

PP

APPROVAL RECORD

Planning Permission

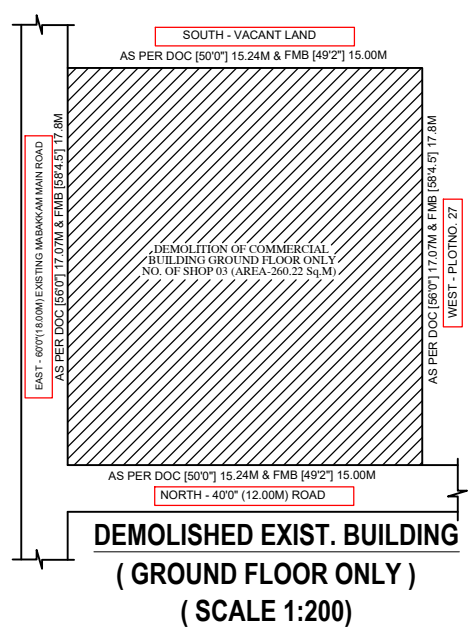
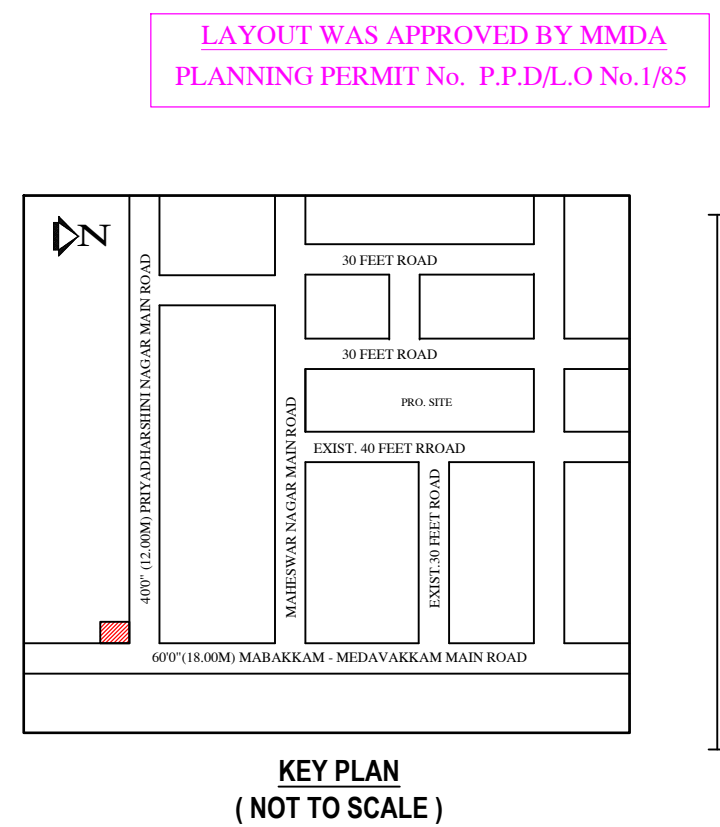
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

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

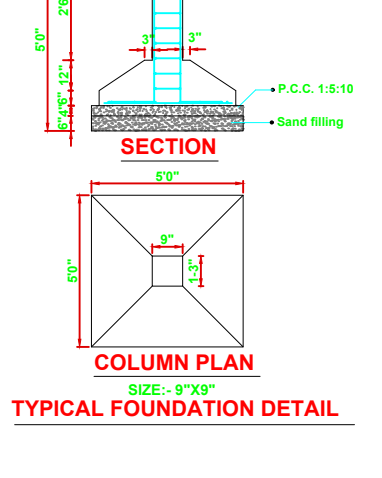
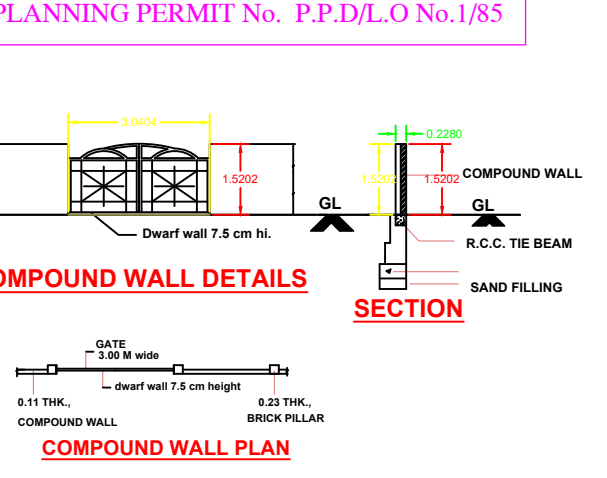
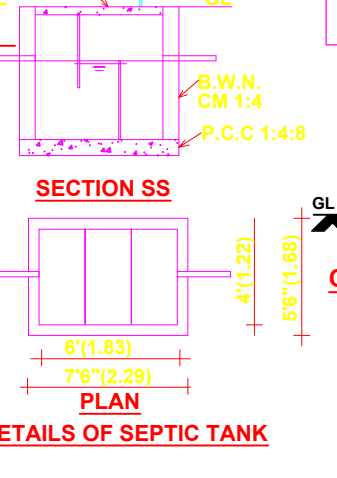
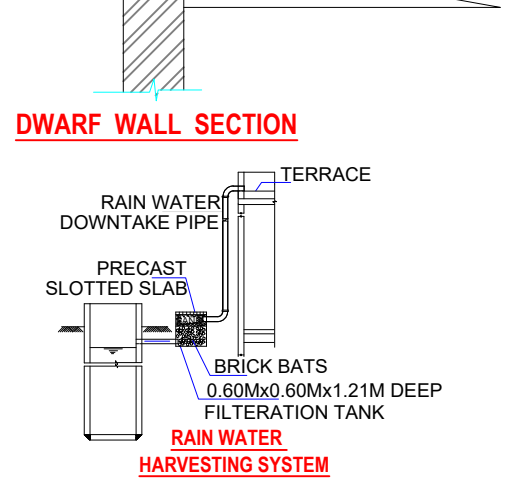
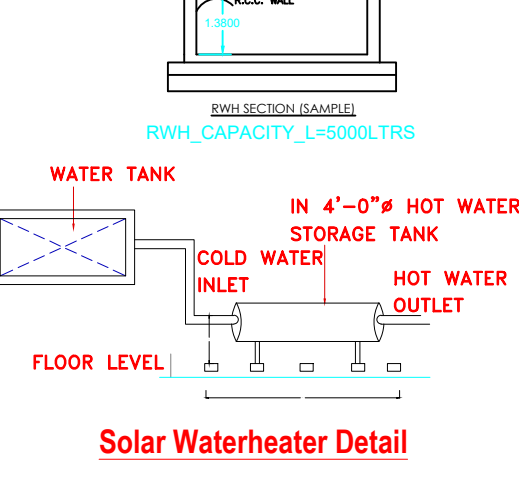
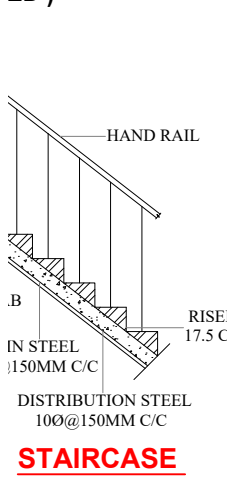
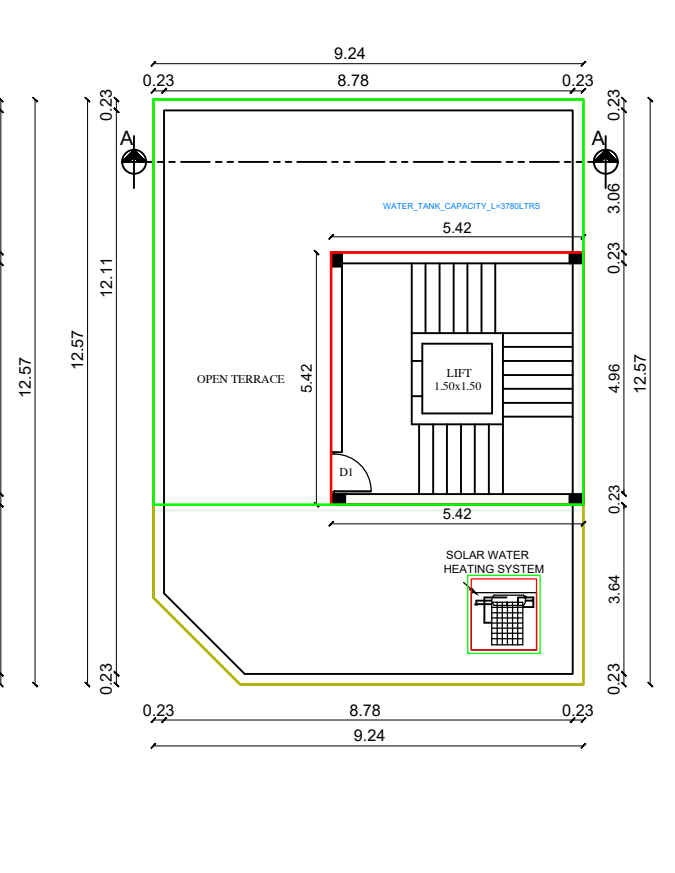
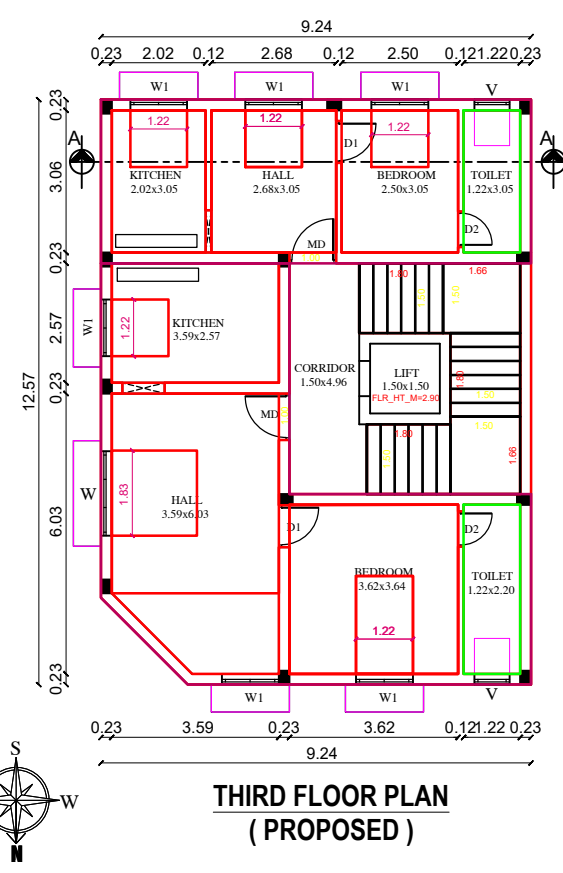
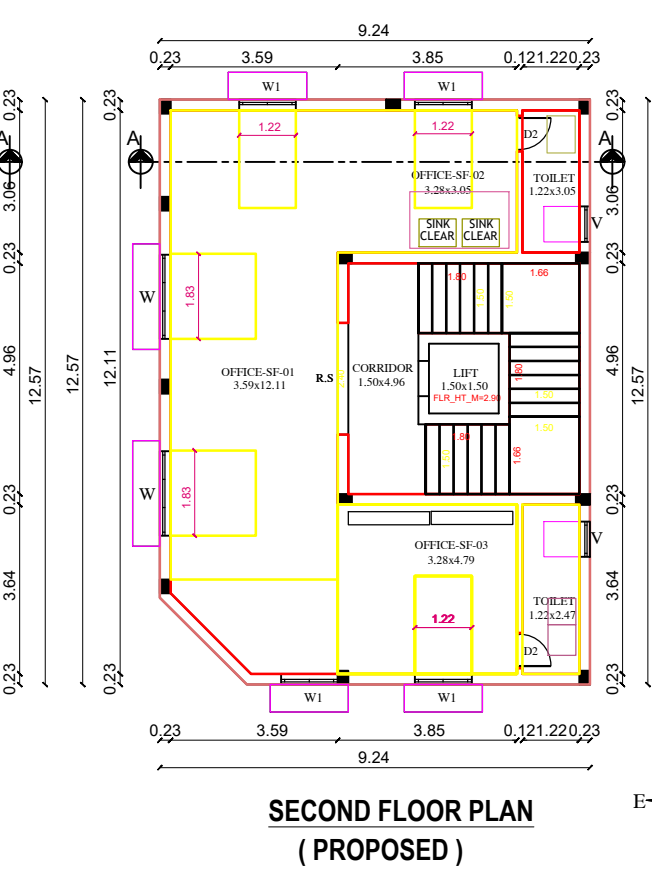
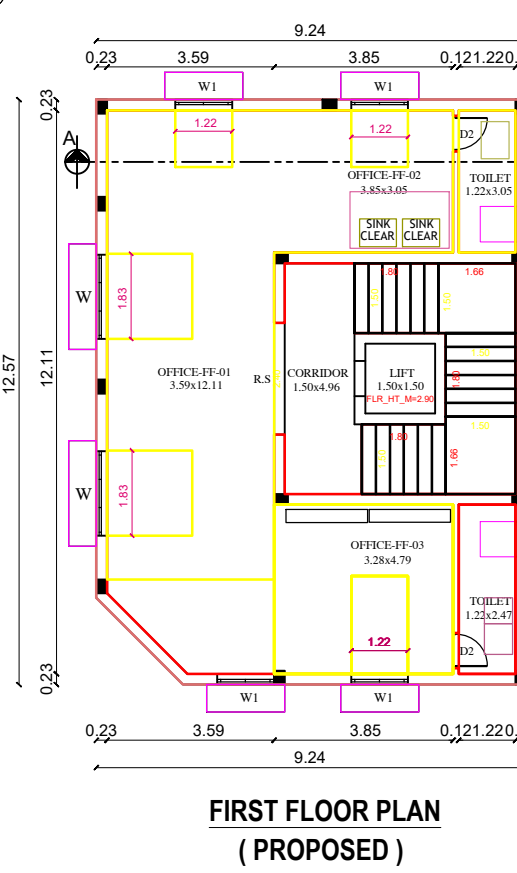
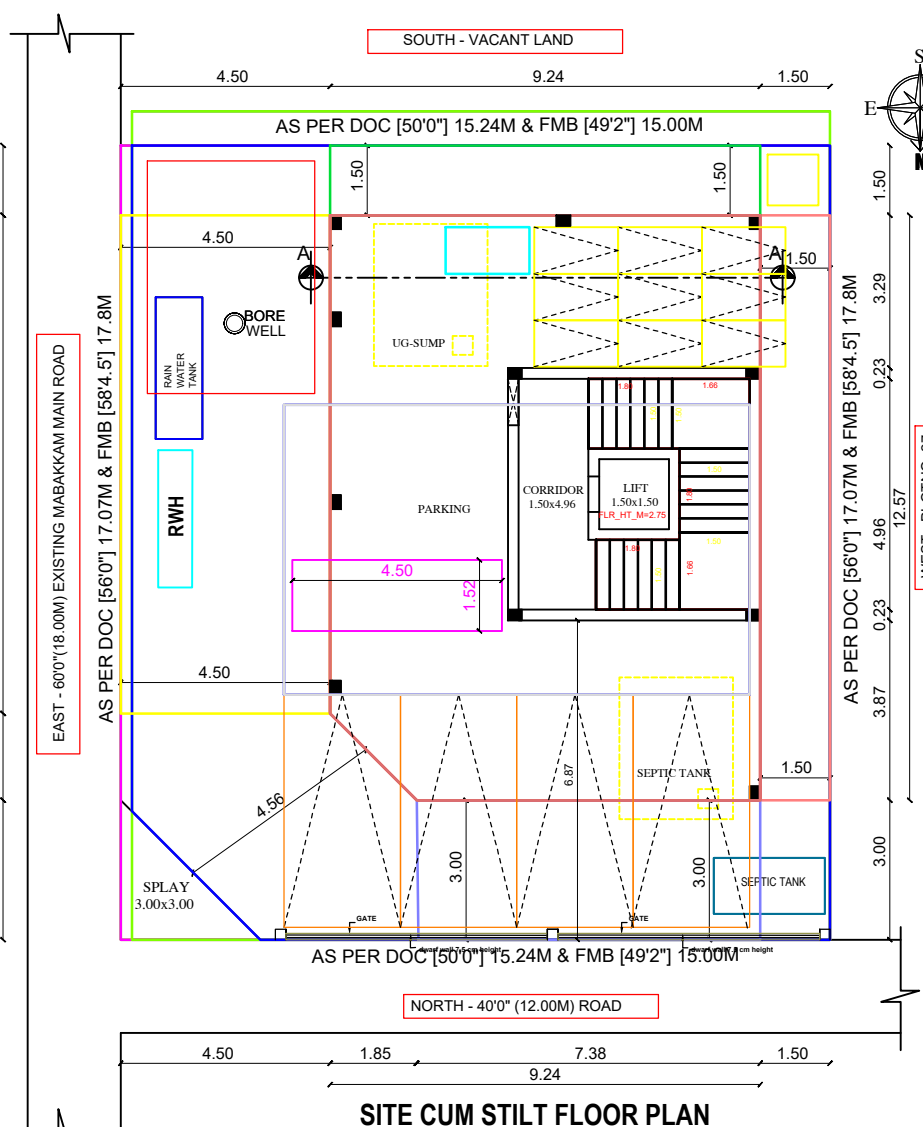
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



PLAN INFO
PLOT_NO= 28
PATTA_NO=7782
SURVEY_NO=8/29
T.S_NOS=-
TALUK=PALLAVARAM
AS_PER_DOCUMENT= 260.22
AS_AT_SITE=260.15
FMB_OR_PLR=300.00
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=32.31
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=260.22
AVG_PLOT_DEPTH=17.07
AVG_PLOT_WIDTH= 15.24
AREA_TYPE=OTHERS
ROAD_WIDTH=18.00
ROAD_LENGTH=100
BLK_1_NON_FSI_AREA=143.78
LAND_USE_ZONE = B.SHOP
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=260.22
BLOCK_1_B-SHOP_MEMBER_COUNT=1

PLAN SHOWING THE PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING WITH 2 DWELLING UNITS (Stilt, First, Second & Third Floors Only) ON PLOT NO. 28 , IN OLD S.NO.8/1D, AS PER PATTA R.S NO. 8/29,PATTA NO. 7782 SITUATED ATPRIYADHARSHINI NAGAR,SITHALAPAKKAM VILLAGE,TAMBARAM TALUK,CHENGALPATTU DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT @ CHITLAPAKKAM OFFICE.
OWNER NAME : Mr. FRANCIS EBYNEEL.J

CMDA LAND USE MAP ZONE		
PRIMARY RESIDENTIAL		
ALL DIMENSIONS ARE IN METER		
JOINERIES		
MAIN DOOR	MD	1.06 X 2.13
ARCH OPEN	A/O	1.21 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W1	1.81 X 1.21
WINDOW	W2	1.22 X 1.22
VENTILATOR	V	0.76 X 0.76
COLOUR INDEX		NOTES:-
EXG.BUILDING TO BE DEMOLISHED		1. NO.OF FLOORS : STILT + 3
PROPOSED		2. NO.OF DWELLING : 2
EXG.ROAD		3. THE COMPOUND WALL RUNNING METER : 66.08 M
SITE BOUNDARY		



OWNER/POWERAGENT.
(OWNER NAME: Mr. FRANCIS EBYNEEL.J)
REGISTERED ENGINEER
Er.S.NOORUL AMEEN.,B.E (Civil)
Registered Engineer
CMDA Reg.No: RE/GR-II/2022/09/232
GCC Reg.No: RE203122022
Tambaram Corporation : 009/LS/2022/00003
Ministry Of Defence: PB-SK-2022-06-03-321013
SAHA PLANNERS
No: 27, Jothi Nagar 1st Street, Chitlapakkam,
Landmark Opposite to Chitlapakkam Police Station
Chennai - 600 064, Phone : 99428 12218
www.sahaplanners.in
Reference No. 97/2025/BPA

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.

