

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

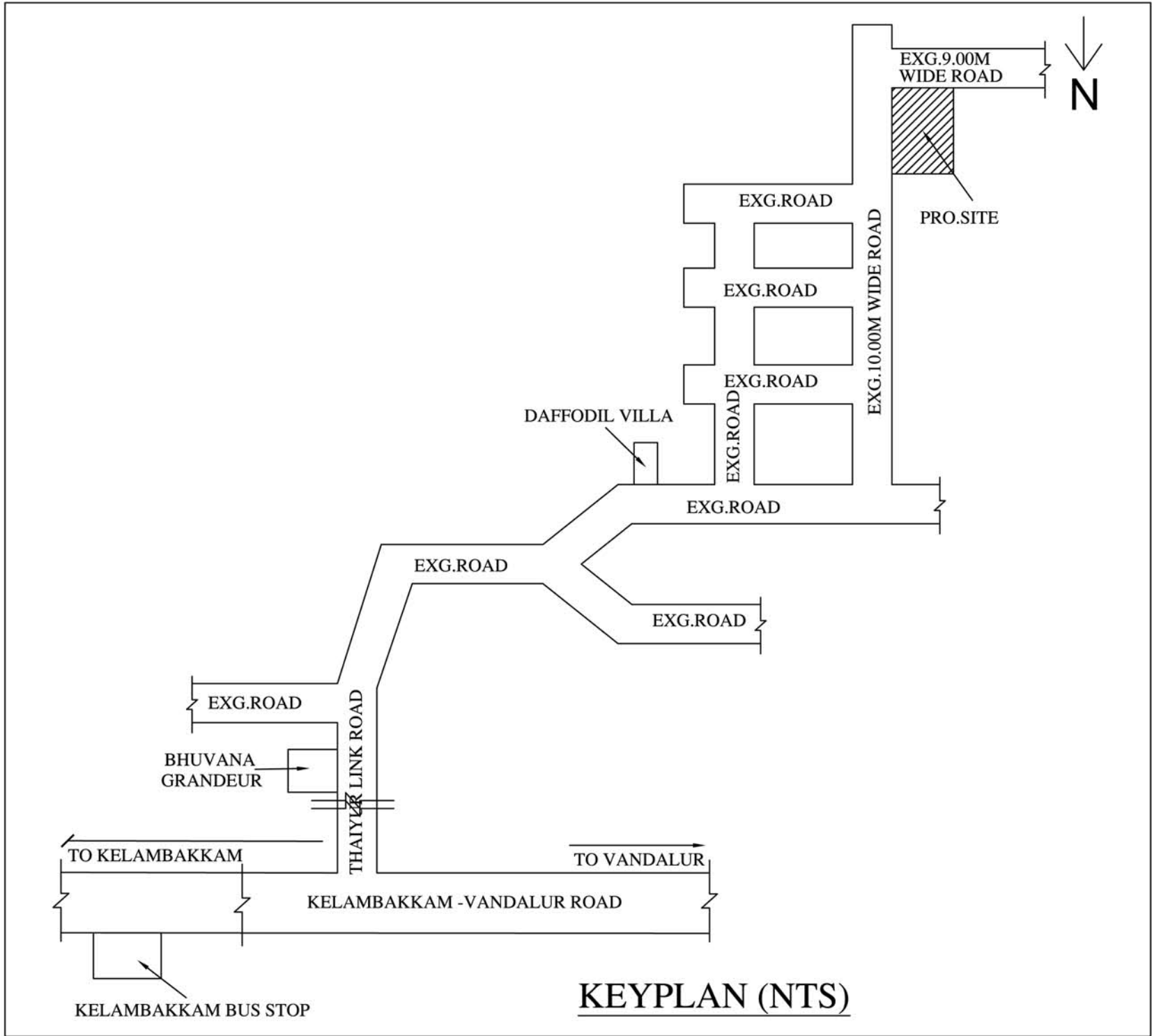
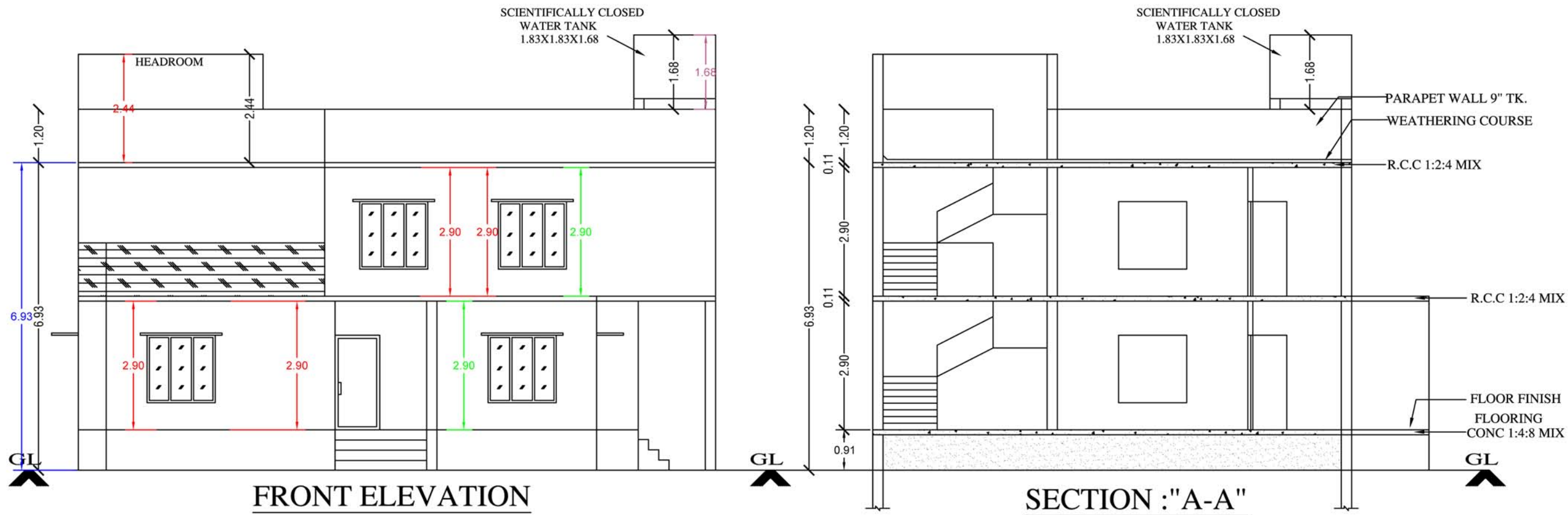
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED GROUND FLOOR & FIRST FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO: 163, "ADITYARAM SUPER STAR " IN OLD S.NO:295/5A2A , AS PER PATTA NEW S.NO:295/51, PATTA NO:7017, OF PUDUPAKKAM VILLAGE(SANTHANKUPPAM HAMLET) KELAMBAKKAM VILLAGE PANCHAYAT, (THIRUPORUR PANCHAYAT UNION), VANDALUR TALUK, CHENGALPET DISTRICT

OWNER NAME: MR. PETER MANOHARAN

LAYOUT WAS APPROVED BY DTCP
ம.வ.மா.உ.தி.கு(செ.மா)எண்:52/2021



PLAN INFO
APPLICANT_NAME= Mr. PETER MANOHARAN
PLOT_AREA_M2=254.32
AS_AT_SITE=255.42
FMB_OR_PLR=254.00
AS_PER_DOCUMENT=254.32
PLOT_NO=163
TALUK=VANDALUR
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=16.76
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=15.24
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=MUNICIPAL
SURVEY_NO=295/51
PATTA_NO=7017
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SCALE: 1:100

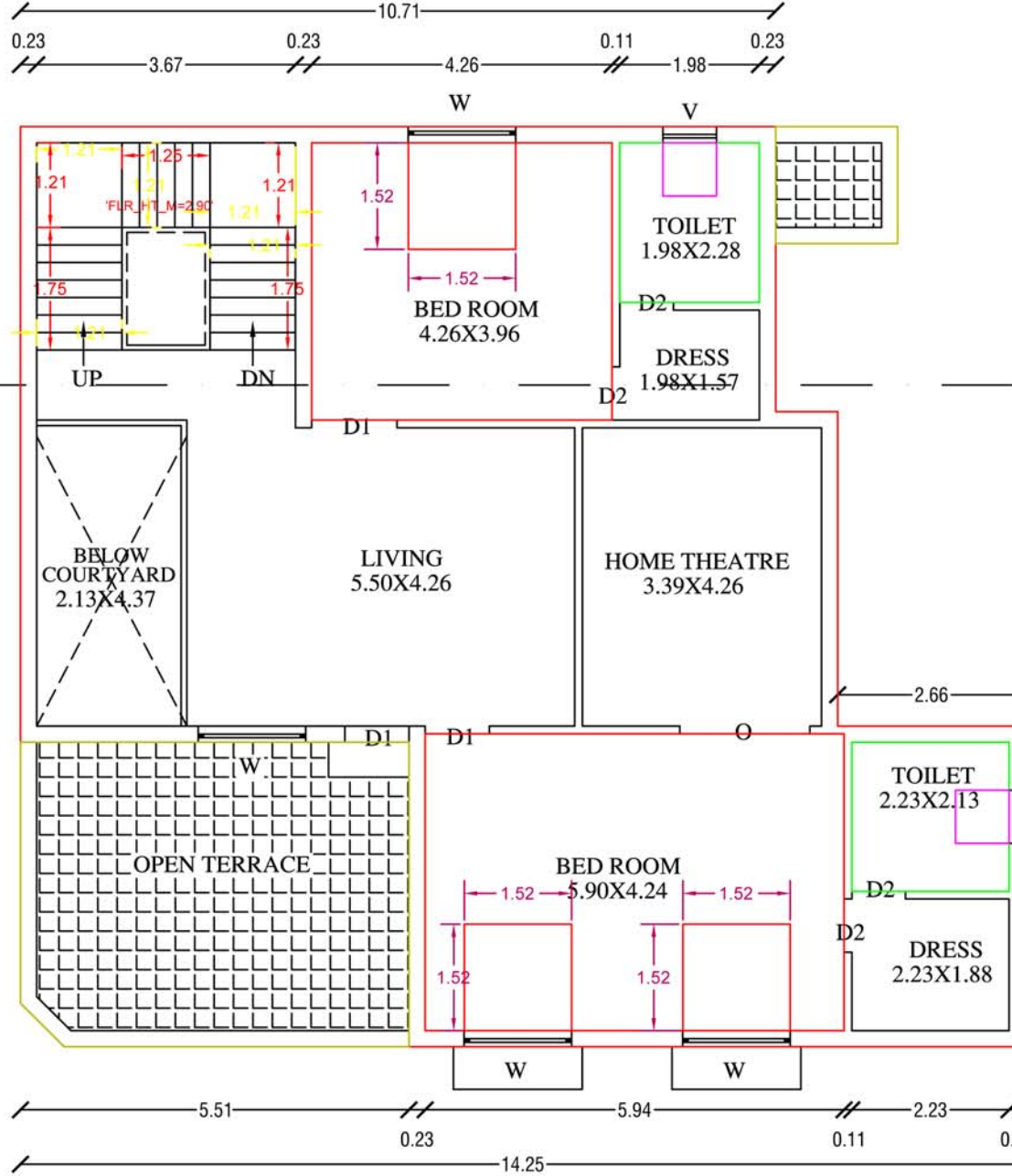
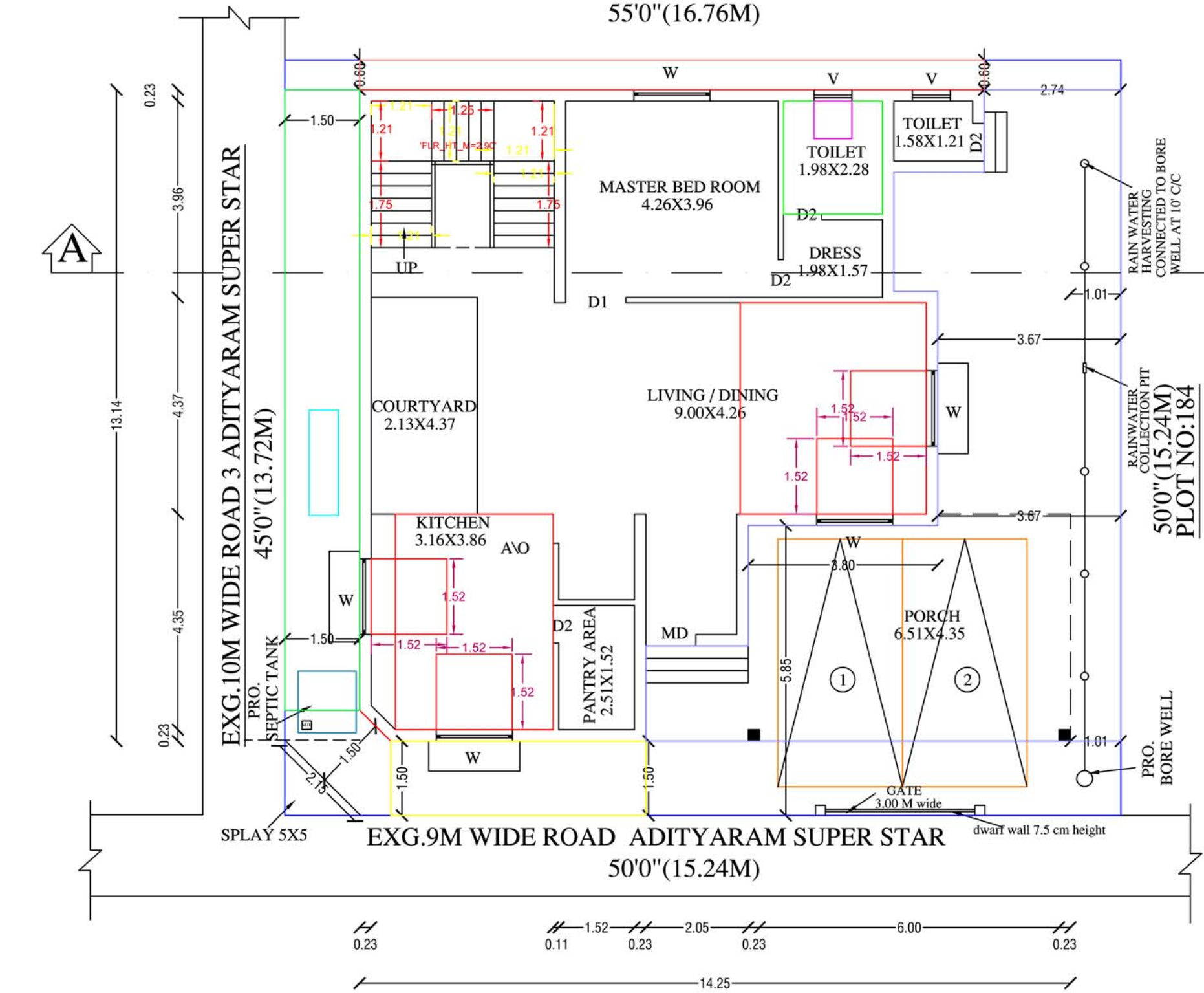
JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.52
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.52 X 1.52

COLOUR INDEX	STAIRCASE
PROPOSED	TREAD 0.25 M HAND RAIL 1.20 1.00 0.15 M 0.15 M WIDTH-0.91 M
EXG.ROAD	
SITE BOUNDARY	
ALL DIMENSION ARE IN Mtr	
DATE: 28/11/2024	

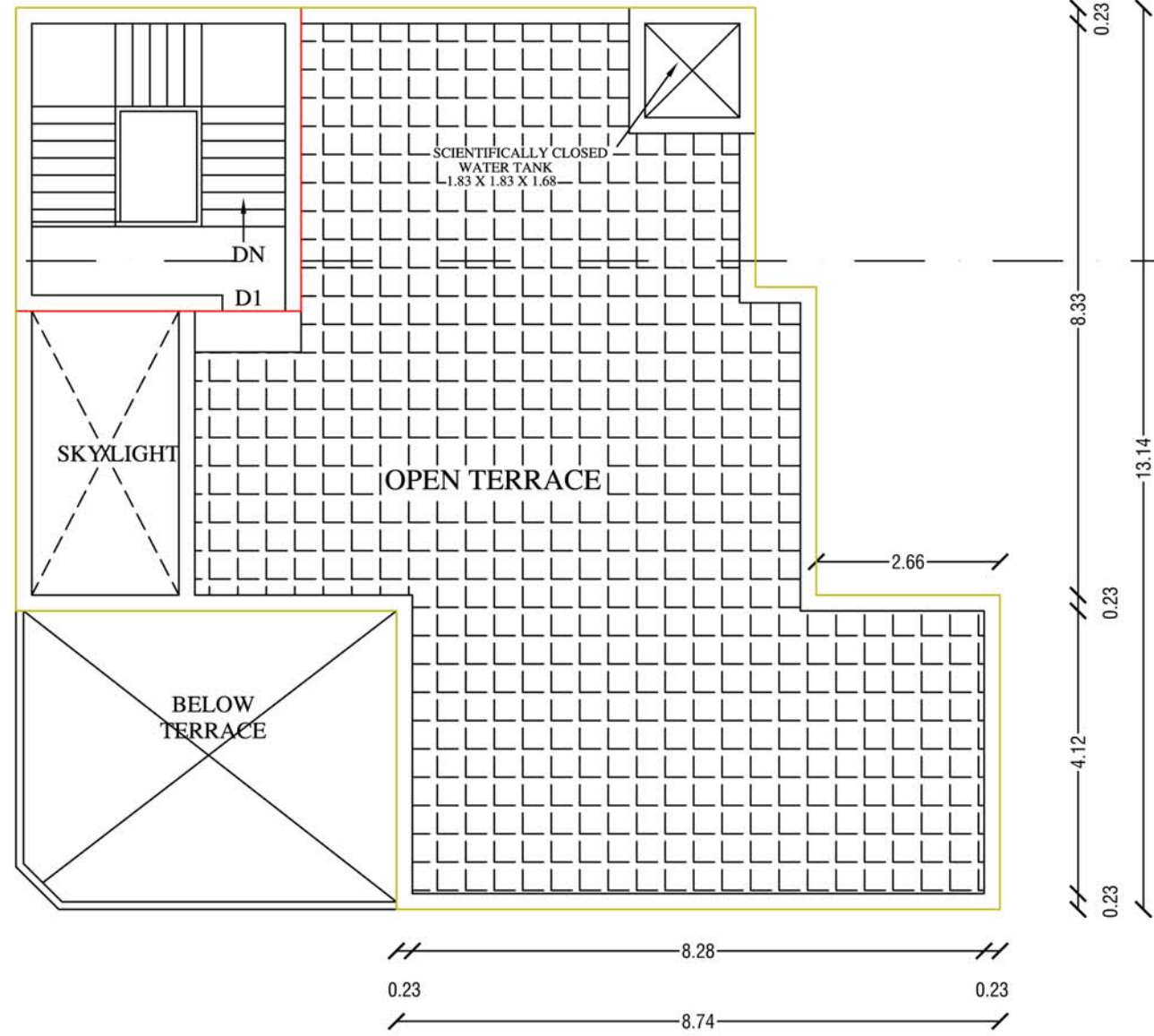
EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)		2737.50	254.32
PLOT AREA AS PER PATTA		2734.05	254.00
SUPER IMPOSED AREA		2736.96	254.27
PLINTH AREA OF G.FLOOR		1410.83	131.07
PORCH AREA		351.44	32.65
PLINTH AREA OF F.FLOOR		1473.91	136.93
TOTAL AREA		3236.18	324.42
F.S.I		1.18	
COVERAGE		64.45%	

NON-FSI AREA		
HEADROOM AREA	196.44	18.25

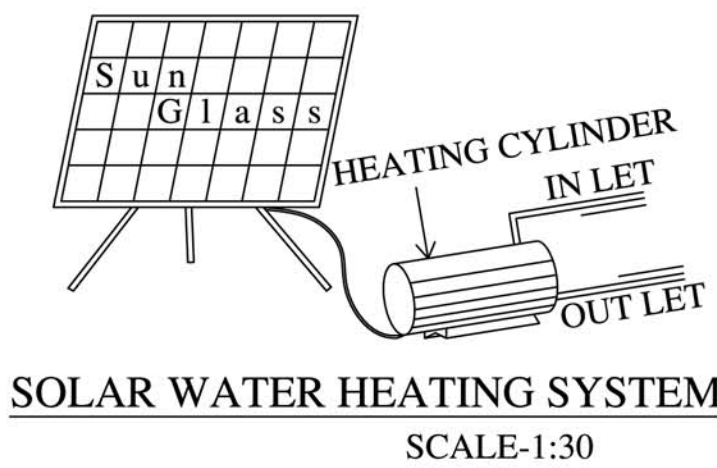
SITE CUM GROUND FLOOR PLAN



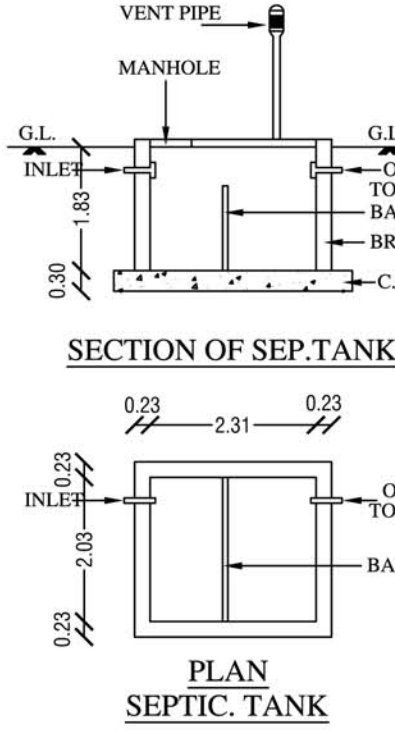
FIRST FLOOR PLAN



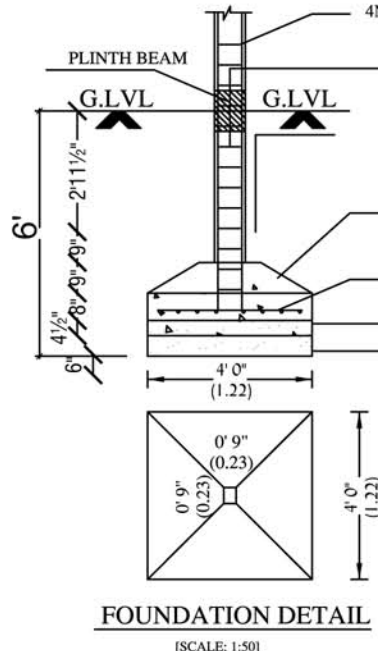
TERRACE FLOOR PLAN



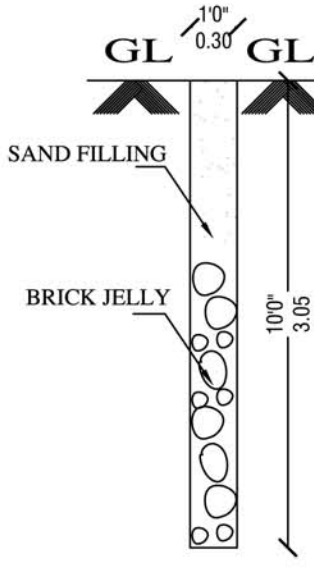
SOLAR WATER HEATING SYSTEM
SCALE:1:30



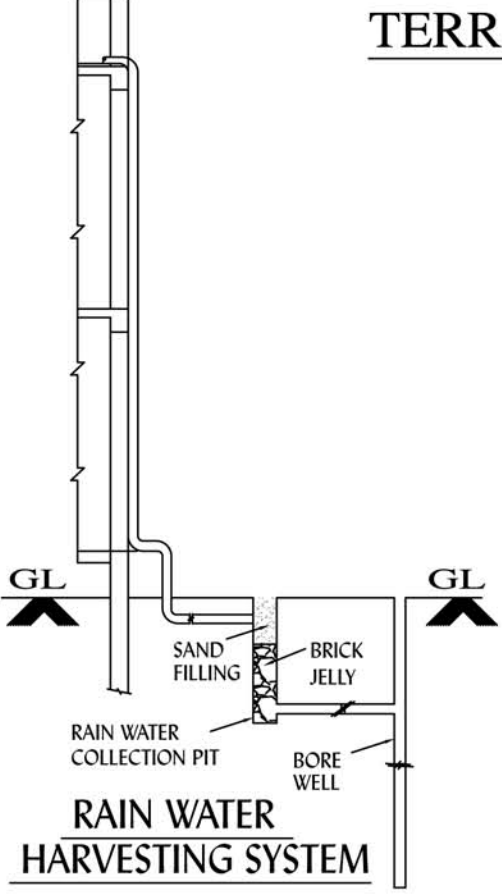
SECTION OF SEPT.TANK
PLAN SEPTIC TANK



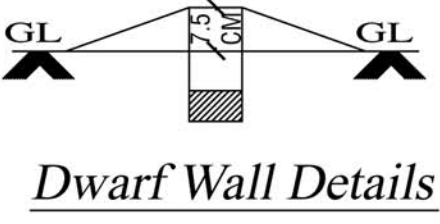
FOUNDATION DETAIL
(SCALE: 1:50)



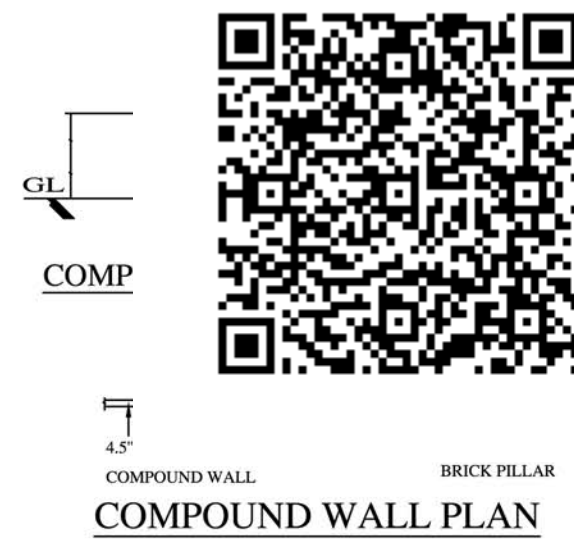
PERCOLATION PIT



RAIN WATER HARVESTING SYSTEM



Dwarf Wall Details



COMPOUND WALL PLAN
45' COMPOUND WALL
BRICK PILLAR

Peter Manoharan

OWNER:

Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

REGISTERED ENGINEER:

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.

