

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

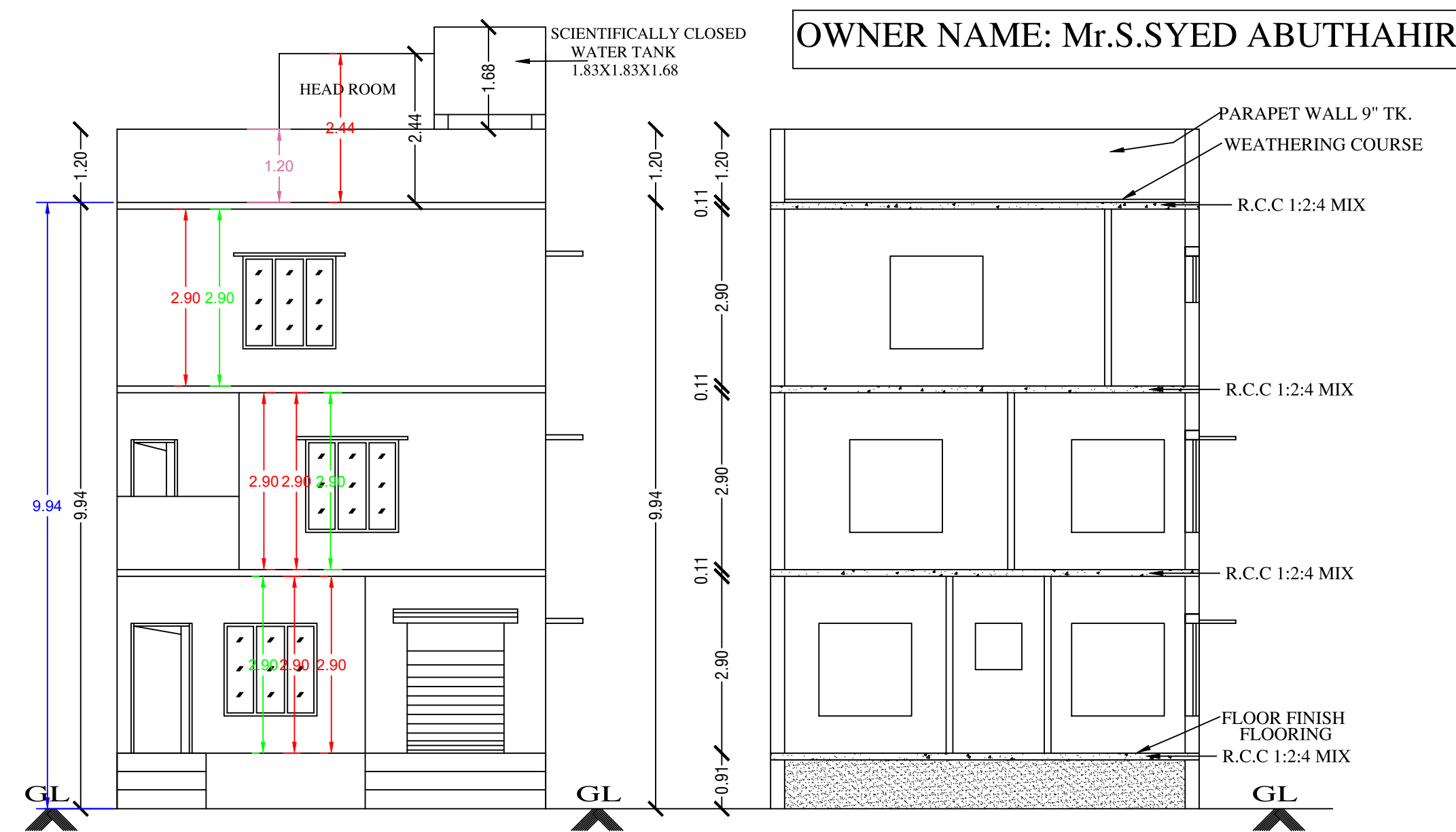
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

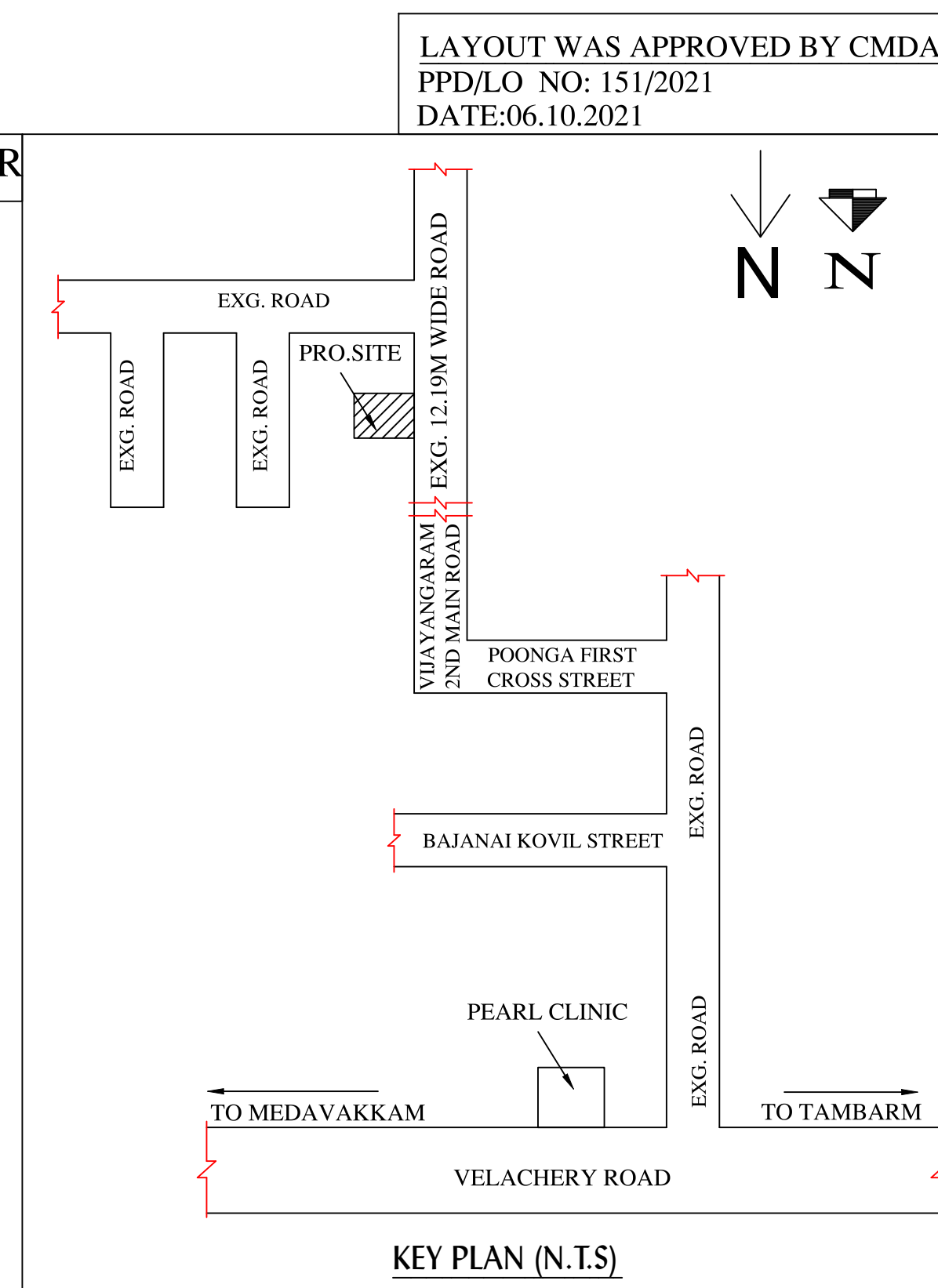
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR CONSTRUCTION OF SHOP CUM RESIDENTIAL BUILDING AT PLOT NO:3 " VIGNARAJAPURAM EXTENSION" IN OLD S.NO:40/1A1B1, AS PER PATTAN NEW S.NO:40/88, PATTAN NO:8758 OF VENGAIVASAL VILLAGE , ST.THOMAS MOUNT PANCHAY UNION , TAMBARAM TALUK, CHENGALPET DISTRICT.

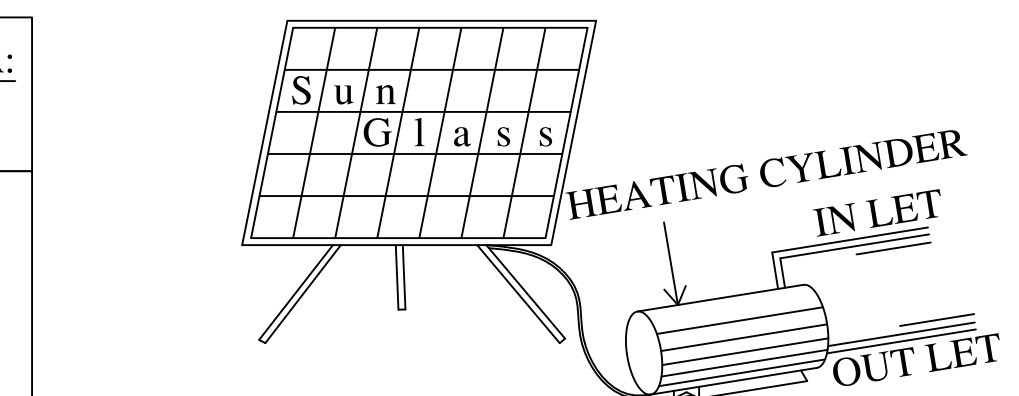


FRONT ELEVATION

SECTION : "A-A"

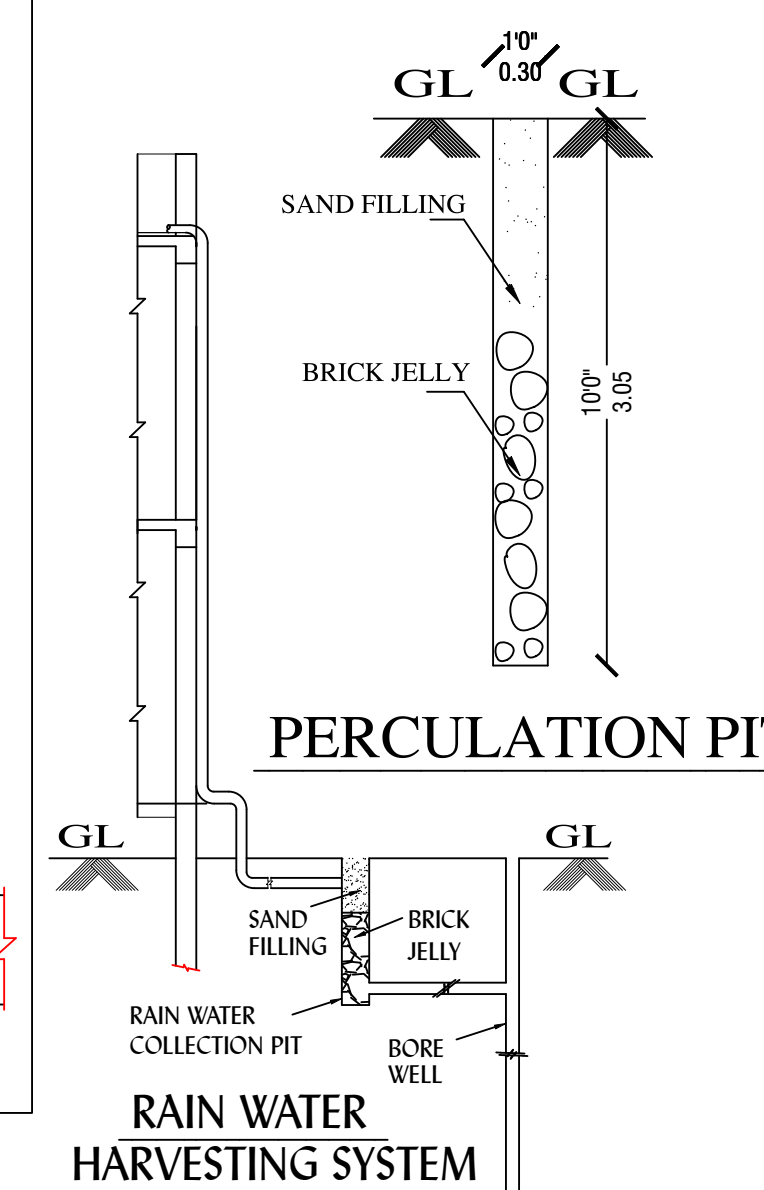


KEY PLAN (N.T.S)

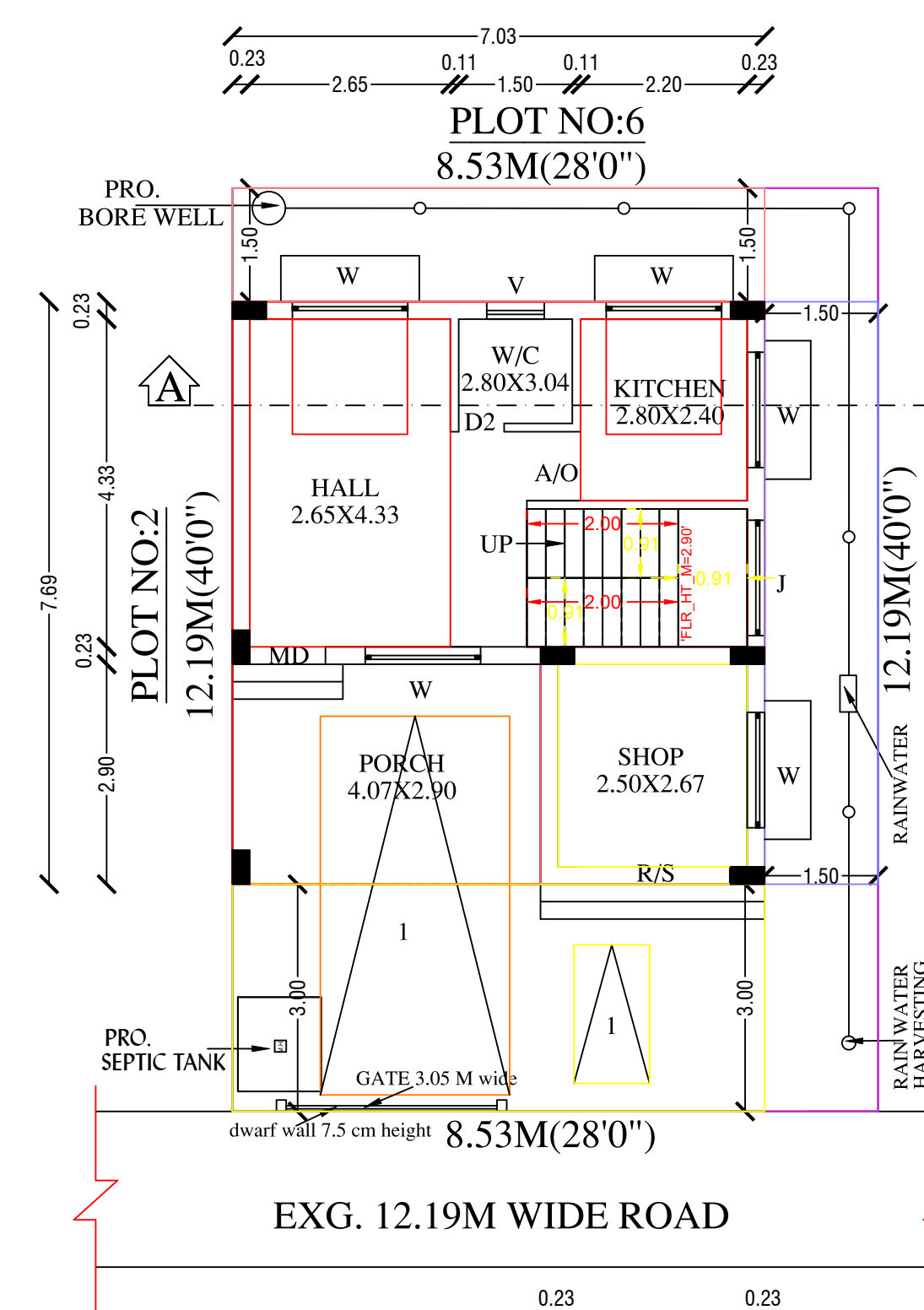


SOLAR WATER HEATING SYSTEM

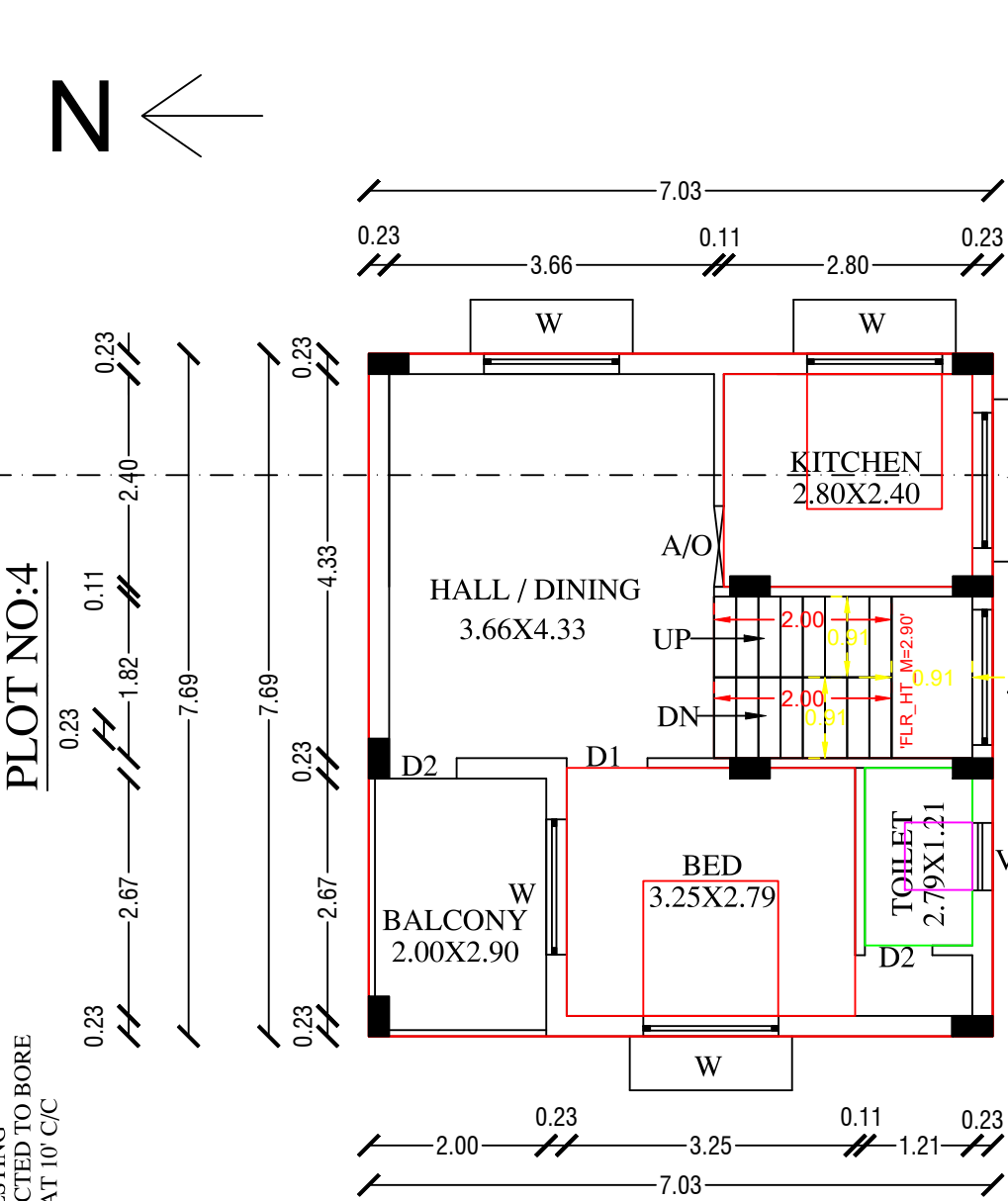
SCALE-1:30



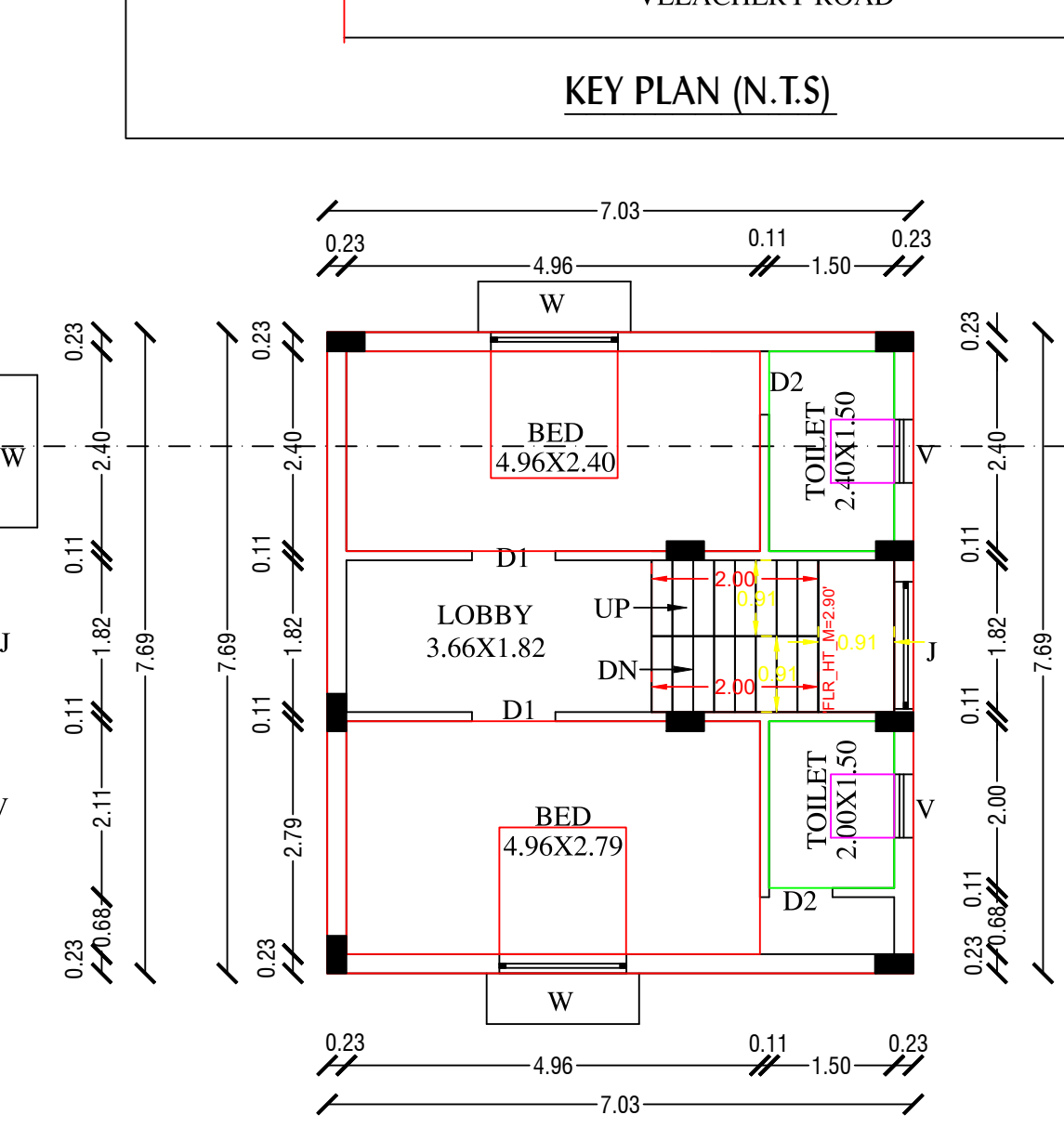
RAIN WATER HARVESTING SYSTEM



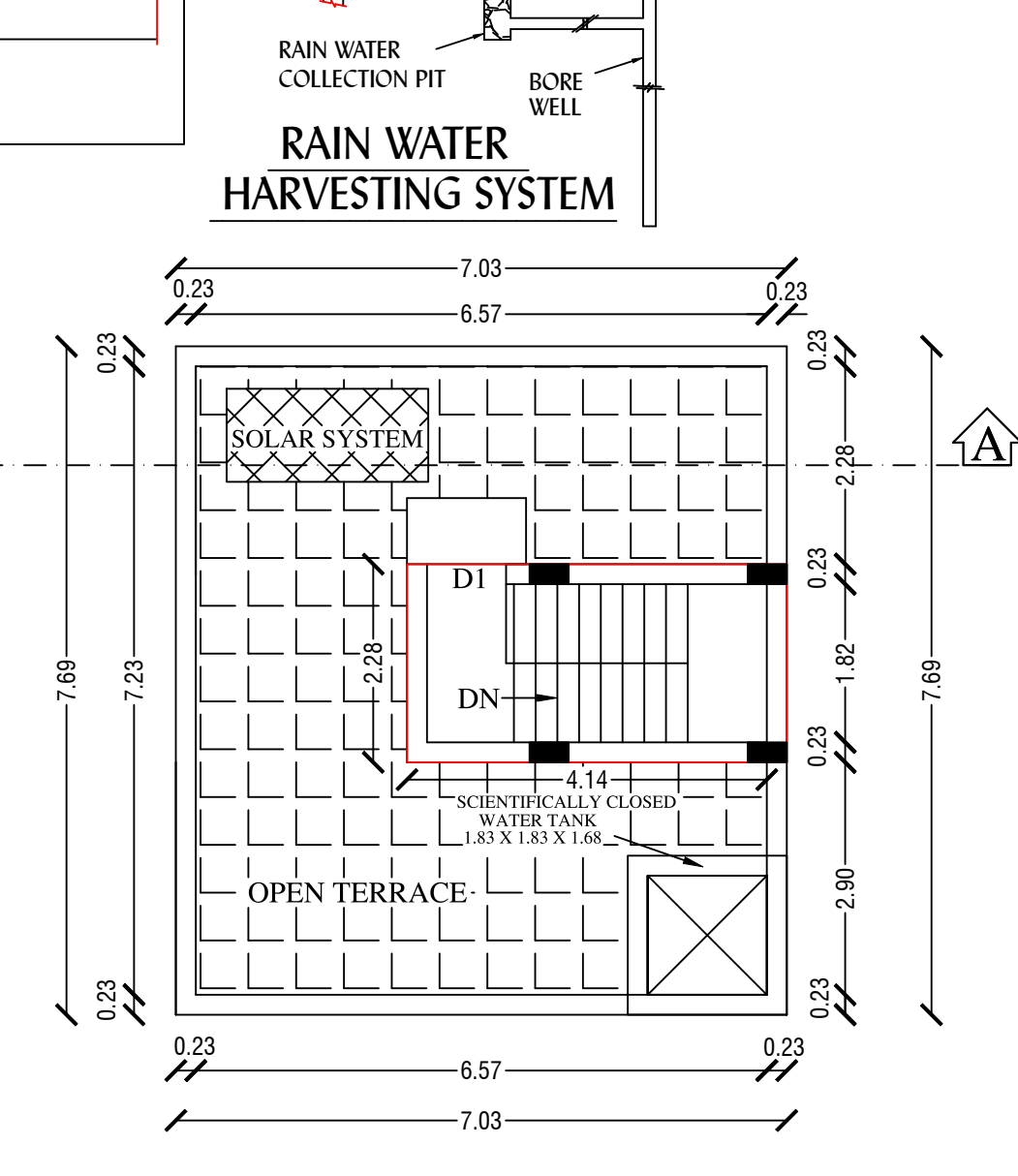
SITE PLAN CUM
GROUND FLOOR PLAN
(SHOP CUM RES)



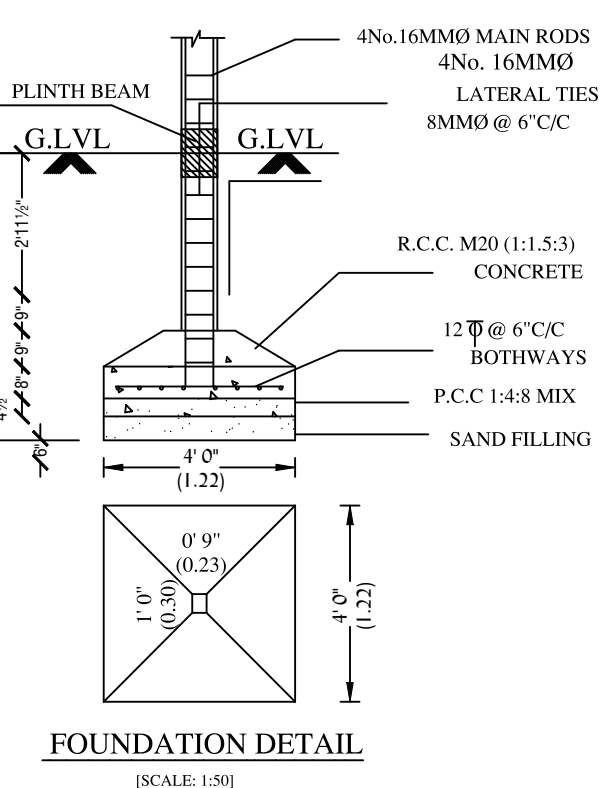
FIRST FLOOR PLAN(RES)



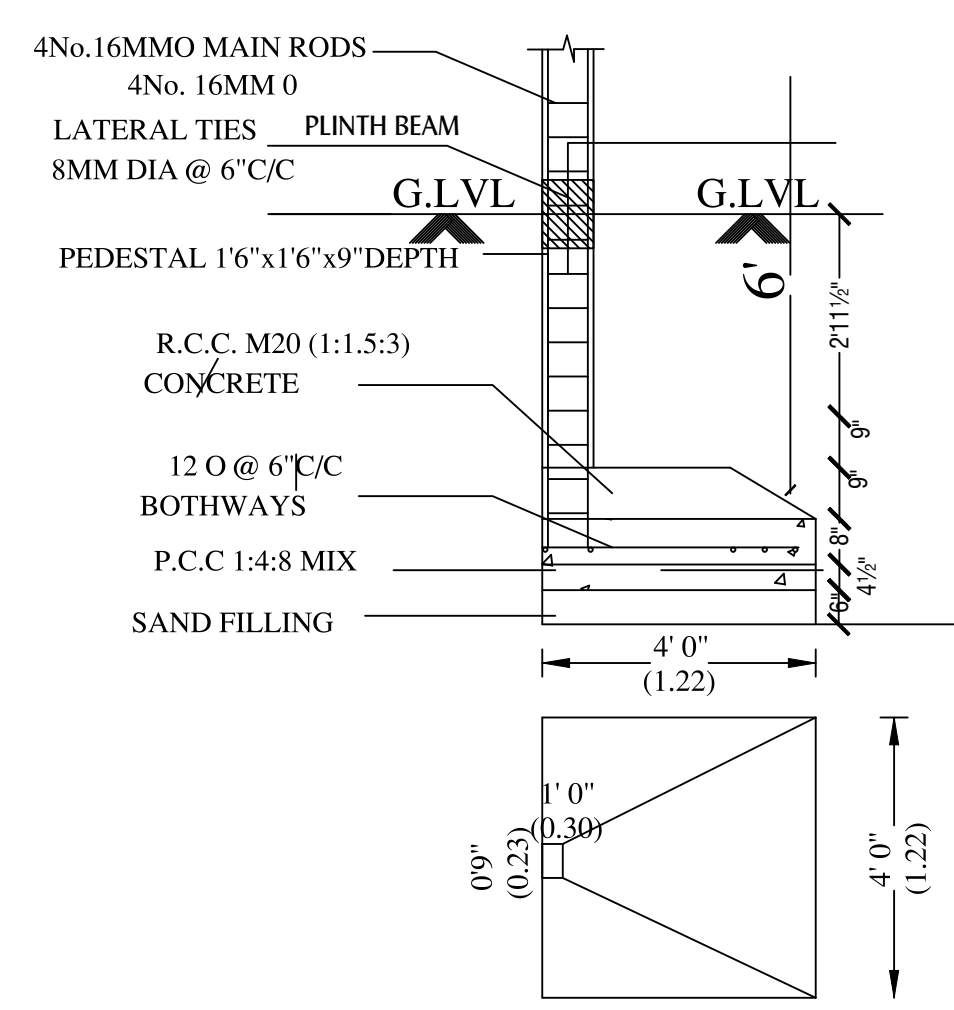
SECOND FLOOR PLAN(RES)



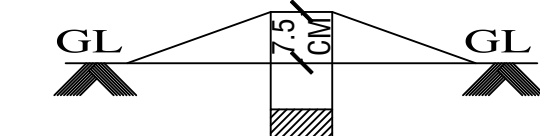
TERRACE FLOOR PLAN



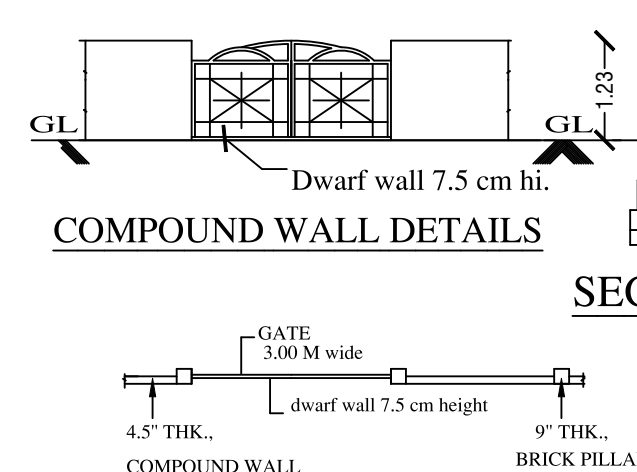
FOUNDATION DETAIL
[SCALE: 1:50]



END FOUNDATION DETAIL
[SCALE: 1:50]

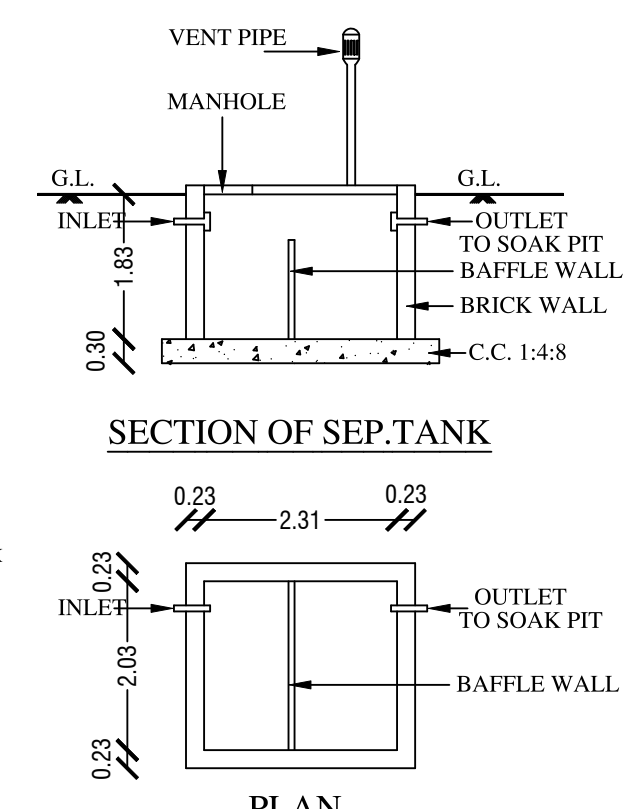


Dwarf Wall Details



COMPOUND WALL DETAILS

COMPOUND WALL PLAN



SECTION OF SEP.TANK

PLAN
SEPTIC. TANK

PLAN INFO
APPLICANT_NAME=Mr.SYED ABUTHAHIR
PLOT_AREA_M2= 104.05
AS_AT_SITE= 103.98
FMB_OR_PLR=104.00
AS_PER_DOCUMENT= 104.05
PLOT_NO=3
TALUK=TAMBARAM
DISTRICT= CHENGALPET
AVG_PLOT_DEPTH=12.19
AVG_PLOT_WIDTH=8.53
AREA_TYPE=PRIMARYRESIDENTIAL
ROAD_WIDTH=12.19
ROAD_LENGTH=8.53
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOG_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=MUNICIPAL
SURVEY_NO=40/88,
PATTA_NO=8758
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=4
BLOCK_1_B-SHOP_MEMBER_COUNT=4
BLOCK_1_B-PCO_MEMBER_COUNT=4
BLOCK_1_B-PCO_NON_RESIDENTIAL_MEMBER_COUNT=0
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=YES
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=YES

JOINERIES		SCALE: 1:100 & 1:200
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 1.22
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

COLOUR INDEX	STAIRCASE
PROPOSED 	
EXG.ROAD 	
SITE BOUNDARY 	

ALL DIMENSION ARE IN Mtr	DATE :23/12/2024
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EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)		1120.00	104.05
PLOT AREA (AS PER PATT A)		1119.45	104.00
SUPER IMPOSED AREA		1119.24	103.98
PLINTH AREA OF G.FLOOR(SHOP)		92.57	8.60
PORCH AREA OF G.FLOOR(RES)		489.33	45.46
PLINTH AREA OF F.FLOOR(RES)		581.90	54.06
PLINTH AREA OF S.FLOOR(RES)		581.90	54.06
TOTAL AREA		1745.70	162.18
F.S.I		1.55	
COVERAGE		51.98%	
<u>NON-FSI AREA</u>			
HEADROOM AREA		106.31	9.96

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
Nandhivaram - 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:



K558 40_1A1B1_3_VIGNARAJAPURAM EXTENSION_VENGAIVASAL R6

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.

