

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

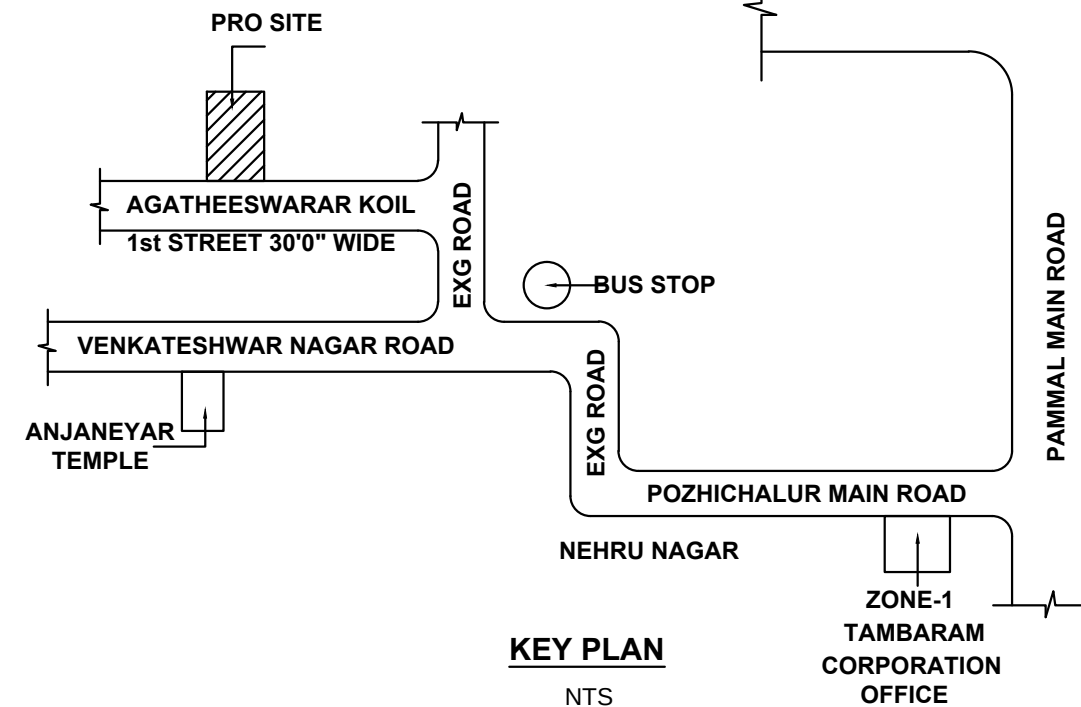
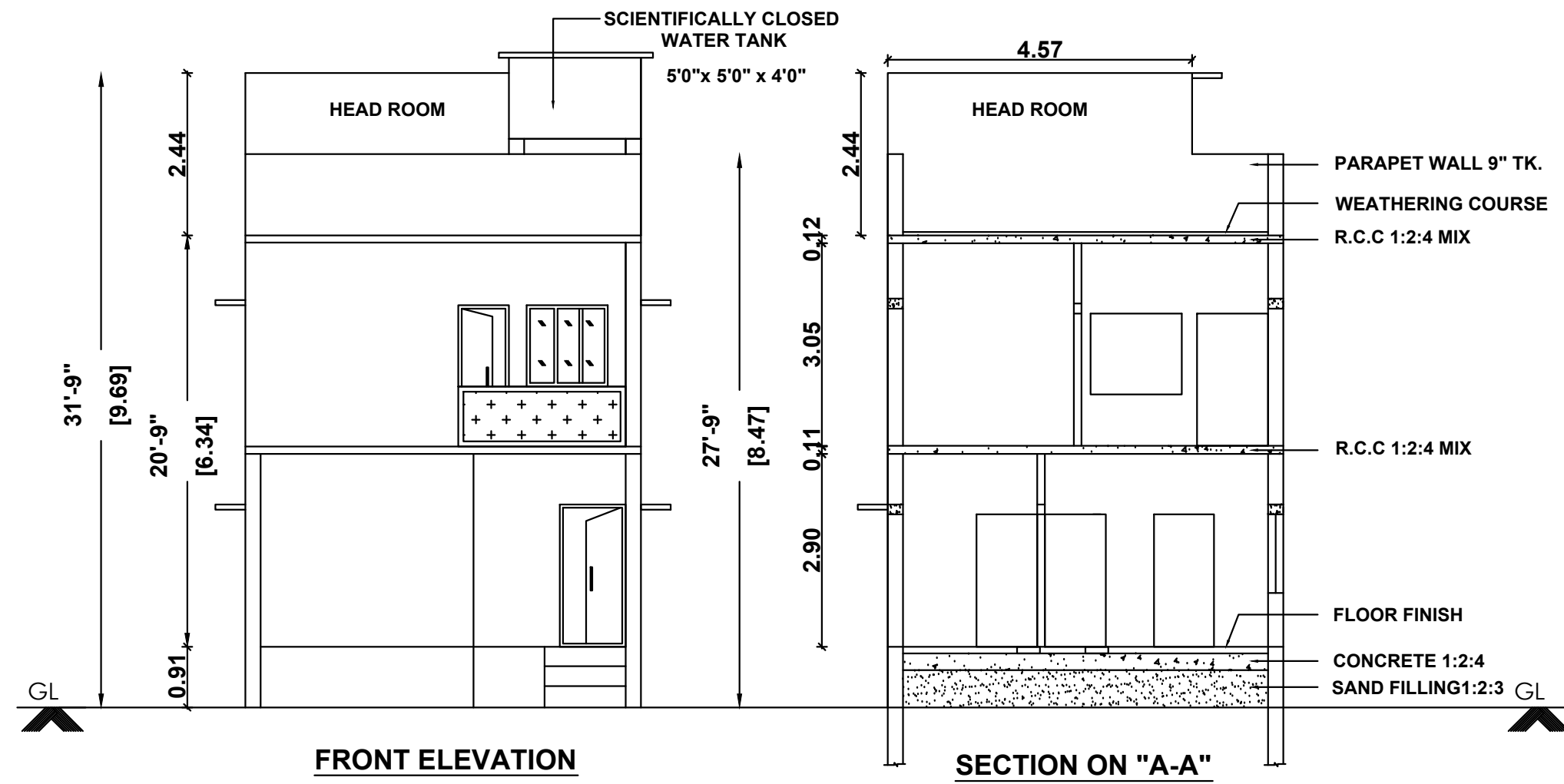
Building Plan

ISSUING AUTHORITY

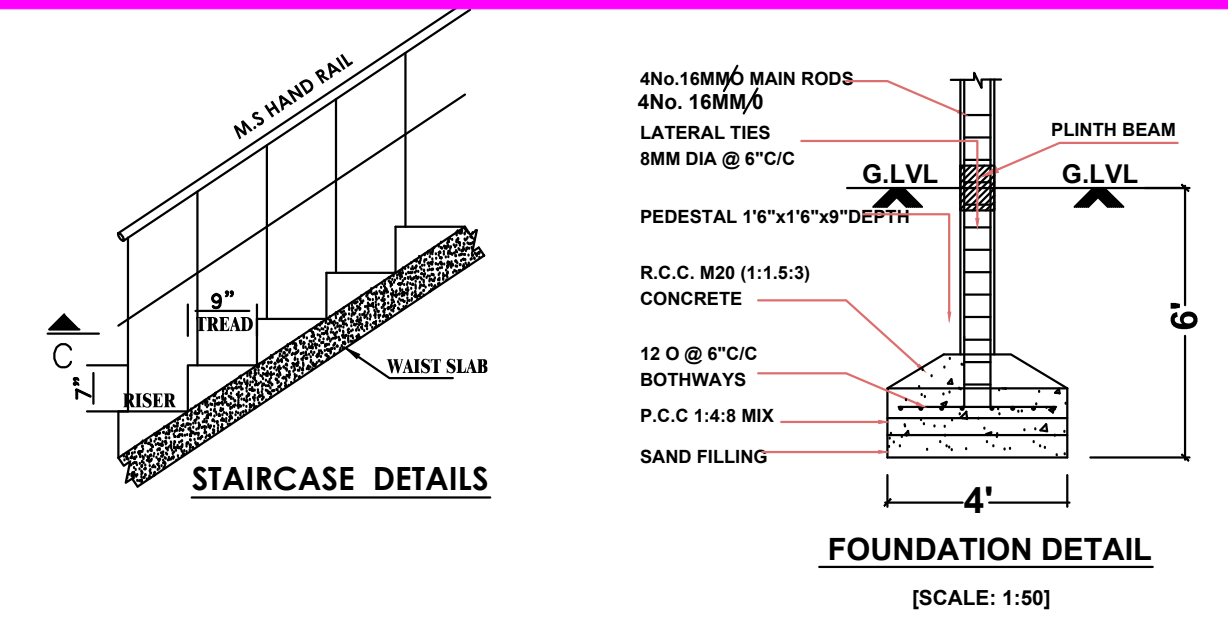
Rural Panchayat

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 INFO
 PLOT AREA M2=155.16
 AS AT SITE=155.16
 FMB OR PLR=156.80
 AS PER DOCUMENT=155.16
 DISTRICT=CHENGALPET
 TALUK=PALLAVARAM
 SURVEY NO= 119/13B
 PATTI NO= 12276
 IS SWIMMING POOL EXISTS=NO
 IS APPROVED LAYOUT=NO
 SINGLE FAMILY BLDG=NO
 CRZ=NO
 SECURITY_ZONE=NO
 ACCESS_WIDTH_M=9.00
 ROAD_WIDTH=9.00
 ROAD_LENGTH=100
 AVG_PLOT_DEPTH=19.58
 AVG_PLOT_WIDTH=7.92
 LAND_USE_ZONE=RESIDENTIAL
 PLOT_NO=27&28 (Schedule - C)
 RW_DECLARED=YES
 OSR_APPLICABLE=NO
 OSR_SURR_BUYBACK_RETAIN=NO
 PREMIUM_FSI_REQUIRED=NO
 BUILDING_NEAR_TO_RIVER=NO
 AREA_TYPE=OTHERS
 BUILDING_NEAR_MONUMENT=NO
 BUILDING_NEAR_GOVT_BLDG=NO
 PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
 FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
 JURISDICTION_TYPE=PANCHAYAT
 IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
 EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=33.00



PLAN SHOWING THE EXISTING BUILDING TO BE DEMOLISHED AND PROPOSED CONSTRUCTION OF GROUND FLOOR AND FIRST FLOOR RESIDENTIAL BUILDING WITH 2 DWELLING UNITS AT PLOT No. 27 & 28 (SCHEDULE - 'C' PORTION), AGATHEESWARAR KOVIL 1st STREET, IN OLD S. NO : 119/1 & 119/2A, AS PER PATTI NEW S. NO: 119/13B, PATTI NO : 12276 OF POZHICHALUR VILLAGE, PALLAVARAM TALUK, CHENGALPATTU DISTRICT. ST. THOMAS MOUNT PANCHAYAT UNION LIMITS,

CMDA LAND USE ZONE - PRIMARY RESIDENTIAL		
JOINERIES		SCALE: 1:100.
MAIN DOOR	MD	3'3" X 7'0"
DOOR	D1	3'0" X 7'0"
DOOR	D2	2'6" X 7'0"
WINDOW	W	4'0" X 4'0"
KITCHEN WINDOW	KW	3'0" X 4'0"
JOLLY	J	4'0" X 4'0"
VENTILATOR	V	2'6" X 2'6"
COLOUR INDEX		STAIRCASE
PROPOSED		WIDTH - 3'0"
ROAD		RAISE - 6"
DEMOLISH		TREAD - 10"
SITE BOUNDARY		

AREA STATEMENT DETAILS

As per Patta : 155.00 (Sq. M.) 1668.42 (Sq. Ft.)
 As per Document : 155.29 (Sq. M.) 1671.00 (Sq. Ft.)

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :				
S. No.	DESCRIPTION	Sq. Ft.	FSI (Sq. M.)	NON-FSI (Sq. M.)
1	Ground Floor	670.27	62.27	-
2	First Floor	574.80	53.40	-
3	Head Room	113.02	-	10.50
5	Portico	476.30	-	44.25
Total		1834.39	115.67	54.75

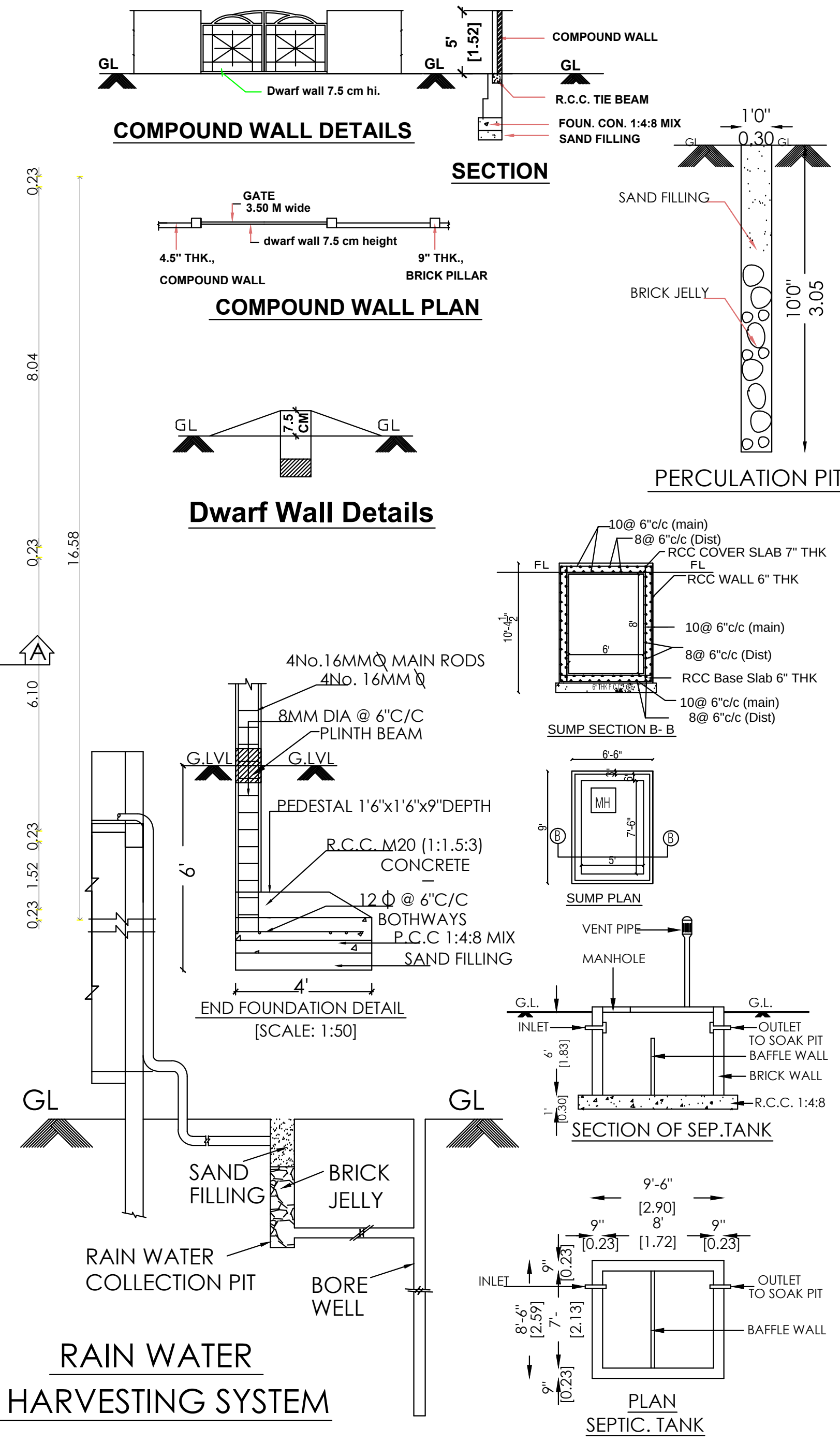
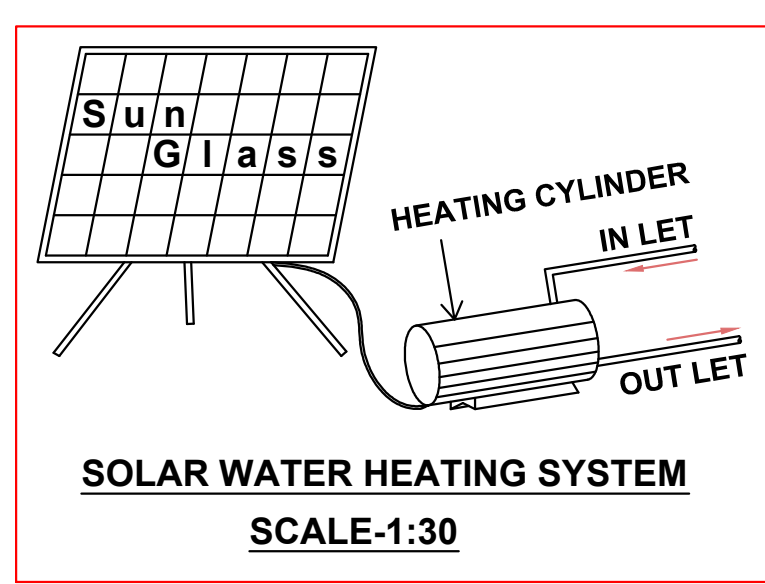
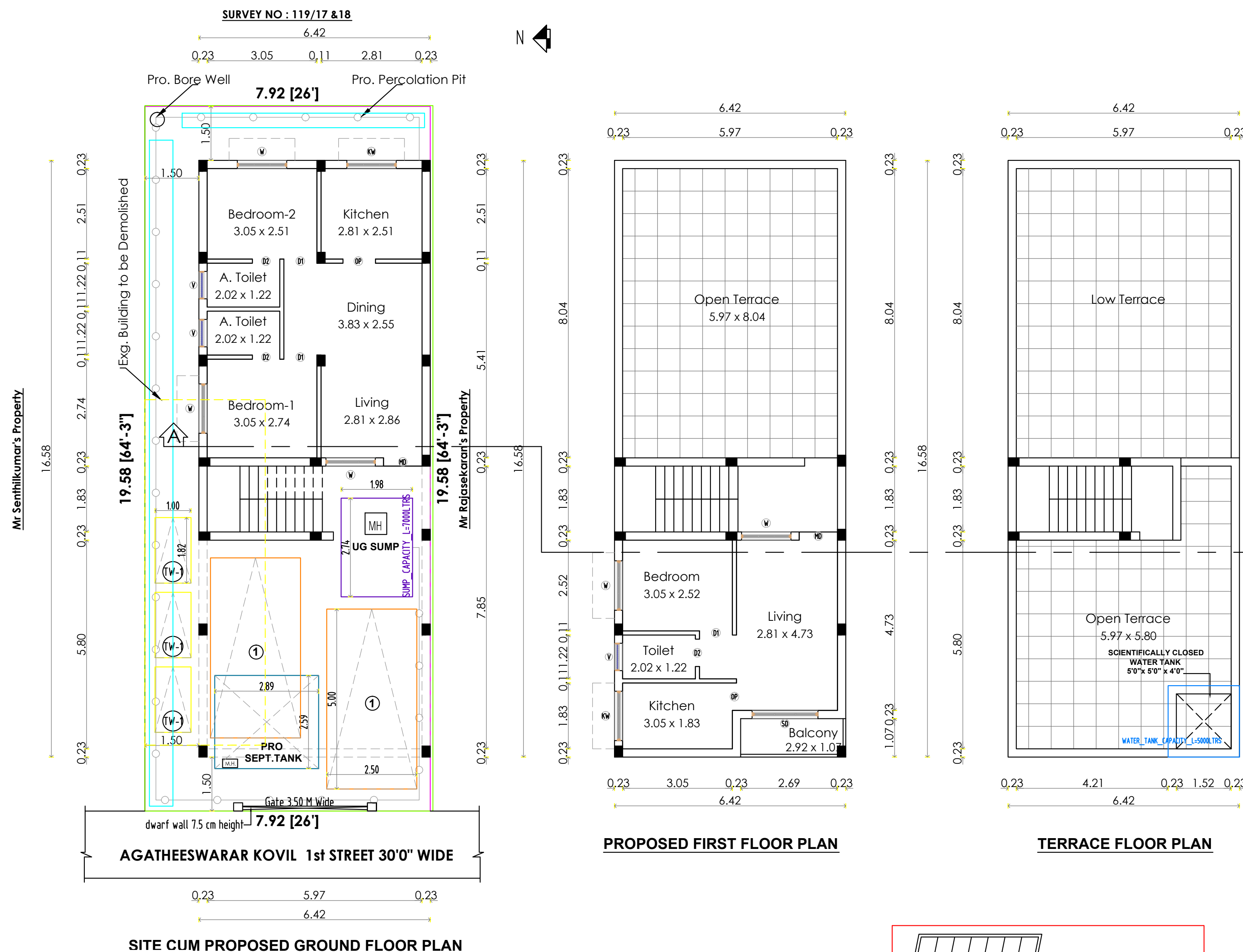
Total FSI Area = $\frac{115.67}{155.00} = 0.74$
 Plot Coverage = $\frac{62.27}{155.00} = 0.40\%$

Exg. Building to be Demolish 350.00 Sq. Ft. 32.52 Sq. M.

OWNER: Y. Yamunavani

R. POORNI, B.E.,
 Consulting Civil Engineer, Registered Engineer.
 Greater Chennai Corporation
 Reg. No. RE307102022. Dt. 23.05.2022
 24-A, Kasim Sahib Street, C. Pallavaram,
 Chennai - 43. Mob : 98410 21097 / 89257 31888
 E-mail: gpcivil@gmail.com

L.S /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

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.

