

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

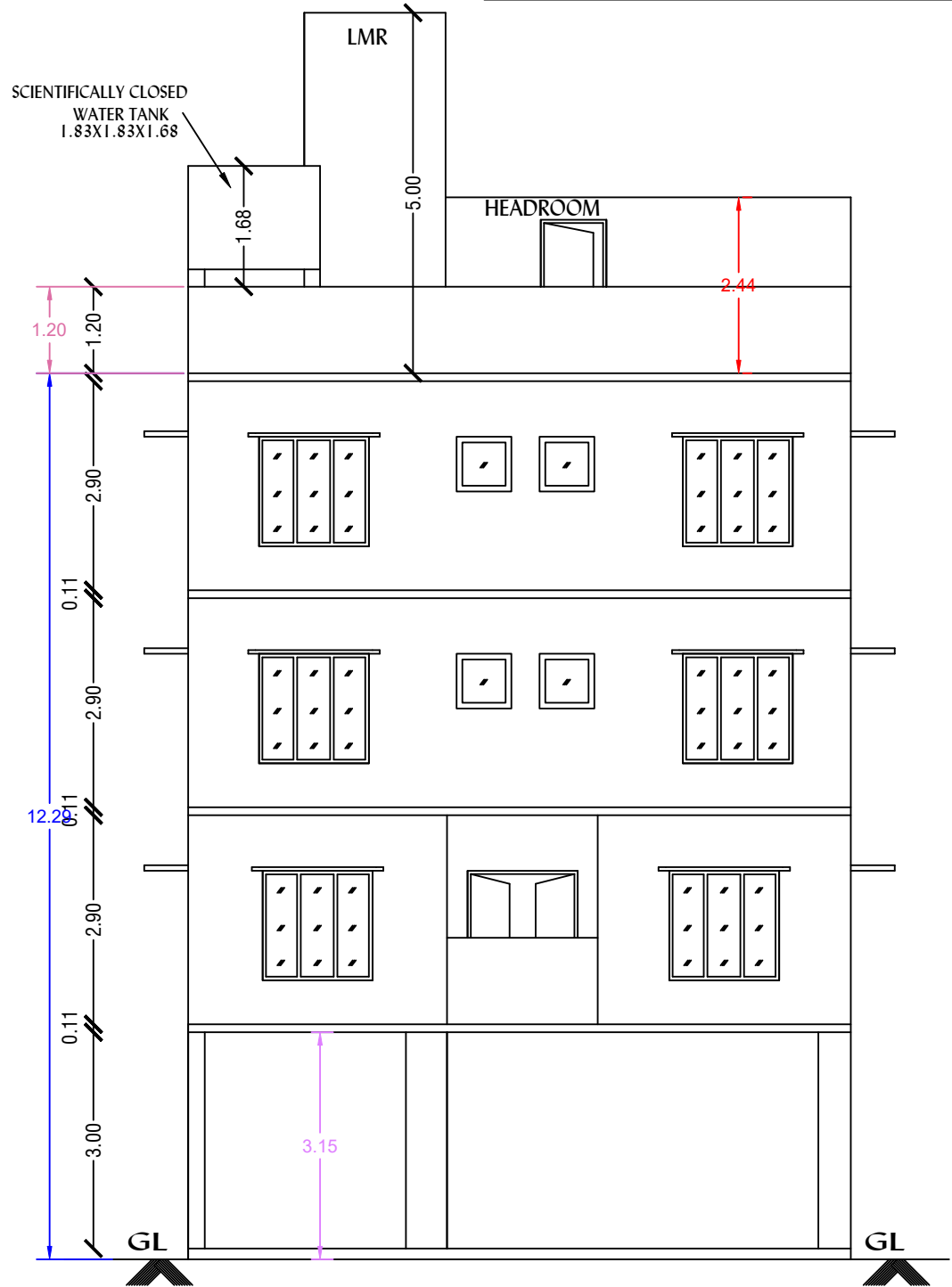
The approval as the planning authority issued it, reproduced in full behind this page.

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

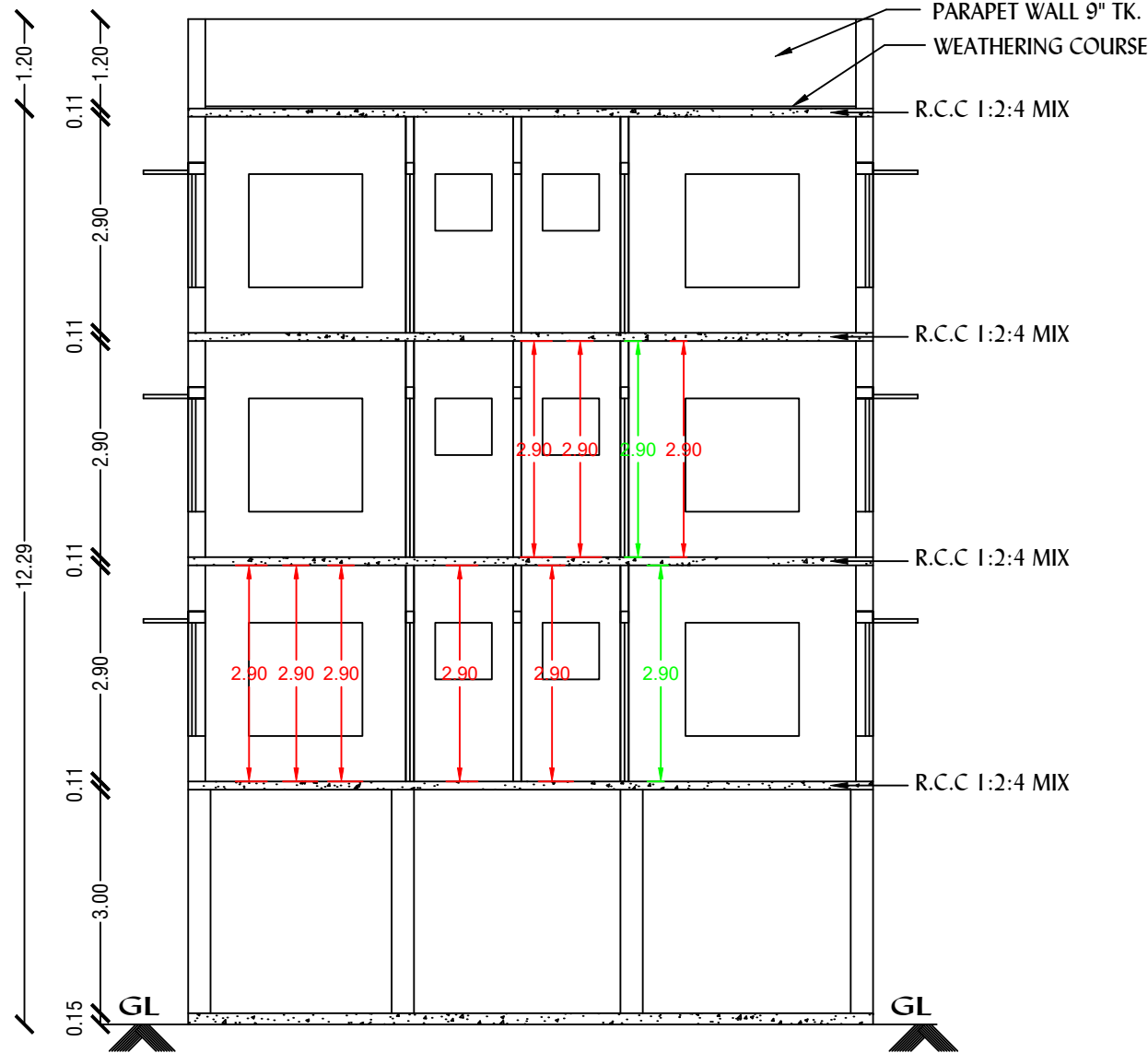
PLAN SHOWING THE PROPOSED STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:45, "SOWBAGYA NAGAR" IN OLD S.NO:20/4 & 20/5, AS PER PATTANATHA S.NO:20/3A4, PATTANATHA NO:4686, OF KAYARAMBEDU VILLAGE AND PANCHAYAT, (KATTANKOLATHUR PANCHAYAT UNION), CHENGALPET TALUK, CHENGALPET DISTRICT.

OWNER'S NAME: Mrs.S.RAJASHREE

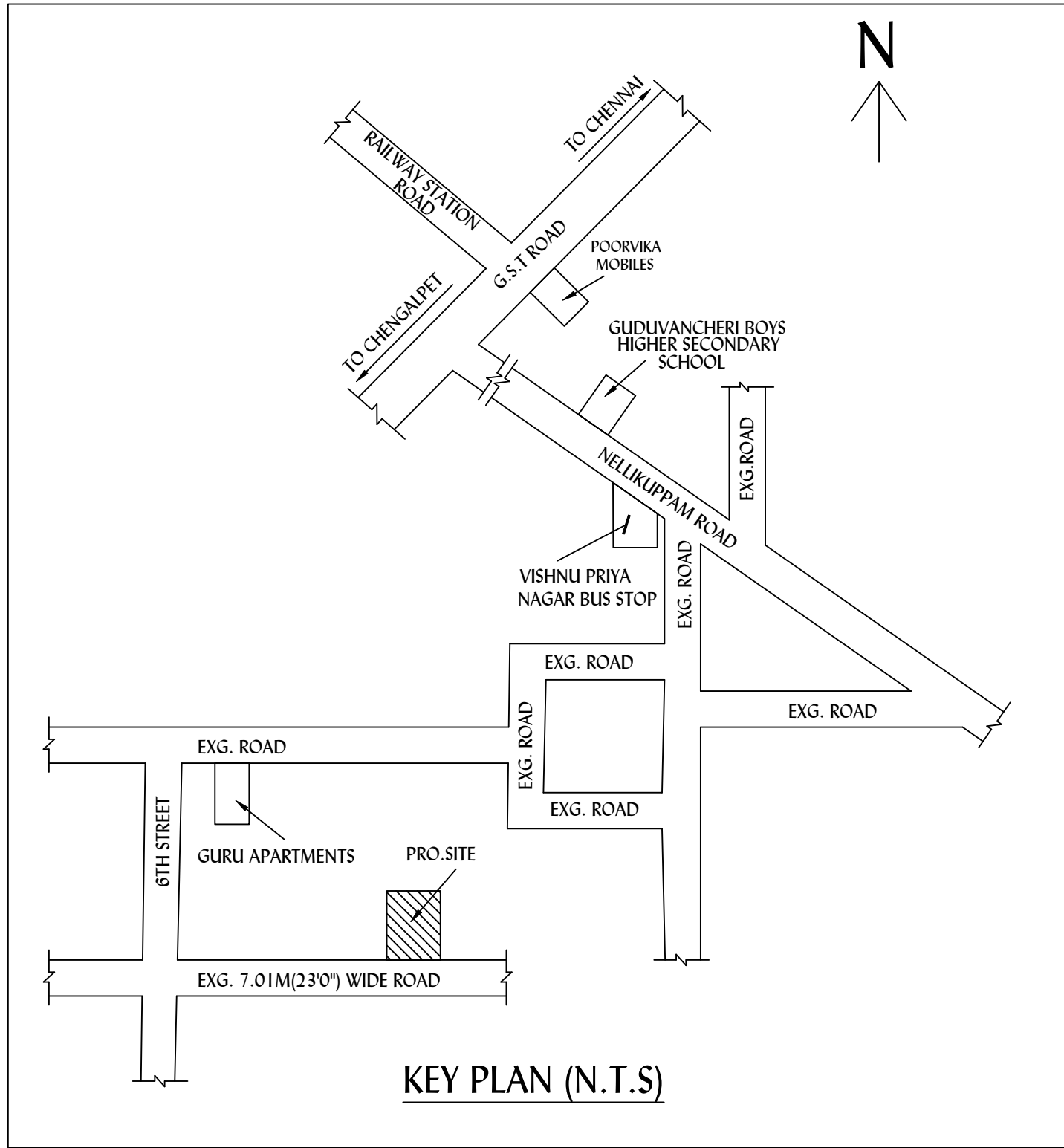
LAYOUT PLAN WAS APPROVED BY DTCP:
LP/DTCP:91/1989,



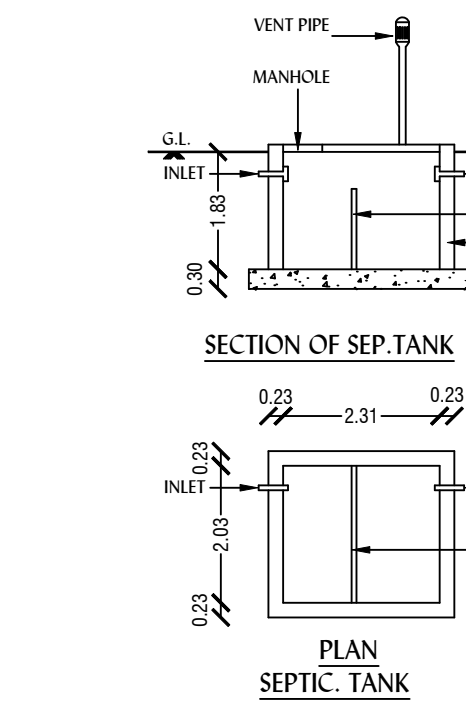
FRONT ELEVATION



SECTION : "A-A"

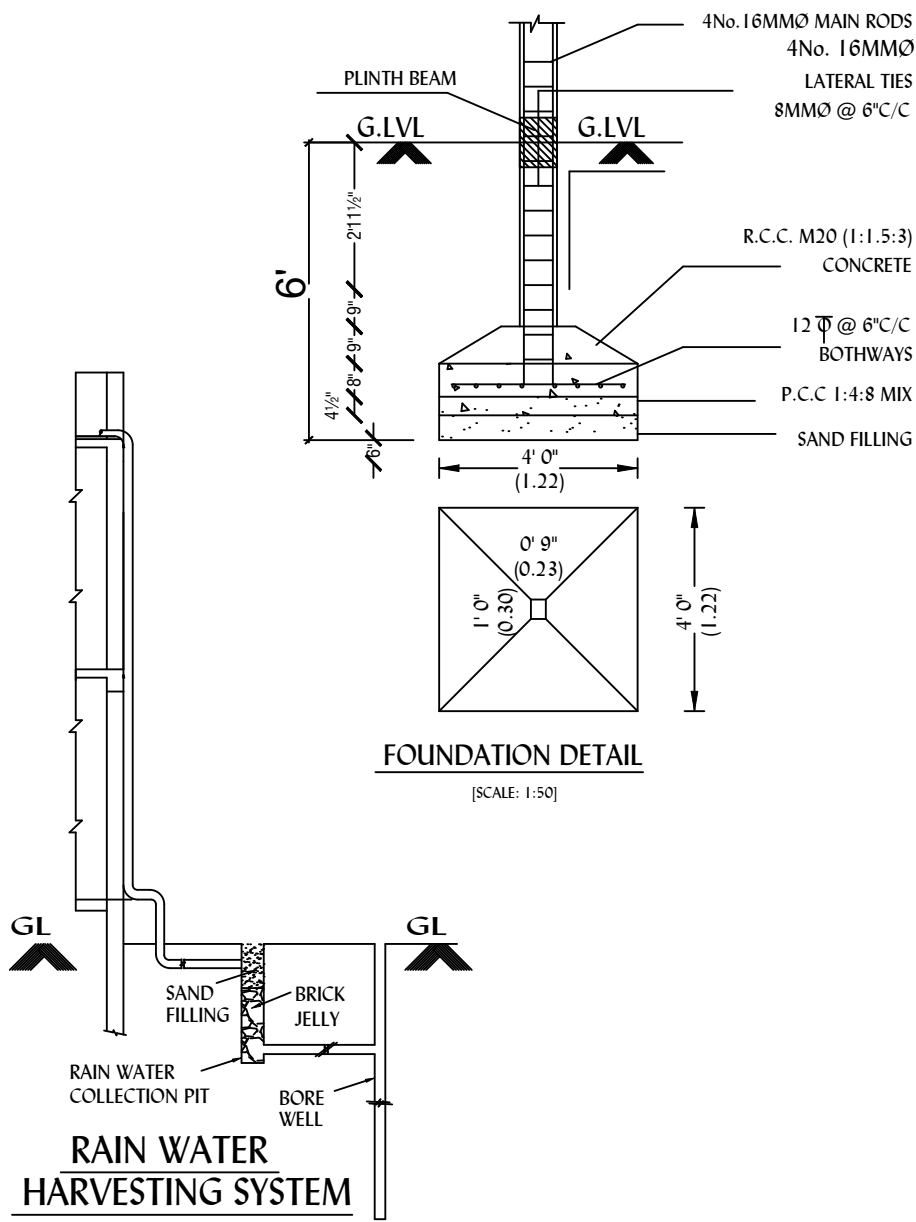


KEY PLAN (N.T.S)



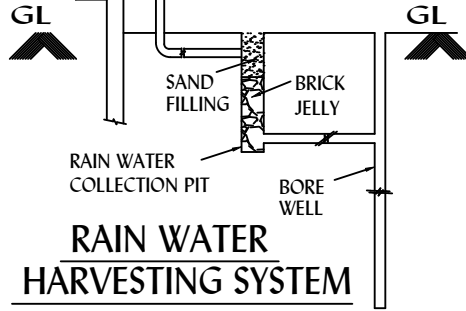
SECTION OF SEP. TANK

PLAN SEPTIC. TANK



FOUNDATION DETAIL

(SCALE: 1:50)



RAIN WATER HARVESTING SYSTEM

PLAN INFO
APPLICANT_NAME=Mrs.S.RAJASHREE
PLOT_AREA_M2=190.91
AS_AT_SITE=189.81
FMB_OR_PLR=200.00
AS_PER_DOCUMENT=190.91
PLOT_NO=45
TALUK=CHENGALPET
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=12.54
AREA_TYPE=OTHERS
ROAD_WIDTH=7.01
ROAD_LENGTH=250
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=250
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RW/DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=20/3A4
PATTANATHA_NO=4686
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SCALE: 1:100

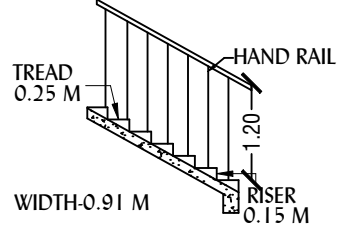
JOINERIES

MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.22
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

PROPOSED	
EXG. ROAD	
SITE BOUNDARY	

STAIRCASE



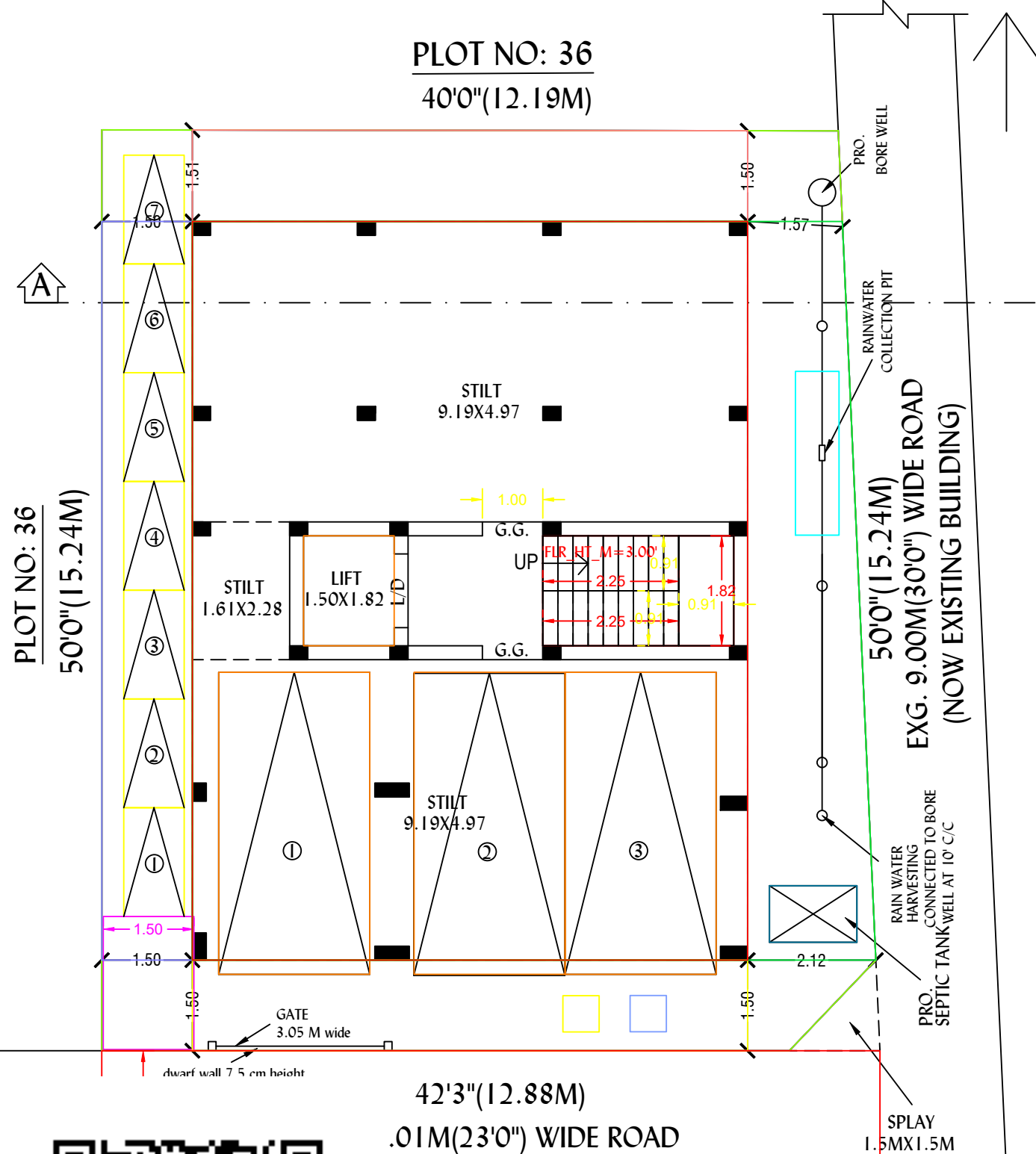
ALL DIMENSION ARE IN Mtr DATE:10/05/2025

EXTENT	IN	SQFTS	SQMTS
PLOT AREA(AS PER DOC.)		2055.00	190.91
PLOT AREA(AS PER PATTANATHA)		2152.80	200.00
PLINTH AREA OF F.FLOOR		1208.80	112.30
PLINTH AREA OF S.FLOOR		1208.80	112.30
PLINTH AREA OF T.FLOOR		1208.80	112.30
TOTAL AREA		3626.40	336.90
F.S.I		1.76	
COVERAGE		58.82%	
NON-FSI AREA			
PLINTH AREA OF STILT FLOOR		1208.80	112.30
HEADROOM & LIFT AREA		306.88	28.51

OWNER:

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

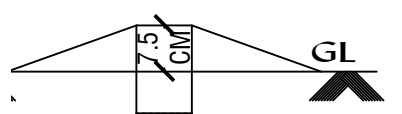
REGISTERED ENGINEER:



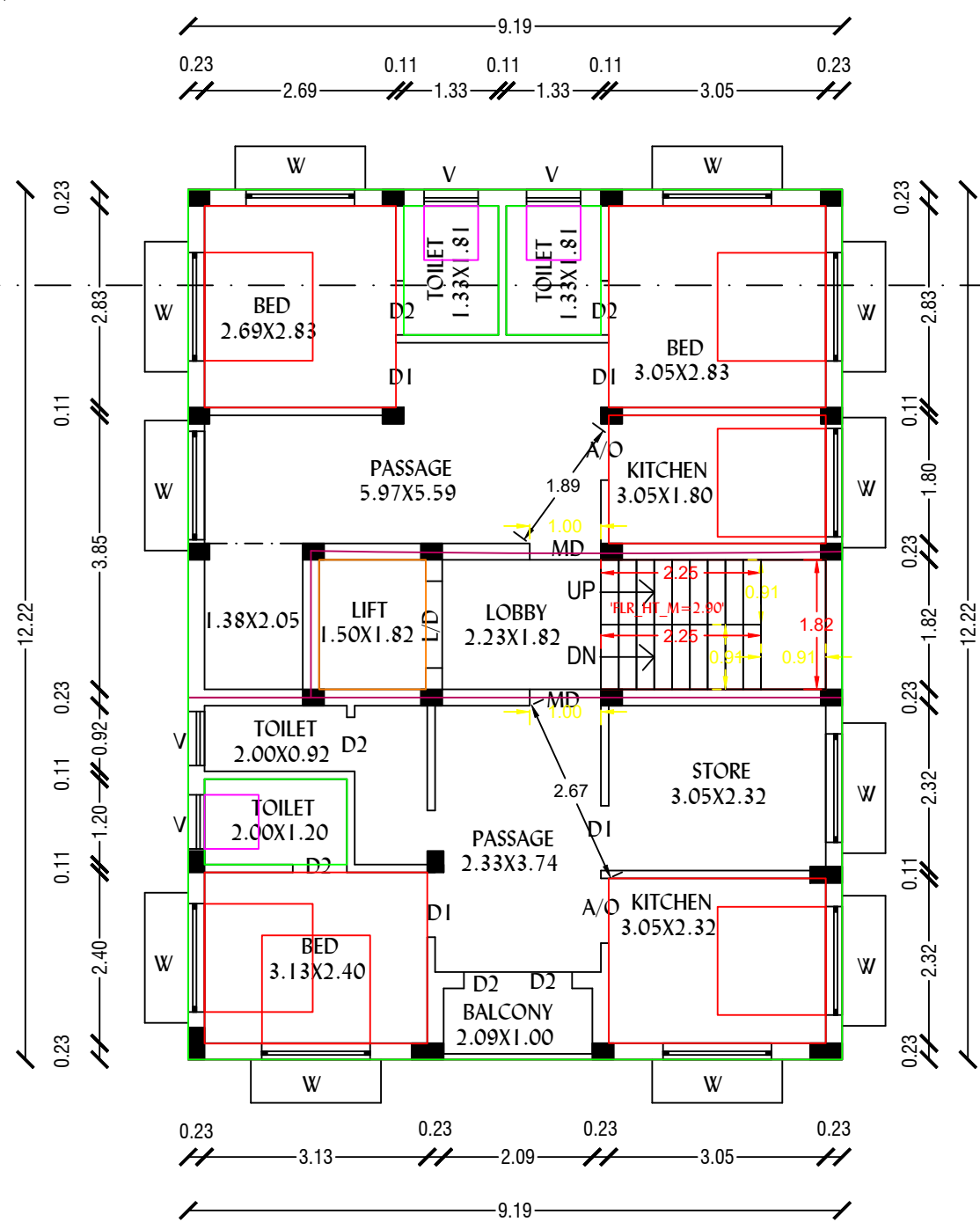
42'3" (12.88M)

.01M (23'0") WIDE ROAD

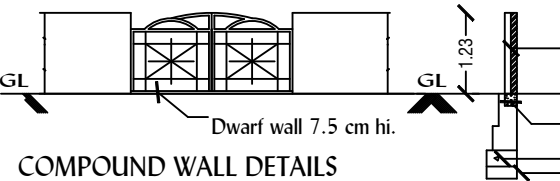
IM STILT FLOOR PLAN



warf Wall Details



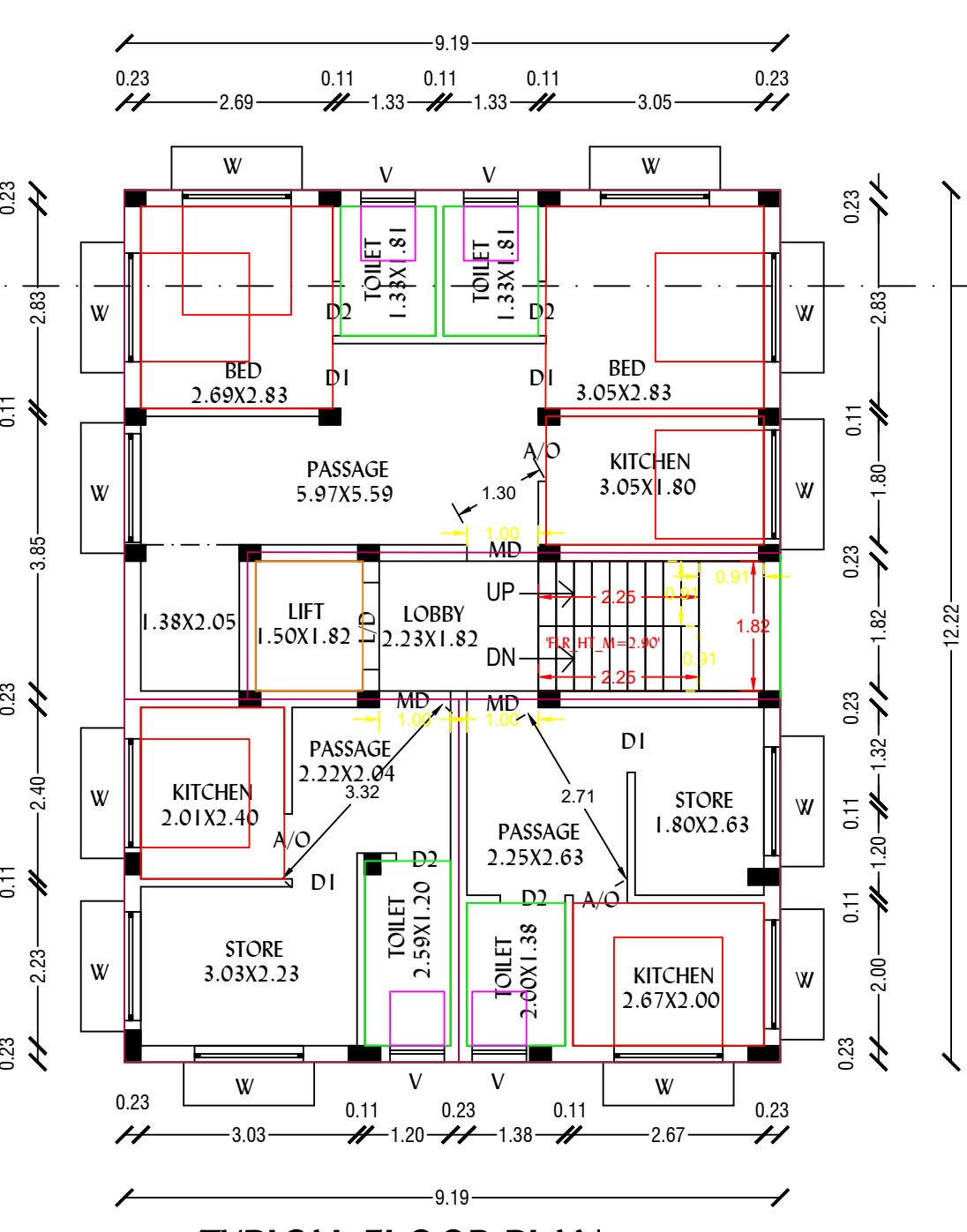
FIRST FLOOR PLAN



COMPOUND WALL DETAILS

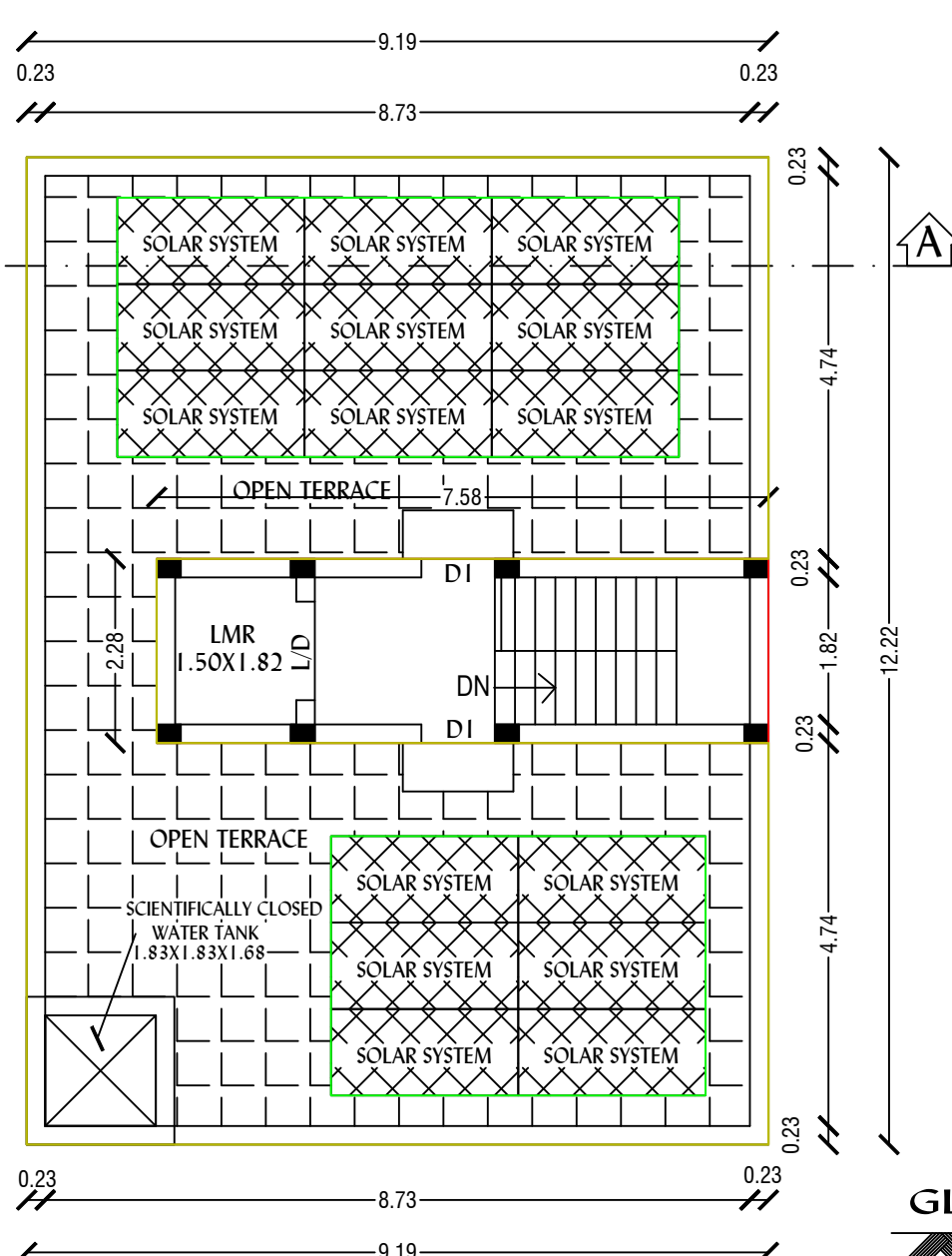
SECTION

COMPOUND WALL PLAN

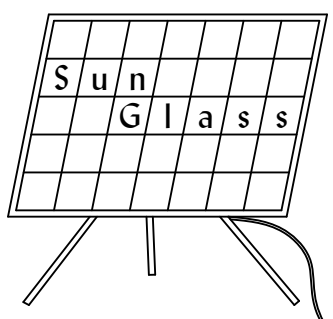


TYPICAL FLOOR PLAN
SECOND & THIRD FLOOR PLAN

TYPICAL_FLOOR_PLAN=2,3

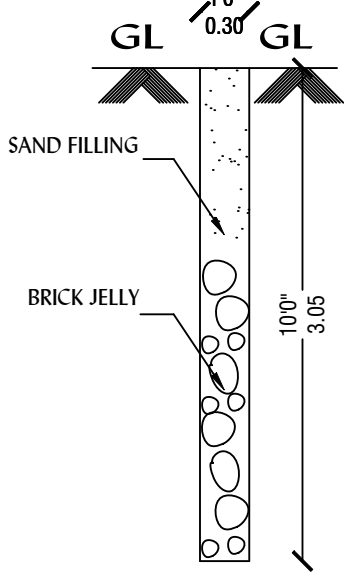


TERRACE FLOOR PLAN



SOLAR WATER HEATING SYSTEM

SCALE: 1:30



PERCOLATION PIT

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.

