

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

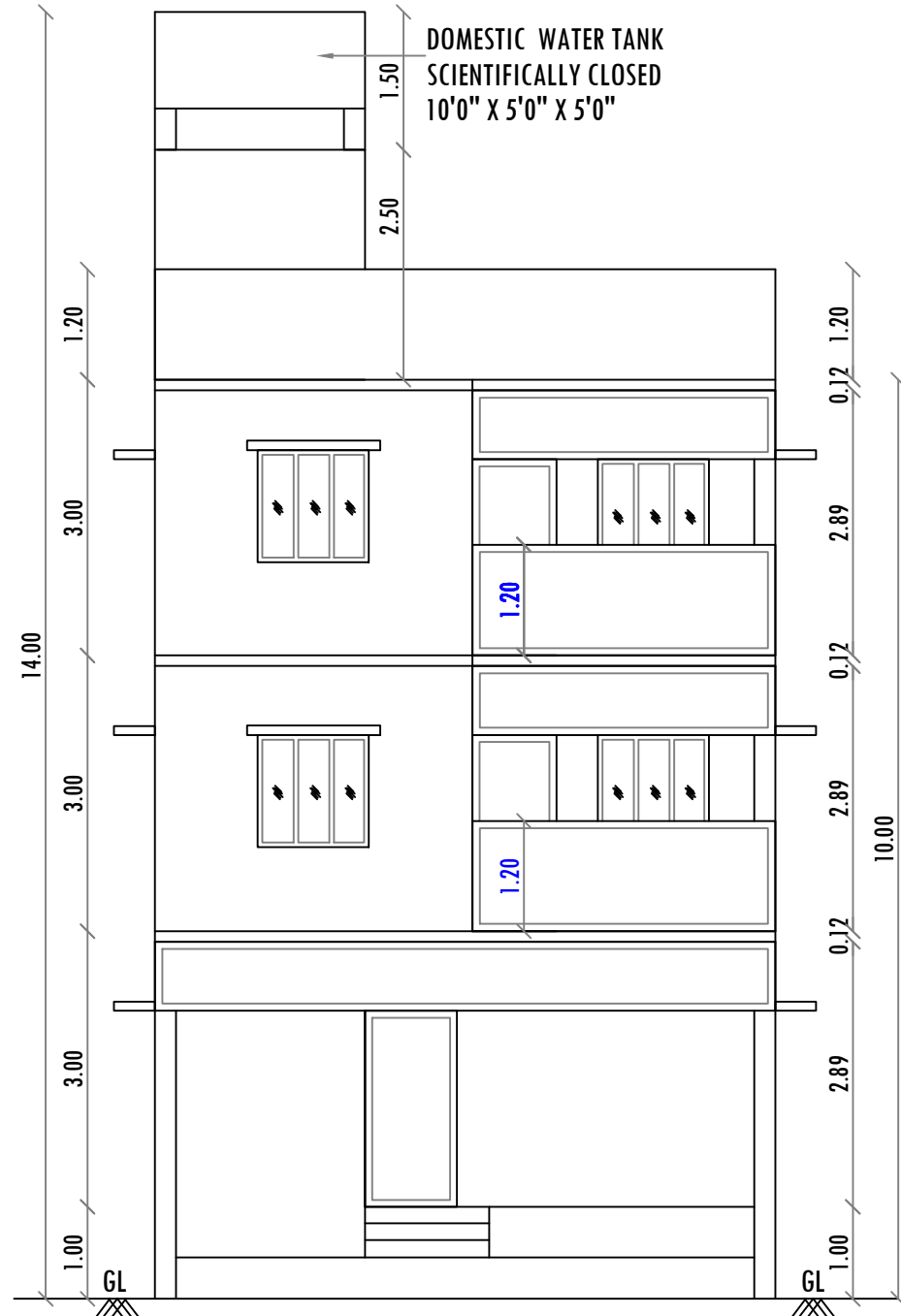
Building Plan

ISSUING AUTHORITY

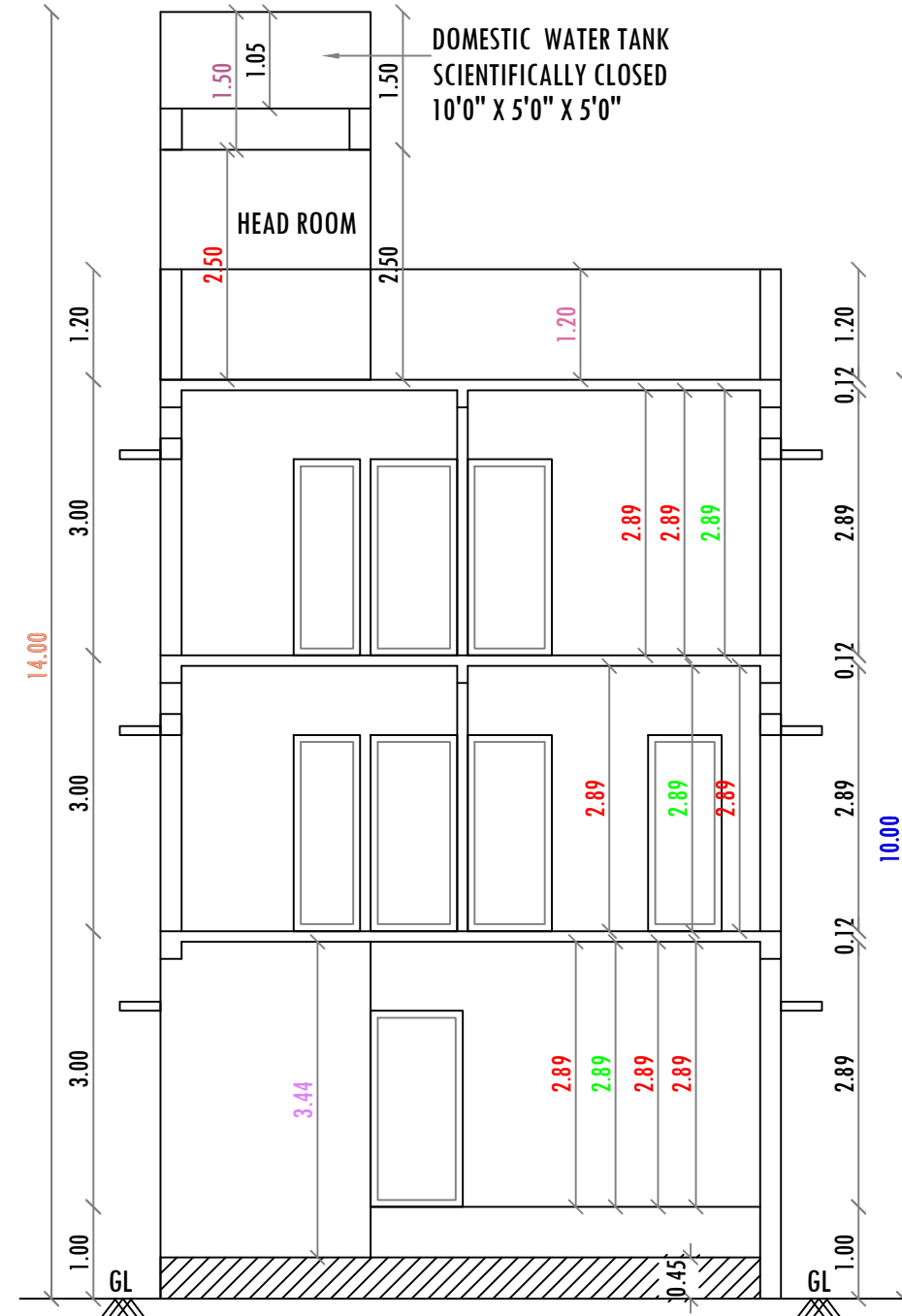
Rural Panchayat

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

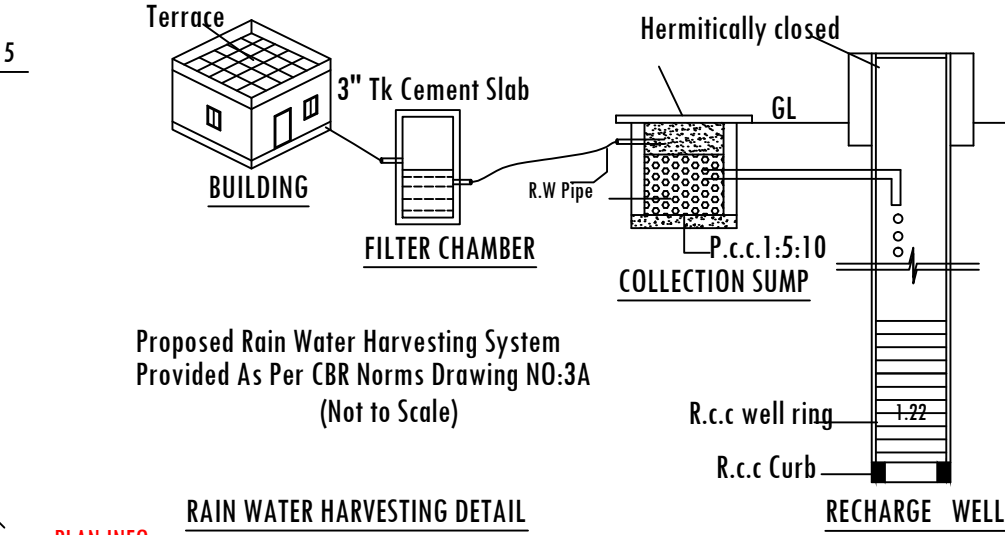
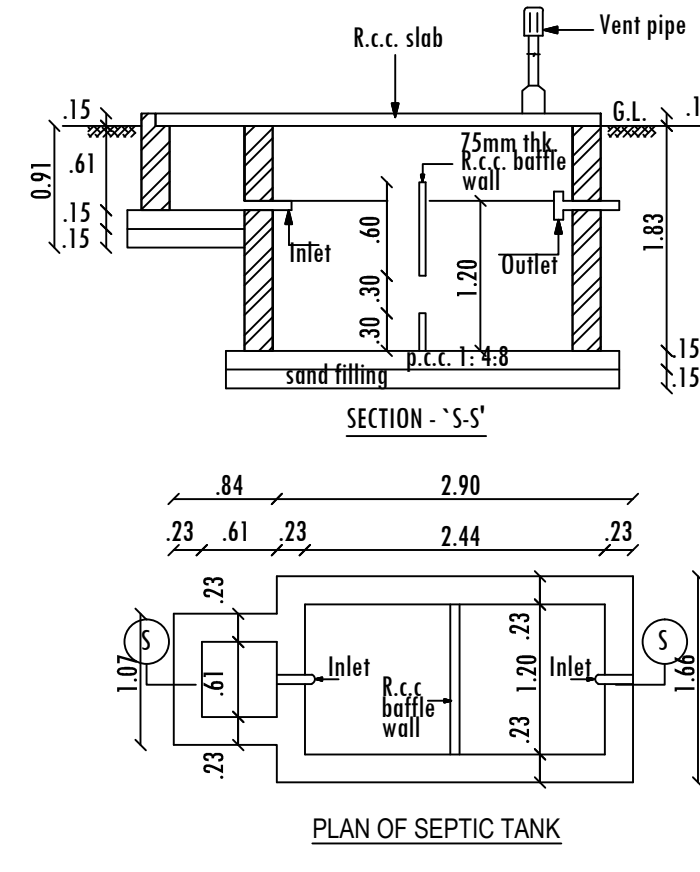
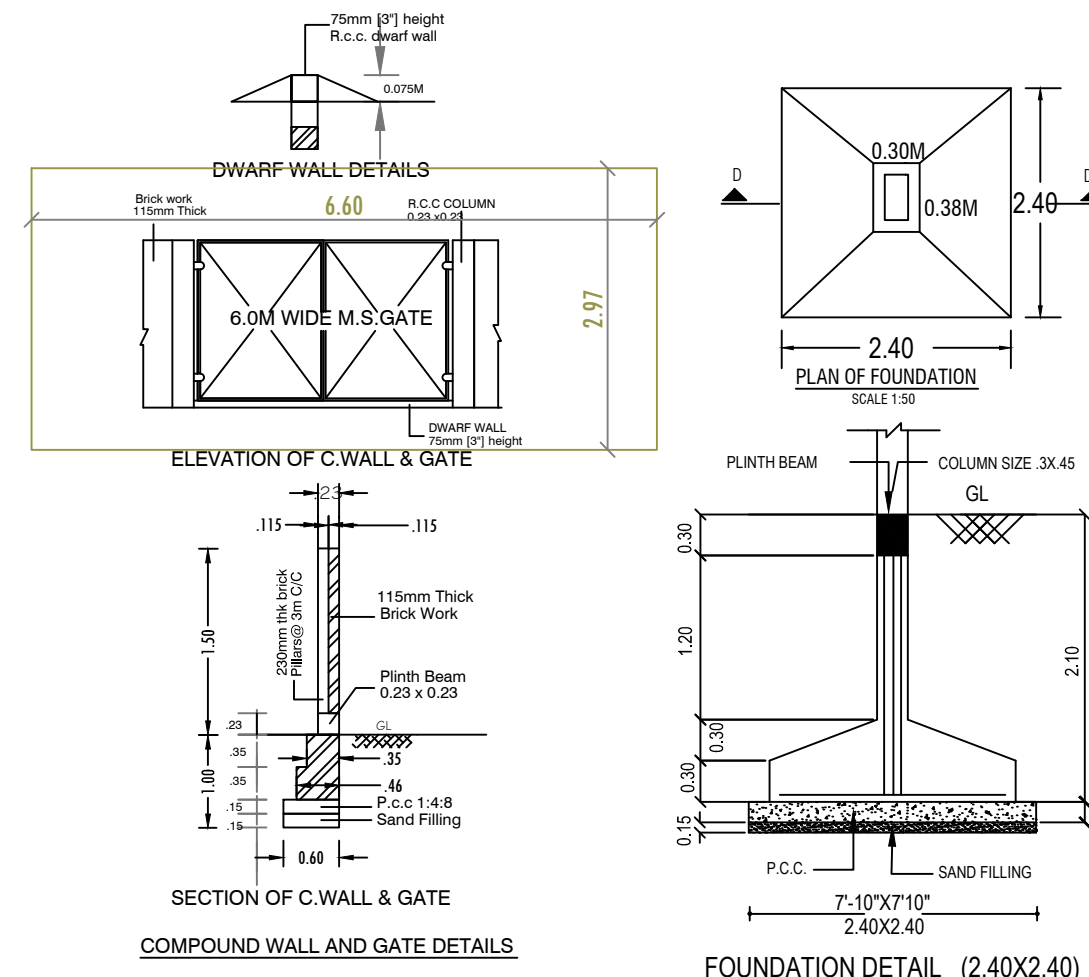
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



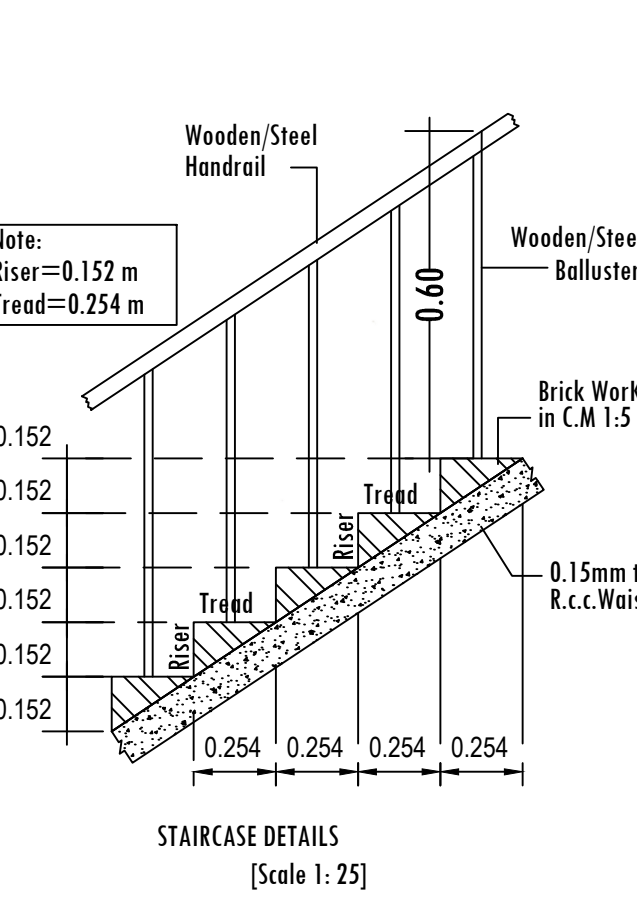
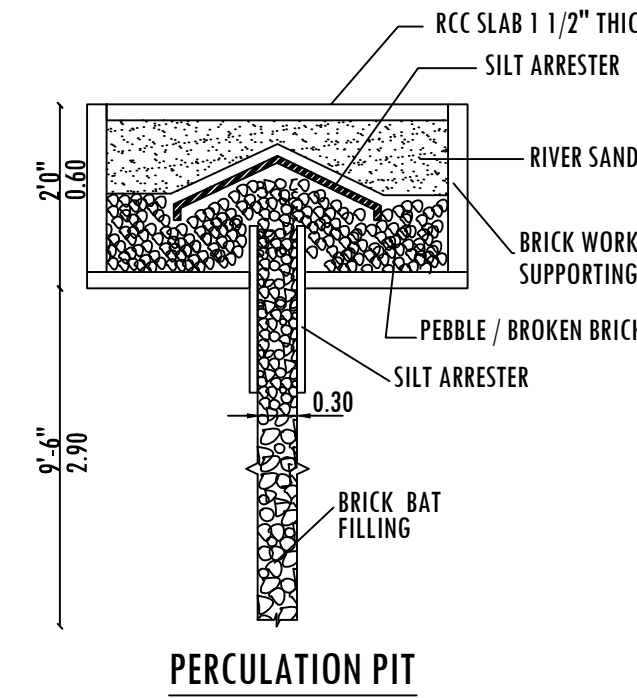
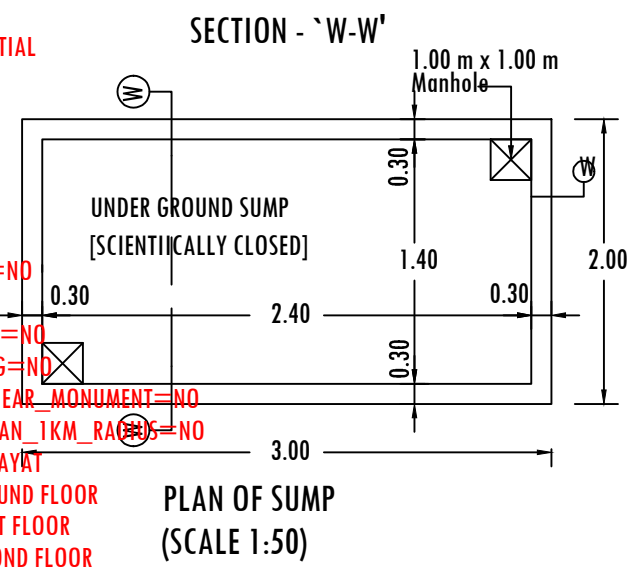
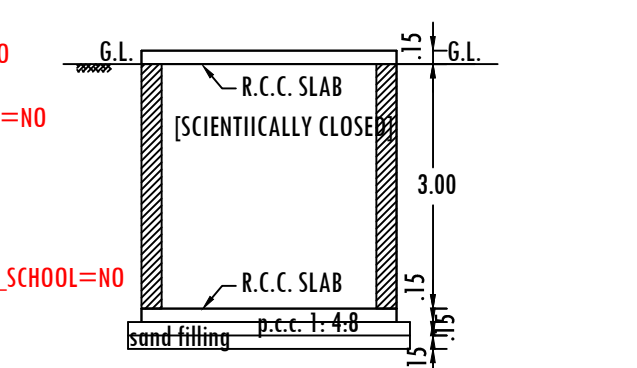
ELEVATION
(PROPOSED)



SECTION ON 'A-A'
(PROPOSED)

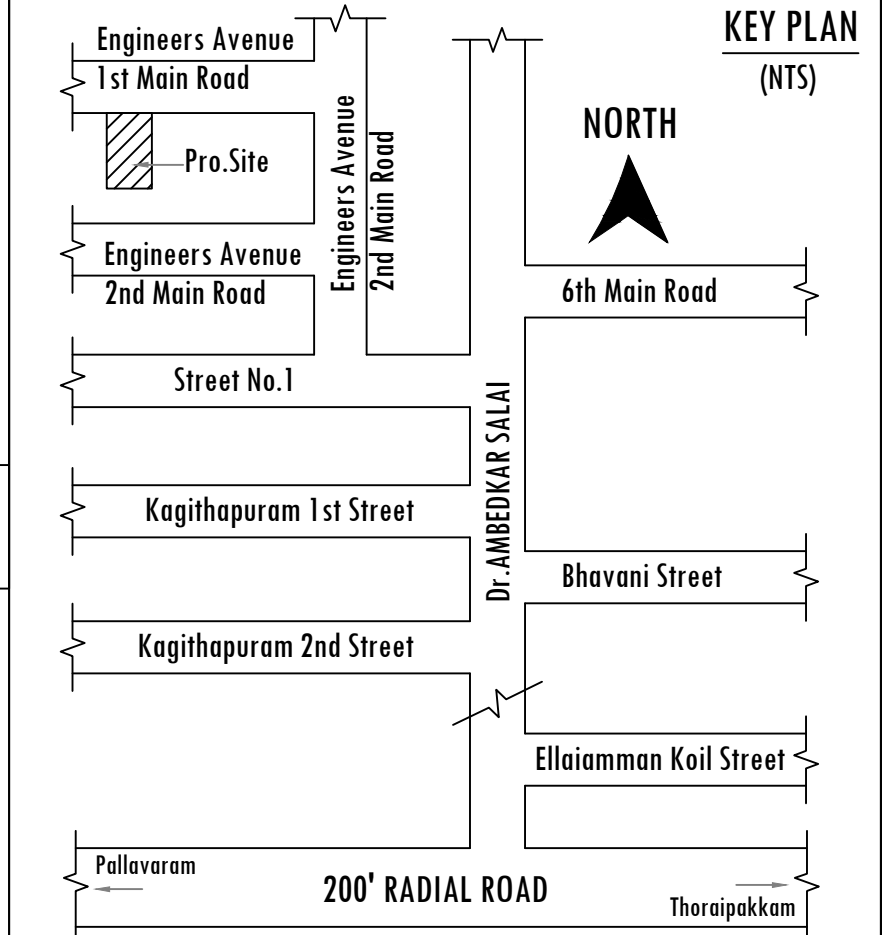


PLAN INFO
PLOT AREA_M2=227.40
AS_AT_SITE=227.32
AS_PER_DOCUMENT=227.42
FMR_OR_PLR=233.00
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.75
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.0
ROAD_LENGTH=100
AVG_PLOT_DEPTH=9.75
AVG_PLOT_WIDTH=23.47
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=151
SURVEY_NO=368/288
PATTA_NO=19102
TALUK=SHOLINGANALLUR
DISTRICT=CHENNAI
RWTH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOI_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=PANCHAYAT
BLK_1_FLR_0_NAME=GROUND FLOOR
BLK_1_FLR_1_NAME=FIRST FLOOR
BLK_1_FLR_2_NAME=SECOND FLOOR



Plan Showing The Proposed Construction Of A Residential Building At Plot No.151, Engineers Avenue 1st Main Road, Comprised In S.No.368/28B, Patta No.19102 Of S.Kolathur, Madipakkam-2 Village, St.thomas Mount Panchayat Union Limit.

Note : Land Regularization Plan Sacntioned Vide D.DID.No.10/2024/A4; Dated on 11/01/2024.



- SPECIFICATION :
- Brick work : Super structure with main wall using CM 1:5 mortar, Parapet Wall CM 1:4.
 - Wood work : Main door teak and other doors kongu wood.
 - R.C.C work : Minimum grade of concrete M25.
 - Flooring : Vitrified tile & Marble flooring.
 - Earth work : All earth work excavation in foundation to be done as per the dimension given in the section drawing.
 - Plastering : All exposed concrete shall be plastered in CM 1:3, and all brick surface in CM 1:4 mortar.
 - Weathering : Weathering course shall be laid to slope in brick jelly, lime concrete average 115mm thick and finished with single layer of country tiles.

AREA DETAILS

PARKING (NON FSI)	: 74.26 SQ.M
GROUND FLOOR	: 62.13 SQ.M
FIRST FLOOR	: 136.39 SQ.M
SECOND FLOOR	: 136.39 SQ.M
TOTAL	: 334.91 SQ.M

PLOT EXTENT

AS PER PATTA	: 233.00 SQ.M
AS PER DOCUMENT	: 227.40 SQ.M
FSI	: 1.47
PLOT COVERAGE	: 59.97 %

SCALE - 1:100

OWNER

REGISTERED ENGINEER


K.VINOTH KUMAR, B.E
Registered Engineer (GCC) Grade-II
Reg No: RE 203392023
Image Planners & Designers
No.2A, Kumaran Kudil Apts, Ground Floor,
Sarawathy Street, Madipakkam,
Chennai - 600 091.
Mobile : 98408 99485 / 95512 22122



9.75M
ers Avenue 1st Main Road
UND FLOOR PLAN (PART)
(PROPOSED)

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.

