

PP

APPROVAL RECORD

Planning Permission

Thimmapuram
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 THE PROPOSED CONSTRUCTION OF
GROUND AND FIRST FLOOR R.C.C RESIDENTIAL BUILDING
AT OLD S.NO: 27/2B2, NEW S.NO: 27/ 44 & 27/ 45 (PATTA NO:
1737) IN PLOT NO: 7 & 8 "SAI MEGA CITY (BLOCK-A)" OF
THIMMAPURAM VILLAGE & PANCHAYAT,
ACHARAPAKKAM PANCHAYAT UNION,
MADURANTHAGAM TALUK, CHENGALPATTU DISTRICT.

DTCP APPROVED LAYOUT NO:

DTCP APPROVED NO:171/2009

SCALE: SITE PLAN & FLOOR PLAN 1: 100

AREA STATEMENT (Sq.m)

TOTAL PLOT AREA (AS PER DOCUMENT) : 292.61 Sq.m or 3150 Sq.ft
TOTAL PLOT AREA (AS PATTA) : 293.00 Sq.m

BUILDING NAME	FLOOR NAME	FLOOR AREA (Sq.mt)	FLOOR AREA (Sq.ft)	BUILDING HEIGHT (m)
R.C.C RESIDENTIAL BUILDING	GROUND FLOOR (F.S.I)	71.27	767.14	6.98M
	FIRST FLOOR (F.S.I)	80.04	861.54	
	HEADROOM (NON F.S.I)	12.00	129.16	
TOTAL BUILDUP AREA		163.31	1757.85	
TOTAL F.S.I AREA		151.31	1628.68	
F.S.I : $\frac{151.31}{292.61} = 0.517$		PLOT COVERAGE : $\frac{71.27 \times 100}{292.61} : 27.77$: 27.77%		

PARKING DETAILS:-

PARKING	REQUIRED	PROVIDED
CAR PARKING	1Nos	1Nos
TWO WHEELER PARKING	2Nos	2Nos

JOINERY DETAILS

TYPES	DESCRIPTION	SIZE
MD	MAIN DOOR	1.20 X 2.10
D	SINDLE DOOR	0.91 X 2.10
D1	TOILET DOOR	0.76 X 2.10
W	WINDOW	1.20 X 1.20
W1	WINDOW	1.00 X 1.20
V	VENTILATOR	0.61 X 0.61

COLOUR REFERENCE

	ROAD		PROPOSED BUILDING
	SITE BOUNDARY		SITE UNDER REFF.

APPLICANT:

1.A.MOHAN GABRIEL AROCKIASAMY
2.SHANTHI AROCKIASAMY

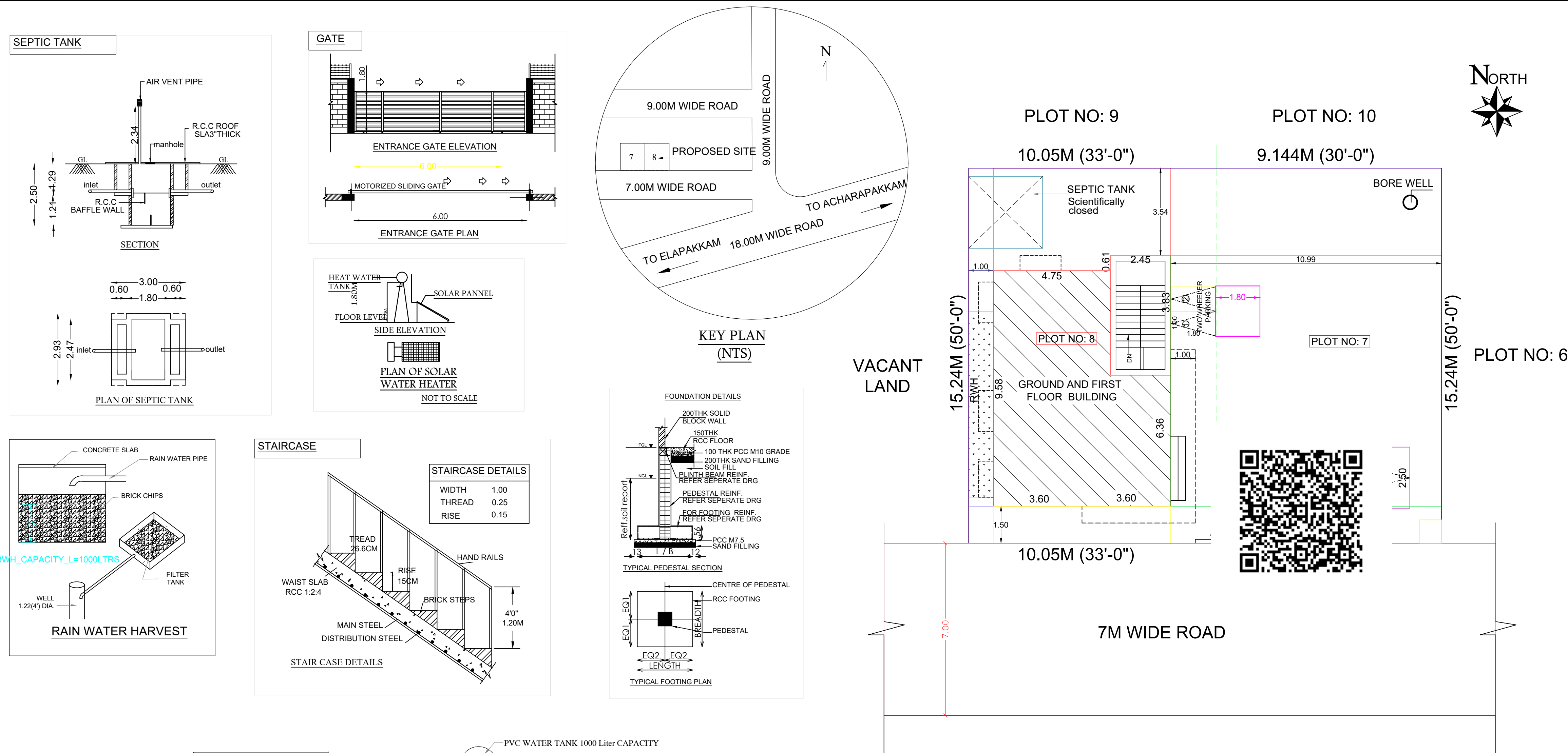
Mohan Arockiasamy
(A.MOHAN GABRIEL AROCKIASAMY)

Shanthi Arockiasamy
(SHANTHI AROCKIASAMY)

OWNER SIGNATURE

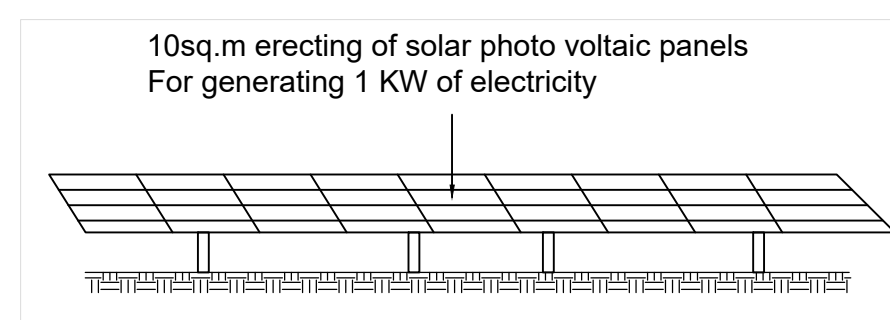
R. Sathishkumar
R.SATHISHKUMAR, A/Arch (CIVIL), M.Ced.
Licensed Surveyor & Registered Engineer Grade-1 (RE)
Reg.No CGIDIST/RE/Gr-1/2021/07/004
No.2, Kasthuri Nagar, Acharapakkam Post,
Madurantagam Taluk, Chengalpattu Dist - 603 301
Cell: 9444 91 2210 email: sathishkumar.sec@yahoo.com

REGISTERED ENGINEER (SEAL/SIGN)



SITE PLAN-1:100

PLAN INFO
PLOT_AREA_M2=292.61
FMB_OR_PLR=293.00
AS_AT_SITE=292.61
AS_PER_DOCUMENT=292.61
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6700
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=19.20
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO= 7 and 8
PATTA_NO=1737
SURVEY_NO=27/44 & 27/45
JURISDICTION_TYPE= PANCHAYAT
DISTRICT=CHENGALPATTU
TALUK=MADURANTHAKAM
VILLAGE=THIMMAPURAM (SSAI MEGA CITY)
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=19.20
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=10



TERRACE PLAN

GROUND FLOOR PLAN (EAST FACING)

FIRST FLOOR PLAN

ELEVATION (EAST FACING)

SECTION ON A-A

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.

