

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

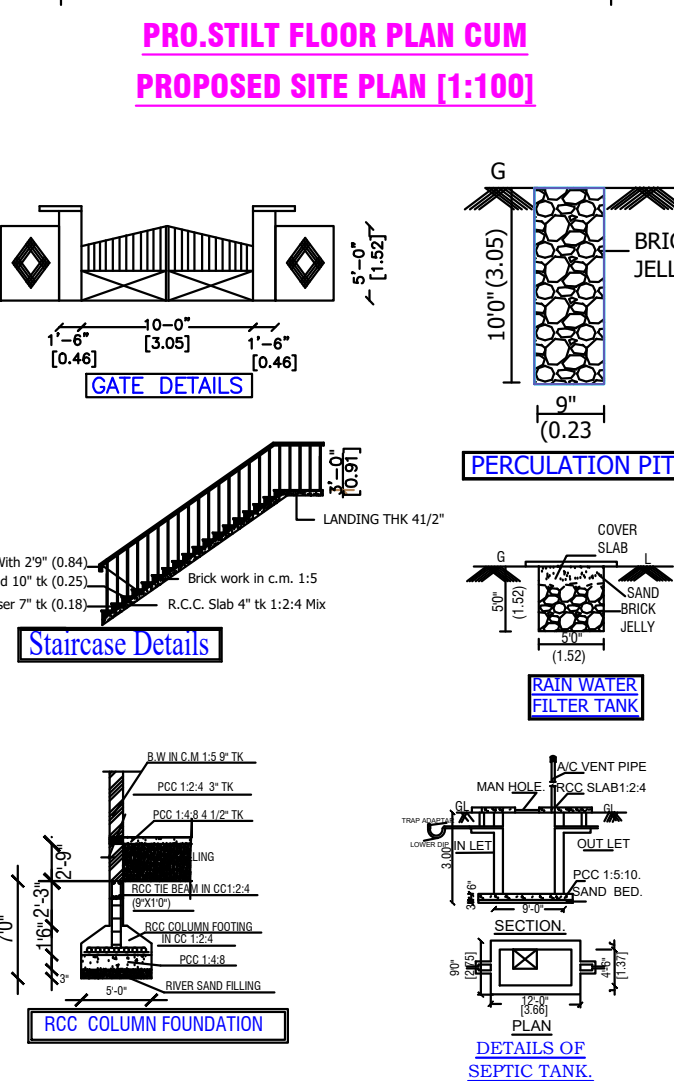
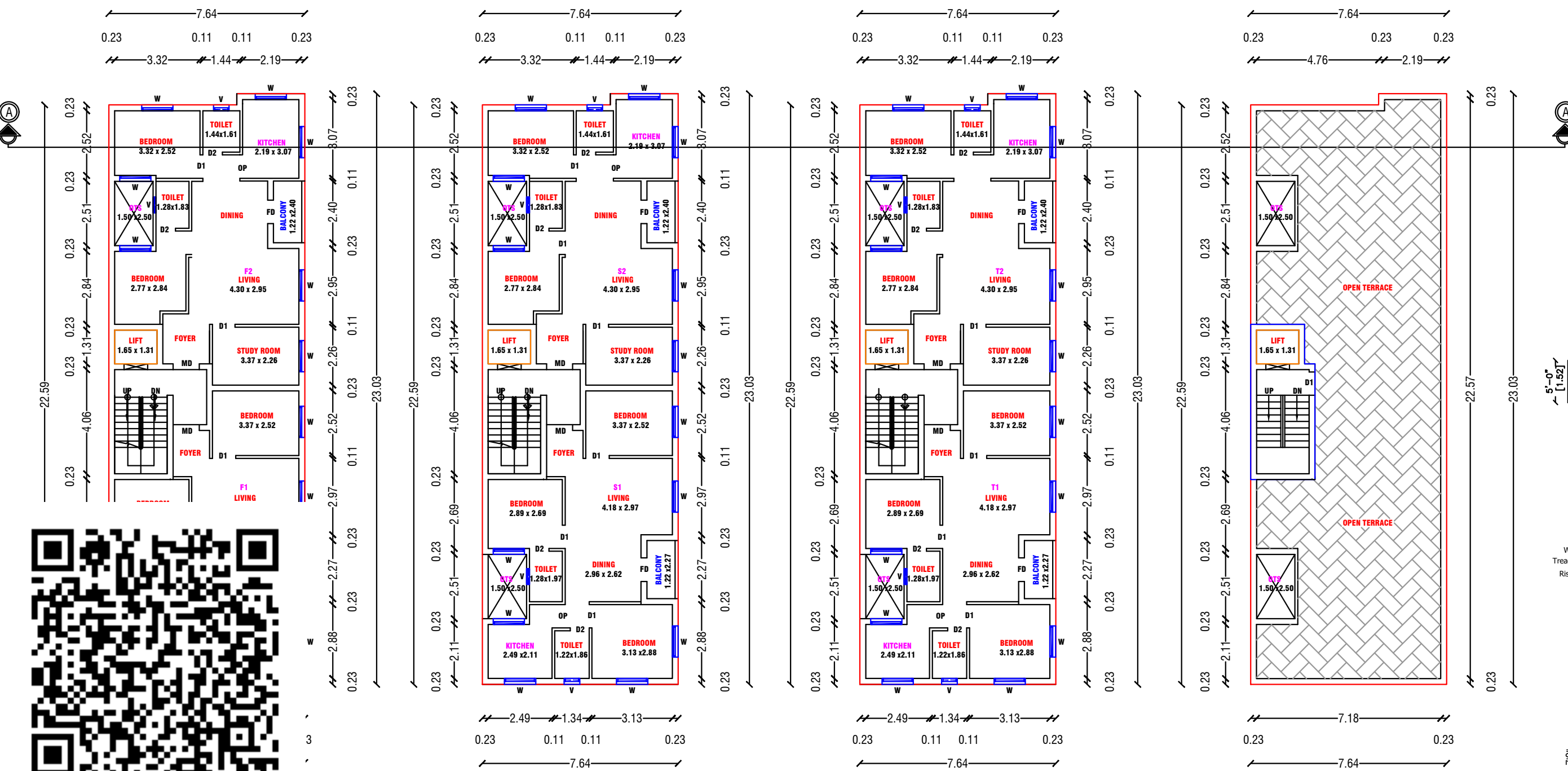
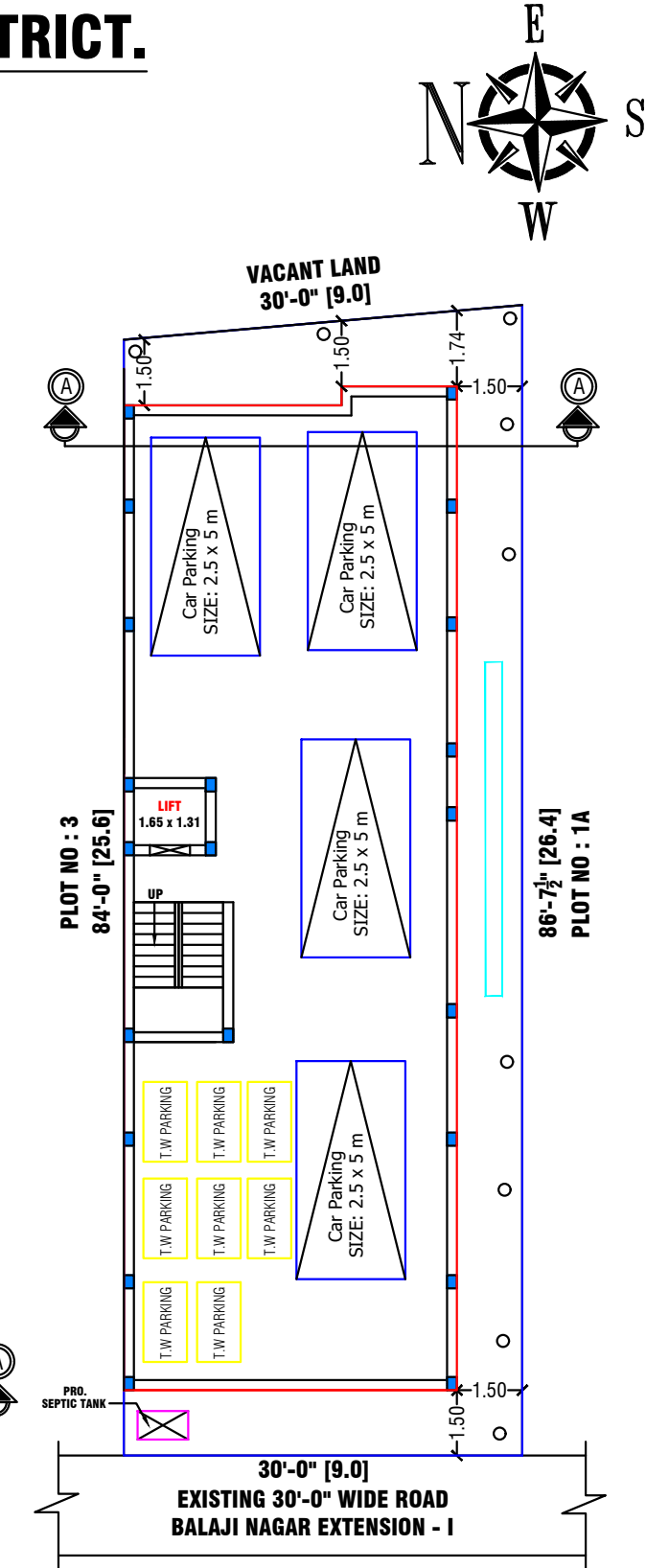
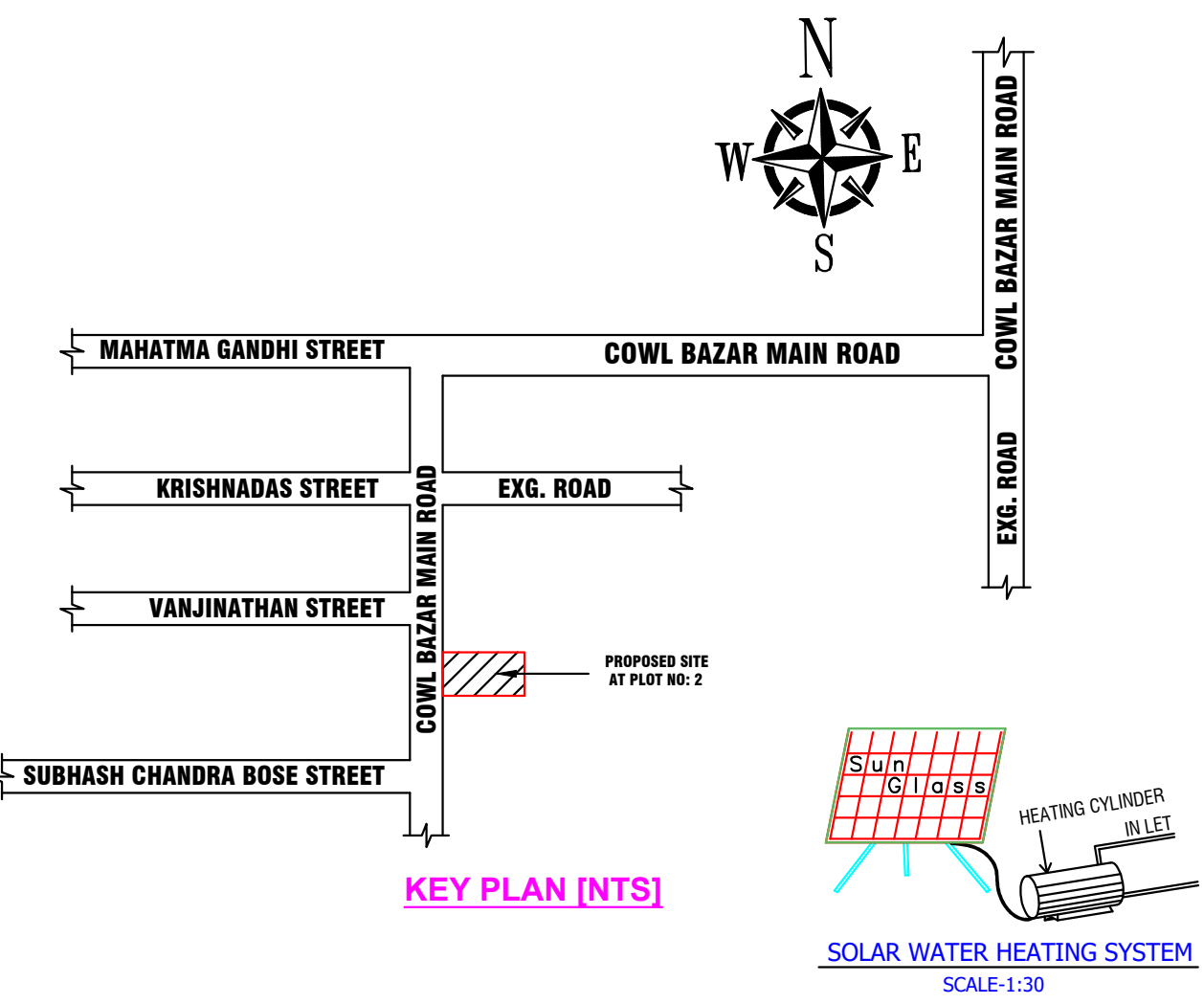
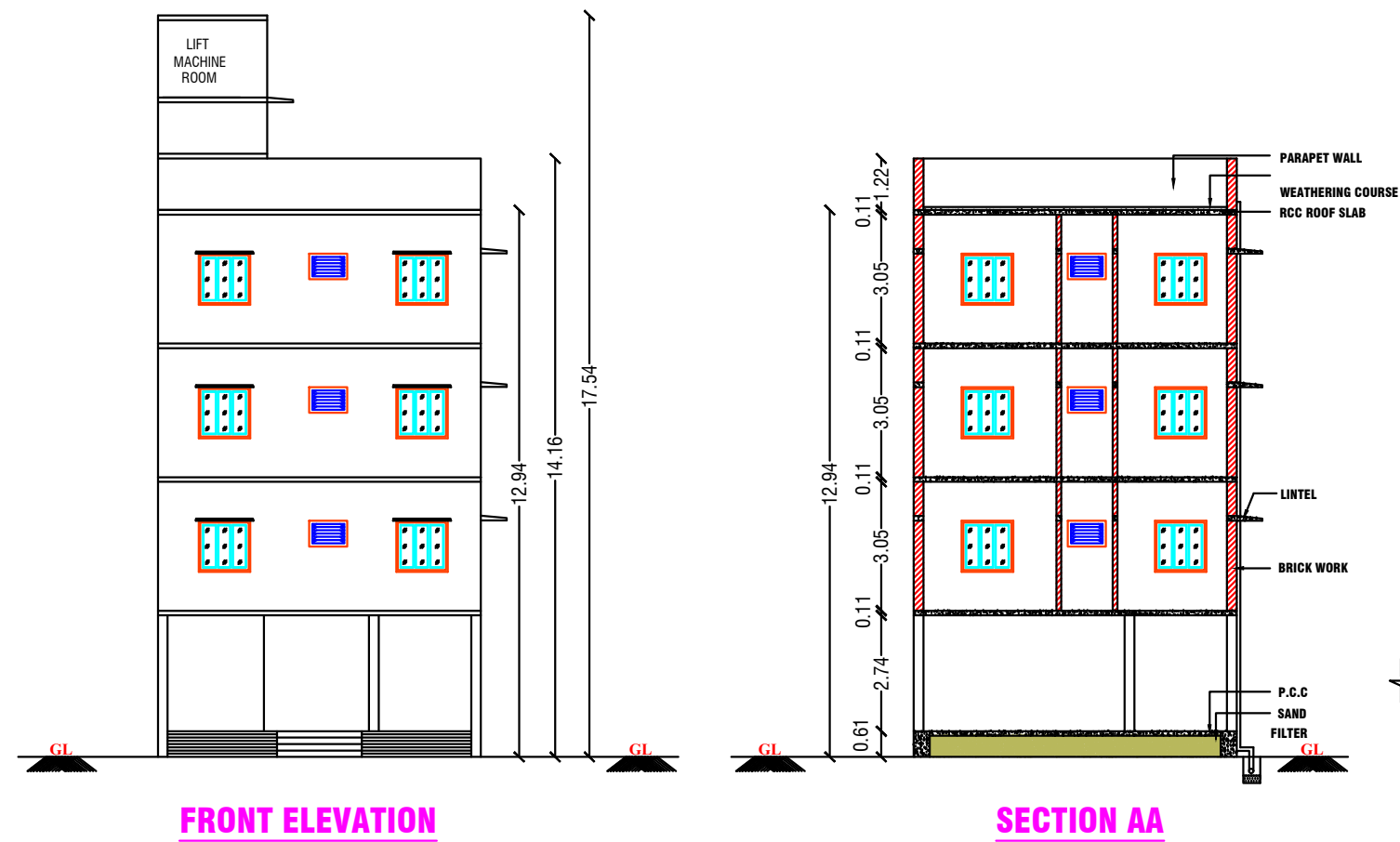
ISSUING AUTHORITY

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 FLOOR ,FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR RESIDENTIAL BUILDING AT PLOT NO: 2, BALAJI NAGAR EXTENSION -I, IN SURVEY NO: 97/2, PATTa NO: 13769, AS PER PATTa SURVEY NO: 97/3, POZHICHALUR VILLAGE, ST.THOMAS MOUNT PANCHAYATH UNION, PALLAVARAM TALUK, CHENGALPATTU DISTRICT. REGULARISED APPROVED IN REG.D.Dis. NO : 3111/2023/A4, DATED : 22/02/2024.



SCHEDULE OF JOINERY

JOINERIES		FEET	METER
MAIN DOOR	MD	3'6"x7'0"	1.07x2.13
DOOR	D1	3'0"x7'0"	0.91x2.13
DOOR	D2	2'6"x7'0"	0.76x2.13
WINDOW	W	4'0"x4'0"	1.22x1.22
VENTILATOR	V	2'0"x2'0"	0.61x0.61

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.M
PLOT AREA (AS PER DOCUMENT)	2640.00	245.26
PLOT AREA (AS PER PATTa)	2637.18	245.00
PRO. FIRST FLOOR AREA	1631.82	151.60
PRO. SECOND FLOOR AREA	1631.82	151.60
PRO. THIRD FLOOR AREA	1631.82	151.60
TOTAL AREA	4895.46	454.80

PLOT COVERAGE - 70 % F.S.I. - 1.85

(NON F.S.I.)	SQ.FT	SQ.M
PRO.STILT FLOOR AREA	1870.56	173.78
PRO.F.F STAIR CASE AREA	156.61	14.55
PRO.S.F STAIR CASE AREA	156.61	14.55
PRO.T.F ST.CASE AREA	156.61	14.55
PRO. LIFT & HEADROOM AREA	156.61	14.55

COLOUR INDEX.

PROPOSED DEMOLITION

ROAD BOUNDARY

Scale : 1:100 (1"= 8')

AKTHAR

NAME OF THE OWNER SIGN.

ABDUL KHADER

Registered Engineer/ Licensed Surveyor

Engineers - Grade III - RE - 0099571

Tambaram City Municipal Corporation

RE 009/LS2024/00001

H&R GROUP

11A, Anjineer Koil B Street,

Pallavaram, Chennai-600 043.

Mobile- 94 44 032 162.

Email: aakhader@gmail.com

REGISTERED ENGINEER

Architect:

A UNIT OF H&R GROUP

H&R Arch Studio

We shape the spaces that shape your story

CONTACT:

A.ABDUL KHADER,CIVIL ENGINEER

K.MOHAMED ATTAUL HASEEB, B.E. H&RGP

contact: 9444032162, 7397429326

Address: No.11 Anjineer Koil B St, Pallavaram, Chennai-600043.

www.hrarchstudio.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

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.

