

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.

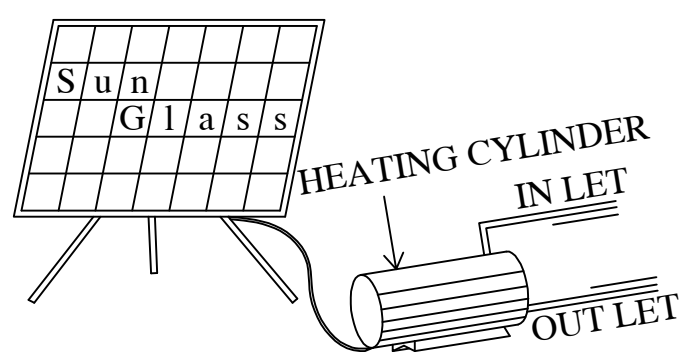
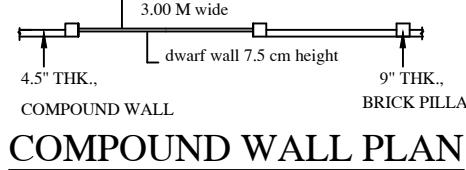
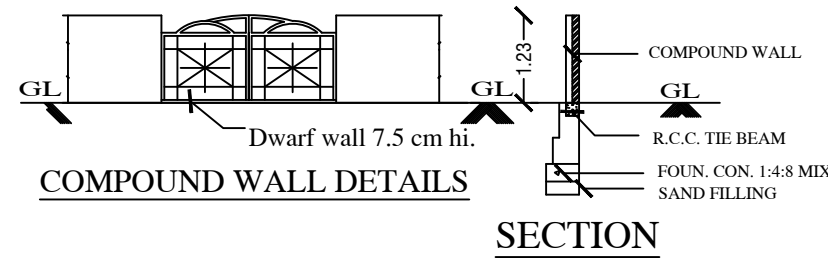
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR PART, CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NOS:45 & 46, " ASHOK NIRANJAN PHASE IV ", IN OLD S.NO:38/2B, SUB DIVISION S.NO:38/2B1A1AA1, AS PER PATTAN NEW S.NOs:38/17 & 38/18, PATTAN NO:7014, OF KOLAPAKKAM VILLAGE, NEDUNGUNDRAM VILLAGE PANCHAYAT, (KATTANKOLATHUR PANCHAYAT UNION), VANDALUR TALUK, CHENGALPET DISTRICT.

OWNER NAME: Mr.M.PRAKASH & Mrs.S.SHYAMALA

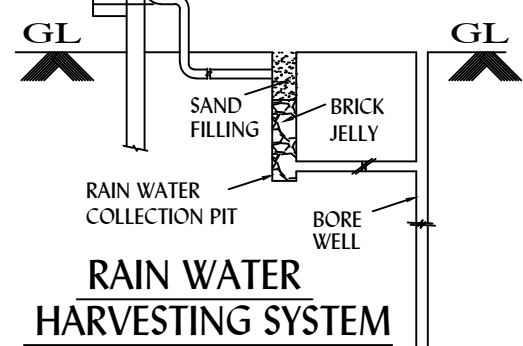
LAYOUT WAS APPROVED BY CMDA
PPD LO NO:80/2020
DATED: 27.02.2021.

PREVIOUS PLAN WAS APPROVED
SWP/SCM/CMDA/RP/0065679/2024
DATED: 16/11/2024.



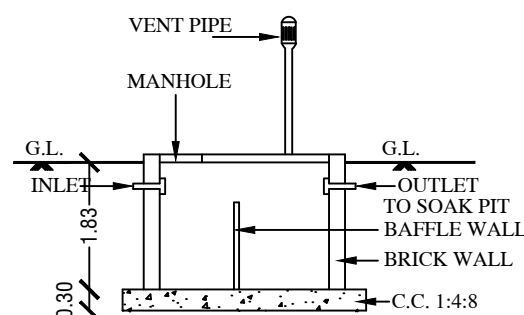
SOLAR WATER HEATING SYSTEM
SCALE:1:30

PERCOLATION PIT

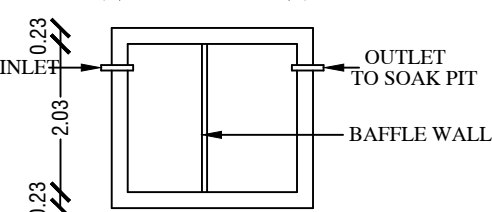


RAIN WATER
HARVESTING SYSTEM

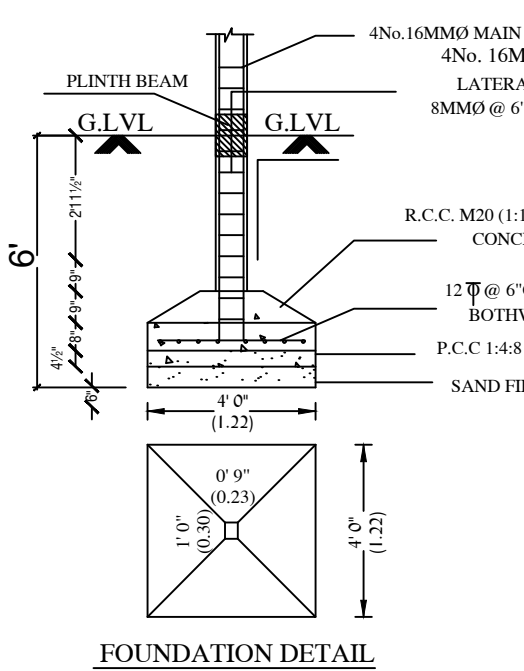
Dwarf Wall Details



SECTION OF SEPT. TANK



PLAN
SEPTIC. TANK



FOUNDATION DETAIL
(SCALE:1:50)

PLAN INFO
APPLICANT_NAME=Mr.M.PRAKASH & Mrs.S.SHYAMALA
PLOT_AREA_M2=144.00
AS_AT_SITE=144.00
FMB_OR_PLR=144.00
AS_PER_DOCUMENT=144.00
PLOT_NO=45 & 46
TALUK=VANDALUR
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH=12.00
AVG_PLOT_WIDTH=12.00
AREA_TYPE=OTHERS
ROAD_WIDTH=7.20
ROAD_LENGTH=15
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
JURISDICTION_TYPE=PANCHAYAT
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARYRESIDENTIAL
RVH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
SURVEY_NO=38/17 & 38/18
PATTAN_NO=7014
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

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 1.52
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

COLOUR INDEX	STAIRCASE
PROPOSED	
EXG.ROAD	
SITE BOUNDARY	

EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)		1550.00	144.00
PLOT AREA (AS PER PATTAN)		1550.00	144.00
PLINTH AREA OF G.FLOOR		344.88	32.04
PORCH AREA		527.00	48.96
PLINTH AREA OF F.FLOOR		871.88	81.00
PLINTH AREA OF S.FLOOR(PART)		705.58	65.55
TOTAL AREA		2449.34	227.55
FSI		1.58	
COVERAGE		56.25%	

NON-FSI AREA	
HEADROOM & LIFT AREA	113.56
PRO. COMPOUND WALL RUNNING Mtrs -	48.00M

OWNER

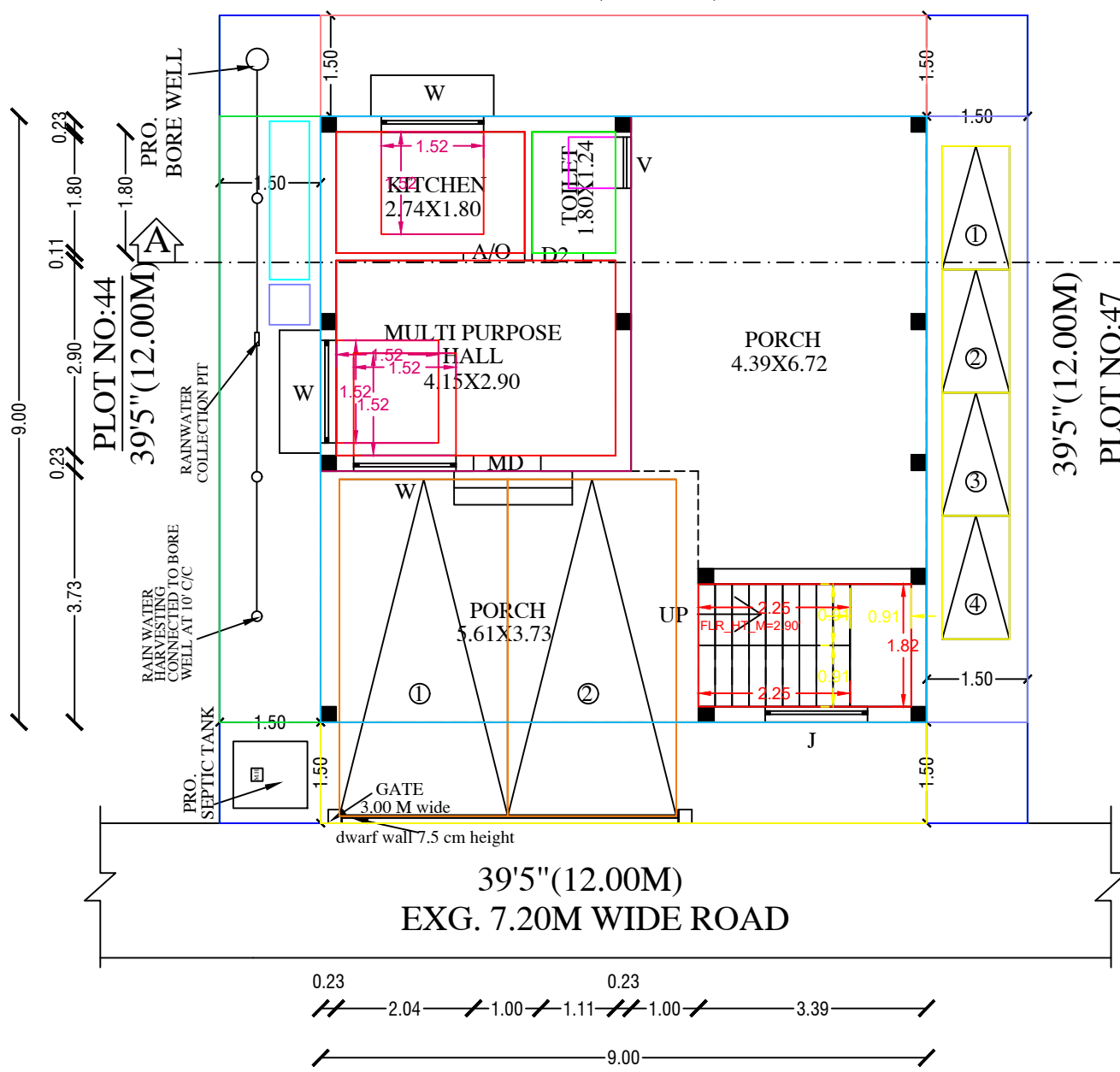
Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: REG/GR-B/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 23/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

FRONT ELEVATION

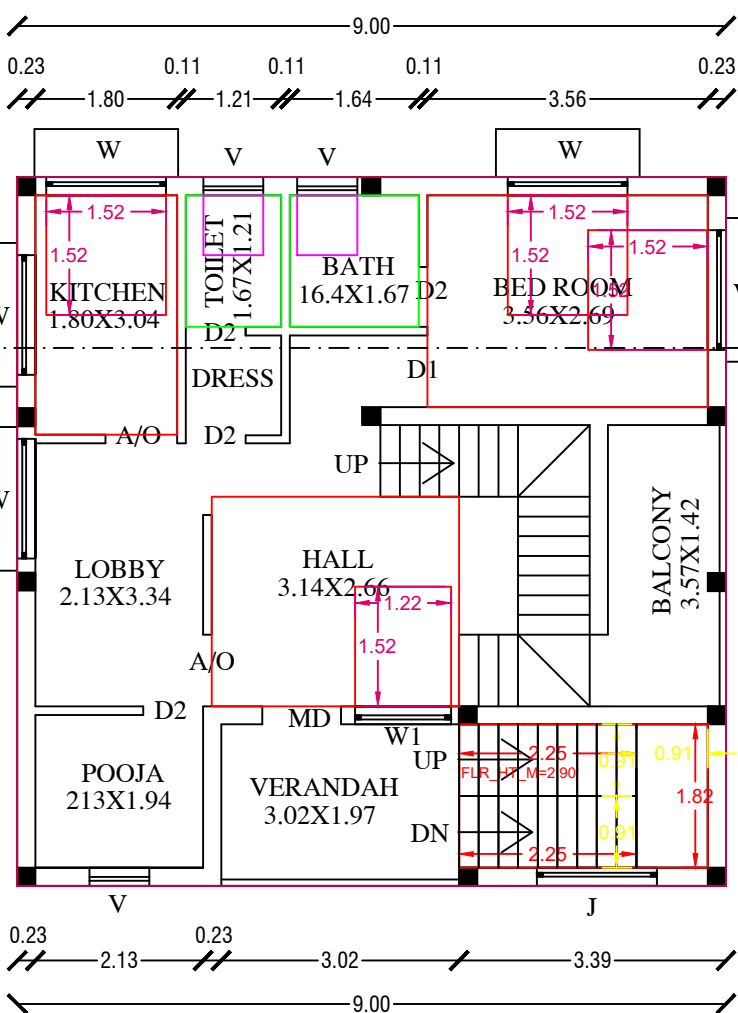
SECTION : "A-A"

KEYPLAN (NTS)

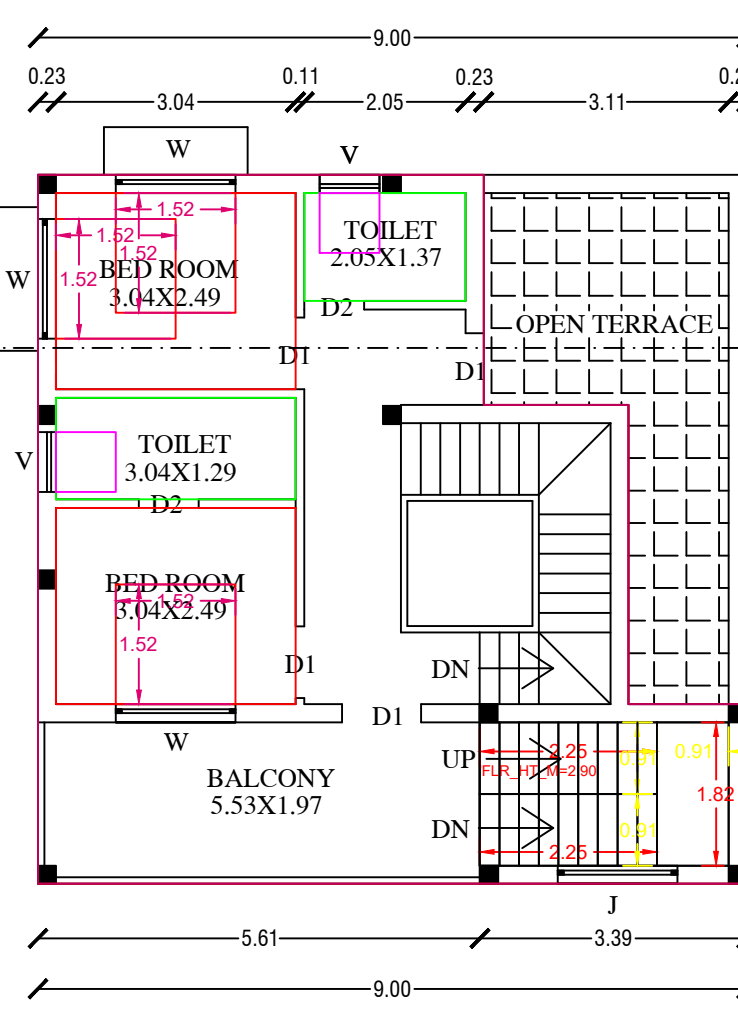
PLOT NOS:54 & 53
39'5"(12.00M)



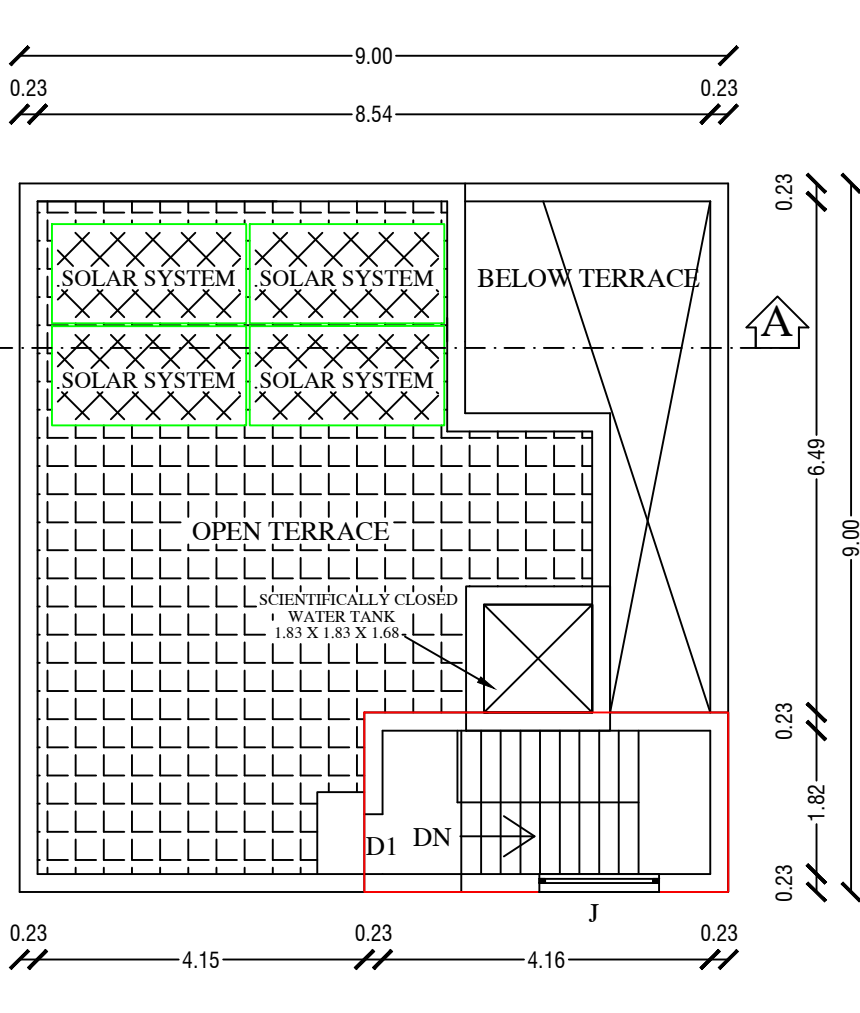
SITE PLAN CUM
FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN (PART)



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.

