

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

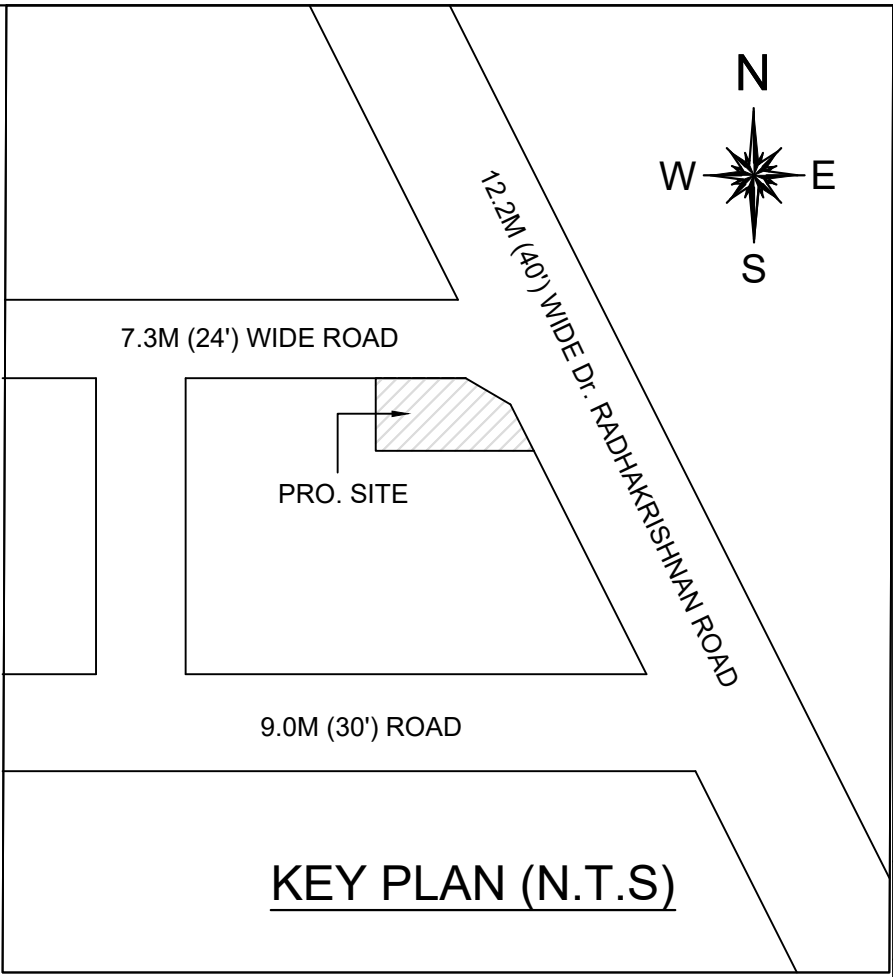
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED G+2 FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING [AFTER DEMOLISHING THE EXISTING BUILDING] WITH 3 DWELLING UNITS AT PLOT NO: 19B,
COMPRISED IN OLD S.NO: 4/2, PATTa No : 14218, AS PER PATTa NEW S.NO: 4/2A3, Dr. RADHAKRISHNAN ROAD, MARUTHI NAGAR, MUDICHUR VILLAGE & PANCHAYAT,
TAMBARAM TALUK, CHENGALPATTU DISTRICT. ST.THOMAS MOUNT PANCHAYAT UNION LIMITS.



APPROVED LAYOUT DETAILS : -
P.P.D/L.O NO: 111/2003,
Lr. No - L1/23432/2003,
DATE - 08/10/2003.
SUB- DIVISION APPROVED DETAILS : -
P.P No - 1187/2003,
L.r. No - 9793/2003,
DATE - 12/01/2004.



ALL DIMENSION ARE IN METERS		
JOINERIES		
MAIN DOOR	MD	1.07 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.20 X 1.20
WINDOW	W1	1.50 X 1.20
WINDOW	W2	0.90 X 0.90
WINDOW	W3	1.80 X 1.40
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

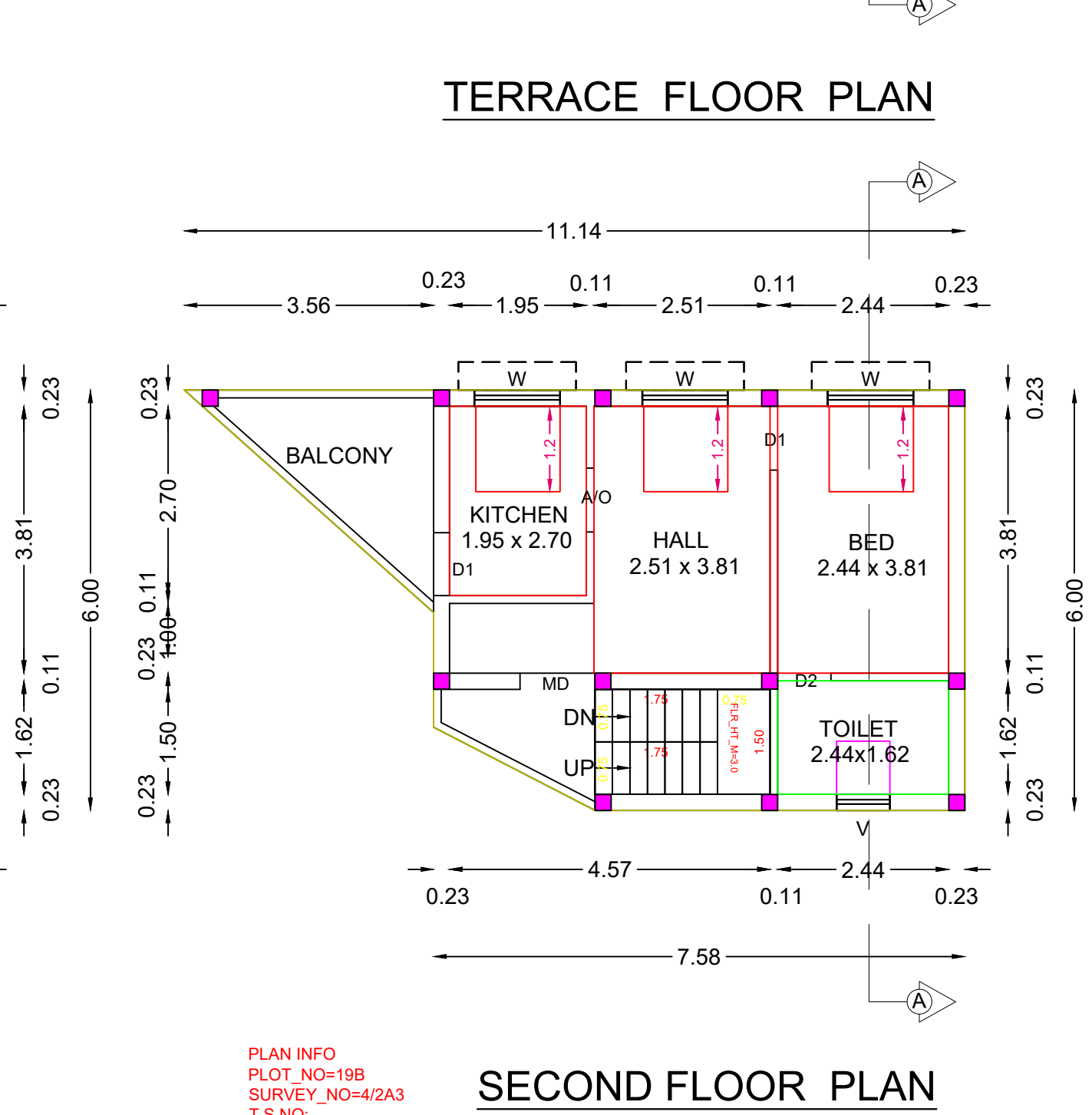
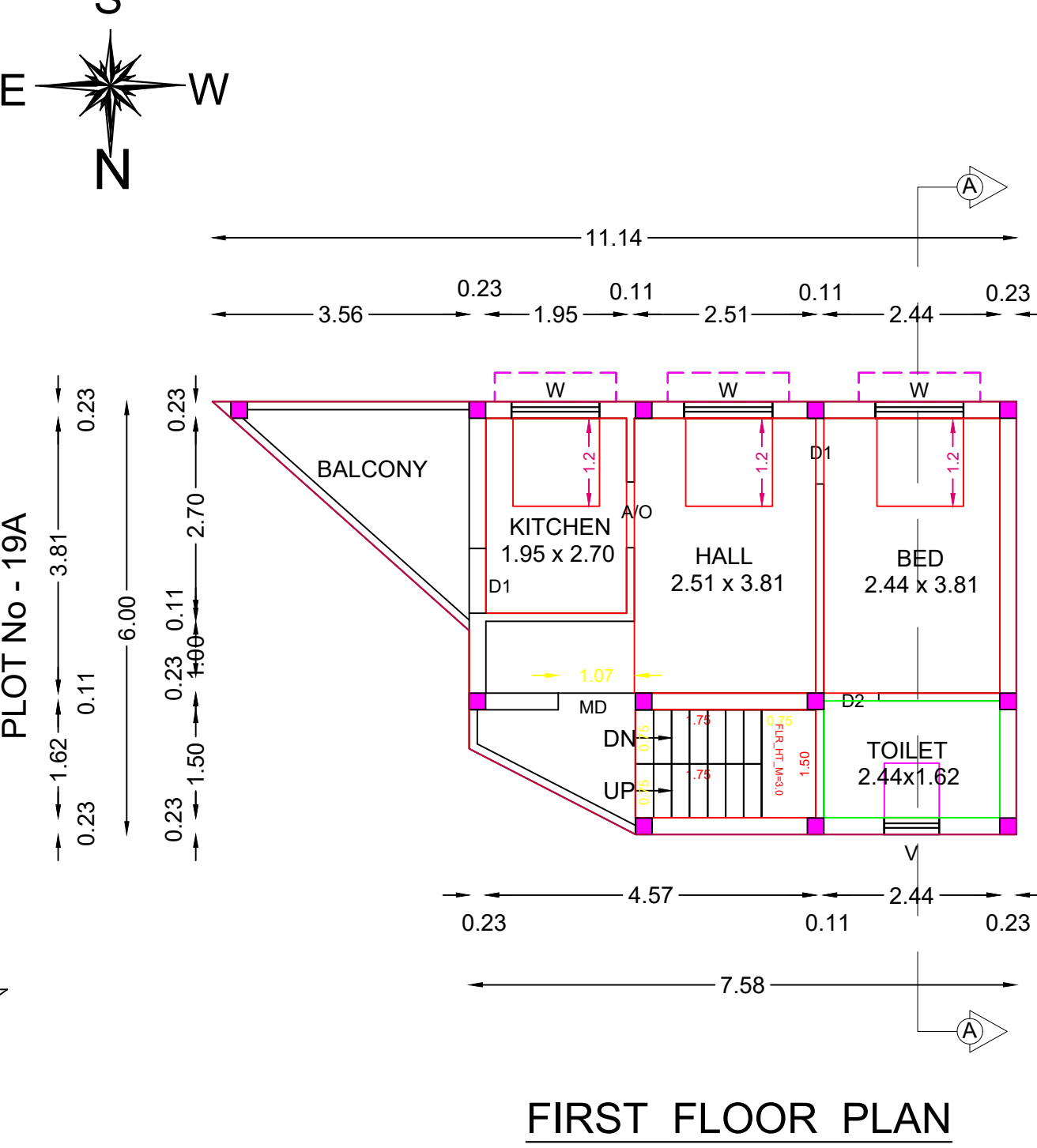
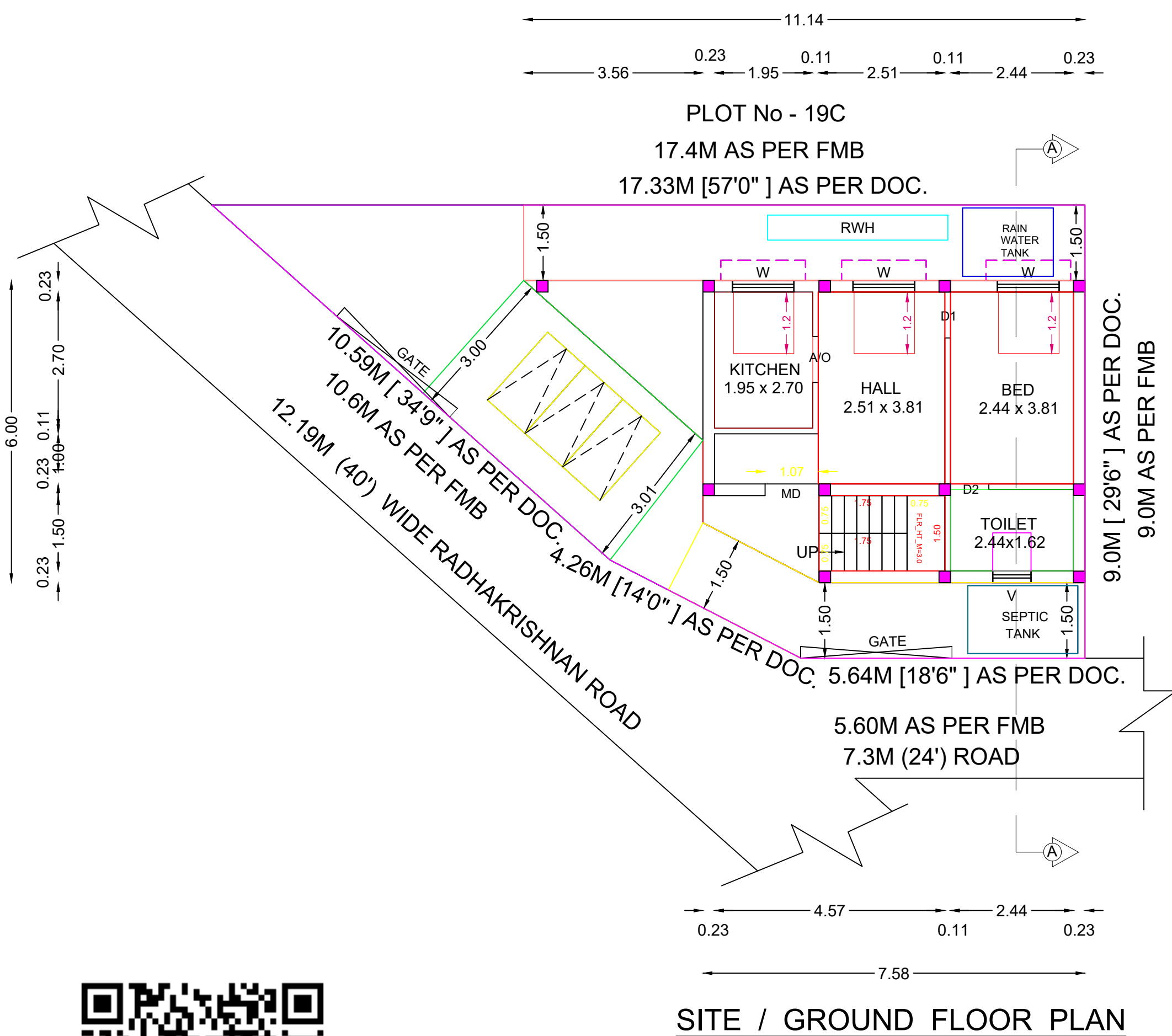
EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	1230.00	114.31
PLOT AREA (AS PER PATTa)	1183.60	110.00
SUPER IMPOSED PLOT AREA	1173.00	109.01
GROUND FLOOR AREA	535.63	49.78
FIRST FLOOR AREA	535.63	49.78
SECOND FLOOR AREA	535.63	49.78
TOTAL AREA	1606.89	149.34
F.S.I - 1.37 PLOT COVERAGE - 45.7%		
PRO. COMPOUND WALL RUNNING MTRS	46.86 M	

NON F.S.I AREA		
HEAD ROOM AREA	75.43	7.01
HEAD ROOM AREA	900.00	83.64

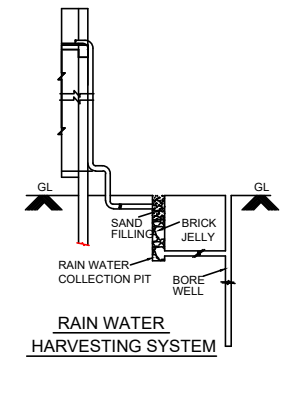
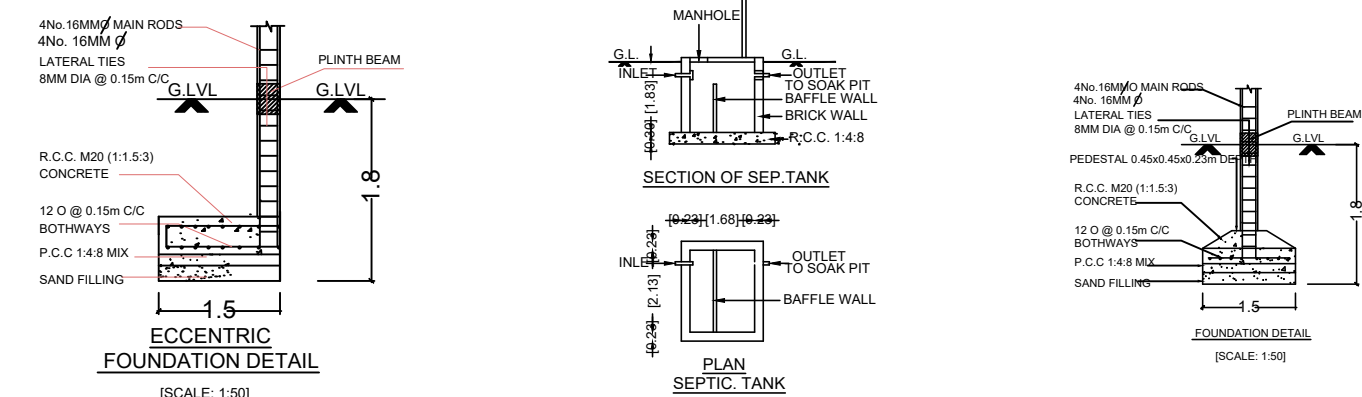
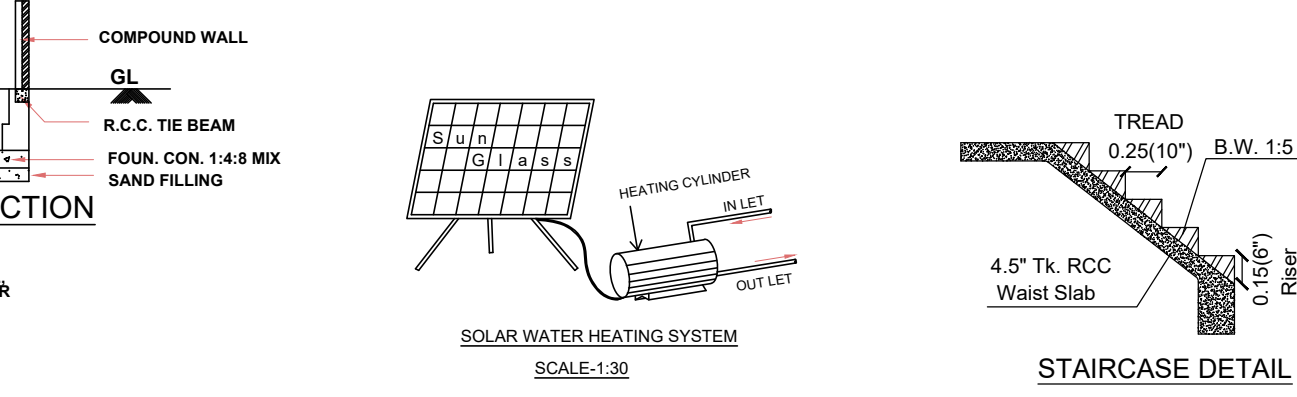
COLOUR INDEX		STAIRCASE
PROPOSED		WIDTH - 0.75M
ROAD		RISER - 0.16M
SITE BOUNDARY		TREAD - 0.25M
TO BE DEMOLISHED		

Mr. HARISHANKAR SANKAR &
Mr. LOGESH SANKAR [OWNER]
OWNER SIGNATURE :

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
REGISTERED ENGINEER SIGNATURE :



PLAN INFO
PLOT NO=19B
SURVEY NO=4/2A3
T.S.NO:-
PATTa NO=14218
TALUK=TAMBARAM
DISTRICT=CHENGALPATTU
AS PER DOCUMENT=114.31
FMB OR PLR=110.00
AS AT SITE=109.01
PLOT AREA M2=109.01
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5.64
WHETHER GOVT OR AIDED SCHOOL=NO
AVG PLOT DEPTH=9.00
AVG_PLOT_WIDTH=5.64
AREA_TYPE=OTHERS
ROAD_WIDTH=7.30
ROAD_LENGTH=800.00
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWHS_DECLARED=YES
OSR APPLICABLE=NO
PREMIUM_FSI_REQUIRED=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
LEASEHOLD_LAND=NO
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=YES
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=83.64



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.

