

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 DEMOLITION AND RE- CONSTRUCTION OF STILT+3 FLOOR WITH 14M HEIGHT
COMMERICAL (OFFICE) BUILDING AT DOOR No:3/166/1B(AS ON TAX), 369/1B, ENGINEERS AVENUE 2nd STREET,
UNMAI NAGAR, S.KULATHUR, CHENNAI - 600117. COMPRISED IN S.No:369/16, PATTa No:20238, PATTa NEW S.No:369/16A OF
S.KULATHUR VILLAGE(AS ON DOC), PRESENTLY MADIPAKKAM-II VILLAGE,
SHOLINGANALLUR TALUK AND CHENNAI DIST.
ST.THOMAS MOUNT PANCHAYAT UNION LIMITED AND KOVILAMBAKKAM PANCHAYAT.

SCHEDULE OF JOINERY:

TYPE	DETAIL	WIDTH	HEIGHT
MD	C.W. PANELLED DOOR	1000	2100
D1	C.W. PANELLED DOOR	750	2100
W	C.W. GLAZED WINDOW	1500	1200
GW	GLASS WINODW	4200	3500
V	C.W. GLAZED VENTILATOR	750	750

General Specification

BRICK WORK	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	C.M 1:4 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C.	M25(1:2) GRADE CONCRETE FOR SLABS & LINTELS
WOOD WORK	ALL WOOD WORKS IN TEAKWOOD
WEATHERING	BRICK JELLY LIME MORTAR OVER ROOF
COURSE	SLAB ONE LAYER OF COUNTRY TILES
STEPS	RISER 6", TREAD 10.5" & WIDTH 3'

AREA STATEMENT	Sq.FT	Sq.M
TOTAL SITE EXTENT (DOC)	1345.50	125.00
(PATTA)	1345.50	125.00
(SITE)	1522.89	141.48
STILT FLOOR AREA	862.73	80.15
FIRST FLOOR AREA	862.73	80.15
SECOND FLOOR AREA	862.73	80.15
THIRD FLOOR AREA	862.73	80.15
HEAD ROOM AREA	158.66	14.74
LIFT MACHINE ROOM	68.14	6.33
TOTAL BUILD UP AREA	3677.72	341.67
TOTAL F.S.I AREA	2588.19	240.45

FLOOR SPACE INDEX: $240.45 / 125.00 = 1.924\%$

PARKING CALCUALTION:-

		REQUIRED NOS		PROVIDED NOS	
CAR		2		2	
TWO WHEELER		9		9	
		CAR PARKING		TWO WHEELER PARKING	
CATEGORY	PARKING CALCULATION	REQUIRED	PROVIDED	REQ.	PROVIDED
COMMERICAL OFFICE	240.45 X 0.75 % 100 =180.34SQ.MT	EVERY 100SQ.MT 1 CAR PARKING 180.34 SQ. 100 =1.80 SO, 2No's	2No's	EVERY 25SQ.MT 1 T.W PARKING 180.34 SQ. 25 =7.2 SO, 8No's	9No's

DEMOLITION AERA STATMENTS:-

<u>AREA STATEMENT</u>	<u>Sq.FT</u>	<u>Sq.M</u>
GROUND FLOOR AREA	672.21	62.45
FIRST FLOOR AREA	846.59	78.65
TOTAL DEMOLITION AREA	1518.80	141.10

INDEX :

- SITE BOUNDARY - 
- PROPOSED BUILDING - 
- DEMOLITION BUILDING- 
- EXISTING ROAD - 

OWNER DETAILS:

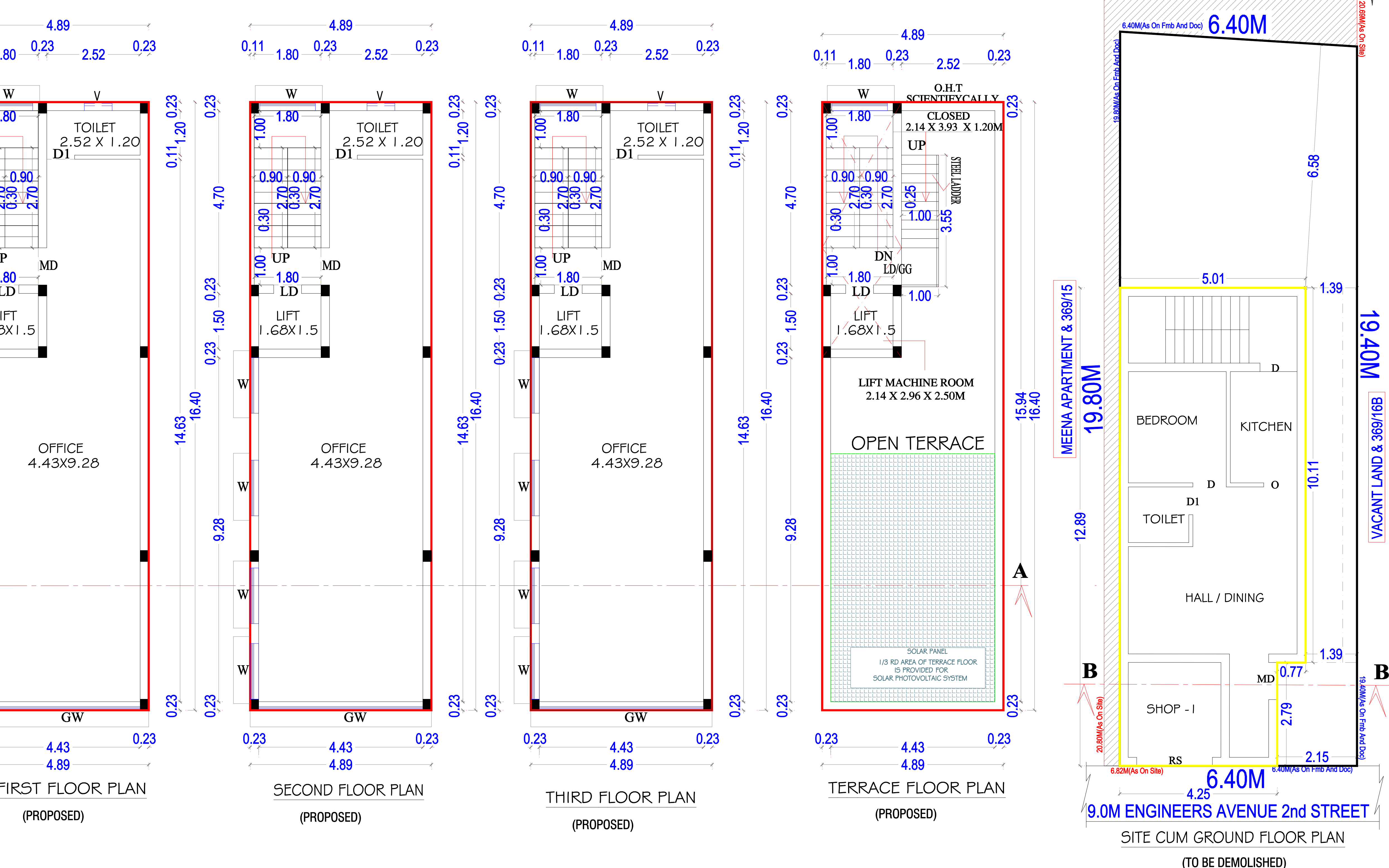
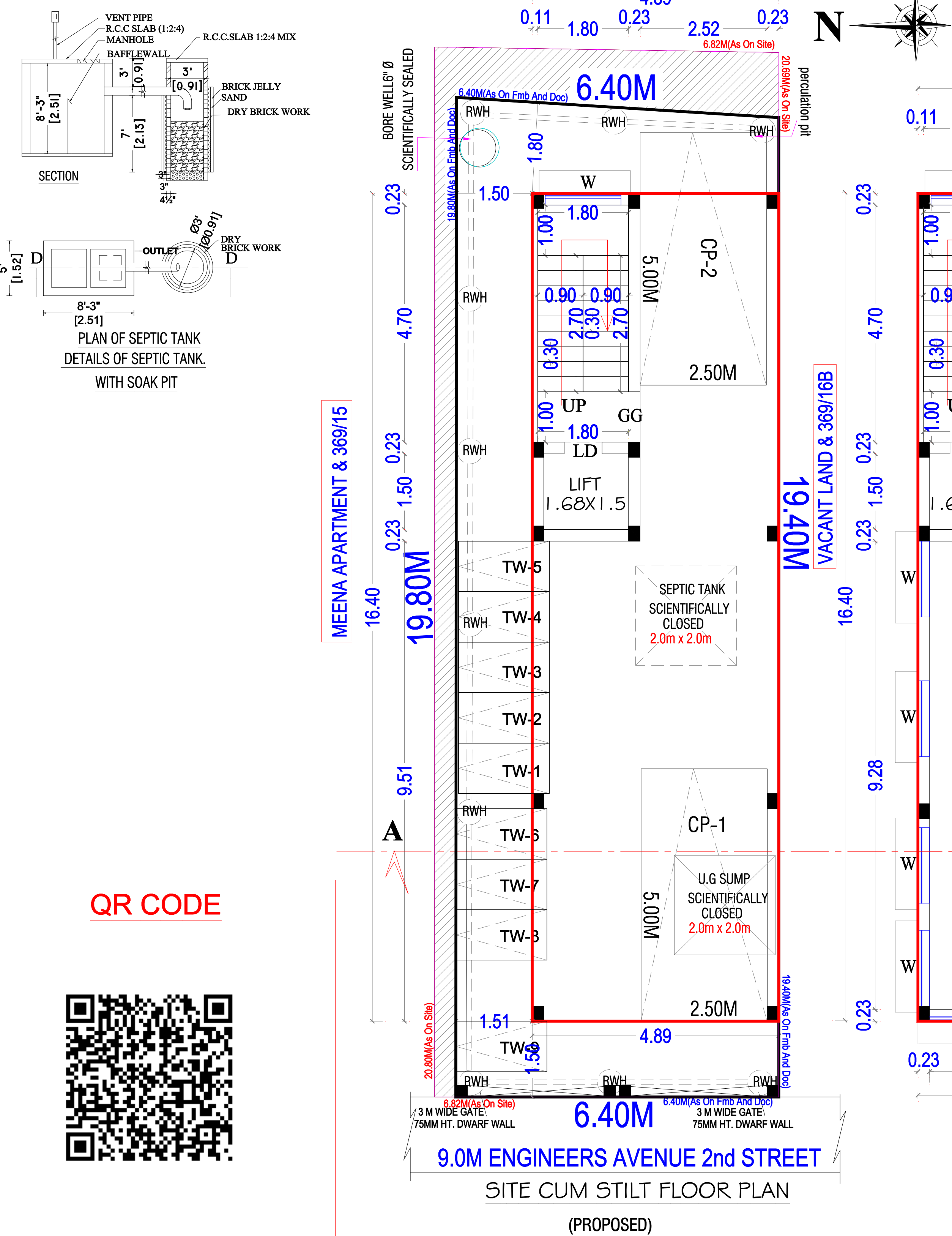
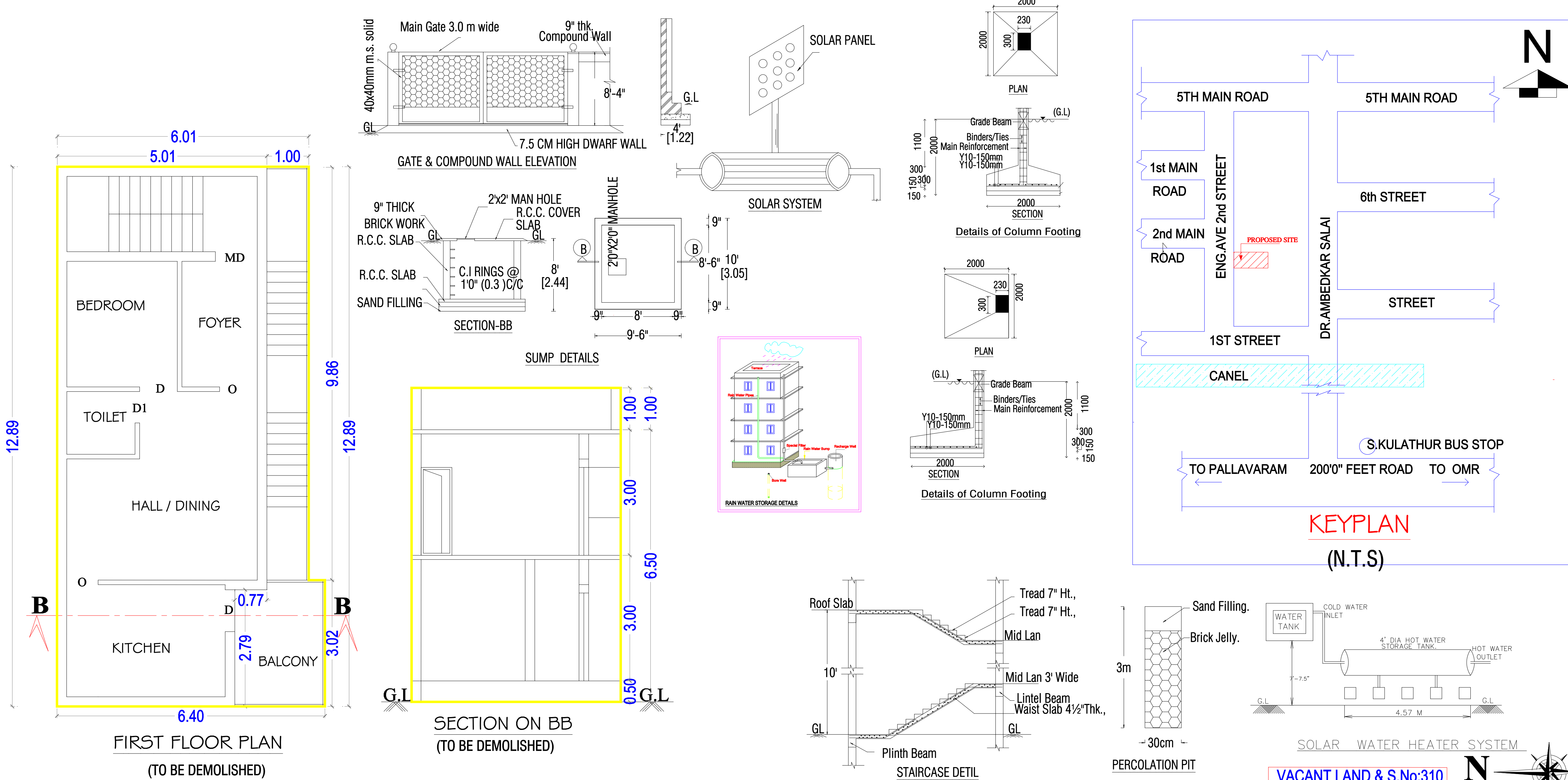
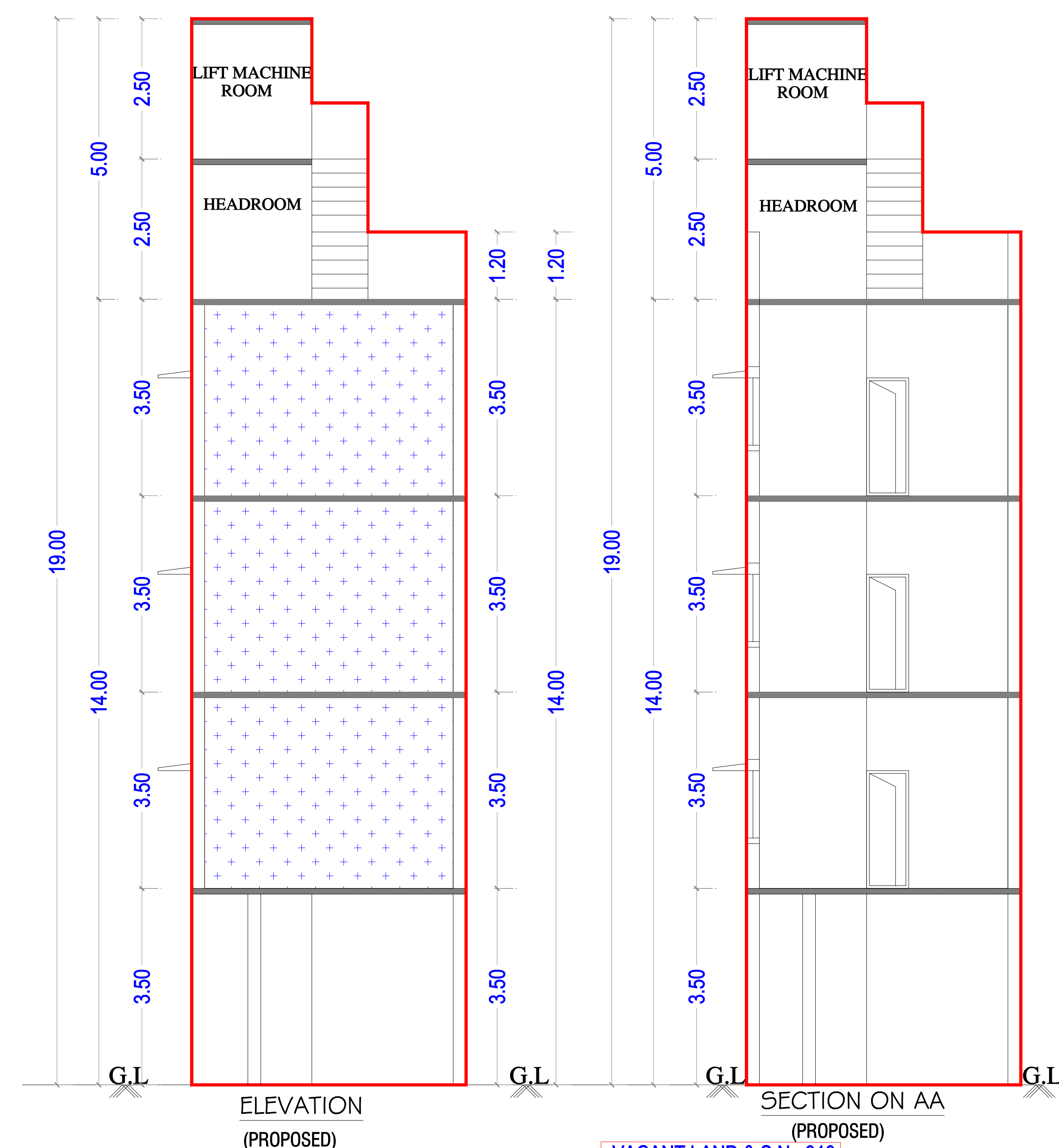
Mrs.E.MUTHUMARI D/O Mr.A.ELAMALAIRAJ

F. H. H. H.

SIGNATURE OF OWNER


S. AJITH
S K PLANNER
CMDA Reg. No. RE/III/2025/01/0015
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Mob. 72999 38717 / 80560 10539

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.

