

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

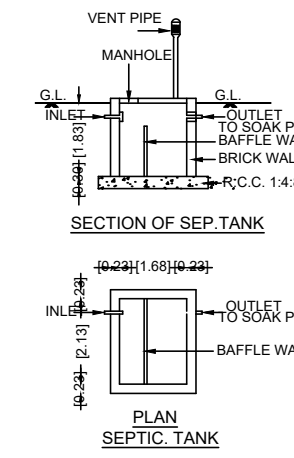
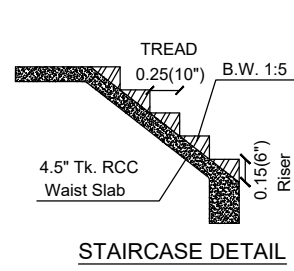
The approval as the planning authority issued it, reproduced in full behind this page.

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

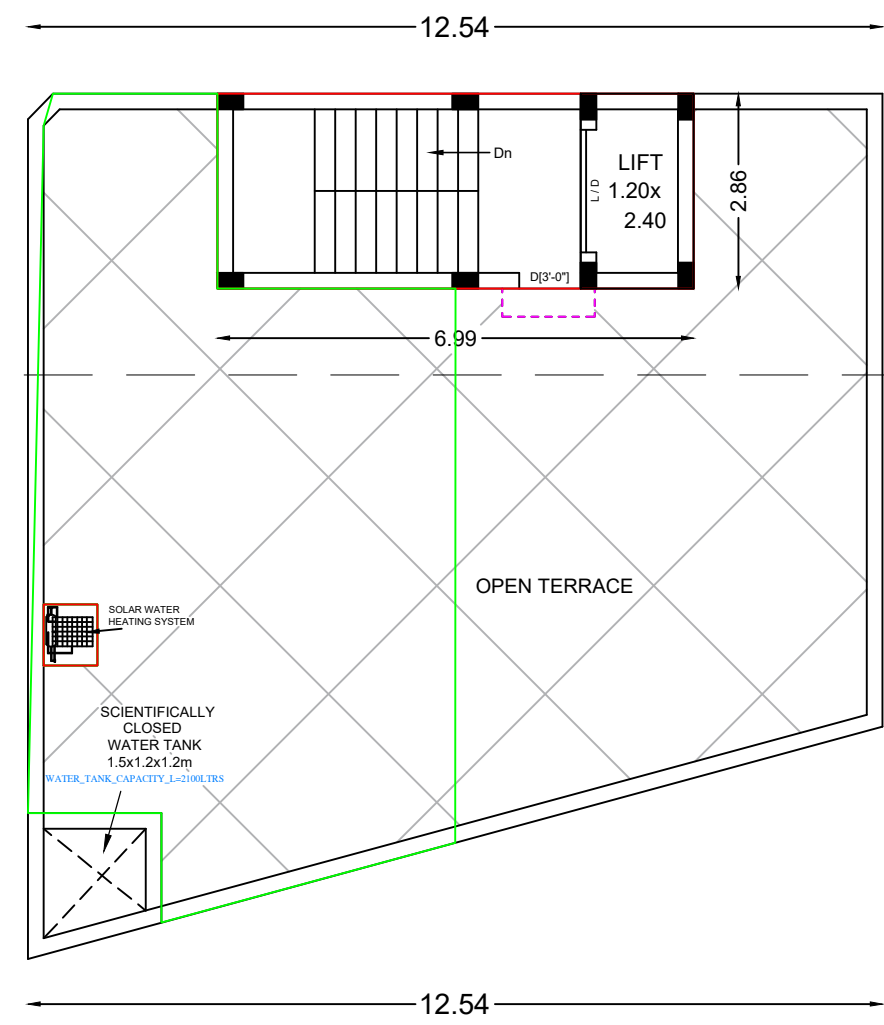
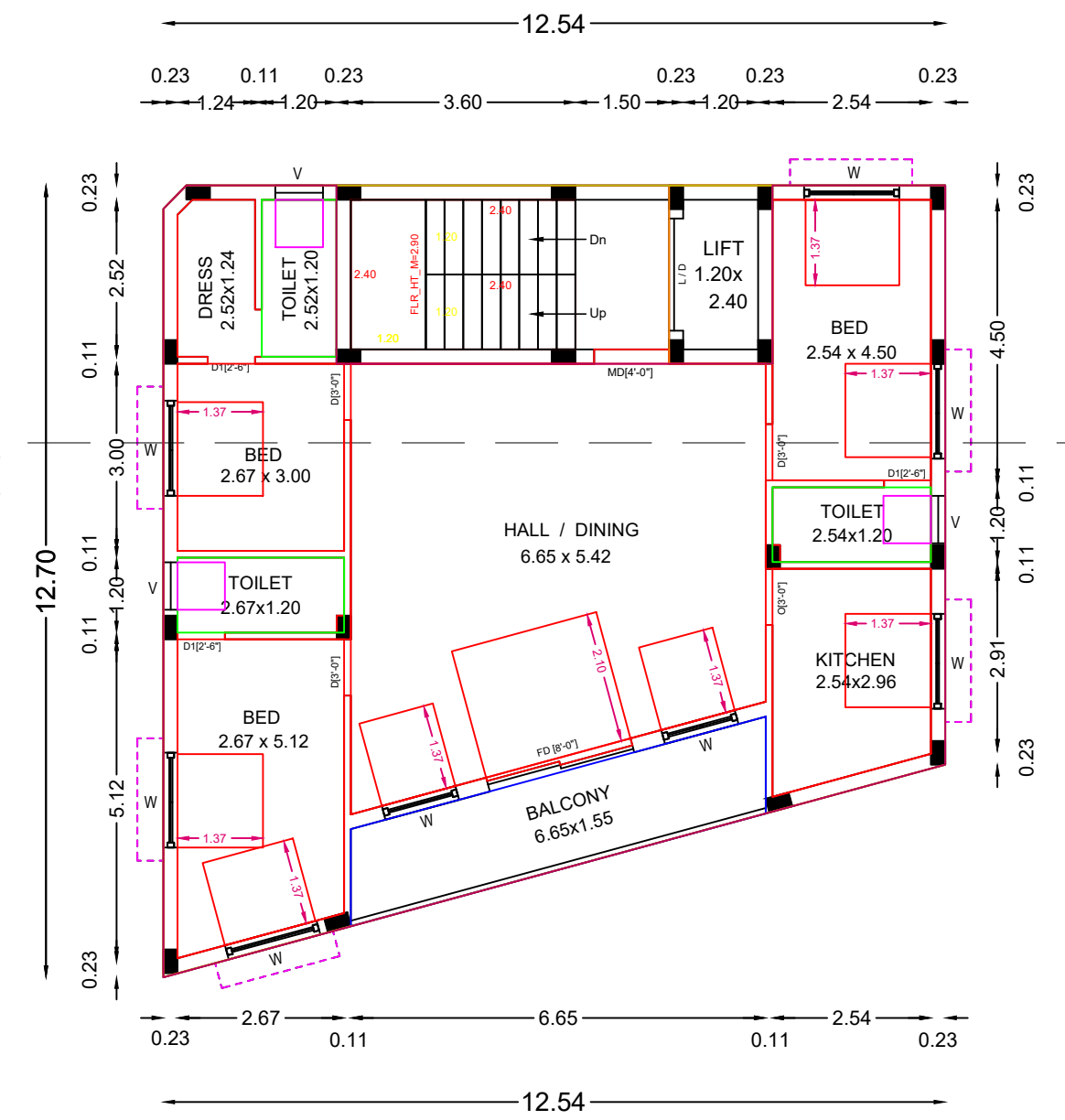
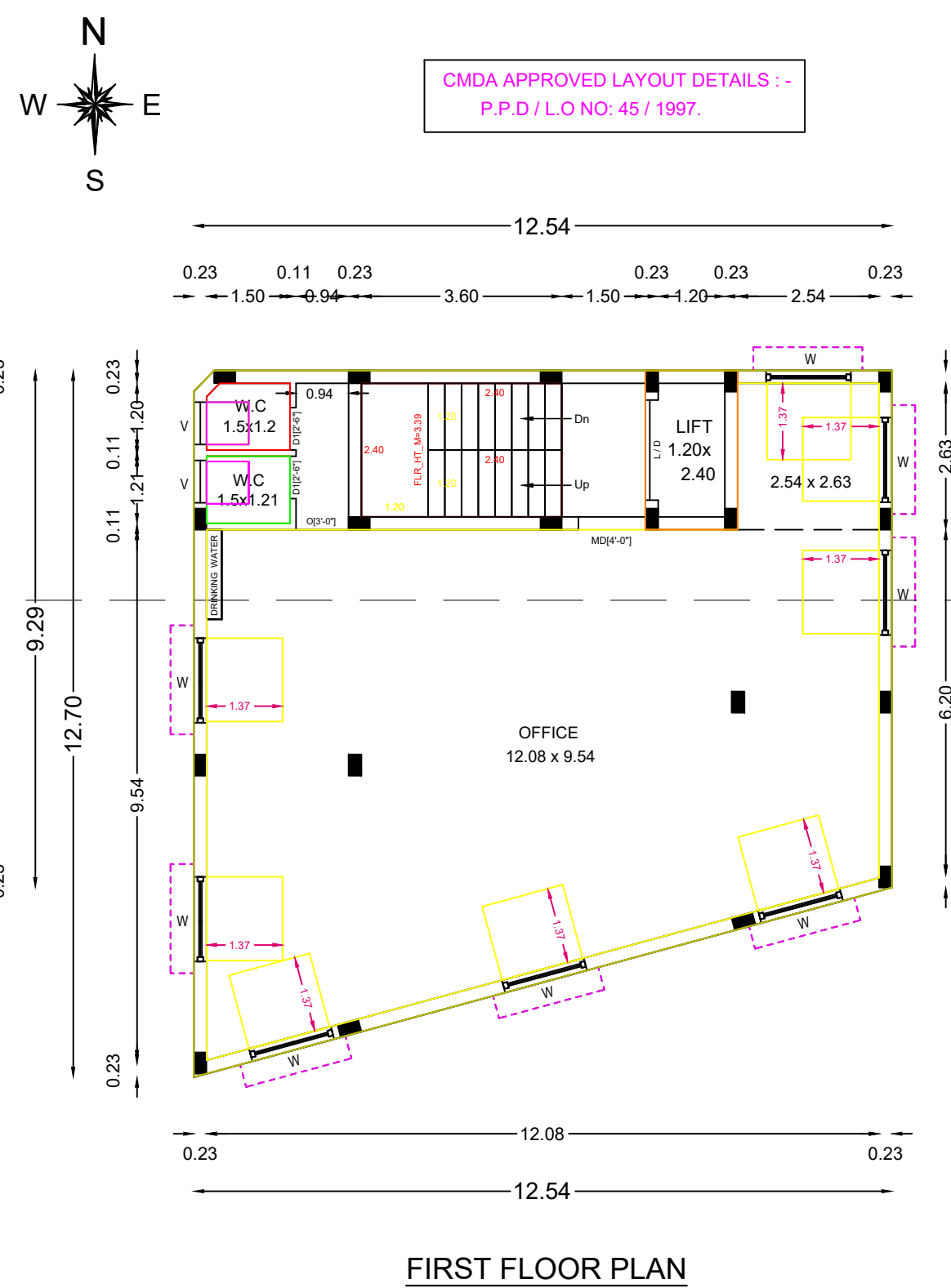
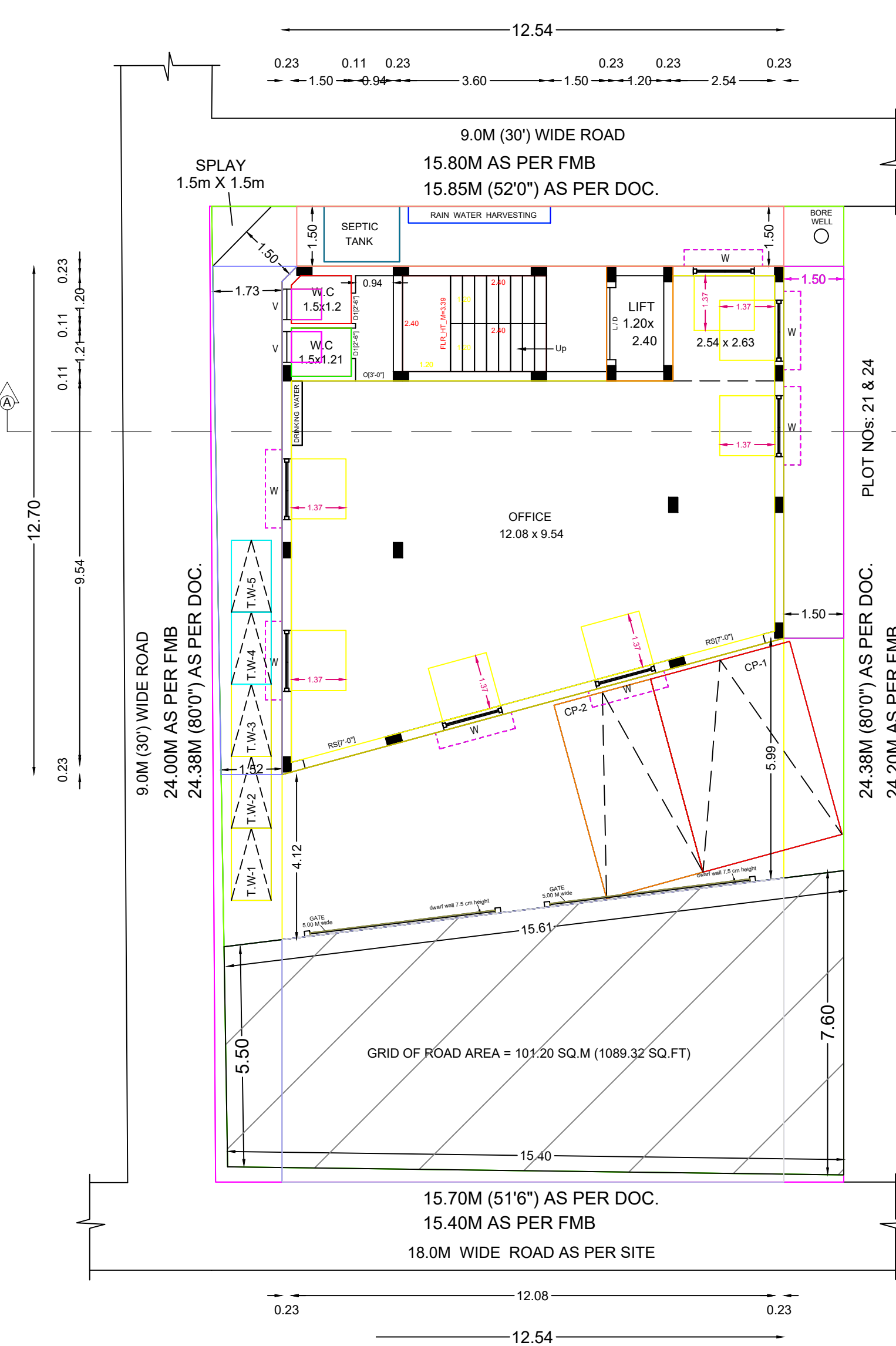
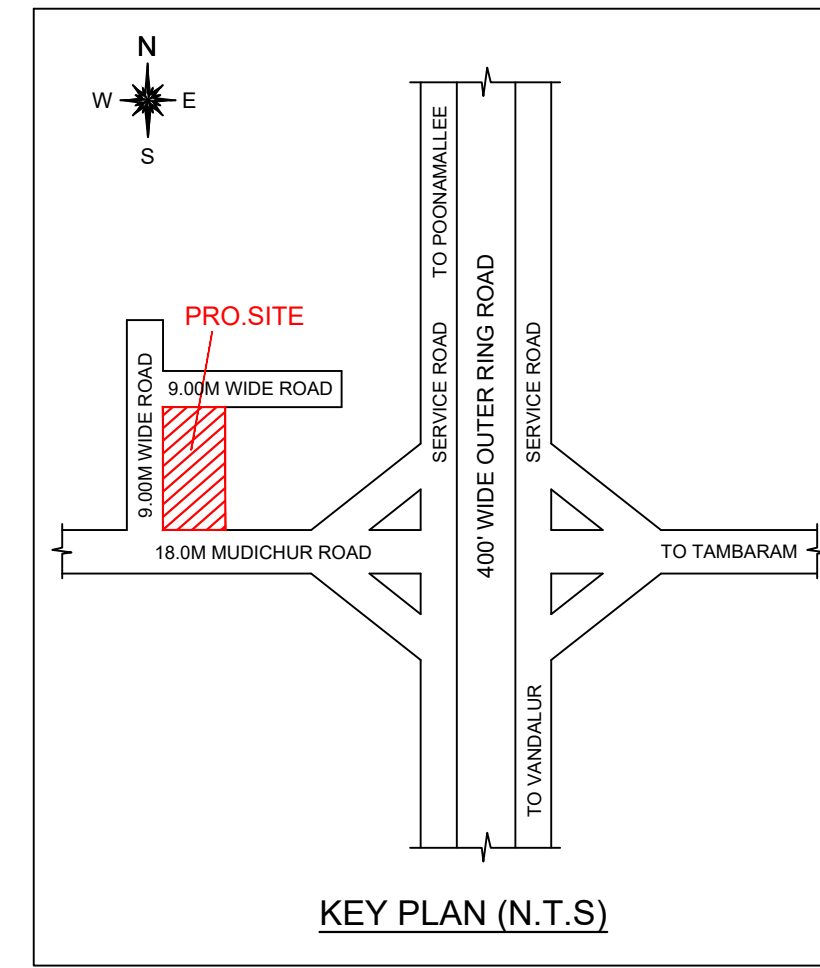
PLAN SHOWING THE PROPOSED G + 2 FLOOR CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING WITH 1 DWELLING UNIT (BUILDING HEIGHT - 10.91M) (AFTER DEMOLISHING THE EXISTING BUILDING) COMPRISED IN OLD S.Nos: 32/1A & 32/3A, AS PER PATTA NO: 2941, NEW S.NOs: 32/4 & 32/5, OF PLOT Nos: 22 & 23, MUDICHUR ROAD, SRINIVASA NAGAR, MUDICHUR VILLAGE & PANCHAYAT, TAMBARAM TALUK, CHENGALPATTU DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION LIMITS.



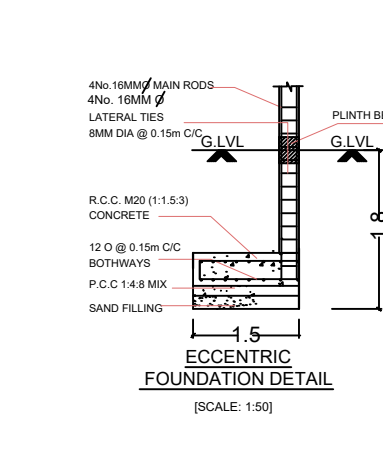
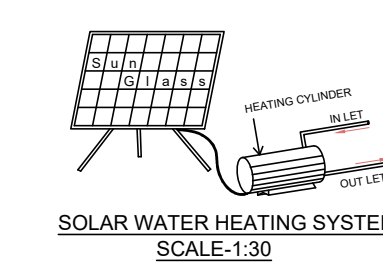
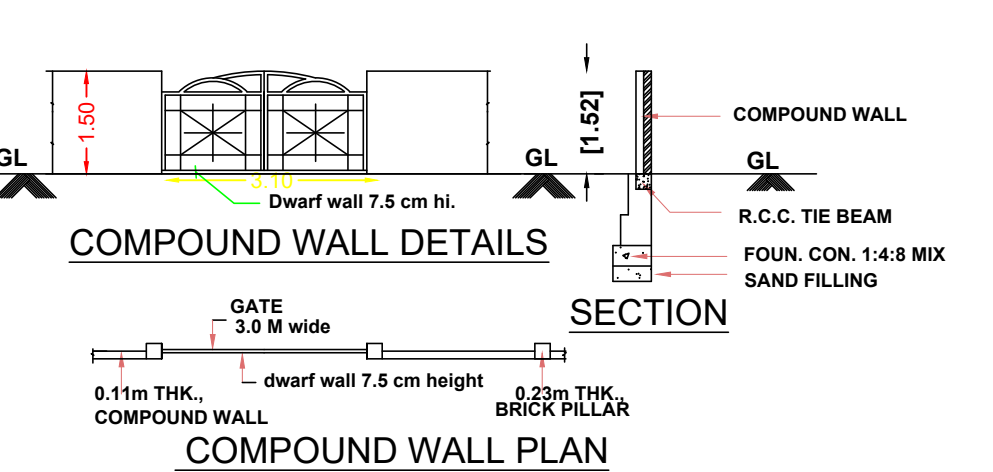
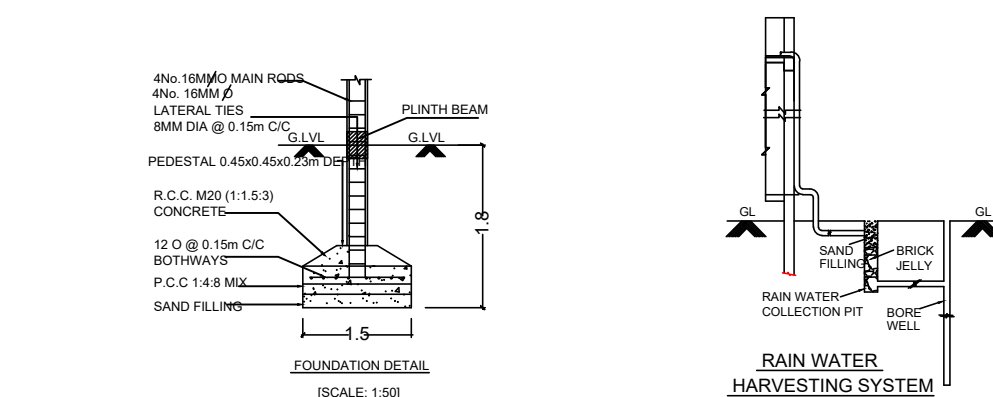
APPLICANT NAME : Mrs. R. SHANTHI [OWNER]



PLAN INFO
PLOT_NO= 22 & 23
SURVEY_NO= 32/4 & 32/5
PATTA_NO=2941
TALUK=TAMBARAM
DISTRICT=CHENGALPATTU
AS PER DOCUMENT=385.54
FMS OR PLR=380.00
AS AT SITE=384.59
PLOT_AREA_M2=292.55
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=15.40
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=24.00
AVG_PLOT_WIDTH=15.40
AREA_TYPE=OTHERS
ROAD_WIDTH=18.00
ROAD_LENGTH=3600.00
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=6
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=188.30

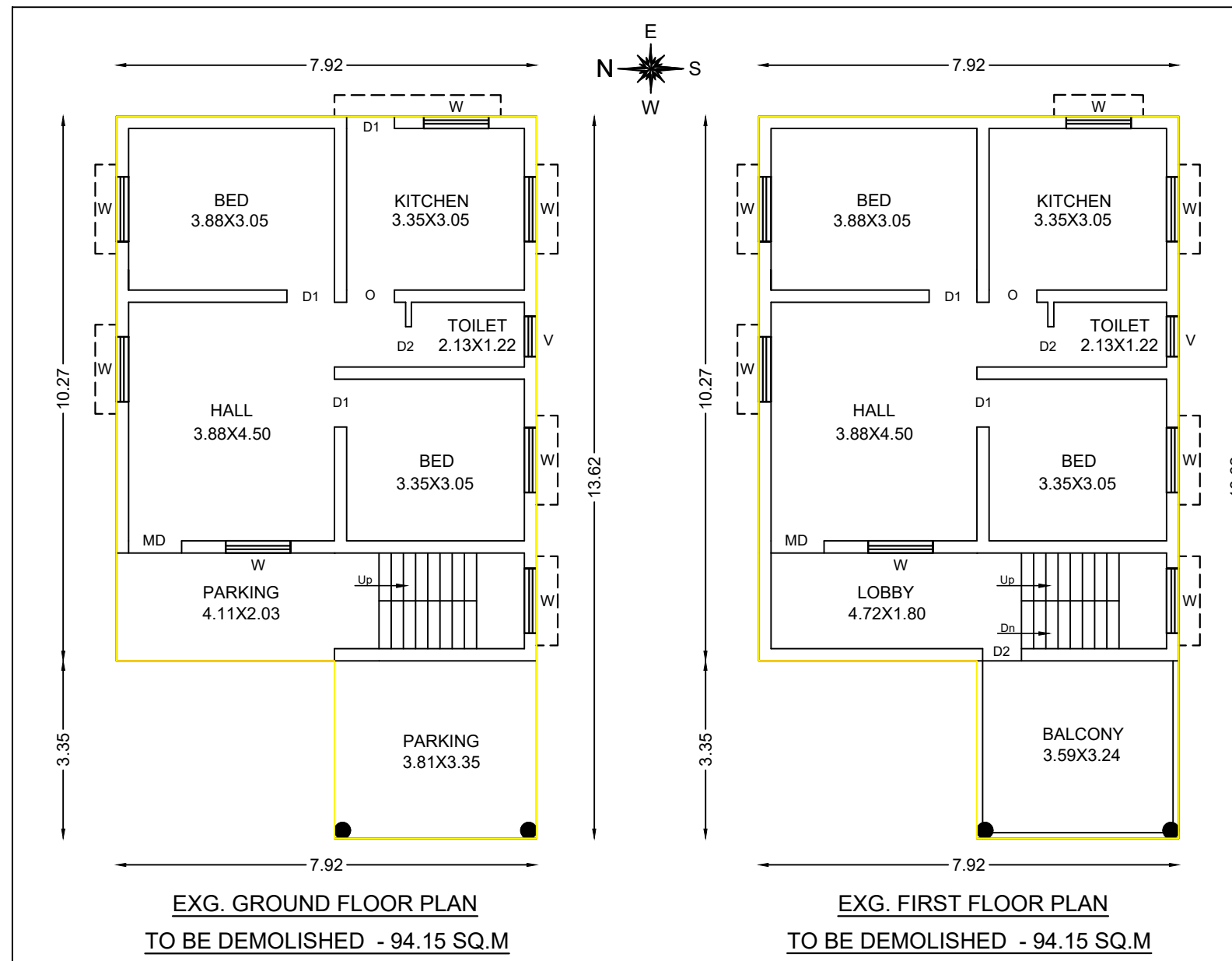


SITE CUM GROUND FLOOR PLAN



SECOND FLOOR PLAN

TERRACE FLOOR PLAN



CMDA LANDUSE ZONE :-
PRIMARY RESIDENTIAL ZONE

JOINERIES		
MAIN DOOR	MD	1.22 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.20 X 1.20
WINDOW	W1	0.90 X 0.90
ROLLING SHUTTER	RS	2.10 X 3.00
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX		STAIRCASE
PROPOSED		WIDTH - 1.20M
ROAD		RISER - 0.17M
SITE BOUNDARY		TREAD - 0.30M
TO BE DEMOLISHED		

ALL DIMENSION ARE IN METERS

EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	4150.00	385.54
PLOT AREA (AS PER PATTA)	4090.32	380.00
SUPER IMPOSED AREA	3149.00	292.55
GROUND FLOOR AREA (Commercial)	1483.17	137.79
FIRST FLOOR AREA (Commercial)	1483.17	137.79
SECOND FLOOR AREA (Residential)	1483.17	137.79
TOTAL AREA	4449.51	413.37
F.S.I - 1.413 PLOT COVERAGE - 47.1%		

NON F.S.I AREA

HEAD ROOM AREA	215.17	19.99
LIFT MACHINE ROOM AREA	51.13	4.75
TOTAL AREA (F.S.I + NON F.S.I)	4715.81	438.11
DEMOLITION AREA	2026.86	188.30
GRID ROAD AREA	897.18	83.35

APPLICANT NAME :

R. Shanthi

Mrs. R. SHANTHI [OWNER]

REGISTERED ENGINEER :

V. SAKTHIVEL, D.ARCH.,
Registered Architect
Tambaram City Municipal Corporation
Reg No. 009/LS/2022/00024
SB PLANNER & ARCHITECT
Plot No.86, CTO Colony 3rd Street,
Tambaram, Chennai-600 045.
Cell : 7338811697

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.

