

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 Residential Building, Ground +1 Floor With 1 Dwelling Unit,  
At Plot No:.13&14,15 In "Province", In Document S.No:594/1C1, Patta.No.:4191 & 4192, As Per Patta Survey.No.:594/19&20,  
Of Padur Village , Thirupporur Taluk, Chengalpattu District. (Thirupporur Panchayat Union Limit).

DTCP APPROVAL NO:

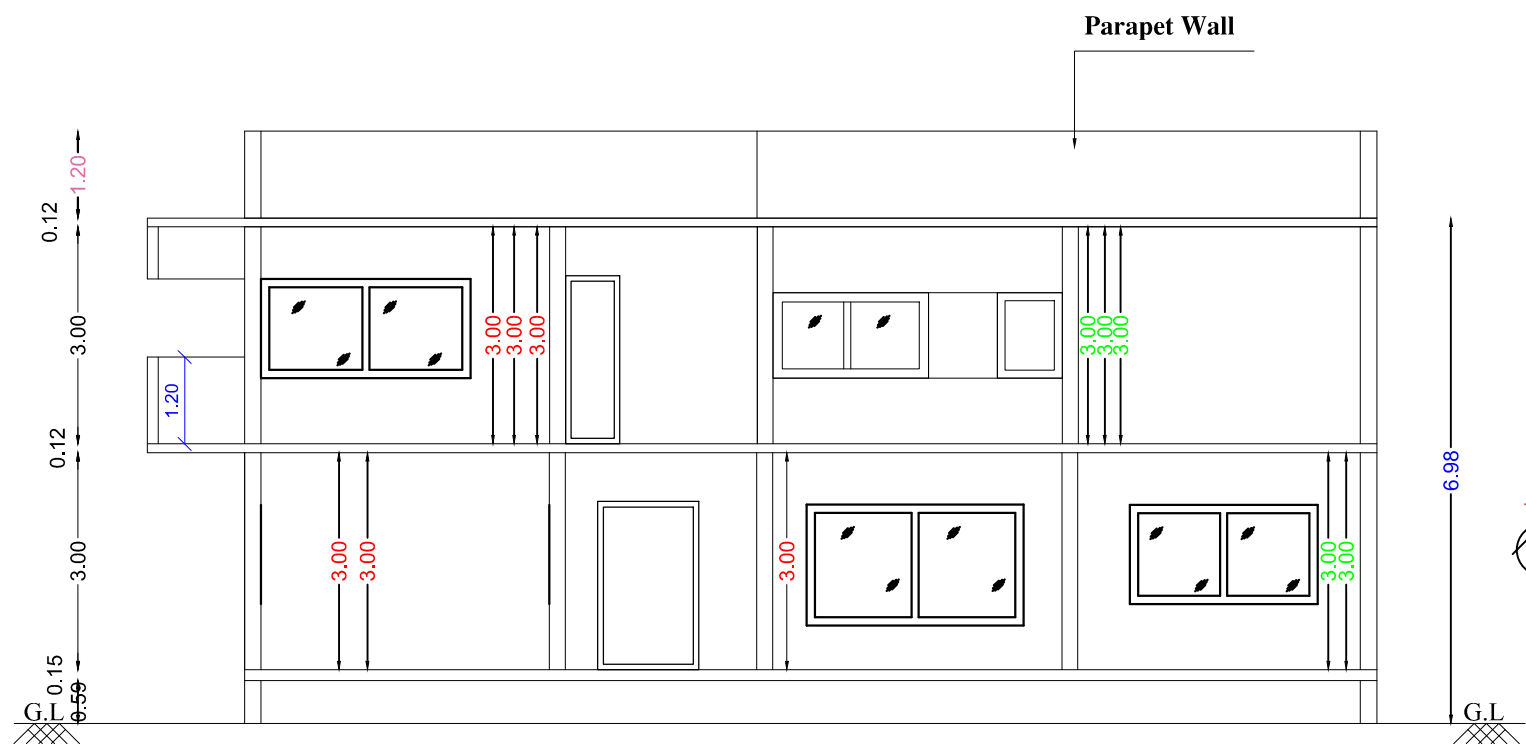
Planning Permit No:20/2021

Dated:05.05.2021

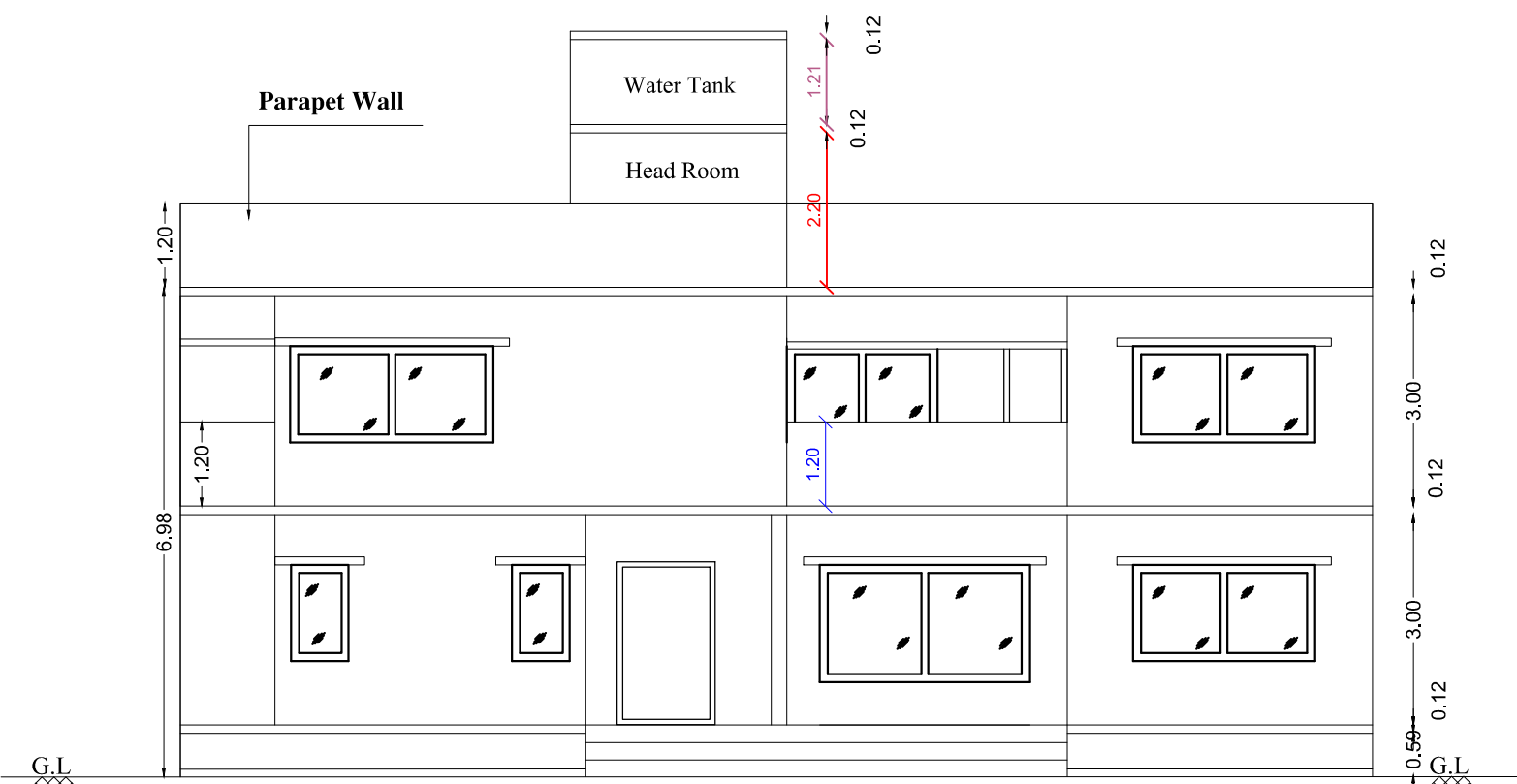
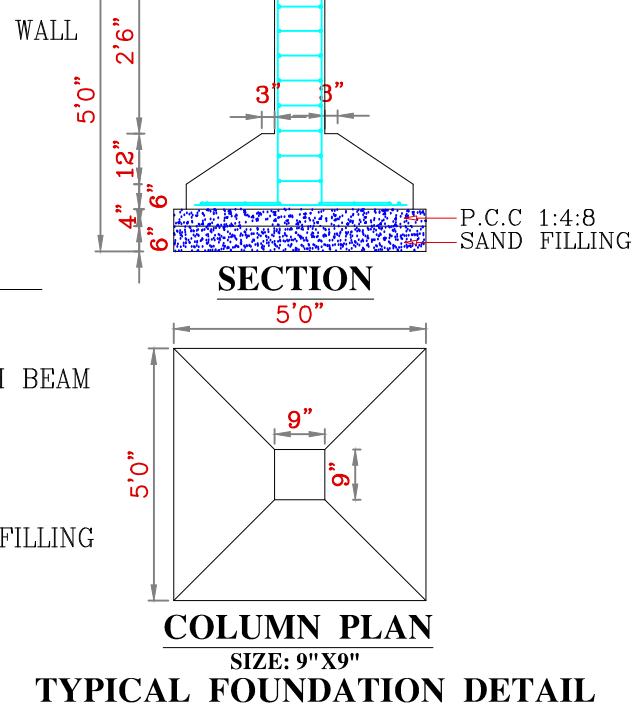
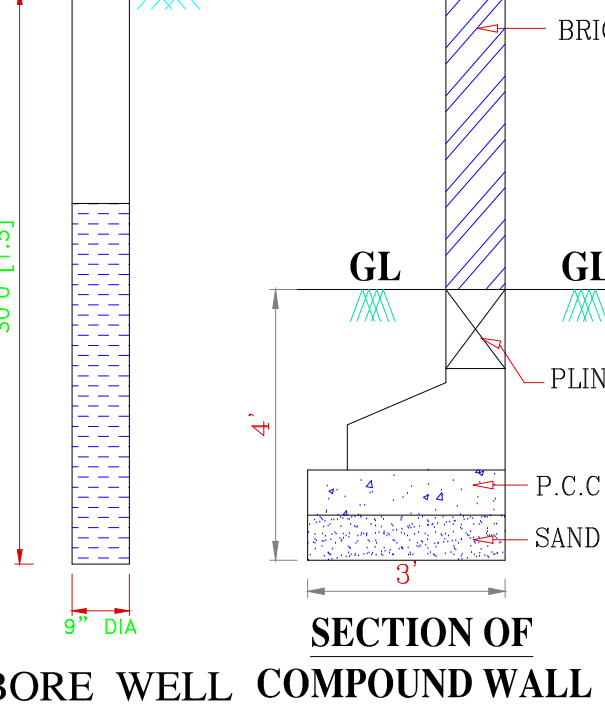
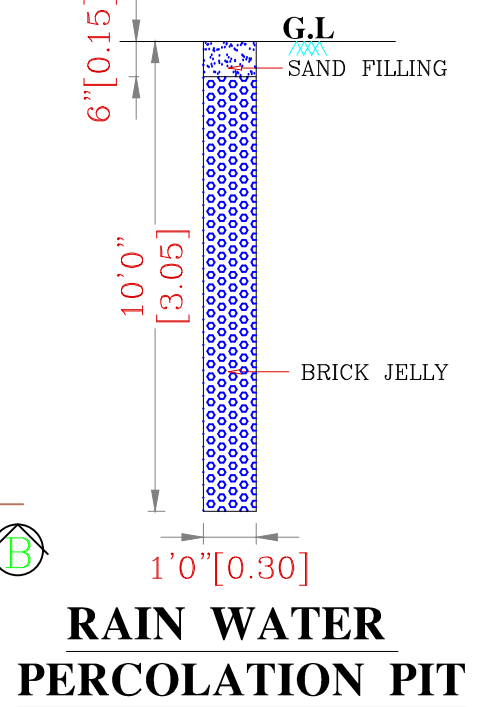
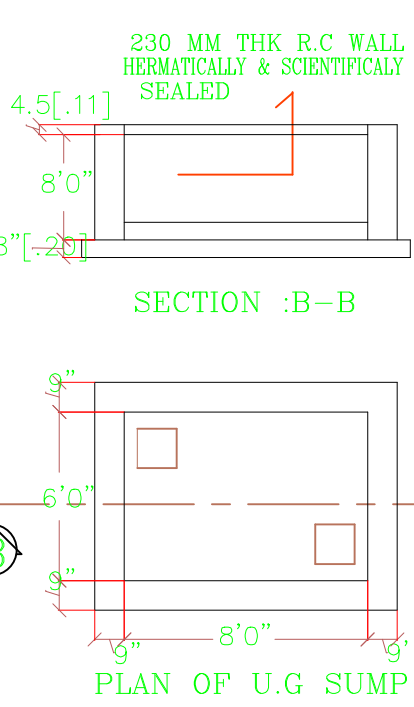
Special Officer /Padur Panchayat/BDO:930/2021

Dated:07.05.2021

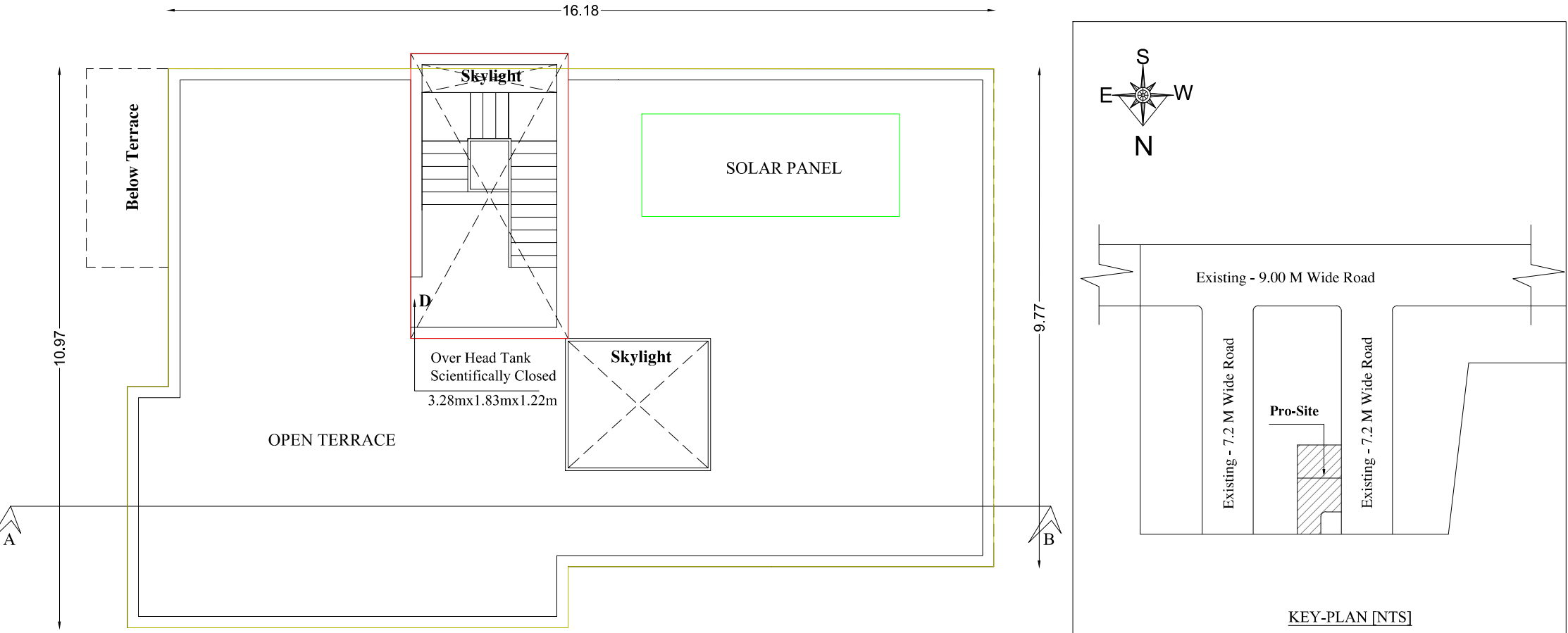
PLAN INFO  
PLOT\_AREA\_M2= 309.72  
AS\_PER\_DOCUMENT= 310.68  
AS\_AT\_SITE= 309.72  
FMB\_OR\_PLR= 310.00  
SINGLE\_FAMILY\_BLDG=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=20.75  
WHETHER\_GOVT\_OR\_AIDED\_SCHOOL=NO  
ROAD\_WIDTH=7.30  
ROAD\_LENGTH=100  
AVG\_PLOT\_DEPTH=13.72  
AVG\_PLOT\_WIDTH=26.06  
LAND\_USE\_ZONE = RESIDENTIAL  
PLOT\_NO=13,14 & 15  
SURVEY\_NO= 594/19  
DISTRICT=CHENGALPATTU  
TALUK=THIRUPPORUR  
PATTA\_NO= 4192,4191  
RWH\_DECLARED=YES  
BUILDING\_NEAR\_TO\_RIVER=NO  
AREA\_TYPE=OTHERS  
BUILDING\_NEAR\_MONUMENT=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
BUILDING\_NEAR\_GOVT\_BLDG=NO  
PROVISION\_FOR\_GREEN\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
FIRE\_PROTECTION\_AND\_FIRE\_SAFETY\_REQUIREMENTS=NO  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
NOC\_FIRE\_DEPT=NO  
PROVISION\_FOR\_ORANGE\_BUILDINGS\_AND\_SUSTAINABILITY=NO  
OSR\_APPLICABLE=NO  
OSR\_SURRENDER\_OR\_BUYBACK=BUYBACK  
PREMIUM\_FSI\_REQUIRED=NO  
IS\_APPROVED\_LAYOUT=YES  
OSR\_SURRENDER\_OR\_BUYBACK=BUYBACK  
IS\_SWIMMING\_POOL\_EXISTS=NO  
JURISDICTION\_TYPE=PANCHAYAT



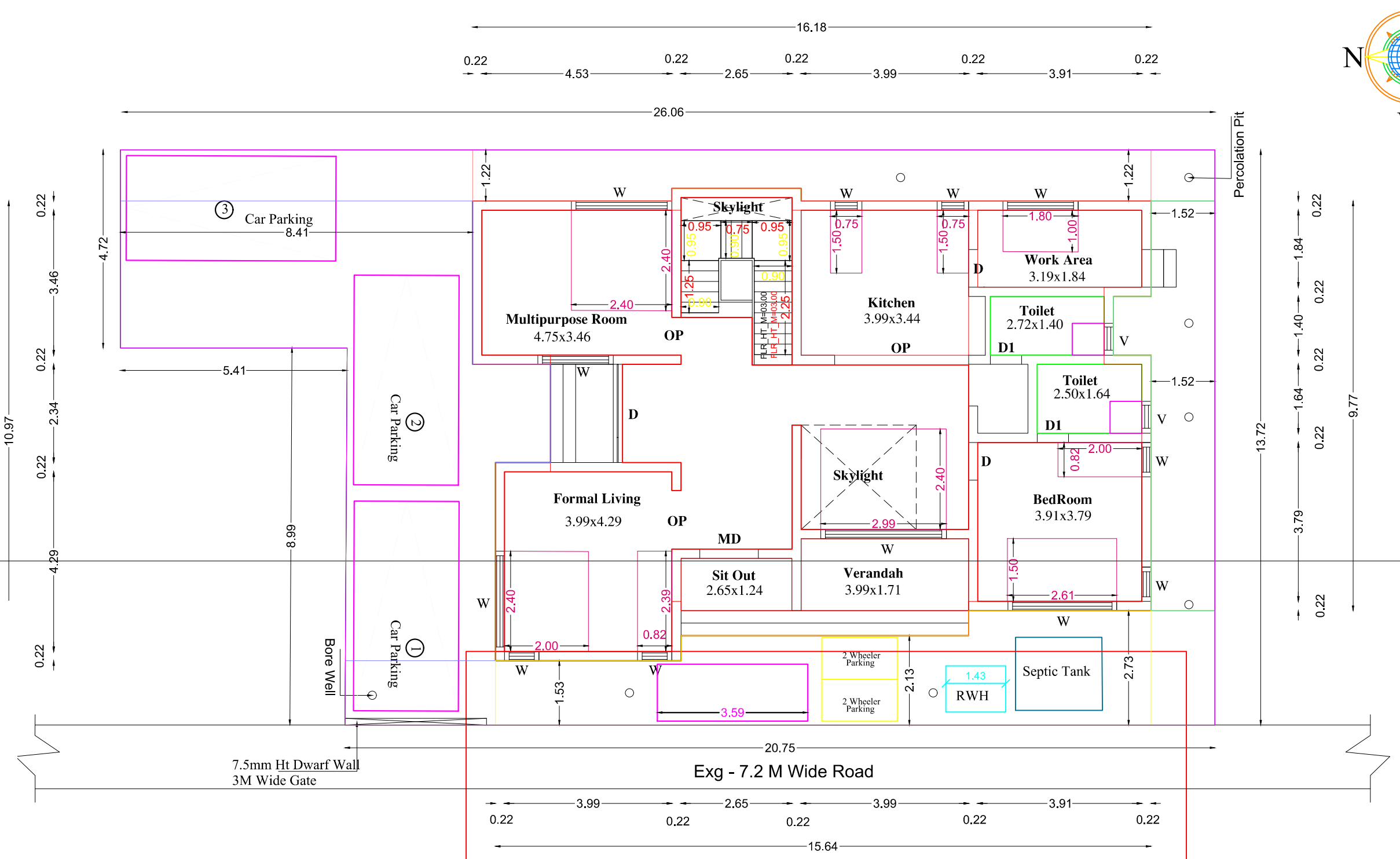
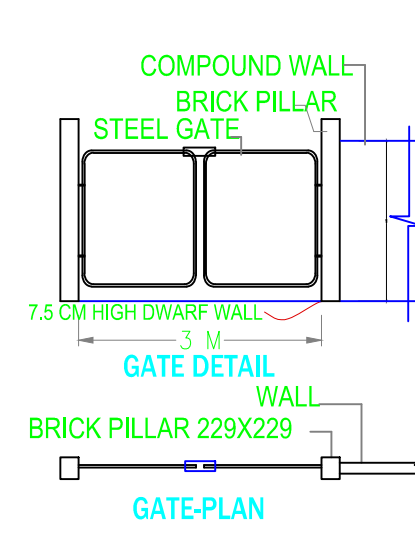
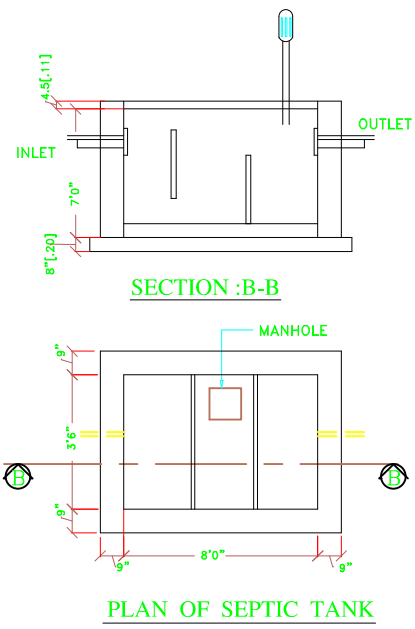
CROSS SECTION AT A-B



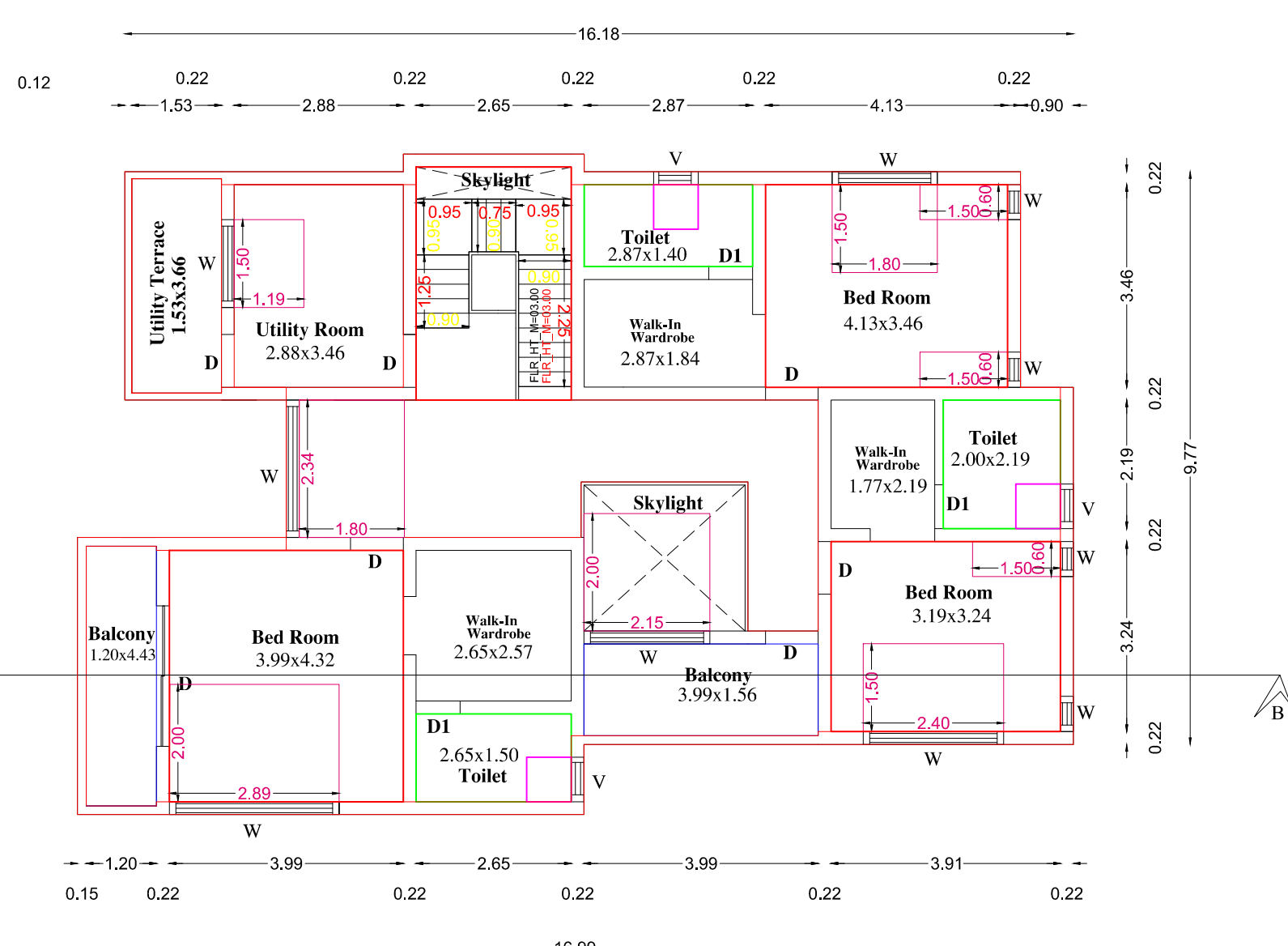
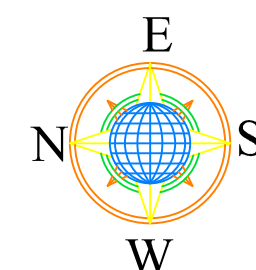
FRONT ELEVATION



FLOOR TERRACE PLAN



SITE CUM GROUND FLOOR PLAN



FLOOR 01

AREA DETAILS:

|                                                  | SQ.M   |
|--------------------------------------------------|--------|
| PLOT AREA (As Per Document) :                    | 310.68 |
| PLOT AREA (As Per Site) :                        | 309.72 |
| PLOT AREA (As Per Patta) :                       | 310.00 |
| PLOT AREA (As Per Super Imposed Plot Boundary) : | 309.72 |

|                     |        |
|---------------------|--------|
| GROUND FLOOR AREA : | 160.90 |
| FIRST FLOOR AREA :  | 162.45 |
| TOTAL AREA :        | 323.35 |

|                 |      |
|-----------------|------|
| PLOT COVERAGE : | 52 % |
| FSI :           | 1.04 |

|                 |       |
|-----------------|-------|
| NON FSI :       |       |
| HEADROOM AREA : | 17.26 |

SCHEDULE OF JOINERY:

|    |     |            |      |                        |
|----|-----|------------|------|------------------------|
| MD | --- | MAIN DOOR  | ---- | 3'-3"X7'-0"(0.99X2.13) |
| D  | --- | DOOR       | ---- | 3'-0"X7'-0"(0.91X2.13) |
| D1 | --- | DOOR       | ---- | 2'-6"X7'-0"(0.76X2.13) |
| W  | --- | WINDOW     | ---- | 4'-6"X4'-6"(1.37X1.37) |
| W1 | --- | WINDOW     | ---- | 5'-3"X5'-3"(1.60X1.60) |
| V  | --- | VENTILATOR | ---- | 2'-6"X2'-6"(0.76X0.76) |

ALL DIMENSION ARE IN FEET & METER

SCALE : 1"=8'.0" ( 1: 100)

OWNER:  
A. Akilandeswarj

Er. L. Akilandeswarj  
Registered Architect Gr-II(RA)  
Greater Chennai Corporation RA-200052024  
No: 7/1, 21st Cross Street, Indra Nagar,  
Adyar, Chennai - 600 020.  
Mobile: 9790709422

LICENSED SURVEYOR:

# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

