILATOR  | 0.61 X 0.61 |

COLOUR REFERENCE

|               |                   |
|---------------|-------------------|
| APPROACH ROAD | PROPOSED BUILDING |
| SITE BOUNDARY | SITE UNDER REFF.  |

APPLICANT:

Mrs:P.SANKARI W/O ELUMALAI

( Mrs:P.SANKARI )

OWNER SIGNATURE

E.P.SANKRIVEL D.C.E.  
Registered Engineer (Grade II) (Regd. No. 10020195624/000000015)  
Consent to issue in the form of  
SANKTHI BUILDERS  
No.110, V. Ganes Street, Nellore-524001  
Andhrapradesh, India - 524001  
e-mail : sankthibuilders2@gmail.com

REGISTERED ENGINEER (SEAL/SIGN)

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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Chennai 600 097, India  
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+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.

