PP APPROVAL RECORD

Planning Permission

Survey 258

Mudichur

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

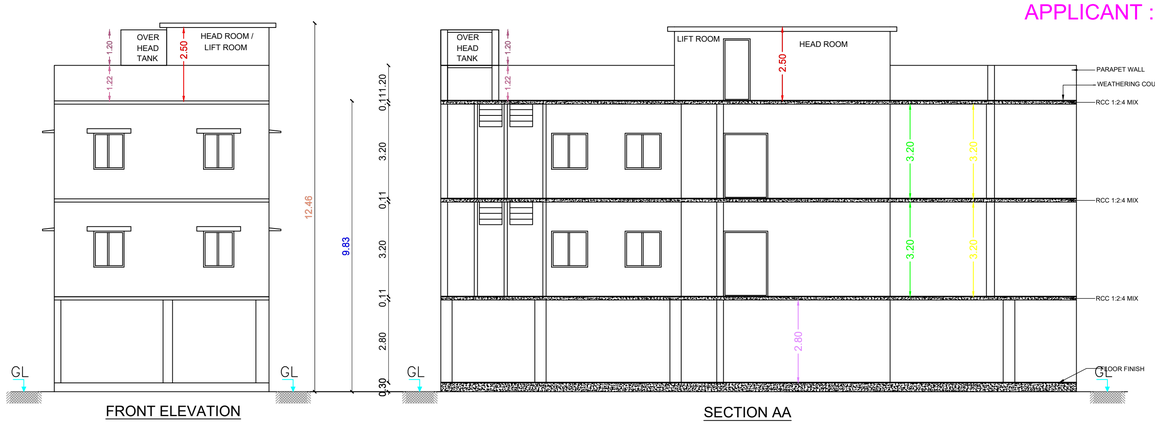
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 2 FLOOR COMMERCIAL BUILDING (SHOP – 282.92 sq.m) AT PLOT No - 22 [NORTHERN PART], MUDICHUR ROAD, IN OLD S.No - 258/7, AS PER PATTA NEW S.No - 258/7A, PATTA No - 13729, OF " SWAMY NAGAR ", MUDICHUR VILLAGE & PANCHAYAT, TAMBARAM TALUK, CHENGALPATTU DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION LIMITS.

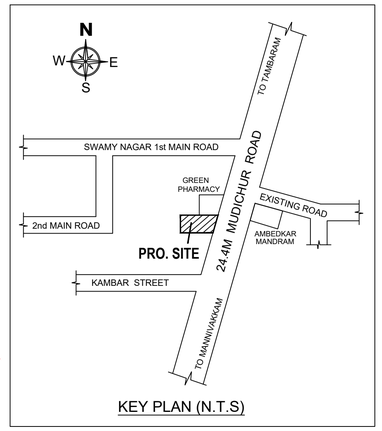
APPLICANT : Mr. S. RAMESH alias BALAGANESAN & OTHERS [Owner]



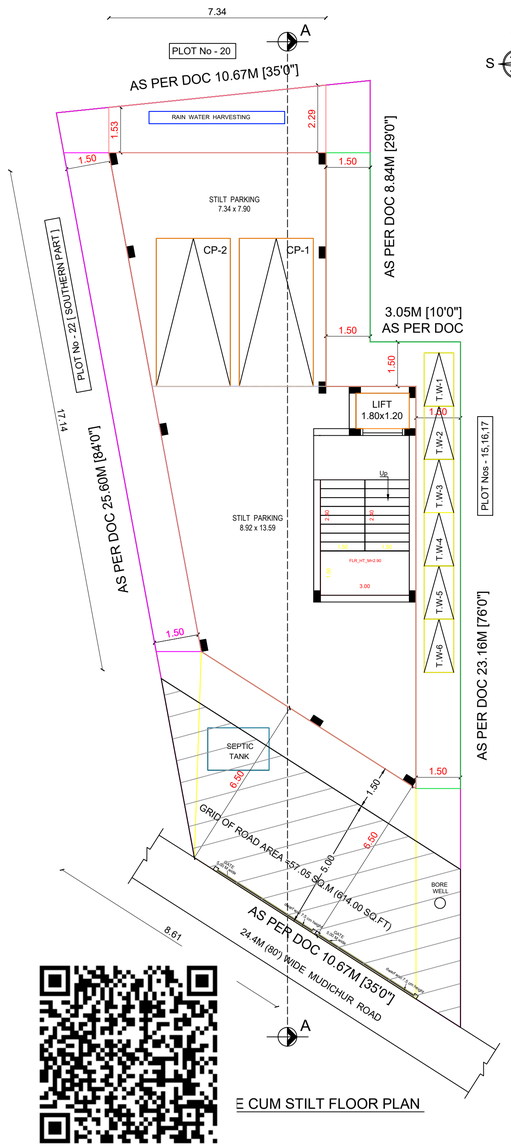
FRONT ELEVATION

SECTION AA

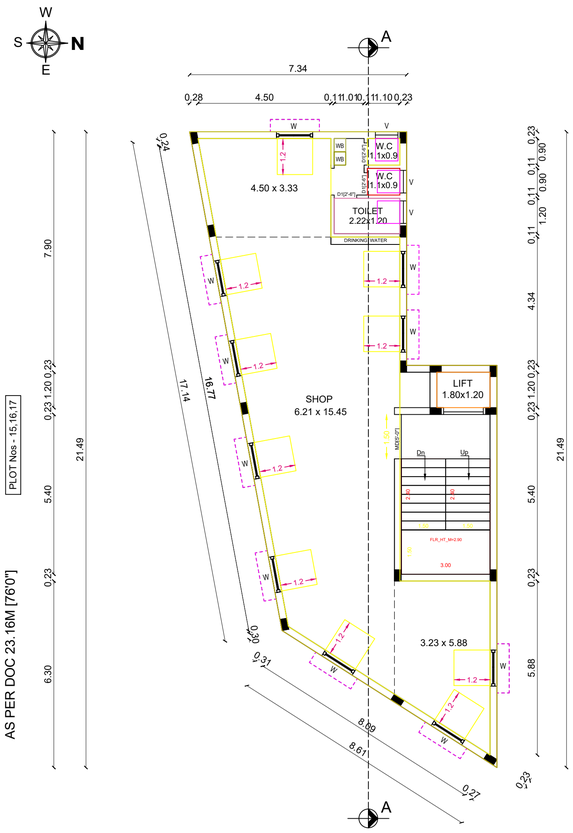
PLAN INFO
PLOT_NO= 22 [NORTHERN PART]
SURVEY_NO= 258/7A
PATTA_NO=13729
TALUK=TAMBARAM
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=293.01
FMB_OR_PLR=300.00
AS_AT_SITE=293.14
PLOT_AREA_M2=293.14
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=24.40
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=25.60
AVG_PLOT_WIDTH=10.67
AREA_TYPE=OTHERS
ROAD_WIDTH=24.40
ROAD_LENGTH=3600.00
LAND_USE_ZONE=MIXED RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
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
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=6



KEY PLAN (N.T.S)

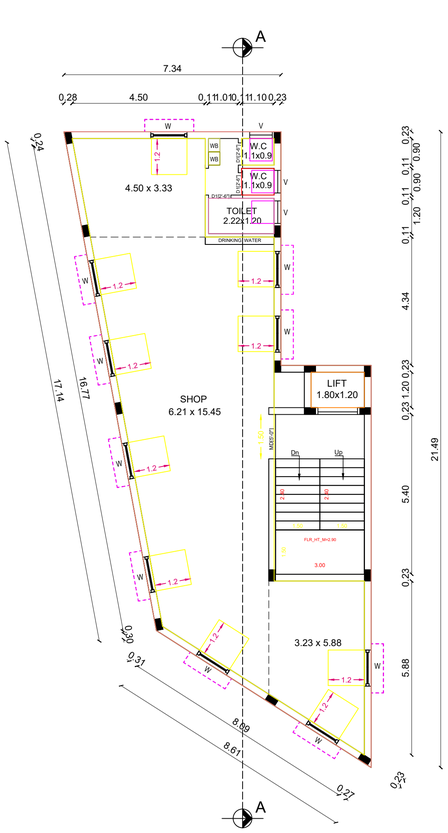


E CUM STILT FLOOR PLAN

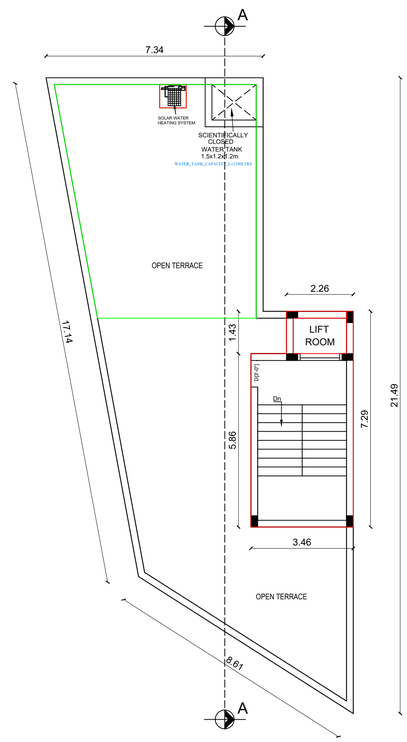


FIRST FLOOR PLAN

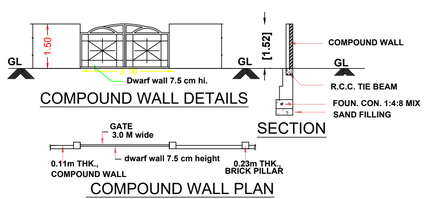
TYPICAL_FLOOR_PLAN=1,2



SECOND FLOOR PLAN



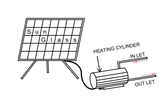
TERRACE FLOOR PLAN



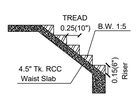
COMPOUND WALL DETAILS

SECTION

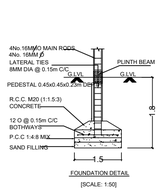
COMPOUND WALL PLAN



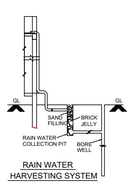
SOLAR WATER HEATING SYSTEM
SCALE-1:30



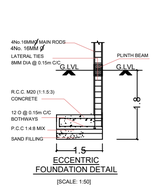
STAIRCASE DETAIL



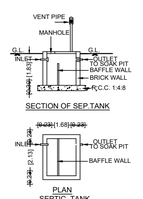
FOUNDATION DETAIL
[SCALE: 1:50]



RAIN WATER HARVESTING SYSTEM



ECCENTRIC FOUNDATION DETAIL
[SCALE: 1:50]



CMDA LAND USE ZONE
MIXED RESIDENTIAL ZONE

ALL DIMENSIONS ARE IN METER

AREA STATEMENT	SQFT	SQM
PLOT EXTENT:		
AS PER DOC.	3154.00	293.01
AS PER PATTA	3229.20	300.00
FIRST FLOOR AREA	1522.67	141.46
SECOND FLOOR AREA	1522.67	141.46
TOTAL FLOOR AREA	3045.34	282.92
PLOT COVERAGE	48.3%	
F.S.I	0.965	
NON - FSI AREA		
STILT FLOOR AREA	1522.67	141.46
HEAD ROOM & LIFT AREA	253.06	23.51
TOTAL AREA	1775.73	164.97
GRID ROAD AREA	614.00	57.05

SPECIFICATIONS

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly lime concrete
8. Ceramic flooring over a base course of c.c.1:5:10

SCHEDULE OF THE JOINERY

MD DOOR	3'6"x7'0" 1.07x2.13
D DOOR	3'0"x7'0" 0.91x2.13
D1 DOOR	2'6"x7'0" 0.76x2.13
W WINDOW	5'0"x5'0" 1.52x1.52
W1 WINDOW	6'0"x5'0" 1.82x1.52
W2 WINDOW	7'0"x5'0" 2.13x1.52
V VENTILATOR	2'6"x2'6" 0.75x0.75
J JALLY	4'0"x4'0" 1.22x1.22

PROPOSED
ROAD
BOUNDRY
DEMOLITION

SCALE
(1:100)

APPLICANT :

Mr. S. RAMESH alias BALAGANESAN & OTHERS

REGISTERED ENGINEER :

V. SAKTHIVEL, D.ARCH.,
Registered Architect
Tambaram City Municipal Corporation
Reg No. 009/LS/2022/00024
SB PLANNER & ARCHITECT
Plot No.86, CTO Colony 3rd Street,
Tambaram, Chennai-600 045.
Cell : 7338811697

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.