

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

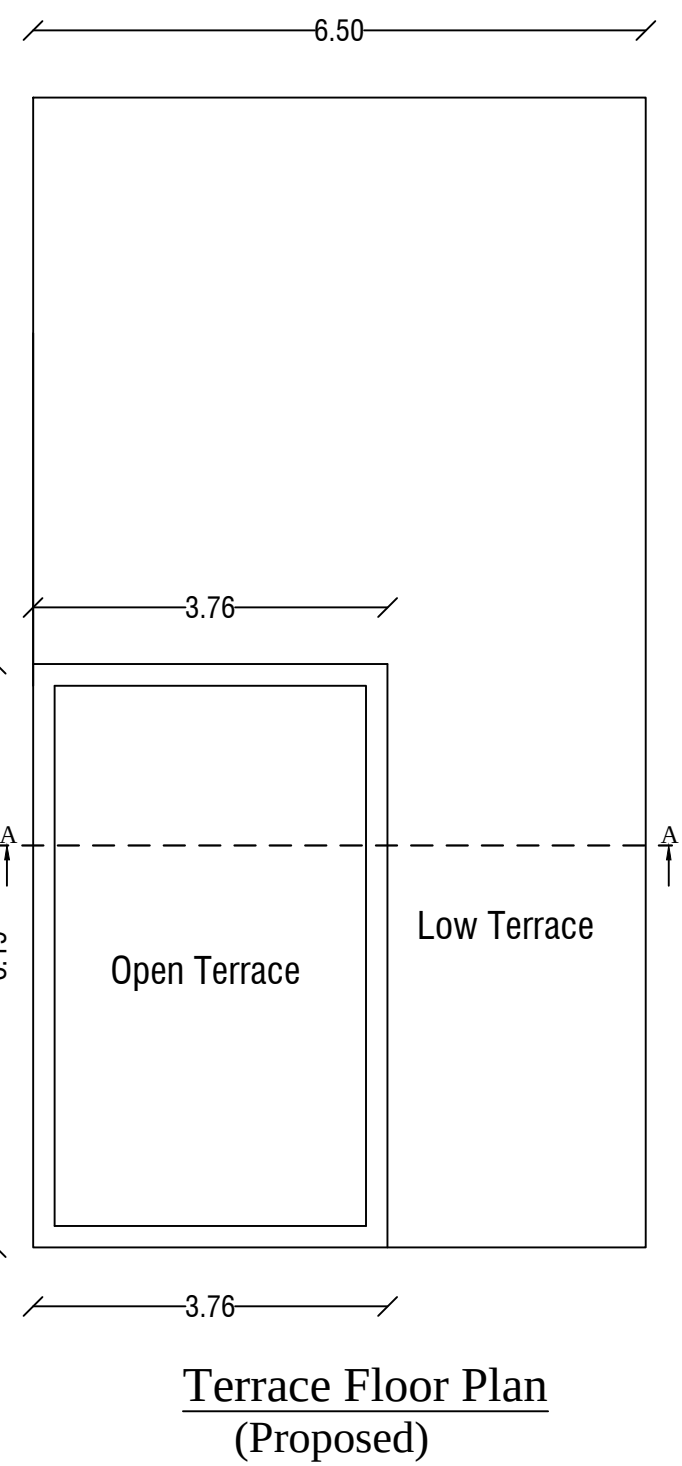
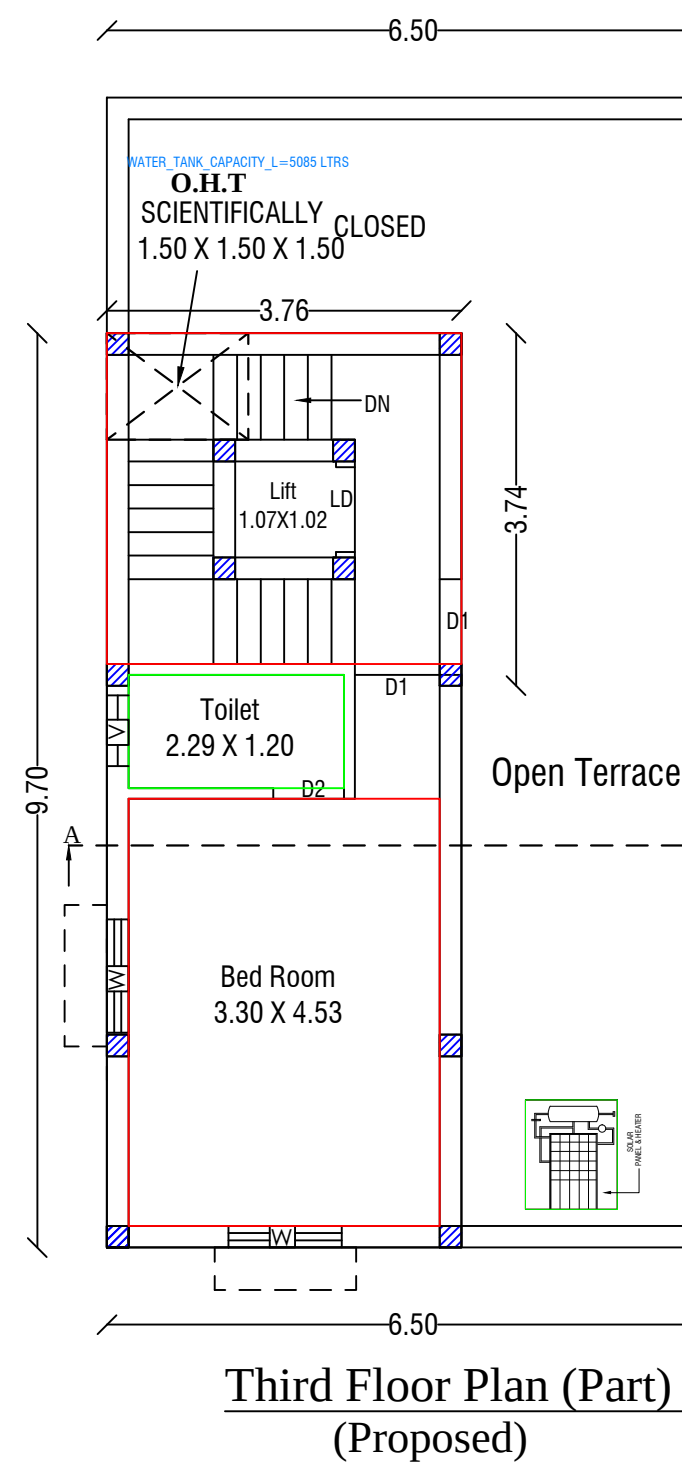
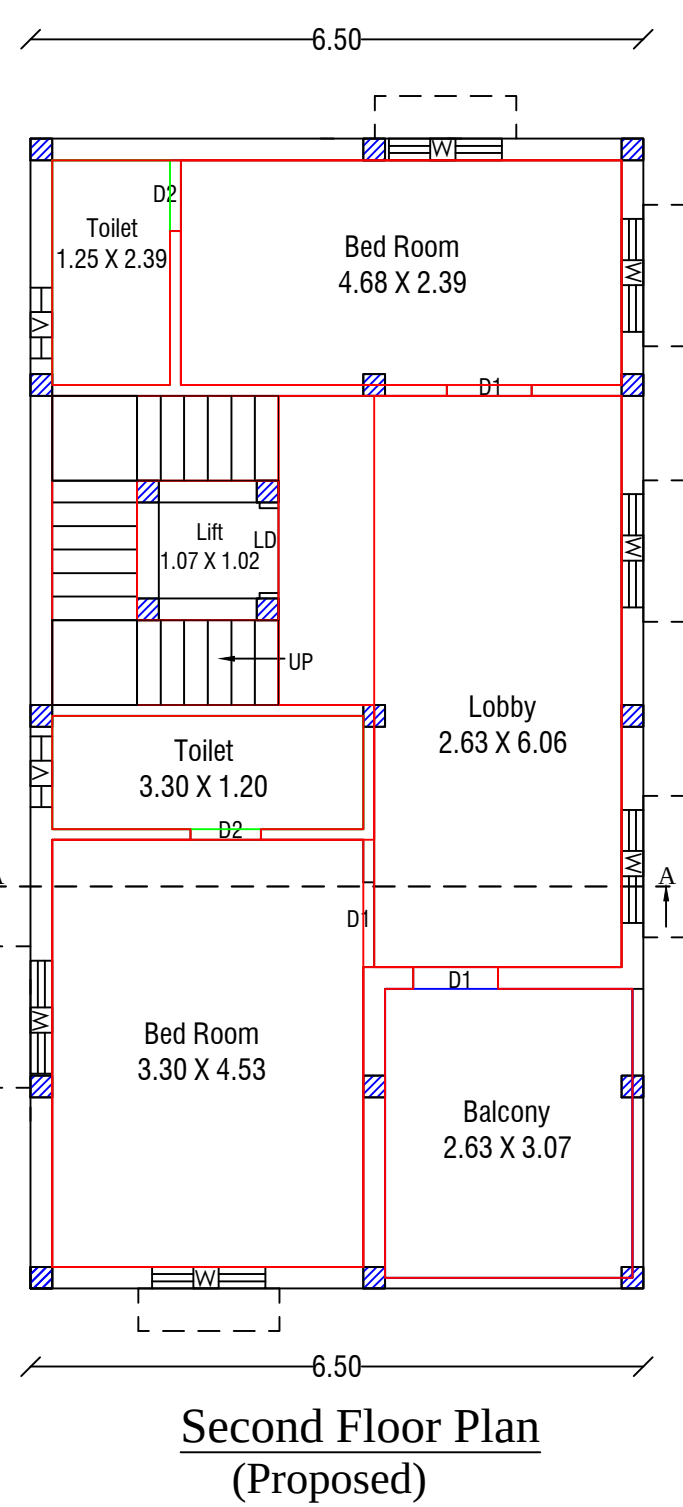
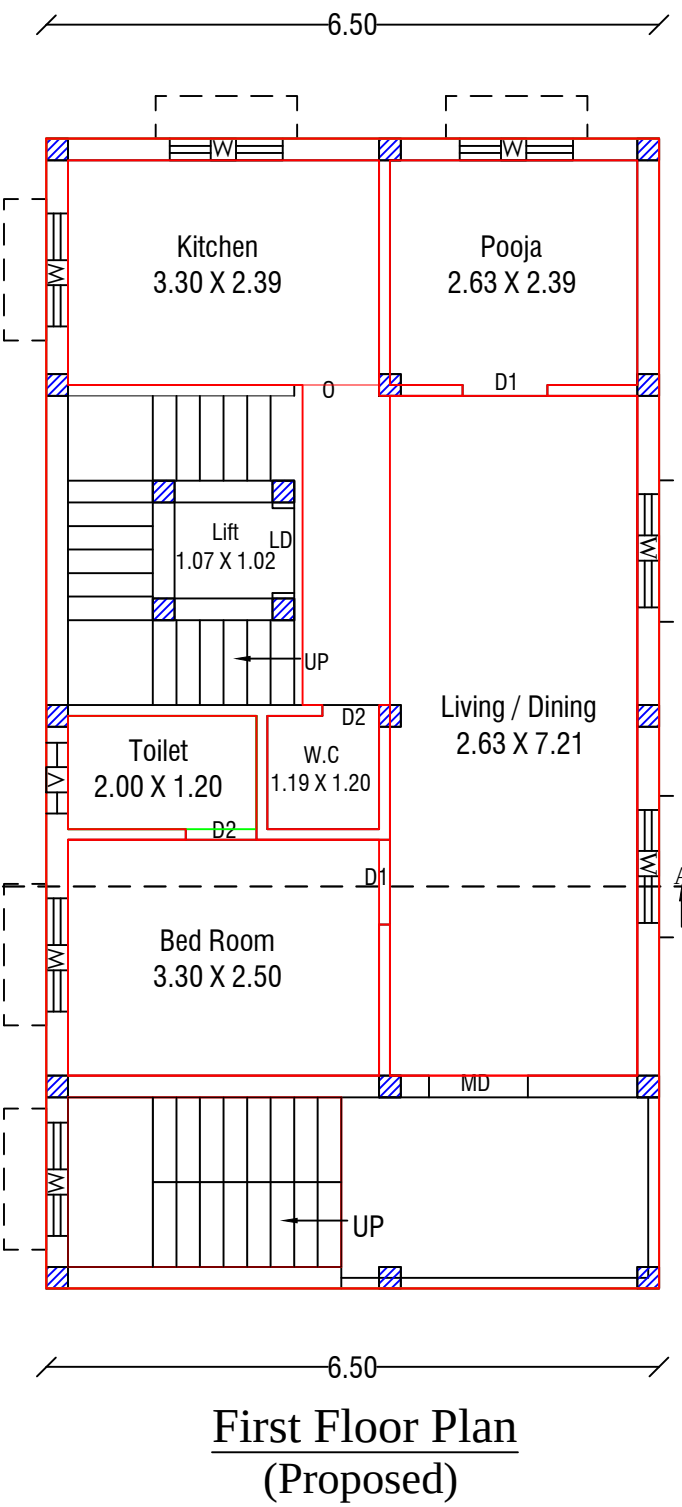
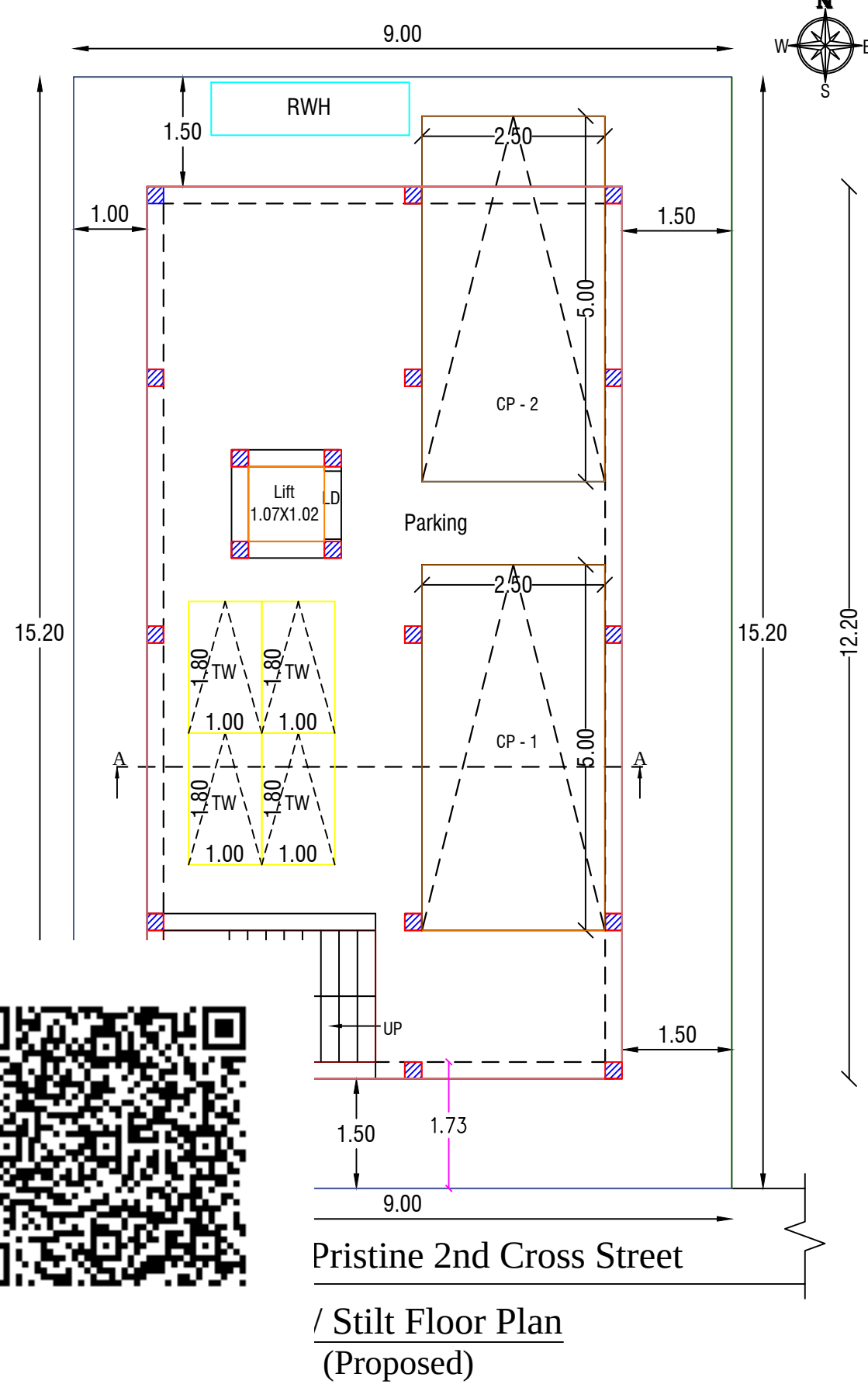
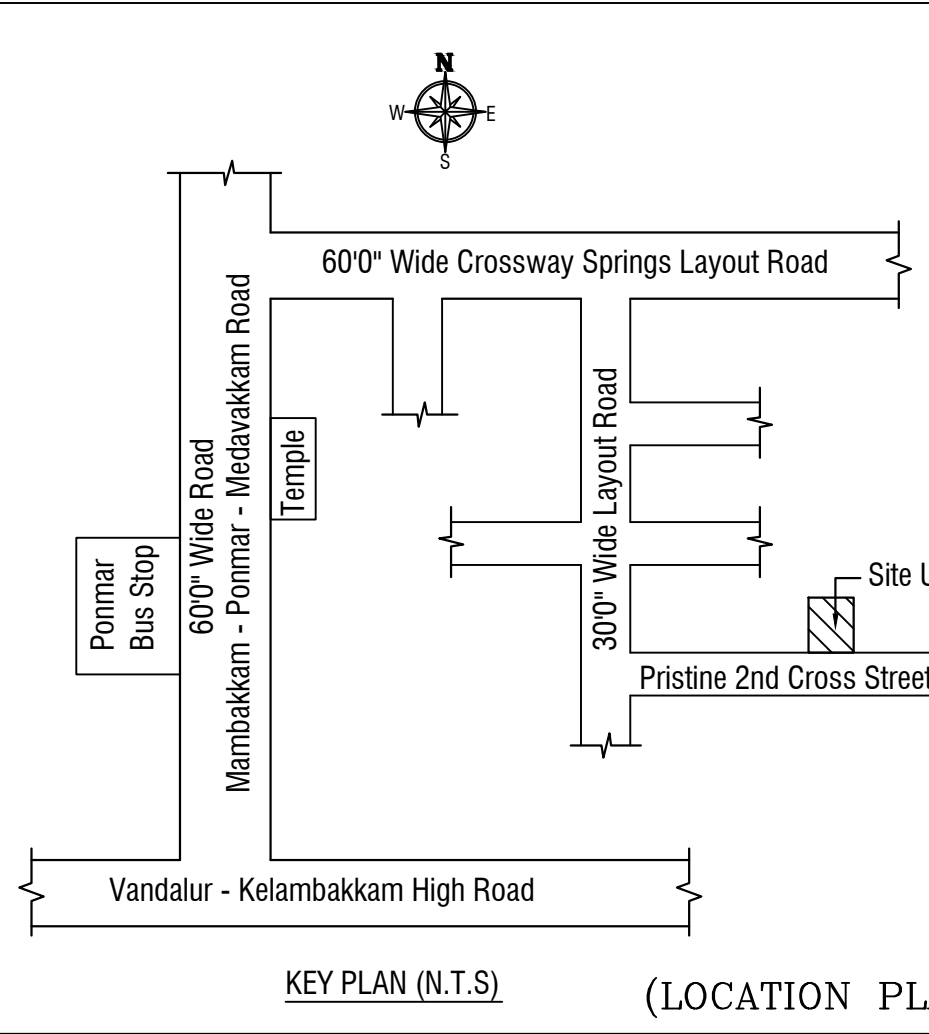
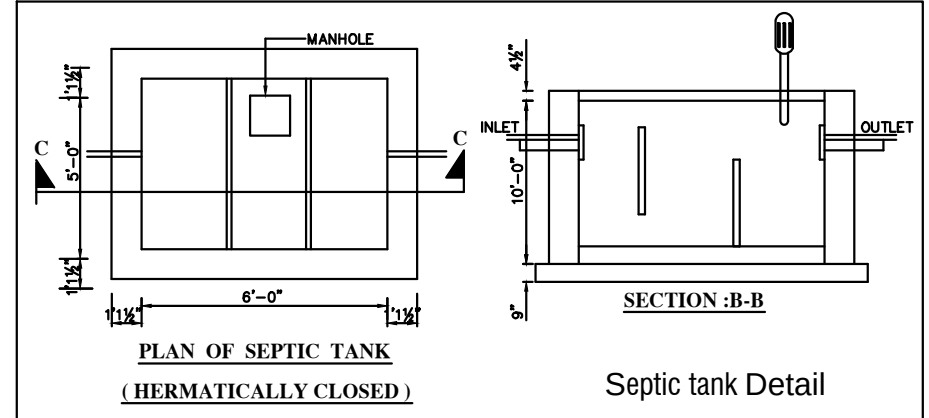
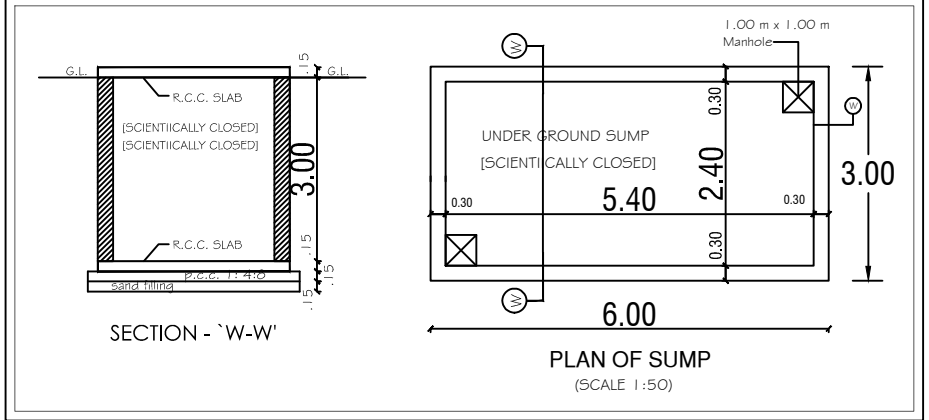
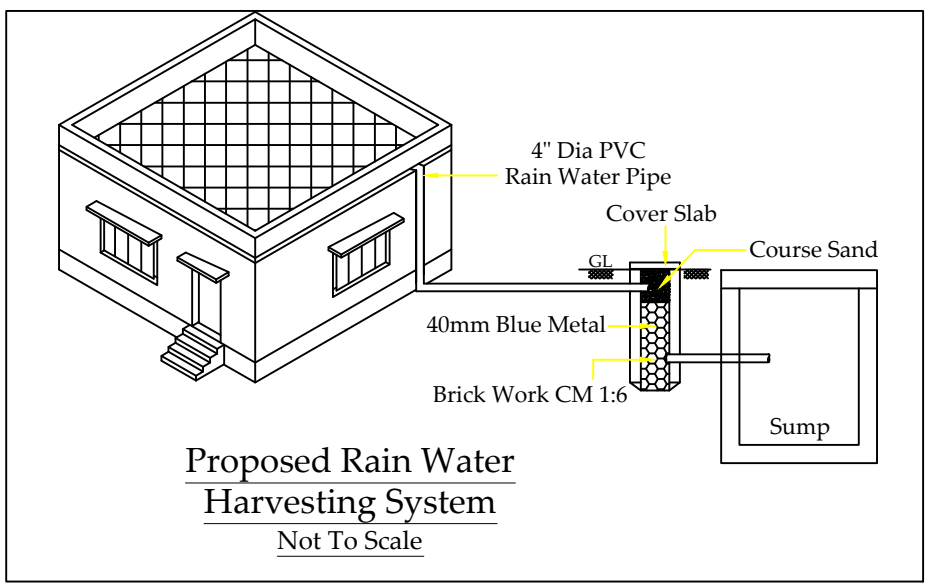
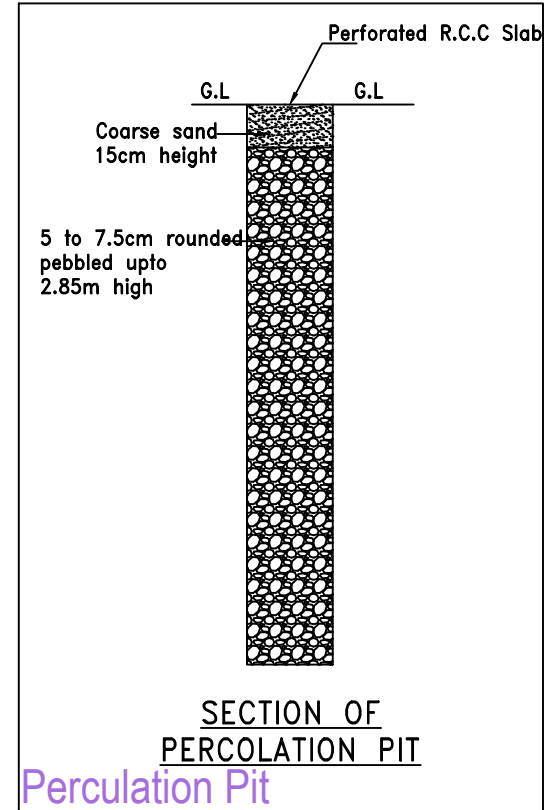
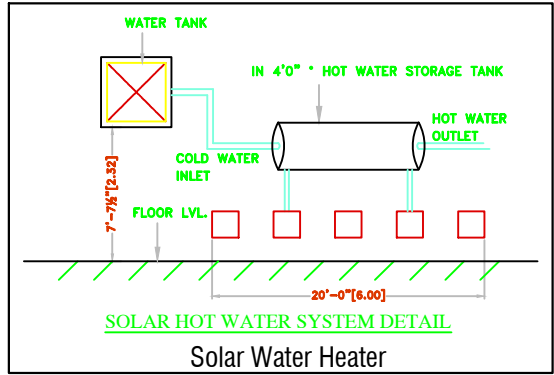
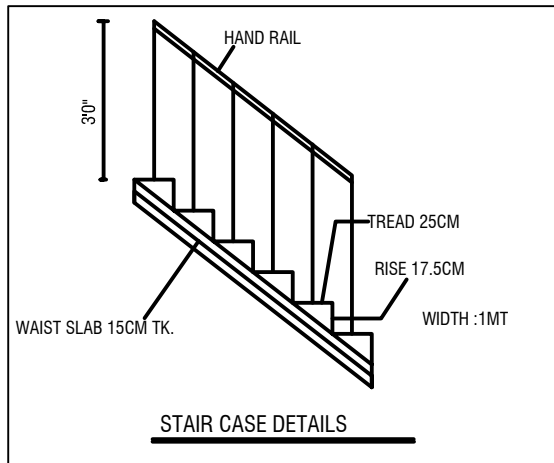
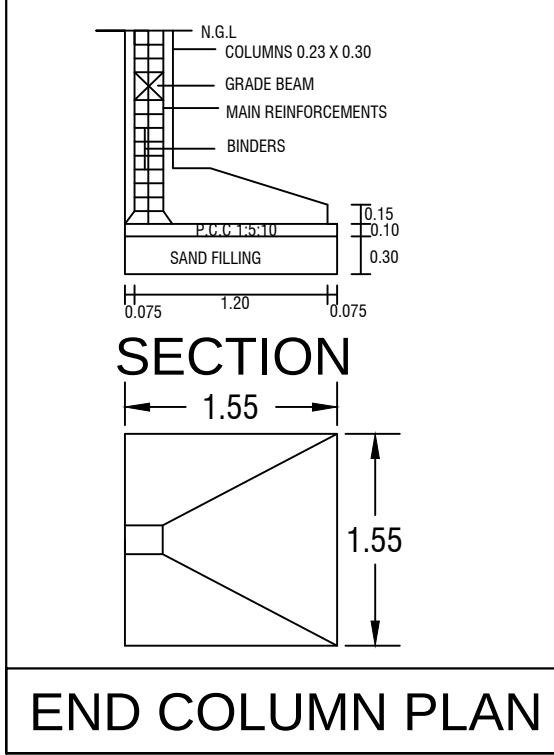
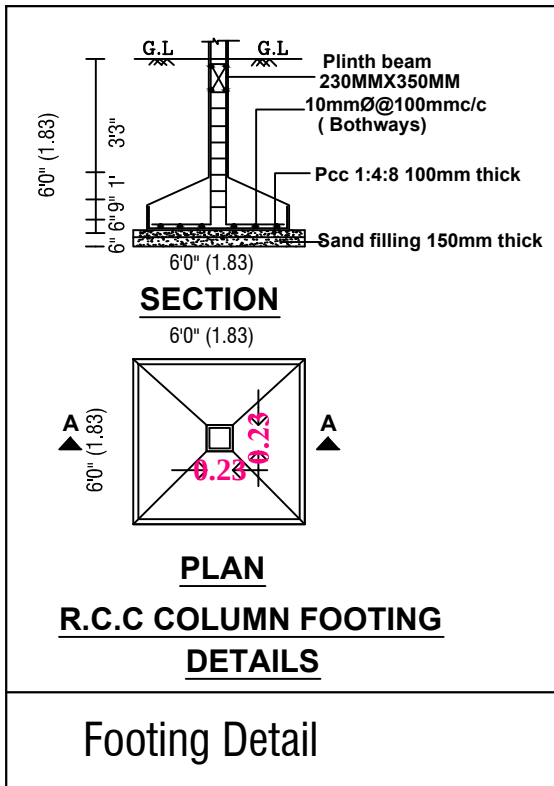
The approval as the planning authority issued it, reproduced in full behind this page.

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

DRAWING TITLE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO.23,
PRISTINE 2nd CROSS STREET, COMPRISED IN AS PER PATT A S.NO.209/1A1B, PATT A NO.3514 OF
PONMAR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT, PONMAR VILLAGE PANCHAYAT,
THIRUPORUR PANCHAYAT UNION LIMITS.

NOTE:- Layout Approved By DTCP Vide. L.P / DTCP No.105/2016.



GENERAL SPECIFICATION

- * RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
- * BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
- * FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
- * SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
- * ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

AREA DETAILS		Sq Ft	Sq Mt
PLOT AREA	As Per Document	1500.00	139.35
	As Per Patta	1496.20	139.00
	As Per Site	1472.52	136.80
FIRST FLOOR AREA		853.58	79.30
SECOND FLOOR AREA		853.58	79.30
THIRD FLOOR AERA (PART)		392.56	36.47
TOTAL AREA (F.S.I)		2099.72	195.07
STILT FLOOR AREA [NON FSI]		853.58	79.30
HEAD ROOM [NON FSI]		142.08	13.20
TOTAL BUILTUP AREA (FSI & Non FSI)		3095.38	287.57
FLOOR SPACE INDEX (F.S.I)		-	1.42
PLOT COVERAGE		-	57.97 %
No. OF DWELLING UNITS		-	1
COLOUR INDEX			
ROAD			
PROPOSED			
SITE BOUNDARY			

SCALE 1" = 8' OR 1:100

OWNER'S / GPA SIGNATURE:

M. L.

REGISTERED ENGINEER SIGNATURE:

G. K.
K.S GAYATHRI, B.E
CMDA GRADE I (RE)
REG NO. RE/GR/2021/56/417
GREATER CHENNAI CORPORATION, GRADE I (RE)
REG NO. RE/103/56/2023
NO.71B, SIVA PRAKASAM NAGAR, 1ST MAIN ROAD,
PUZHUTHIVAKKAM, CHENNAI-61
+91 9566275731

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.

