

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

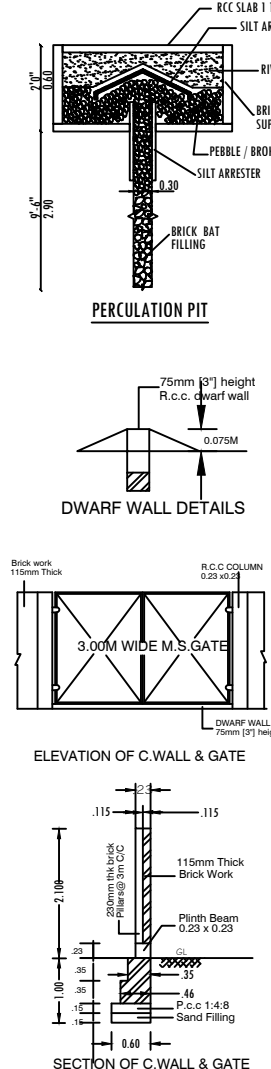
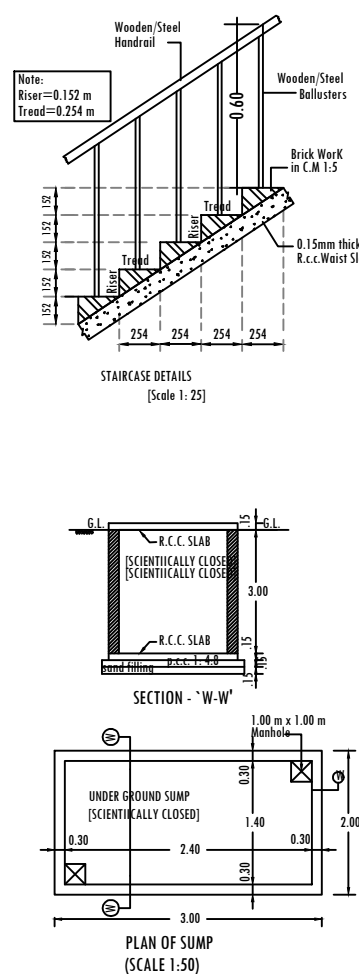
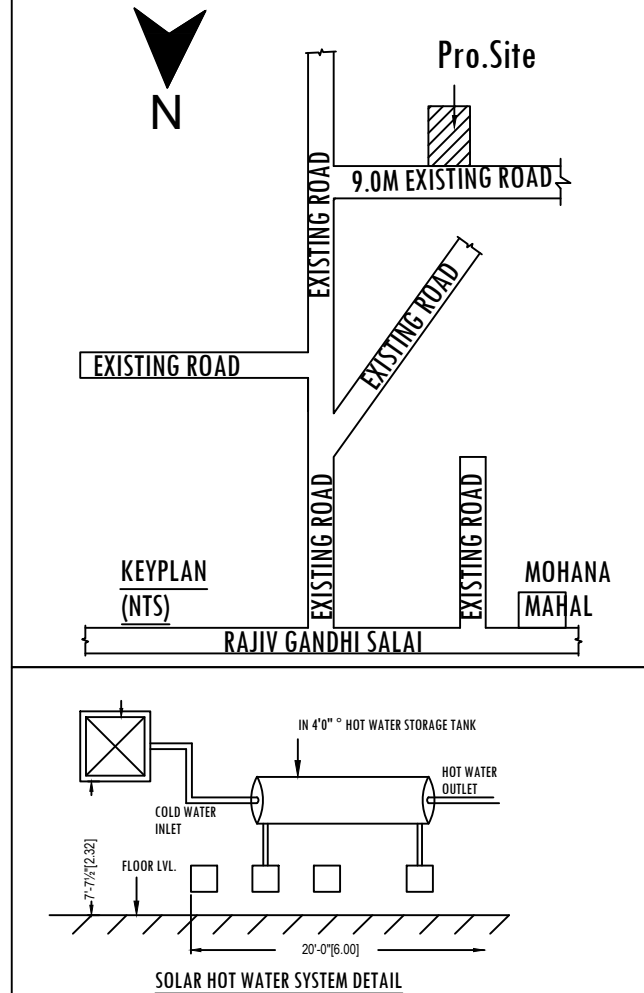
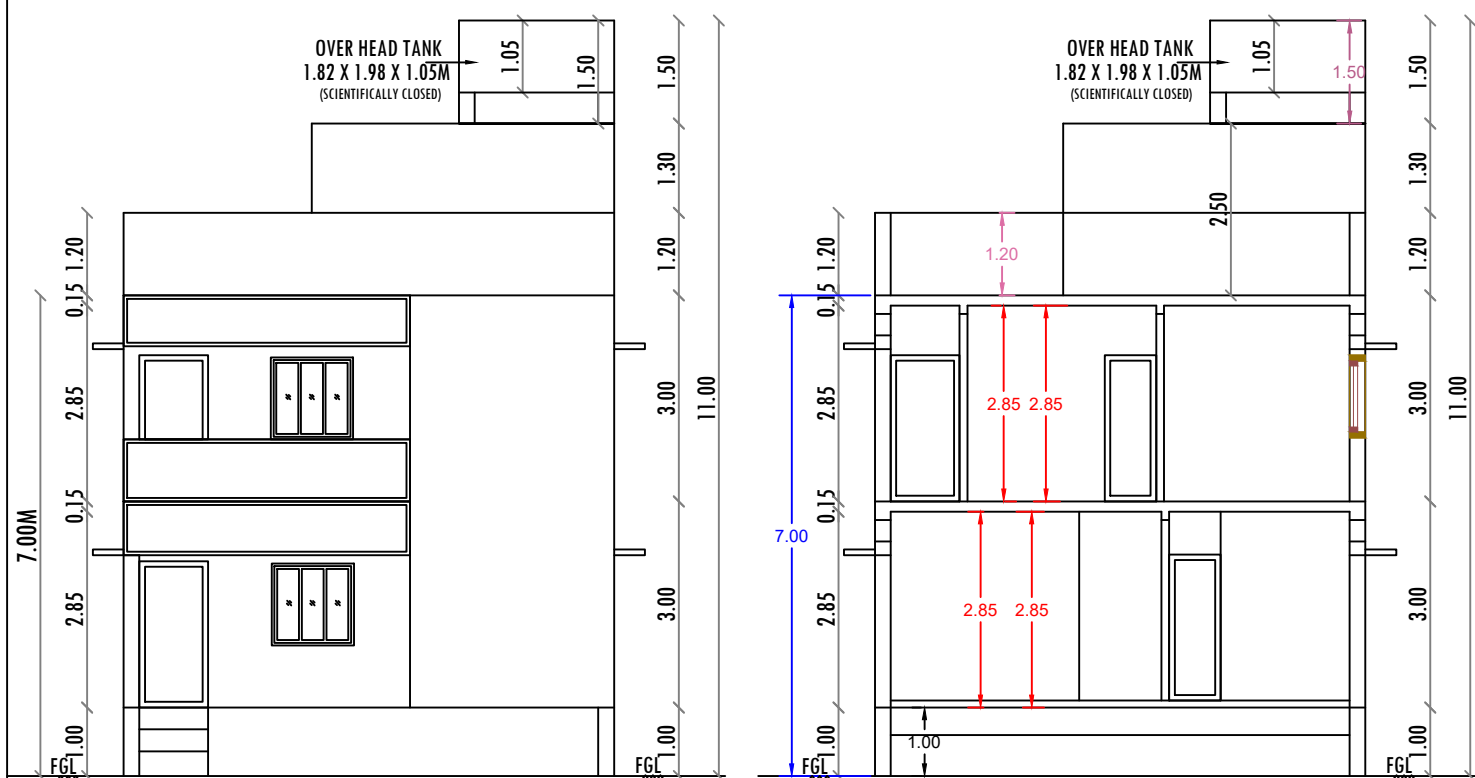
Rural Panchayat

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 A Residential Building Ground Floor+1 Floor With 3 Dwelling Units (7.0M Height) At Plot No.27,"AURUM GARDEN", Comprised In Old S.No.326/4 & 326/4A Of Thaiyur'A' Village, Thiruporur Taluk, Chengalpattu District, Thiruporur Panchayat Union Limit.

NOTE: LAYOUT APPROVED VIDE: L.P/MLPA NO.4/2017.



AREA DETAILS	
GROUND FLOOR	: 74.95 SQ.M
FIRST FLOOR	: 90.96 SQ.M
TOTAL	: 143.35 SQ.M
PARKING	: 16.00 SQ.M
HEAD ROOM	: 9.94 SQ.M
TOTAL BUILT UP AREA	: 169.29 SQ.M
PLOT EXTENT	
AS PER DOCUMENT	: 139.35 SQ.M
FSI	: 1.02

- SPECIFICATION**
- Brick work : Super structure with main wall using CM 1:5 mortar, Parapet Wall CM 1:4.
 - Wood work : Main door teak and other doors kongu wood.
 - R.C.C work : Minimum grade of concrete M25.
 - Flooring : Vitrified tile & Marble flooring.
 - Earth work : All earth work excavation in foundation to be done as per the dimension given in the section drawing.
 - Plastering : All exposed concrete shall be plastered in CM 1:3, and all brick surface in CM 1:4 mortar.
 - Weathering : Weathering course shall be laid to slope in brick jelly, lime concrete average 115mm thick and finished with single layer of country tiles.

COLOUR INDEX SCALE - 1:100

PROPOSED ROAD BOUNDARY

OWNER

REGISTERED ENGINEER

E.A. LOKESH, R.E.
REGISTERED ENGINEER GRADE-II
CMDA: RE/II/2024/12/0015
DTCP: TVLR/RE/G-II/2024/04/003
CNA PLANNERS
No.4/12,Pandian Street, CIT Nagar East,
Chennai-35, Mob:7010574392/9629536781

PLAN_INFO
PLOT_AREA_M2=139.00
AS_AT_SITE=139.29
FMB_OR_PLR=139.00
AS_PER_DOCUMENT=139.35
PLOT_NO=27
TALUK=THIRUPORUR
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=9.14
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=9.14
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=250M
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY 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=326/4 AND 326/4A
PATTA_NO=-
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
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

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.

