

PP

APPROVAL RECORD

Planning Permission

Chengalpattu, Cheyyur taluk
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

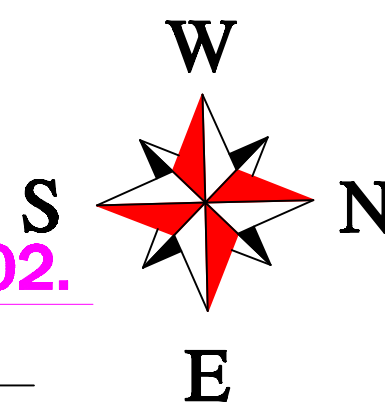
ISSUING AUTHORITY
Town Panchayat

PURPOSE
Residential

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 G+1 FLOORS CONSTRUCTION OF RESIDENTIAL BUILDING IN AS PER PATTa S.NO. 168/1A1B,
PATTa NO. 2594, "KALIAMMAN KOIL STREET", (NAINAR KUPPAM)MUDALIAR KUPPAM VILLAGE ,CHITHAMUR PANCHAYAT ,
EDAIAZHINADU TOWN PANCHAYAT(NOW KADAPAKKAM PANCHAYAT),CHEYYUR TALUK , CHENGALPATTU DISTRICT. PINCODE.603 302.



PLAN INFO
PLOT AREA M2= 2400.00
AS AT SITE= 2400.00
FMS OR PLR= 2400.00
AS PER DOCUMENT= 2400.00
PLOT NO= NO
TALUK=CHIEYUR
DISTRICT=CHENGALPATTU
AVG PLOT DEPTH= 67.00
AVG PLOT WIDTH= 38.00
AREA TYPE=OTHERS
ROAD WIDTH= 6.10
ROAD LENGTH= 550.00
SINGLE FAMILY BLDG=YES
CR=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 6.10
WHETHER GOVT OR AIDED SCHOOL=NO
LAND USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 2812
PATTa_NO= 2594
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_10M_RADIUS= NO

Ni.A.No.168/2A

35.60

Ni.A.No.167/8 & 167/ 5B

67.04

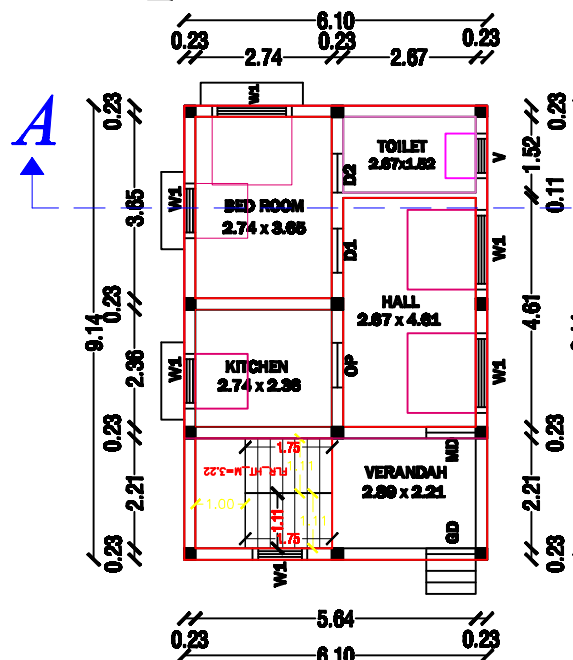
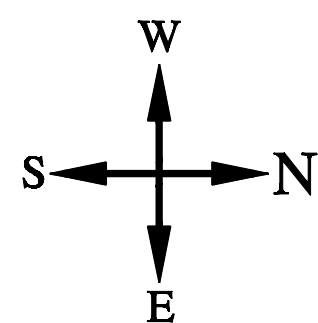
38.00

6.10M WIDE KALIAMMAN KOIL 1st STREET

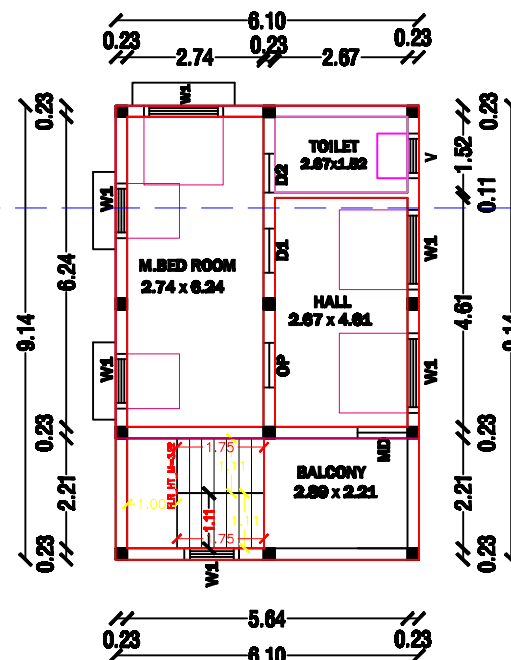
67.00

Ni.A.No.168/1A2 & 168/ 1A3

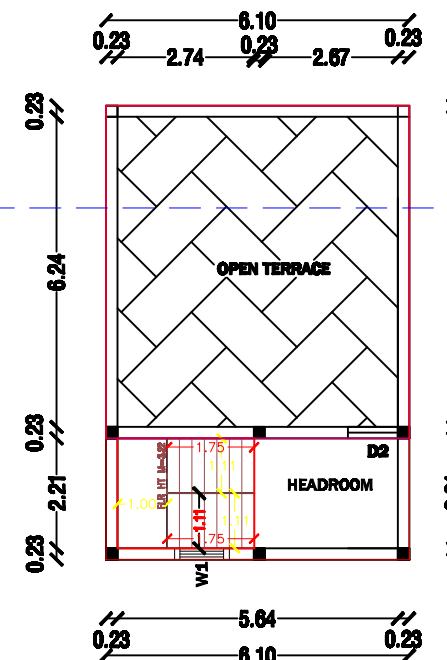
SITE PLAN(SCALE 1:100)



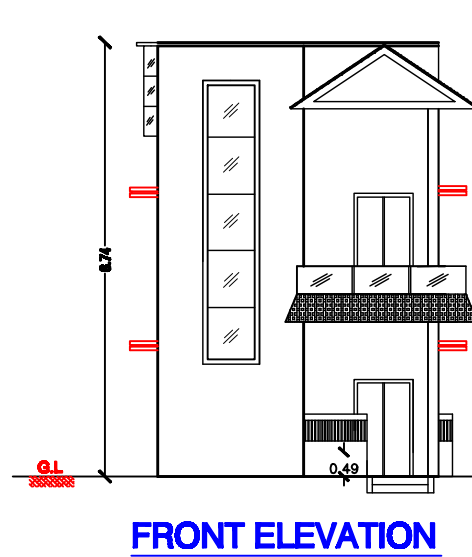
PROPOSED GROUND FLOOR PLAN



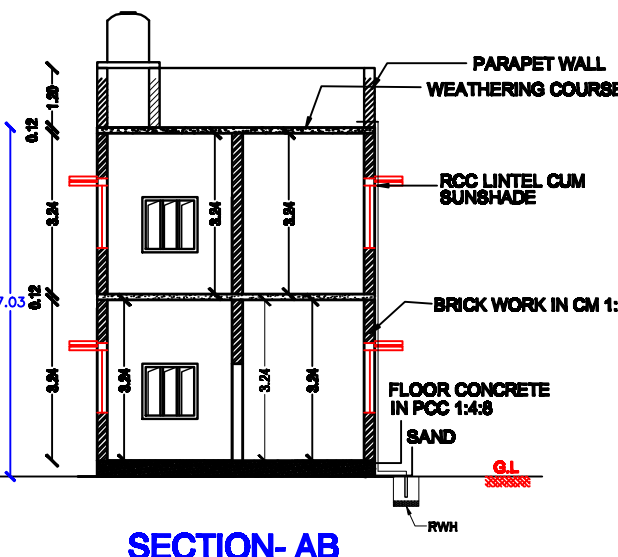
PROPOSED FIRST FLOOR PLAN



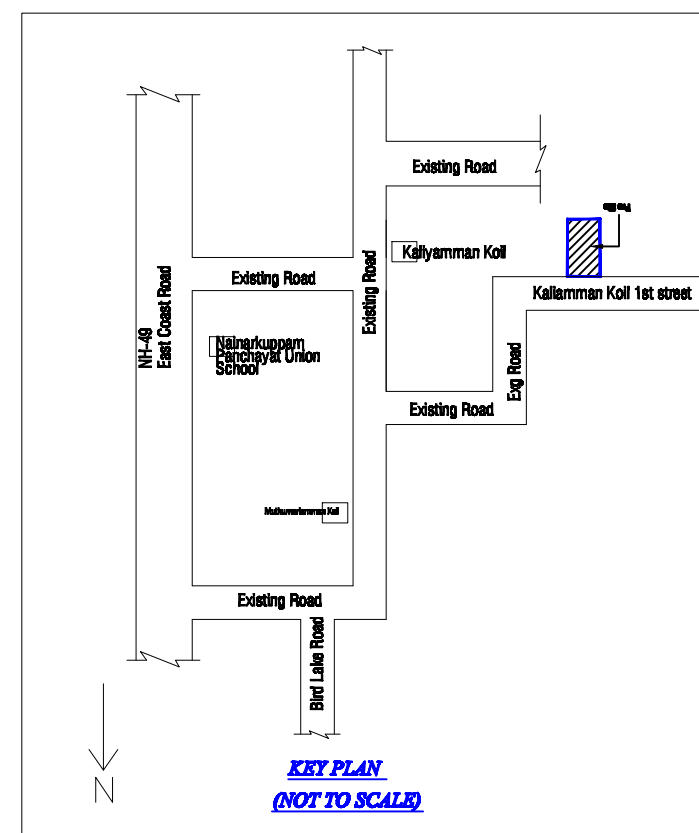
TERRACE FLOOR PLAN



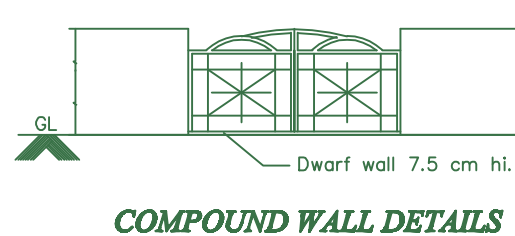
FRONT ELEVATION



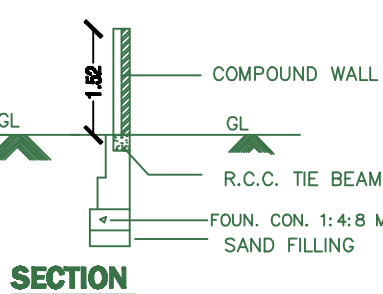
SECTION-AB



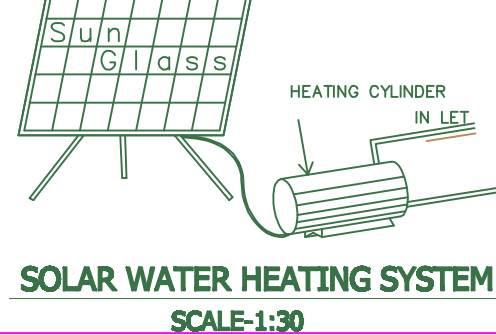
KEY PLAN (NOT TO SCALE)



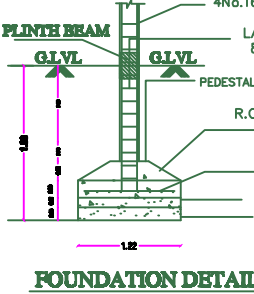
COMPOUND WALL DETAILS



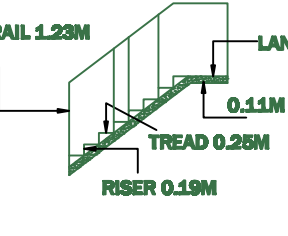
SECTION



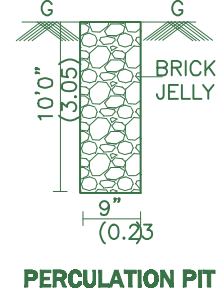
SOLAR WATER HEATING SYSTEM SCALE:1:30



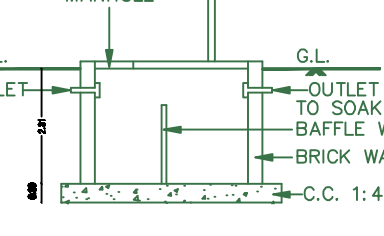
FOUNDATION DETAIL (SCALE: 1:50)



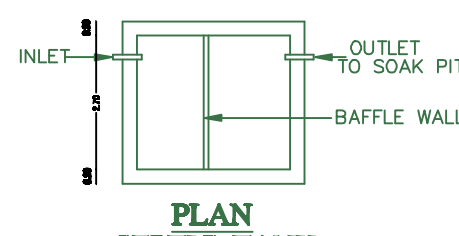
STAIRCASE DETAILS



PERCUSSION PIT



SECTION OF SEP.TANK



PLAN SEPTIC TANK

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M25 MIX
2. R.C.C. COLUMNS IN M25 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M25 MIX
4. 9" BRICK WORK IN CM 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN CM 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN

AREA STATEMENT

	SQ.FT	SQ.M
PLOT AREA (AS PER PATTa)	25833.38	2400.00
PRO. GROUND FLOOR AREA	600.00	55.75
PRO. FIRST FLOOR AREA	600.00	55.75
TOTAL BUILT UP AREA (FSI)	1200.00	111.50
HEAD ROOM AREA (NON FSI)	175.34	16.29
FLOOR SPACE INDEX	0.046	
PLOT COVERAGE	4.64 %	

JOINERY DETAILS:

DESCRIPTION	IN METER
MAIN DOOR	1.00X2.13
DOOR	0.91X2.13
TOILET DOOR	0.76X2.13
WINDOW	1.37X1.37
WINDOW	0.91X1.37
OPEN	0.91X1.07
VENTILATOR	0.91X0.61

COLOUR INDEX:
PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE
DEMOLITION

SCALE : (1 : 100)
DRAWN BY:
DATE:

G. Maheswari

OWNER: G.MAHESWARI

MAITHILI LAKSHMANAN
Registered Engineer
REGN.No : CGLDIST/RE/Gt-I/2023/10/010
NO.2/29, 2nd Main Road, New Colony,
Chromepet , Chennai - 44.Ph : 9840765783 .

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.

