

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

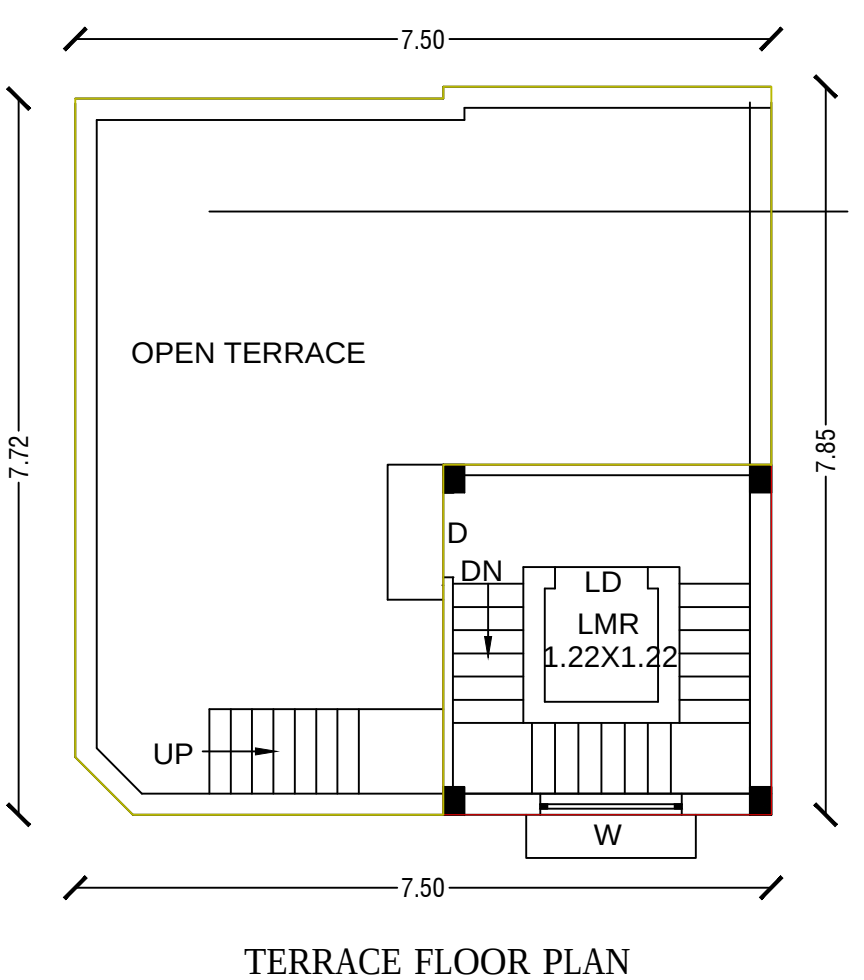
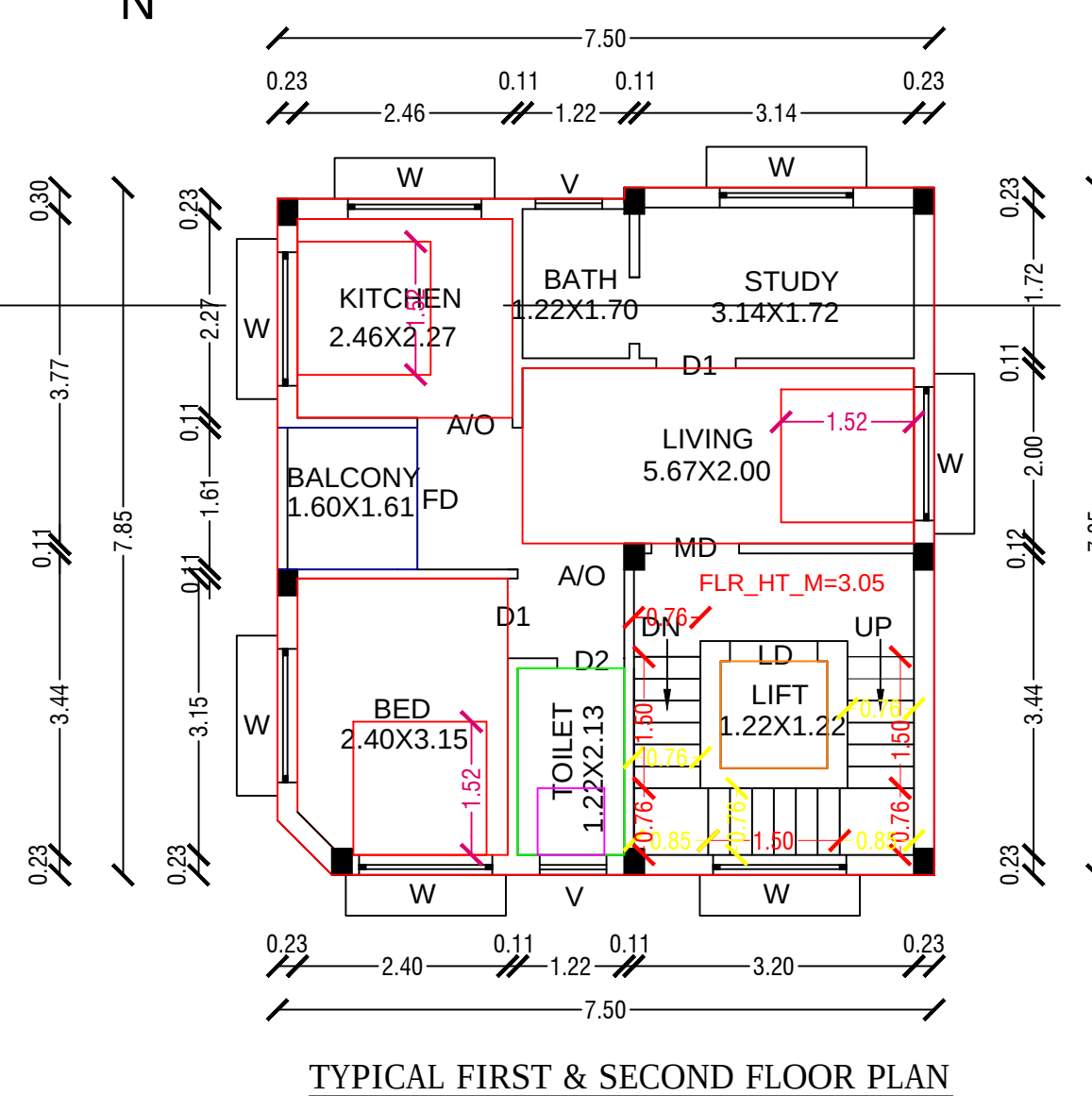
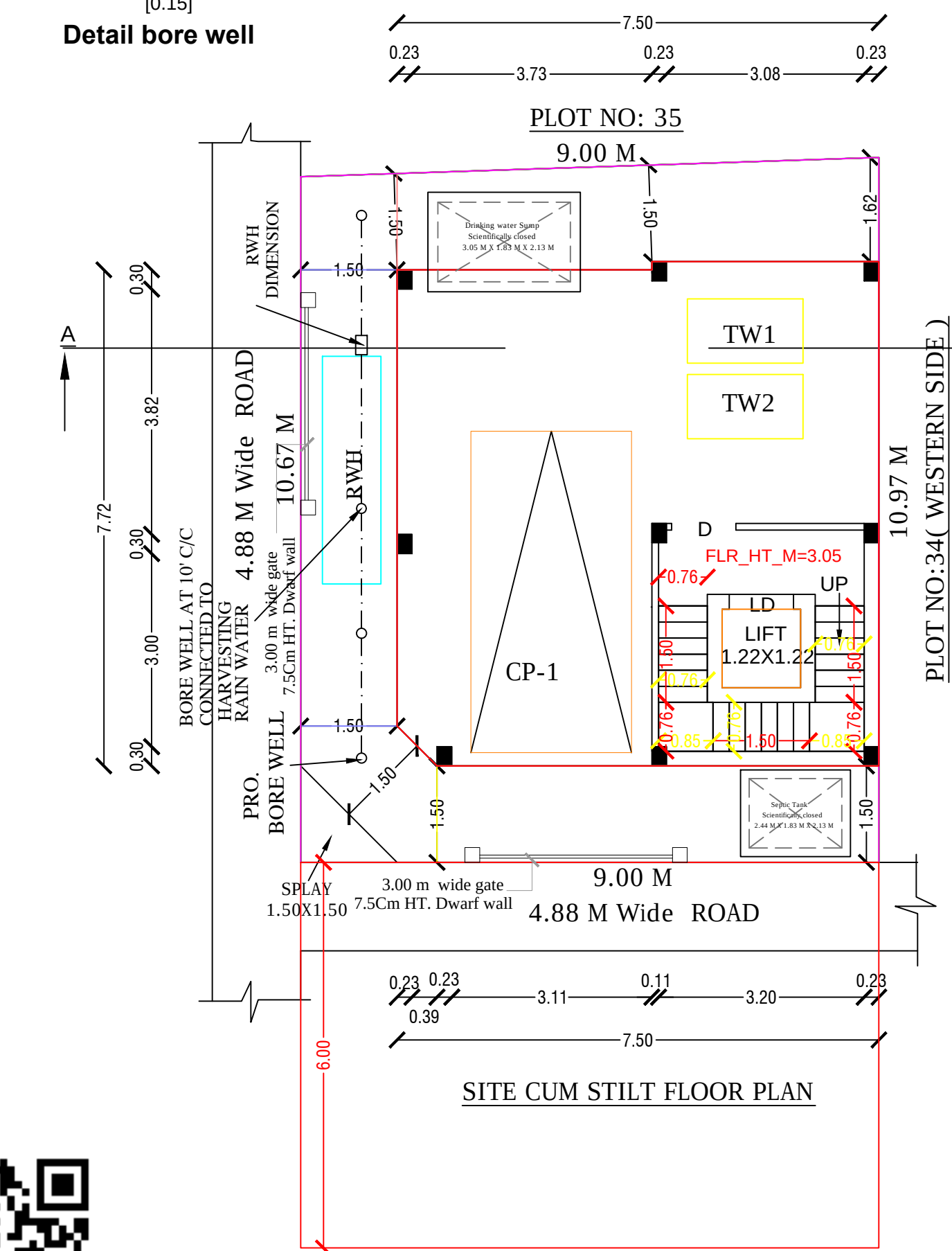
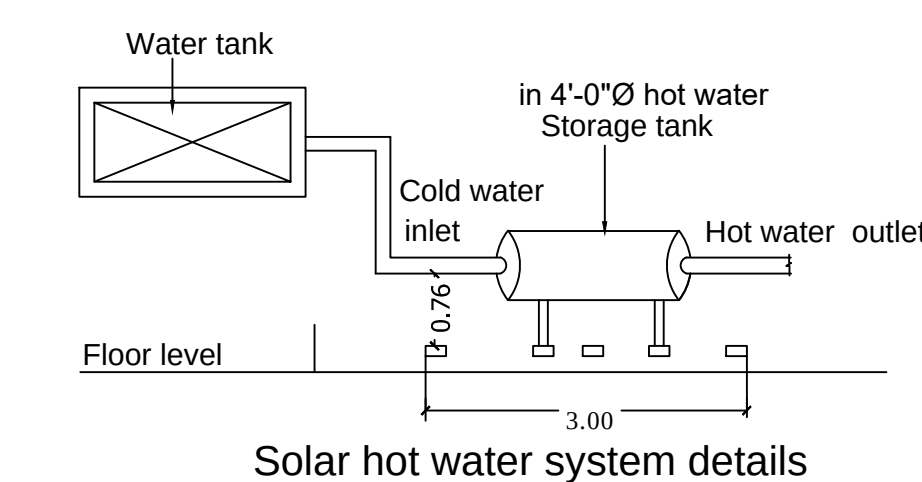
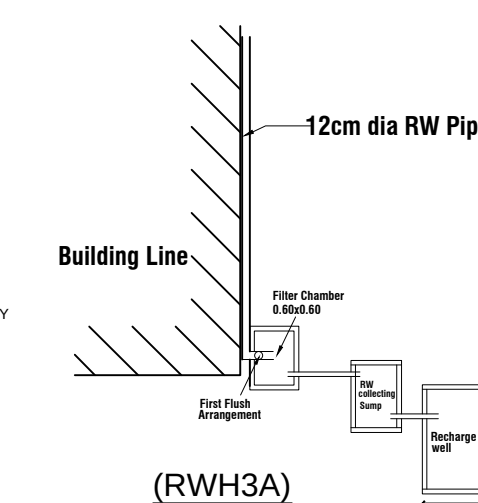
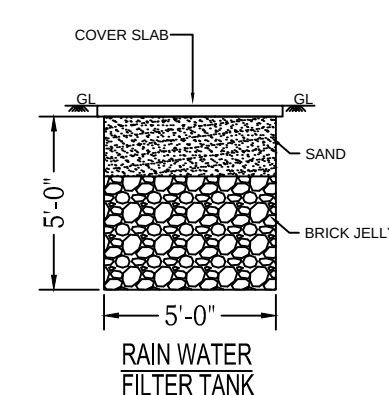
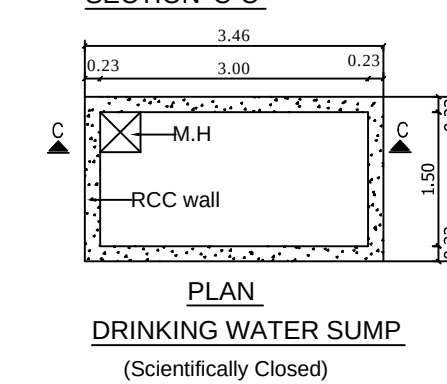
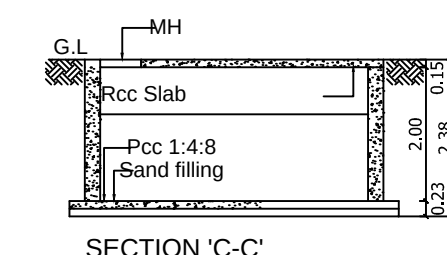
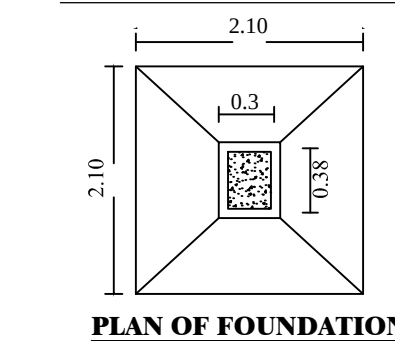
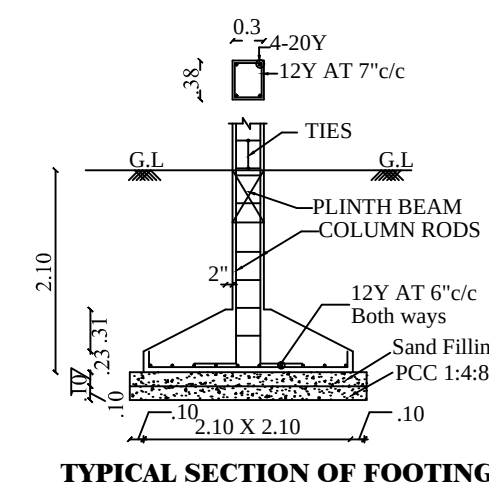
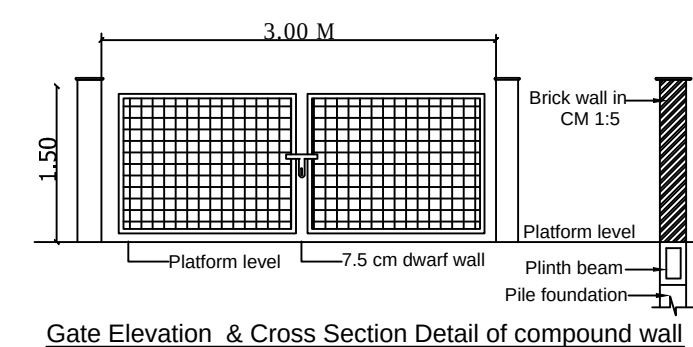
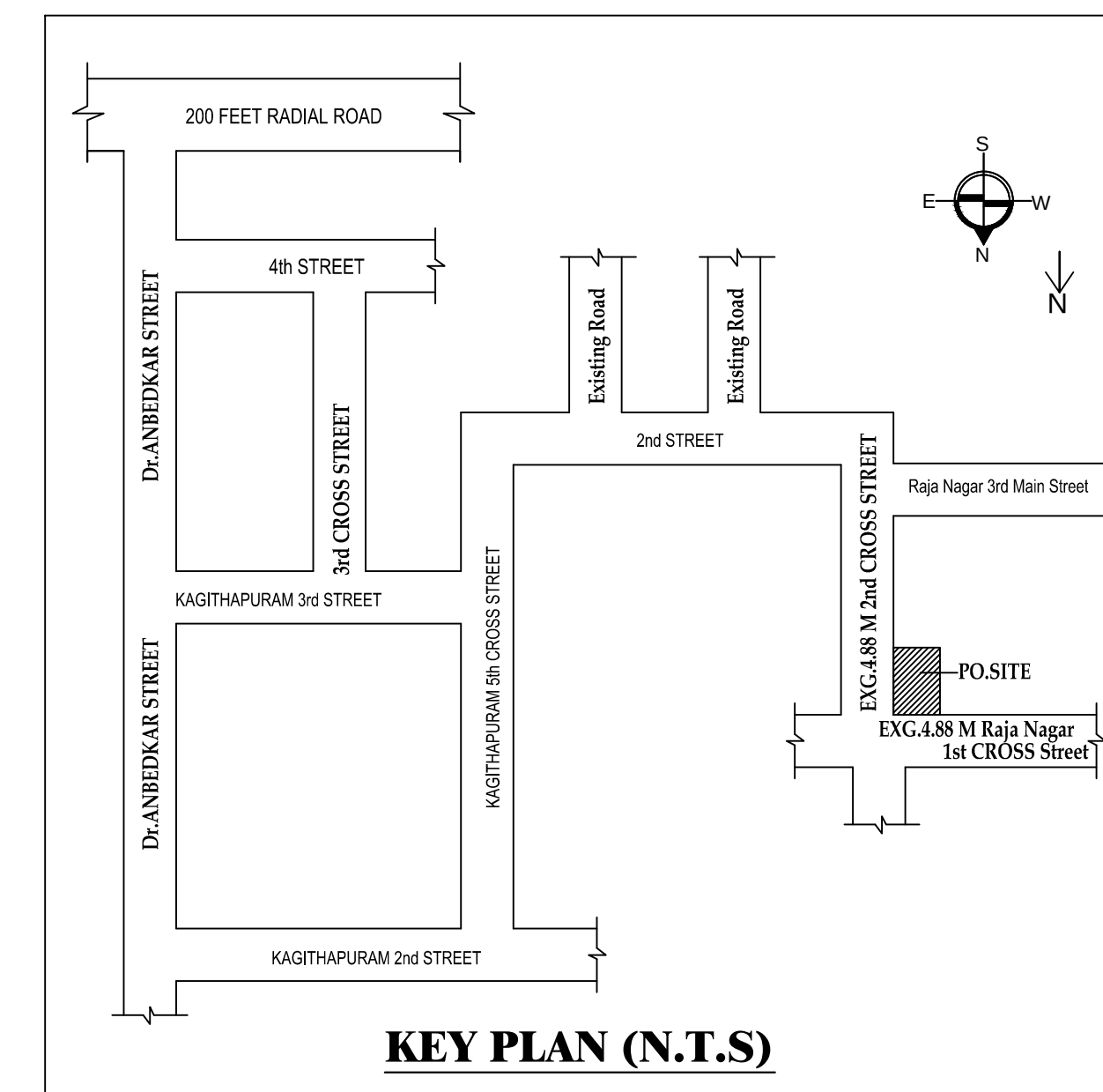
ISSUING AUTHORITY

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 CONSTRUCTION OF RESIDENTIAL BUILDING WITH 2 DWELLING UNITS AT PLOT NO: 34(EASTERN SIDE), "RAJA NAGAR", S.KOLATHUR, COMPRISED IN OLD S.NO: 363/4, PATT A NO: 19290, AS PER PATT A NEW S.NO: 363/4B2, OF S.KOLATHUR VILLAGE , SHOLINGANALLUR TALUK , ST. THOMAS MOUNT PANCHAYAT UNION LIMITS.



TYPICAL_FLOOR_PLAN=1,2

PLAN_AREA
 PLOT_AREA_M2=100.00
 AS_AT_SITE=97.38
 FMB_OR_PLR=97.38
 AS_PER_DOCUMENT=98.94
 AS_AT_SITE / FMB_OR_PLR=97.38
 SINGLE_FAMILY_BLDG=NO
 CRZ=NO
 SECURITY_ZONE=NO
 ACCESS_WIDTH_M=9.00
 WHETHER_GOVT_OR_AIDED_SCHOOL=NO
 ROAD_WIDTH=4.88
 ROAD_LENGTH=350
 AVG_PLOT_DEPTH=10.82
 AVG_PLOT_WIDTH=9.00
 LAND_USE_ZONE=RESIDENTIAL
 PLOT_NO=34 (EASTERN SIDE)
 SURVEY_NO=363/4B2
 PATTNA_NO=19290
 DISTRICT=CHENGALPET
 TALUK=TAMBARAM
 JURISDICTION_TYPE= PANCHAYAT
 AREA_TYPE=MIXEDRESIDENTIAL
 BUILDING_NEAR_MONUMENTS=NO
 BUILDING_NEAR_TO_RIVER=NO
 PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
 FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
 NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
 NOC_FIRE_DEPT=YES
 OSR_APPLICABLE=NO
 PREMIUM_FSI_REQUIRED=NO
 IS_APPROVED_LAYOUT=YES
 IS_SWIMMING_POOL_EXISTS=NO
 RWH_DECLARED=YES
 IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO

JOINERY DETAILS			
TYPE	DESCRIPTION	SIZE	
		FEET	METRE
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
A/O	ARCH OPENING	3'0" X 7'0"	0.91 X 2.13
K/W	KITCHEN WINDOW	5'0" X 7'0"	1.52 X 1.37
W	WINDOW	5'0" X 4'6"	1.52 X 1.37
V	VENTILATOR	2'0" X 2'6"	0.91 X 0.76

<u>COLOUR INDEX</u>		
PROPOSED		
ROAD		
BOUNDARY		

<u>AREA STATEMENT</u>		
DESCRIPTION	AREA IN SQ FT	AREA IN SQ MT
PLOT EXTENT (AS PER DOC)	1065.00	98.94
PLOT EXTENT (AS PER PATTa)	1076.40	100.00
PLOT EXTENT (SUPER IMPOSED)	1048.74	97.43
FIRST FLOOR AREA	626.03	58.16
SECOND FLOOR AREA	626.03	58.16
TOTAL	1252.06	116.32

F.S.I	1.194	
NON FSI AREA		
STILT FLOOR AREA	626.03	58.16
HEAD ROOM	143.70	13.35
TOTAL NON FSI AREA	769.73	71.51
TOTAL BUILDUP AREA	2021.79	187.83

OWNER / GENERAL POWER AGENT

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

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.

