

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

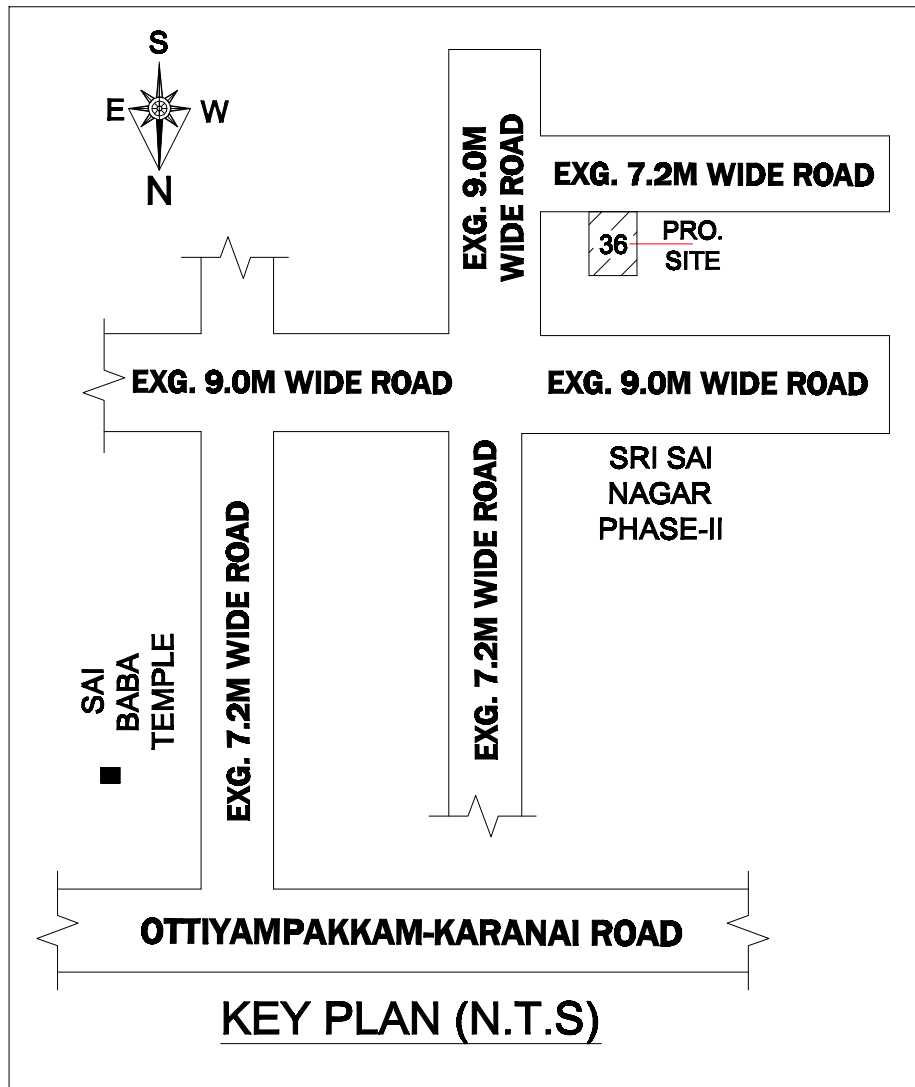
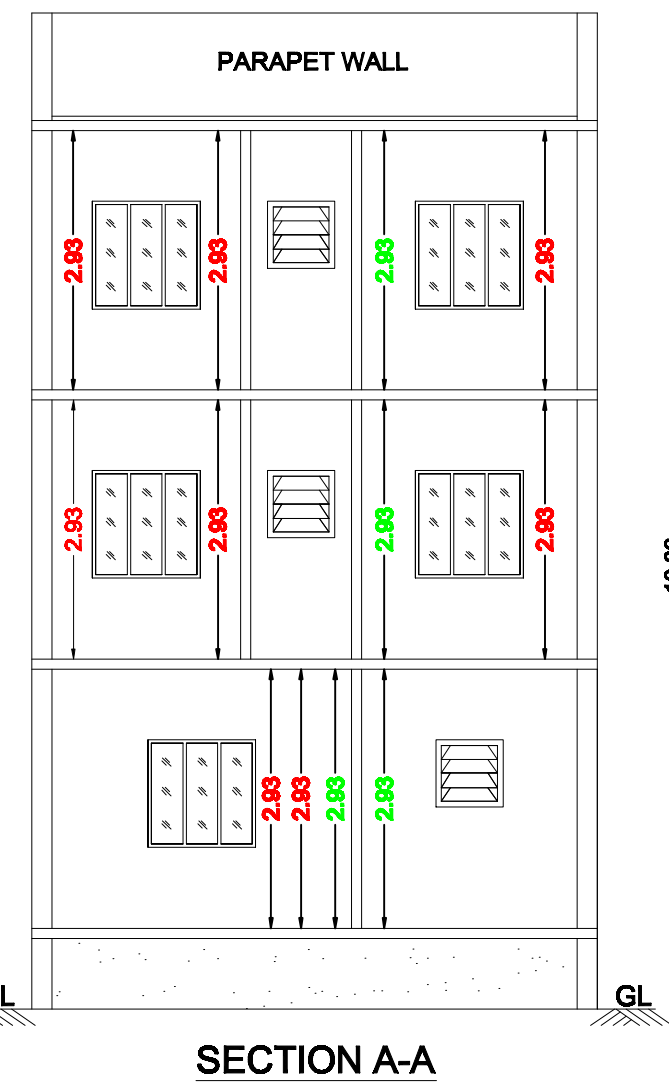
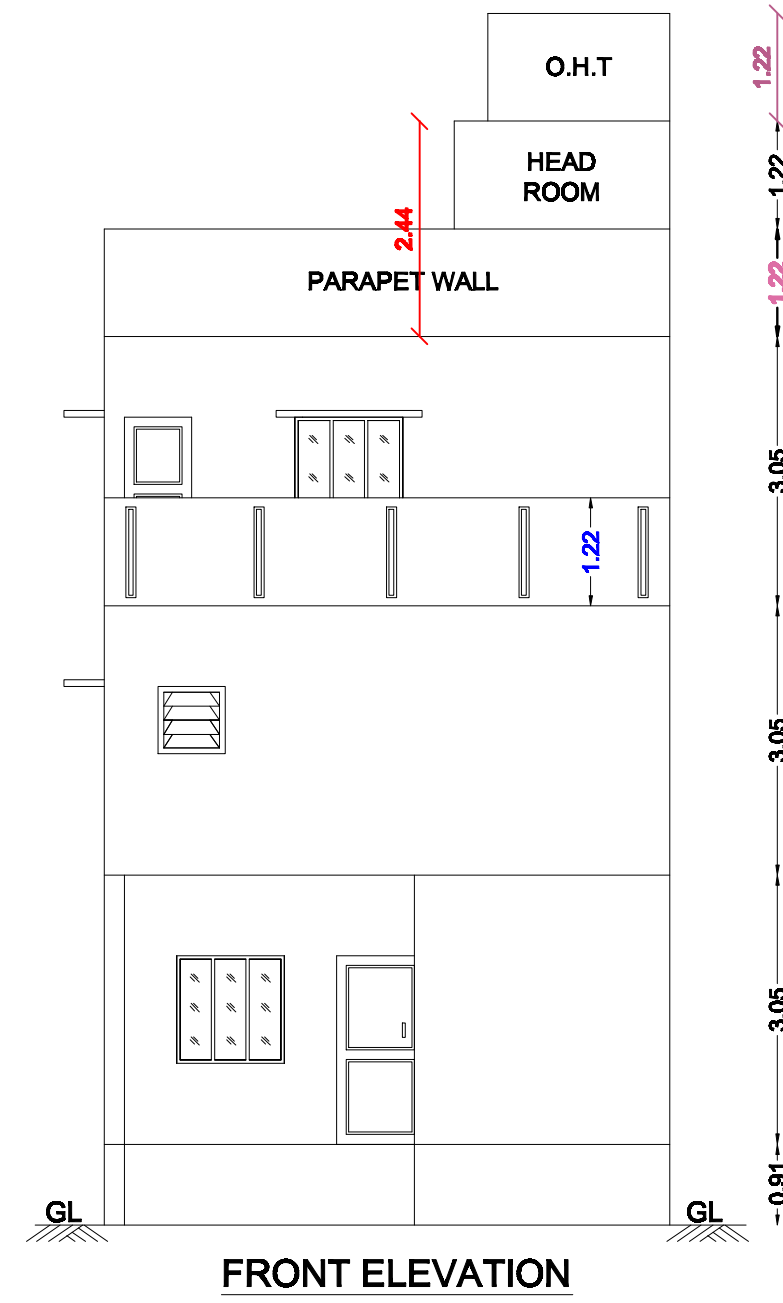
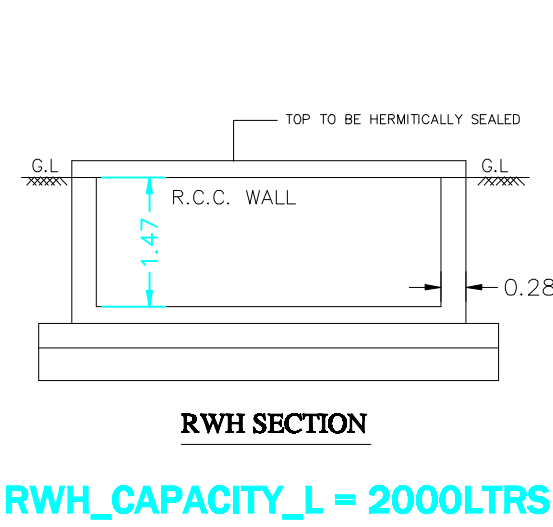
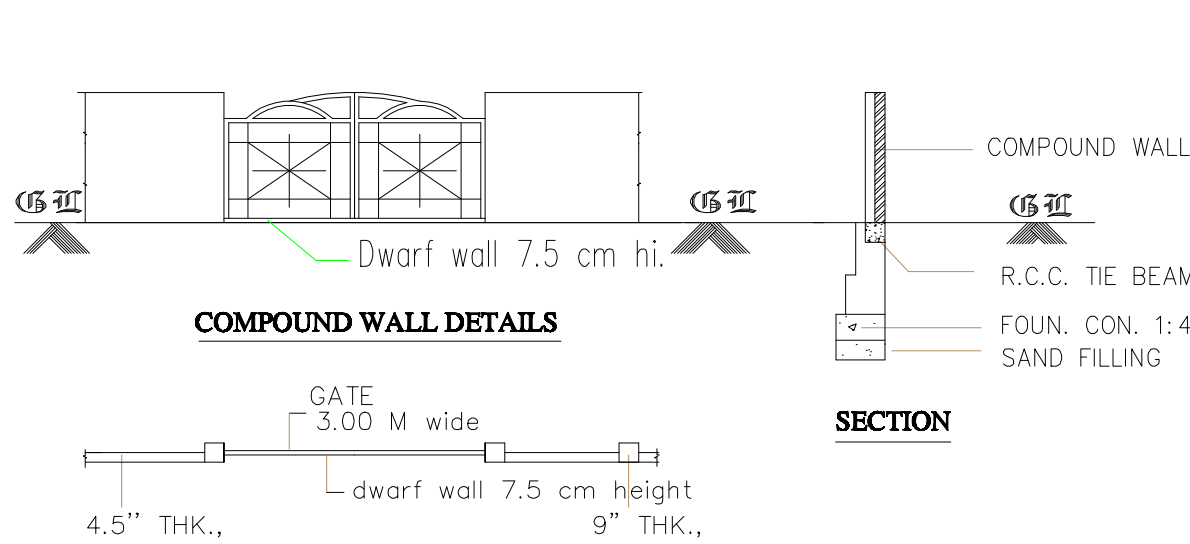
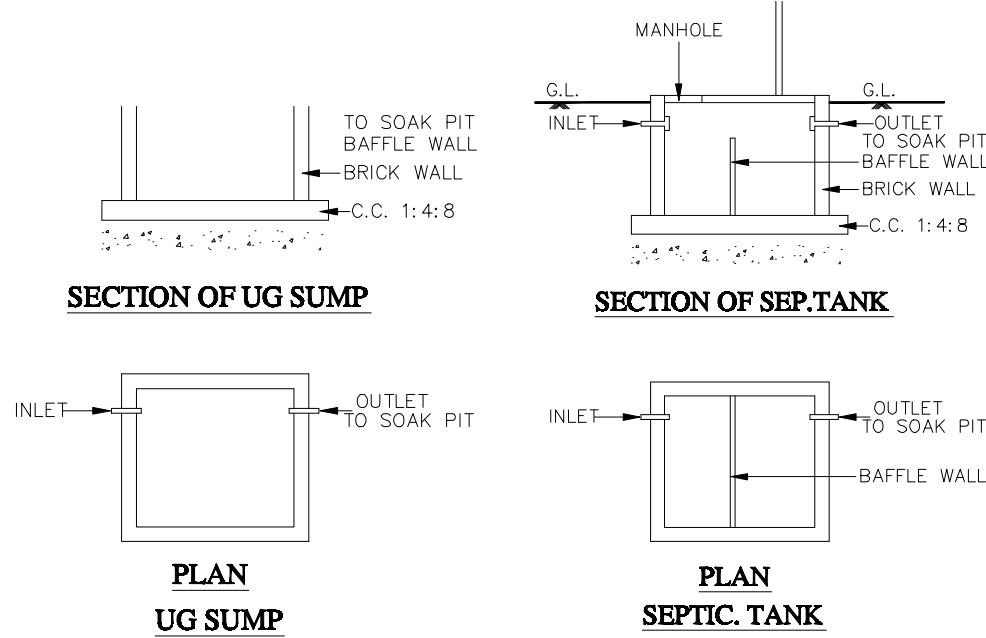
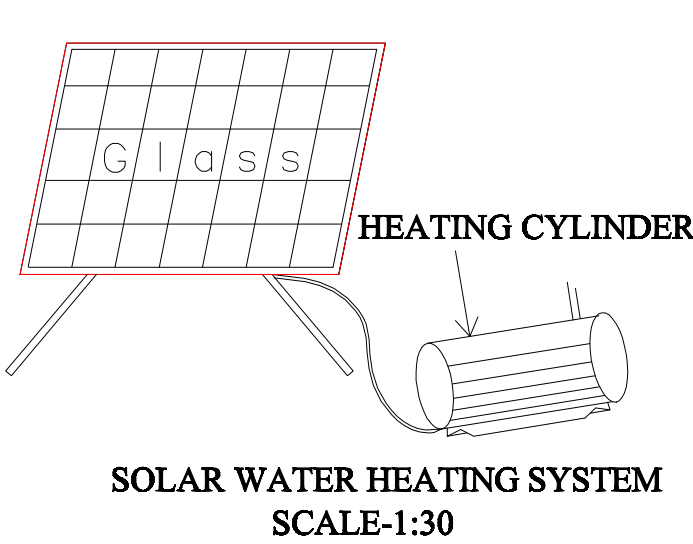
ISSUING AUTHORITY

**Rural Panchayat**

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

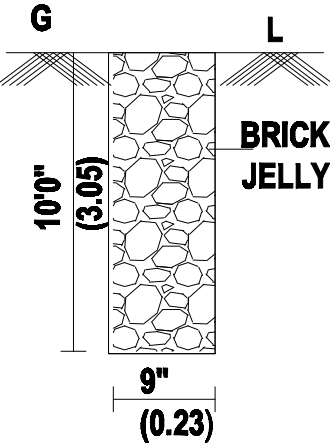
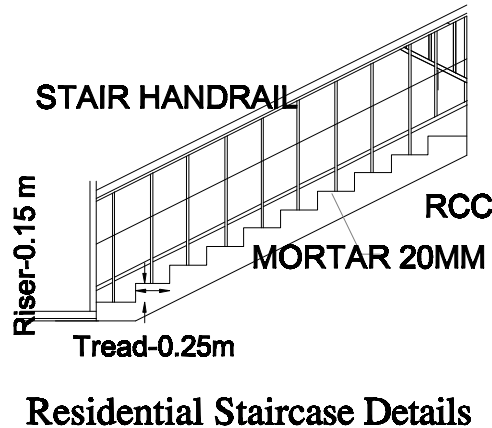
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR + 2 FLOOR (DUPLEX) RESIDENTIAL BUILDING WITH 1 (D.U) AT PLOT No: 36, IN OLD S.No: 226/2B, PATTa No: 7313, As PER PATTa NEW S.No: 226/2B4, SRI SAI NAGAR PHASE-II, OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT, ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.



PLAN INFO  
PLOT AREA M2=115.00  
AS PER DOCUMENT=115.20  
AS AT SITE=115.20  
FMB OR PLR=114.66  
SINGLE FAMILY BLDG=YES  
CRZ=NO  
SECURITY ZONE=NO  
ACCESS WIDTH M=6.4  
WHETHER GOVT OR AIDED SCHOOL=NO  
ROAD WIDTH=7.2  
ROAD LENGTH=50  
AVG PLOT DEPTH=12.2  
AVG PLOT WIDTH=6.4  
LAND USE\_ZONE = RESIDENTIAL  
PLOT\_NO=36  
SURVEY\_NO=226/2B4  
DISTRICT=CHENGALPATTU  
TALUK=TAMBARAM  
PATTa No=7313  
RWTH DECLARED=YES  
BUILDING NEAR TO RIVER=NO  
AREA TYPE=PR  
BUILDING NEAR MONUMENT=NO  
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO  
BUILDING NEAR GOVT BLDG=NO  
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=NO  
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=NO  
NOC FOR CONSTRUCTION NEAR MONUMENT=NO  
NOC FIRE DEPT=NO  
PROVISION FOR ORANGE BUILDINGS AND SUSTAINABILITY=NO  
OSR APPLICABLE=NO  
OSR SURRENDER OR BUYBACK=BUYBACK  
PREMIUM FSI REQUIRED=NO  
IS APPROVED LAYOUT=YES  
OSR SURR. BUYBACK RETAIN=BUYBACK  
IS SWIMMING POOL EXISTS=NO  
JURISDICTION TYPE=PANCHAYAT

CMDA Approved Layout No:  
PPD/LO.No: 134/2021  
Vide Letter No: L1/0060/2021  
Dated: 15.09.2021



| AREA DETAILS:                                  | SQ.M   |
|------------------------------------------------|--------|
| PLOT AREA (As Per Document)                    | 115.20 |
| PLOT AREA (As Per Patta)                       | 115.00 |
| PLOT AREA (As Per Site)                        | 115.20 |
| PLOT AREA (As Per Super Imposed Plot Boundary) | 115.00 |
| GROUND FLOOR AREA                              | 58.57  |
| FIRST FLOOR AREA                               | 58.57  |
| SECOND FLOOR AREA                              | 58.57  |
| TOTAL AREA                                     | 175.71 |
| PLOT COVERAGE                                  | 51%    |
| FSI                                            | 1.52   |
| NON FSI:                                       |        |
| HEADROOM AREA                                  | 10.62  |

| SCHEDULE OF JOINERY: |            |             |             |
|----------------------|------------|-------------|-------------|
| MD                   | MAIN DOOR  | 3'-3"X7'-0" | (0.99X2.13) |
| D                    | DOOR       | 3'-0"X7'-0" | (0.91X2.13) |
| D1                   | DOOR       | 2'-6"X7'-0" | (0.76X2.13) |
| W                    | WINDOW     | 4'-0"X4'-0" | (1.22X1.22) |
| W1                   | WINDOW     | 5'-3"X5'-0" | (1.60X1.50) |
| V                    | VENTILATOR | 2'-6"X2'-6" | (0.76X0.76) |

ALL DIMENSION ARE IN METER

| COLOUR INDEX:     |  |
|-------------------|--|
| PROPOSED BUILDING |  |
| EXISTING ROAD     |  |

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

OWNER:

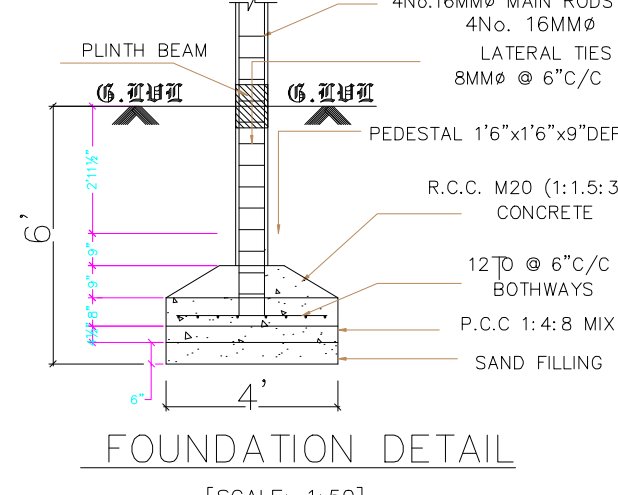
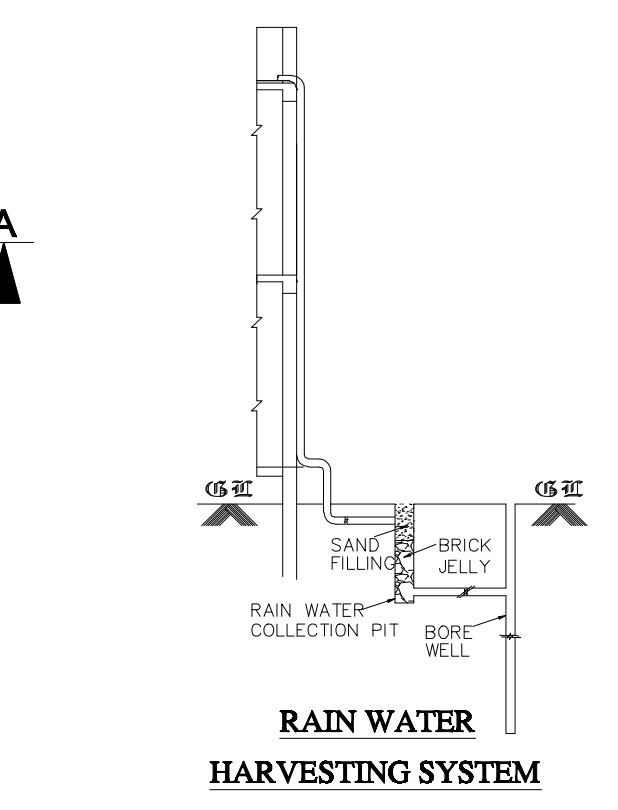
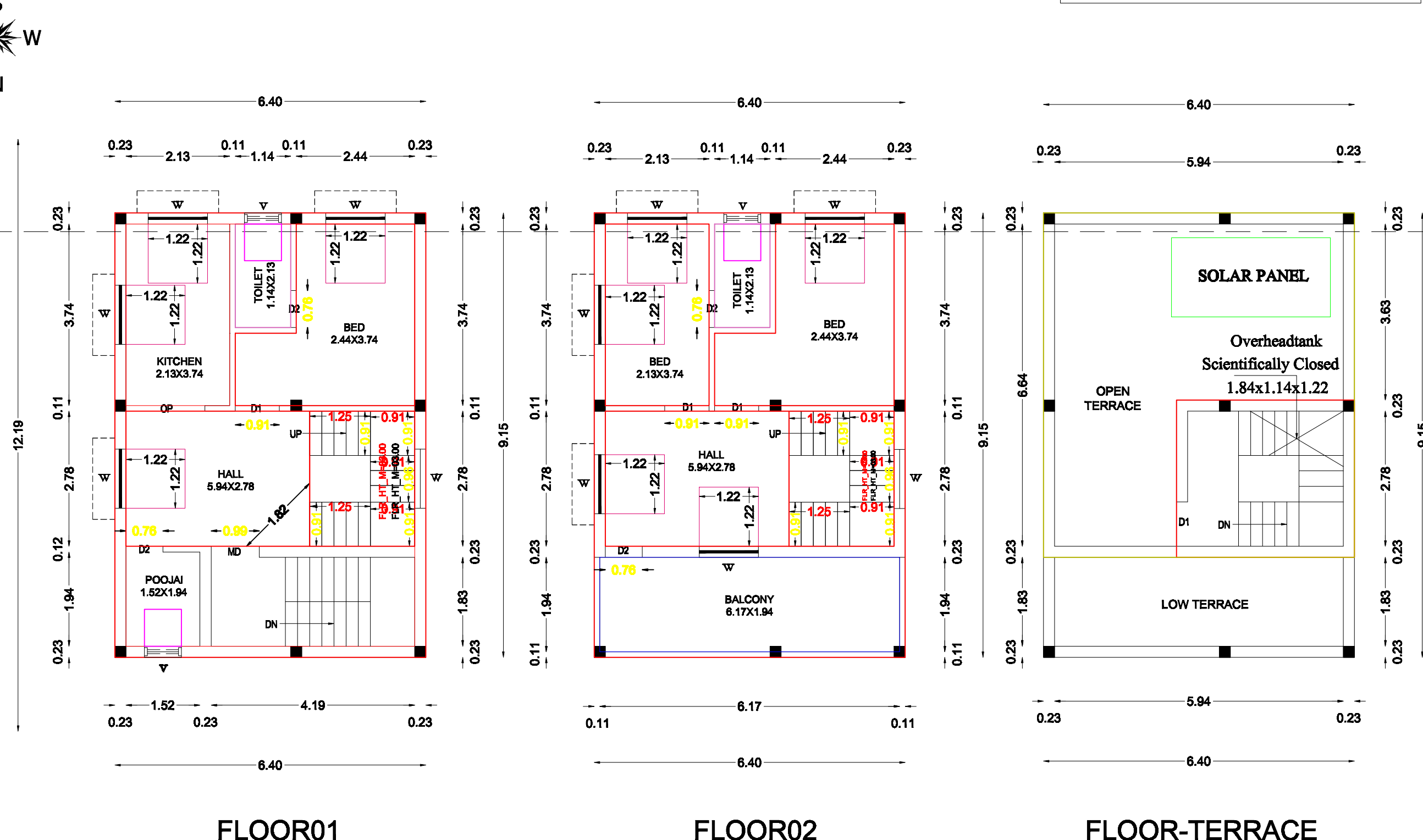
P. Shankar.

REGISTERED ENGINEER:

P. IYAPPAN, D.C.E.,  
REGISTERED ENGINEER GRADE-III(RE)  
(Regd. No. RE/GR-III/19/04/062) &  
GREATER CHENNAI CORPORATION (GCC)  
(Regd. No. RE/3/0167/2019)  
Off: Flat No.8-10/FF, Sri Vetrivillian Flats,  
Plot No.12, Marimagalai Street,  
Madipakkam, Chennai - 600 051.  
Cell: 9940410474 Email: iyappan71@gmail.com



FLOOR-GROUND CUM SITE 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](mailto: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.

