

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 STILT FLOOR, FIRST FLOOR AND SECOND FLOOR CONSTRUCTION WITH TWO DWELLING UNITS OF THE RESIDENTIAL BUILDING AT PLOT NO: 25A, "SRI KRISHNA NAGAR" COMPRISED IN SURVEY NOS: 230/3 & 230/4, IN NEW SURVEY.NOS: 230/3A & 230/4A (AS PER PATTA NO: 9879), MANNIVAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT.

WITHIN KATTANKOLATHUR PANCHAYAT UNION LIMITS. SCALE :- 1:100 (1"=8"0"),

Sub-Division Plan Approved Vide P.P.No: 236/2023,Lr.No:2250/2023/A4.dt:05/09/2023.

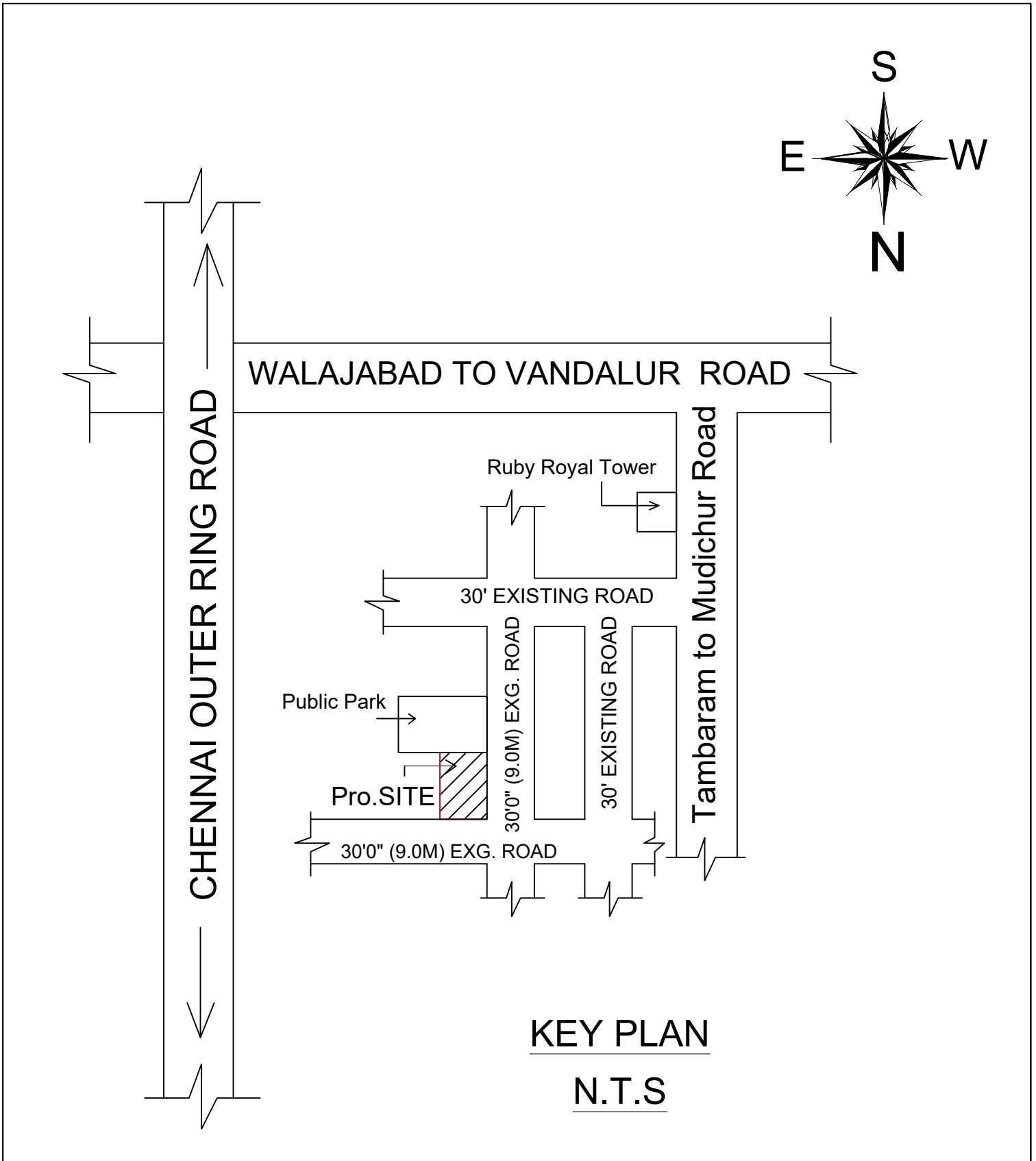
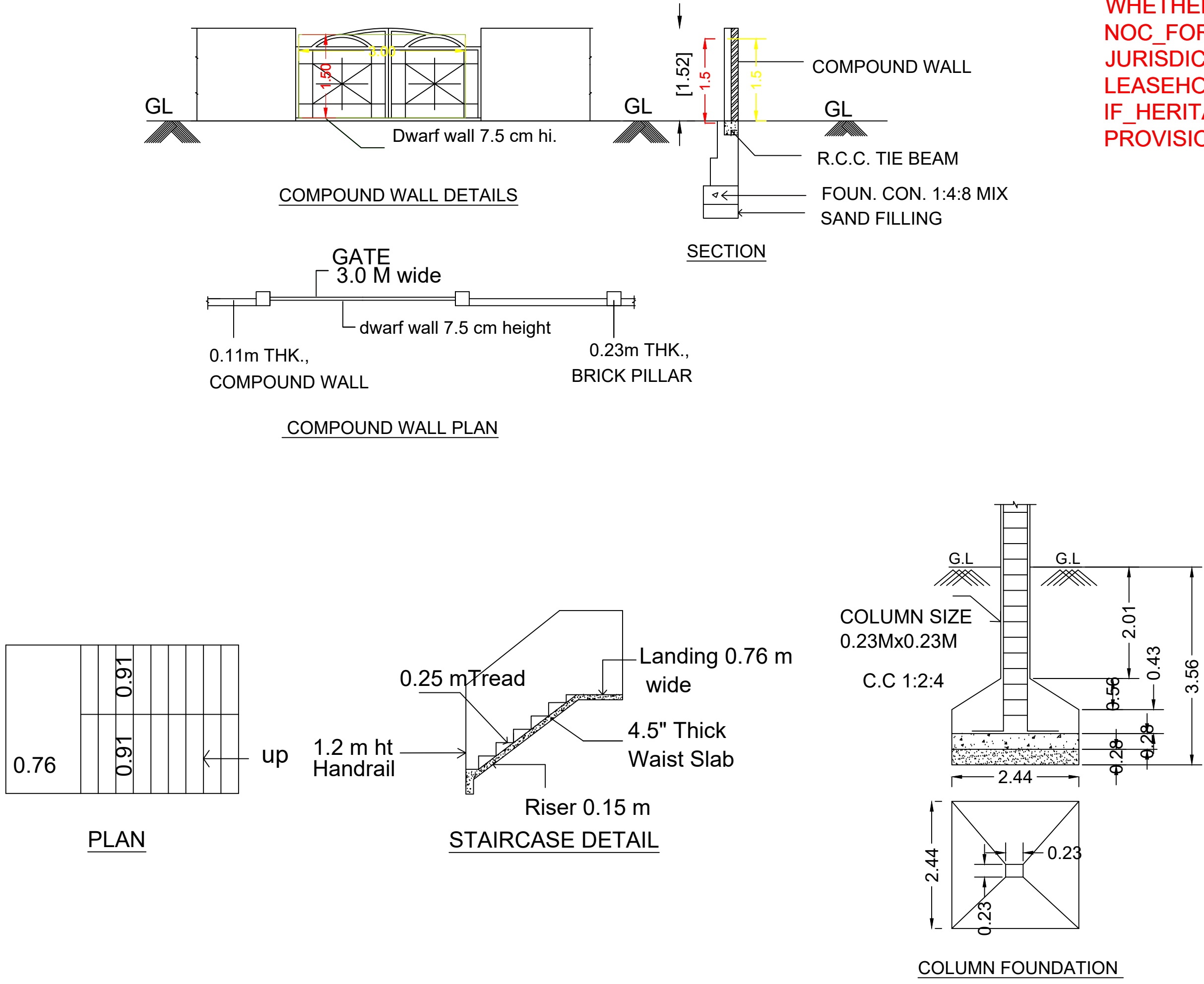
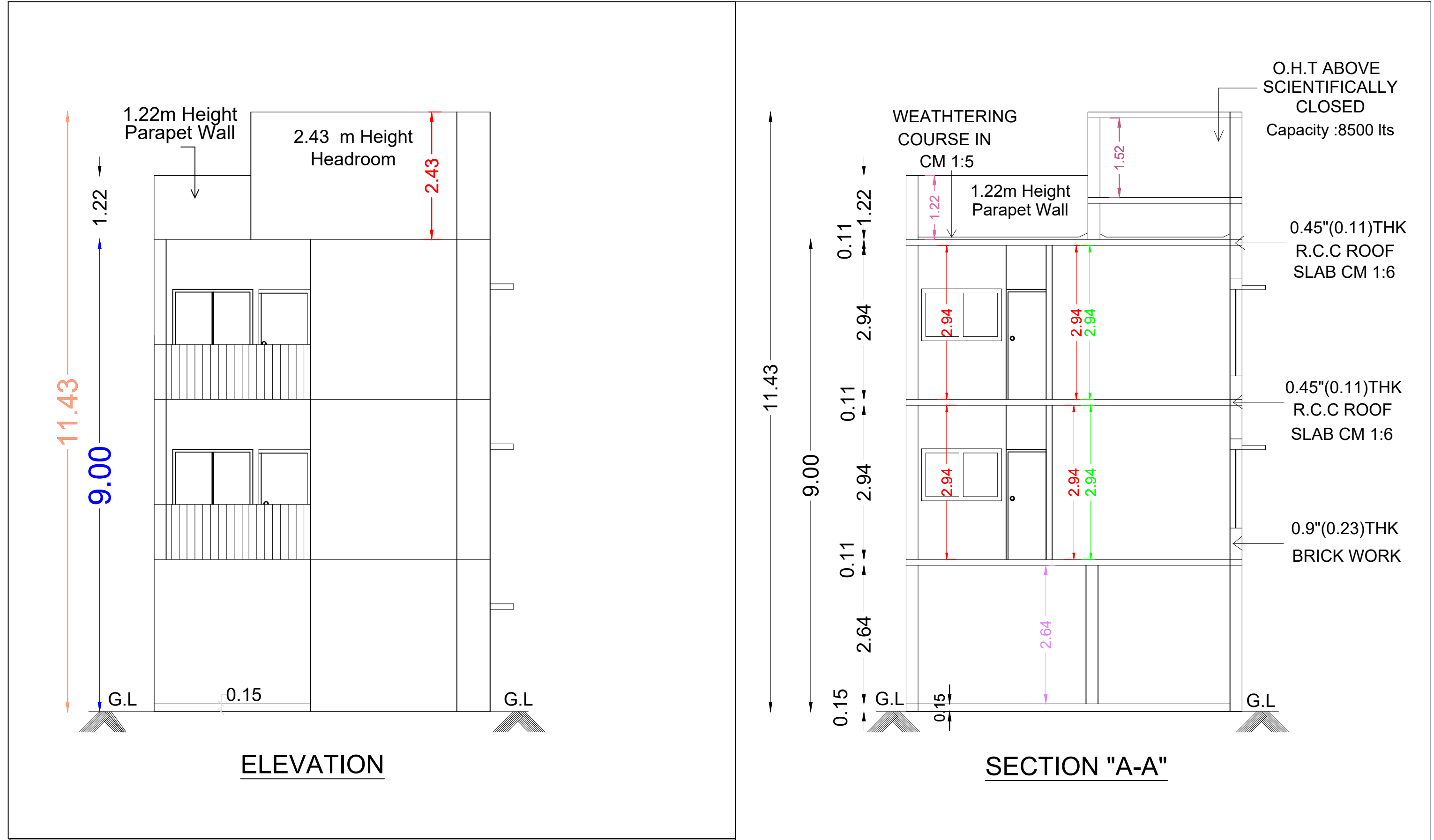
By the Commissioner Kattankolathur Panchayat Union

and Approval No:61/2023-2024.dt:22/09/2023. By the President, Mannivakkam Panchayat.

Layout Approved vide CMDA P.P.D/L.O No: 182/89, Vide Ltr.No:D2(L)6259/89.dt:21/04/1989.

PLOT_AREA_M2=96.62
AVG_PLOT_DEPTH=12.19
AVG_PLOT_WIDTH=7.92
AREA_TYPE=OTHERS
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES

PLAN INFO
PLOT_NO= 25A, SRI KRISHNA NAGAR
VILLAGE=MANNIVAKKAM
TALUK=VANDALUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=96.62
AS_AT_SITE=96.62
FMB_OR_PLR=96.62
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.92
PATTA_NO=9879
OSR_APPLICABLE=NO
SURVEY_NO=S.NOS:230/3 & 230/4, NEW S.NO:230/3A & 230/4A,
ROAD_WIDTH=9.00
ROAD_LENGTH=7.92



SCHEDULE OF JOINERY		
MD	DOOR	1.00x2.13
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.52X1.52
W1	WINDOW	1.22X1.37
KW	WINDOW	1.52X0.99
J	JALI	1.22X1.22
V	VENTILATOR	0.75X0.75

AREA STATEMENT		
	SQ.MT	SQ.FT
PLOT EXTENT (As per Document) (Including splay)	96.62	1040.00
PLOT EXTENT (As at Patta)	100.00	
PLOT EXTENT (Super Imposed)	96.62	1040.00
FIRST FLOOR	58.36	628.18
SECOND FLOOR	58.36	628.18
TOTAL AREA	116.72	1256.36

FSI	1.208	
PLOT COVERAGE	60.40%	
OPEN SPACE AREA	38.26	411.82
Non-FSI AREA		
STILT FLOOR	58.36	628.18
HEADROOM AREA	10.22	110.00

PARKING DETAILS					
DWELLING UNIT NO	DWELLING UNIT AREA(sq.m)	CAR PARKING		TWO WHEELER	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
FF	51.53	-	1	-	1
SF	51.53	-	-	-	1
TOTAL		-	1	-	2

COLOUR INDEX				
	PROPOSED			
	SITE BOUNDARY			
	ROAD			

OWNER (Mr.KALAIARASAN ELLAPPAN ,Mrs.D.VIDHYA)
M.RAMAMURTHY,B.E.F.I.V.,
REGISTERED ENGINEER Gr-I
RE / GR-I / 19/03/075
G1-VIJAY MARA,
14,KARUMARIAMMAN NAGAR,
WEST TAMBARAM, CHENNAI-600 045
Cell:9884336669.
LICENSED SURVEYOR

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.

