

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.

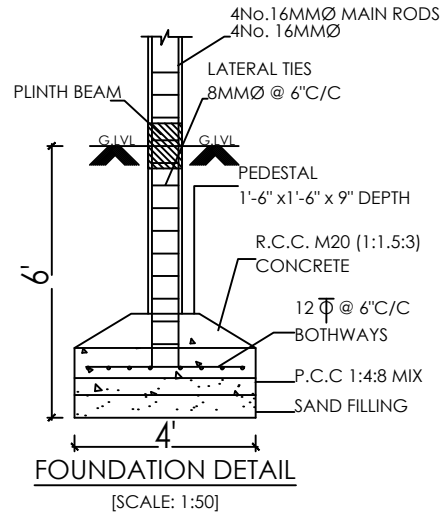
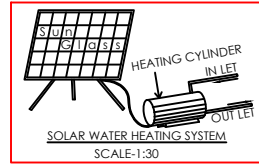
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Plan Showing the Existing Ground And First Floor And Proposed Additional Construction of Second Floor Residential Building at Plot No.31 Part, Kavimani Nagar, In Old Survey Nos. 434/3 & 434/9, As Per Patta(No.18938) New S.No. 434/38, of S.Kolathur Village (Madipakkam-II), Sholinganallur Taluk, Chennai District, St.Thomas Mount Panchayat Union Limit.

PLAN INFO

PLOT NO=31 Part	ACCESS WIDTH M=6.10	CRZ=NO
PATTA NO=18938	ROAD WIDTH=6.10	SECURITY_ZONE=NO
SURVEY NO=434/38	ROAD LENGTH=100.00	PREMIUM_FSI_REQUIRED=NO
TALUK=SHOLINGANALLUR	IS APPROVED LAYOUT=YES	WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=CHENNAI	LAND USE_ZONE=PRIMARY RESIDENTIAL	BUILDING_NEAR_TO_RIVER=NO
AS PER DOCUMENT=111.48	AREA TYPE=OTHERS	BUILDING_NEAR_MONUMENT=NO
AS AT SITE=111.48	SINGLE FAMILY BLDG=NO	OSR_APPLICABLE=NO
FMB OR PLR=111.48	JURISDICTION TYPE=PANCHAYAT	IS_SWIMMING_POOL_EXISTS=NO
PLOT AREA M2=111.48	RWH DECLARED=YES	BUILDING_NEAR_GOVT_BLDG=NO
AVG PLOT WIDTH=6.00M	IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO	BLK_1_EXISTING_NO_OF_DWELLING_UNITS=2
AVG PLOT DEPTH= 18.29M	NOC FOR CONSTRUCTION NEAR MONUMENT=NO	

Notes:
Pre. Building Approval
Approved Details,
B.P. No :58/2024-2025
P.P. No :1268/2024
D.Dis No:1883/2024
Dated : 08/08/2024



Notes:
Plot Regularised
Approved Details,
D.Dis No:3818/2023/A4
Dated : 18-03-2024

AREA DETAILS:

	SQ.FT	SQ.M
PLOT AREA (AS PER PATTA)	1184.00	110.00
PLOT AREA (AS PER DOC.)	1200.00	111.52
EXG.GROUND FLOOR AREA	464.00	43.13
EXG.FIRST FLOOR AREA	864.00	80.30
PRO.SECOND FLOOR AREA	835.40	77.61
TOTAL F.S.I AREA	2163.40	201.04
PLOT COVERAGE	70.55%	
F.S.I	1.82	
NON-F.S.I AREA:		
PRO.CAR PARKING AREA	400.00	37.17
HEADROOM AREA	113.00	10.50
TOTAL NON-F.S.I AREA	513.00	47.67

SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-6" x 7'-0"	(1.07 x 2.13)
D1	DOOR	3'-0" x 7'-0"	(0.91 x 2.13)
D2	DOOR	2'-6" x 7'-0"	(0.76 x 2.13)
OP	OPENING	3'-0" x 7'-0"	(0.91 x 2.13)
W	WINDOW	4'-6" x 4'-0"	(1.37 x 1.22)
FW	FRENCH WINDOW	4'-0" x 6'-0"	(1.22 x 1.83)
KW	KITCHEN WINDOW	4'-0" x 3'-0"	(1.22 x 0.91)
V	VENTILATOR	2'-6" x 2'-9"	(0.76 x 0.84)

COLOUR INDEX:

PROPOSED BUILDING		STAIRCASE DETAILS:
EXISTING ROAD		TREAD 10"(0.25)
SITE BOUNDARY LINE		RISER 6"(0.15)
		WIDTH 3'0"(0.91)

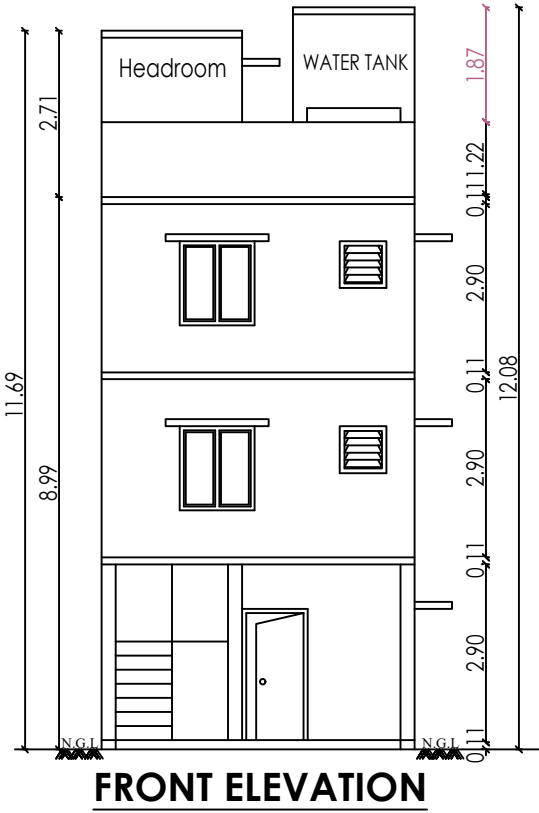
SCALE : 1" = 8'0" (1 : 100)

OWNER:

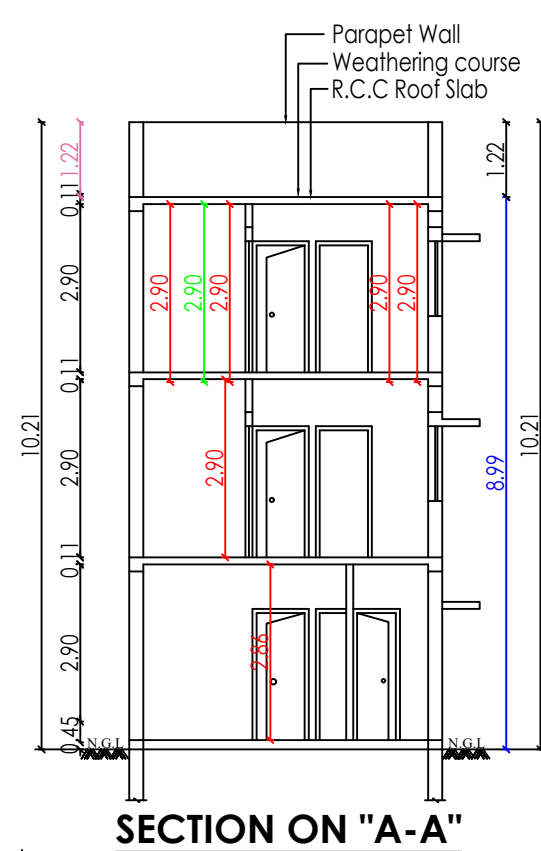
C. Malathy

LICENSED SURVEYOR:

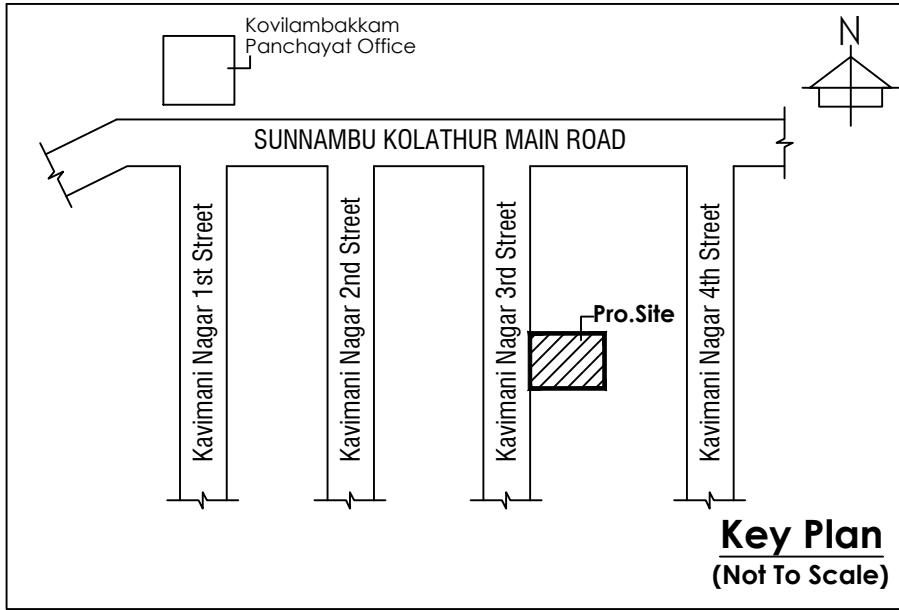
R. VENKATARAJU
Registered Engineer
Greater Chennai Corporation
Grade-III, RE-304242019
Pallavaram Municipality, Sembakkam Municipality,
Tambaram Municipality, Chitlapakkam Panchayat
No.25, Panchayat Colony, Radha Nagar,
Chromepet, Chennai. Cell : 98400 34209



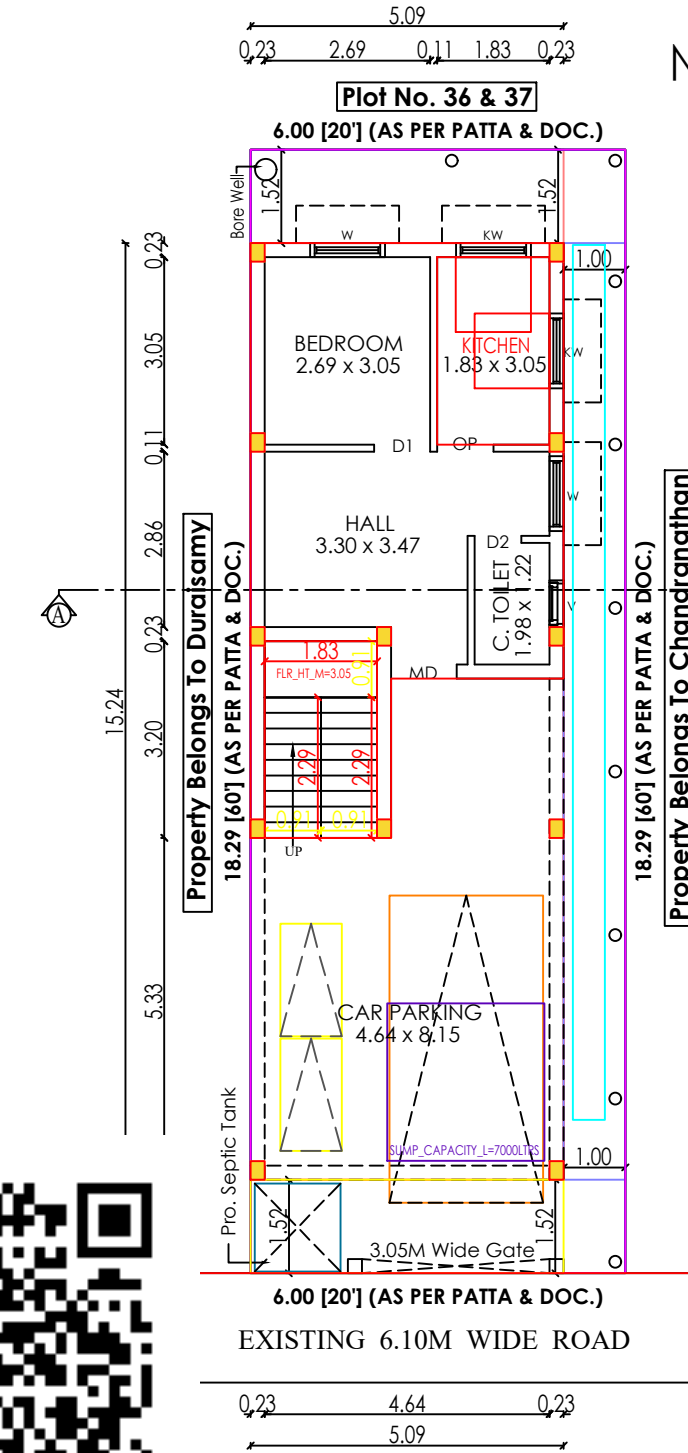
FRONT ELEVATION



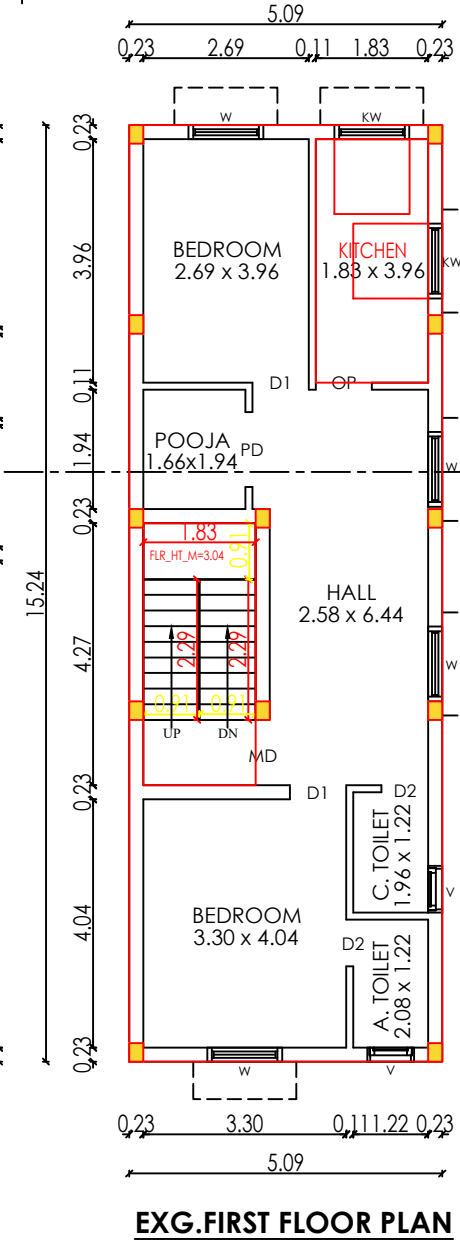
SECTION ON "A-A"



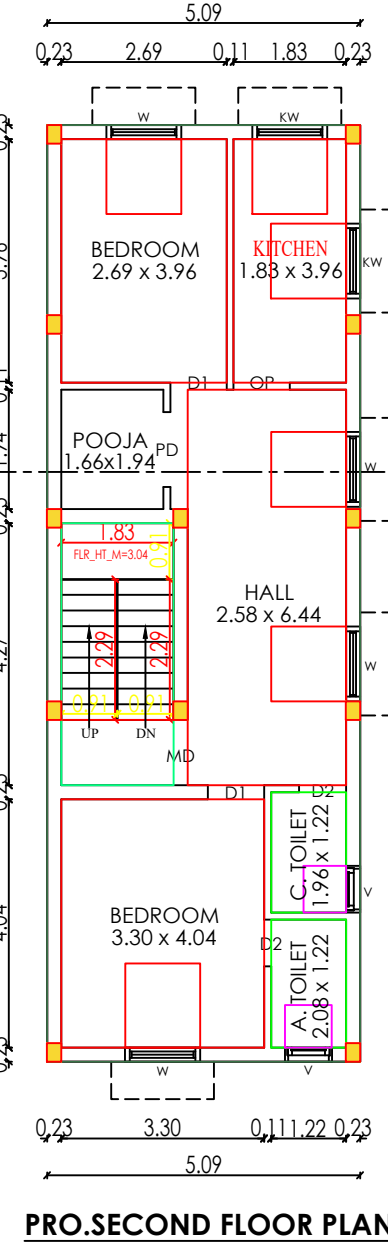
Key Plan
(Not To Scale)



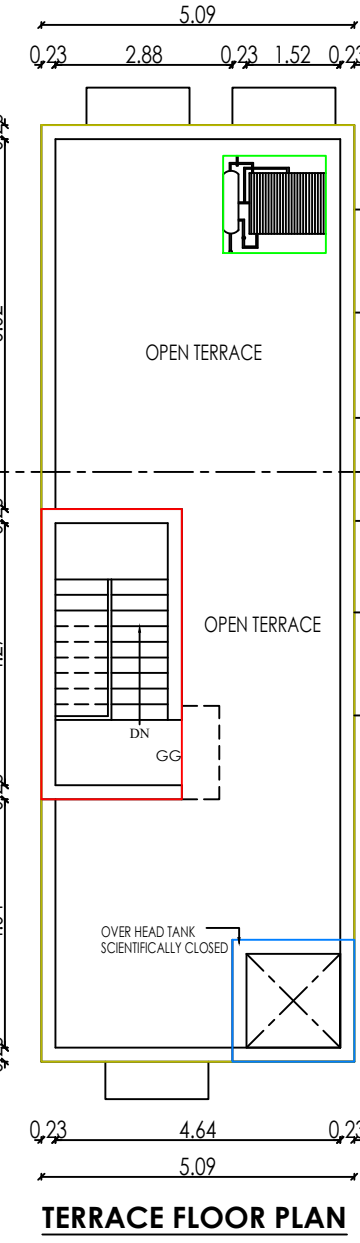
TE CUM EXG. GROUND FLOOR PLAN



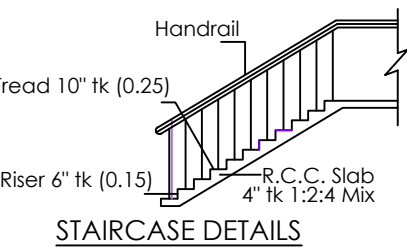
EXG.FIRST FLOOR PLAN



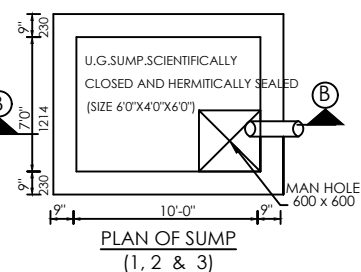
PRO.SECOND FLOOR PLAN



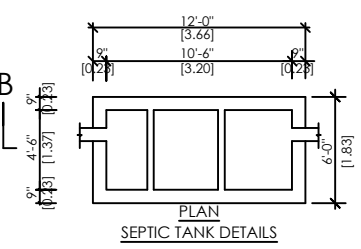
TERRACE FLOOR PLAN



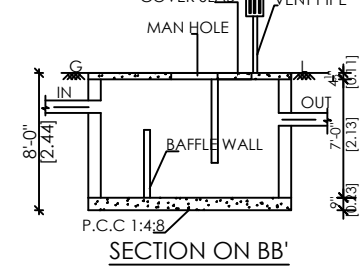
STAIRCASE DETAILS



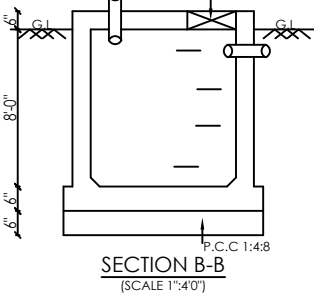
PLAN OF SUMP
(1, 2 & 3)



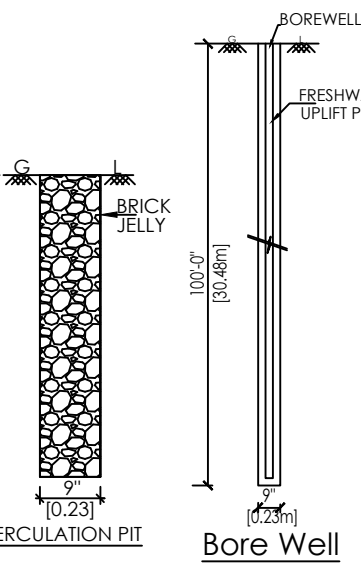
SEPTIC TANK DETAILS



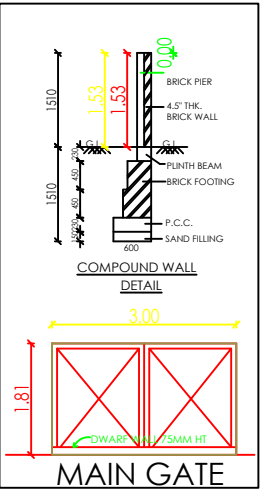
SECTION ON BB'



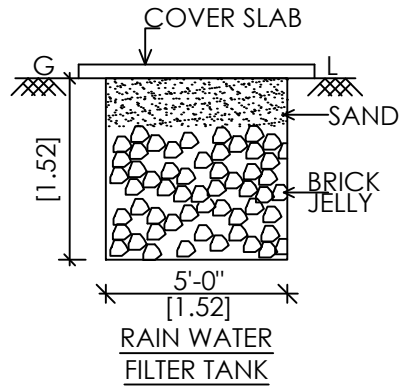
SECTION B-B
(SCALE 1:40)



Bore Well



MAIN GATE



RAIN WATER
FILTER TANK

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.

