

PP

APPROVAL RECORD

Planning Permission

Melakottiyur
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

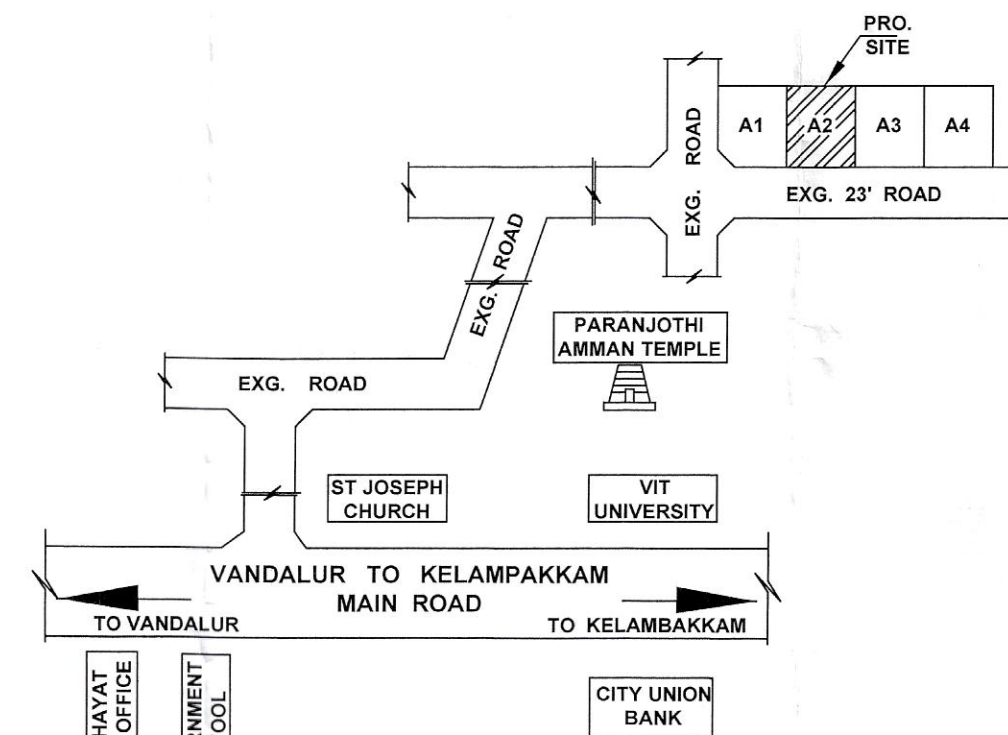
ISSUING AUTHORITY
Rural Panchayat

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.

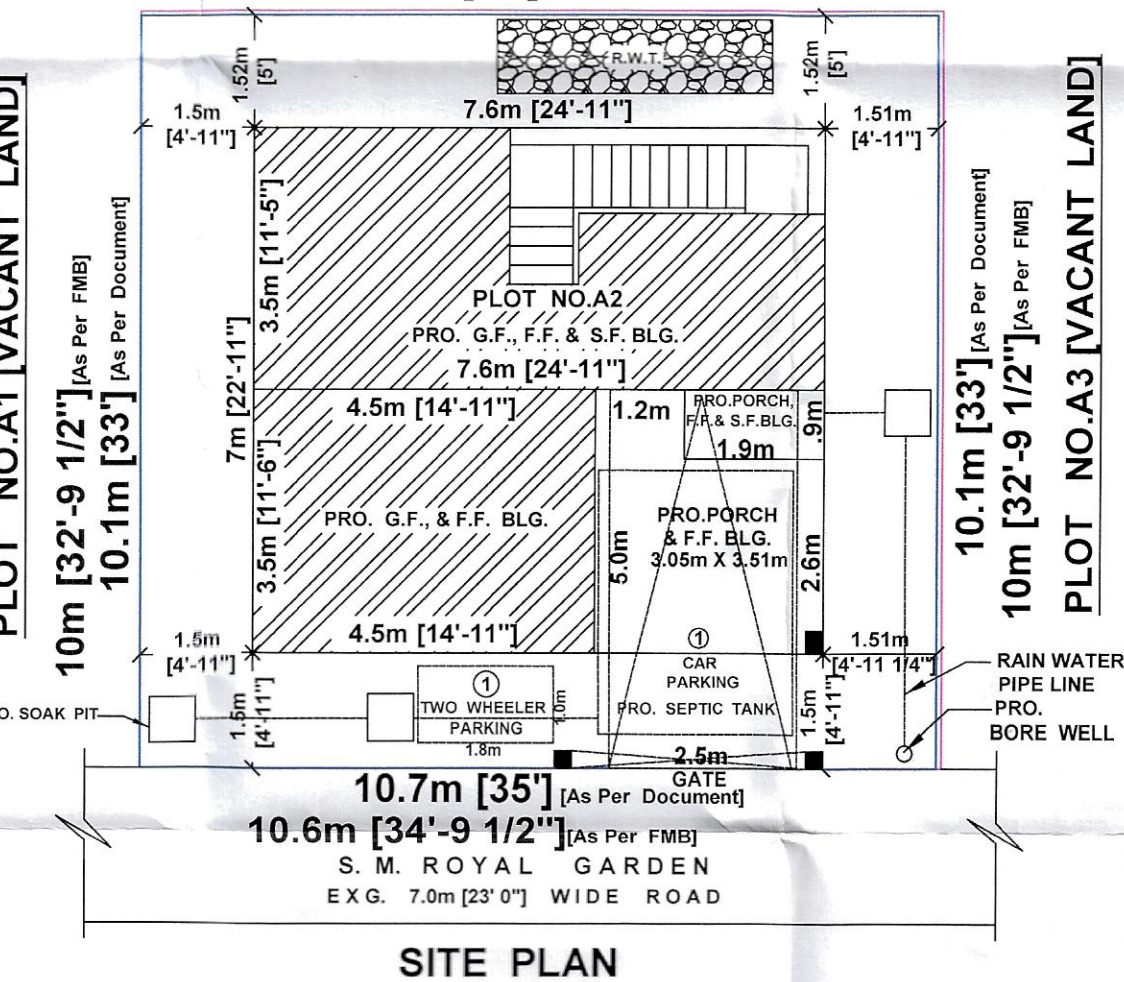
[INDIVIDUAL PLOT REGULARISATION [REG - 2017] APPD. BY THE DTCP VIDE IN NA.KA.EN.24712/2018 [SE.MA -3], DATED 31.01.2019 & APPD. BY THE SPECIAL OFFICER MELAKOTTAIYUR PANCHAYAT VIDE IN SE.MU.NA.KA.EN.1916/2020/A1, DATED 23.09.2020
AND PANCHAYAT RESOLUTION NO.09, DATED 21.09.2020]



KEY PLAN
[NOT TO SCALE]

VACANT LAND

10.6m [34'-9 1/2"] [As Per FMB]
10.7m [35'] [As Per Document]



SITE PLAN

AREA DETAILS	SQ. FT.	SQ. M.
PLOT EXTENT		
AS PER DOCUMENT	1155.00	107.30
AS PER FMB	1141.00	106.00
AS PER PATTA	1152.00	107.02
PRO. G.F. PLINTH AREA	456.00	42.40
PRO. F.F. PLINTH AREA	571.00	53.00
PRO. S.F. PLINTH AREA	303.00	28.10
TOTAL AREA	1330.00	123.50
PRO. PORCH AREA	115.00	10.70
PLOT COVERAGE	50.04%	
F.S.I.	1.17	

COLOUR INDEX

PLOT BOUNDARY

PRO. BLG.

ROAD

STAIRCASE DETAILS	IN FT.	IN M.
WIDTH	3' 00"	0.91
TREAD	0' 10"	0.25
RISE	0' 07"	0.18

OWNER NAME : Mr. E. DINESH SAMUEL

OWNER SIGNATURE

S. JEYALAKSHMI, D.C.E.,

Registered Engineer

Registration No.RE/GR-III/19/05/186
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No. CGLRGN/RE/GR-III/2019/07/015

DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING,

CHENGELPET REGION
MANDUVARAM, GUDUVANCHERY MUNICIPALITY

NANDHIVARAM - GUDUVANCHERY MUNICIPALITY
MARAIMALAINAGAR MUNICIPALITY

GREATER CHENNAI CORPORATION
TAMBARAM CITY MUNICIPAL CORPORATION

TAMBARAM CITY MUNICIPAL CORPORATION
IEYSIN ENGINEERS

NO. 59 & 60, G. S. T. ROAD (FIRST FLOOR)

URAPAKKAM, CHENNAI 603 210.

MOB:9444 219 776, 99624 59660, PH.: 044 - 4743 1074
 joyson2010@gmail.com, www.joysonengineers.com

REGISTERED ENGINEER

REGISTERED ENGINEER	

WG. NO. : 059 / 24 - 25

[illegible]

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.

