

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

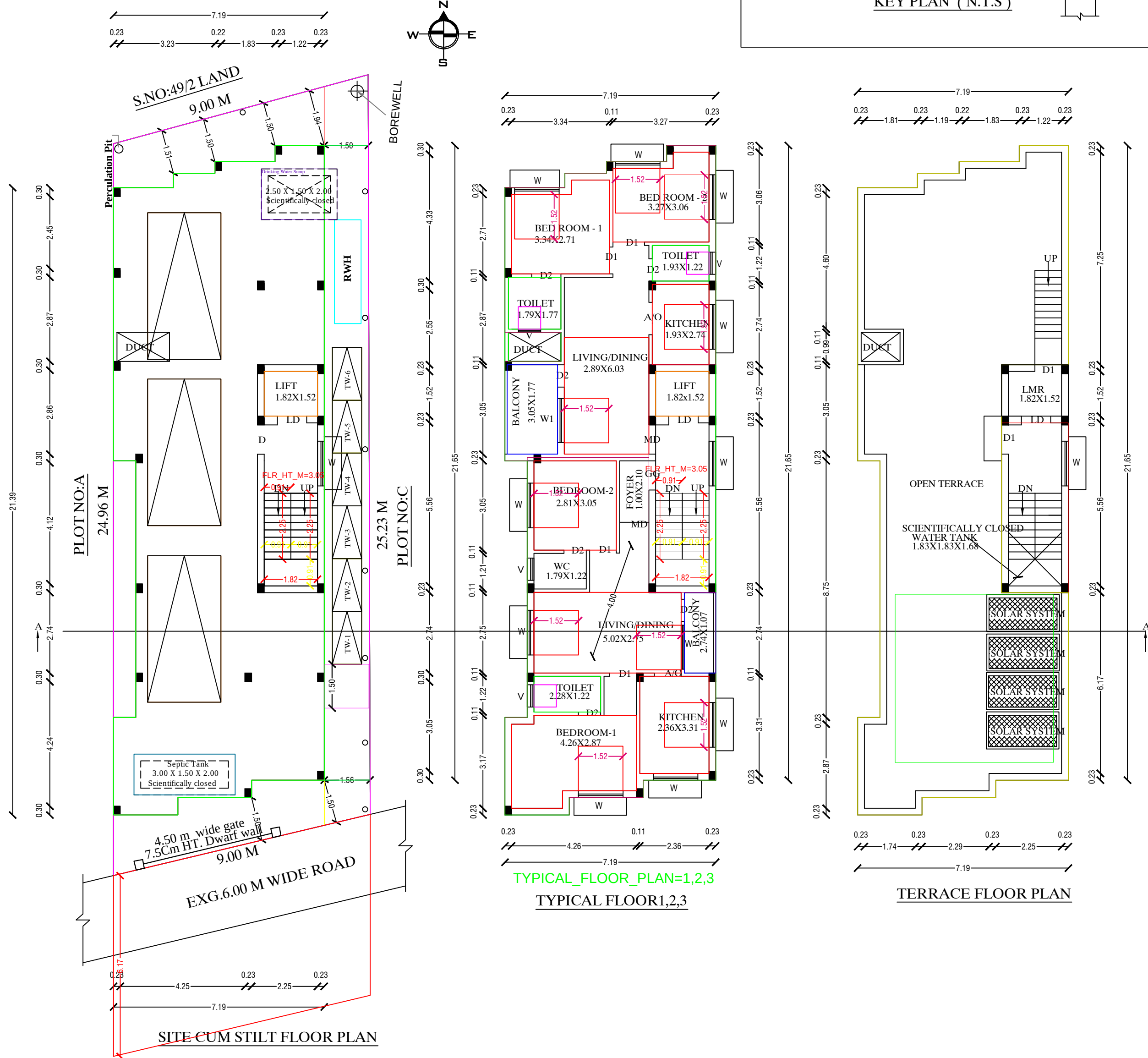
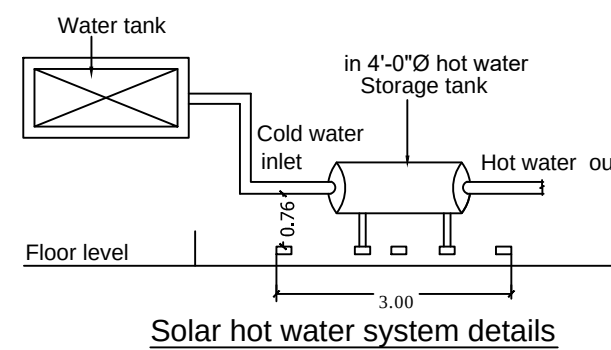
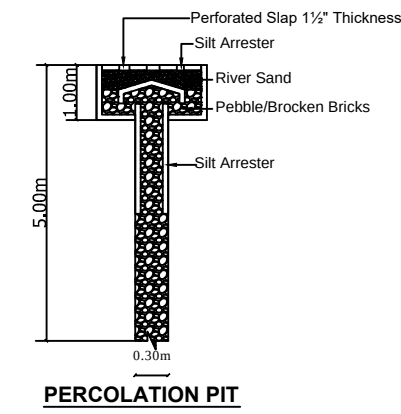
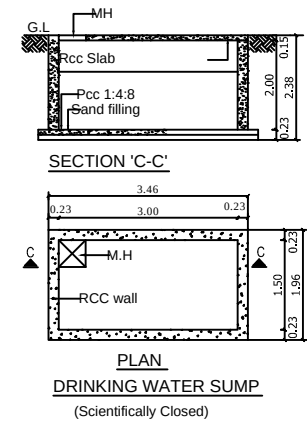
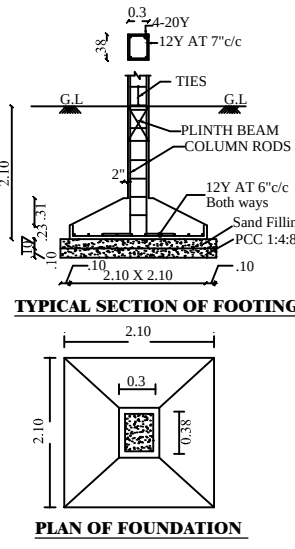
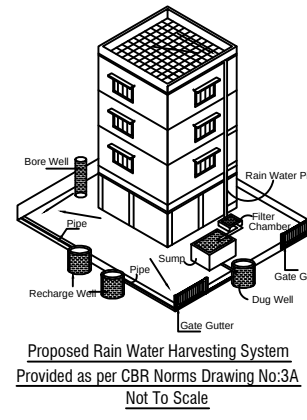
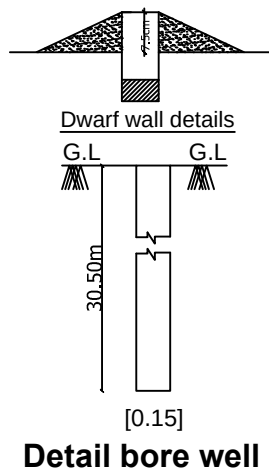
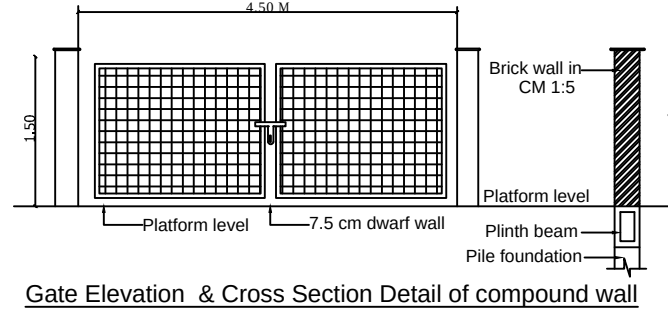
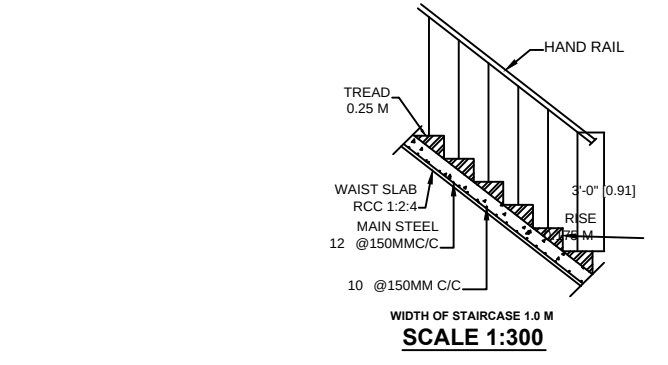
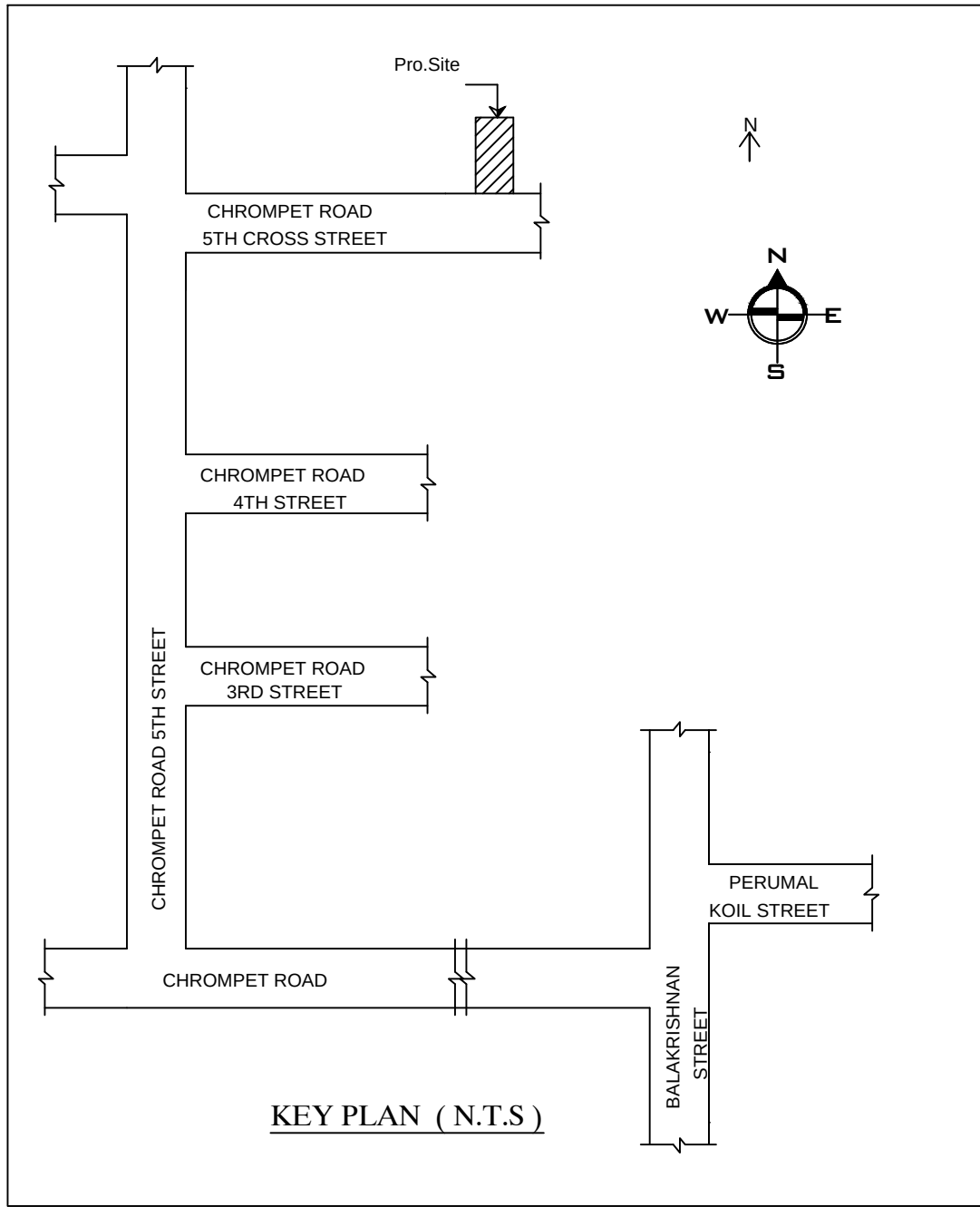
Rural Panchayat

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 + 3 FLOORS CONSTRUCTION OF A RESIDENTIAL BUILDING WITH 6 DWELLING UNITS HEIGHT 14.00M AT
PLOT NO: B, COMPRISED IN OLD S.NO: 49/ 3A, PATTA NO: 13258, AS PER PATTA S.NO: 49/ 3A1, 49/ 3A2, 49/ 3A3 & 49/ 3A4 OF
NANMANGALAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT, ST. THOMAS MOUNT PANCHAYAT UNION LIMITS.

NOTE
SUB-DIVISION WAS APPROVED
P.P.A.NO:1360/2024
D.DIS NO:6021/2023
PERMIT NO:72/24-25
DATE:19.08.2024



PLAN INFO
PLOT AREA M2=222.96
AS AT SITE=218.91
FMB OR PLR=218.91
AS PER DOCUMENT=222.96
AS AT SITE / FMB OR PLR=218.91
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.00
ROAD_LENGTH=250
AVG_PLOT_DEPTH=25.10
AVG_PLOT_WIDTH=9.00
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=B
SURVEY_NO=49/ 3A1, 49/ 3A2, 49/ 3A3 & 49/ 3A4
PATTA_NO=13258
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_LESSTHAN_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

COLOUR INDEX		
PROPOSED		
ROAD		
BOUNDARY		

AREA STATEMENT		
DESCRIPTION	AREA IN SQ FT	AREA IN SQ MT
PLOT EXTENT (AS PER DOC)	2400.00	222.96
PLOT EXTENT (SUPER IMPOSED)	2356.35	218.91
FIRST FLOOR PLAN	1568.64	145.73
SECOND FLOOR PLAN	1568.64	145.73
THIRD FLOOR PLAN	1568.64	145.73
TOTAL	4705.92	437.19

F.S.I	1.997	
<u>NON FSI AREA STATEMENT</u>		
STILT FLOOR PLAN	1568.64	145.73
HEAD ROOM AREA	141.98	13.19
LIFT	42.95	3.99
TOTAL	1753.57	162.91
TOTAL BUILDUP AREA	6465.08	600.10

OWNER / GENERAL POWER AGENT


G. RAJAR
RE/11/2024/00115 - CMDA
G1, Plot No. 43, Ragha Homes,
Srinivasan Apartments, Hindu Colony,
2nd Main Road, Ulagaram, Puzhuthivakkam,
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.

