

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

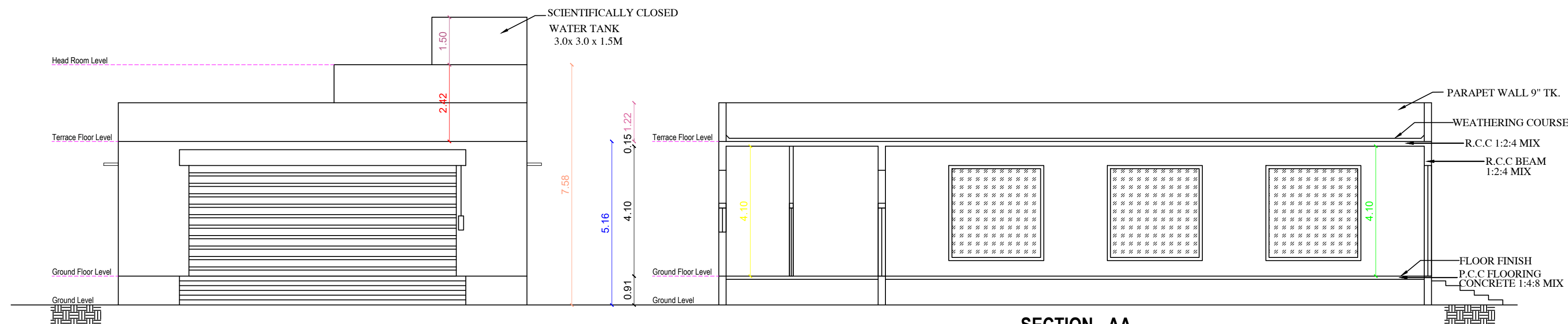
Building Plan

ISSUING AUTHORITY

Rural Panchayat

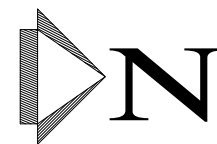
The approval as the planning authority issued it, reproduced in full behind this page.

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



FRONT ELEVATION
(PROPOSED)

SECTION - AA
(PROPOSED)



PLAN INFO
PLOT_NO= OLD S.No. 242/1
PATTA_NO=9853
SURVEY_NO=242/1A2
T.S_NOS=-
TALUK= CHENGALPATTU
AS_PER_DOCUMENT= 648.00
AS_AT_SITE=648.27
FMB_OR_PLR=648.27
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.90
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=648.00
AVG_PLOT_DEPTH=34.30
AVG_PLOT_WIDTH= 18.90
AREA_TYPE=OTHERS
ROAD_WIDTH=18.00
ROAD_LENGTH=100
BLK_1_NON_FSI_AREA=32.02
LAND_USE_ZONE= B.SHOP
RWH_DECLARED=YES
OSR_APPLICABLE=YES
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=NO
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
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0.00
BLOCK_1_B-SHOP_MEMBER_COUNT=1
ELECTRIC_VEHICLE_CHARGING_STATION_OR_CHARGING_FACILITY=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK

PLAN SHOWING THE PROPOSED
COMMERCIAL BUILDING (Ground
Floor Only) IN OLD S.NO. 242/1, AS
PER PATTA R.S NO. 242/1A2, PATTA
NO. 9853 SITUATED AT
OTTIYAMBAKKAM MAIN ROAD,
OTTIYAMBAKKAM VILLAGE,
TAMBARAM TALUK,
CHENGALPATTU DISTRICT.
(ST. THOMAS MOUNT UNIONLIMIT
@ CHITLAPAKKAM)

CMDA LAND USE MAP
COMMERCIAL ZONE

ALL DIMENSIONS ARE IN METER

JOINERIES

MAIN DOOR	RS	8.44X 3.49
DOOR	D	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W1	3.00 X 3.00
WINDOW	W2	1.22 X 1.22
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

NOTES:-

EXG.BUILDING TO BE DEMOLISHED	☐	1. NO.OF FLOORS : GROUND ONLY
PROPOSED	☐	2. NO.OF DWELLING : 0
EXG.ROAD	☐	3. THE COMPOUND WALL RUNNING METER : 106.40 M
SITE BOUNDARY	☐	

SCALE - 1:100 & 1:200

DATE :27/02/2026

EXTENT	IN	SQ.FTS	SQ.MTS
PLOT AREA (AS PER DOCUMENTS)		6972.48	648.00
PLOT AREA (AS PER PATTA)		6972.48	648.00
PLOT AREA (SUPER IMPOSED)		6972.48	648.00

PRO.GROUND FLOOR(COMMERCIAL)	3123.09	290.25
F.S.I	290.25/648.00 = 0.45	
PLOT COVERAGE	44.79%	

NON-FSI AREA

HEAD ROOM AREA	344.67	32.03
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OWNER/POWERAGENT.

D.kishore kumar

(OWNER NAME: Mr.KISHORE KUMAR)

REGISTERED ENGINEER:

Er.S.NOORUL AMEEN.,B.E (Civil)

Registered Engineer

CMDA Reg.No: RE/GR-II/2022/09/232

GCC Reg.No: RE203122022

Tambaram Corporation : 009/LS/2022/00003

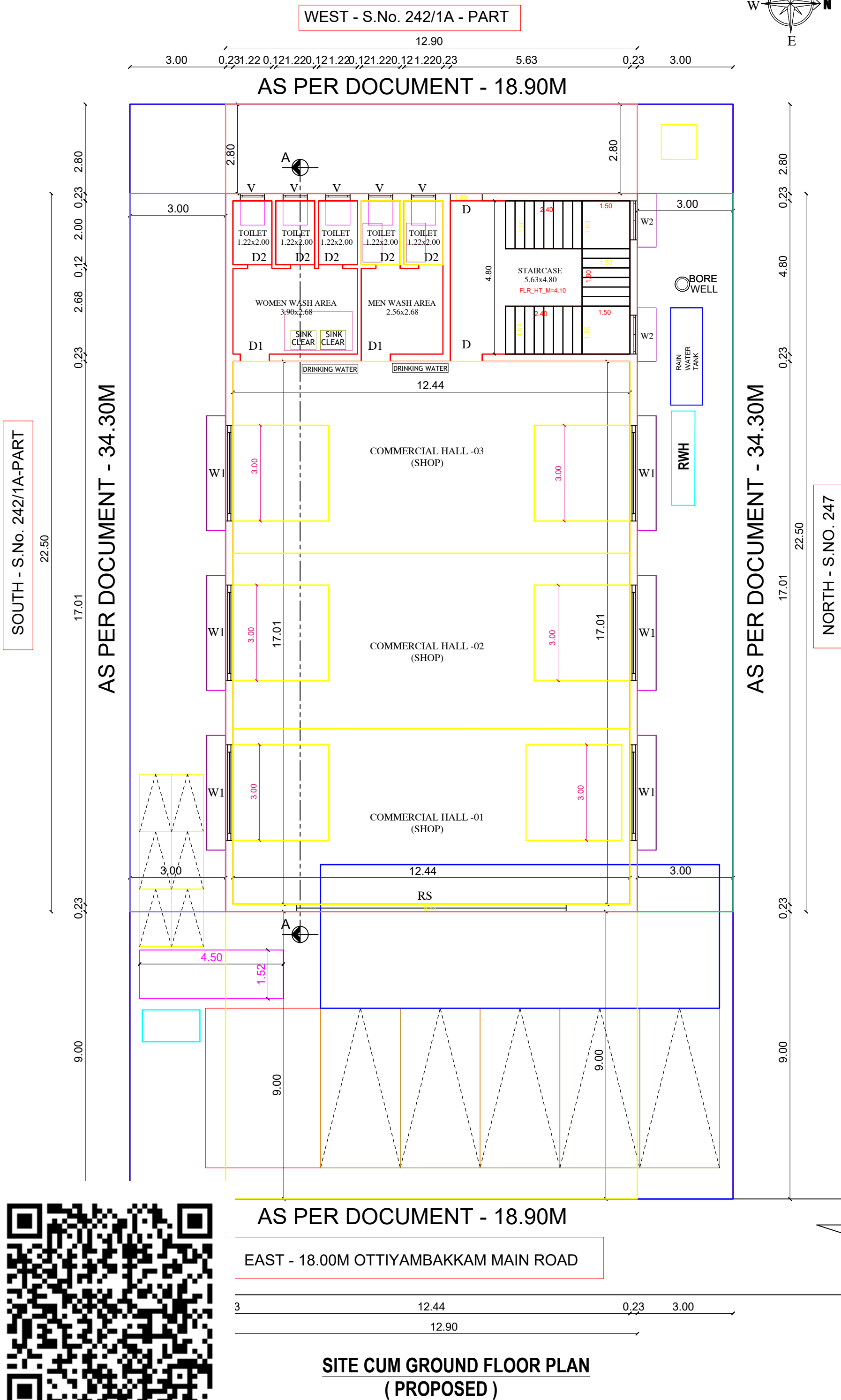
Ministry Of Defence: PB-SK-2022-06-03-321013

SAHA PLANNERS

No: 27, Jothi Nagar 1st Street, Chitlapakkam,
Landmark Opposite to Chitlapakkam Police Station
Chennai - 600 064, Phone : 99428 12218

www.sahaplanners.in

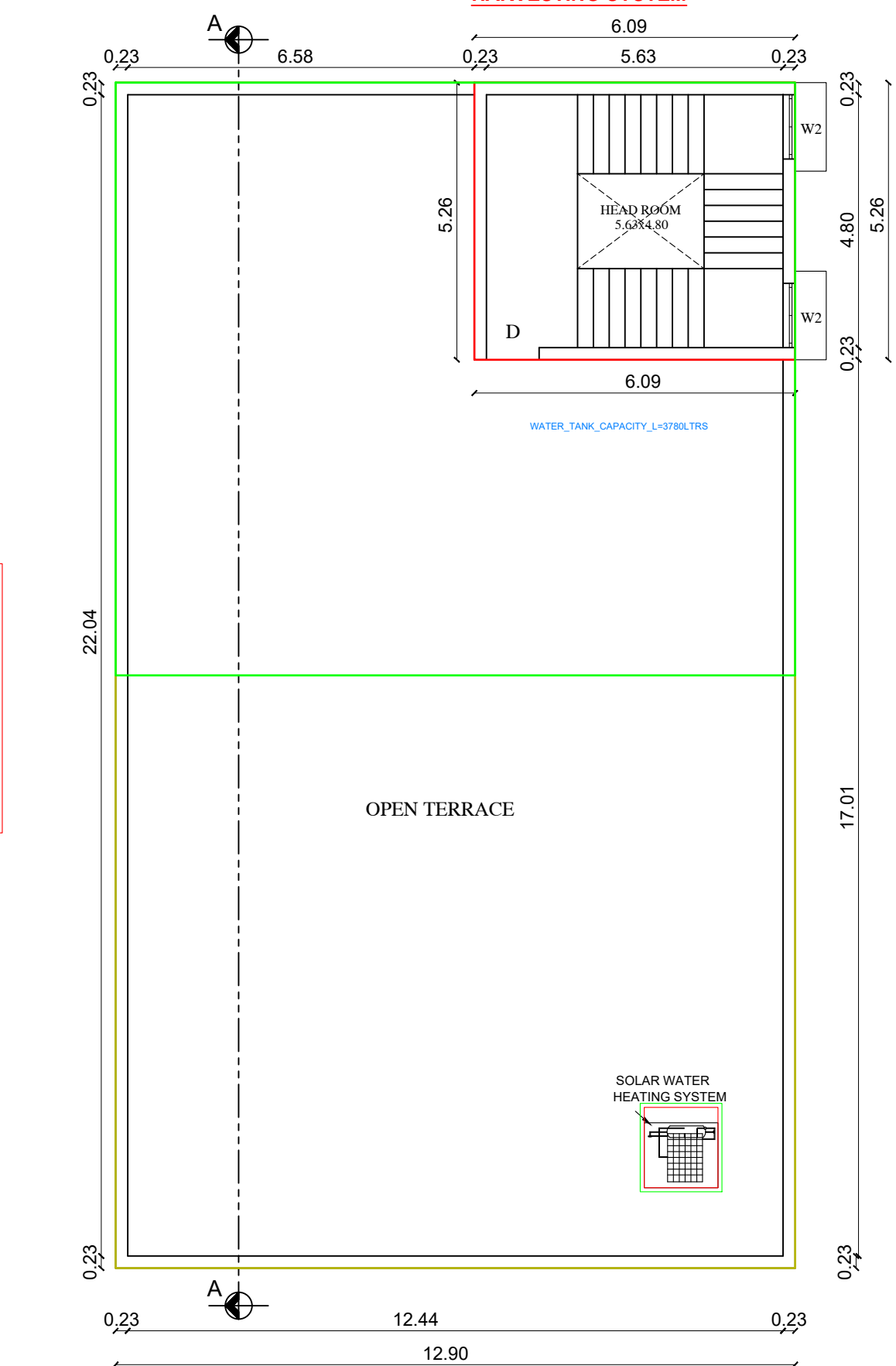
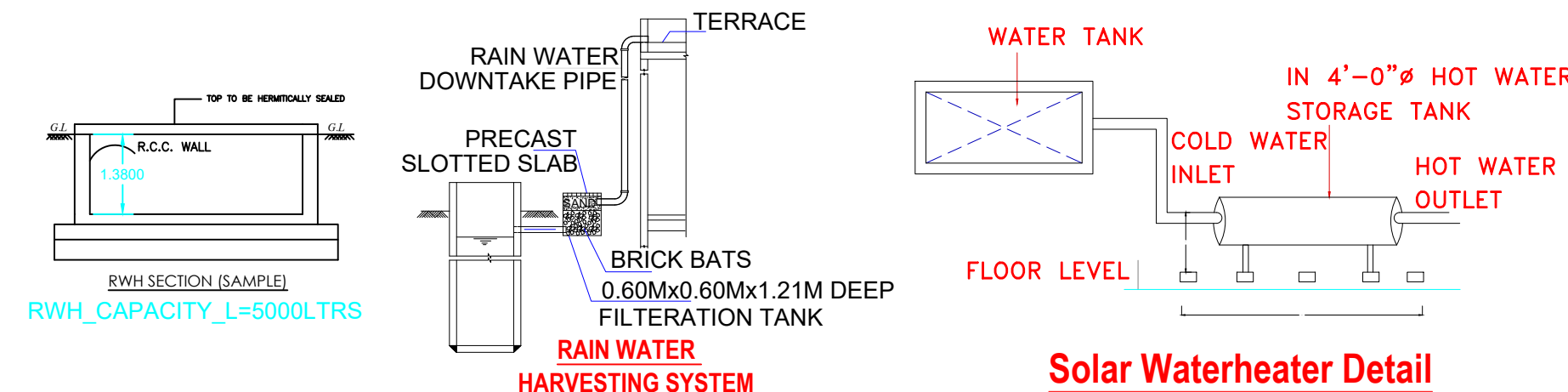
Reference No. 19/2026/BPA



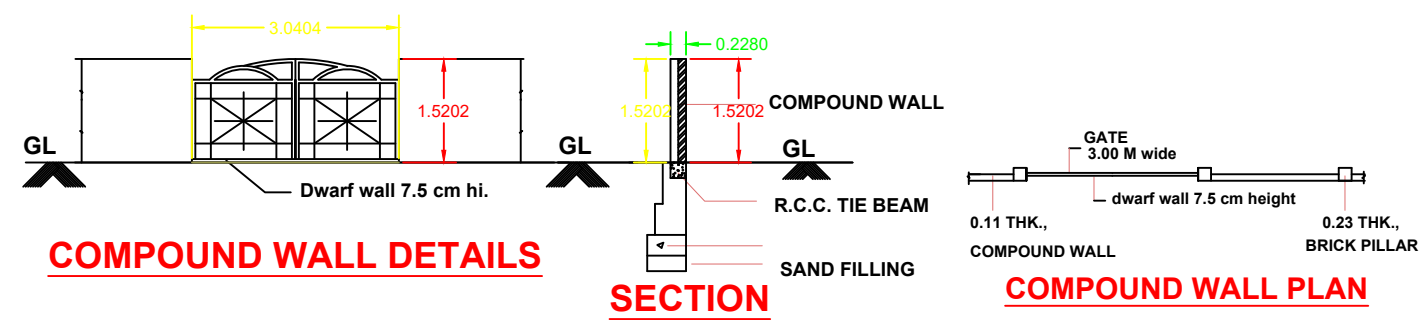
AS PER DOCUMENT - 18.90M

EAST - 18.00M OTTIYAMBAKKAM MAIN ROAD

SITE CUM GROUND FLOOR PLAN
(PROPOSED)



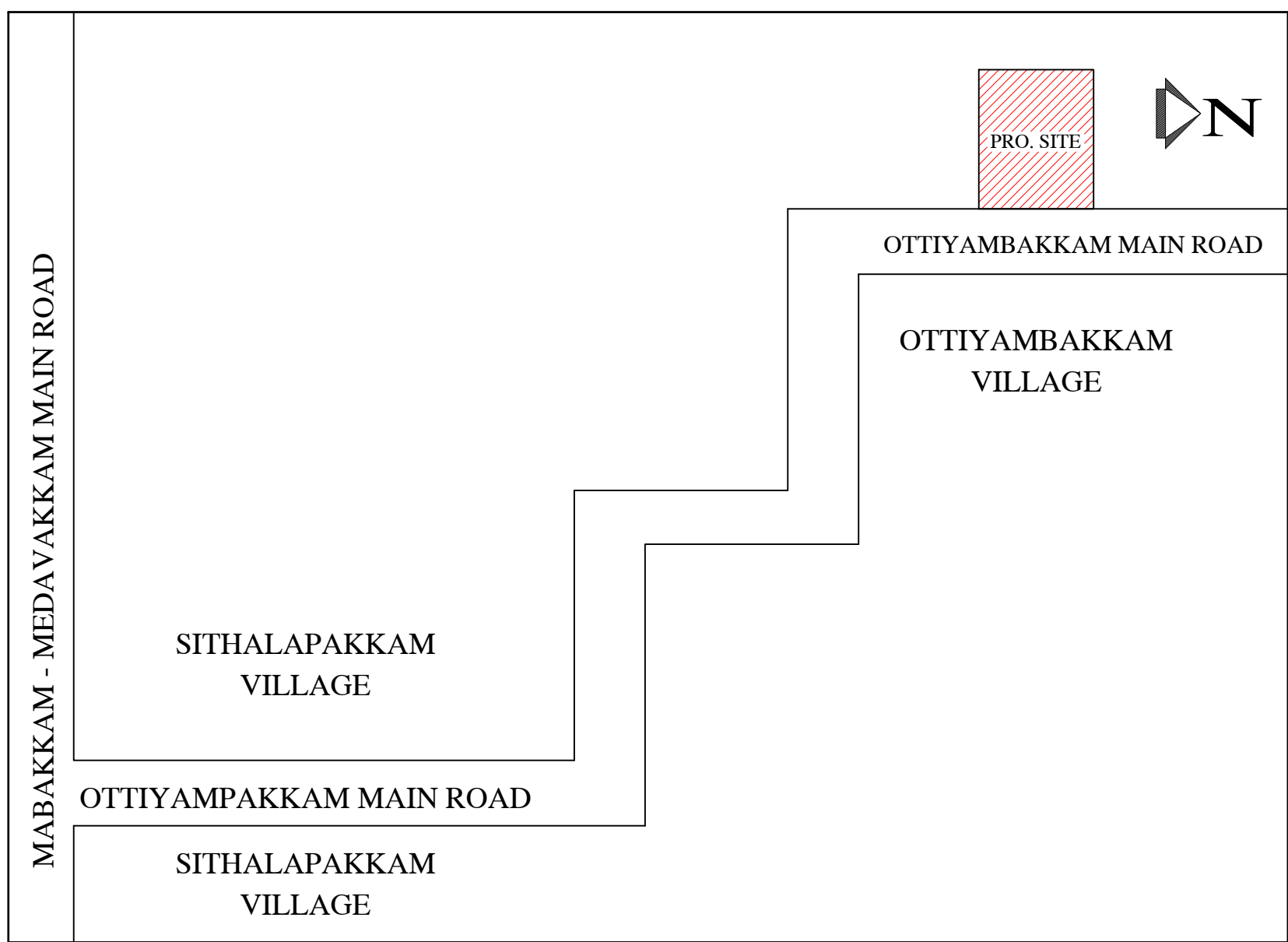
THIRD FLOOR PLAN
(PROPOSED)



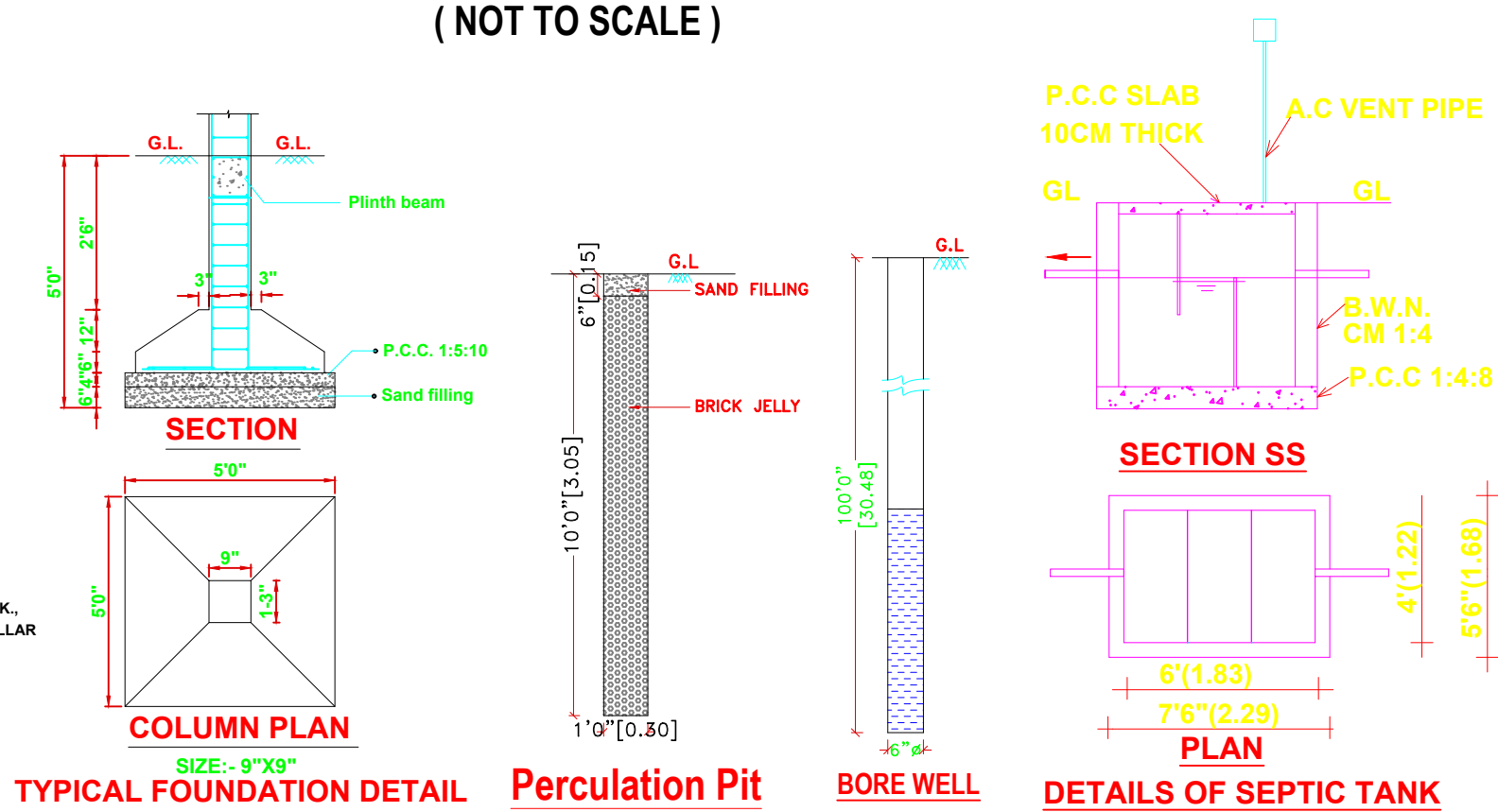
COMPOUND WALL DETAILS

SECTION

COMPOUND WALL PLAN



KEY PLAN
(NOT TO SCALE)



TYPICAL FOUNDATION DETAIL

Percolation Pit

BORE WELL

DETAILS OF SEPTIC TANK



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.

