

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

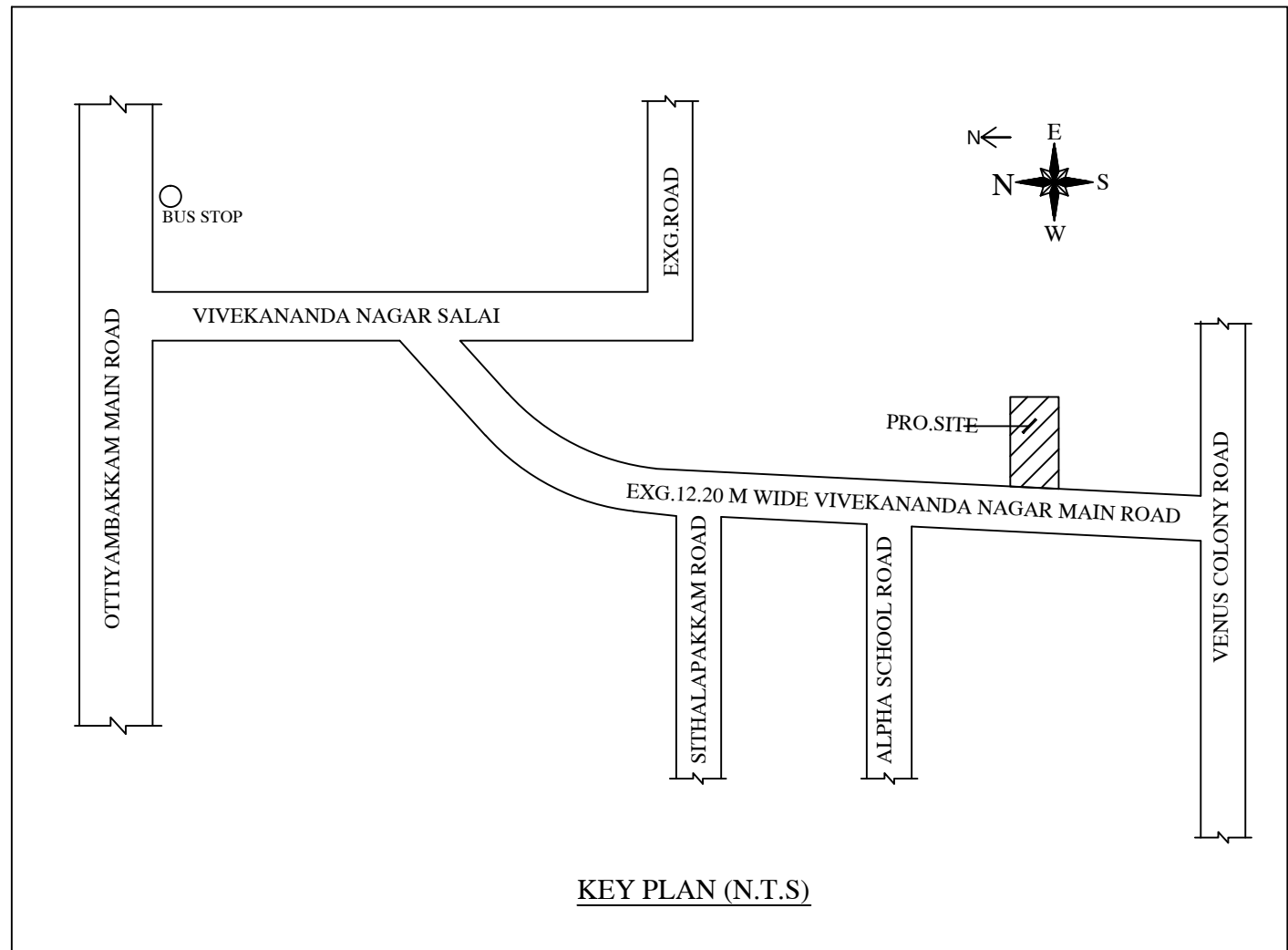
The approval as the planning authority issued it, reproduced in full behind this page.

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, SECOND FLOOR & THIRD FLOOR, CONSTRUCTION OF RESIDENTIAL BUILDING WITH 8 DWELLING UNITS AT PLOT NO: 15, "VEENUS COLONY", VIVEKANANDA NAGAR MAIN ROAD, SITHALAPAKKAM, COMPRISED IN OLD S.NO: 20/1, 21/1, & 20/1B, PATTa NO: 7667, AS PER PATTa NEW S.NO: 20/31, OF SITHALAPAKKAM VILLAGE , TAMBARAM TALUK , CHENGALPATTU DISTRICT, ST. THOMAS MOUNT PANCHAYAT UNION LIMITS.

NOTE:
LAYOUT APPROVED BY THE C.M.D.A.
VIDE P.P.S. NO:64/79

OWNER NAME: NMR CONSTRUCTIONS & DEVELOPERS
REP BY ITS PROPRIETOR Mr. R. MAGESH



PLAN INFO
APPLICANT_NAME=C.T.V.SRIDARAN and S.KAVITHA
PLOT_AREA_M2=250.00
AS_ATT_SITE= 256.81
FMB_OR_PLR= 256.81
AS_PER_DOCUMENT=260.13
PLOT_NO= 15
TALUK=TAMBARAM
DISTRICT=CHENGALPATTU
AVG_PLOT_DEPTH= 21.20
AVG_PLOT_WIDTH= 12.18
AREA_TYPE=OTHERS
ROAD_WIDTH= 12.20
ROAD_LENGTH=500
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 14.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=OTHERS
RW_Declared=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=MUNICIPAL
BLOCK_1_B-PCO_MEMBER_COUNT=0
SURVEY_NO= S NO: 21/31
PATTa_NO= 6719
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

JOINERY DETAILS

MD	MAIN DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
A/O	ARCH OPENING	0.91 X 2.13
W1	WINDOW	1.22 X 1.80
KW	WINDOW	1.22 X 1.50
V	VENTILATOR	0.76 X 0.91

SPECIFICATION :

BRICK WORK SUPER STRUCTURE WITH MAIN WALL USING CM 1:5
MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE WEATHERING COURSE IN BRICKJELLY CONCRETEIN.C.M.
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO	PLOT AREA DETAILS	IN SQ.FT	SQ.M
1	PLOT AREA(As Per Doc.)	2800.00 SQ.FT	260.13 SQ.M
2	PLOT AREA(As Per Patta)	2691.00 SQ.FT	250.00 SQ.M
3	PLOT AREA (As Per Site)	2764.30 SQ.FT	256.81 SQ.M

FSI AREA DETAILS	IN SQ.FT	SQ.M
FLOOR AREA	SQ.FT	SQ.M
FIRST FLOOR AREA	1559.81	144.91
SECOND FLOOR AREA	1559.81	144.91
THIRD FLOOR AREA	1559.81	144.91
TOTAL	4679.43	434.73

FSI		1.739
COVERAGE		57.96%
NON FSI AREA DETAILS	SQ.FT	SQ.M
STILT FLOOR	1559.81	144.91
HEAD ROOM & LIFT AREA	167.92	15.60
TOTAL NON FSI AREA	1727.73	160.51
TOTAL BUILDUP AREA	6407.16	595.24

For NMR CONSTRUCTIONS & DEVELOPERS

R. Magesh Proprietor

OWNER

G. RAJAN

RE/11/2024/80115 - CMDA
G1, Plot No. 43, Ragha Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ulagaram, Puzhuthivaikam,
Chennai - 600 091. Mobile: 95511 51234

REGISTERED ENGINEER



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

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

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

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.

