

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.

NOTE

SUB DIVISION APPROVED BY KATTANKOLATHUR PANCHAYAT UNION VIDE PLANNING PERMISSION ISSUED AS PER DELIGATION POWERS GIVEN BY MEMBER SECRETARY CMDA, CHENNAI - 600 008 VIDE PLANNING PERMIT NO 515/2019, VIDE LETTER NO. 3712/2019/A4 DATED 25/11/2019 AND NEDUNGUNDRAM FIRST GRADE PANCHAYAT SPECIAL OFFICER PERMISSION PA. MU. NO. 76/2019-20, DATED 03.12.2019

PLAN INFO	SURVEY_NO=435/73	PATTA_NO=16806
PLOT_NO= B4	DISTRICT=CHENGALPATTU	CRZ=NO
TALUK=VANDALUR	IS_APPROVED_LAYOUT=YES	SECURITY_ZONE=NO
SINGLE_FAMILY_BLDG=NO	OSR_APPLICABLE=NO	FMB_OR_PLR=91.00
AREA_TYPE=OTHERS	LAND_USE_ZONE=PRIMARY RESIDENTIAL	AS_AT_SITE=90.70
PREMIUM_FSI_REQUIRED=NO	PLOT_AREA_M2=90.77	AVG_PLOT_WIDTH=8.25M
AS_PER_DOCUMENT=90.77	AVG_PLOT_DEPTH=11.00M	JURISDICTION_TYPE=PANCHAYAT
ACCESS_WIDTH_M=8.23	ROAD_LENGTH=8.23	
ROAD_WIDTH=6.10	IS_SWIMMING_POOL_EXISTS=NO	
RWH_DECLARED=YES	BUILDING_NEAR_GOV'T_BLDG=NO	
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO	IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO	
BUILDING_NEAR_TO_RIVER=NO	NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO	
BUILDING_NEAR_MONUMENT=NO		

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR+ FIRST FLOOR & SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO:B4, COMPRISED IN OLD S.NO:435/1A2, PATTA NO.16806 AS PER PATTA NEW S.NO: 435/73,OF NEDUNGUNDRAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT, KATTANKOLATHUR PANCHAYAT UNION LIMIT.

LAND USE:- PRIMARY RESIDENTIAL

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN C.M 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURN'T CLAY TILES IN LAID IN 1:3 MIX.

AREA STATEMENT

	SQ.FT	SQ.M
PLOT AREA (As per Document)	977.00	90.77
PLOT AREA (As per Patta)	979.55	91.00
PRO.GROUND FLOOR AREA	547.00	50.80
PRO.FIRST FLOOR AREA	547.00	50.80
PRO.SECOND FLOOR AREA	547.00	50.80
TOTAL F.S.I AREA	1641.00	152.40
PLOT COVERAGE	56. %	
FLOOR SPACE INDEX	1.68	
NON-F.S.I AREA:		
HEADROOM AREA	115.00	10.64

JOINERY DETAILS:

	DESCRIPTION	METER
MD	MAIN DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	TOILET DOOR	0.76 X 2.13
O	OPEN	0.90 X 2.13
W	WINDOW	1.37 X 1.22
KW	KITCHEN WINDOW	1.37 X 0.91
V	VENTILATOR	0.76 X 0.69

COLOUR INDEX:

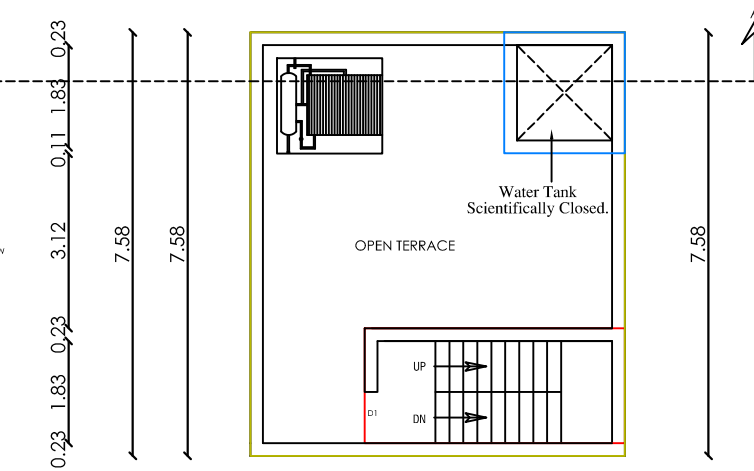
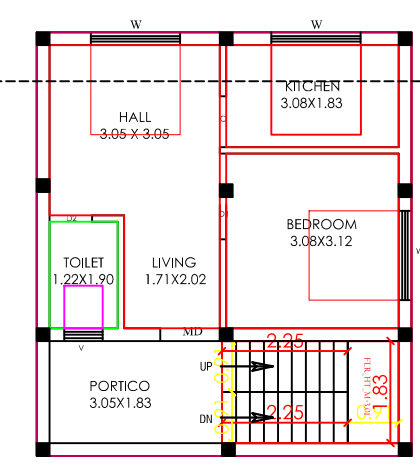
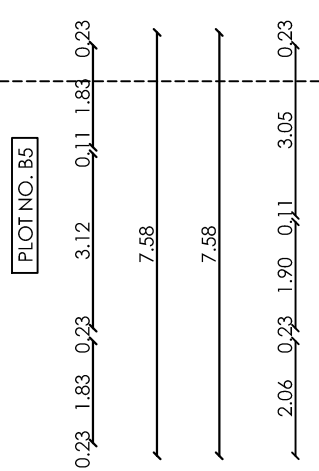
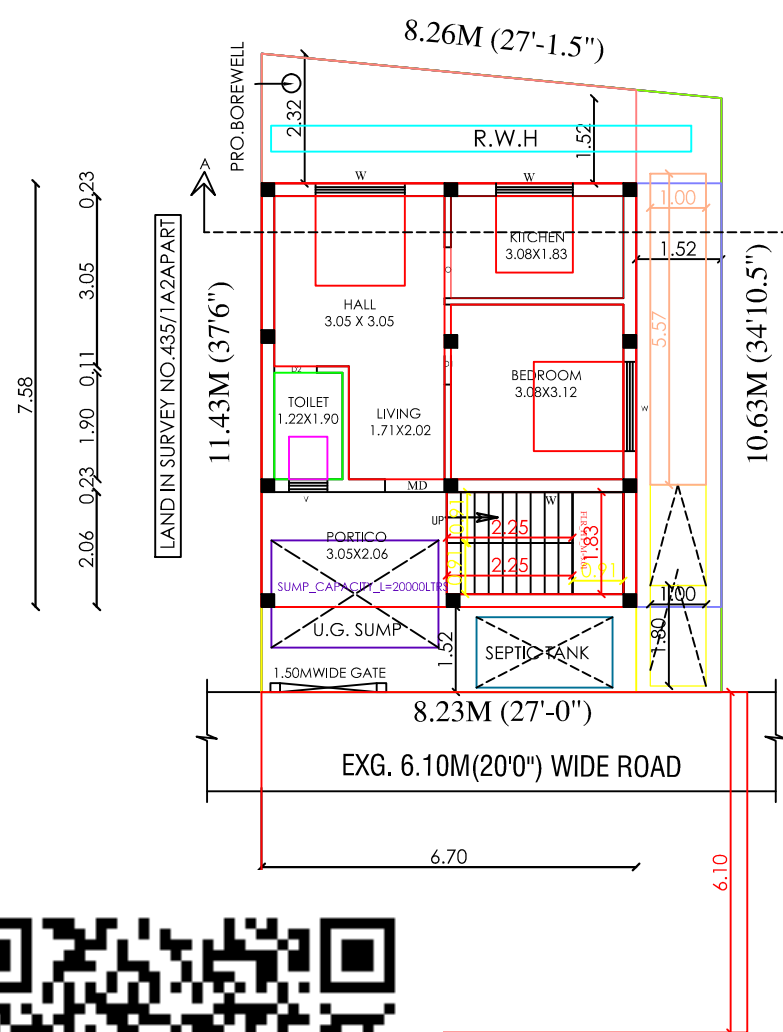
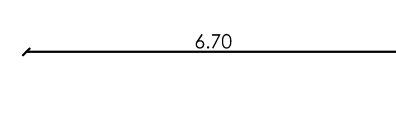
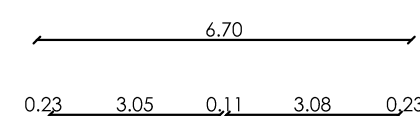
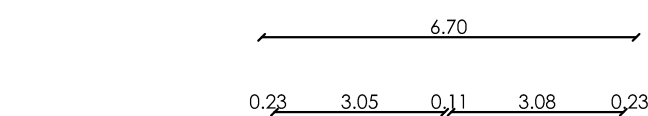
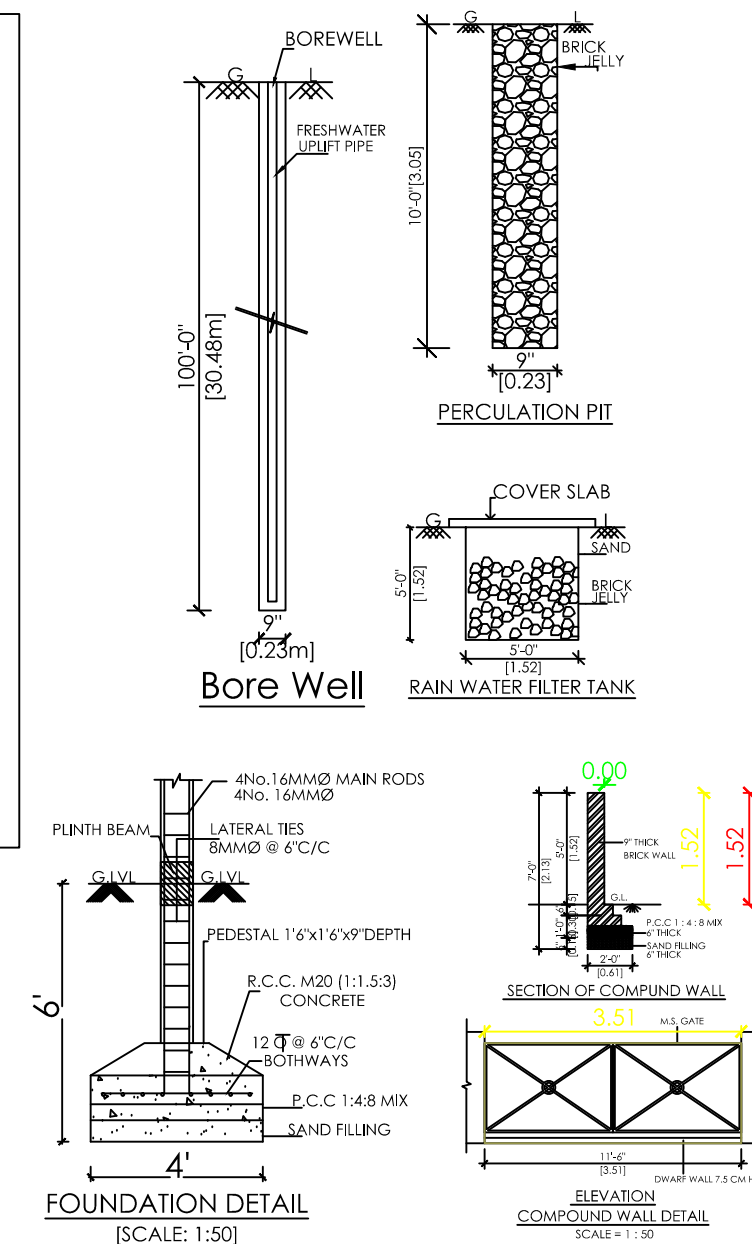
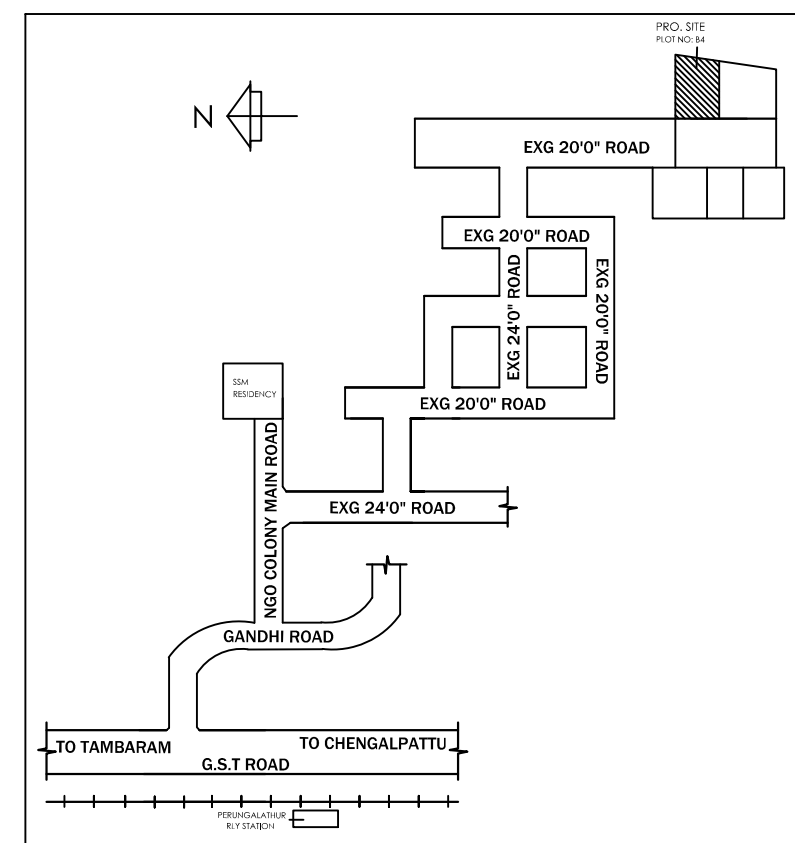
PROPOSED BUILDING	SCALE: (1:100)
EXISTING ROAD	
BOUNDARY LINE	

OWNER:

T. Ravi.

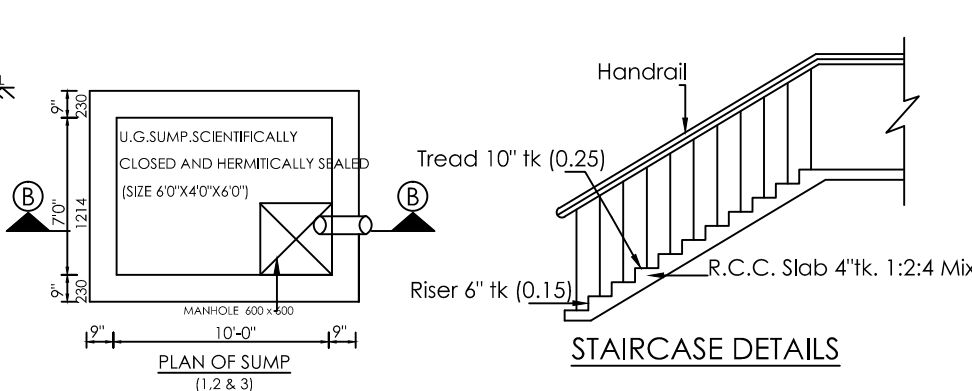
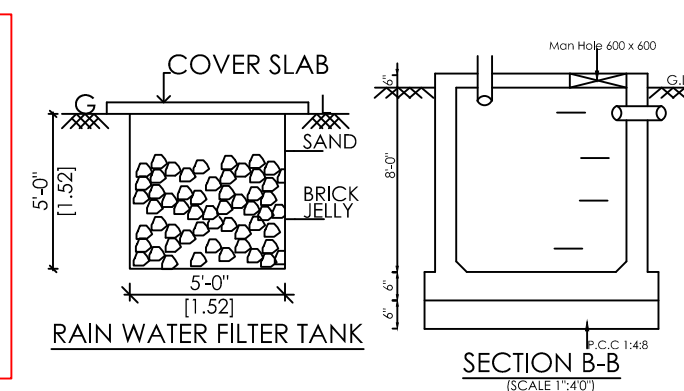
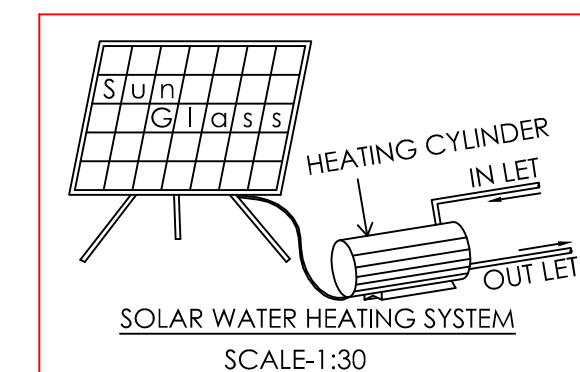
REGISTERED ENGINEER

P. MURUGAN
ET. P. MURUGAN
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG. No. RE/GR-III/19/08/288
GREATER CHENNAI CORPORATION REG. No. RE303212019
Shop No. 14, 1st Floor, Municipality New Building Complex
Shanmugam Road, West Tambaram, Chennai-600 045
Mobile No: 9841669914 / 9841669913



TYPICAL_FLOOR_PLAN=1,2

Terrace Floor Plan



o.Ground Floor Plan

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.

