

PP

APPROVAL RECORD

Planning Permission

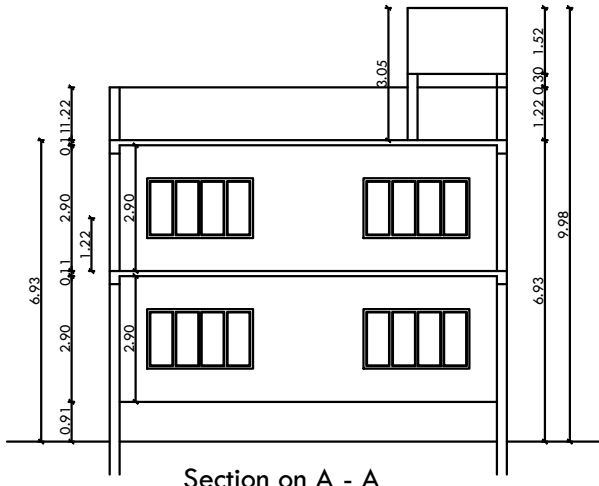
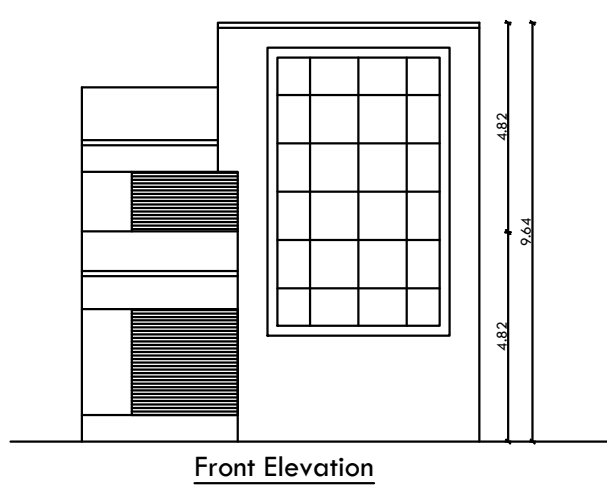
Kuppam

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
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 Ground & First Floor Commercial Building at

S. No. 198/21, Patta No.1101, East Coast Road , Pudupattinam Village & Panchayat,

Thirukazhukundram Panchayat Union & Taluk, Chengalpattu District.

Applicant Name : Mr. V. Jayaraman.



AREA DETAILS:

	SQ.FT	SQ.M
PLOT AREA (AS PATT)	5952.50	553.00
PLOT AREA (AS PER DOC)	6109.40	567.53
PRO. GROUND FLOOR AREA	1078.01	100.15
PRO. FIRST FLOOR AREA	918.70	85.35
TOTAL F.S.I AREA	1996.71	185.50

PLOT COVERAGE	18.19 %
F.S.I	0.33

Non F.S.I Area Details:

Parking Area	126.26	11.73
Staircase Headroom Area	228.20	21.10

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:

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

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

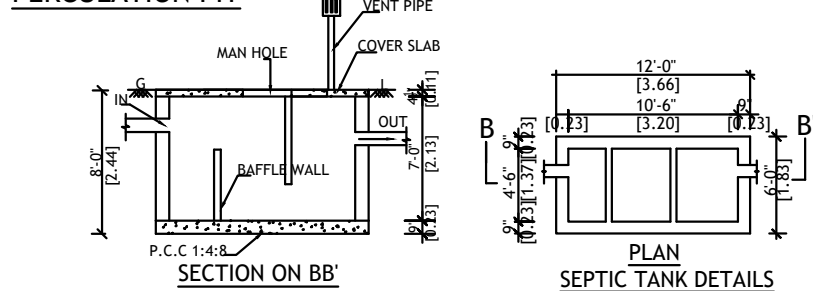
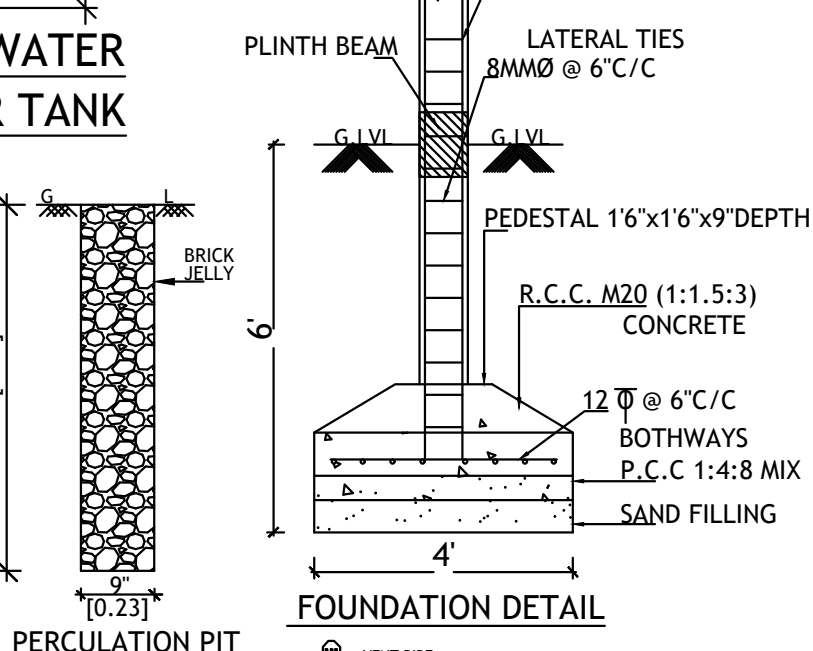
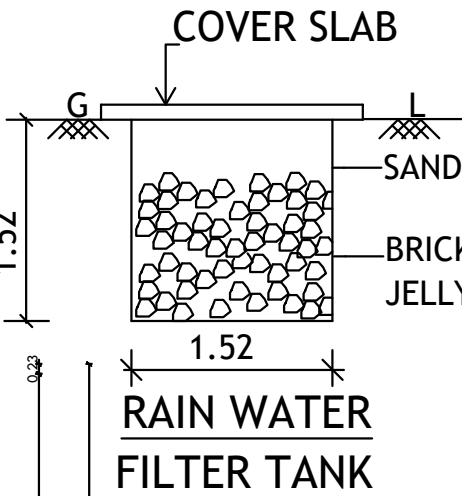
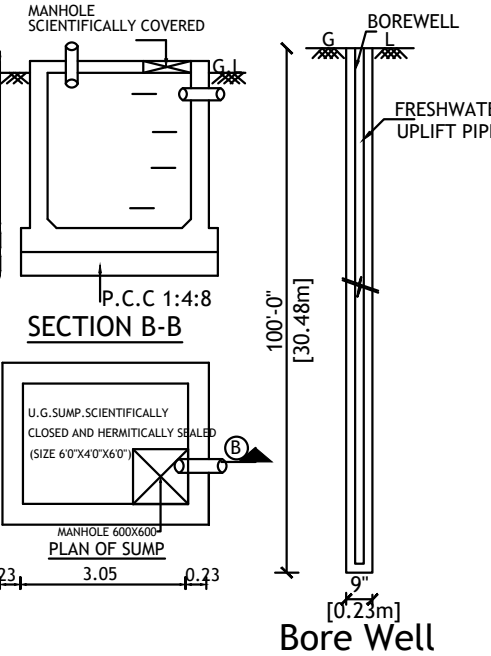
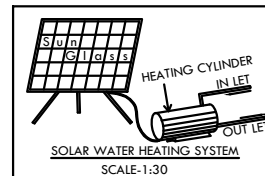
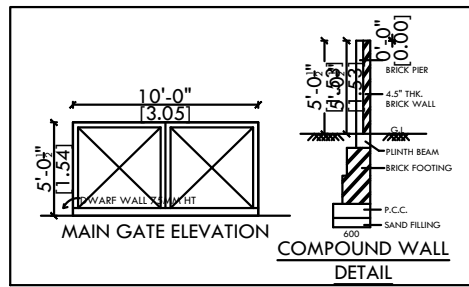
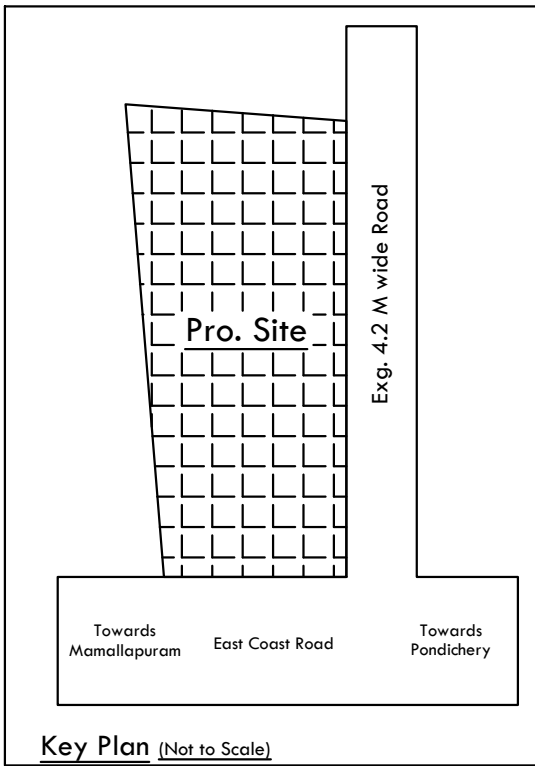
OWNER :

V. Jayaraman

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 Chengalpatt Civil Engineer Association,
Member BAI Kalpakam Center at Chengalpatt,
VeeTioR CONSTRUCTIONS
No. 57, Pattikadu Road Left Side, Opp Palla Mangalam Big Street,
Kothimangalam, Thirukkalukundram, Chengalpatt 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 ,Thirukkalukundram ,Chengalpatt District- 603 109.
Cell No. 9841606691 , 9444254826 , 9942883023 , 9445628080 .



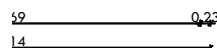
PLAN INFO

PLOT NO=	ACCESS WIDTH M=15.24	SECURITY_ZONE=
PATTA NO=1101	ROAD WIDTH=15.24	IS SWIMMING POOL EXISTS=
SURVEY_NO=198/21	ROAD_LENGTH=75.00	BUILDING_NEAR_GOV'T_BLDG=
TALUK=THIRUKAZHUKUNDRAM	SINGLE_FAMILY_BLDG=	IF HERITAGE TOWN LESSTHAN 1KM RADIUS=
DISTRICT=CHENGALPATTU	AREA_TYPE=RESIDENTIAL	NOC FOR CONSTRUCTION NEAR MONUMENT=
AS_PER_DOCUMENT=567.53	IS APPROVED LAYOUT=	WHETHER GOVT OR AIDED SCHOOL=
AS_AT_SITE=550.40	RWH DECLARED=	BUILDING NEAR TO RIVER=
FMB_OR_PLR=553.00	PREMIUM_FSI_REQUIRED=	BUILDING NEAR MONUMENT=
PLOT_AREA_M2=550.40	OSR APPLICABLE=	JURISDICTION_TYPE=
AVG_PLOT_WIDTH=14.00M	LAND_USE_ZONE =RESIDENTIAL	BLOCK_1_G-GWFC_MEMBER_COUNT=1.5
AVG_PLOT_DEPTH=35.00M	CRZ=	



Ground Floor Plan

East Coast Road



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.

