

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

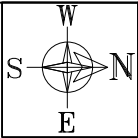
Rural Panchayat

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.

NAME OF WORK: THE DISMANDLING OF EXISTING BUILDING AND CONSTRUCTION OF NEW RESIDENTIAL BUILDING IN GROUND, FIRST AND SECOND FLOOR IN "VILLAGE SITE" OLD S.F.NO: 31/1 (PART) AND 35/8, NEW S.F.NO: 31/58 AND 35/8, PATTA NO: 554 AND 3931, IN THANDALAM VILLAGE AND PANCHAYAT, THIRUPPORUR PANCHAYAT UNION AND TALUK, CHENGALPATU DISTRICT.

OWNER : 1. Mr. V. RUBESH KUMAR S/O Mr. VEERAPATHIRAN



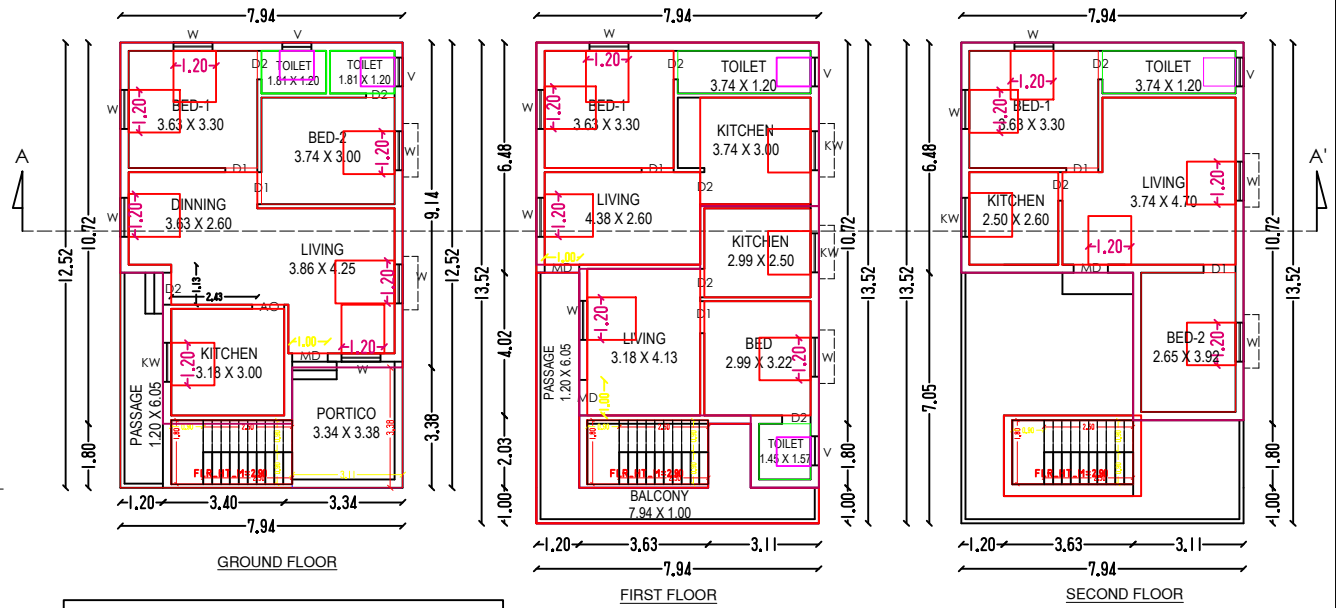
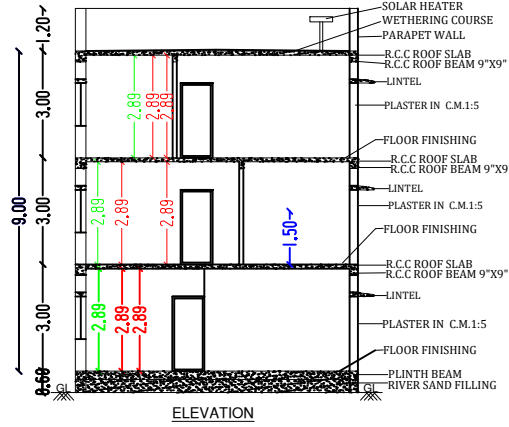
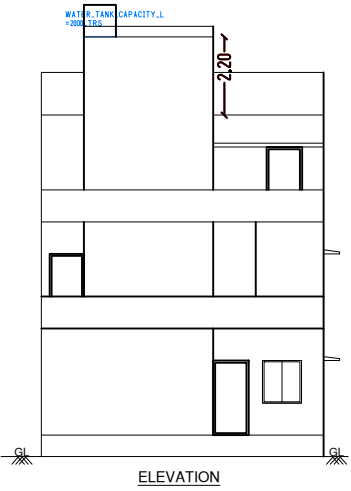
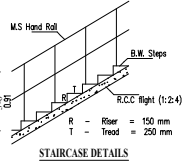
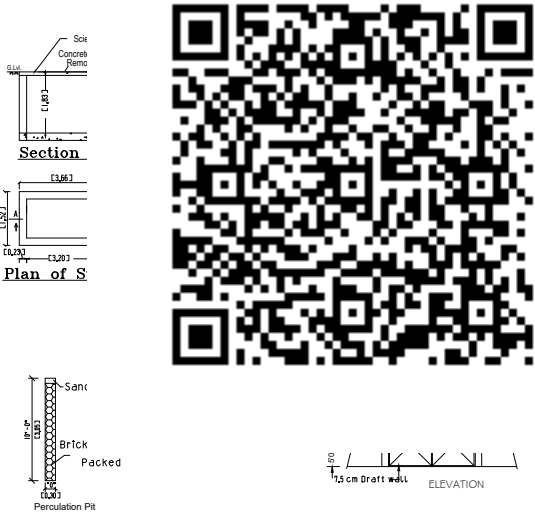
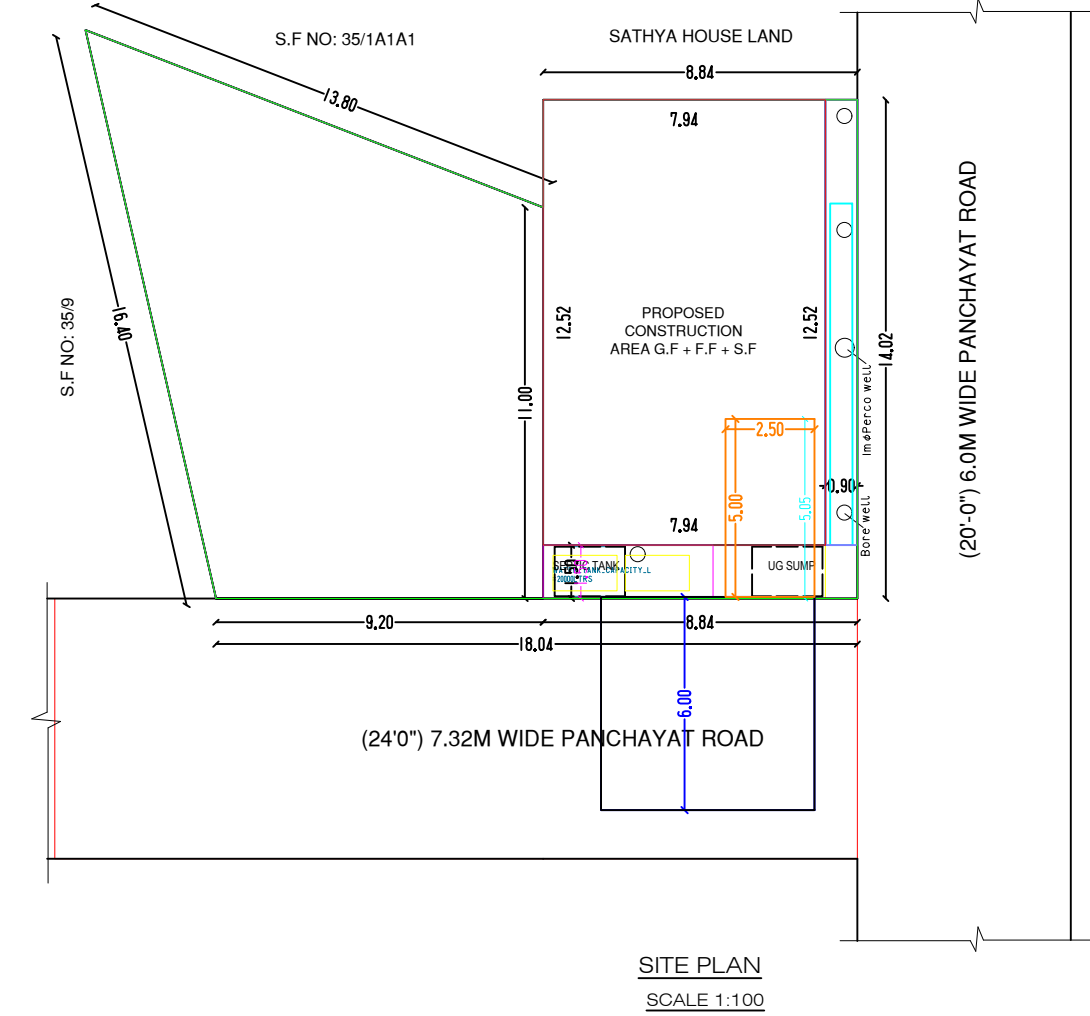
JOINERY DETAILS		
M.D-C. WOOD PANELLED DOOR-1.00M X 2.10M(3'-3"x7'-0")		
D1-C WOOD PANELLED DOOR-0.90M X 2.10M (3'-0"x7'-0")		
D2-C. WOOD PANELLED DOOR-0.80M X 1.80M (2'-9"x6'-0")		
W-C.WOOD PANELLED WINDOW-1.20M X1.2M(4'-0"x4'-0")		
W1-C.WOOD PANELLED WINDOW-0.90MX1.20M(3'-0"x4'-0")		
V- VENTILATOR - 0.90MX0.60M (3'-0 X 2'-0")		
STAIR CASE WAIST SLAB-0.15 TH: & 0.90 M WIDE		
RISER- 0.15M AND TREAD- 0.23 M		

AREA DETAILS		
DETAILS	Sft	Sqm
PROPOSED SITE AREA - S.F NO: 31/58	1292.00	120.04
PROPOSED SITE AREA - S.F NO: 35/8	1775.50	164.96
TOTAL PROPOSED SITE AREA	3067.50	285.00
AREA OF PROPOSED CONSTRUCTION IN GROUND FLOOR	1069.94	99.41
AREA OF PROPOSED CONSTRUCTION IN FIRST FLOOR	968.67	90.00
AREA OF PROPOSED CONSTRUCTION IN SECOND FLOOR	785.69	73.00
TOTAL CONSTRUCTION AREA	2824.30	262.41
OPEN AREA	691.17	64.21
COVERED UP AREA	31.57 %	
F.S.I	0.90	

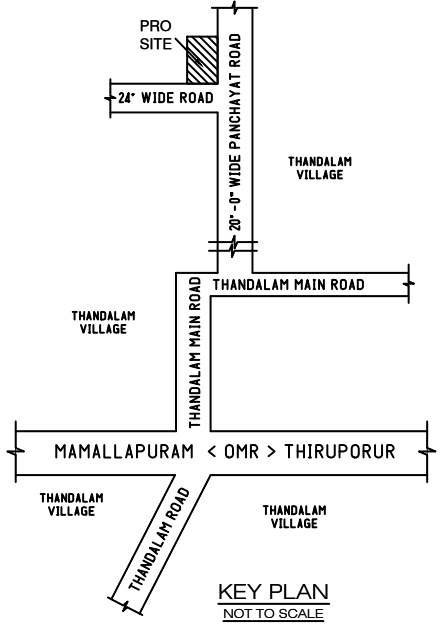
NON F.S.I AREA		
NON F.S.I AREA FIRST FLOOR BALCONY	186.73	17.35
NON F.S.I AREA SECOND FLOOR BALCONY	93.85	8.72
TOTAL NON F.S.I AREA	280.58	26.07

COLOUR INDEX	OWNER	
PROPOSED SITE		
SITE BOUNDARY		
ROAD / STREET		

REGISTERED ENGINEER



PLAN INFO
PLAN INFO
AS_AT_SITE=268.24
FMB_OR_PLR=284.95
AS_PER_DOCUMENT=284.95
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=no
PLOT_NO=-
DOOR_NO=-
SURVEY_NO=31/58AND35/8
PATTA_NO=554AND3931
TALUK=THIRUPORUR
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH.M=3.00
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
PLOT_AREA.M2=284.95
AVG_PLOT_DEPTH=14.02
AVG_PLOT_WIDTH=18.04
AREA_TYPE=CBA
ROAD_WIDTH=7.32
ROAD_LENGTH=100
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



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.

