

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

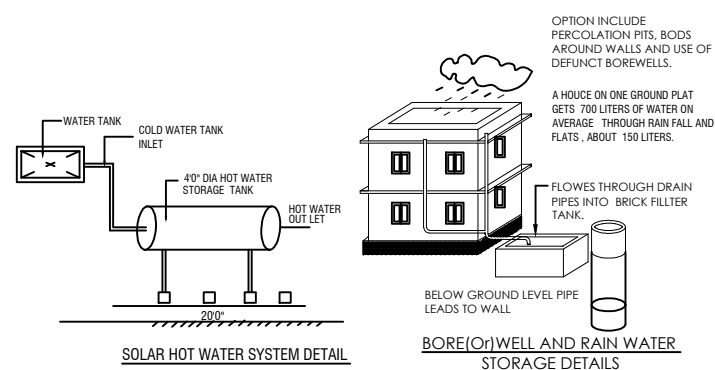
Building Plan

ISSUING AUTHORITY

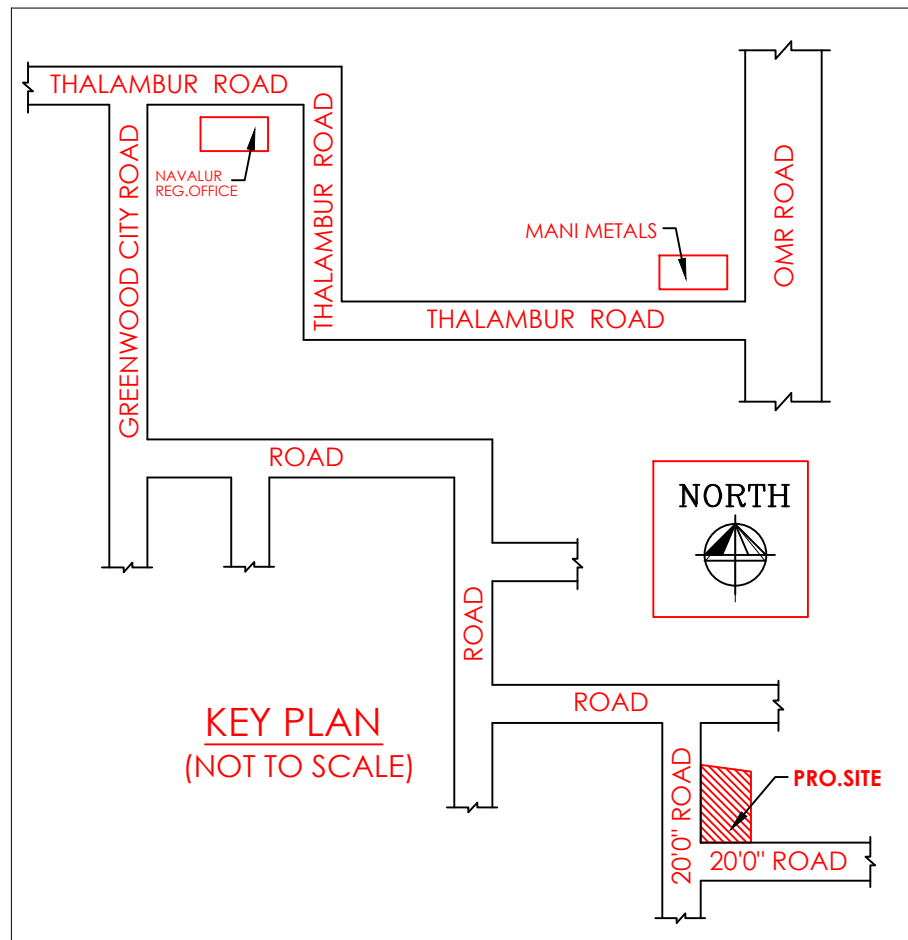
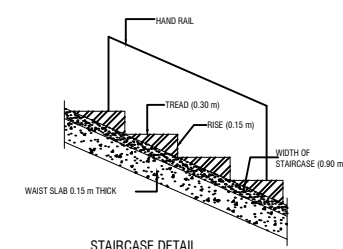
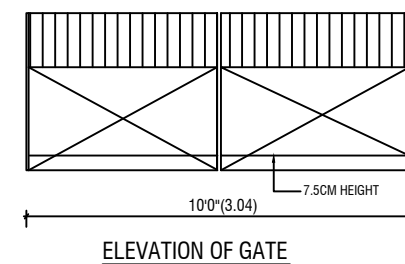
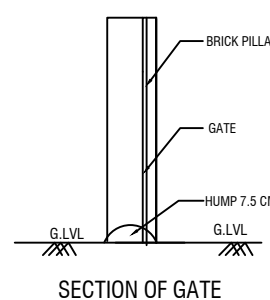
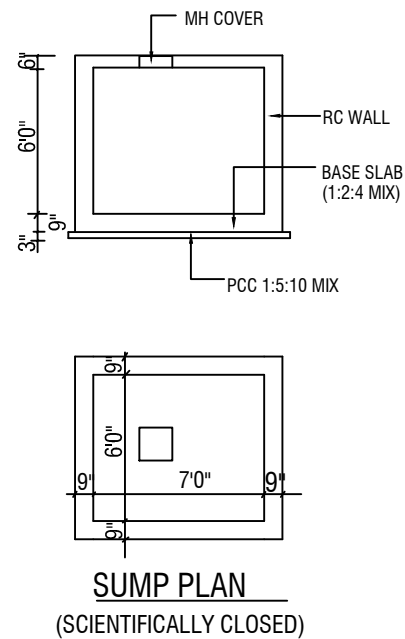
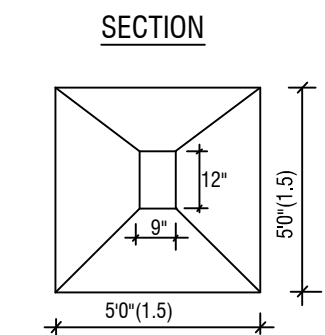
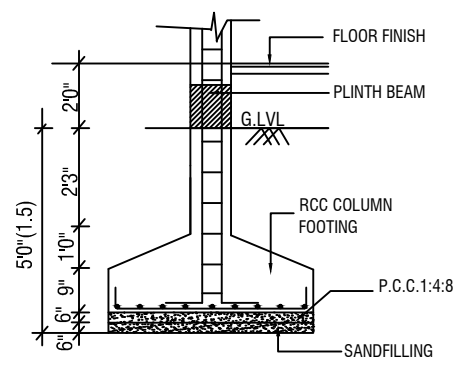
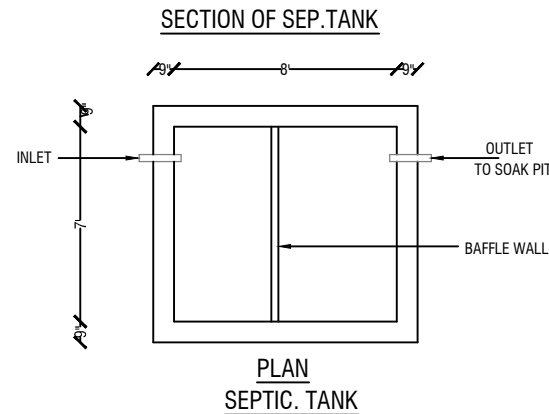
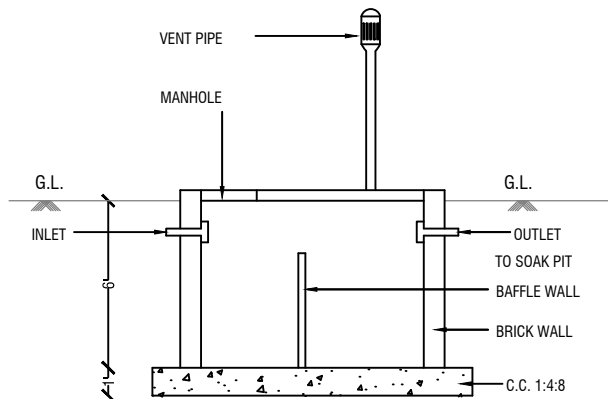
Rural Panchayat

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.



JOINERY DETAILS	
M D - DOOR	- 3' 3" X 7' 0" (1.0X2.3)
D - DOOR	- 3' 0" X 7' 0" (0.9X2.10)
D1 - DOOR	- 2' 6" X 7' 0" (0.76X2.10)
W - WINDOW	- 6' 0" X 4' 0" (1.8X1.2)
KW - WINDOW	- 6' 0" X 3' 0" (1.8X0.9)
FG - FIXED WINDOW	- 4' 0" X 7' 0" (1.2X2.1)
V - VENTILATOR	- 2' 6" X 2' 0" (0.76X0.6)



PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING (STILT+3 FLOORS) AT PLOT NO:E1, OLD COMPRISED S.NO-170/1A1A, AS PER PATT S.NO: 170/1A1A2, PATT NO: 2351, NAVALUR VILLAGE & PANCHAYAT, THIRUPORUR TALUK & PANCHAYAT UNION LIMIT. CHENGALPATTU DISTRICT.

ALL DIMENSION ARE IN Feet & Mtr

COLOUR INDEX

PROPOSED

ROAD

BOUNDARY

AREA DETAILS (AS PER FSI)

EXTENT	PATTA	Sq.m	Sq.ft
PLOT AREA	DOCUMENT	78.00	839
FIRST FLOOR		41.40	445
SECOND FLOOR		41.40	445
THIRD FLOOR		41.40	445
TOTAL F.S.I AREA		124.20	1335
FSI COVERAGE			1.60 53.37%
STILT FLOOR (NON-FSI)		41.40	445
HEADROOM (NON-FSI)		9.27	100
TOTAL BUILT UP AREA		174.87	1880

SPECIFICATIONS:

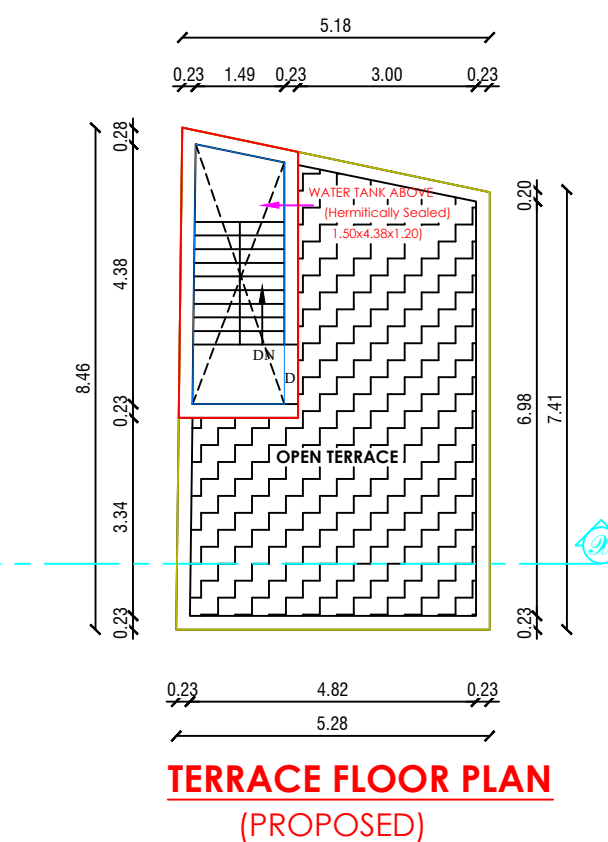
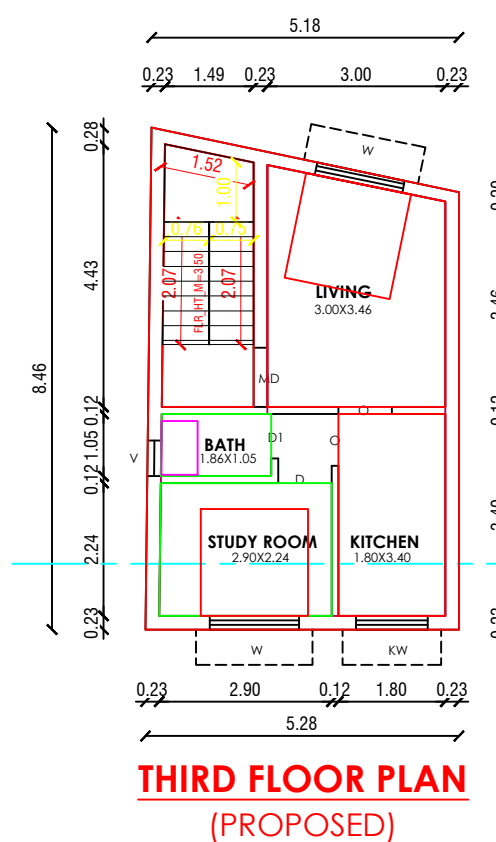
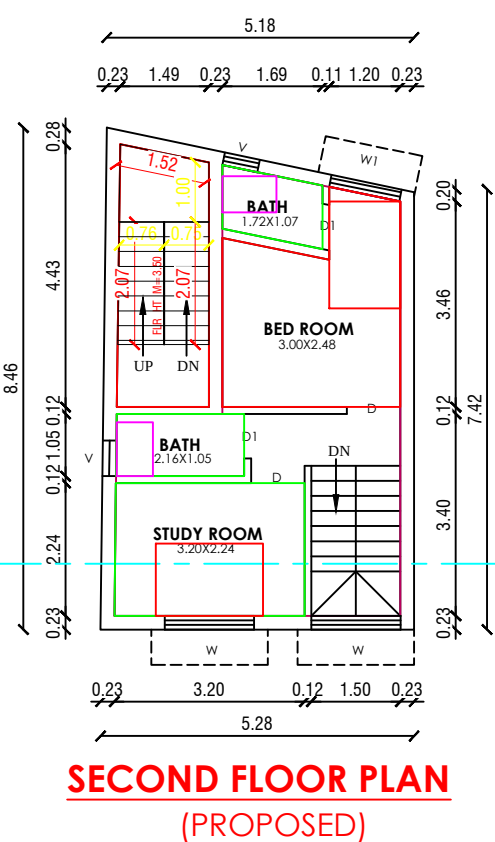
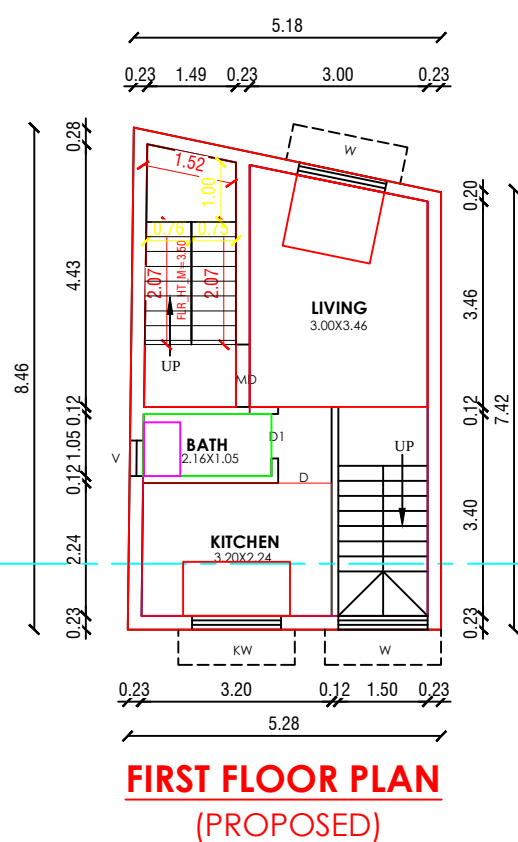
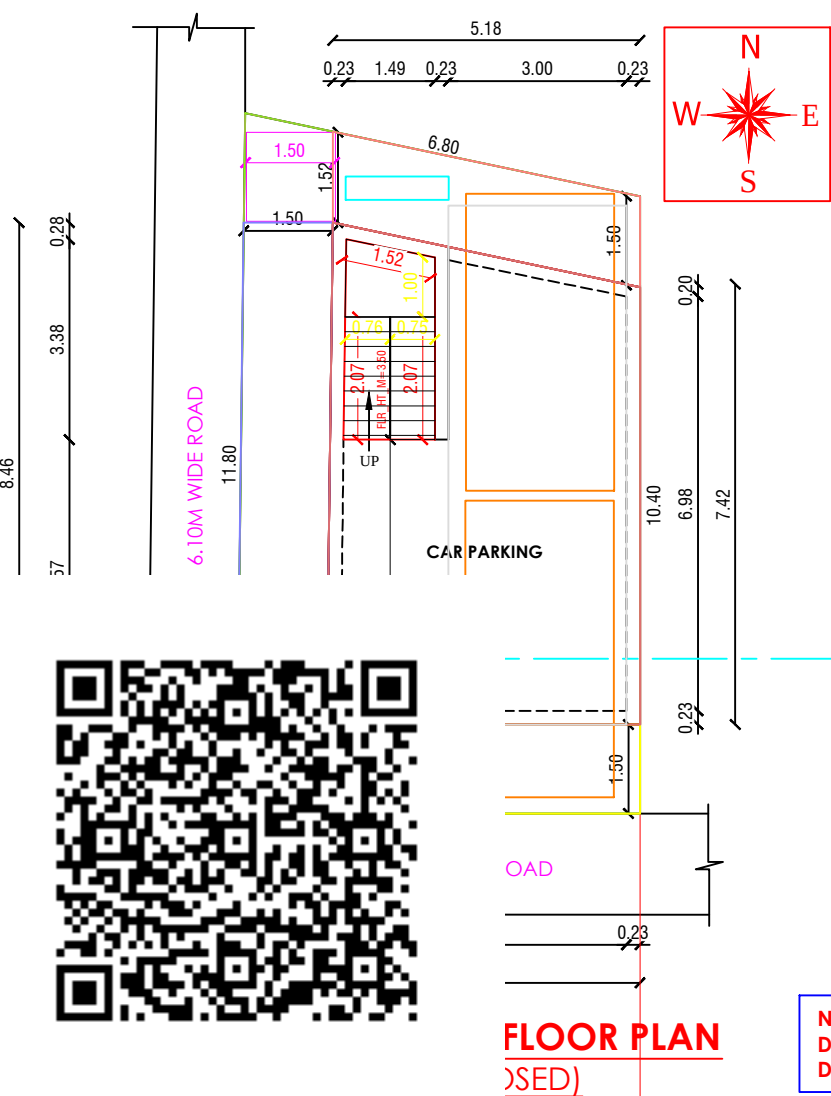
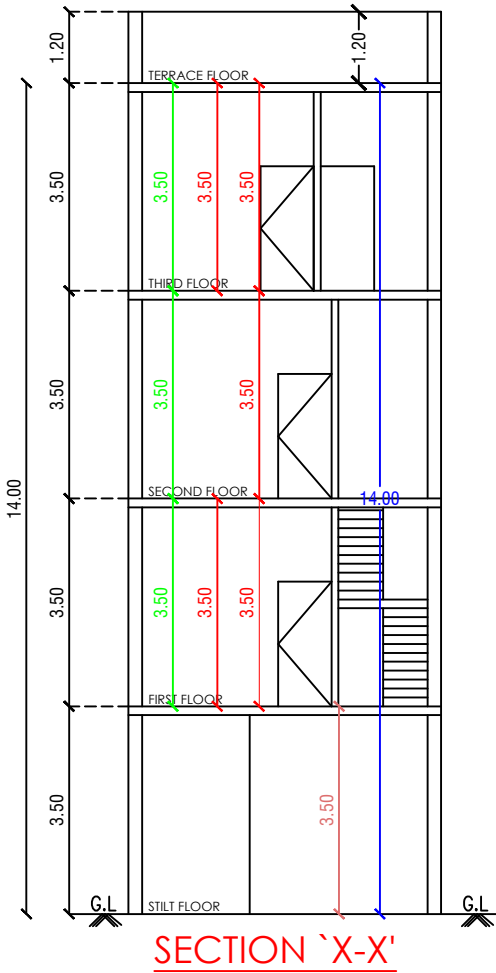
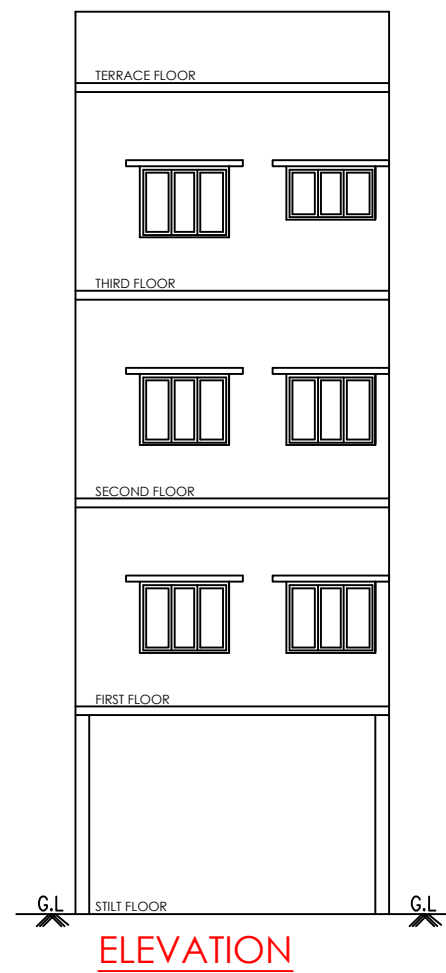
- * R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
- * BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6" THICK R.C.C 6" THICK SAND FILLING.
- * TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
- * 9" THICK BRICK WALL IN C.M 1:3.
- * R.C.C ROOF SLAB 1:2:4 MIX 4 1/2" THICK.

Signature

OWNER :-

M. KARTHIK BABY, BE, BBA.,
Registered Engineer (Civil) (Authorised)
CMDA - (RE/11/2024/0212)
GCC - (RE/204062024)
DTCP - (R/GR-III/SEP/2021/006)
BALLAST ENGINEERS & CONSULTANT
No.5/169, 19th Street, 5th Block, MMDA Colony,
Maduravoyal, Chennai, Tamil Nadu - 600 092
+91-9092619106, +91-7550104594

REGISTERED ENGINEER:-



NOTE-1: THE LAND WAS REGULARIZED BY THE SPECIAL OFFICER, BLOCK DEVELOPMENT OFFICE, THIRUPORUR, AND SE.MU.NA.KA.NO. 1841/2023/E1 DATED 30.06.2023.

NOTE-2: THE LAND WAS SUBDIVISION APPROVAL NO.3002/2023/B1 DATED 22.09.2023 FROM BLOCK DEVELOPMENT OFFICER, THIRUPORUR, CHENGALPATTU DISTRICT.

NOTE-3: REGISTERED IN TNRA ACT 2016 TO THE FOLLOWING PROJECT UNDER REGISTRATION NUMBER TN/1/REGULARIZATION- LAYOUT/1823/2023, DATED 30.10.2023.

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.

