

PP

APPROVAL RECORD

Planning Permission

Mutthukaadu
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.

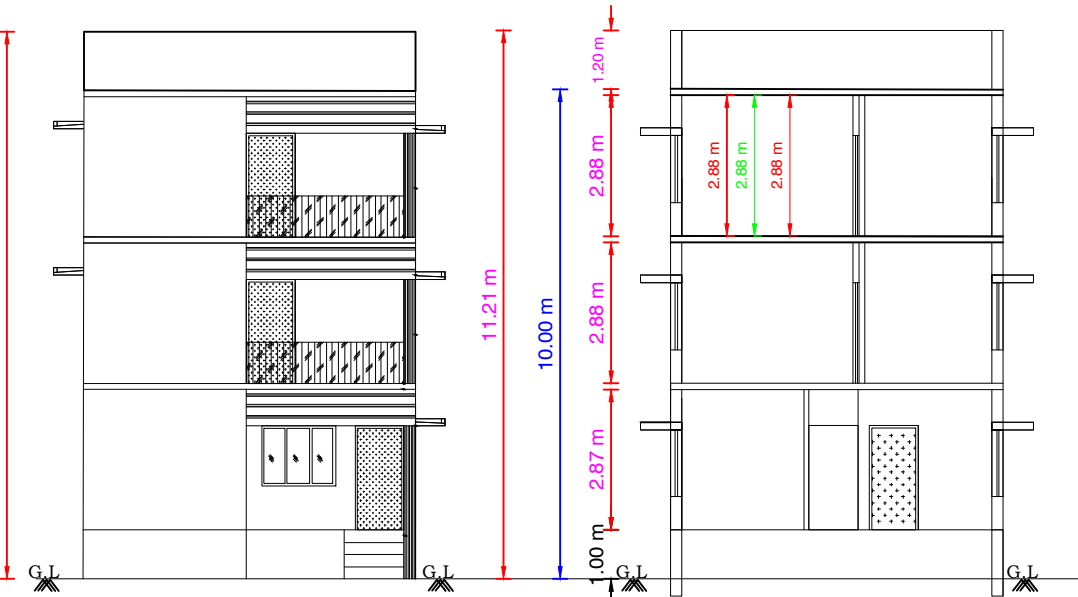
PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF A RESIDENTIAL BUILDING GROUND & FIRST FLOOR PROPOSED SECOND FLOOR AT PLOT NO. 149, OMR ONE PHASE -3, COMPRISED IN S.NO.53/1, PATTI S.NO.53/38, PATTI NO. 1200 OF EGATTUR VILLAGE , MUTTUKKADU PANCHAYAT , THIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK , CHENGALPATTU DISTRICT.

APPLICANT: G. SELVAKUMAR AND S. RAMYA

SCALE - 1:100

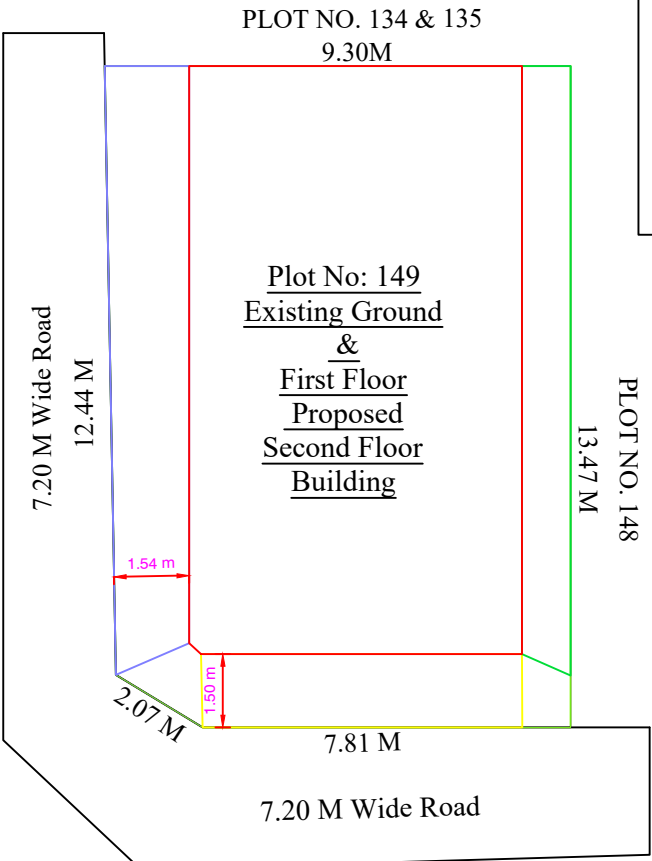
DTCP APPROVED LAYOUT VIDE NO:09/2022
BY THE JOINT DIRECTOR/MEMBER SECRETARY
MAMALLAPURAM LPA , CHENGALPATTU

LAYOUT SANCTIONED BY PRESIDENT /EXECUTIVE
MUTTUKKADU PANCHAYAT APP.LAYOUT
Lr.NO.06/2022/PP, Dated :28-01-2022

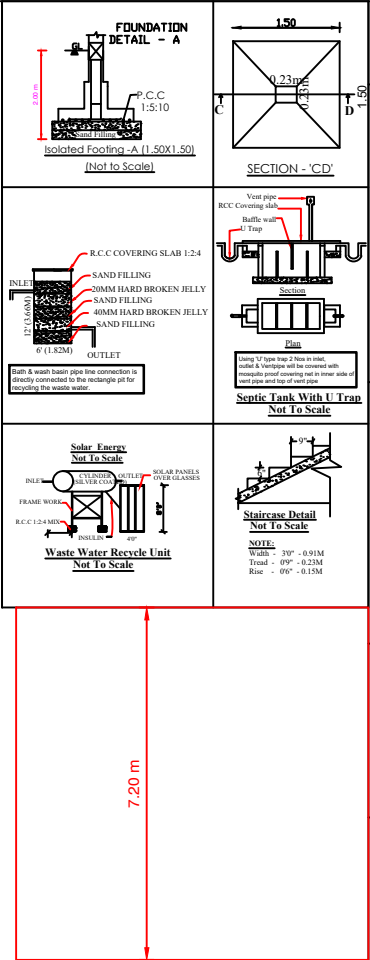


ELEVATION

SECTION ON "A-A"



SITE PLAN
SCALE - 1:100



SPECIFICATION:-
ALL DETAILS ARE AS SHOWN IN SECTION ON ---- "A-A"

JOINERIES:-

M.D --- MAIN DOOR---	4'0" X 7'0"	1.22 X 2.13
D --- DOOR ---	3'3" X 7'0"	0.99 X 2.13
D1 ---DOOR ---	2'6" X 7'0"	0.76 X 2.13
W --- WINDOW ---	5'0" X 4'6"	1.52 X 1.37
V --- VENTILATOR ---	3'0" X 2'0"	0.91 X 0.60
GW --- GLASS WINDOW ---	3'3" X 10'0"	1.00 X 3.05

AREA DETAILS:-

	Sq.ft.	Sq.mt.
TOTAL AREA OF SITE AREA	1357.45	126.11
EXISTING GROUND FLOOR	878.77	81.64
EXISTING FIRST FLOOR	878.77	81.64
PROPOSED SECOND FLOOR	878.77	81.64
TOTAL FLOOR AREA	2636.31	244.92

F.S.I -1.80 PLOT COVERAGE - 60.00%

LEGEND:-
OWNER'S BOUNDARY SHOWN IN GREEN--- ☐
PROPOSED CONSTRUCTION SHOWN IN RED--- ☐
EXISTING ROAD SHOWN IN YELLOW--- ☐

OFFICE USE ONLY :-

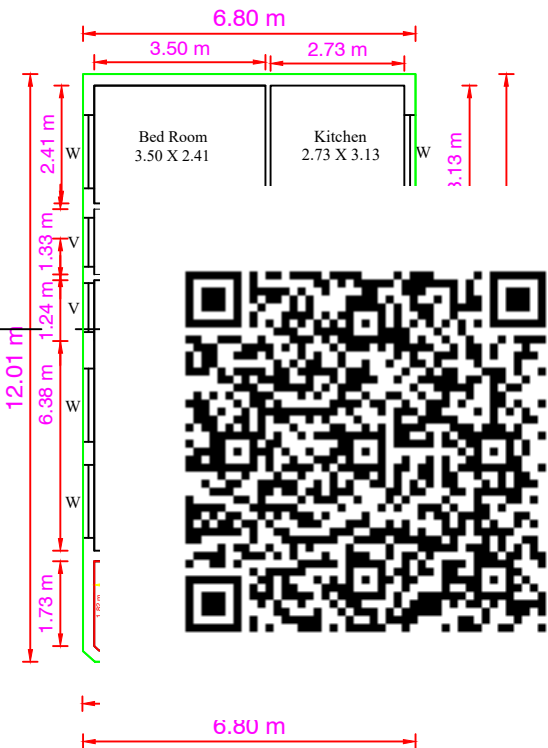
PLAN INFO
PLOT AREA=126.11
PLOT NO=149
SURVEY NO=53/38
AS PER DOCUMENT=126.11
AS AT SITE=126.11
PAB OR PUN=126.11
SINGLE FAMILY BLDG=NO
SECURITY_ZONE=YES
PATTI_NO=1200
TALUK=THIRUPORUR
DISTRICT=CHENGALPATTU
CSE=NO
ACCESS_WIDTH=7.20
WHETHER GOVT OR AIDED SCHOOL=NO
AVG_PLOT_DEPTH=23.60
AVG_PLOT_WIDTH=8.09
AREA_TYPE=CSA
ROAD_WIDTH=7.20
ROAD_LENGTH=380
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
CSR_APPLICABLE=NO
IS APPROVED LAYOUT=YES
PREMIUM FSI REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FIRE_DEPH=YES
CSR_SURR_BUYBACK_RETAIN=RETAIN
S_SWIMMING_POOL_EXISTS=NO
F_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE=RURAL_PANCHAYAT

APPLICANT :-

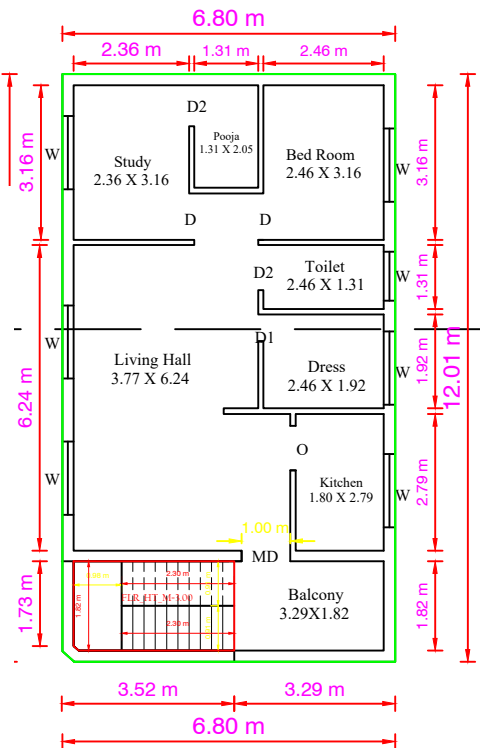
G.S.S.
S.P.R.

REGISTERED ENGINEER :-

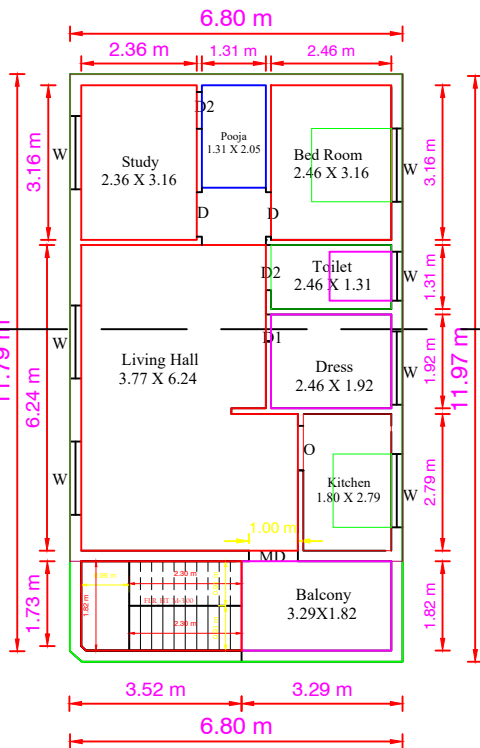
K. MUNUSWAMY, B.E.,
Registered Engineer, Licensed Surveyor
No. RE / Gr-I / 19 / 04 / 004
No: 322, South Street, Perumaleri Village,
Vadakkambadi Post,
Chengalpattu District - 603 104



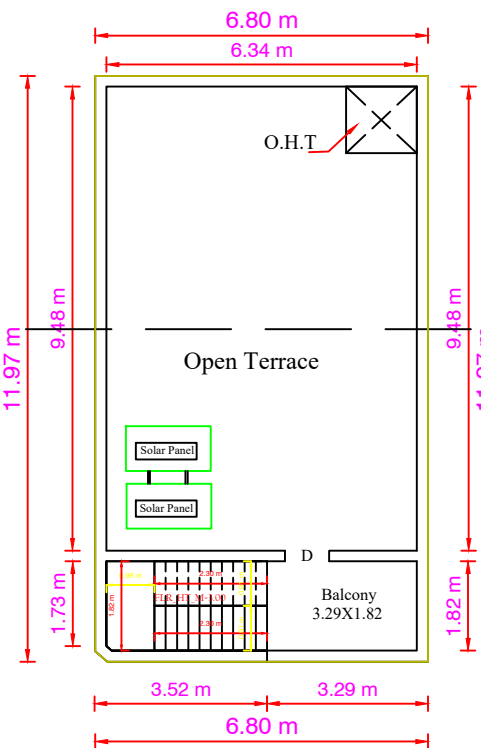
EXISTING
GROUND FLOOR PLAN



EXISTING
FIRST FLOOR PLAN



PROPOSED
SECOND FLOOR PLAN



PROPOSED
TERRACE FLOOR PLAN

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.

