

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

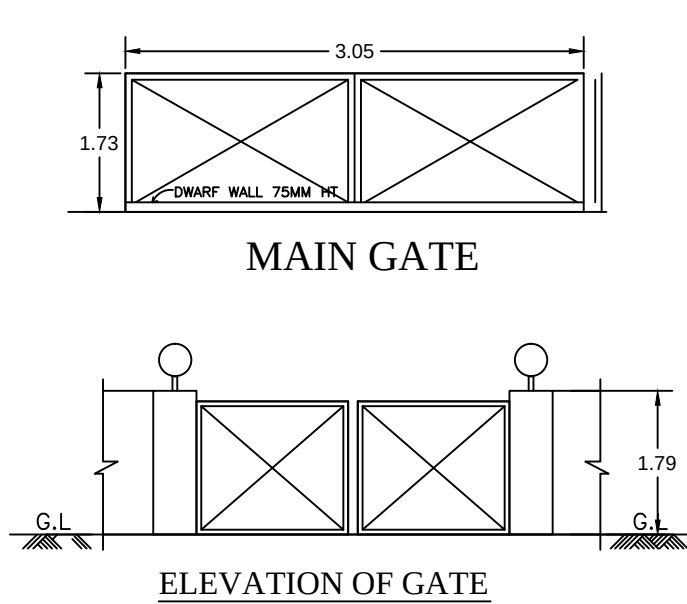
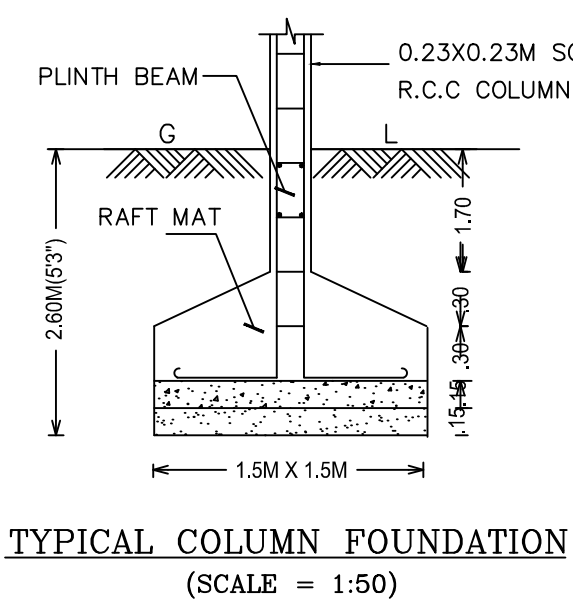
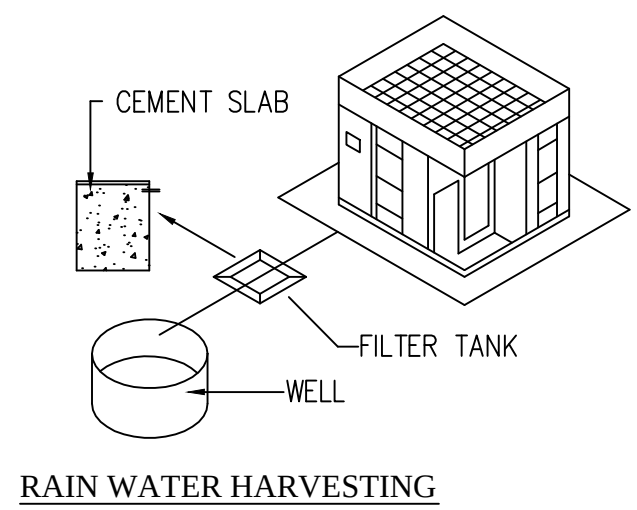
Building Plan

ISSUING AUTHORITY

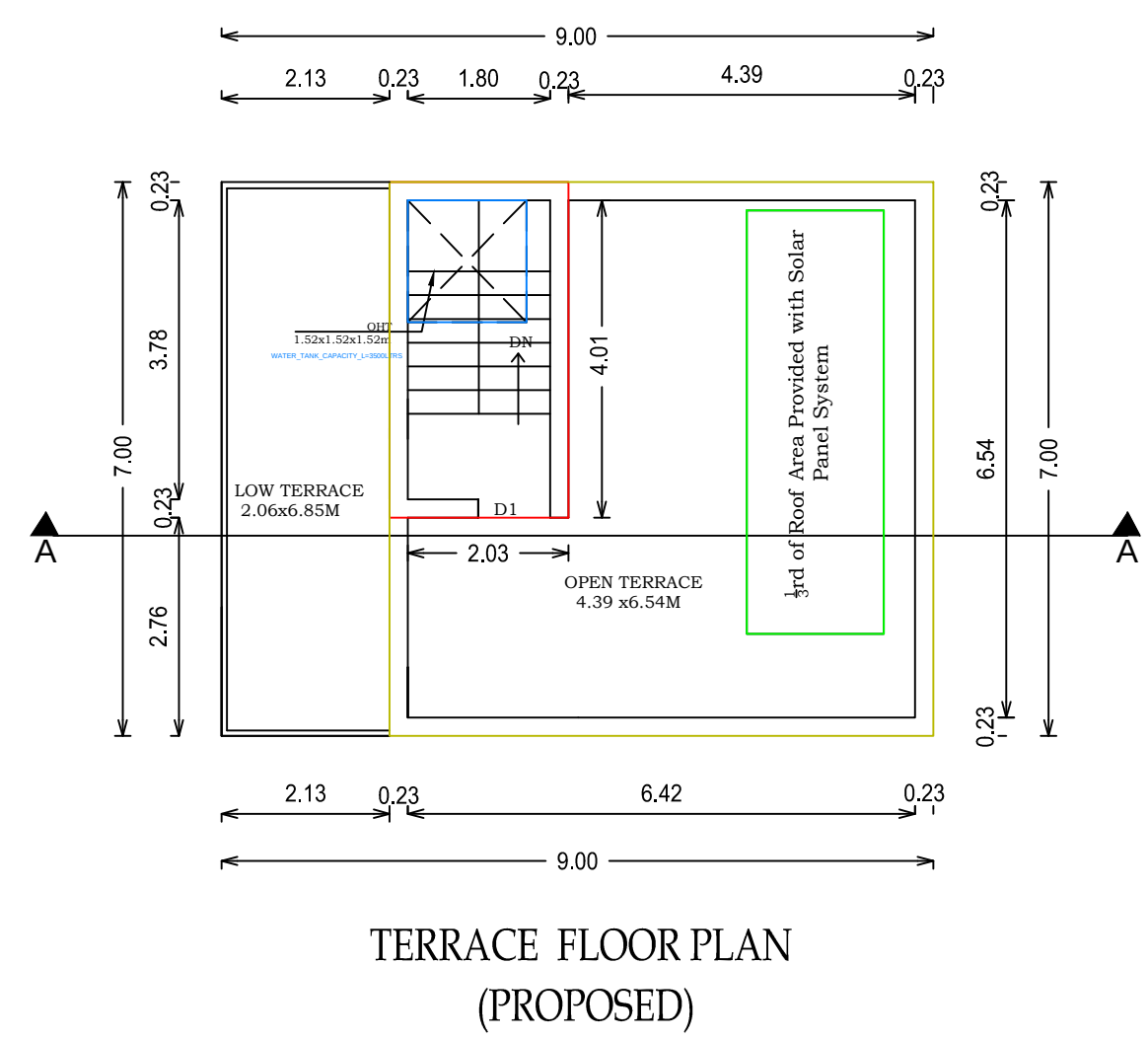
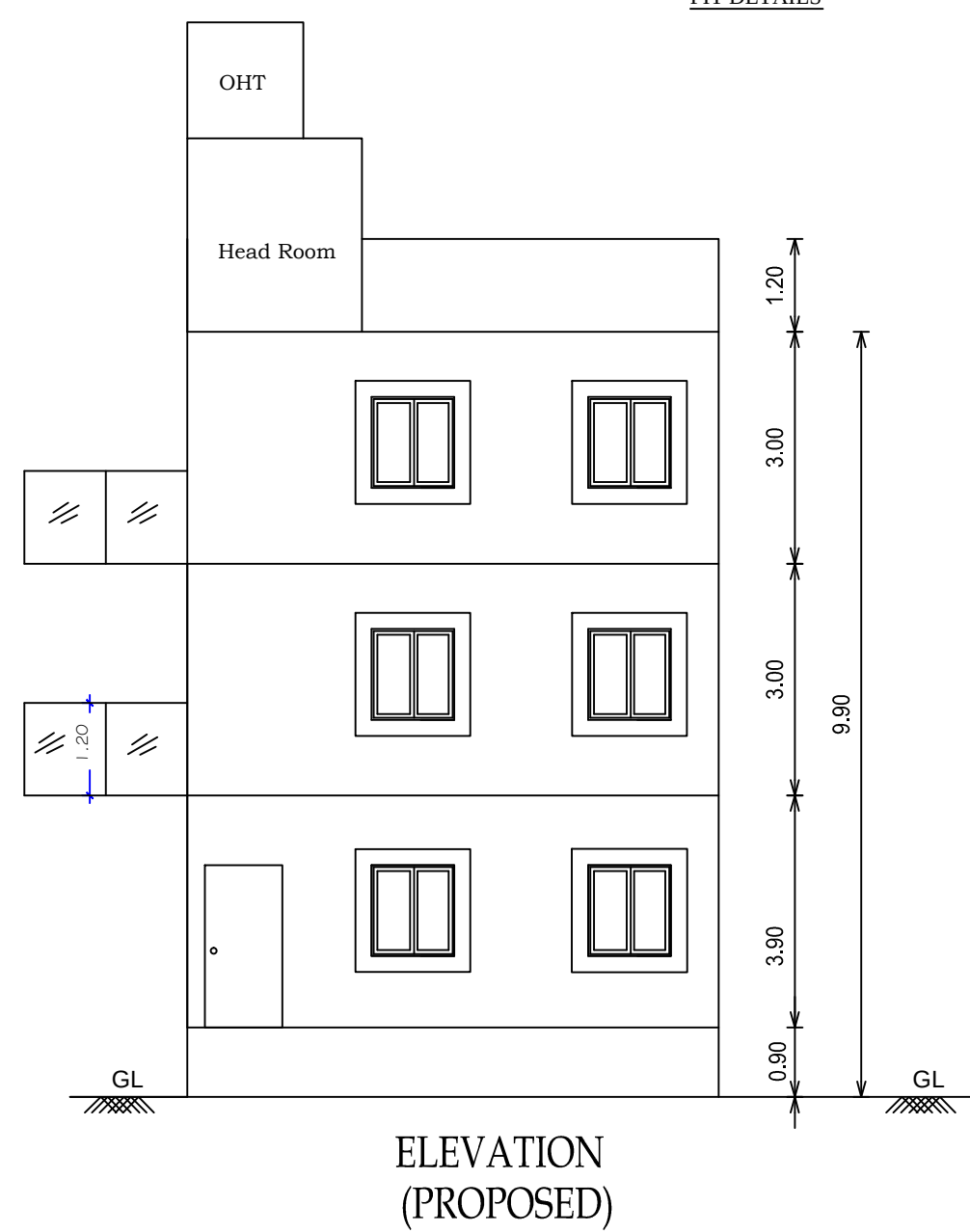
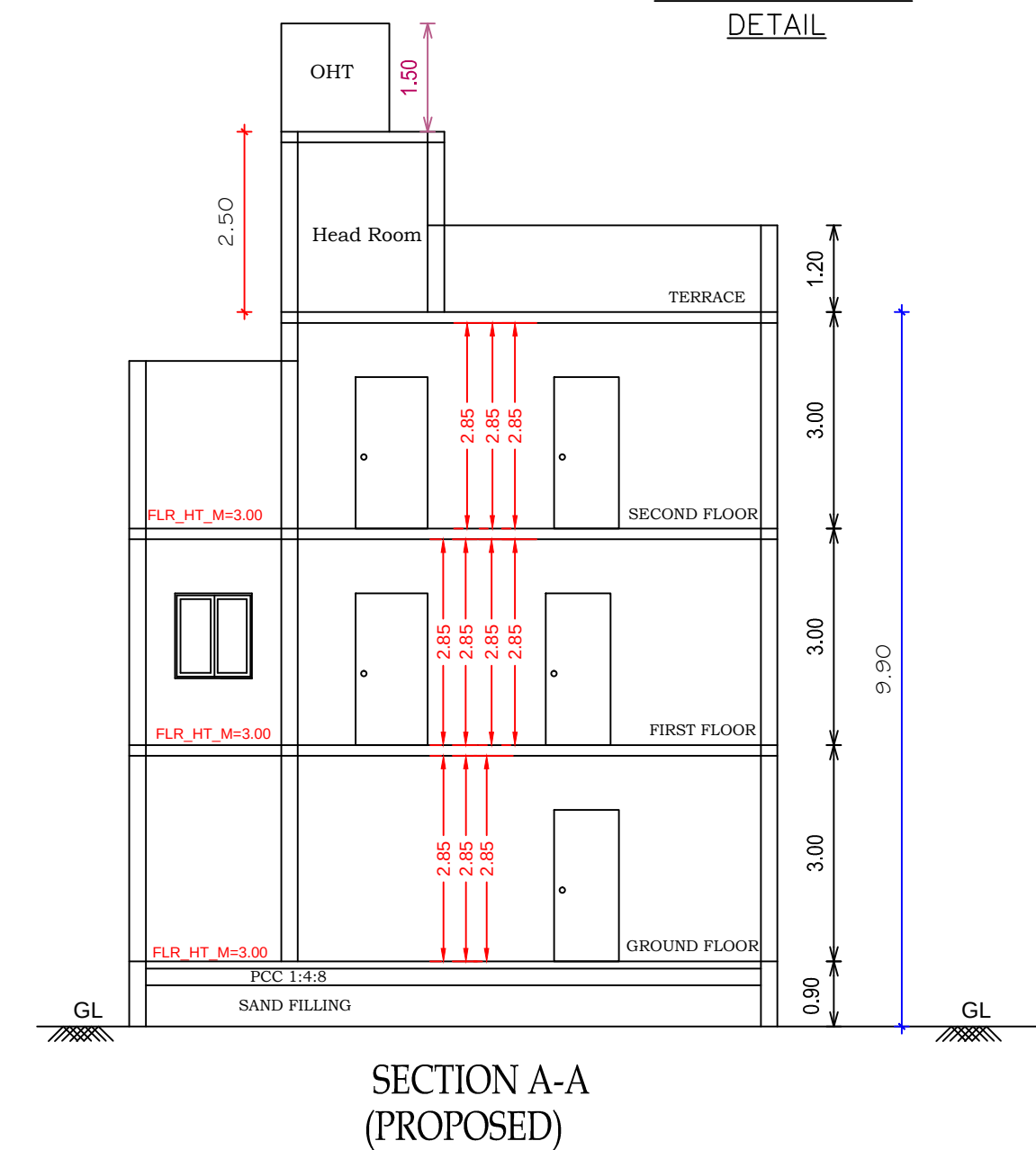
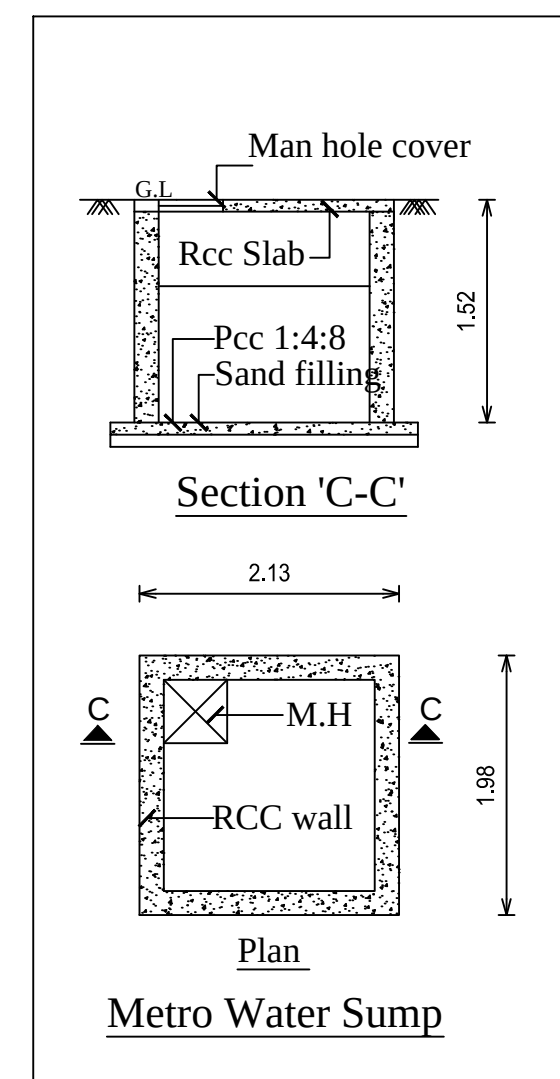
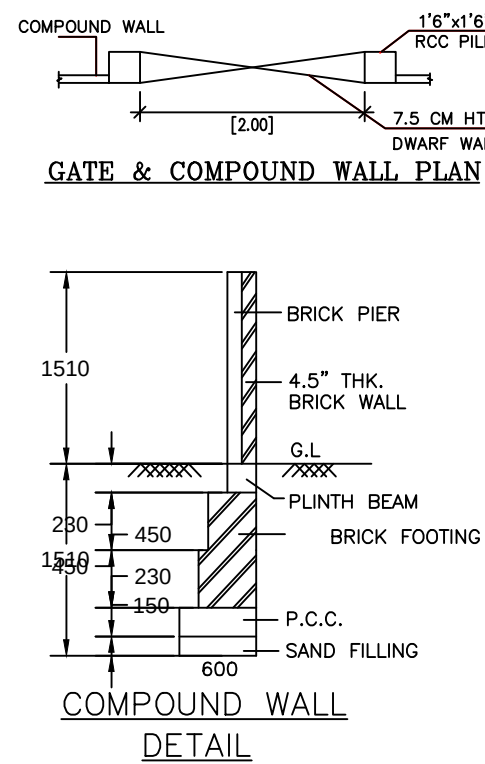
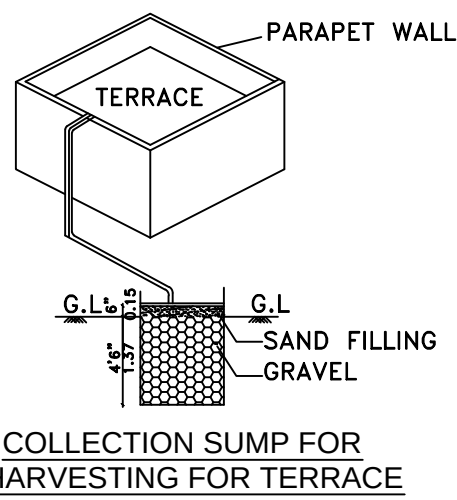
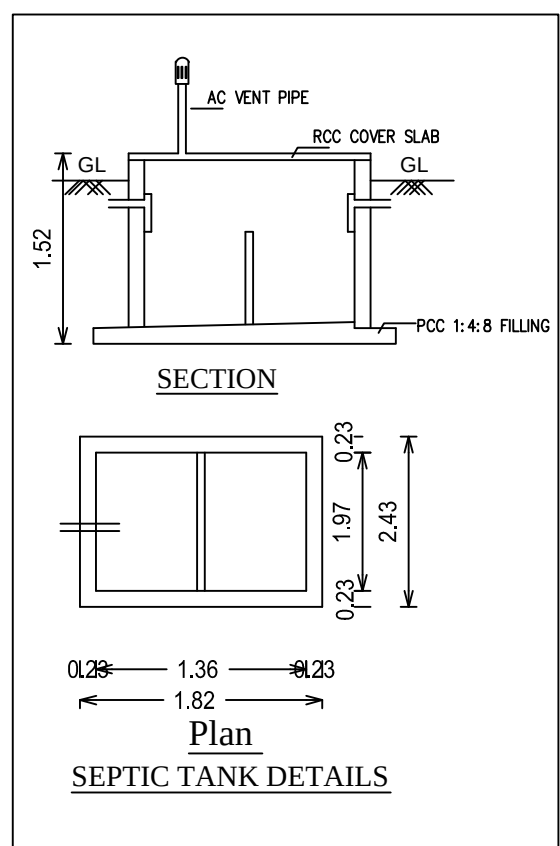
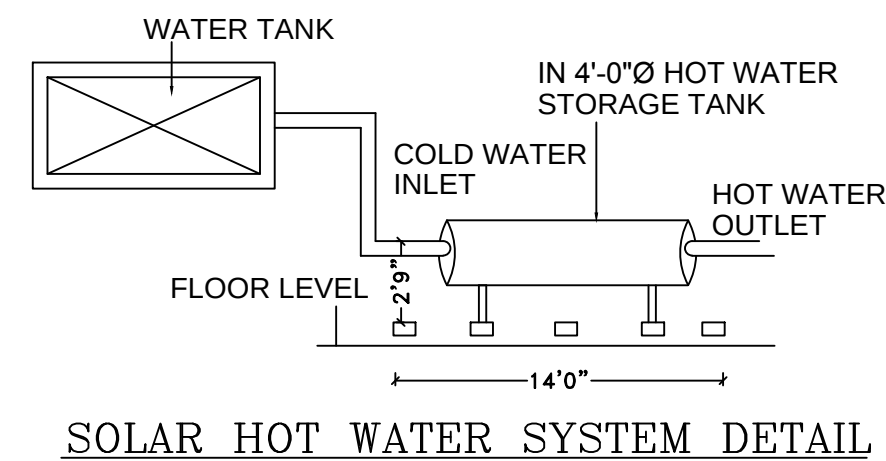
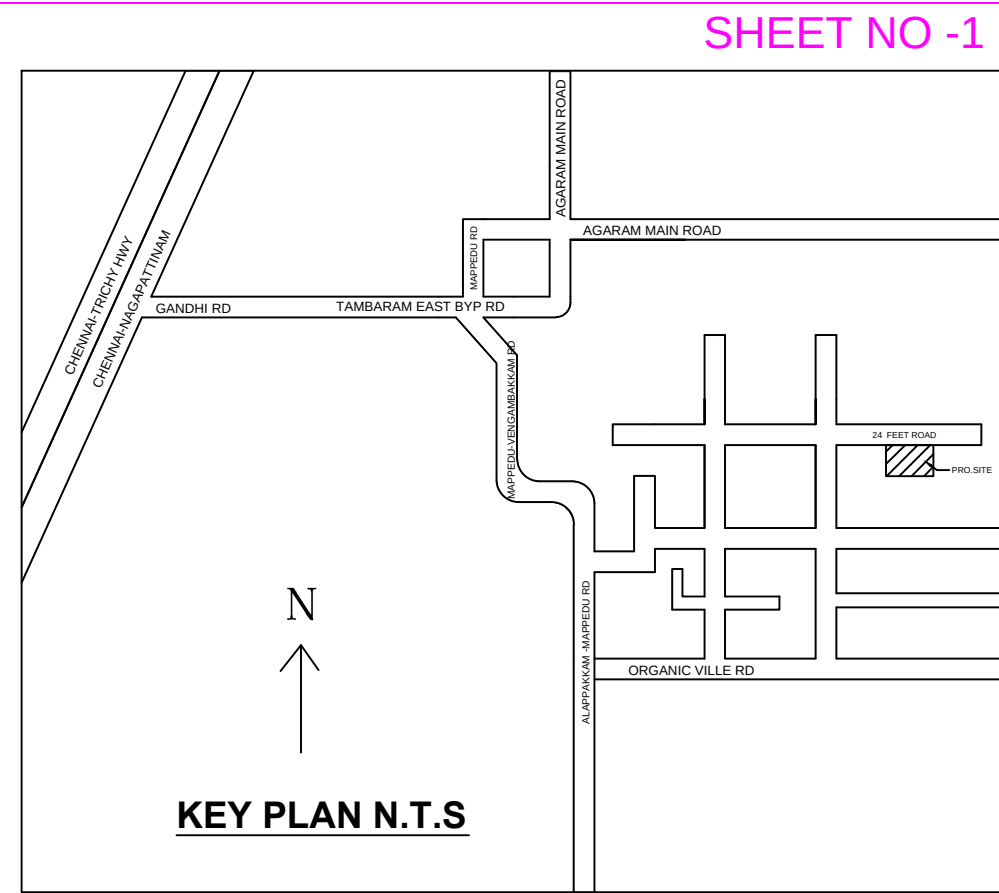
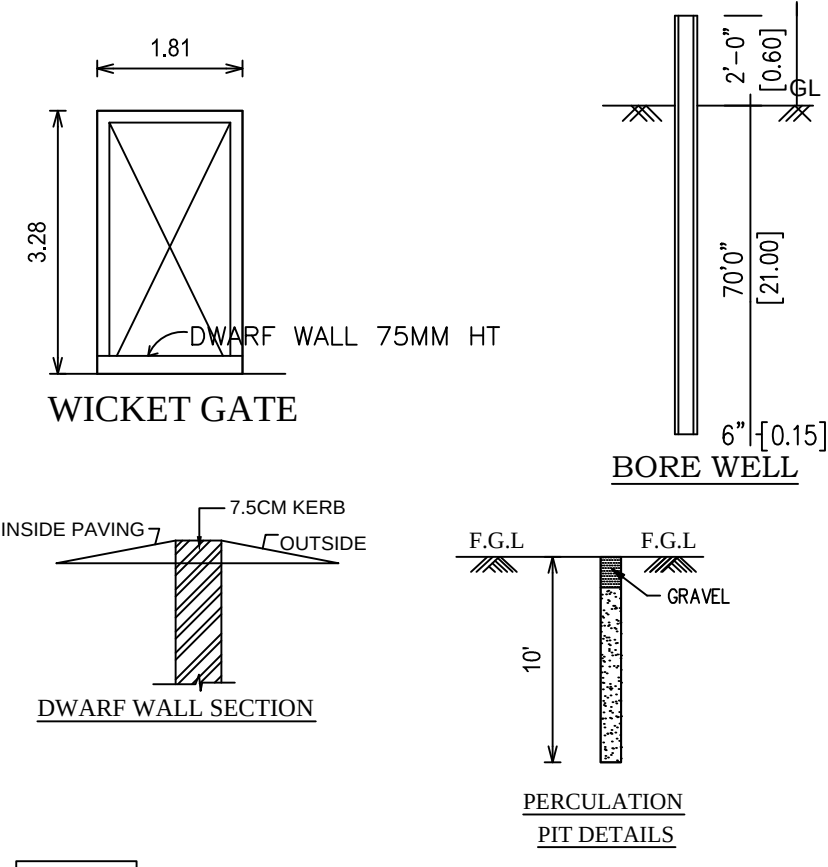
Rural Panchayat

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.



PLANED	AVG. PLOT DEPTH=10.00
PLOT AREA M2=120.00	AVG. PLOT WIDTH=12.00
AS AT SITE=120.00	LAND USE_ZONE= RESIDENTIAL
FMB_OR_PLR=120.00	PLOT_NO=134&135
AS_PER_DOCUMENT=120.00	RWH_DECLARED=YES
DISTRICT=CHENGALPATTU	OSR_APPLICABLE=NO
TALUK=TAMBARAM	OSR_SURR_BUYBACK_RETAINING
VILLAGE=AGARAMTHEN	PREMIUM_FSI_REQUIRED=NO
SURVEY NO=245/4A & 245/4A3	BUILDING_NEAR_TO_RIVER=NO
PATTA_NO=7924 & 10418	AREA_TYPE=OTHERS
IS_SWIMMING_POOL_EXISTS=NO	BUILDING_NEAR_MONUMENT=NO
IS_APPROVED_LAYOUT=YES	BUILDING_NEAR_GOV'T_BLDG=NO
SINGLE_FAMILY_BLDG=NO	PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
CR2=NO	FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
SECURITY_ZONE=NO	JURISDICTION_TYPE=PANCHAYAT
ACCESS_WIDTH_M=12.00	IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
ROAD_WIDTH=7.31	
ROAD_LENGTH=250	



PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING (HEIGHT-9.90M) OF GROUND, FIRST & SECOND FLOORS WITH 3 DWELLING UNITS AT PLOT NO.134 &135, THIRUMAL NAGAR, COMPRISED IN PATTA NO.10418 & 7924, AS PER PATTA NEW S.NO.245/4A3 & 245/14A OF AGARAMTHEN VILLAGE,TAMBARAM TALUK, CHENGALPATTU DISTRICT PARANGIMALAI PANCHAYAT UNION

LAYOUT APPROVED NO CMDA vide P.P.D /L.O.NO.11/2017 , LETTER NO. L1/2391/2016, DATED 08.05.2017

JOINERIES				
TYPE	OPENING SIZE		DESCRIPTION	
	WIDTH	HEIGHT		
MD	1.00	2.13	T.W. FRAMED PANNELLED DOOR	
D	0.91	2.13	C.W. FRAMED PANNELLED DOOR	
D1	0.76	2.13	C.W. FRAMED PANNELLED DOOR	
W	1.22	1.22	C.W. FRAMED PANNELLED DOOR	
V	0.60	0.60	ALUMINIUM FRAMED GLAZED VENTILATOR	

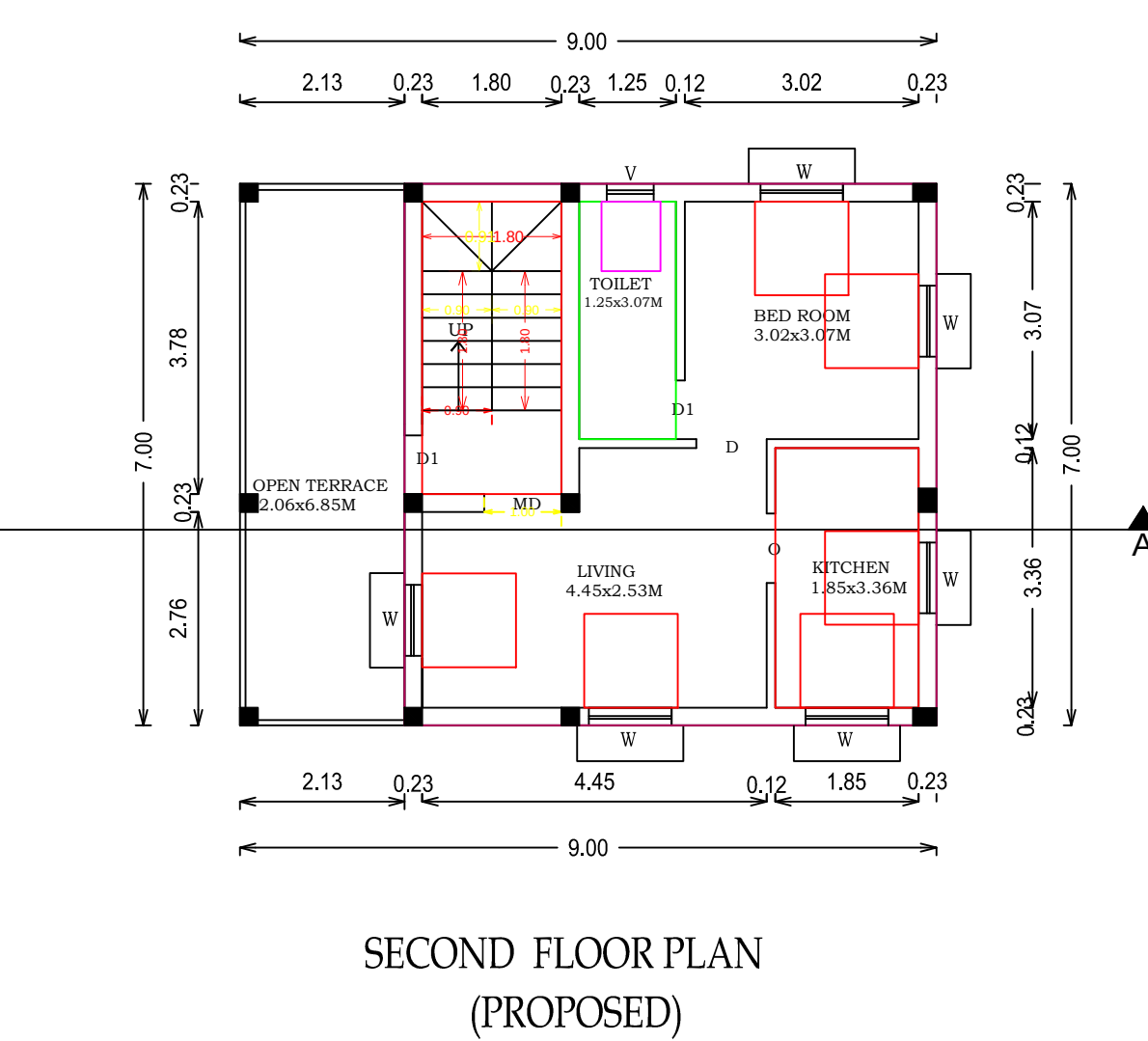
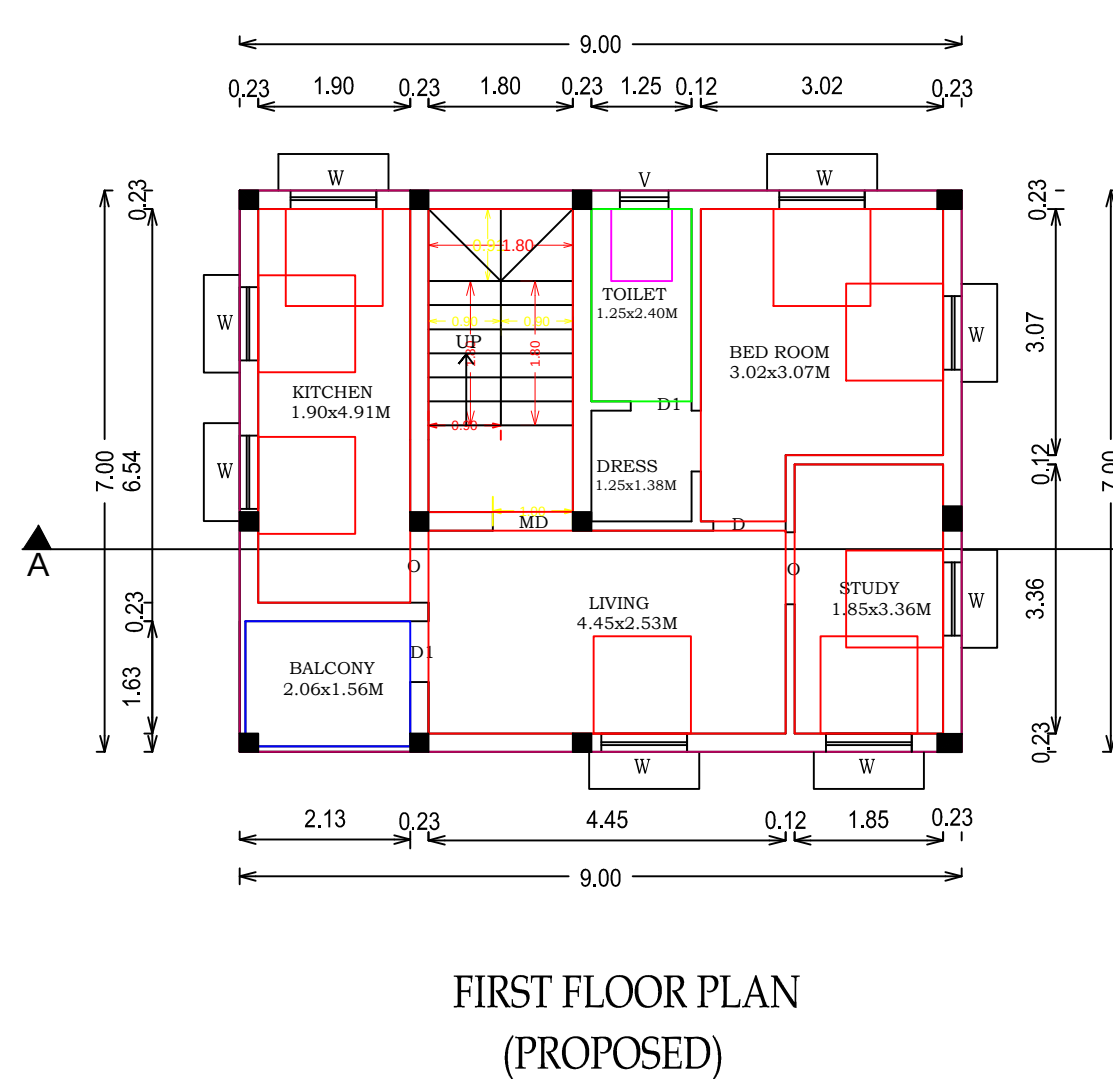
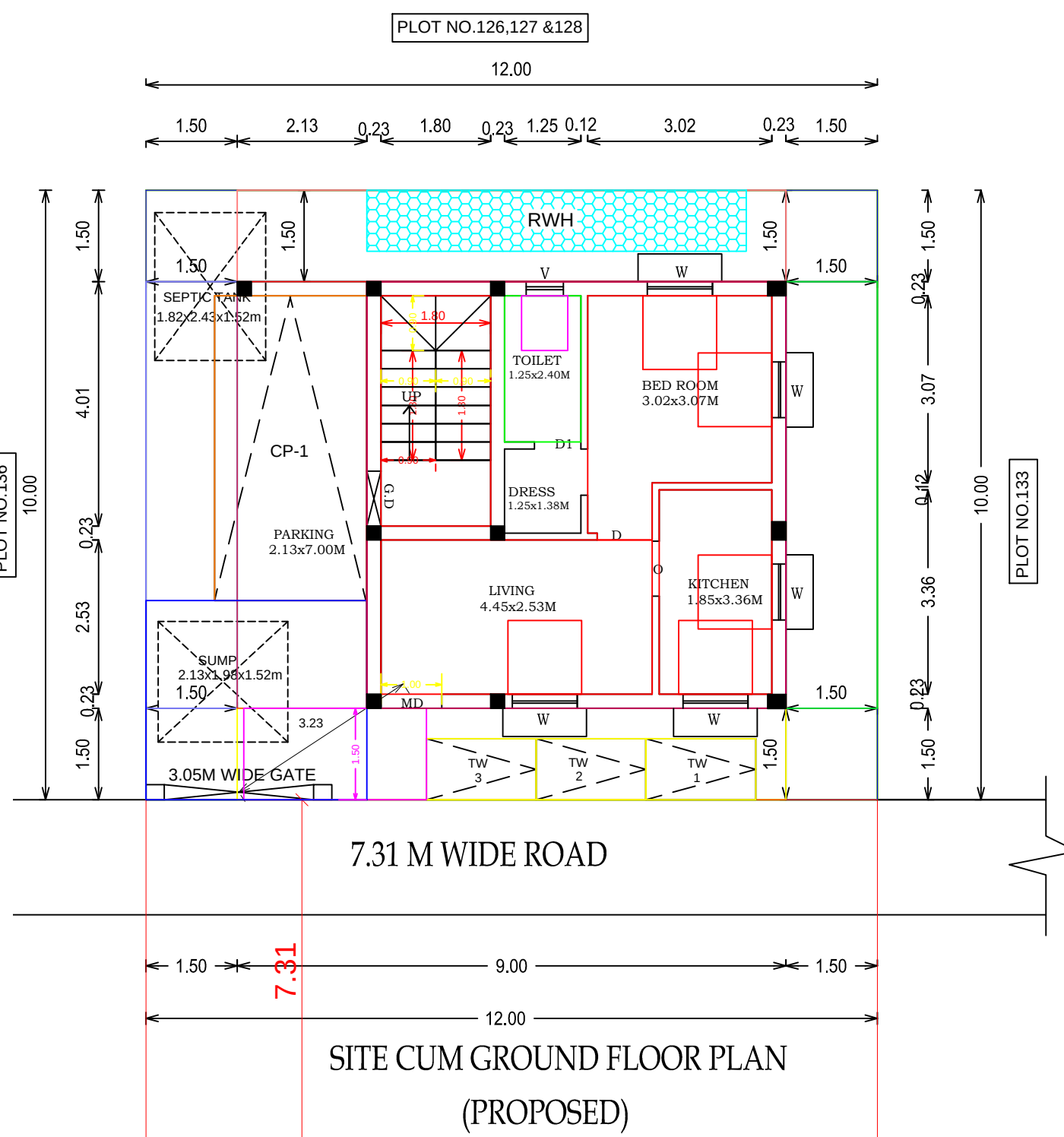
AREA DETAILS				
PLOT EXTENT AS PER PATTA		= 120.00 Sq.m		
PLOT EXTENT AS PER SITE		= 120.00 Sq.m		
PLOT EXTENT AS PER DOCUMENT		= 119.47 Sq.m		
SL.NO.	DESCRIPTION	F.S.I AREA Sq.m	NON F.S.I DEDUCTION AREA Sq.m	TOTAL BUILT-UP AREA Sq.m
1.	GROUND FLOOR	48.13	-	48.13
2.	FIRST FLOOR	63.00	-	63.00
3.	SECOND FLOOR	48.13	-	48.13
4.	HEAD ROOM	-	9.58	9.58
TOTAL		159.26	9.58	168.84

FSI = $\frac{159.26}{120.00} = 1.32$		COVERAGE = 52.50%
COLOUR INDEX PROPOSED WORK ☐ SITE BOUNDARY ☐ ROAD PORTION ☐		SCALE 1:100 ALL DIMENSIONS ARE IN METER

OWNER/POWER HOLDER

V. MALARVANNAN, B.E., F.I.V.
Engineer Grade - I (RE) (DTC)
TVLR/RE/Gr-I/2019/10/005
No.23, CHETTY STREET,
PORUR, CHENNAI - 600 116.
PHONE : 2482 9133 / 2482 5565.

LICENSED SURVEYOR



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.

