

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

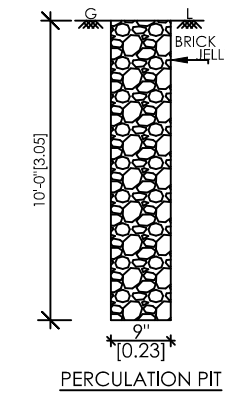
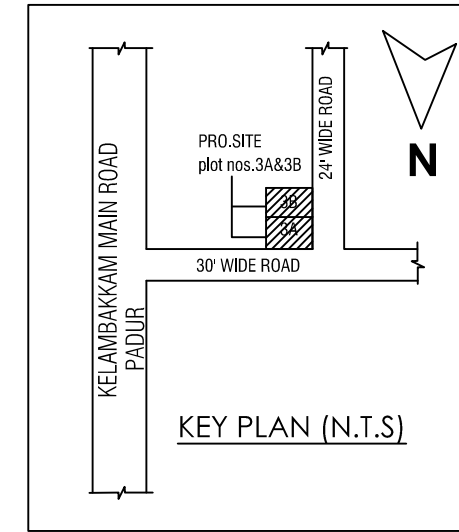
Rural Panchayat

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.

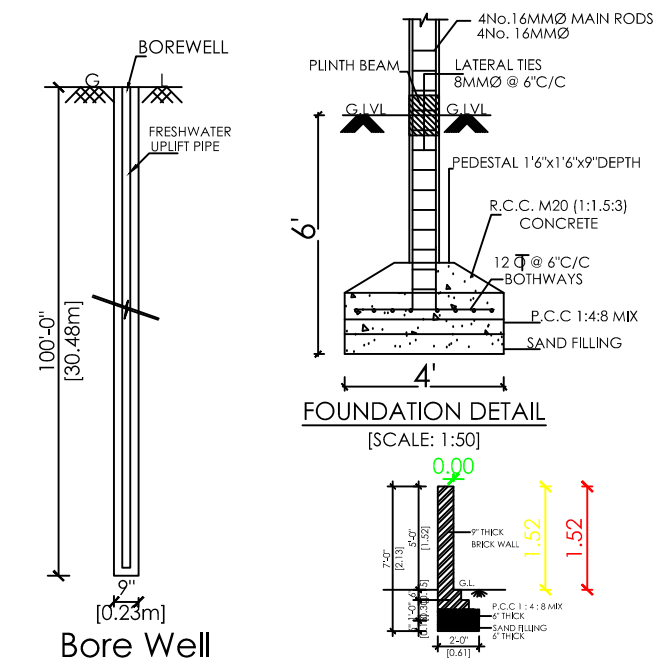
OLD S.NO: 594/1B3, PATTA NO.4992, AS PER PATTA NEW S.NO.594/54, PLOT NOS: 3A&3B, CHOLA AKSHAYAM GRAND PHASE -1 OF
PADUR VILLAGE, THIRUPORUR PANCHAYAT UNION, THIRUPORUR TALUK, CHENGALPATTU DISTRICT,

NOTE:
VIDE DTCP LETTER R.C.NO.6127/2018 DATED 28/12/2018
LAYOUT APPROVAL NO.1007-50/2022/B1 DATED 19/12/2022
VIDE SUBDIVISION APPROVAL NO.0259-2/2023/B1 DATED 01/02/2023
VIDE PLOT NO.3 SUBDIVISION APPROVAL NO.0327-3/2023/B1 DATED 02/03/2023



PLAN INFO
JURISDICTION_TYPE = PANCHAYAT
PATTA_NO = 4992
PLOT_NO = 3A & 3B
TALUK=THIRUPORUR
SINGLE_FAMILY_BLDG=YES
AREA_TYPE=OTHERS
PREMIUM_FSI_REQUIRED=NO
AS_PER_DOCUMENT=263.65
ACCESS_WIDTH_M=15.00
ROAD_WIDTH=9.00
RWH_DECLARED=YES
CRZ=NO
SECURITY_ZONE=NO
FMB_OR_PLR=264.00
AS_AT_SITE=263.40
AVG_PLOT_WIDTH=15.23M

SURVEY_NO= 594/54
DISTRICT=CHENGALPATTU
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
PLOT_AREA_M2=263.65
AVG_PLOT_DEPTH=15.23M
ROAD_LENGTH=15.8
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_GOV'T_BLDG=NO
IF_HERITAGE_TOWN_LESS THAN_1 KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO



JOINERIES		
MAIN DOOR	MD	1.07 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.22 X 1.22
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX		STAIRCASE
PROPOSED		WIDTH - 0.91M
ROAD		RISER - 0.15M
SITE BOUNDARY		TREAD - 0.25M

ALL DIMENSION ARE IN METERS

EXTENT	IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)		2838.00	263.65
PLOT AREA (AS PER PATTA)		2842.00	264.00
GROUND FLOOR AREA		1435.19	133.33
FIRST FLOOR AREA		1876.42	174.32
SECOND FLOOR AREA		1876.42	174.32
TOTAL AREA		5188.03	481.97
F.S.I		1.82	
COVERAGE		66.1 %	

NON F.S.I AREA

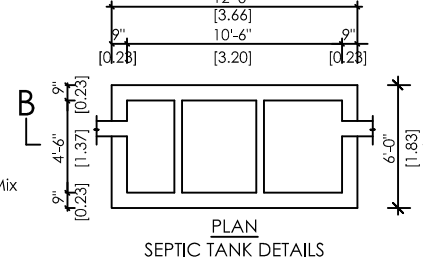
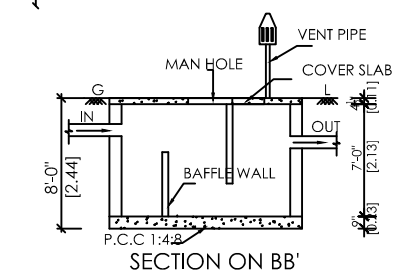
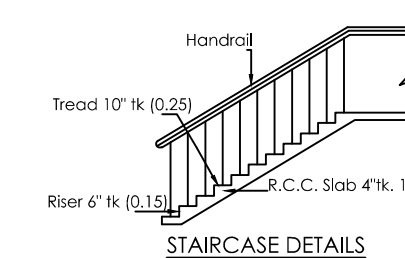
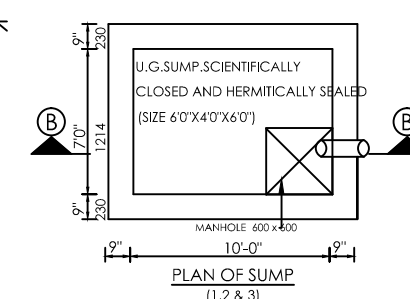
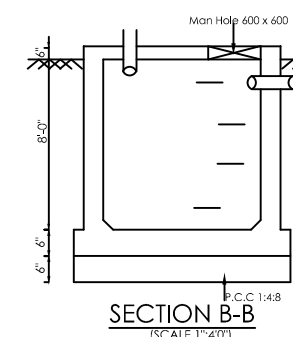
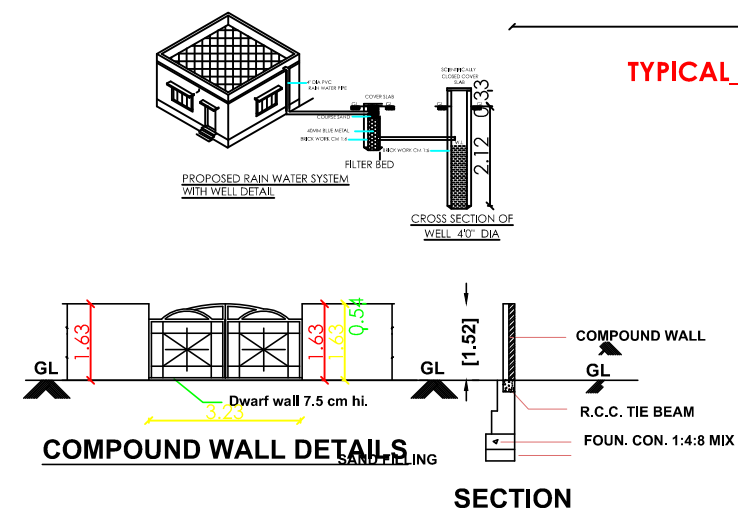
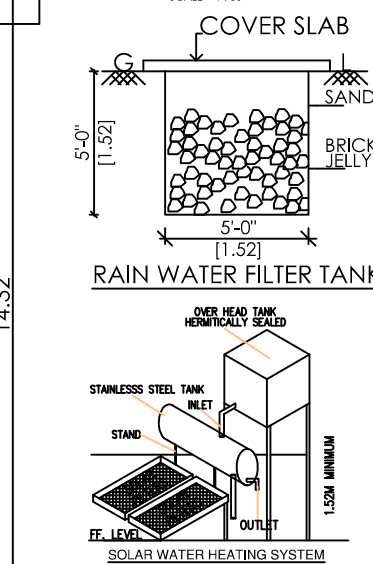
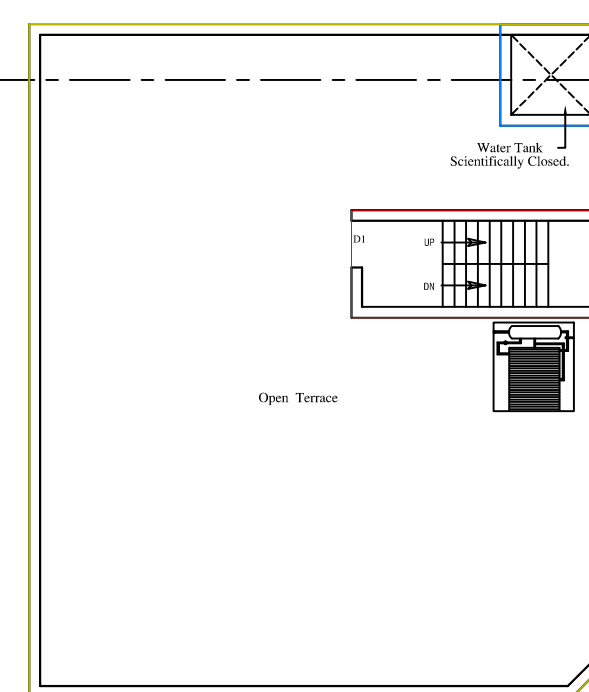
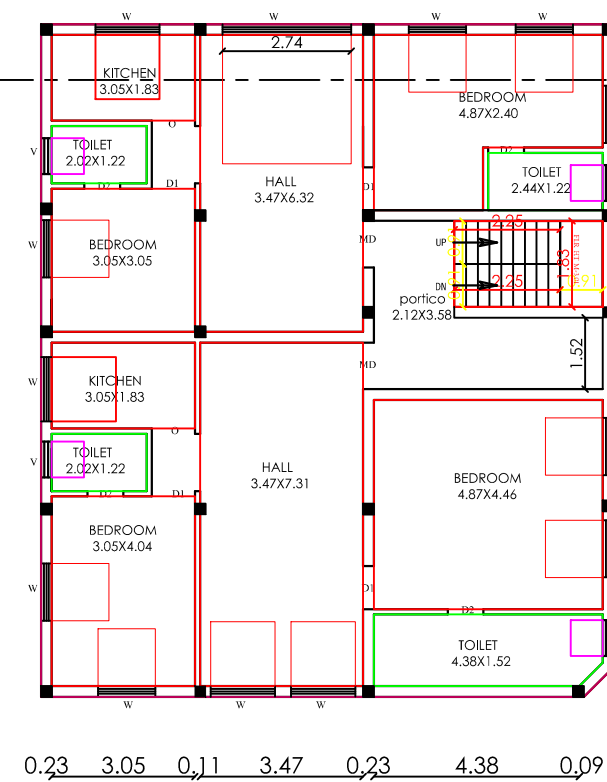
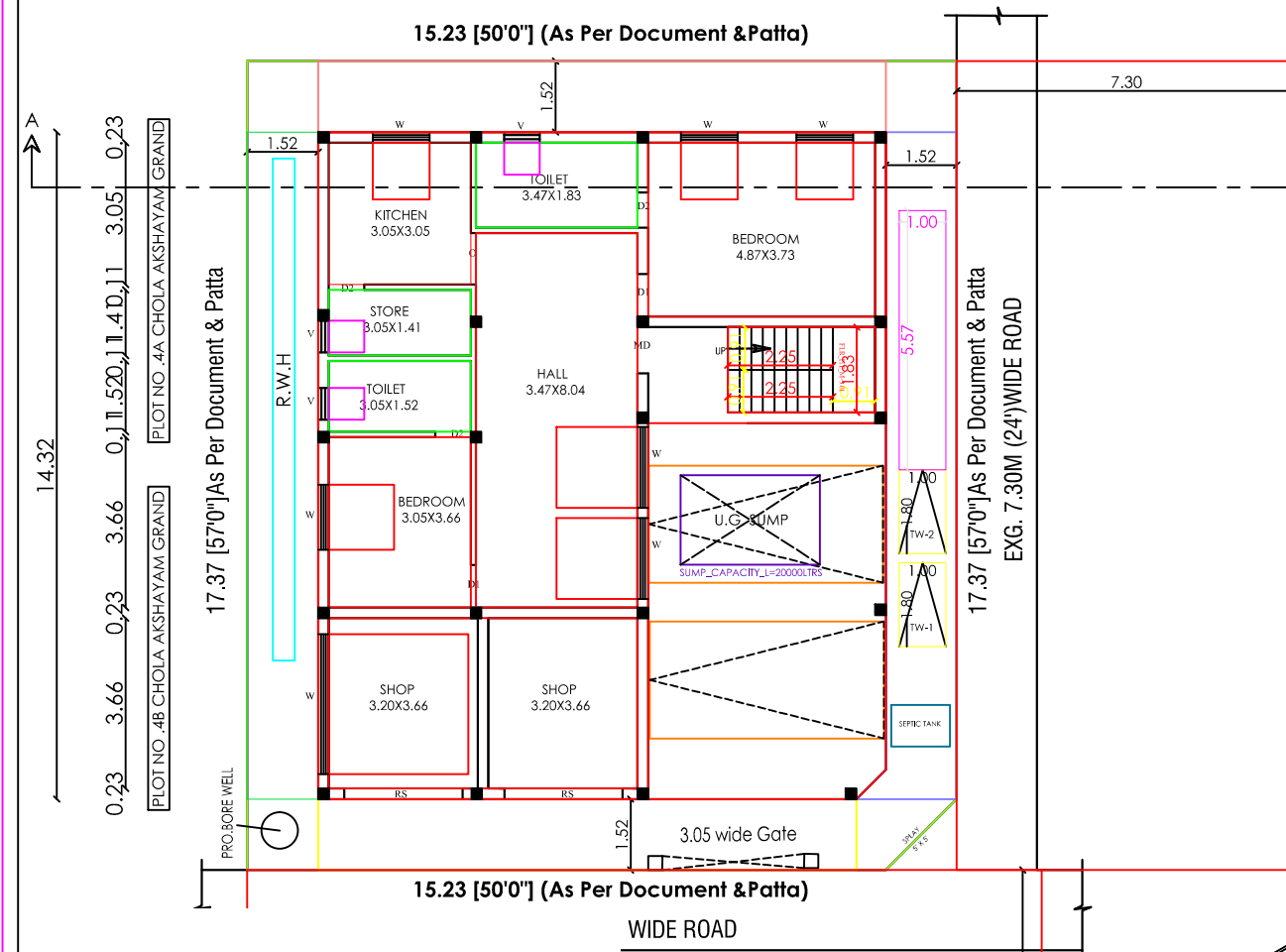
HEAD ROOM AREA	131.32	12.20
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OWNER :

P. Murugan
Er. P. MURUGAN
 LICENSED SURVEYOR & REGISTERED ENGINEER
 CMDA REG. NO. RE/GR-III/19/08/288
 GREATER CHENNAI CORPORATION REG. NO. RE303212019
 Shop No. 14, 1st Floor, Municipality New Building Complex
 Shanmugam Road, West Tambaram, Chennai-600 045
 Mobile No: 9841669914 / 9841669913

LICENSED SURVEYOR :

MODERN PLANNERS
SHOP NO.14, SHANMUGAM ROAD,
WEST TAMBARAM,
CHENNAI-600045
PH : 9841669914/9884408231



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.

