PP APPROVAL RECORD

Planning Permission

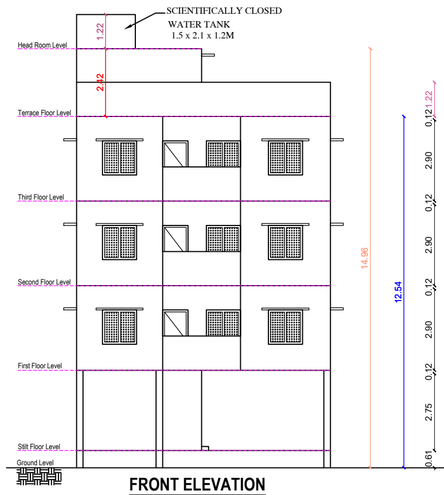
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

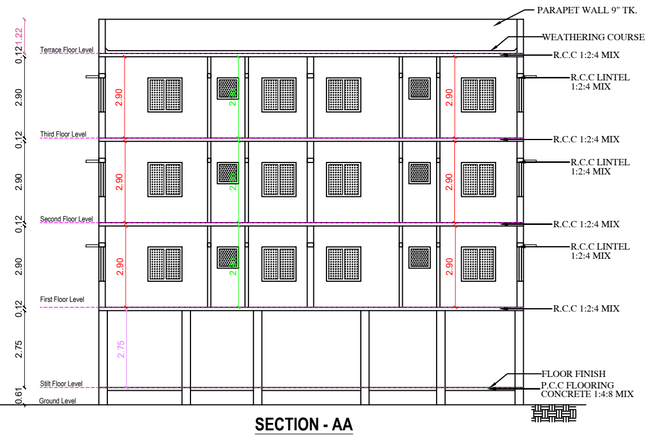
ISSUING AUTHORITY
Rural Panchayat

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

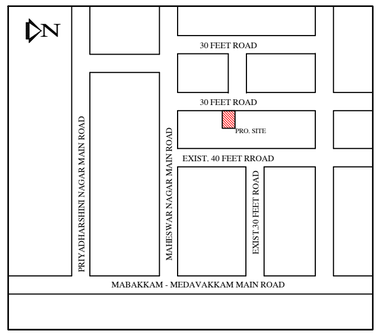
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



FRONT ELEVATION
(PROPOSED)



SECTION - AA
(PROPOSED)



KEY PLAN
(NOT TO SCALE)

LAYOUT WAS APPROVED BY MMDA
PPD/LO No. 18/85
VIDE LETTER No. D2/5263/84
DATED : __/03/85

PLAN INFO
PLOT_NO= 52
PATTA_NO=7736
SURVEY_NO=11/30
T.S_NOS=-
TALUK=TAMBARAM
AS_PER_DOCUMENT= 220.22
AS_AT_SITE=220.22
FMB_OR_PLR=200.00
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=223.00
AVG_PLOT_DEPTH=18.29
AVG_PLOT_WIDTH= 12.19
AREA_TYPE=OTHERS
ROAD_WIDTH=15.24
ROAD_LENGTH=100
BLK_1_NON_FSI_AREA=149.92
LAND_USE_ZONE = OTHERS
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING WITH 6 DWELLINGS (Stilt, First, Second & Third Floors Only) ON PLOT NO. 52 , IN OLD S.NO. 11/4, AS PER PATTA R.S NO. 11/30, PATTA NO. 7736 SITUATED AT MAHESWAR NAGAR, SITHALAPAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT @ CHITLAPAKKAM OFFICE.

OWNER NAME : Mrs. SANTHI & Mrs. DEEPALAKSHMI

CMDA LAND USE MAP ZONE
PRIMARY RESIDENTIAL

ALL DIMENSIONS ARE IN METER

JOINERIES

MAIN DOOR	MD	1.06 X 2.13
ARCH OPEN	A/O	1.21 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W1	1.81 X 1.21
WINDOW	W2	1.22 X 1.22
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

- EXG.BUILDING TO BE DEMOLISHED
- PROPOSED
- EXG.ROAD
- SITE BOUNDARY

NOTES:-

1. NO.OF FLOORS : STILT + 3
2. NO.OF DWELLING : 6
3. THE COMPOUND WALL RUNNING METER : 60.84 M

SCALE - 1:100 & 1:200

DATE :23/05/2025

EXTENT IN	SQ.FTS	SQ.MTS
PLOT AREA (AS PER DOCUMENTS)	2400.00	223.00
PLOT AREA (AS PER PATTA)	2152.00	200.00
PLOT AREA (AS ON SITE)	2400.00	223.00
PLOT AREA (SUPER IMPOSED)	2369.56	220.22
PRO.FIRST FLOOR	1418.38	131.82
PRO.SECOND FLOOR	1418.38	131.82
PRO.THIRD FLOOR	1418.38	131.82
TOTAL AREA	4255.14	395.46
F.S.I	395.46/200.00 = 1.98	
PLOT COVERAGE	65.91%	
NON-FSI AREA		
PRO. STILT FLOOR	1418.18	131.82
HEAD ROOM AREA	194.83	18.10
TOTAL NON F.S.I AREA	1613.01	149.92

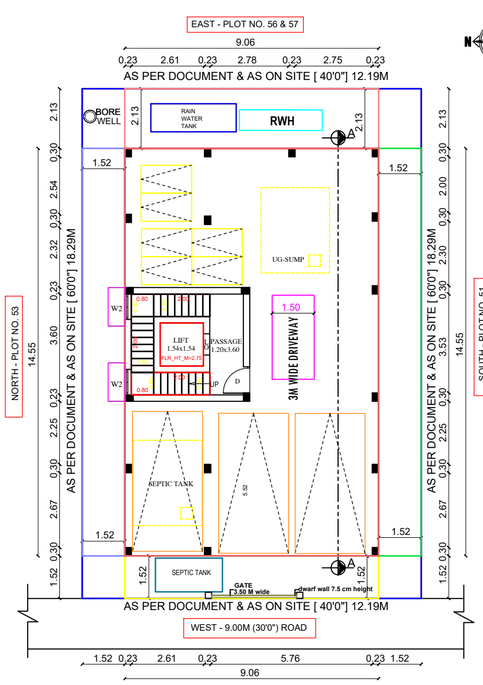
OWNER/POWERAGENT.

(OWNER NAME: Mrs. SANTHI & Mrs. DEEPALAKSHMI)

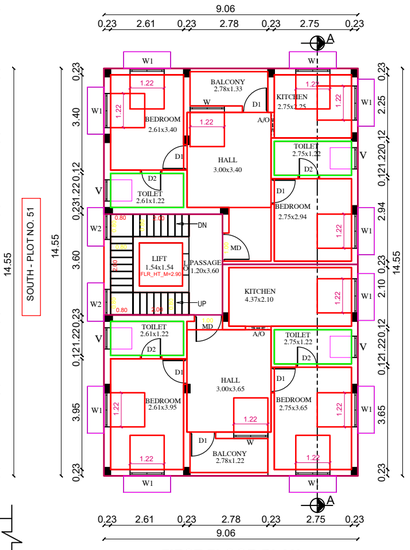
REGISTERED ENGINEER:

Er.S.NOORUL AMEEN.,B.E (Civil)
Registered Engineer - Grade II
CMDA Reg.No: RE/GR-II/2022/09/232
GCC Reg.No: RE203122022
Tambaram Corporation : 009/LS/2022/00003
Ministry Of Defence: PB-SK-2022-06-03-321013
SAHA PLANNERS
No: 27, Jothi Nagar 1st Street, Chitlapakkam,
Landmark Opposite to Chitlapakkam Police Station
Chennai - 600 064, Phone : 99428 12218
www.sahaplanners.in

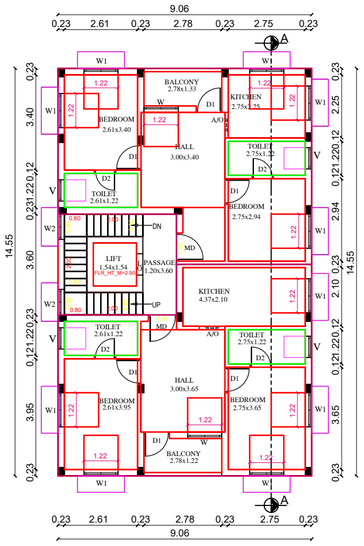
Reference No. 39/2025/BPA



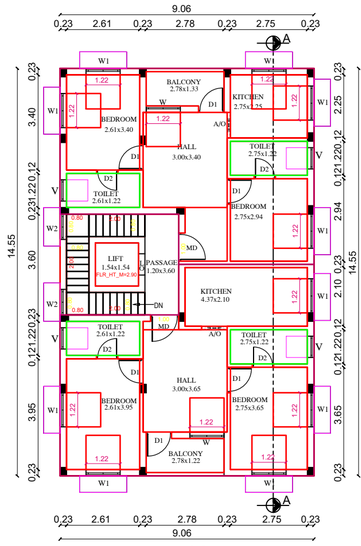
SITE CUM STILT FLOOR PLAN



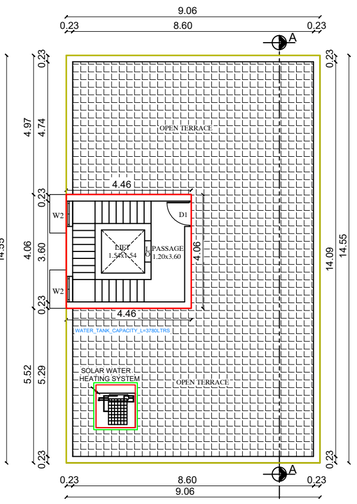
FIRST FLOOR PLAN
(PROPOSED)



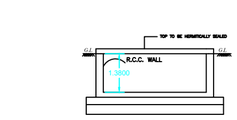
SECOND FLOOR PLAN
(PROPOSED)

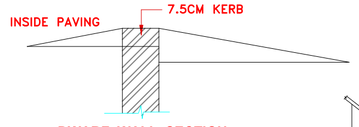


THIRD FLOOR PLAN
(PROPOSED)

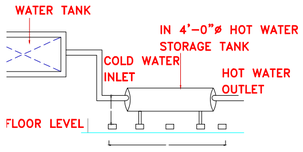


TERRACE FLOOR PLAN
(PROPOSED)

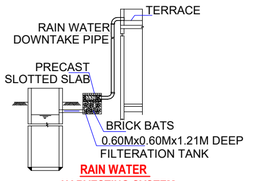




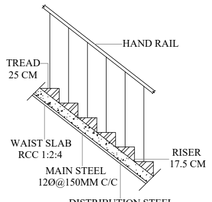
DWARF WALL SECTION



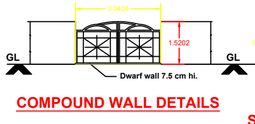
Solar Waterheater Detail



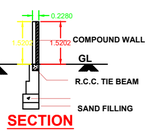
RAIN WATER HARVESTING SYSTEM



STAIRCASE

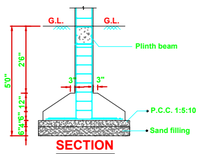


COMPOUND WALL DETAILS

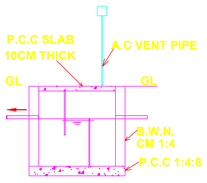


SECTION

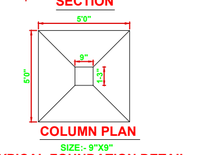
COMPOUND WALL PLAN



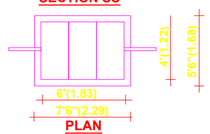
SECTION



SECTION SS



COLUMN PLAN
SIZE:- 9"X9"
TYPICAL FOUNDATION DETAIL



PLAN
DETAILS OF SEPTIC TANK

THE LANDLENS SUITE

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

hello@verified.realestate · +91 9996 12 9996

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.