

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 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]

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

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

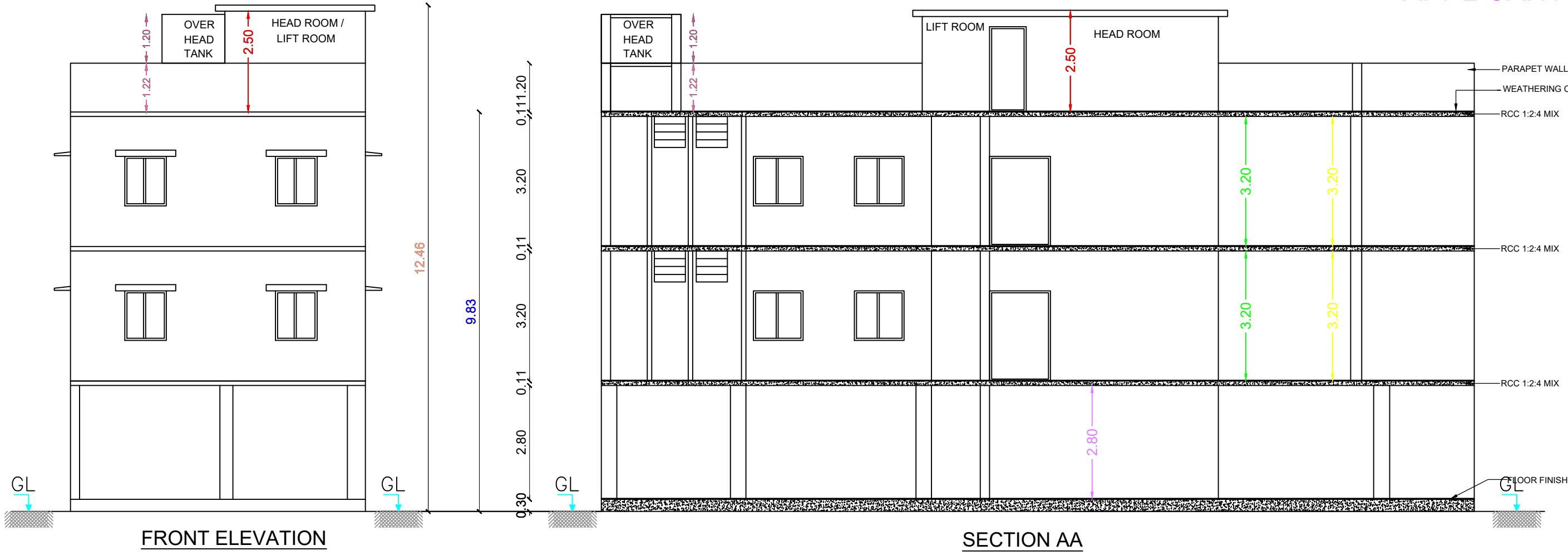
☐	PROPOSED	SCALE
☐	ROAD	(1:100)
☐	BOUNDRY	
☐	DEMOLITION	

APPLICANT :

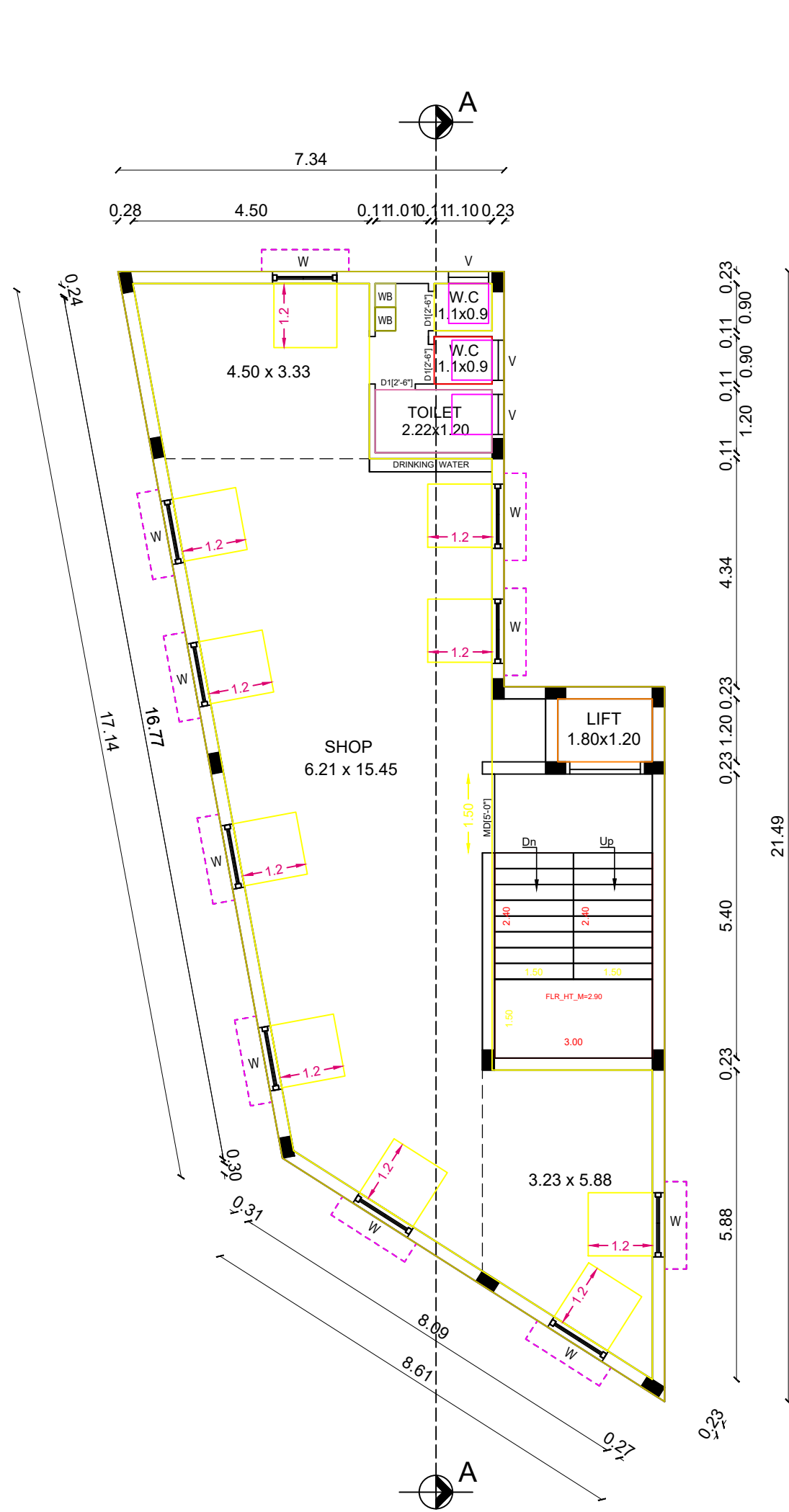
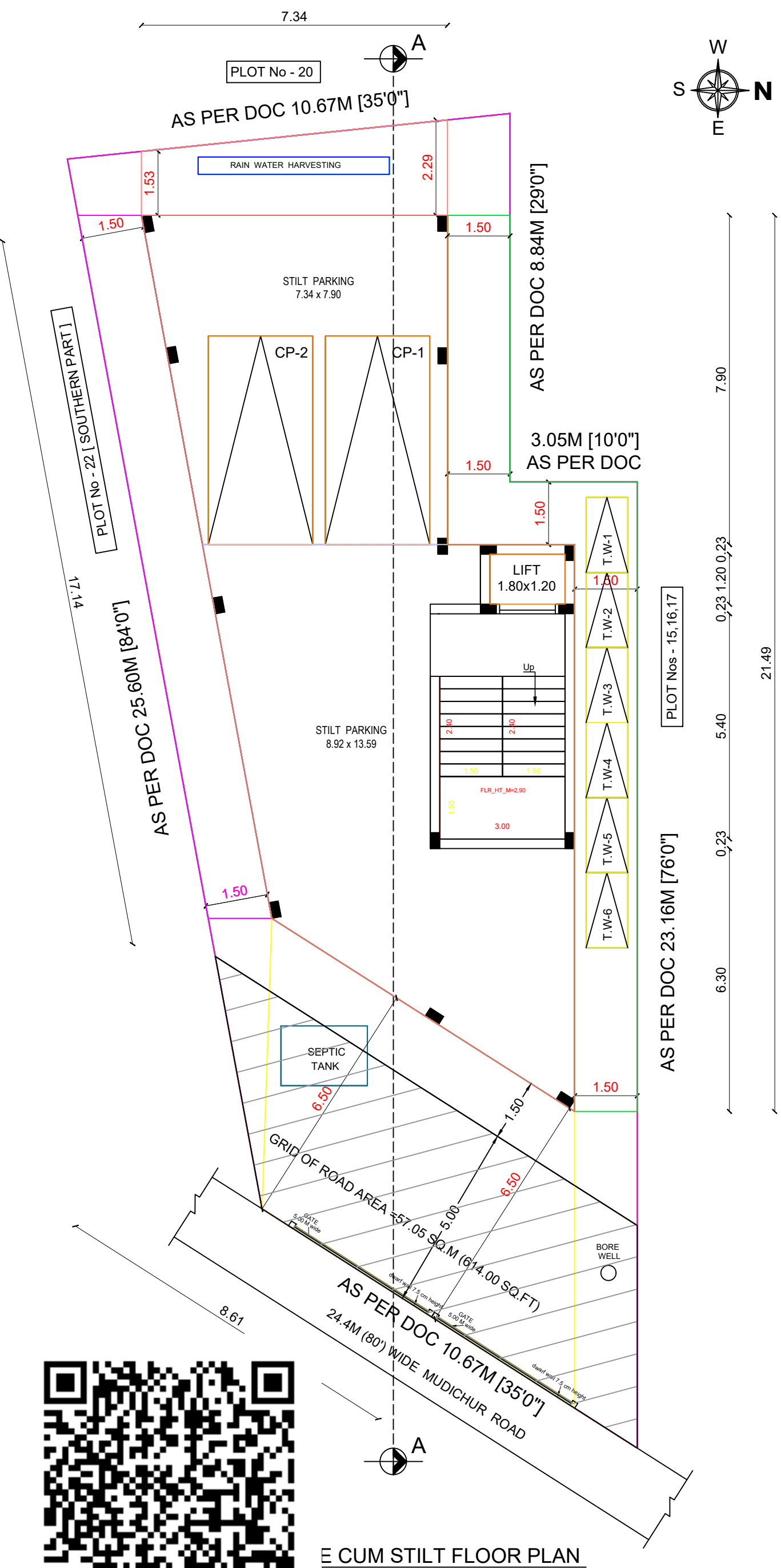
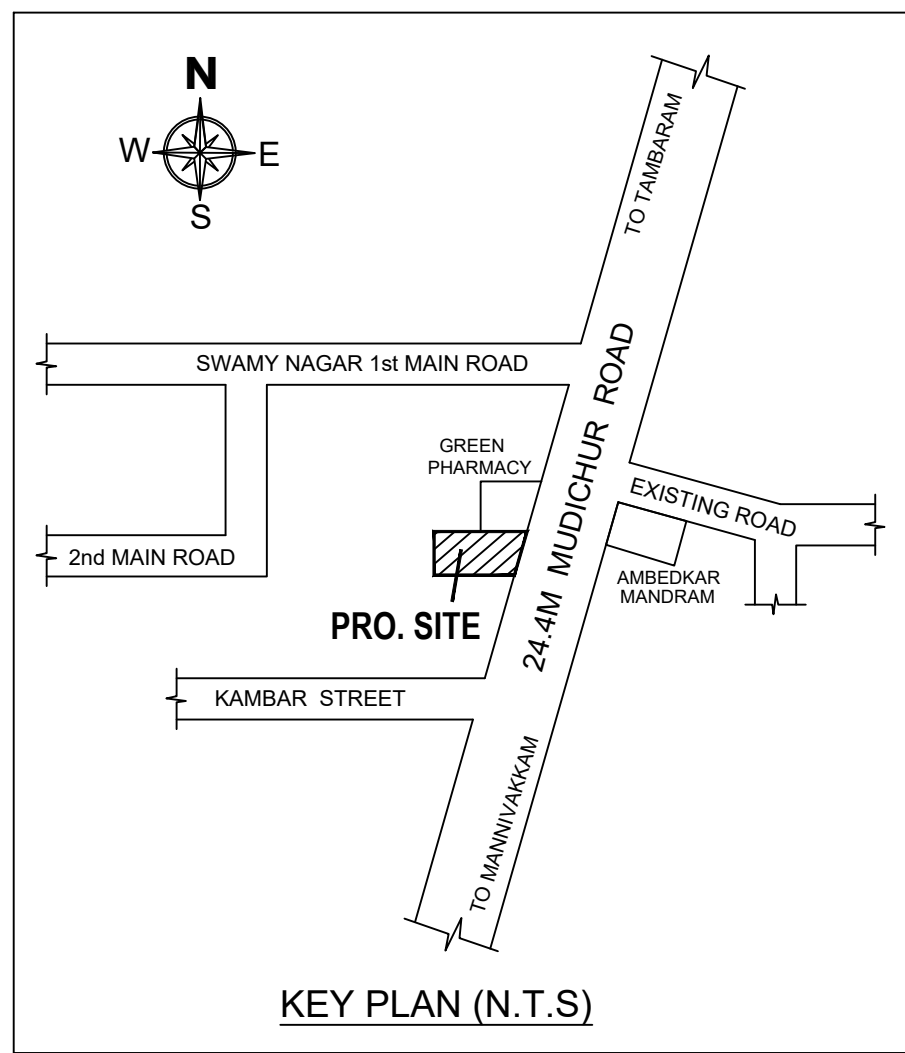
Mr. S. RAMESH alias BALAGANESAN & OTHERS

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

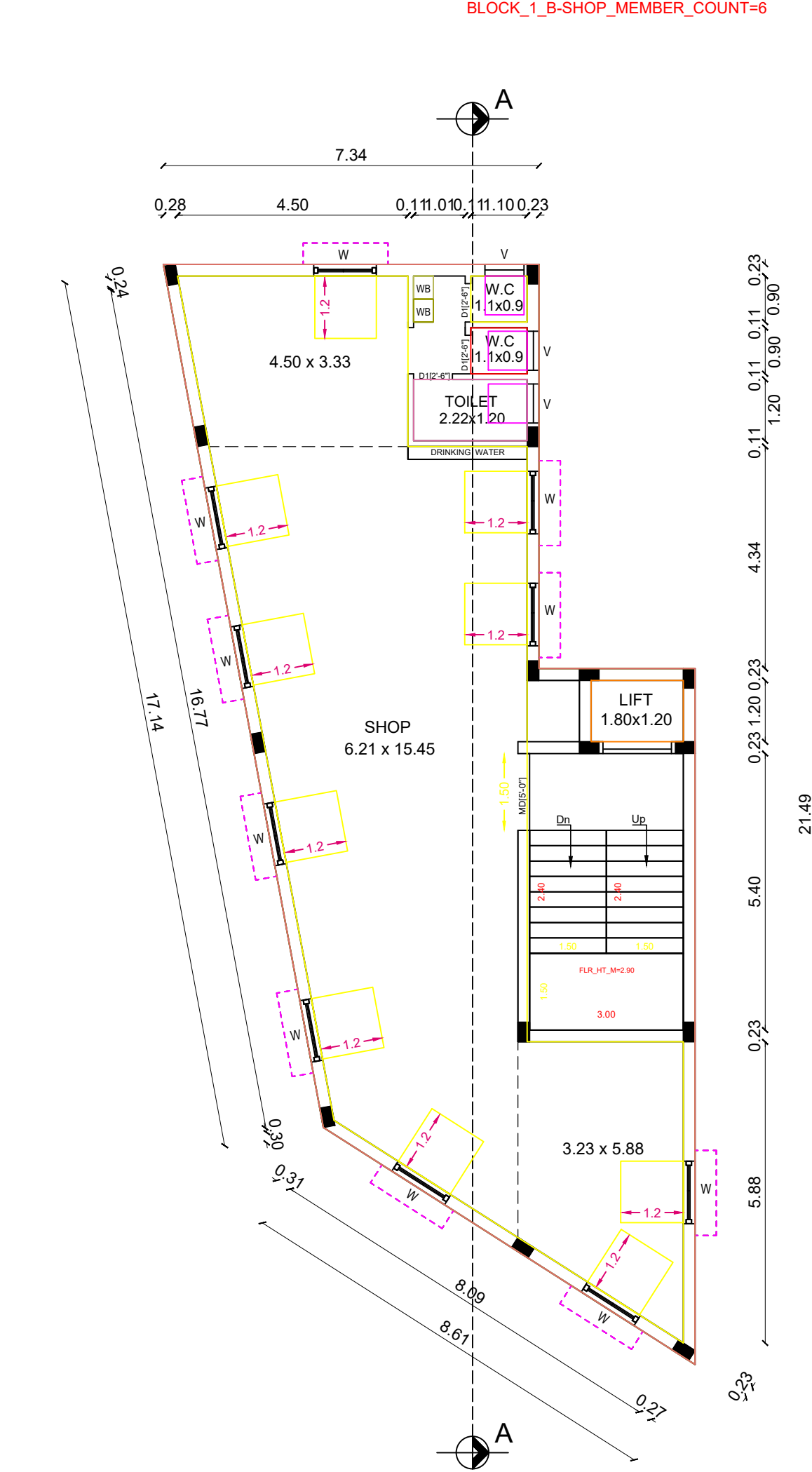


PLAN INFO
PLOT_NO= 22 [NORTHERN PART]
SURVEY_NO= 2587A
PATTa_NO=13729
TALUK=TAMBARAM
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=293.01
FMB_OR_PLR=300.00
AS_AT_SITE=293.14
PLOT_AREA_M2=293.14
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=24.40
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=25.60
AVG_PLOT_WIDTH=10.67
AREA_TYPE=OTHERS
ROAD_WIDTH=24.40
ROAD_LENGTH=3800.00
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_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5

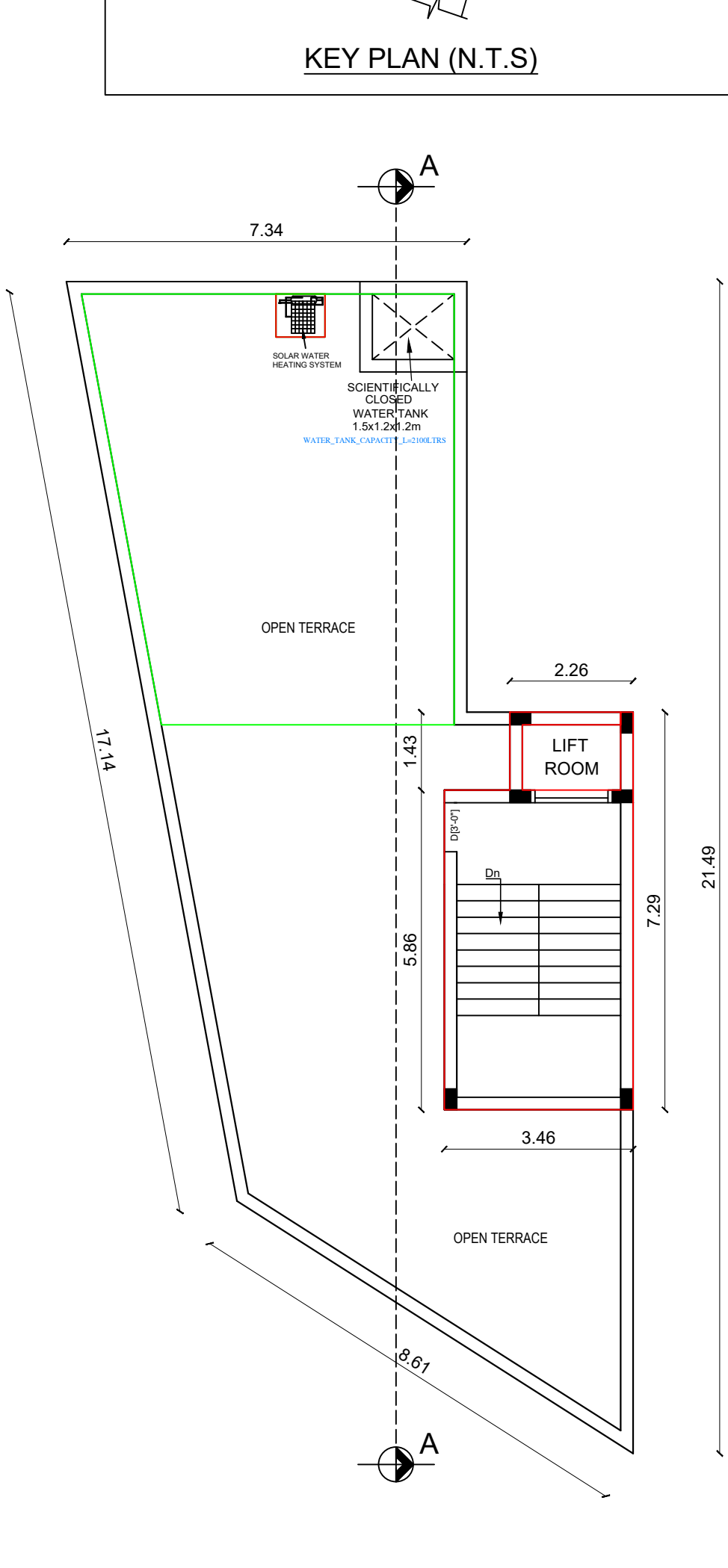


FIRST FLOOR PLAN

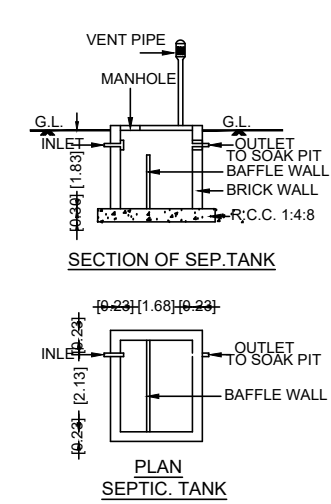
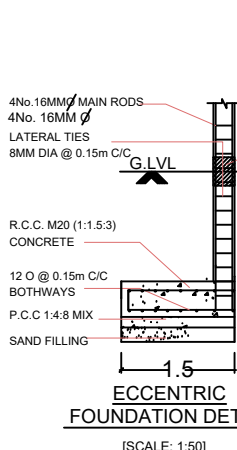
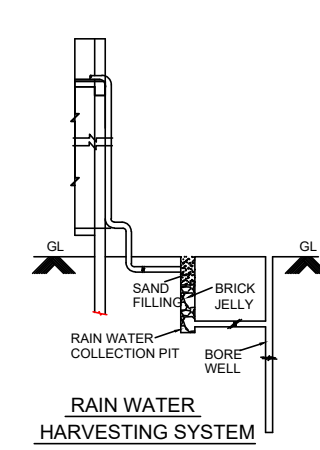
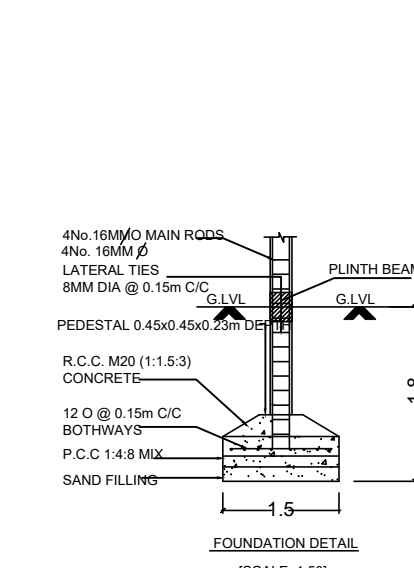
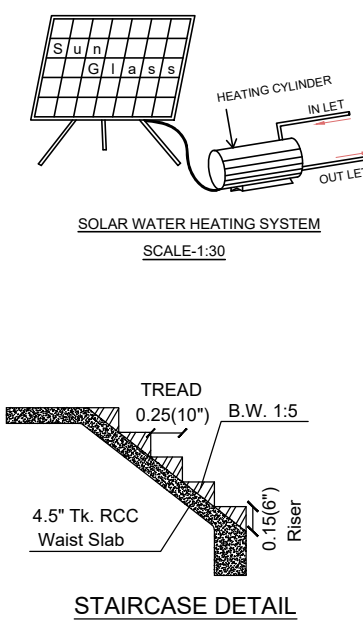
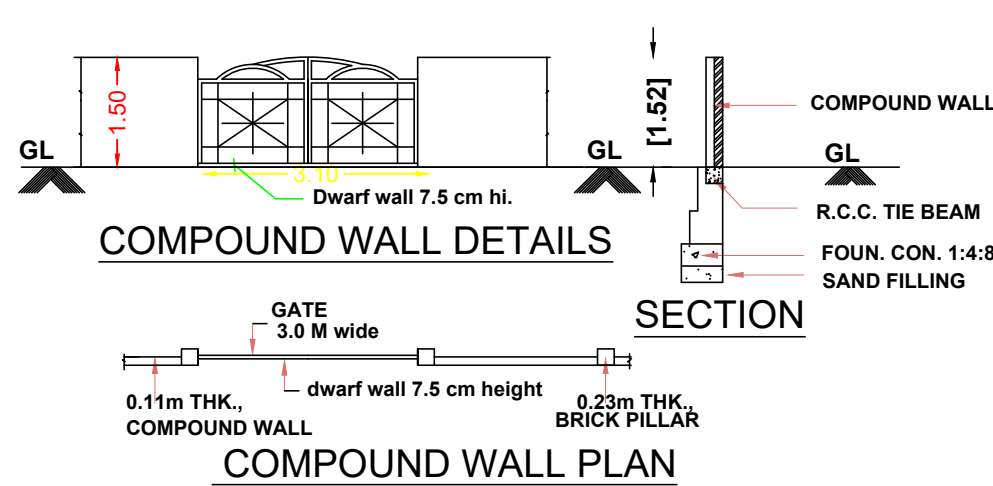
TYPICAL_FLOOR_PLAN=1,2



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



E CUM STILT FLOOR PLAN

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.

