

PP

APPROVAL RECORD

Planning Permission

Kothimangalam
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

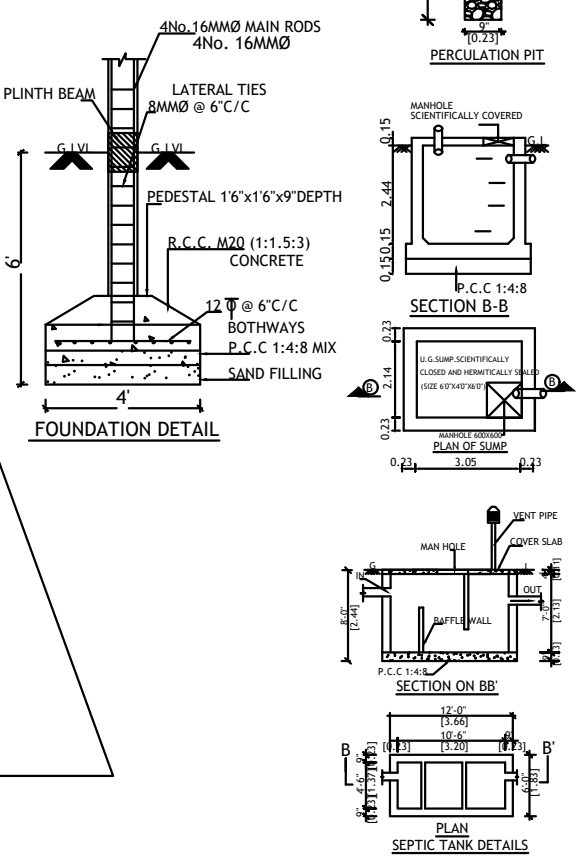
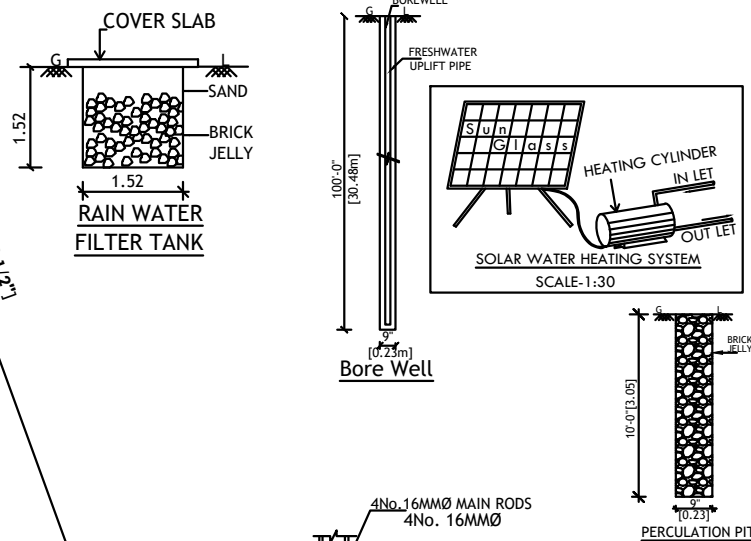
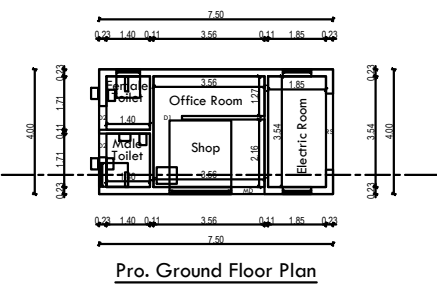
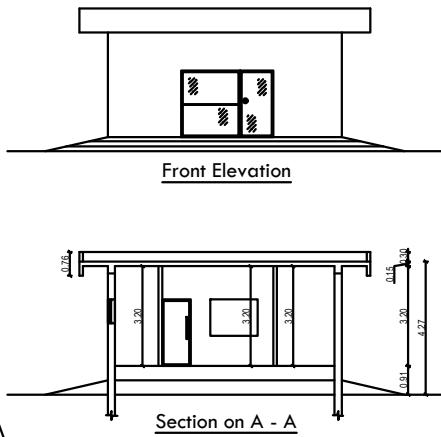
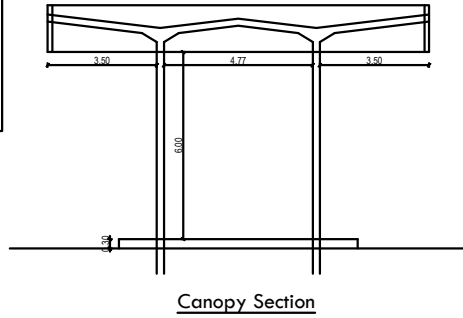
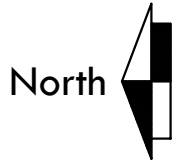
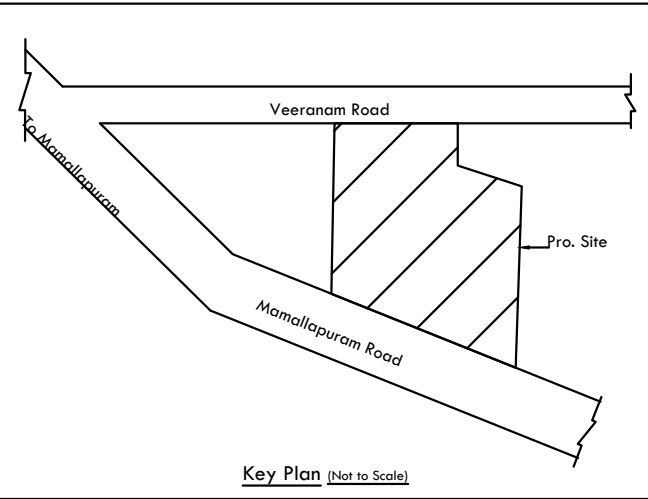
ISSUING AUTHORITY
Rural Panchayat

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 Building (Petrol Bunk)
in 60/1A1, 60/2A & 60/3A1, Patta No.227, of Kothimangalam Village &
Panchayat, Thirukazhukundram Panchayat Union & Taluk,
Chengalpattu District.
Lessor Name : Mrs.Preethi .S



AREA DETAILS:		
	SQ.FT	SQ.M
PLOT AREA (AS PATT)	44670.60	4150.00
PLOT AREA (AS PER DOC)	13185.90	1225.00
PRO. GROUND FLOOR AREA	322.92	30.00
TOTAL F.S.I AREA	322.92	30.00
PLOT COVERAGE	2.00 %	
F.S.I	0.02	

NON-F.S.I AREA		
Structural Canopy Area	3164.61	294.00

SCHEDULE OF JOINERY:		
RS	Rolling Shutter	7'-6" x 8'-0" (2.28 x 2.43)
MD	Main Door	3'-6" x 7'-0" (1.07 x 2.13)
D1	Door	3'-0" x 7'-0" (1.22 x 2.13)
D2	Door	2'-6" x 7'-0" (1.22 x 2.13)
W	Window	4'-6" x 4'-6" (1.37 x 1.37)
KW	Kitchen Window	4'-0" x 3'-0" (1.22 x 0.91)
V	Ventilator	2'-6" x 2'-3" (0.76 x 0.69)

COLOUR INDEX:		STAIRCASE DETAILS:	
PROPOSED BUILDING		TREAD	10"(0.25)
EXISTING ROAD		RISER	6"(0.15)
SITE BOUNDARY LINE		WIDTH	3'0"(0.91)

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

OWNER :

REGISTERED SURVEYOR :

Er. 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,
VeeTioR CONSTRUCTIONS
No. 57, Pattikadu Road Left Side,
Opp Palla Mangalam Big Street,
Kothimangalam, Thirukalukundram, Chengalpattu District - 603 109,
Cell: 9841606691, 9942883023

Er. 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, Thirukalukundram, Chengalpattu District- 603 109,
Cell No. 9841606691, 9444254826, 9942883023, 9445628080.

Site cum Pro. Ground Floor Plan

Exg. 18.0 M Wide Mamallapuram Road

PLAN INFO		
PLOT NO=	NIL	ACCESS_WIDTH_M=18.00
PATTA_NO=	42	ROAD_WIDTH=18.00
SURVEY_NO=	327/1	ROAD_LENGTH=75.00
TALUK=	THIRUKAZHUKUNDRAM	SINGLE_FAMILY_BLDG=NO
DISTRICT=	CHENGALPATTU	AREA_TYPE=RESIDENTIAL
AS_PER_DOCUMENT=	1225.00	IS_APPROVED_LAYOUT=NO
AS_AT_SITE=	1225.00	RWH_DECLARED=YES
FMB_OR_PIR=	5171.05	PREMIUM_FSI_REQUIRED=NO
PLOT_AREA_M2=	1225.00	OSR_APPLICABLE=NO
AVG_PLOT_WIDTH=	35.00M	LAND_USE_ZONE =RESIDENTIAL
AVG_PLOT_DEPTH=	35.00M	CRZ=NO
BLOCK 1 B-SHOP MEMBER COUNT=		15
SECURITY_ZONE=		NO
IS SWIMMING POOL EXISTS=		NO
BUILDING NEAR GOVT BLDG=		NO
IF HERITAGE TOWN LESSTHAN 1KM RADIUS=		NO
NOC FOR CONSTRUCTION NEAR MONUMENT=		NO
WHETHER GOVT OR AIDED SCHOOL=		NO
BUILDING NEAR TO RIVER=		NO
BUILDING NEAR MONUMENT=		NO
IS EXISTINGBUILDING EXCEPTION=		YES
JURISDICTION TYPE=MUNICIPAL CORPORATION		

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.

