

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.

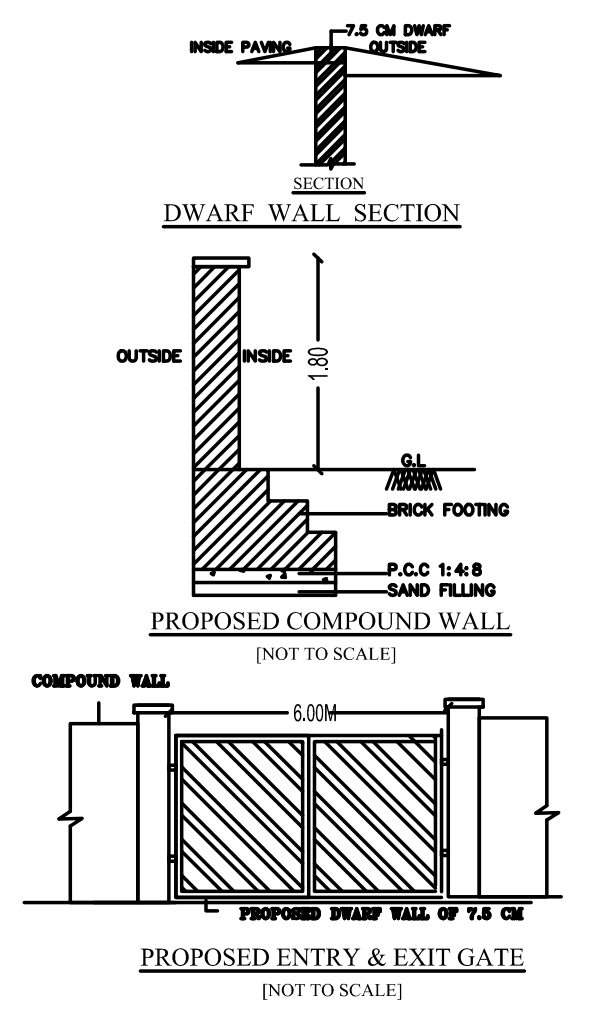
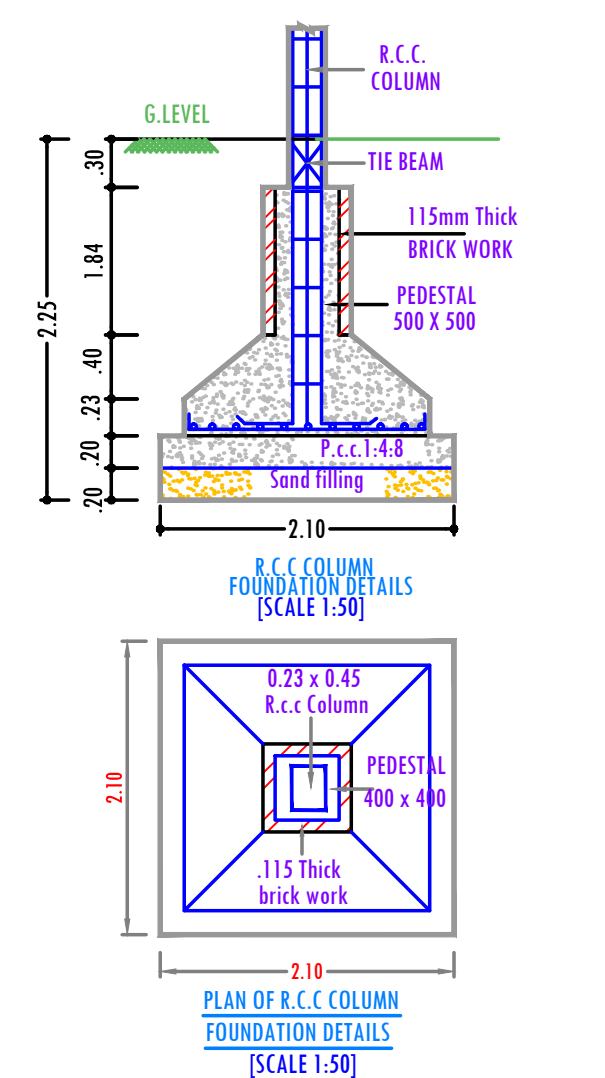
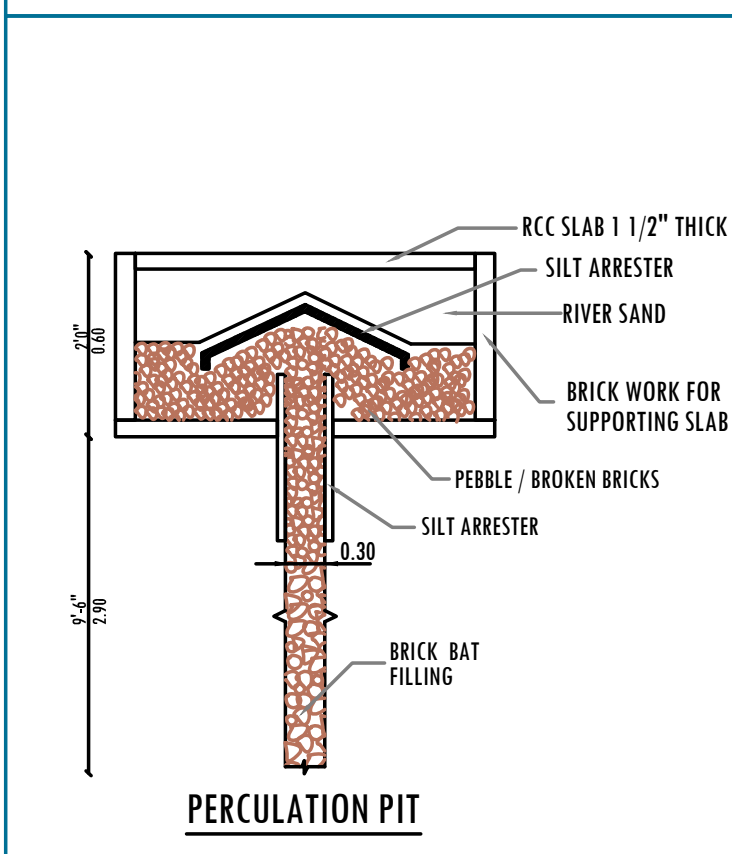
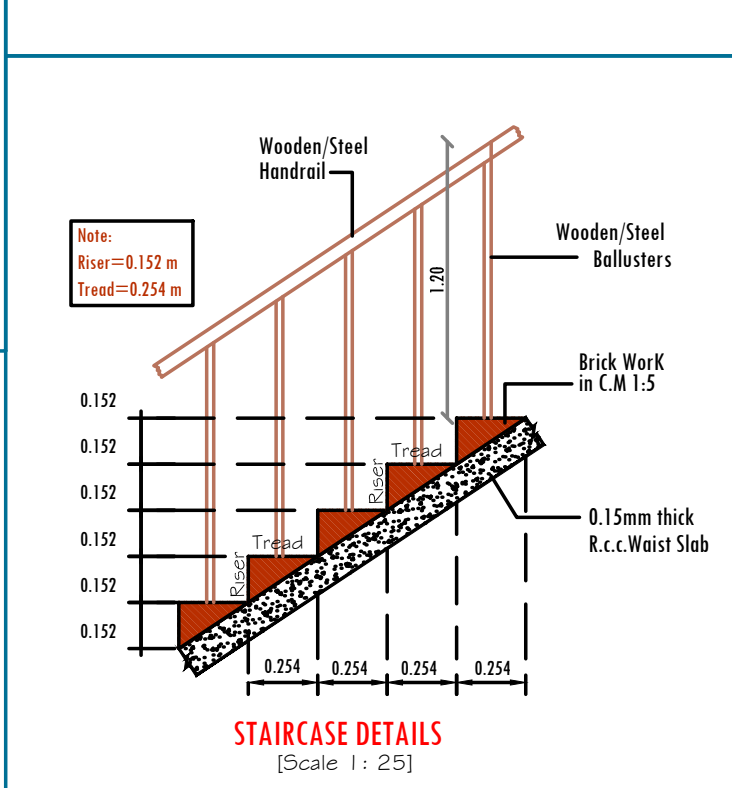
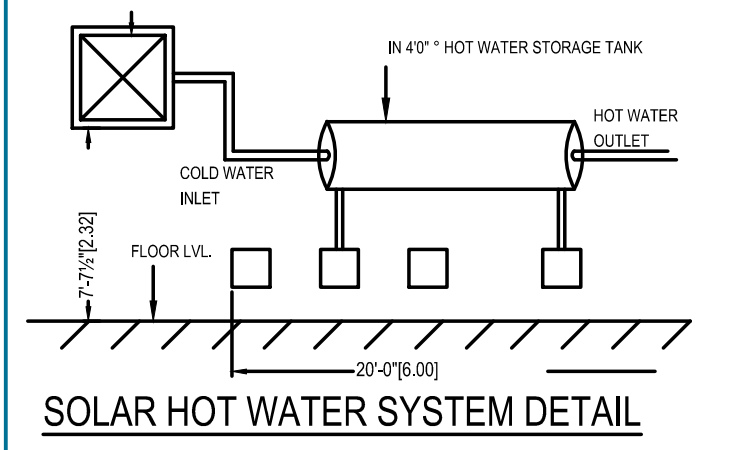
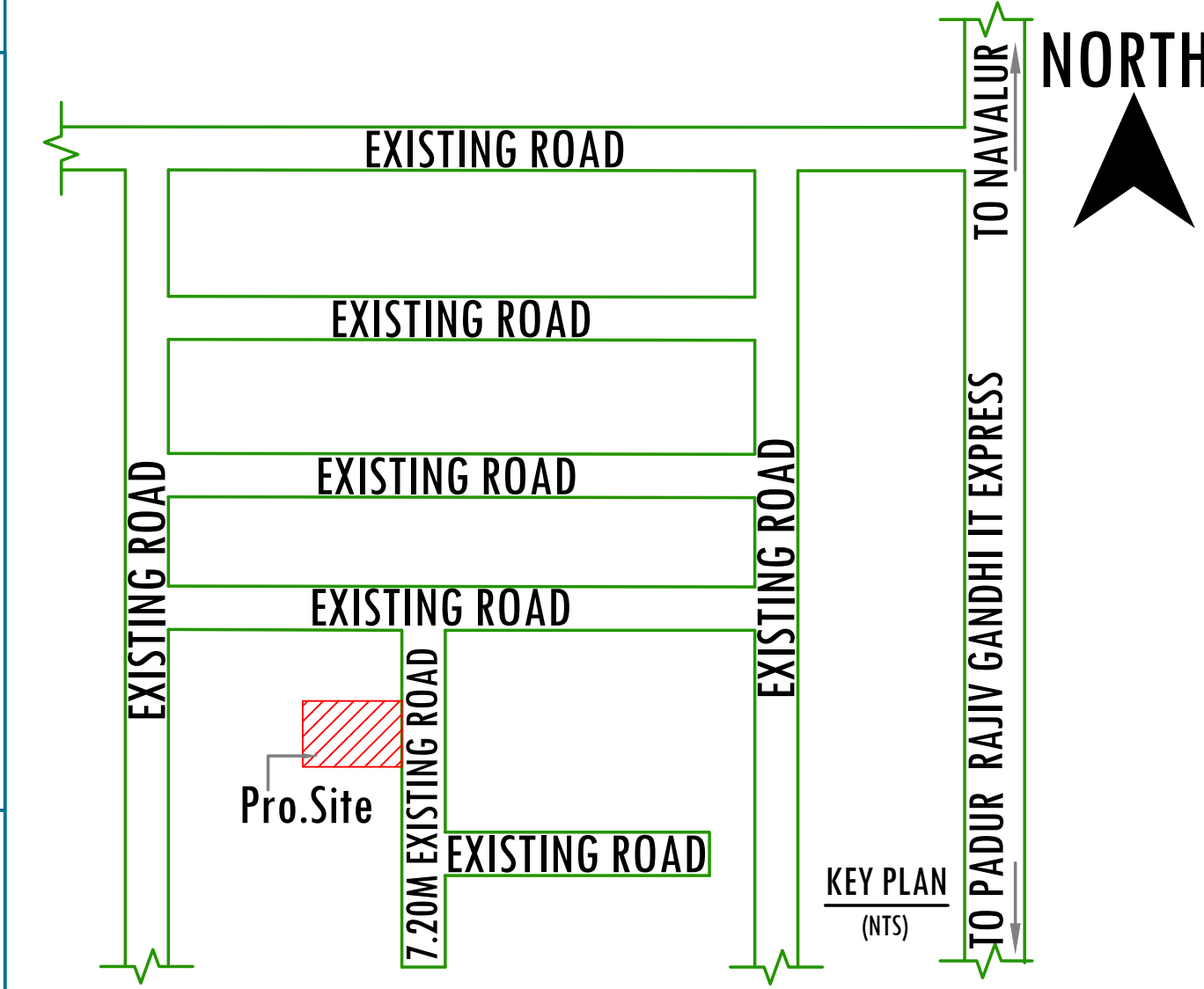
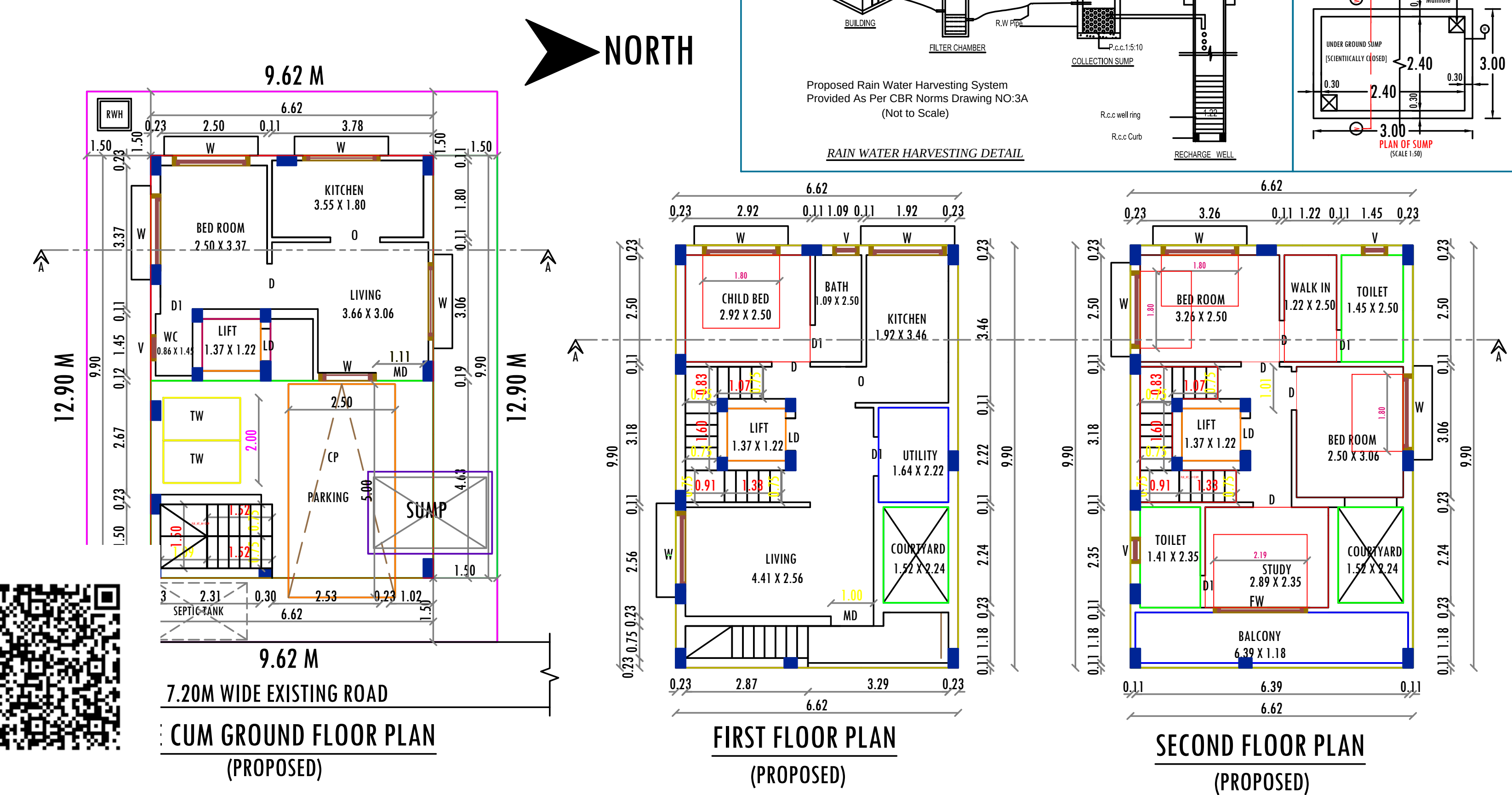
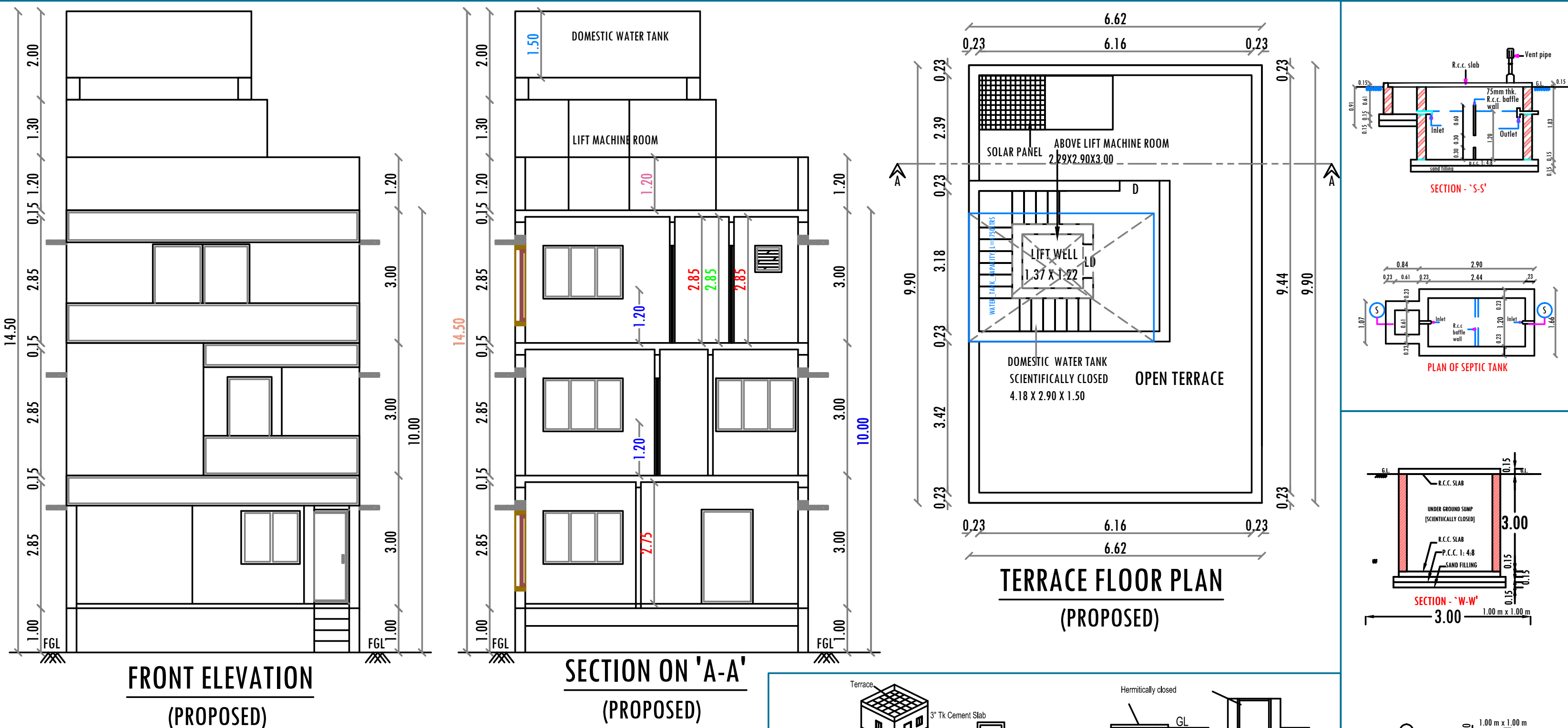
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Plan Showing The Proposed Construction Of A Residential Building At Plot No.76A,

OMR One Phase-3, Comprised In S.No.53/72A, Of Eagattur Village, Thiruporur Taluk,

Chengalpattu District, Thiruporur Panchayat Union Limit.

NOTE: SUB-DIVISION PLAN APPROVED VIDE. NA.KA.NO.3262/2023/AA1; DATED ON;18-10-2023.



QR CODE		
JOINERY DETAILS		
MAIN DOOR	- 1.00 X 2.13	- MD
DOOR	- 0.90 X 2.13	- D
DOOR-1	- 0.76 X 2.13	- D1
OPENING	- 0.90 X 2.13	- O
WINDOW	- 1.20 X 1.20	- W
WINDOW-1	- 1.80 X 1.20	- W1
VENTILATOR	- 0.6 X 0.90	- V
FRENCH WINDOW	- 1.20 X 2.13	- FW
SPECIFICATION		
Brick work	Super structure with main wall using CM 1:5 mortar, Parapet Wall CM 1:4.	
Wood work	Main door teak and other doors kongu wood.	
R.C.C work	Minimum grade of concrete M25.	
Flooring	Vitrified tile & Marble flooring.	
Earth work	All earth work excavation in foundation to be done as per the dimension given in the section drawing.	
Plastering	All exposed concrete shall be plastered in CM 1:3, and all brick surface in CM 1:4 mortar.	
Weathering	Weathering course shall be laid to slope in brick jelly, lime concrete average 115mm thick and finished with single layer of country tiles.	
S.NO.	DESCRIPTION	AREA
1. PLOT AREA DETAILS		
I	AS PER PATTI	124.00 SQ.M
II	AS PER DOCUMENT	124.25 SQ.M
III	AS PER SITE	124.10 SQ.M
2. FSI AREA DETAILS		
I	GROUND FLOOR	34.92 SQ.M
II	FIRST FLOOR	62.13 SQ.M
III	SECOND FLOOR	62.13 SQ.M
IV	TOTAL FSI AREA	159.18 SQ.M
3. NON FSI AREA DETAILS		
I	STILT FLOOR	30.62 SQ.M
II	LIFT MACHINE ROOM	1.67 SQ.M
III	HEADROOM	16.50 SQ.M
IV	TOTAL NON FSI AREA	48.79 SQ.M
4.	TOTAL BUILT-UP AREA	207.97 SQ.M
5.	FSI	1.28
6.	NO. OF DWELLING UNITS	02
SCALE - 1:100		
OWNER		
REGISTERED ENGINEER		
K. VINODH KUMAR, B.E. Registered Engineer Grade - II(RE) Reg No RE/GR II/2023/03/284 Image Planners & Designers No.24, Kumaran Kidil Apts, Ground Floor, Saraswathy Street, Madipakkam, Chennai - 600 091. Mobile: 9840899485, 9561222122		

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

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

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

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.

