

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

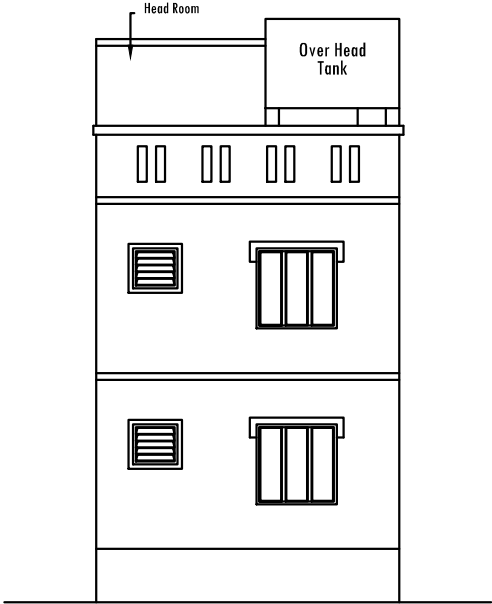
ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

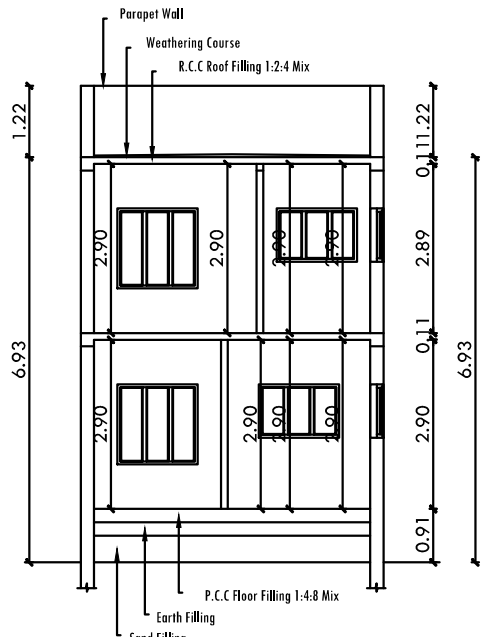
The approval as the planning authority issued it, reproduced in full behind this page.

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

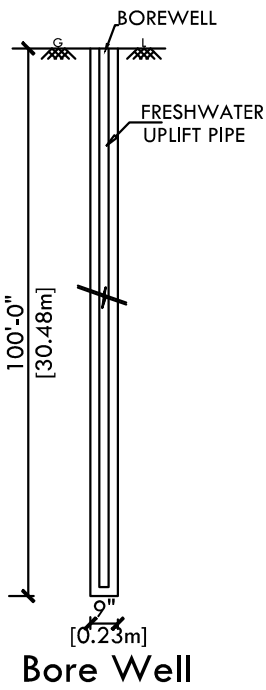
Plan Showing the Proposed Construction of Residential Building in Ground and First Floor at Survey No. 101/17A2 , 38 & 39 , Patta No. 2109 , Mangalam Village , Thirukalukundram Special Grade Town Panchayat , Thirukkalukundram Taluk , Chengalpattu District . Applicant Name : Mr. E . Manogaran .



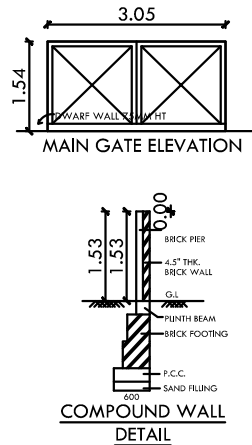
Front Elevation



Section A - A



Bore Well



Compound Wall Detail

PLAN INFO	
PLOT_NO=Nil	LAND_USE_ZONE=RESIDENTIAL
SURVEY_NO=101/17A2, 38 & 39	AVG_PLOT_WIDTH= 6.40M
PATTA_NO=2109	AVG_PLOT_DEPTH= 25.30M
TALUK=TIRUKKALUKUNDRAM	ACCESS_WIDTH_M=5.00
DISTRICT=CHENGALPATTU	ROAD_WIDTH=5.00
SINGLE_FAMILY_BLDG=NO	ROAD_LENGTH=33.73
AREA_TYPE=RESIDENTIAL	RWH_DECLARED=YES
AS_PER_DOCUMENT=161.93	PREMIUM_FSI_REQUIRED=NO
AS_AT_SITE=161.93	WHETHER GOVT OR AIDED SCHOOL=NO
FMB_OR_PLR=161.93	BUILDING_NEAR_TO_RIVER=NO
PLOT_AREA_M2=161.93	BUILDING_NEAR_MONUMENT=NO
IS_APPROVED_LAYOUT=YES	OSR_APPLICABLE=NO

SPECIFICATIONS:

- * R.C.C FOUNDATION IN C.M 1:5 OVER 6" TK P.C.C 1:5:10 OVER 6"TK SAND FILLING.
- * BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6"TK R.C.C TIE BEAM 1:2:4.
- * TILES FLOORING OVER 4"TK P.C.C 1:5:10 6"TK SAND FILLING.

AREA DETAILS:

	SQ.FT	SQ.M
PLOT AREA (AS PATTA)	1722.25	160.00
PLOT AREA (AS PER DOC)	1743.00	161.93
PRO. GROUND FLOOR AREA	1121.18	104.16
PRO. FIRST FLOOR AREA	1121.18	104.16
TOTAL F.S.I AREA	2242.36	208.32
PLOT COVERAGE	65.10 %	
F.S.I	1.30	

NON-F.S.I AREA

HEADROOM AREA	114.09	10.90
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SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-6" x 7'-0" (1.07 x 2.13)
D1	DOOR	3'-0" x 7'-0" (0.91 x 2.13)
D2	DOOR	2'-6" x 7'-0" (0.76 x 2.13)
OP	OPENING	2'-6" x 7'-0" (0.76 x 2.13)
W	WINDOW	4'-6" x 4'-6" (1.52 x 1.52)
KW	Kitchen WINDOW	3'-6" x 3'-0" (1.07 x 0.91)
V	VENTILATOR	2'-3" x 2'-6" (0.69 x 0.76)

COLOUR INDEX:

PROPOSED BUILDING	
EXISTING ROAD	
SITE BOUNDARY LINE	

STAIRCASE DETAILS:

TREAD	10"(0.25)
RISER	6"(0.15)
WIDTH	3'0"(0.91)

SCALE : 1"-8'.0" (1 : 100)

OWNER:

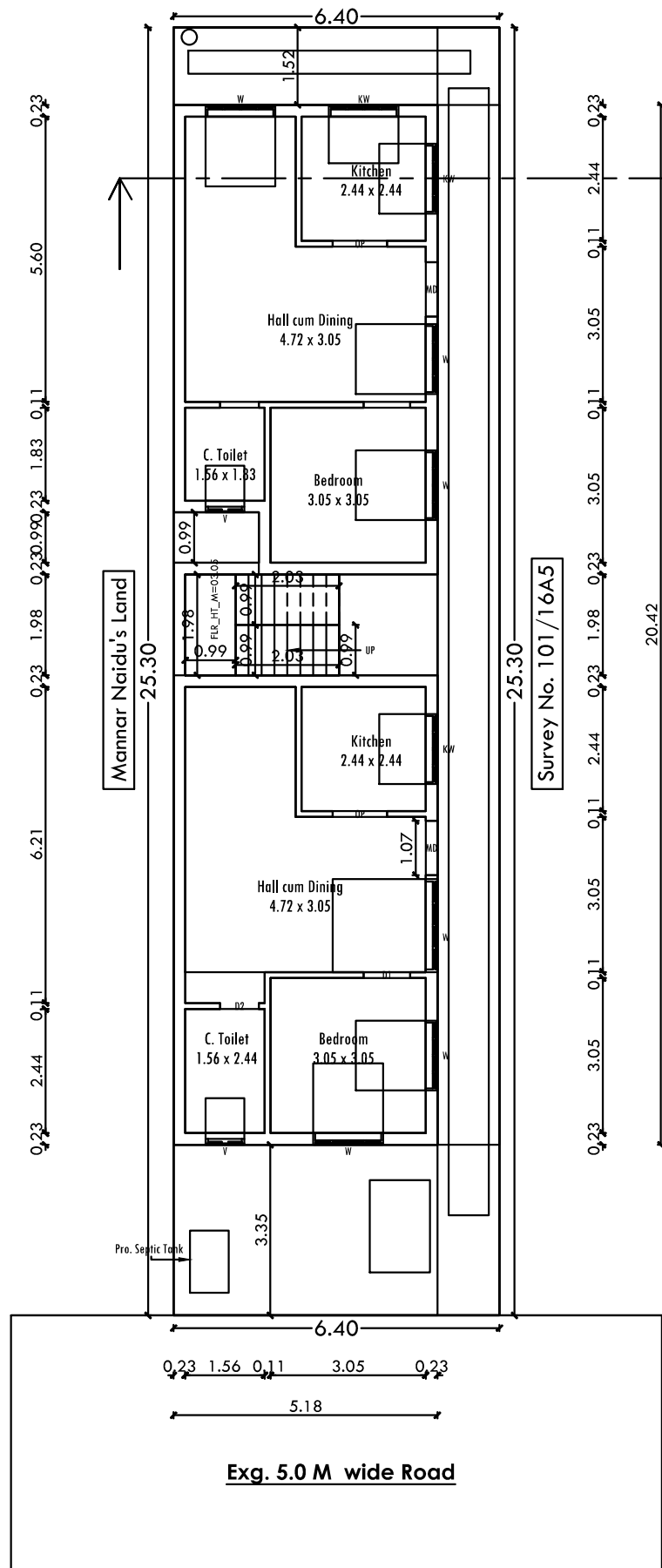
E. Manogaran

REGISTERED ENGINEER

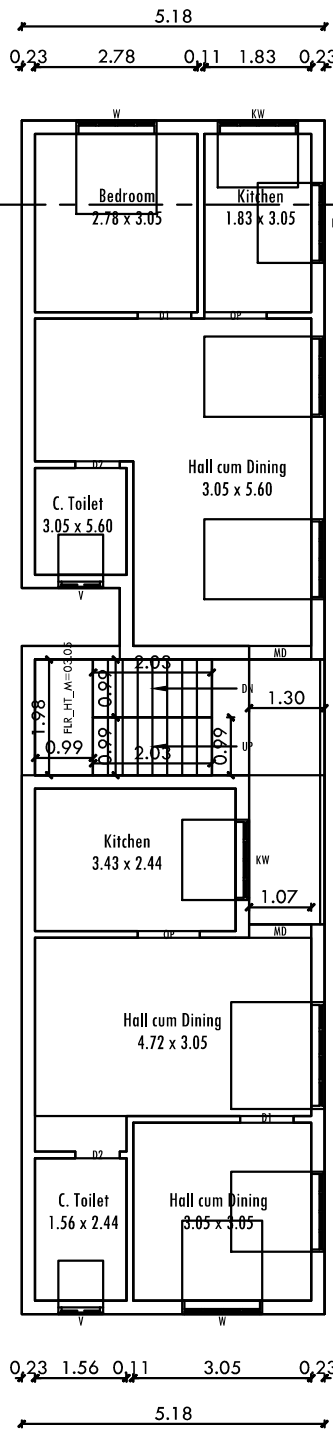
E. V. Thiyagarajan
Dr. V. THIYAGARAJAN, D.C.E.,
Consulting Civil Engineer,
Registered Engineer Grade - III (RE)
Reg. No: CGLDIST/RE/Gr-III/2023/11/015
District Town and Country Planning Office,
Member Chengalpattu Civil Engineer Association,
Member BAI Kalpakam Center at Chengalpattu,
VeeTioR CONSTRUCTIONS
No. 57, Patikadu Road Left Side,
Opp Palla Mangalam Big Street,
Kothimangalam, Thirukkalukundram,
Chengalpattu District - 603 109.
Cell: 9841606691, 9942883023



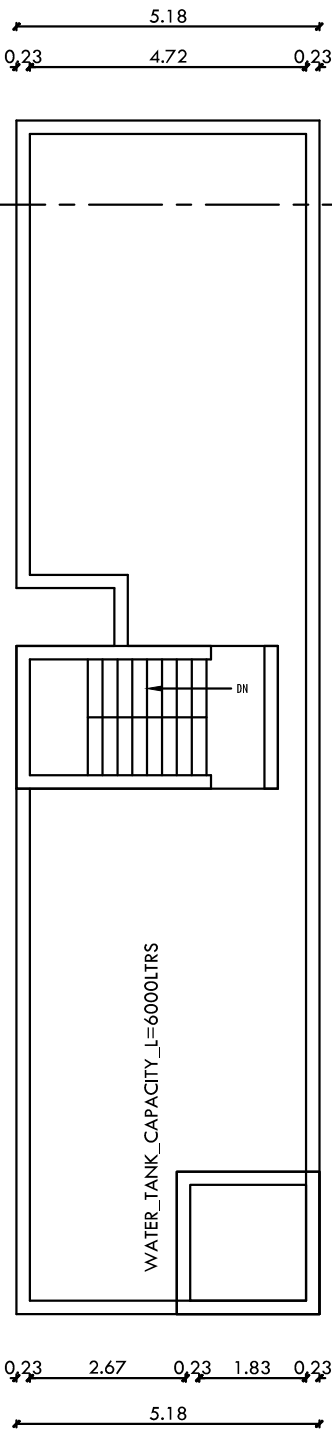
Dr. V. Thiyagarajan . D.C.E ,
Reg. No. 1185602 / 2001
Consulting Civil Engineer ,
Registered Engineer Grade - III (RE)
Reg. No. CGLDIST/RE/Gr-III/2023/11/015
District Town and Country Planning Office ,
Thirukkalukundram Special Grade Townpanchayat ,
VeeTioR CONSTRUCTIONS
No. 57, Pattikadu Road Left Side , Opp Palla Mangalam Big Street ,
Kothimangalam ,Thirukkalukundram ,Chengalpattu District- 603 109.
Cell No. 9841606691 , 9444254826 , 9942883023 , 9445628080 .



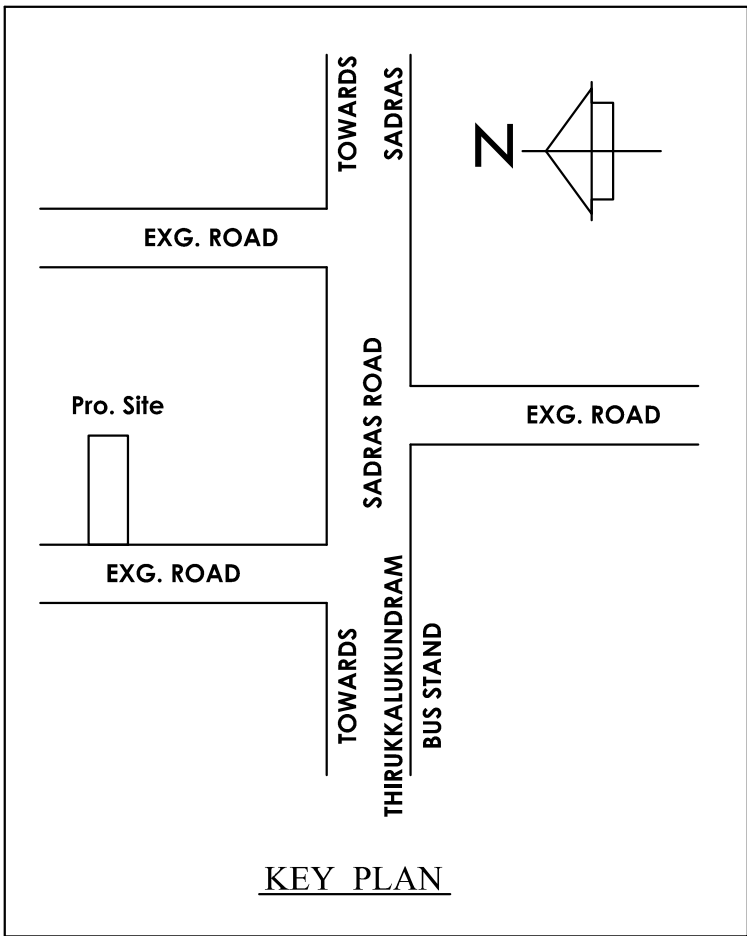
SITE CUM PRO. STILT FLOOR PLAN



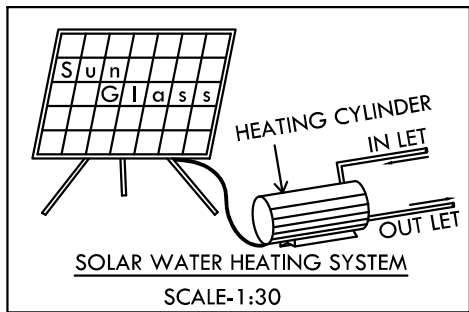
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

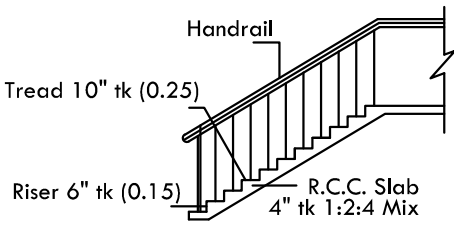


KEY PLAN

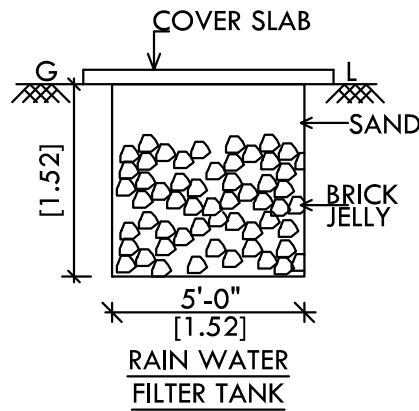


SOLAR WATER HEATING SYSTEM

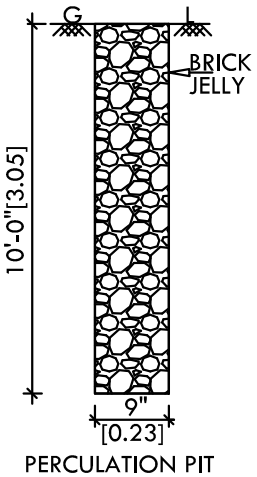
SCALE-1:30



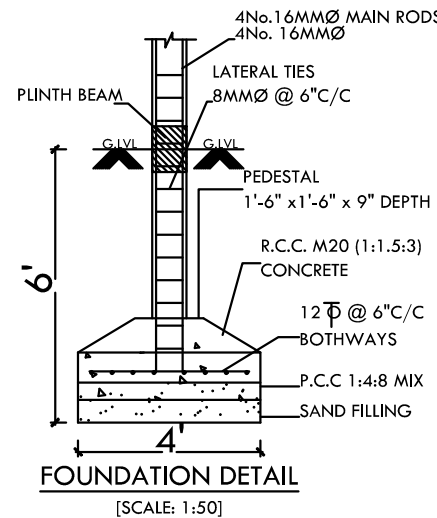
STAIRCASE DETAILS



RAIN WATER FILTER TANK

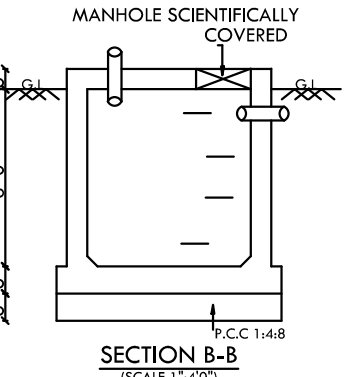


PERCUSSION PIT



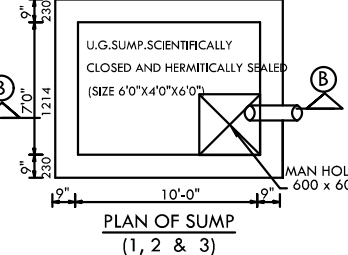
FOUNDATION DETAIL

SCALE: 1:50



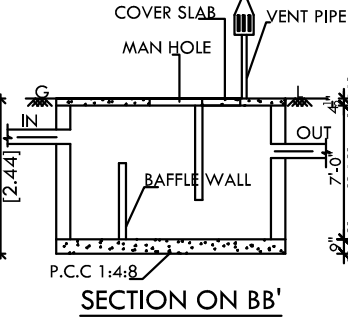
SECTION B-B

SCALE 1"=4'0"

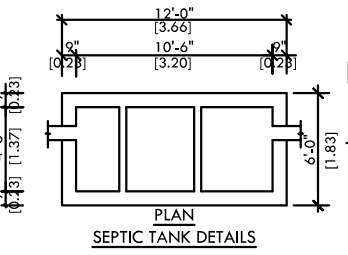


PLAN OF SUMP

(1, 2 & 3)



SECTION ON BB'



PLAN SEPTIC TANK DETAILS

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.

