

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

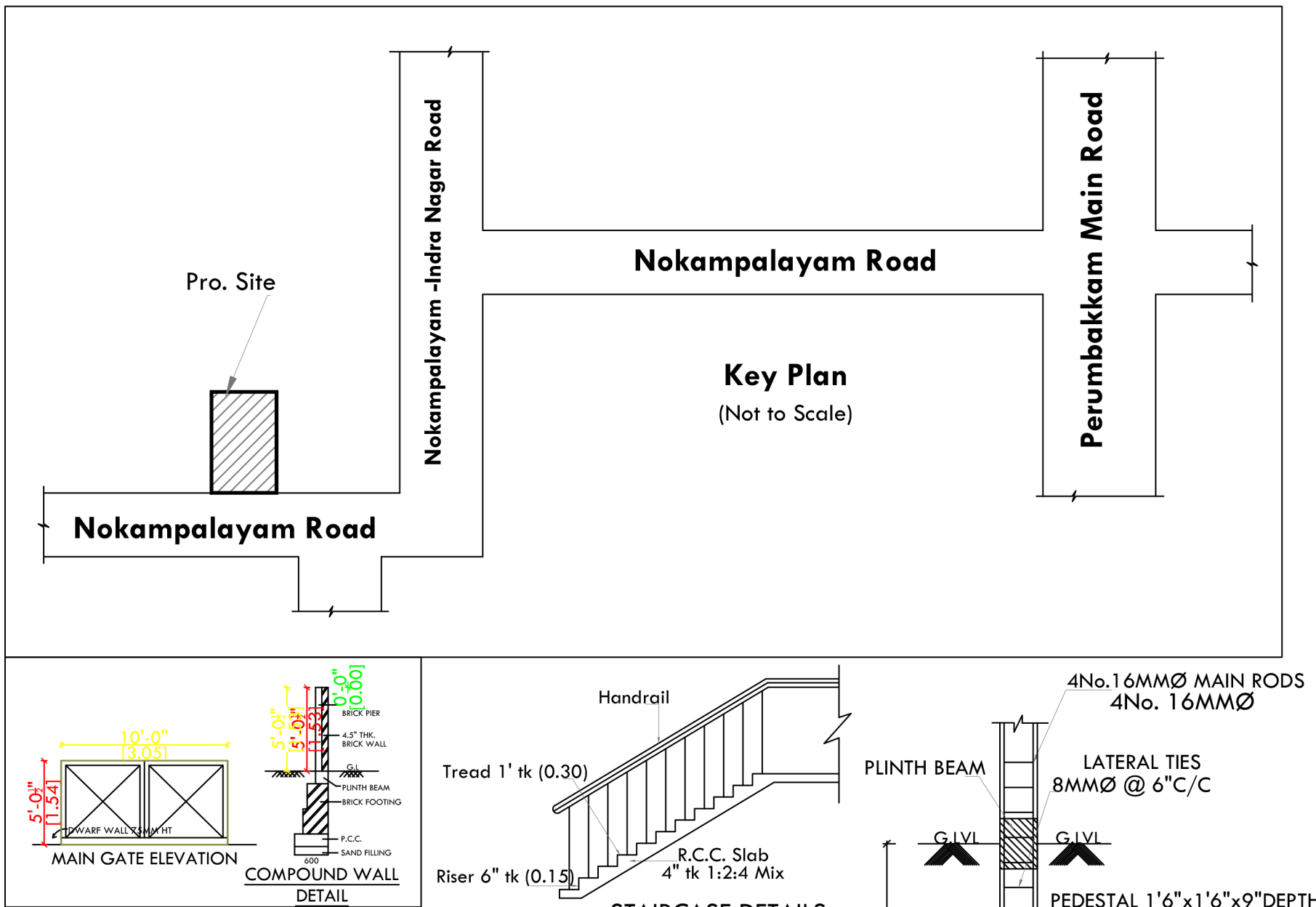
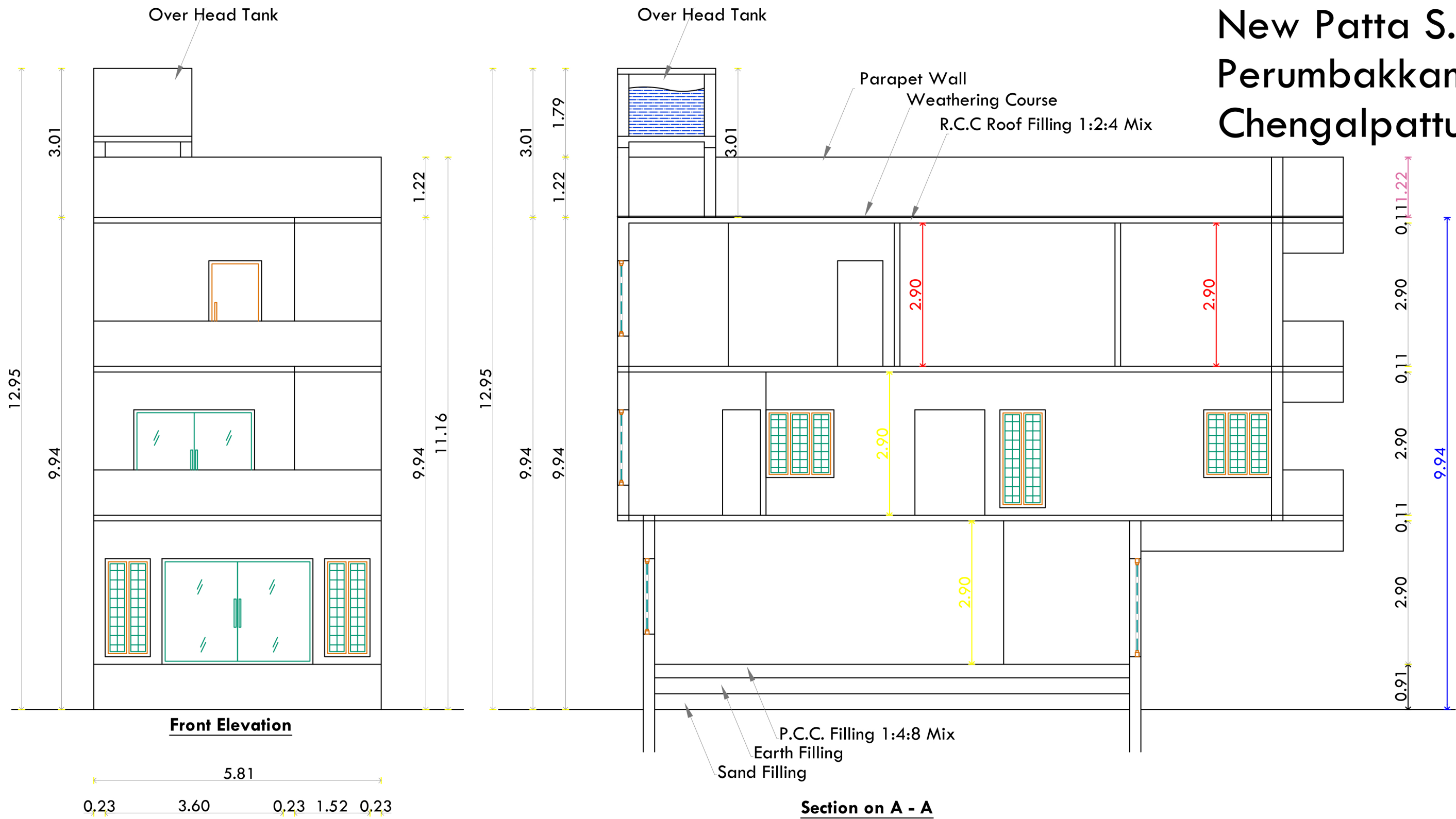
Rural Panchayat

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 Construction of Ground + 2 Floor of Commercial cum Residential Building at "Nookampalayam Road", in Old S.No. 405/2, as per Patta S. No. 405/2A, New Patta S. No. 405/2A2C, (Patta No. 20769), of Perumbakkam Village & Panchayat, Tambaram Taluk, Chengalpattu District, (St. Thomas Mount Panchayat Union Limit.)

PLAN INFO		
PLOT_NO=	ACCESS_WIDTH=7.2	BLOCK_1B-SHOP_MEMBER_COUNT=5
PATTA_NO=20769	ROAD_WIDTH=7.2	SECURITY_ZONE=NO
SURVEY_NO=405/2A2C	ROAD_LENGTH=500.00	IS_SWIMMING_POOL_EXISTS=NO
TALUK=TAMBARAM	SINGLE_FAMILY_BLDG=YES	BUILDING_NEAR_GOV'T_BLDG=NO
DISTRICT=CHENGALPATTU	AREA_TYPE=OTHERS	IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
AS_PER_DOCUMENT=128.66	IS_APPROVED_LAYOUT=YES	NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
AS_AT_SITE=128.66	RWH_DECLARED=YES	WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
FMB_OR_PLR=128.89	PREMIUM_FSI_REQUIRED=NO	BUILDING_NEAR_TO_RIVER=NO
PLOT_AREA_M2=128.66	OSR_APPLICABLE=NO	BUILDING_NEAR_MONUMENT=NO
AVG_PLOT_WIDTH=7.39M	LAND_USE_ZONE=RESIDENTIAL	JURISDICTION_TYPE=CORPORATION
AVG_PLOT_DEPTH=17.98M	CRZ=NO	



The Commissioner, St. Thomas Mount Panchayat Union.
Regulated Approved Plot Details :
Approval No. : D. Dis. No. 2979/2024/A4
Dated : 10-09-2024

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

As per Patta : 128.00 (Sq. M.) 1377.78 (Sq. Ft.)
As per Document : 129.22 (Sq. M.) 1391.00 (Sq. Ft.)

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S. No.	DESCRIPTION	Sq. Ft.	FSI (Sq. M.)	NON-FSI (Sq. M.)	TOTAL (Sq. M.)
1	Ground Floor	493.09	45.81	-	45.81
2	First Floor	665.43	61.82	-	61.82
3	Second Floor	627.86	58.33	-	58.33
4	Parking Area	279.75	-	25.99	25.99
5	Staircase Area	266.62	-	24.76	24.76
6	Terrace	894.58	-	83.11	83.11
Total		3227.31	165.96	133.86	299.82

Total FSI Area = 165.96 / 128.00 1.29

Total FSI Area = 58.33 / 128.00 0.45%

JOINERY SCHEDULE :

GG	Grill Gate	1.07 x 2.13
MD	Main Door	1.07 x 2.13
D1	Door	0.91 x 2.13
D2	Door	0.76 x 2.13
OP	Open	0.76 x 2.13
W	Window	1.37 x 1.37
W1	Window	1.22 x 1.37
W2	Window	0.91 x 1.37
KW	Kitchen Window	1.22 x 0.91
V	Ventilator	0.76 x 0.61

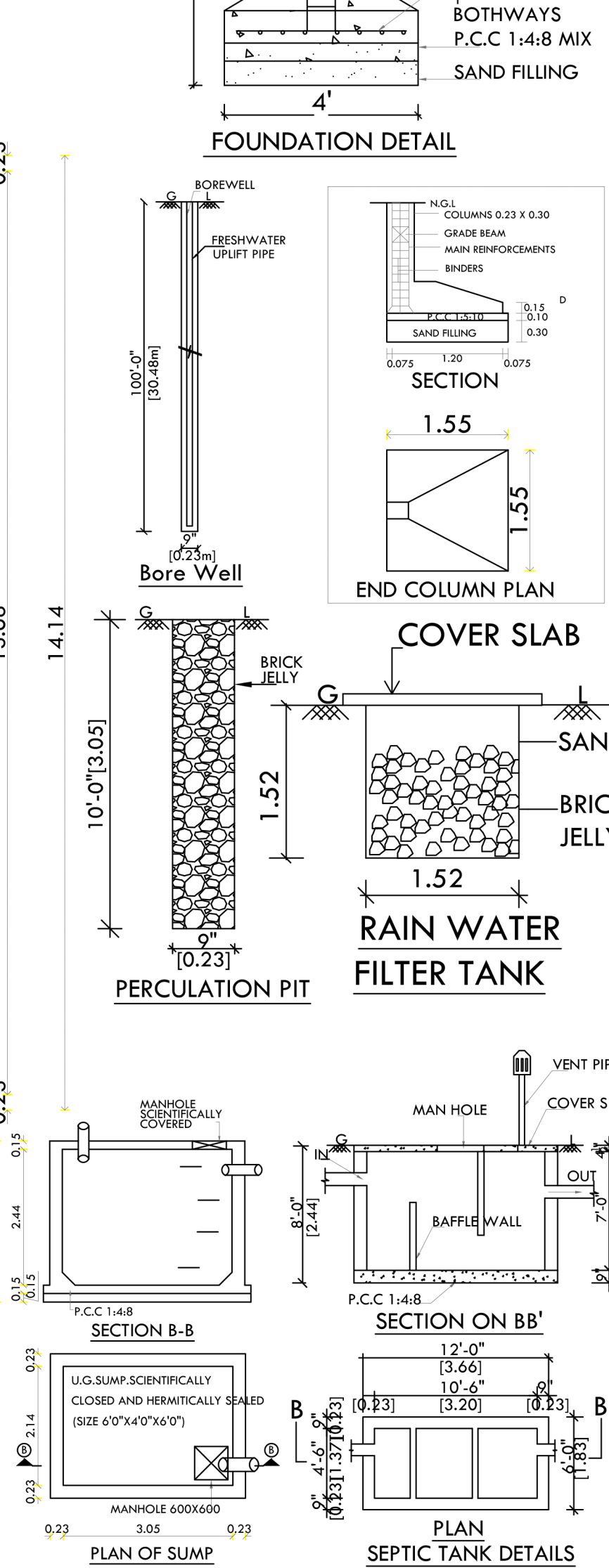
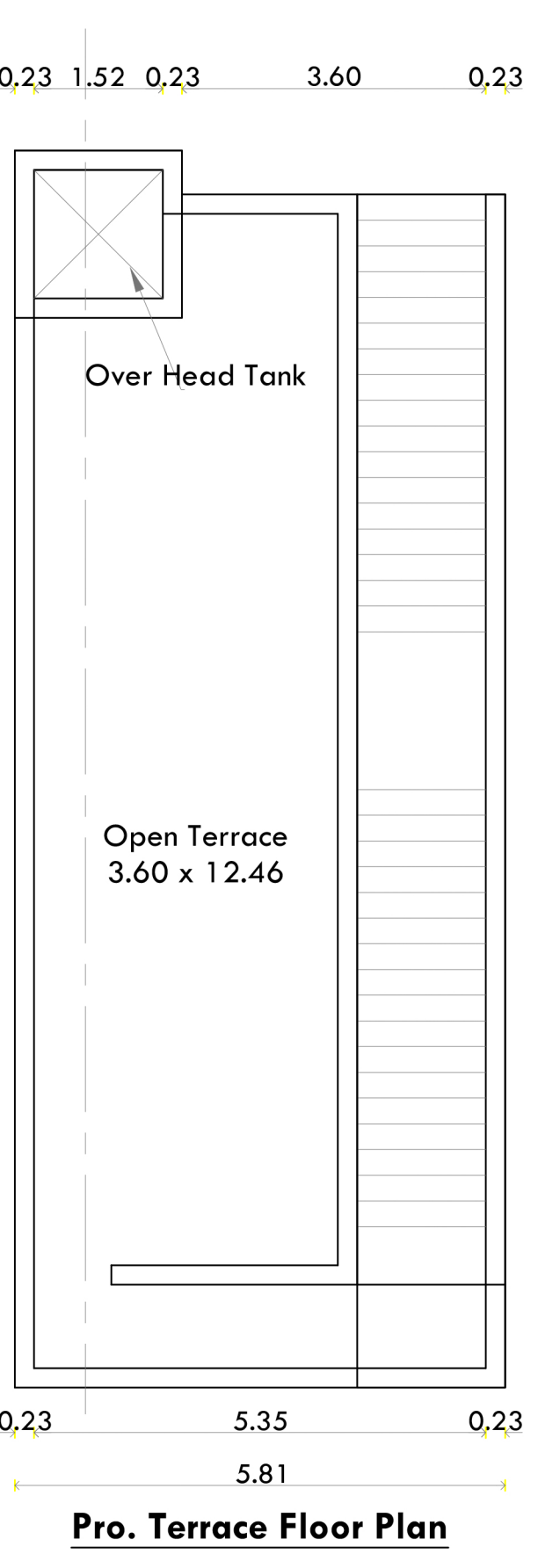
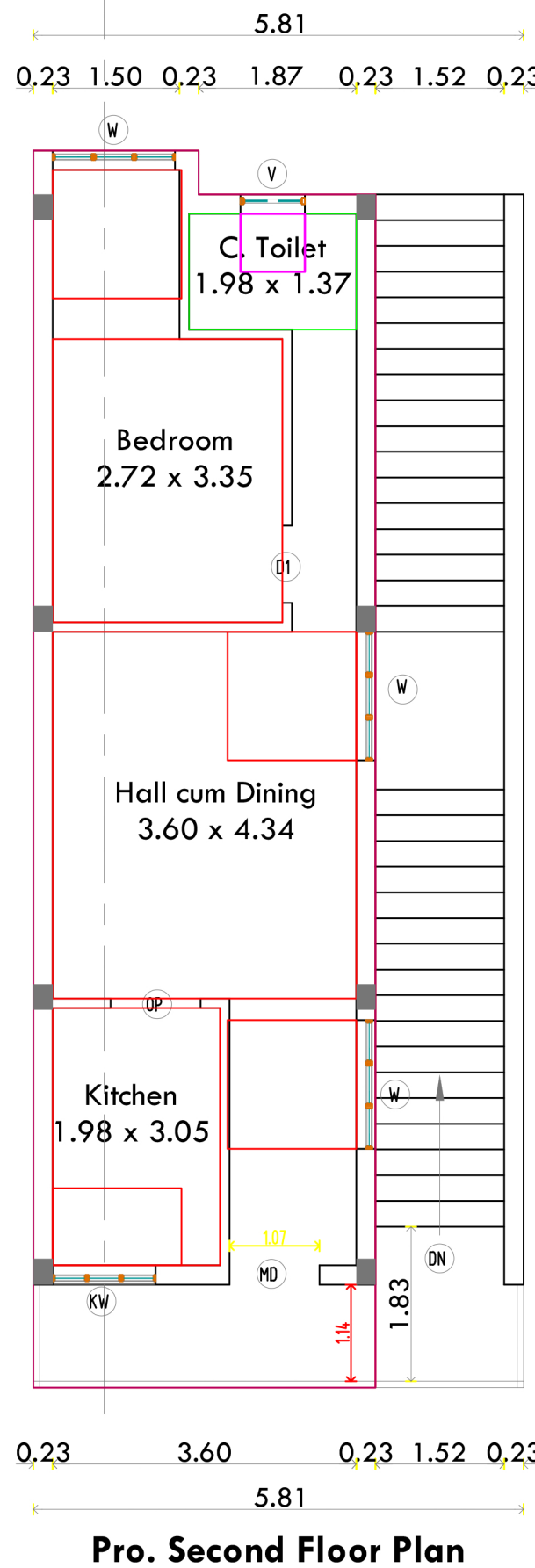
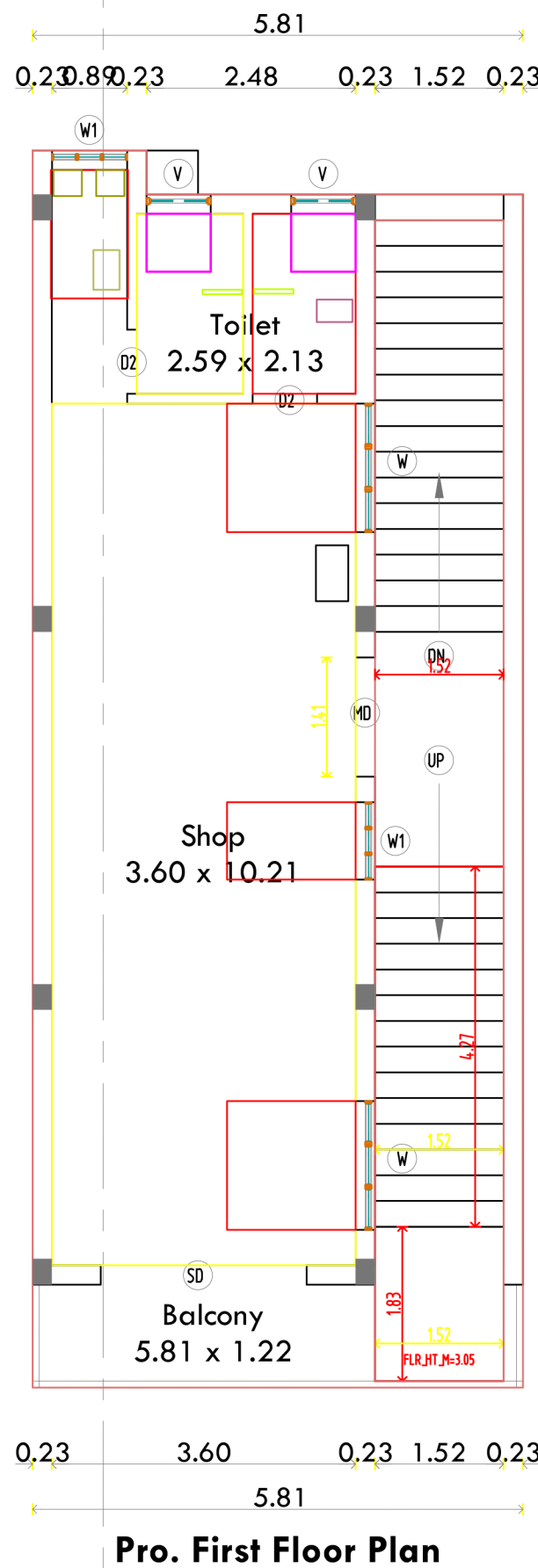
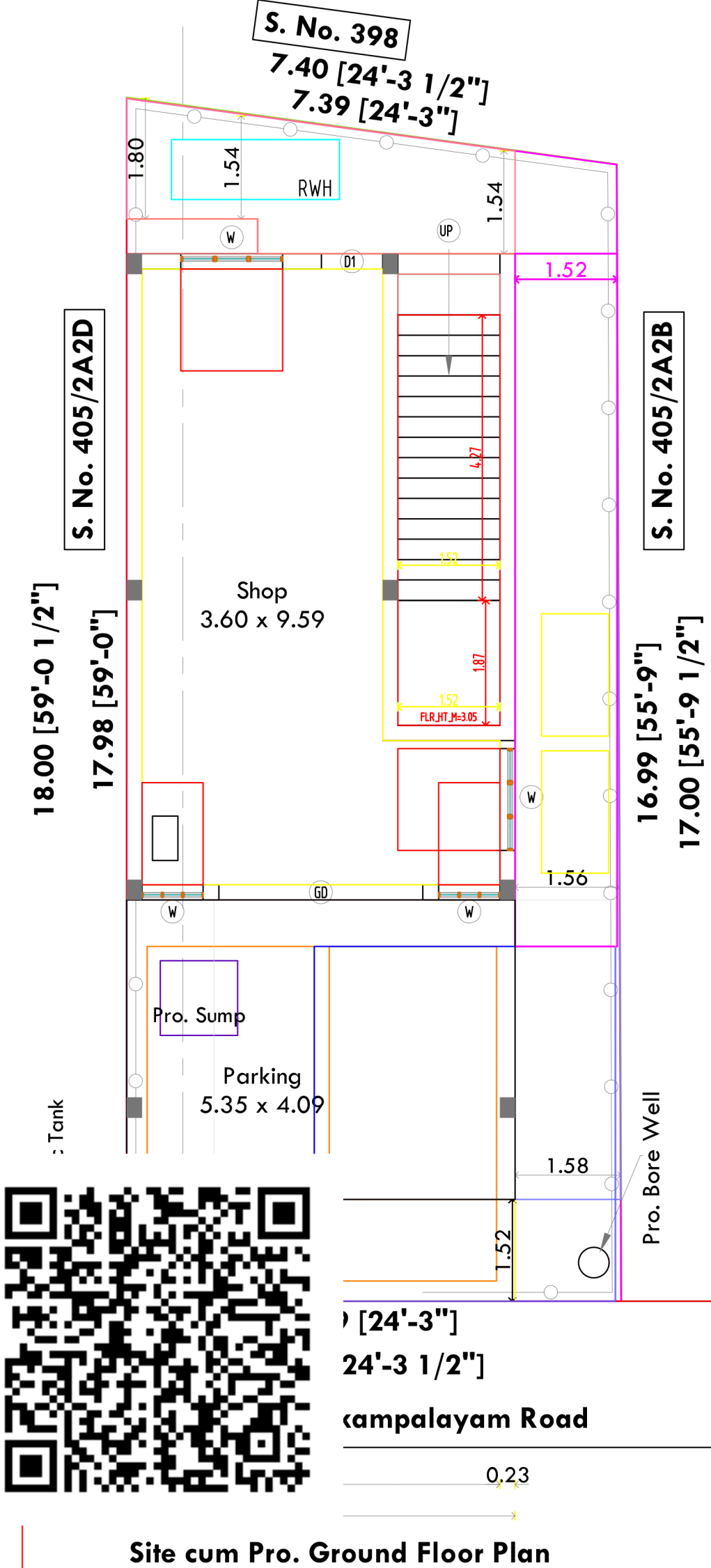
Index :	Reference :
Pro. Building	Scale : 1:100 (1" = 8'-4")
Exg. Road	Date : 10-06-2025
Site Boundary	

Applicant :

N. Sreedhar
N. Sreedhar

Architect / Registered Engineer :

A. Selvaraj
A. SELVARAJ, D.C.E.,
Registered Engineer (Grade-III)
Corporation of Chennai
Regn. No: RE 303832025
No.5, Vaishnavi Nagar, Medavakkam,
Chennai-600 100.
Mobile No: 9994547550
Email: raniplanners@gmail.com



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.

