

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

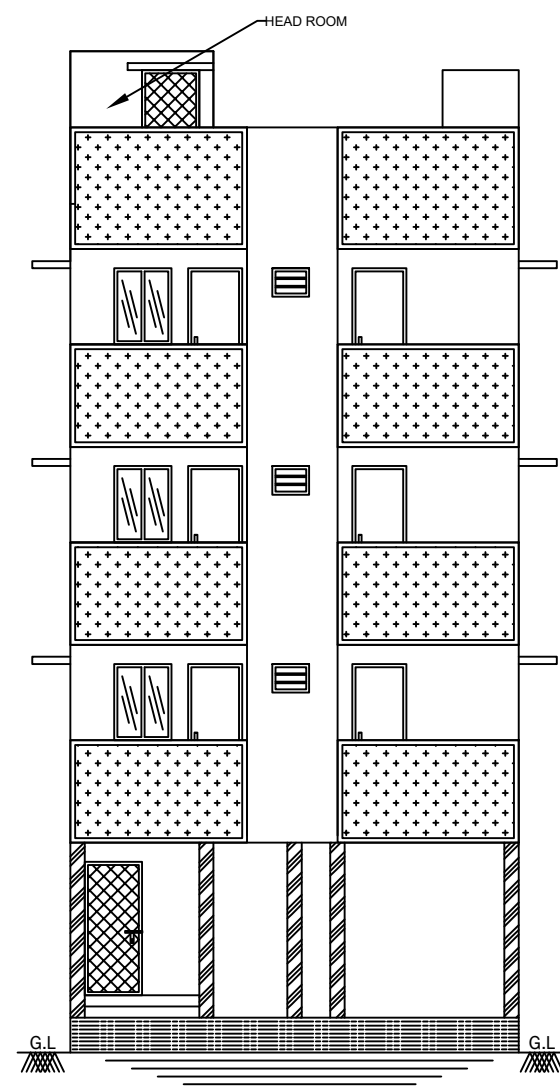
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

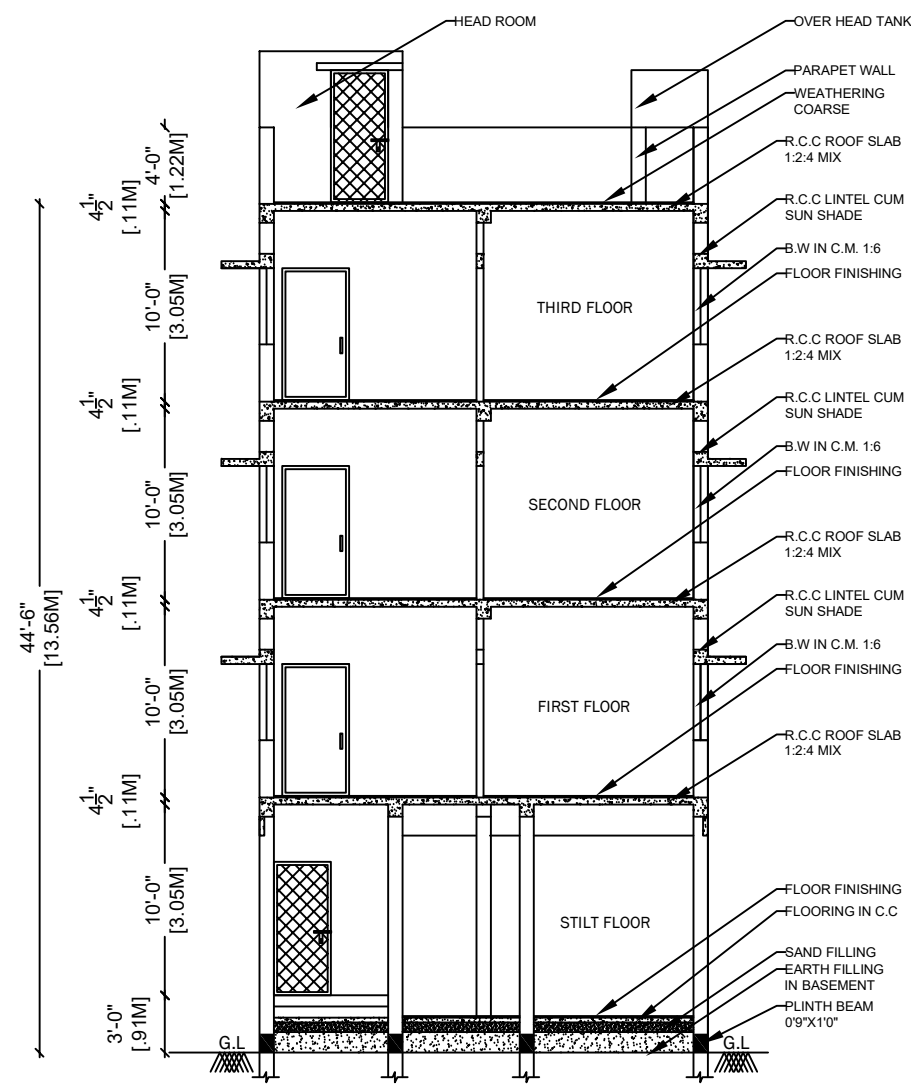
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR STILT CAR PARKING & TYPICAL FIRST FLOOR, SECOND FLOOR & THIRD FLOOR RESIDENTIAL BUILDING AT PLOT NO. 126, " JAWAHARLAL NEHRU NAGAR EXTN.", PATTa NO. 1227, OLD SURVEY NO. 372/1A21, AS PER PATTa NEW SURVEY NO. 411/27, LAYOUT APPROVED NO. D.T.C.P. M.85-74/L.P 36, KAYARAMBEDU VILLAGE & PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION, CHENGALPATTU TALUK & CHENGALPATTU DISTRICT.

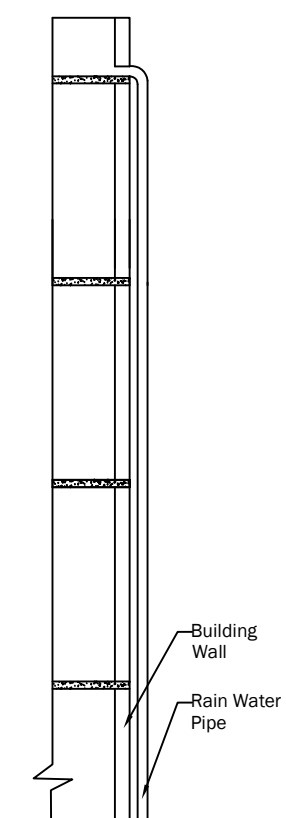
(SCALE : 1:100 - 1 INCH = 8 FEET)



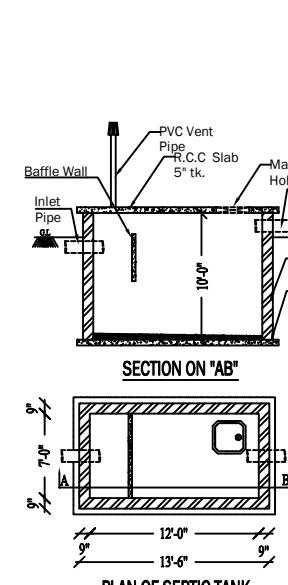
FRONT ELEVATION



SECTION ON "A-B"



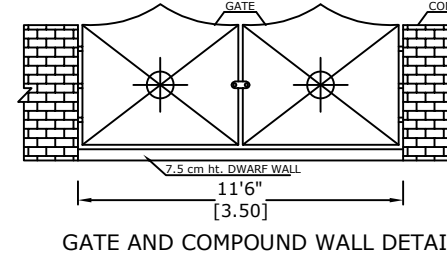
RAIN WATER HARVESTING SYSTEM



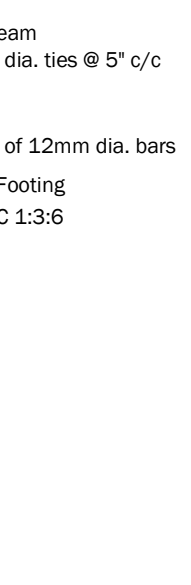
SECTION ON "AB"

PLAN OF SEPTIC TANK

PLAN OF FOUNDATION



GATE AND COMPOUND WALL DETAILS



OWNER'S SITE PLOT NO: 126

KEY PLAN (NOT TO SCALE)

OVERHEAD TANK

SOLAR WATER HEATING SYSTEM

STAIRCASE DETAILS

PERCUSSION PIT

SEC. OF BOREWELL

OPEN TERRACE PLAN

PARKING CALCULATION:-

NO OF CAR & BIKE STALL TO BE PROVIDED

CAR PARKING STALL : 2 NOS

TWO WHEELER PARKING STALL : 3 NOS

DWELLING UNIT - ABOVE 50 SQ.M BELOW 75 SQ.M

1. car space(stall) for every 2 dwelling units and

2. Two Wheeler space(stall) for every dwelling unit

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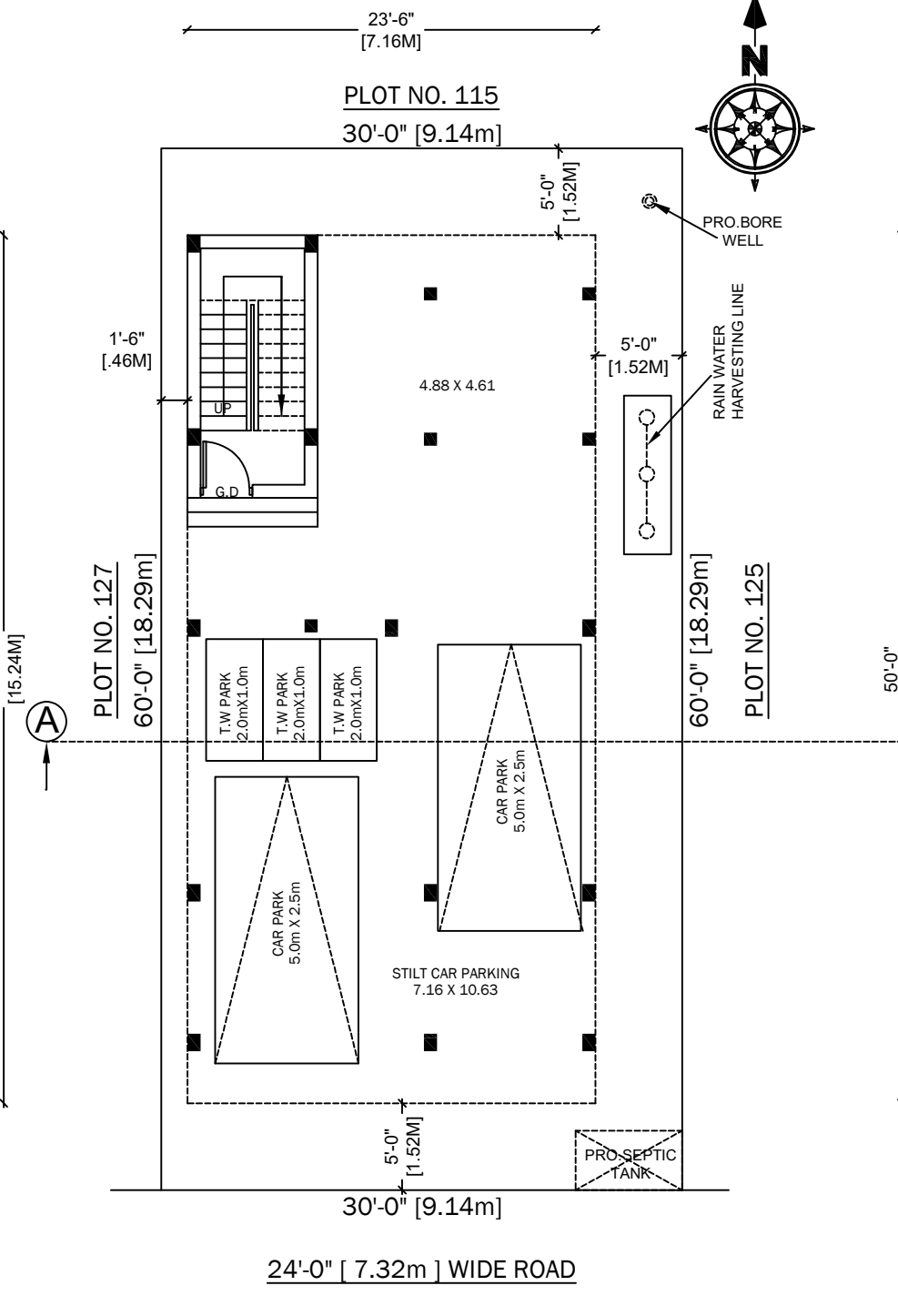
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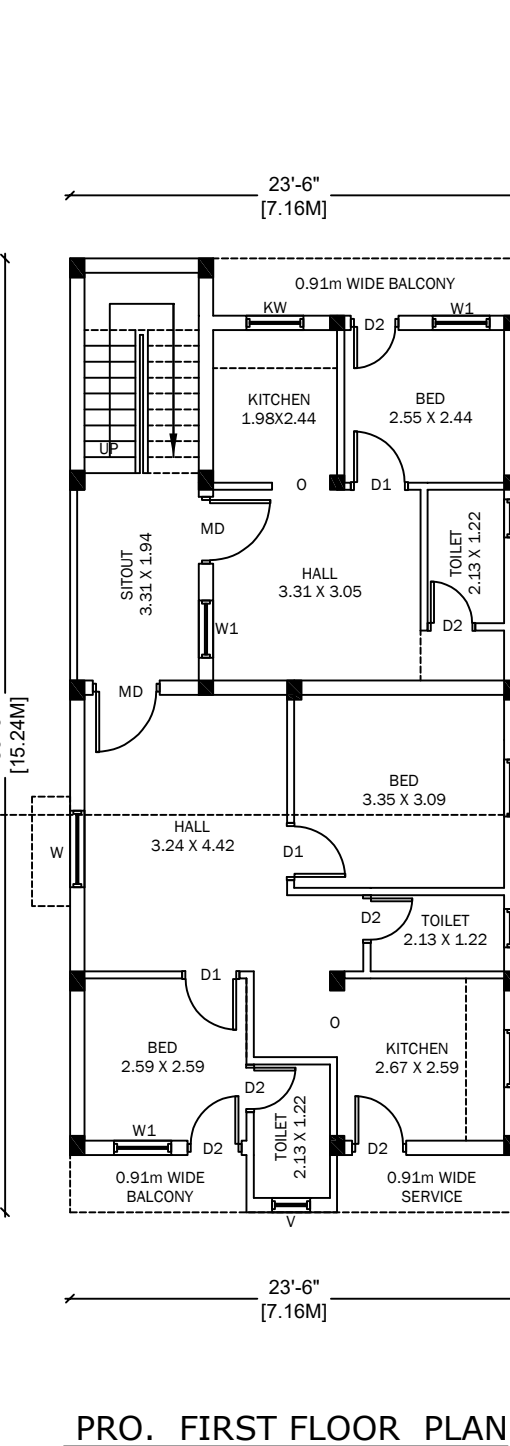
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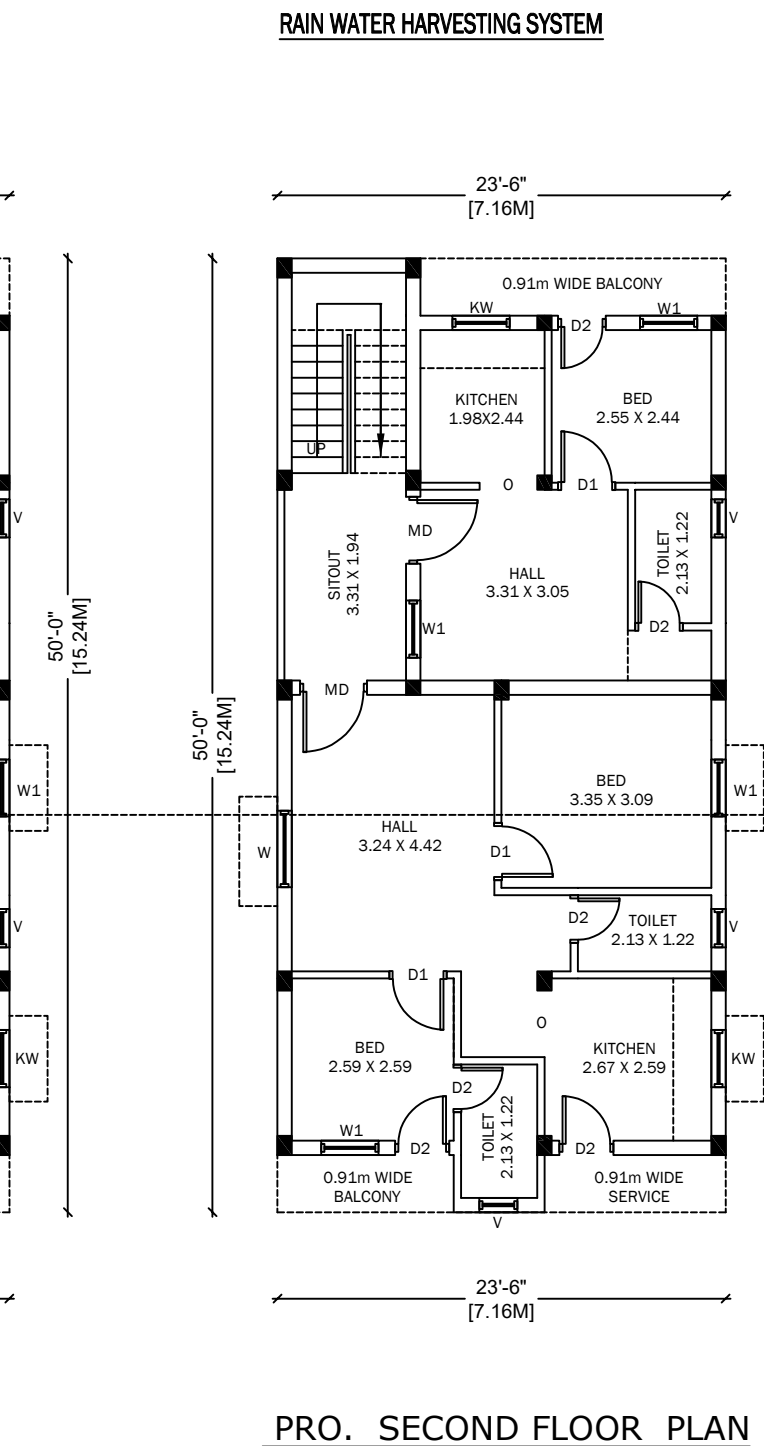
2.5m



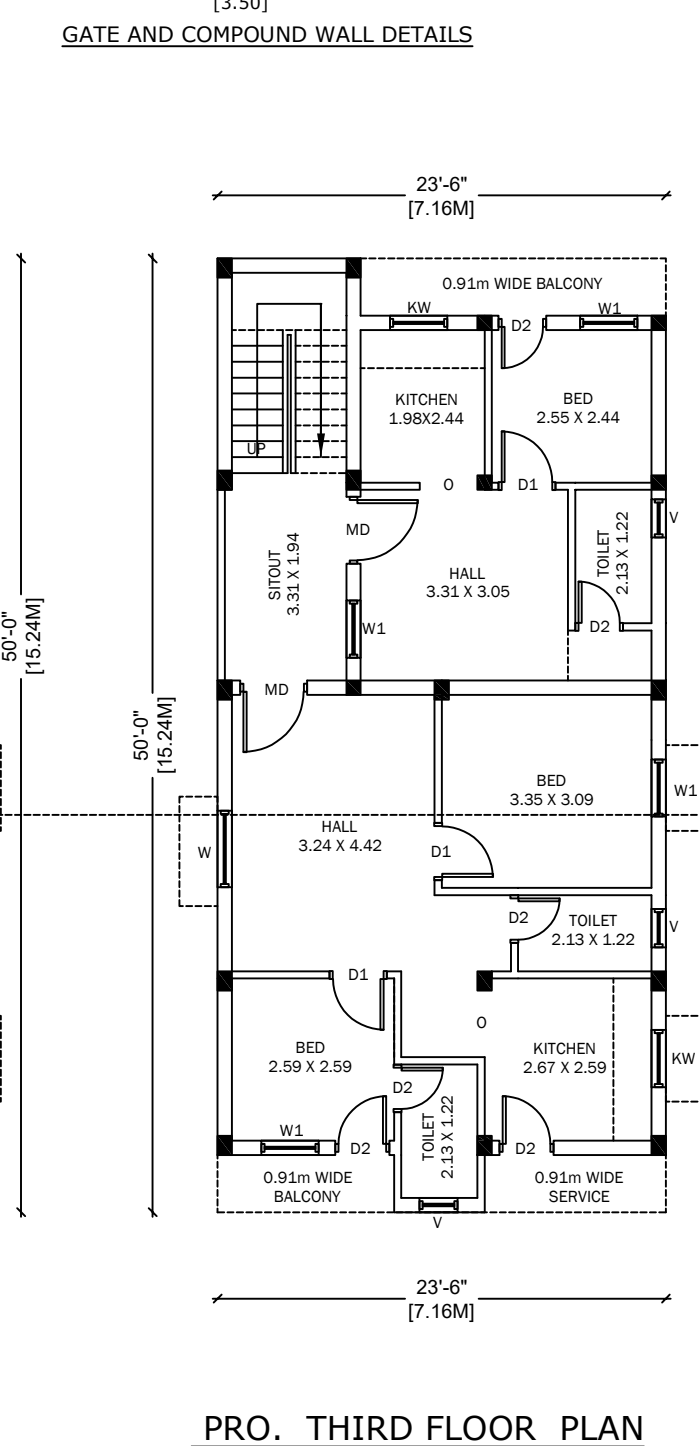
SITE CUM PRO. GROUND FLOOR STILT CAR PARKING PLAN



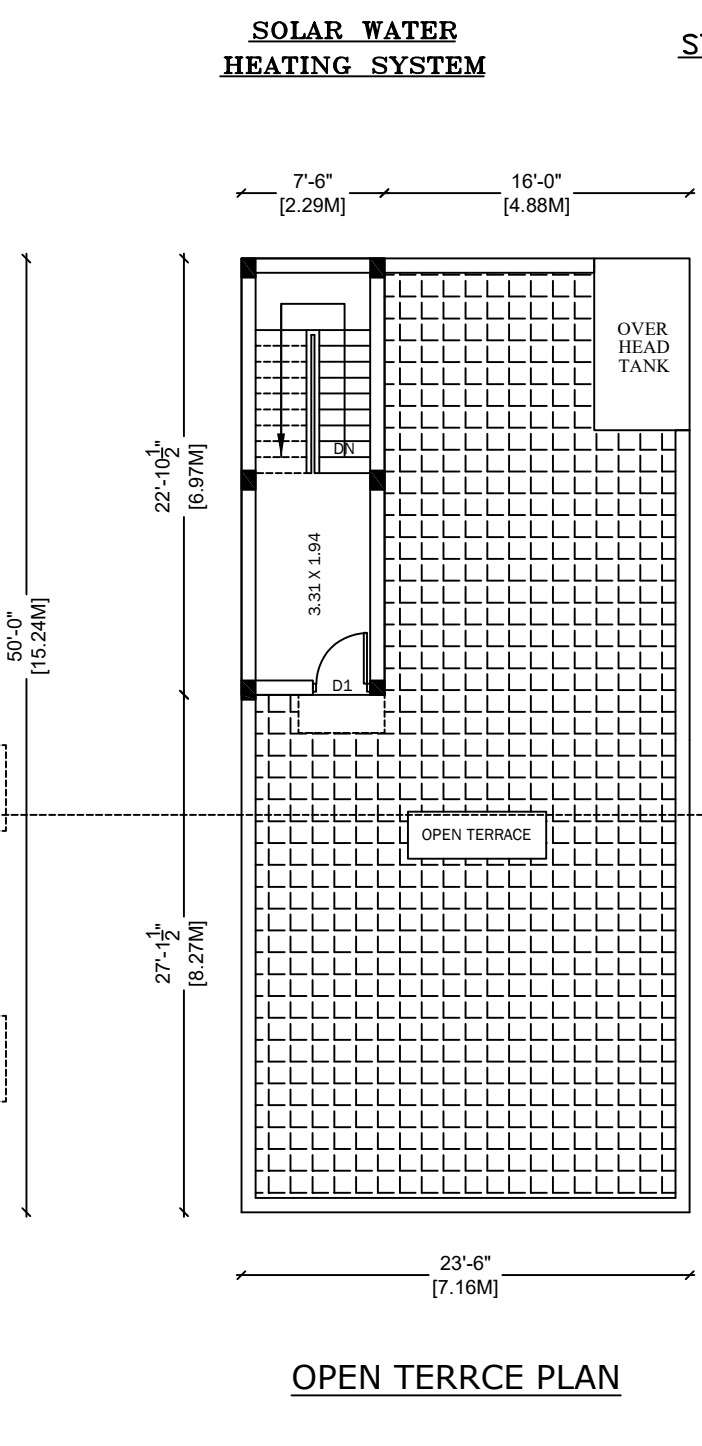
PRO. FIRST FLOOR PLAN



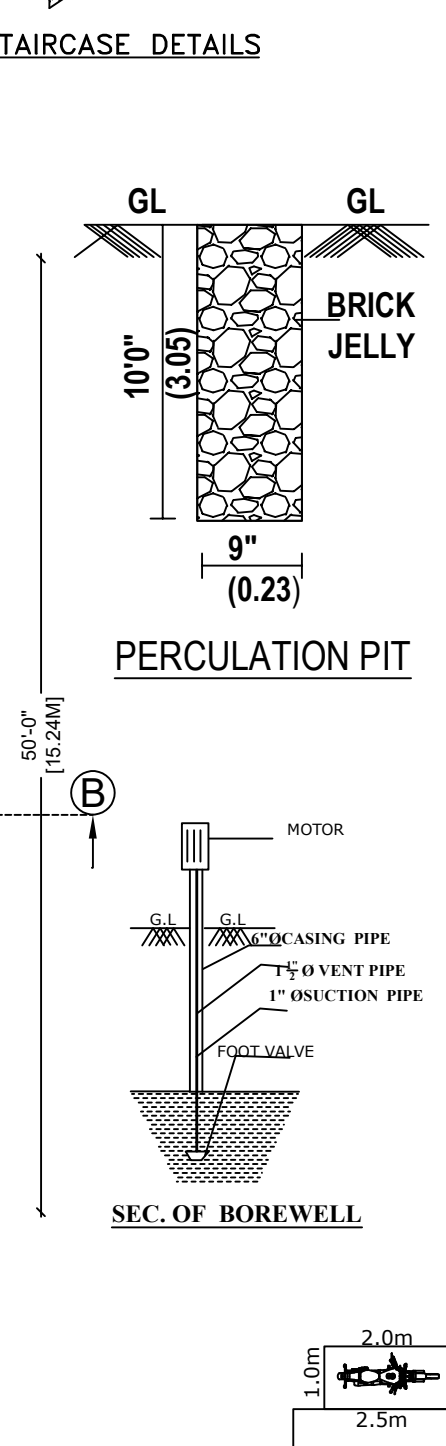
PRO. SECOND FLOOR PLAN



PRO. THIRD FLOOR PLAN



OPEN TERRACE PLAN



PERCUSSION PIT

SEC. OF BOREWELL

OPEN TERRACE PLAN

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SEC. OF BOREWELL

SCHEDULE OF JOINERIES		
MD	MAIN DOOR	1.07 X 2.13
GD	GRILL DOOR	0.91 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.52 X 1.22
W1	WINDOW 1	0.91 X 1.22
KW	KITCHEN WINDOW	0.91 X 0.91
V	VENTILATOR	0.61 X 0.46

AREA STATEMENT		
DESCRIPTION	SQ.FT	SQ.M
PLOT AREA	1800.00	167.22
F.S.I AREA		
AREA OF FIRST FLOOR	1175.00	109.16
AREA OF SECOND FLOOR	1175.00	109.16
AREA OF THIRD FLOOR	1175.00	109.16
TOTAL F.S.I AREA	3525.00	327.48
OPEN SPACE AREA	625.00	58.06
FLOOR SPACE INDEX (F.S.I)	1.96	
PLOT COVERAGE	65.27	
NON - F.S.I AREA		
PRO. G.F STILT CAR PARKING	1175.00	109.16
HEAD ROOM	171.50	15.93
TOTAL NON F.S.I AREA	1346.50	125.09

OWNER'S / APPLICANT NAME & SIGNATURE :

Mr. M. MANISEKAR

REGISTERED ENGINEER :

D. LOGESH D.C.E
REGISTERED ENGINEER GRADE - III(RE)
Reg No. CGDIST / RE / Gr-III / 2025 / 06 / 012
DEPUTY DIRECTOR OF DISTRICT TOWN AND COUNTRY PLANNING
CHENGALPATTU DISTRICT
MONIKA PLANNERS & CONSTRUCTIONS
NO.3, PGN COMPLEX, NELLIKUPPAM MAIN ROAD,
KAYARAMBEDU, GUDUVANCHERY - 603202
CELL : 89390 13148

MONIKA PLANNERS & CONSTRUCTIONS
AN ISO 9001:2015 CERTIFIED COMPANY
NO. 3,P.G.N Complex, Nellikuppam Main Road,
Kayarambedu, Guduvancherry - 603 202.
Phone: 89390 13148, E-Mail: monikaplayers@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

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

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

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.

