

PP

APPROVAL RECORD

Planning Permission

Survey 23/2

Southupakkam

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

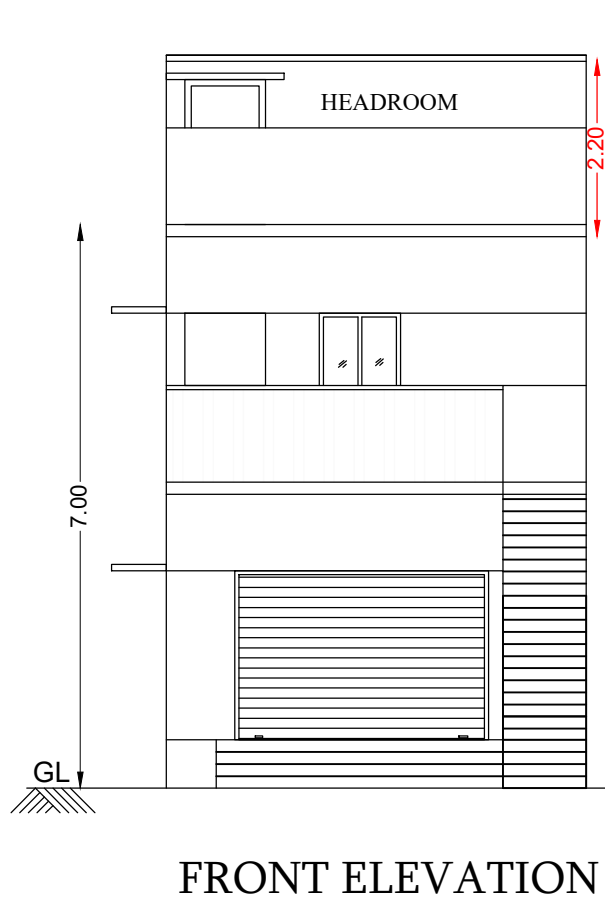
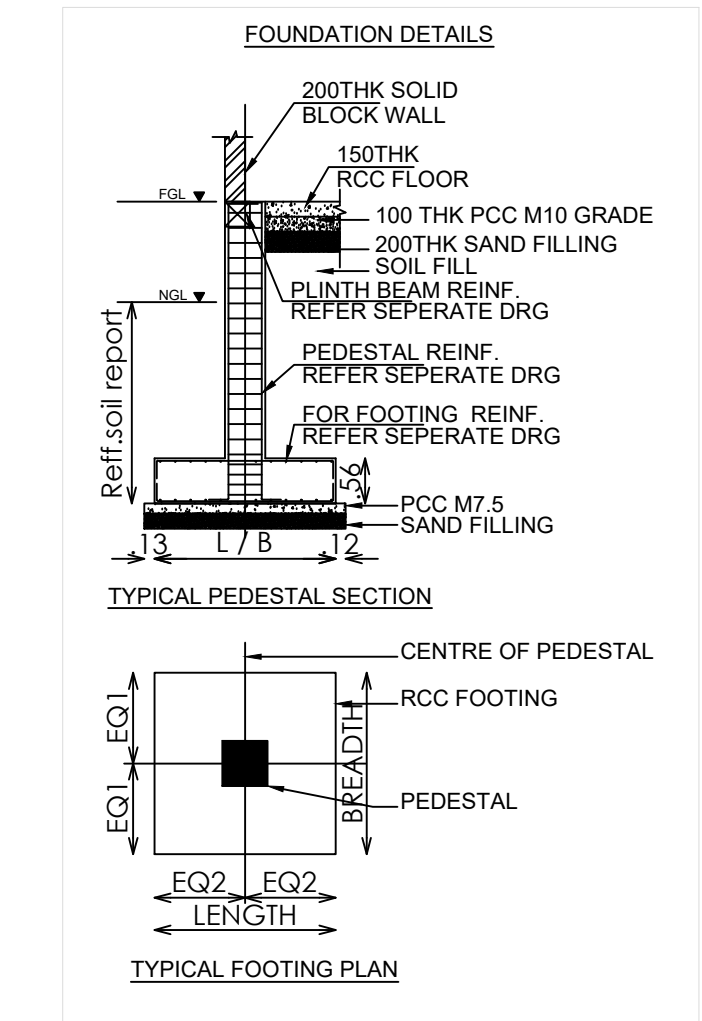
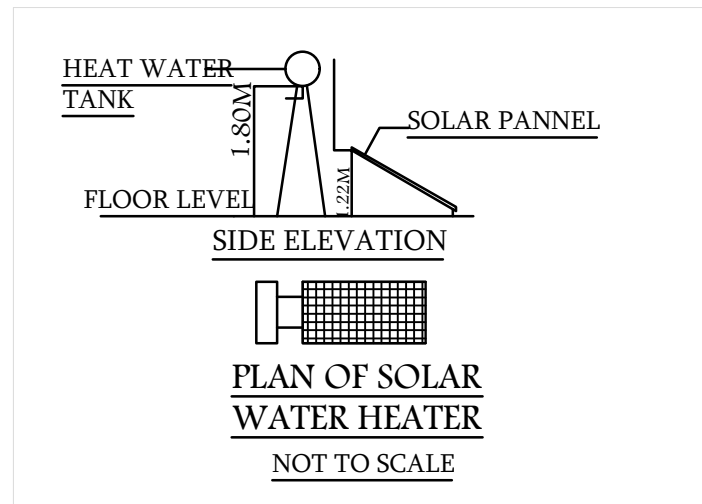
Rural Panchayat

PURPOSE

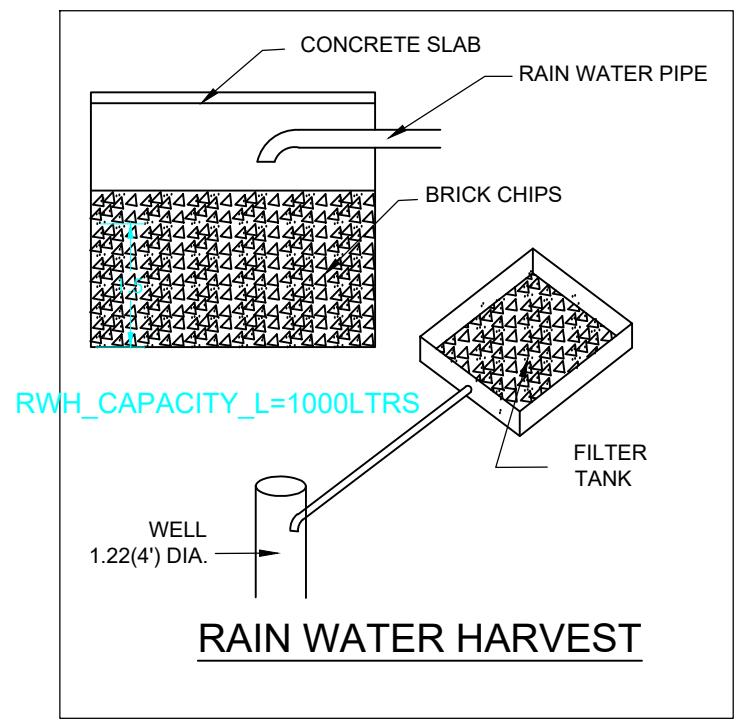
Residential

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

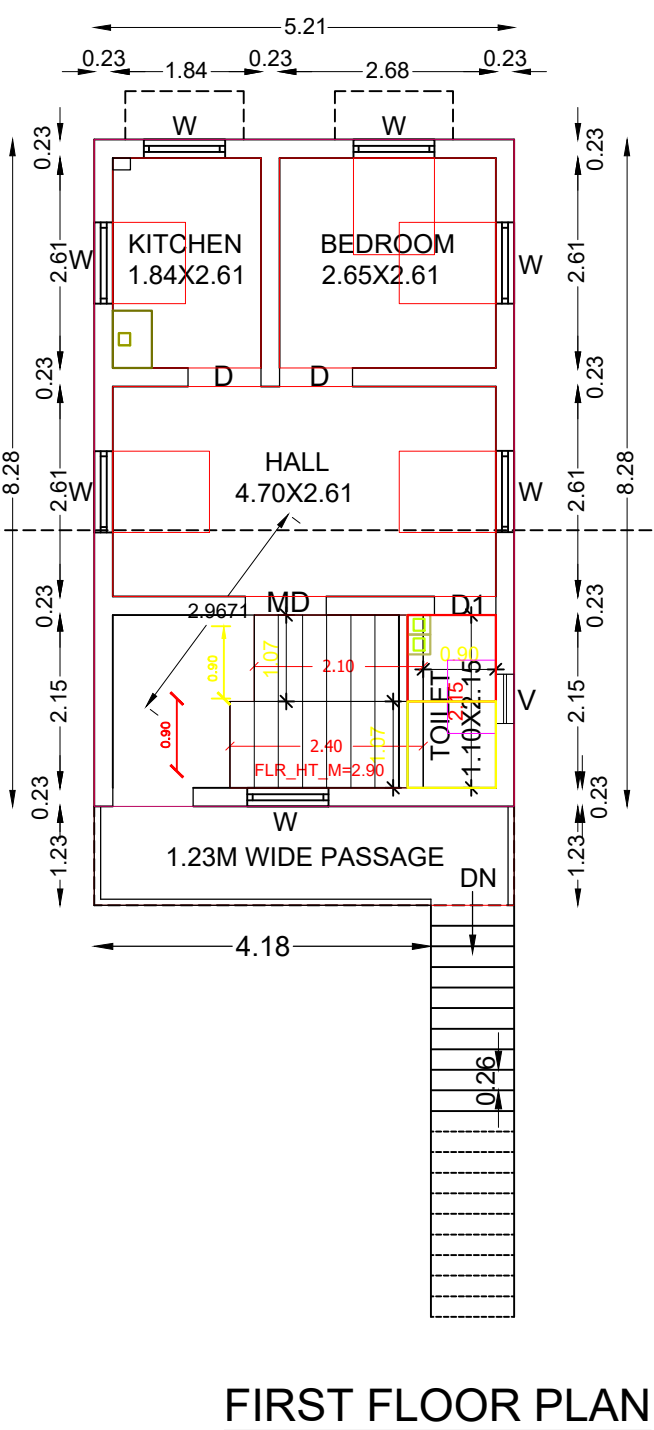
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



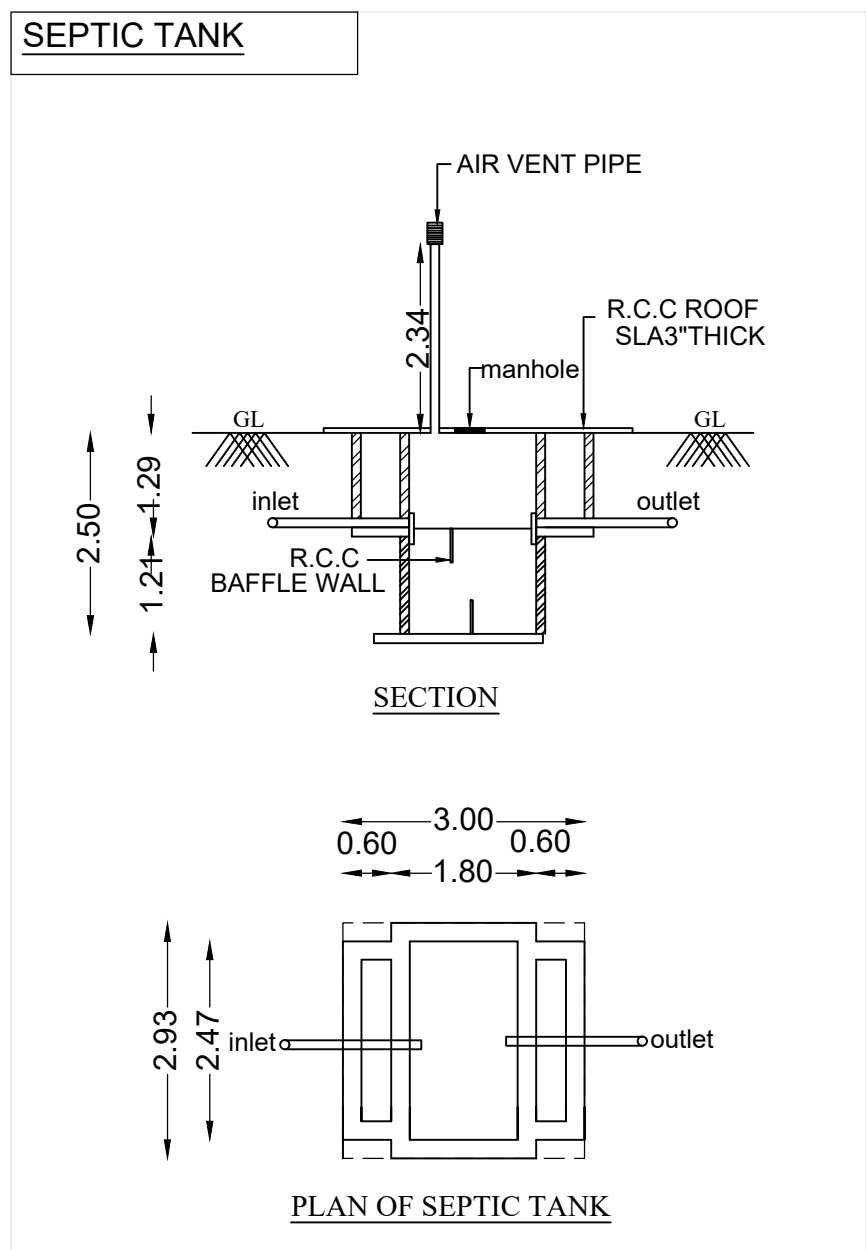
GROUND FLOOR PLAN



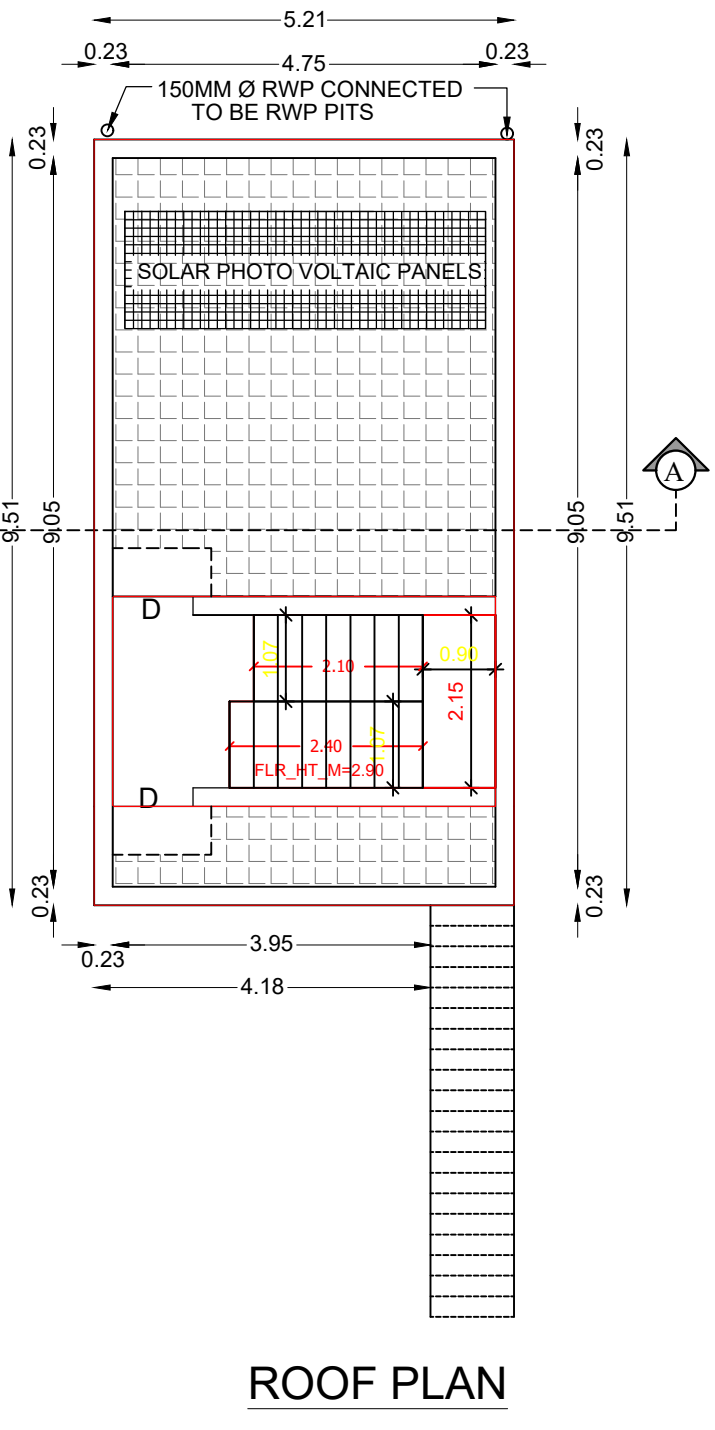
SECTION ON A-A



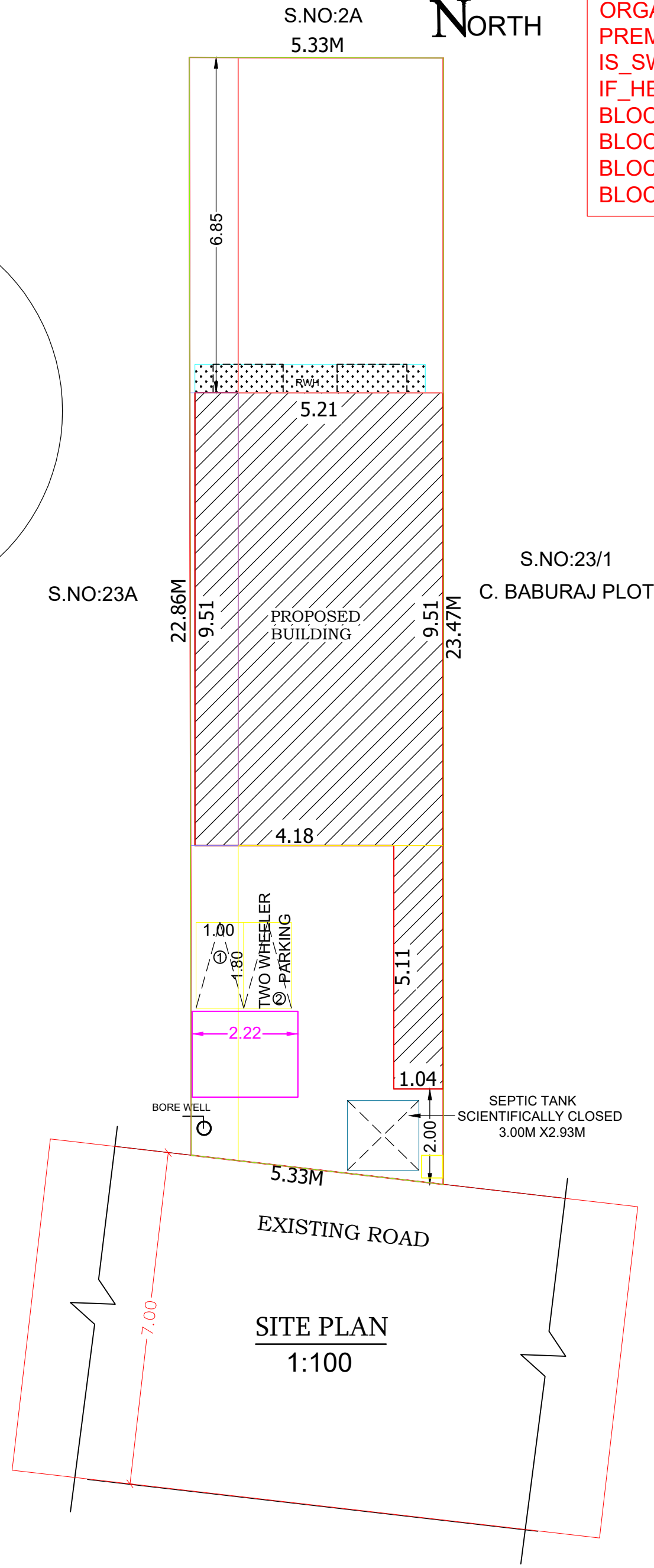
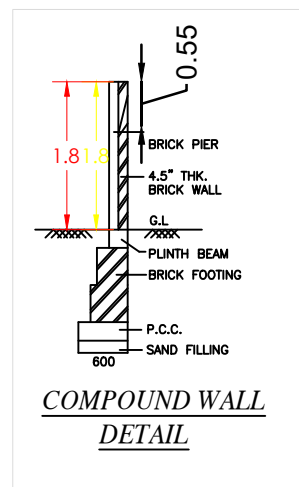
FIRST FLOOR PLAN



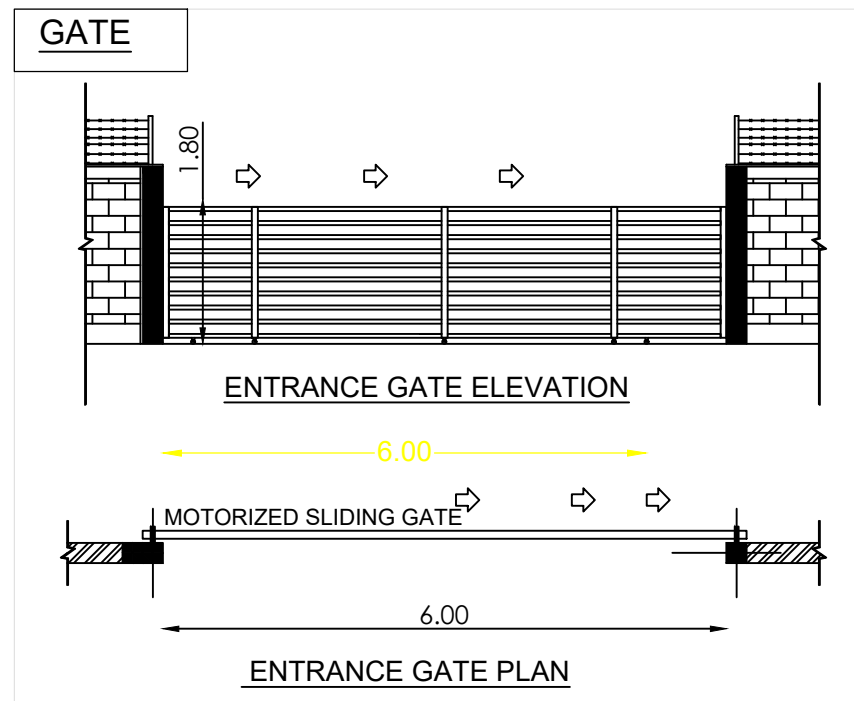
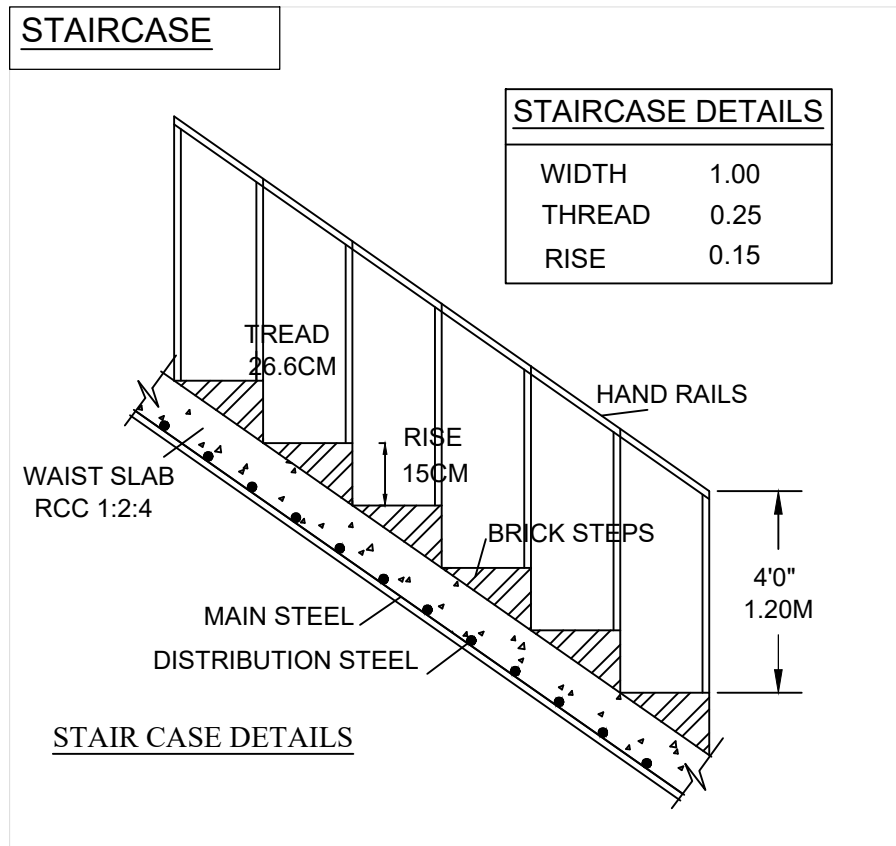
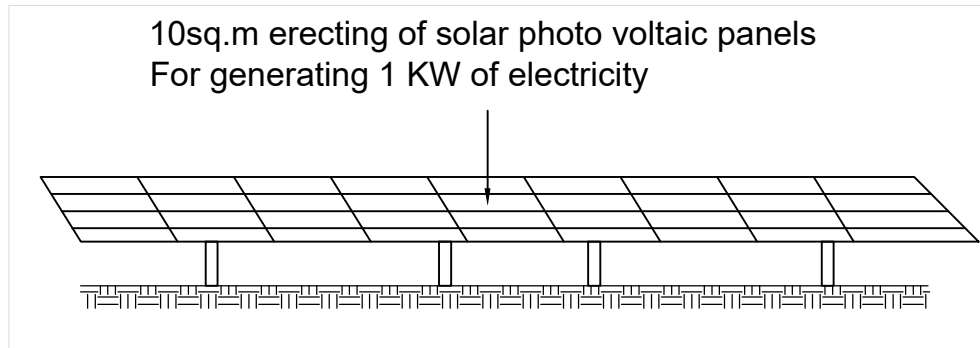
KEY PLAN
(NTS)



ROOF PLAN



PLAN INFO
PLOT_AREA_M2=124.00
FMB_OR_PLR=124.00
AS_AT_SITE=124.00
AS_PER_DOCUMENT=124.34
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=7.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=22.86
AVG_PLOT_WIDTH=5.33
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO= N/A
PATTA_NO=2294
SURVEY_NO=23/2B
JURISDICTION_TYPE= PANCHAYAT
DISTRICT=CHENGALPATTU
TALUK=CHÉYYUR
VILLAGE=PANCHAYAT
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_CONSTI
EXISTING_FLOOR
OSR_APPLICABLE-
OPREMIUM_FSI_RI
IS_APPROVED_LA)
LEASEHOLD_LAND
MIN_PLOT_DEPTH
MIN_PLOT_WIDTH
ORGANIZATION_T)
PREMIUM_FSI_REC
IS_SWIMMING_POC
IF_HERITAGE_TOW
BLOCK_1_1_MEMBER_COUNT=6
BLOCK_1_B-HLG_RES_PUBLIC_MEMBER_COUNT=4
BLOCK_1_B-HLG_NON_RES_STAFF_MEMBER_COUNT=2
BLOCK_1_B-SHOP_MEMBER_COUNT=0



PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C (G+1 STORIED) GROUND FLOOR SHOP AND FIRST FLOOR RESIDENTIAL BUILDING AT OLD S.NO:23/2, NEW S.NO:23/2B IT's PATTA NO:2294 AT V.NO:3, SOTHUPAKKAM VILLAGE & PANCHAYAT, CHITHAMUR PANCHAYAT UNION, CHEYYUR TALUK, CHENGALPATTU DISTRICT.

REGULARIZED PLOT WAS APPROVED VIDE NO:0524 / 2024 A1, DATE:18.03.2024.



SCALE: SITE PLAN & FLOOR PLAN 1: 100

SHEET NO - 01/01

AREA STATEMENT (Sq.m)

TOTAL PLOT AREA (As per document) : 124.34 Sq.mt or 1,338.00 Sq.ft
TOTAL PLOT AREA (As per patta) : 124.00 Sq.mt

BUILDING NAME	FLOOR NAME	BUILD-UP AREA (F.S.I) (Sq.mt)	BUILD-UP AREA (NON F.S.I) (Sq.mt)	BUILD-UP AREA (Sq.ft)	BUILDING HEIGHT (m)
R.C.C BUILDING	GROUND FLOOR (SHOP)	54.85	-----	590.40	7.0M
	FIRST FLOOR (RESIDENTIAL)	49.56	-----	533.46	
	HEADROOM	12.39	-----	133.36	
TOTAL BUILDUP AREA		116.80	-----	1257.22	
F.S.I : $\frac{116.80}{124.00} = 0.941$		PLOT COVERAGE : $\frac{54.85 \times 100}{124.00}$		:44.23 :44.23%	

PARKING DETAILS:-

PARKING	REQUIRED	PROVIDED
TWO WHEELER PARKING	2Nos	2Nos

JOINERY DETAILS

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

COLOUR REFERENCE

	ROAD		PROPOSED BUILDING
	SITE BOUNDARY		SITE UNDER REFF.

APPLICANT:

Mr.R.V.VINAYAGAMOORTHY S/O VENUGOPAL

(R.V.VINAYAGAMOORTHY)

OWNER SIGNATURE

E.P.SAKTHIVEL D.C.E.
Registered Engineer Grade-II (RE)
Regn.No: C01P04RE/202008015
Consulting Engineer & Contractor
SAKTHI BUILDERS
No.170/17 Cross Street, Nellore Nagar,
Acharyapakkam, Mobile - 94441 03874
e-mail - sakthibuilders2@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

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

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

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.

