

PP

APPROVAL RECORD

Planning Permission

Melakottiyur
Chengalpattu district, Tamil Nadu

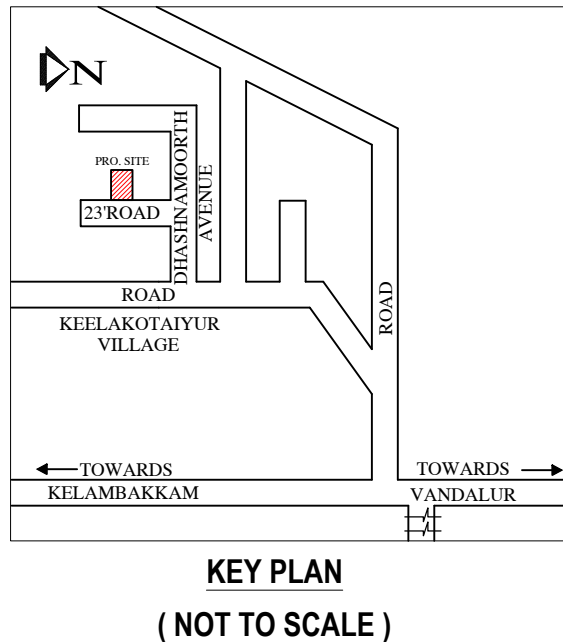
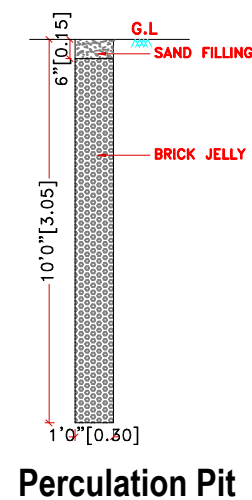
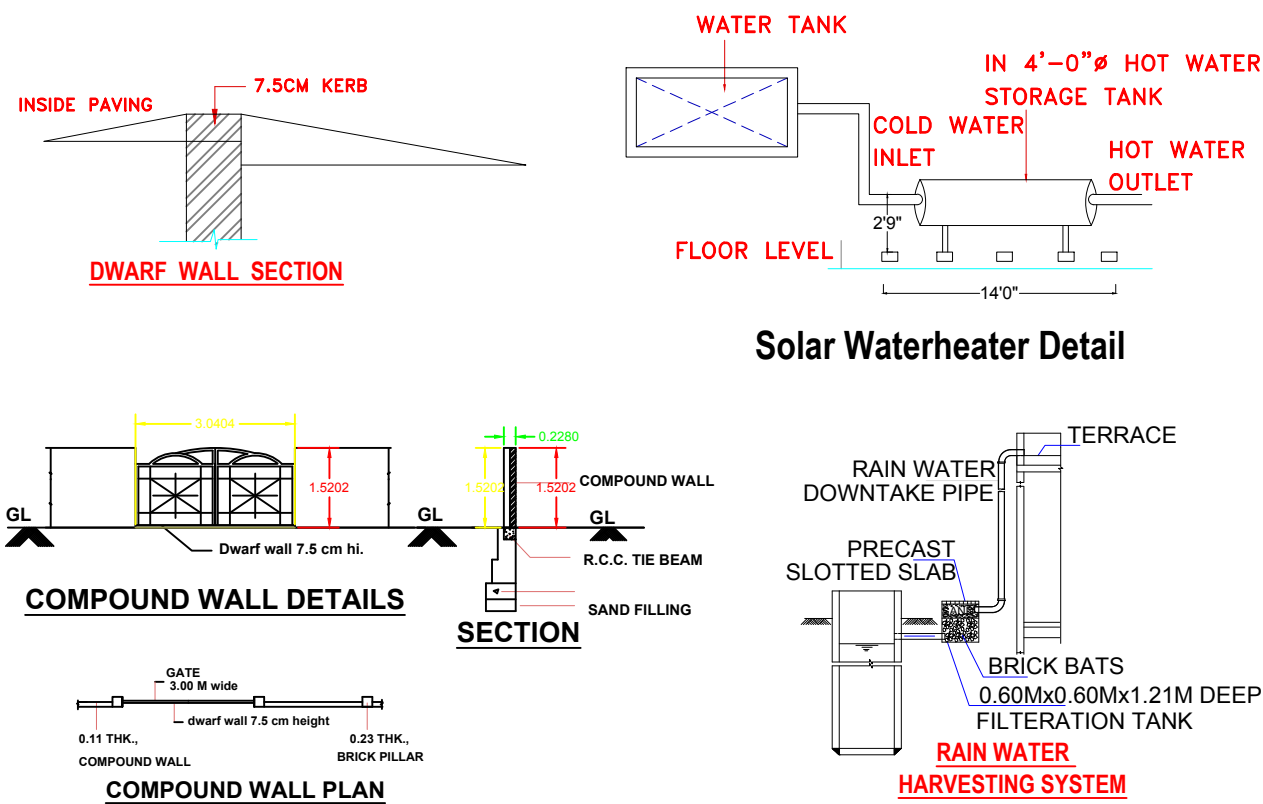
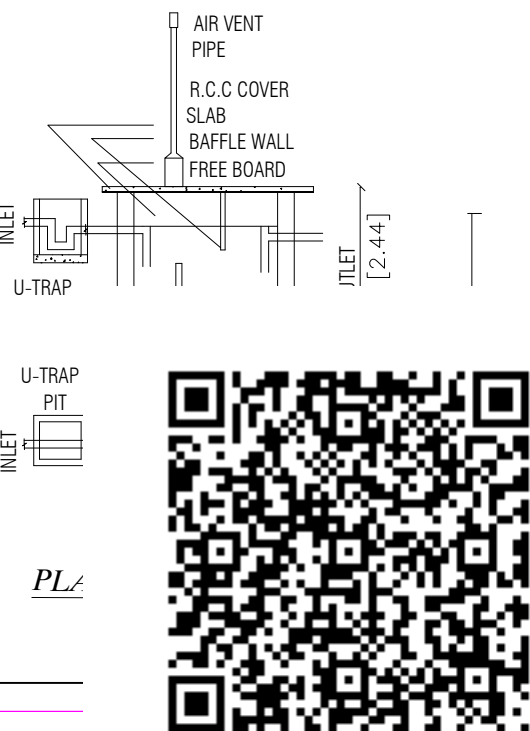
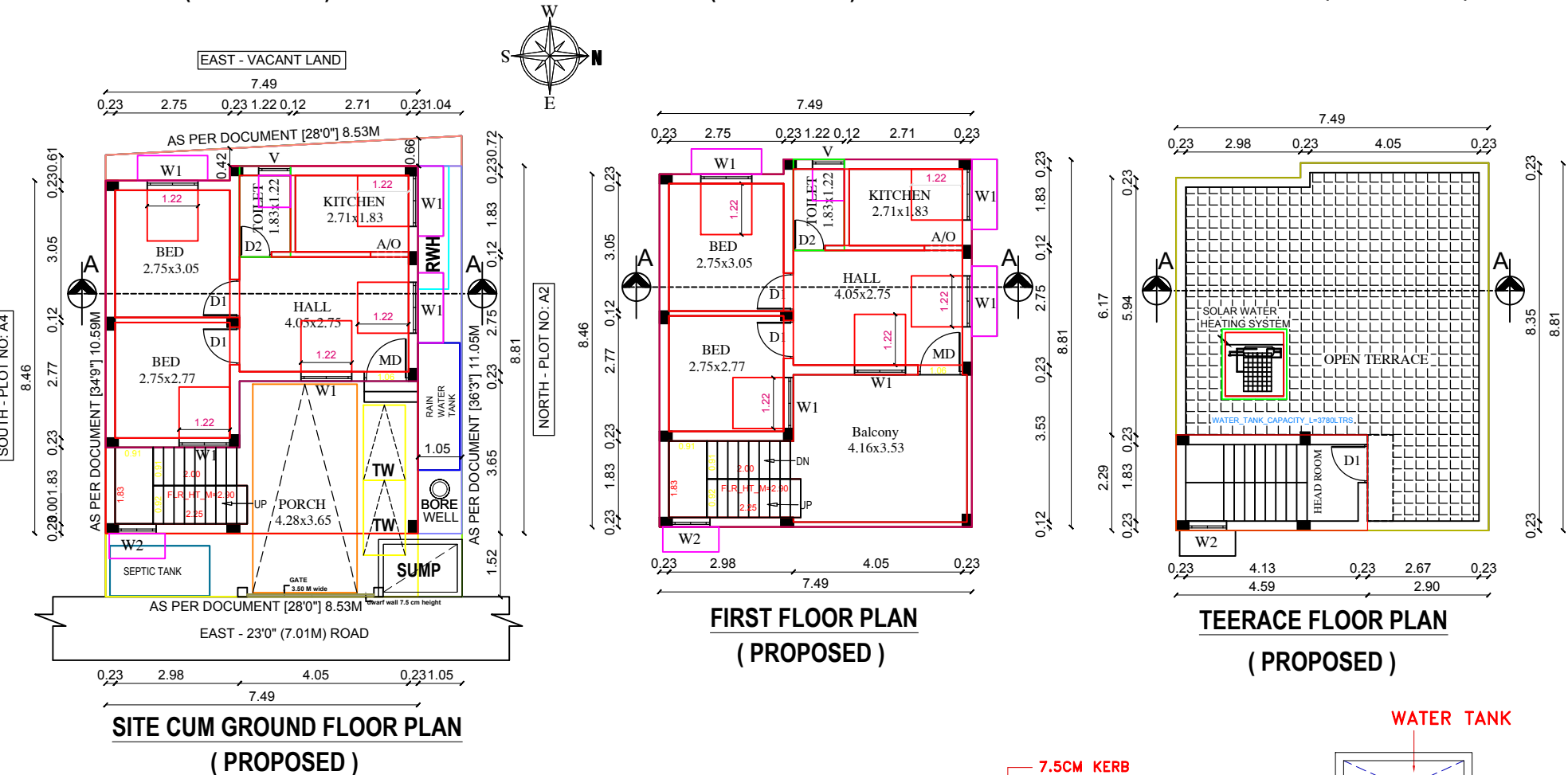
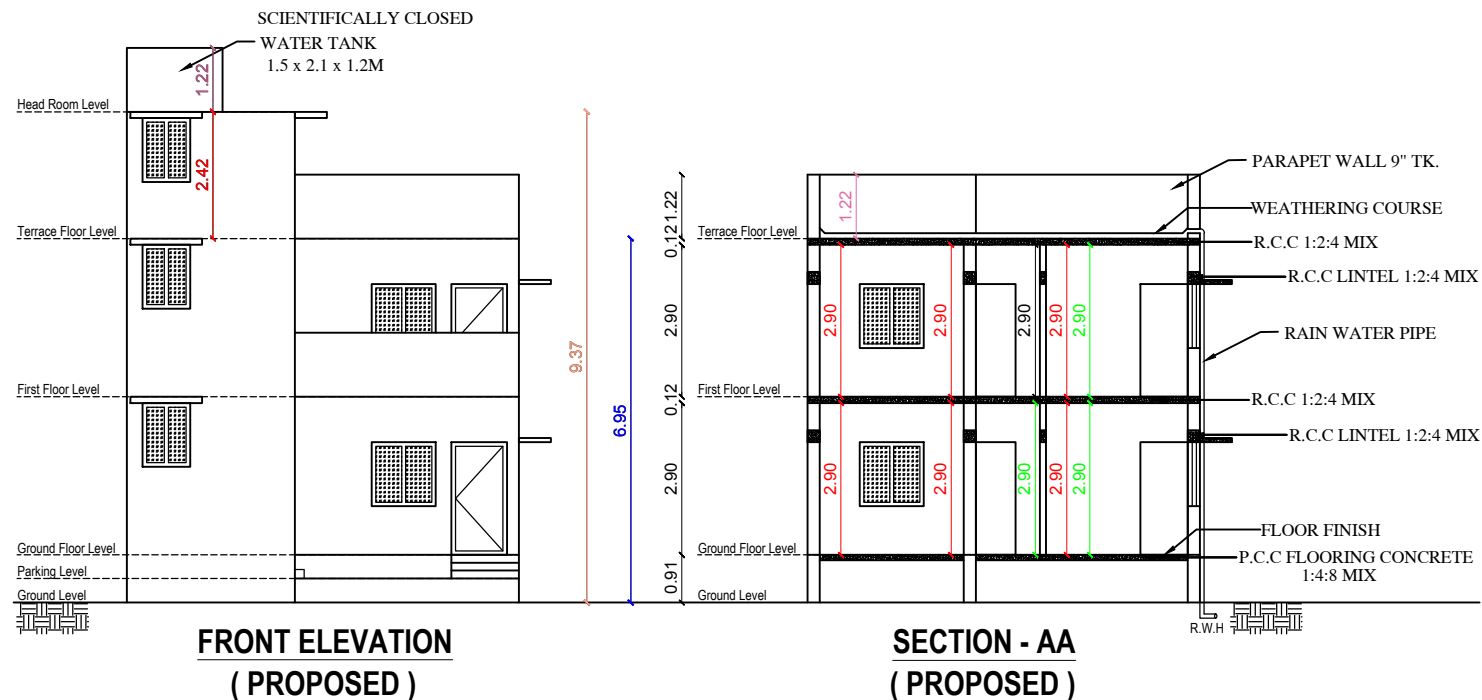
APPROVAL TYPE
Building Plan

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 NEW CONSTRUCTION OF G+1 RESIDENTIAL HOUSE WITH 2 DWELLINGS ON PLOT NO: A3, IN R.S NO: 82/59, PATTI NO: 628 SITUATED AT DHASNA MOORTHY AVENUE, KEELAKOTTAIYUR VILLAGE, MELAKOTTAIYUR PANCHAYAT, CHENGALPATTU DISTRICT, VANDALUR TALUK.

(THIRUPURUR UNION LIMIT)

OWNER NAME : Mr.DEIVA PRASANTH & Mrs. KALPANA

REGULARIZATION LAYOUT WAS APPROVED : REG. PERMIT NO: TN/01-REG. LAYOUT/1507/2023 VIDE FILE No: TNRERA/REG/1308/2023 DATED : 31/07/2023

ALL DIMENSIONS ARE IN METER			
JOINERIES			
MAIN DOOR	MD	1.06 X 2.13	
ARCH OPEN	A/O	1.21 X 2.13	
DOOR	D1	0.91 X 2.13	
DOOR	D2	0.76 X 2.13	
WINDOW	W1	1.22 X 1.21	
WINDOW	W2	0.91 X 1.22	
WINDOW	W3	0.61 X 1.21	
VENTILATOR	V	0.76 X 0.76	
COLOUR INDEX		NOTES:-	
EXG.BUILDING TO BE DEMOLISHED		1. NO.OF FLOORS : GROUND + 1	
PROPOSED		2. NO.OF DWELLING : 2	
EXG.ROAD		3. THE COMPOUND WALL RUNNING METER : 60.96 M	
SITE BOUNDARY			
SCALE - 1:100 & 1:200		DATE : 27/05/2024	
EXTENT	IN	SQ.FTS	SQ.MTS
PLOT AREA (AS PER DOCUMENTS)		996.00	92.56
PLOT AREA (AS ON SITE)		996.00	92.56
PLOT AREA (AS PER PATTI)		990.00	92.00
PRO.GROUND FLOOR		698.64	64.93
PRO.FIRST FLOOR		698.64	64.93
TOTAL AREA		1397.28	129.86
F.S.I		129.86/92.56 = 1.40	
PLOT COVERAGE		70.14%	
NON-FSI AREA			
HEAD ROOM AREA		113.09	10.51

OWNER/POWERAGENT.
(OWNER NAME: Mr.DEIVA PRASANTH & Mrs.KALPANA MUNUSAMY)

REGISTERED ENGINEER:
Er.S.NOORUL AMEEN, R.E (Civil)
Registered Engineer - Grade II
CMDA Reg.No: RE/GR-II/2022/09/232
GCC Reg.No: RE203122022
Tambaram Corporation : 009/LS/2022/00003
Ministry Of Defence: PB-SK-2022-06-03-321013
SAHA PLANNERS
No: 27, Jothi Nagar 1st Street, Chitlapakkam,
Landmark Opposite to Chitlapakkam Police Station
Chennai - 600 064, Phone : 99428 12218

PLAN INFO
PLOT_NO=A3
PATTI_NO=628
SURVEY_NO=82/59
T.S_NOS=-
TALUK=VANDALUR
AS_PER_DOCUMENT= 92.56
AS_AT_SITE=92.34
FMB_OR_PLR=92.00
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=8.53
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=92.56
AVG_PLOT_DEPTH=10.83
AVG_PLOT_WIDTH= 8.53
AREA_TYPE=OTHERS
ROAD_WIDTH=7.01
ROAD_LENGTH=12.19
BLK_1_NON_FSI_AREA=10.51
LAND_USE_ZONE = OTHERS
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=RURAL_PANCHAYAT

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.

