

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

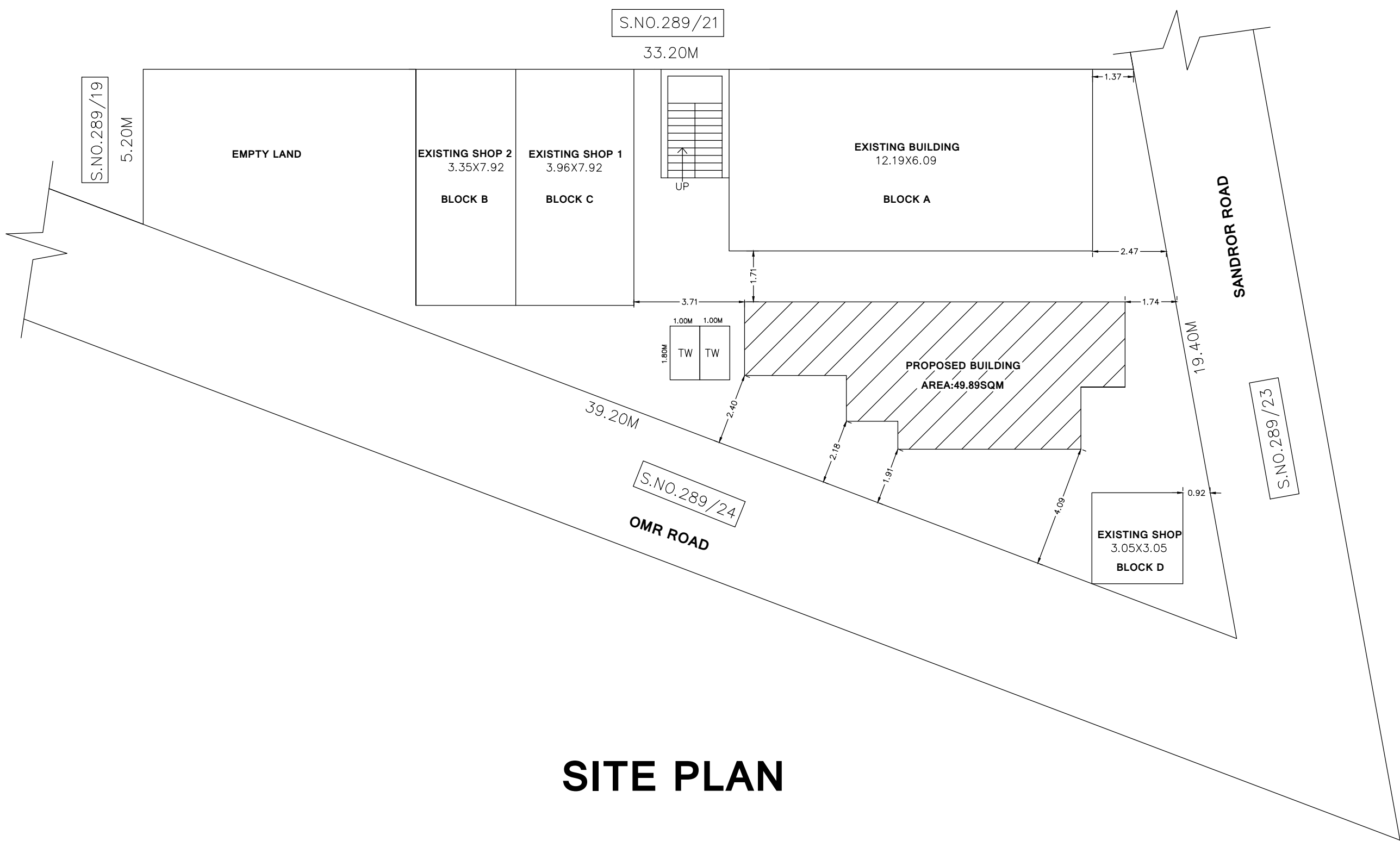
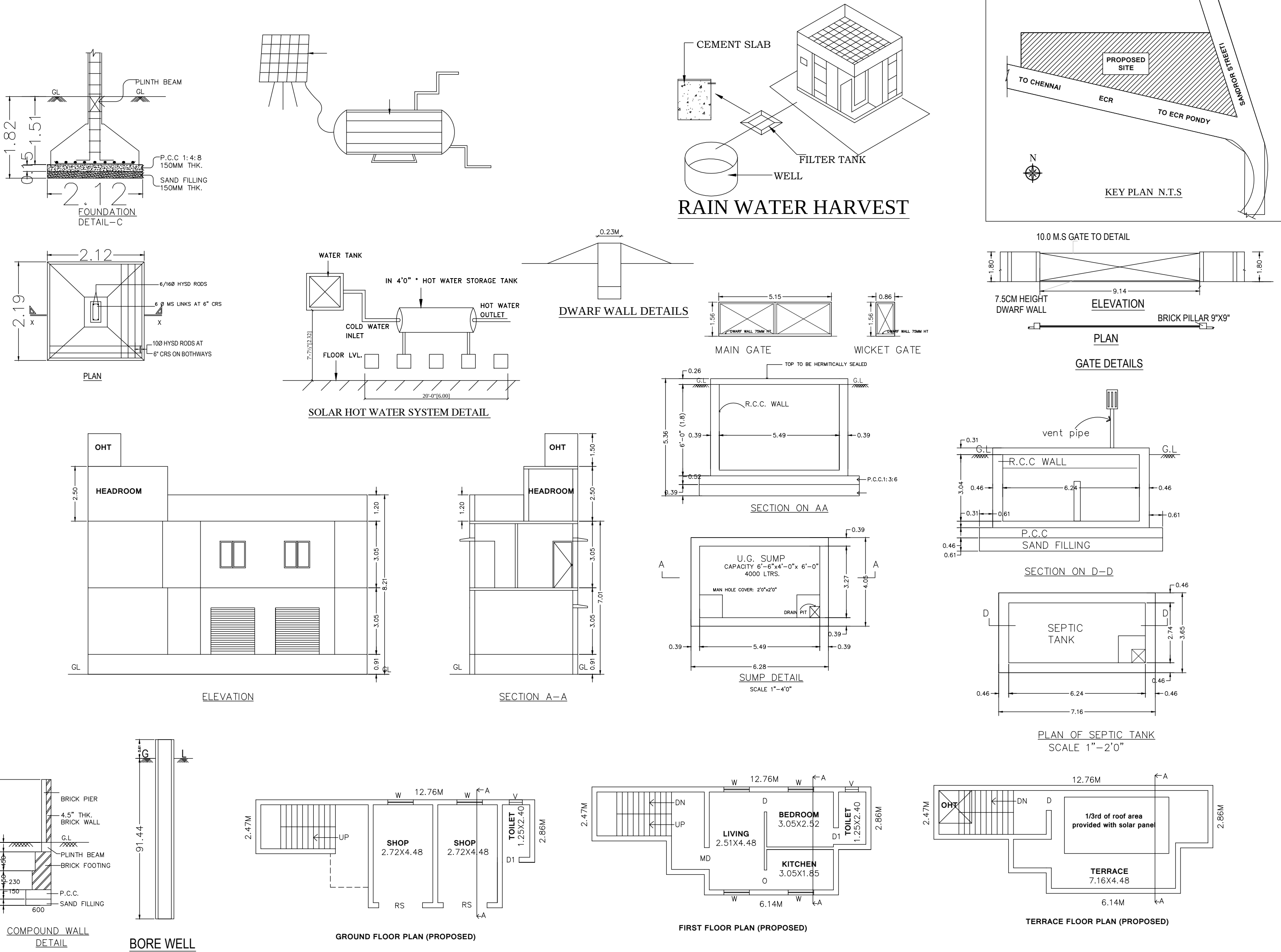
APPROVAL TYPE
Building Plan

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 PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING (G +1) COMPRISED IN OLD S.NO.190/1 PART, AS PER PATTANUMBER NEW S.NO.289/22, SANDROR STREET, THIRUPORUR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, THITUPORUR TOWN PANCHAYAT.

EXISTING PLAN APPROVAL REFERENCE NO:
1.) Planning Permit No.12/2008-09 Dated 18.03.2009
2.) Building Permit No.97/2009 Dated 18.03.2009

R.C.C SPECIFICATION	
FOUNDATION	: COLUMN FOOTING
BRICK WORK	: C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	: C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	: 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
	: 1:2:4 FOR SLABS & LINTELS
WOOD WORK	: ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING COURSE	: B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES

JOINERY DETAILS			
TYPE	OPENING SIZE		DESCRIPTION
	WIDTH	HEIGHT	
BS	2.00	2.1	ROLLING SHUTTER
D1 MD W	1.00	2.1	TEAK WOOD DOOR
	0.91	2.1	COUNTRY WOOD DOOR
V	0.76	2.1	PVC DOOR
	1.20	1.20	C.W. FRAMED WINDOW
	0.60	0.60	ALUMINIUM FRAMED GLAZED VENTILATOR

AREA STATEMENT:-
EXISTING BUILDING AREA:
1.) BLOCK A = 196.38 Sqm (2113.07 Sqft)
2.) BLOCK B = 26.53 Sqm (285.56 Sqft)
3.) BLOCK C = 31.36 Sqm (337.55 Sqft)
4.) BLOCK D = 9.3 Sqm (100 Sqft)
EMPTY LAND AREA = 221.87 Sqm

PLOT EXTENT AS PER PATTANUMBER		405 Sq.m	
PLOT EXTENT AS PER DOCUMENT		364.08 Sq.m	
2.			
SL.NO.	DESCRIPTION	F.S.I AREA Sq.m	NON F.S.I DEDUCTION AREA Sq.m
	GROUND FLOOR	49.89 (536.8 Sqft)	-
	FIRST FLOOR	49.89 (536.8 Sqft)	-
	HEADROOM/LIFT	-	13.26 (142.72 Sqft)
	TOTAL	99.78(1073.6 Sqft)	-

FSI = $\frac{99.78}{364.08}$ = 0.27
COVERAGE = 13.7 %

PARKING DETAILS	REQUIRED	PROVIDED
TWO WHEELER PARKING	2 No's	2 No's

COLOUR INDEX:-	SCALE - 1 : 100	
EXISTING	☐	
PROPOSED	☐	
ROAD	☐	
BOUNDARY	☐	

NOTE: ALL MEASUREMENTS ARE IN METER

Ravi

OWNER / DEVELOPER

Carth
V. MALARVANNAN B.E. F.I.V.
Engineer Grade-1 (REG) (DTCP)
TAMILNADU/1201910005
No.23, CHETTY STREET
PORUR, CHENNAI - 600 116.
PHONE : 2482 9133 / 2482 5565.

ARCHITECT / LICENSED SURVEYOR



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.

