

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 STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO: 19,
" A.L.S. GARDEN ", IN OLD SURVEY NO's: 284/1, 284/2 & 284/3, AS PER PATTa NEW SURVEY NO's: 284/31, 284/32, 284/33 & 284/3B3A, PATTa NO's: 9215, 9216, 9217 &
9218 OF MANNIVAKKAM VILLAGE, KATTANGOLATHUR PANCHAYAT UNION LIMITS, VANDALUR TALUK, CHENGALPET DISTRICT.

GPA NAME :

Mr. AARON BENJAMIN

CMDA LAND USE ZONE: MIXED RESIDENTIAL

SCALE: 1:100

SPECIFICATIONS :

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly lime Concrete
8. Ceramic flooring over a basecourse of C.C.1:5:10

JOINERIES

MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.90 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.22 X 1.22
WINDOW	W1	1.08 X 1.22
KITCHEN WINDOW	KW	1.22 X 0.91
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

COLOUR INDEX

PROPOSED	
ROAD	
SITE BOUNDARY	

ALL DIMENSION ARE IN Feet & Mtr

EXTENT	IN	SQFT	SQMT
PLOT AREA (AS PER DOCUMENT)		2400.00	223.04
PLOT AREA(AS PER PATTa)		2152.00	200.00
SUPER IMPOSED AREA		2363.00	219.60
PLINTH AREA OF FIRST FLOOR		1424.00	132.30
PLINTH AREA OF SECOND FLOOR		1424.00	132.30
PLINTH AREA OF THIRD FLOOR		1424.00	132.30
TOTAL AREA		4272.00	396.90
F.S.I			1.99

NON FSI AREA

STILT FLOOR AREA	1424.00	132.30
HEAD ROOM AREA	191.00	17.72
LIFT MACHINE ROOM AREA	40.00	3.71

Mr. AARON BENJAMIN

GPA NAME & SIGNATURE:

Er.E.SASIREKHA B.E.,

CONSULTING CIVIL ENGINEER

REGISTERED ENGINEER (Grade-II)

CMDA Reg No. RE/Gr-II/19/04/052

Greater Chennai Corporation Reg No. RE200982019

Tambaram Corporation Reg No. 009/LS/2019/00007

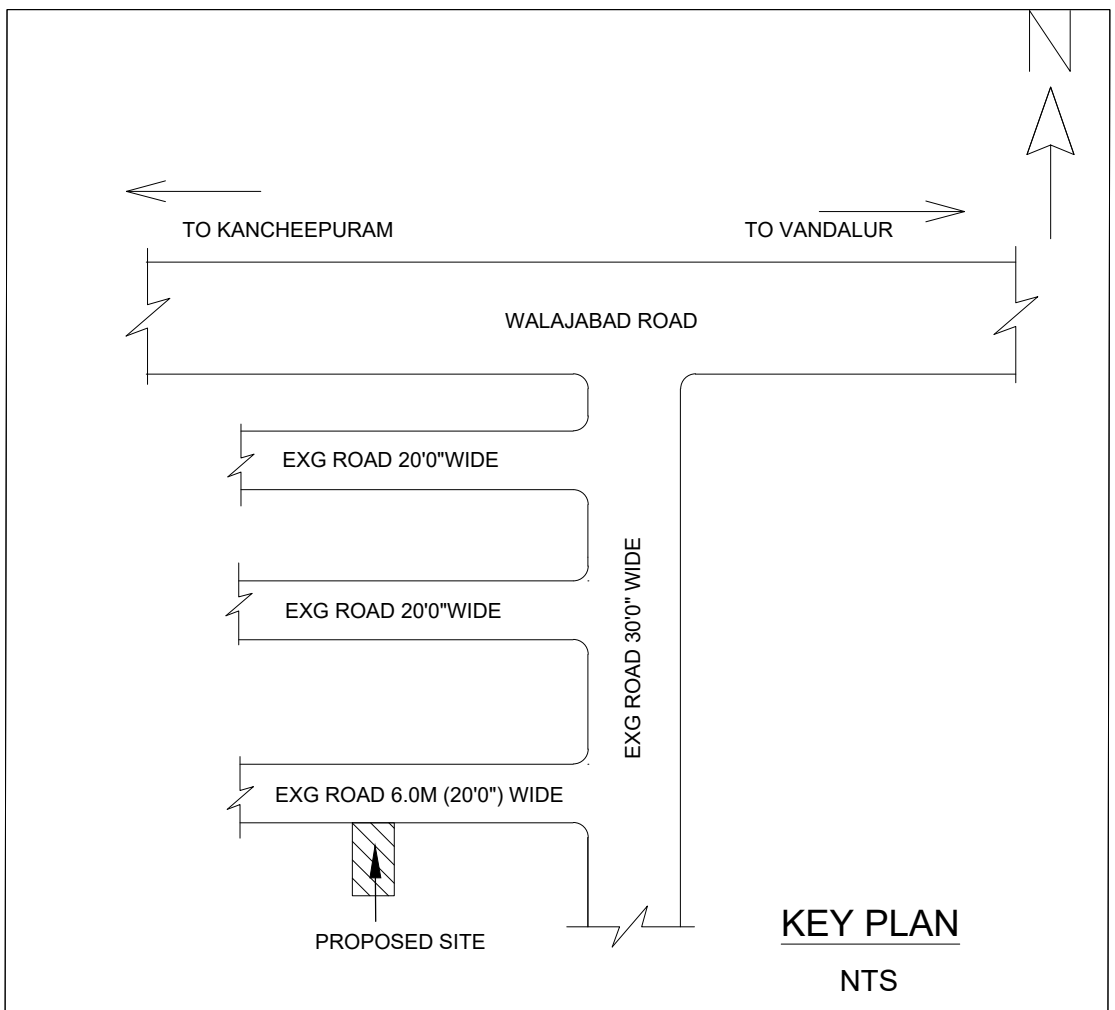
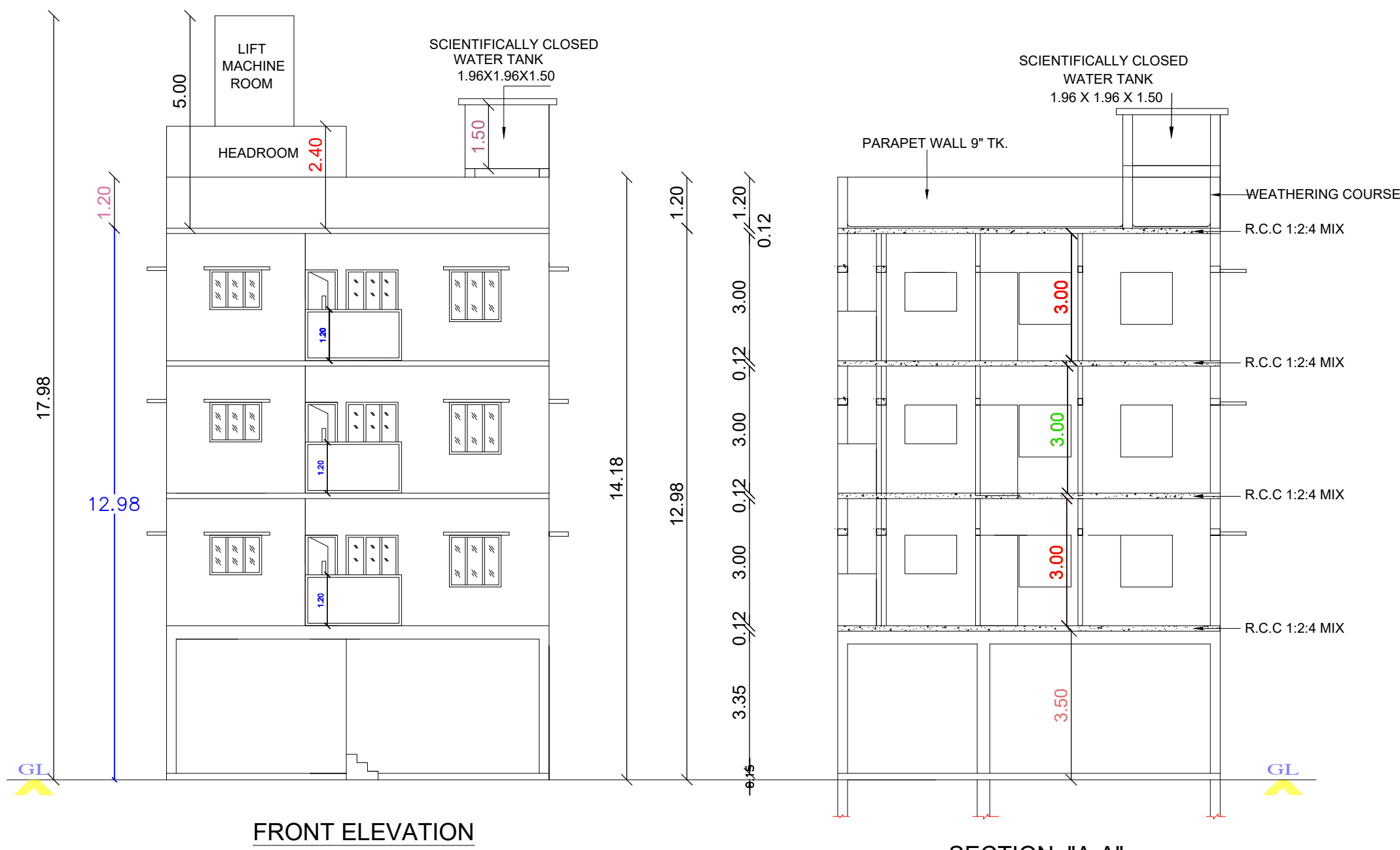
PLOT No. C. VETRI NAGAR,

MUDICHUR ROAD, W.TAMBARAM,

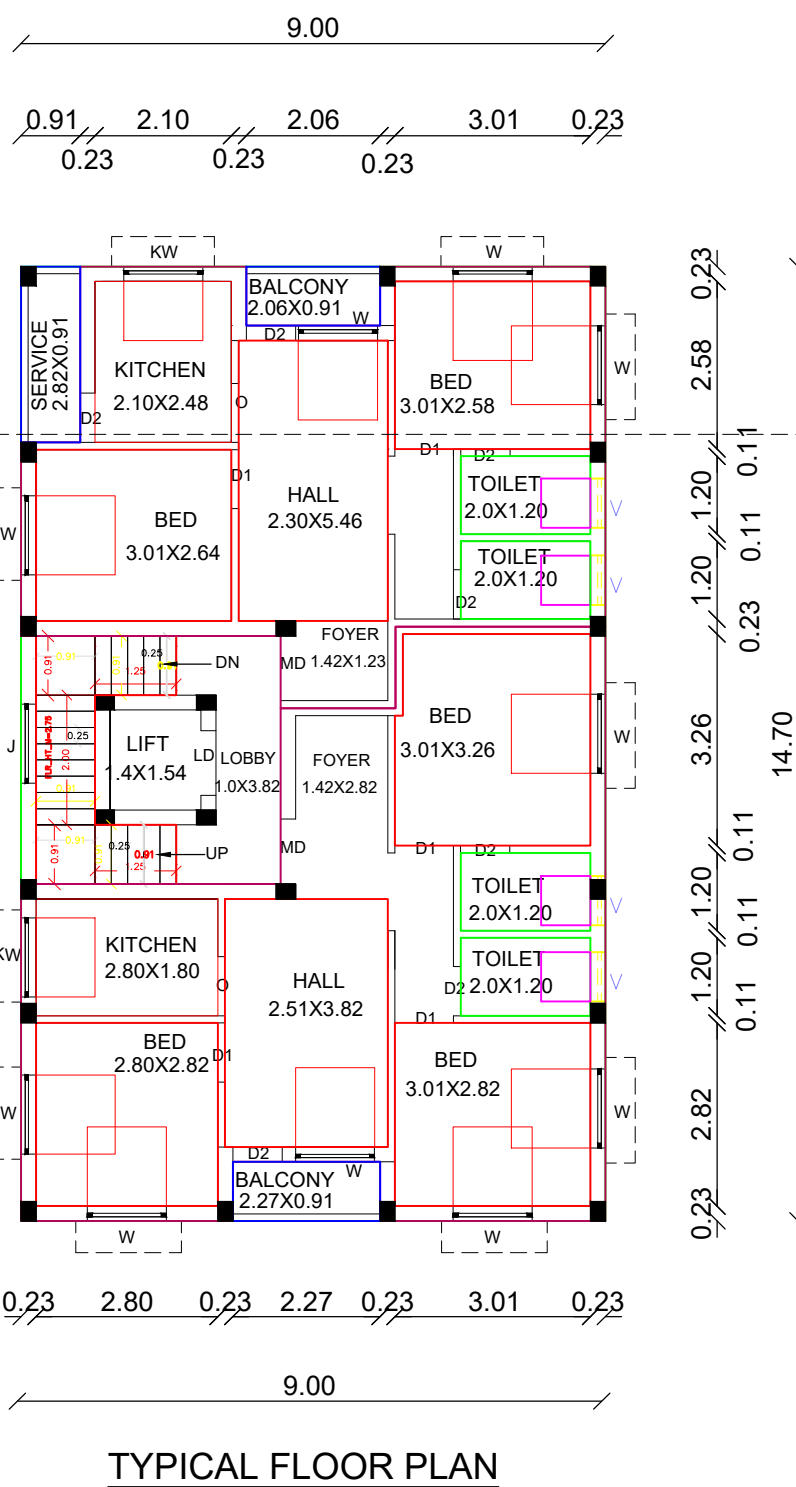
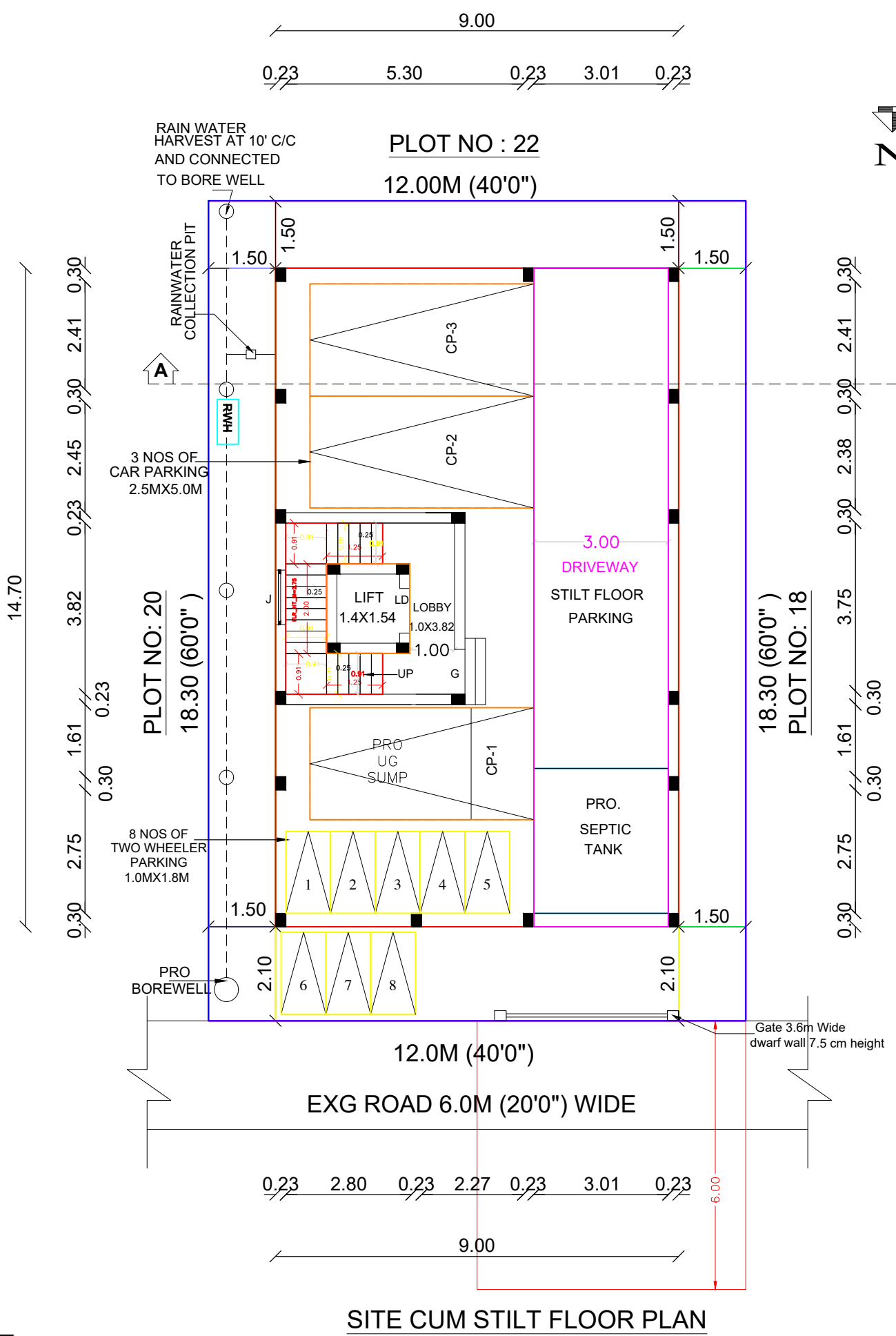
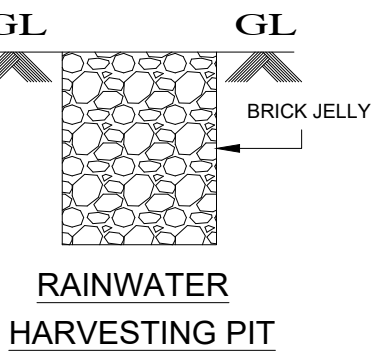
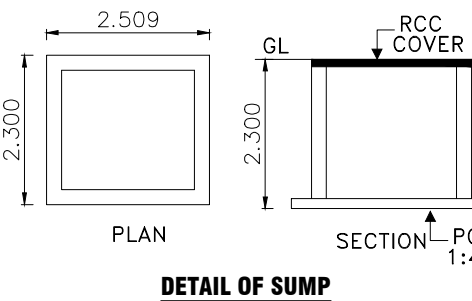
CHENNAI - 600 045.

CELL : 90030 99383, 044-43111414.

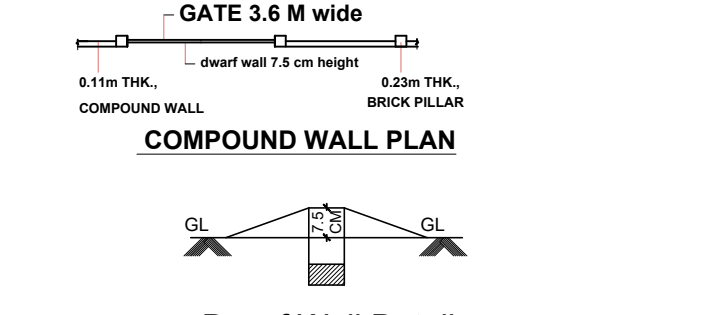
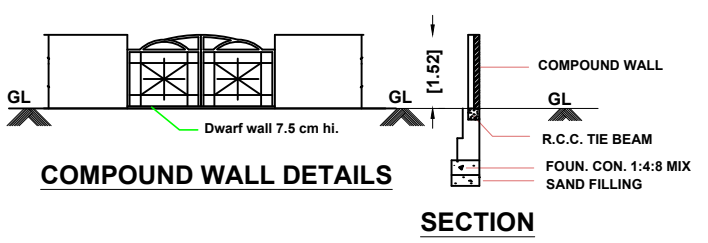
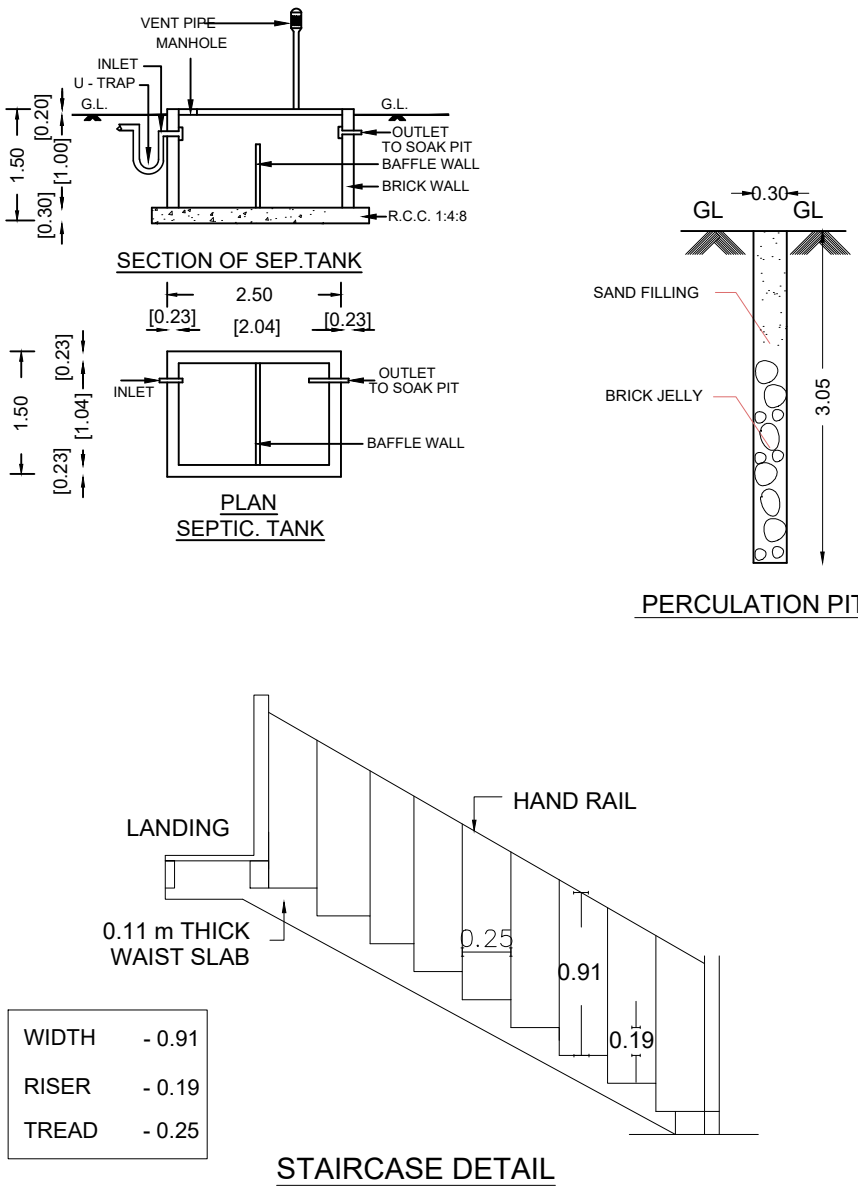
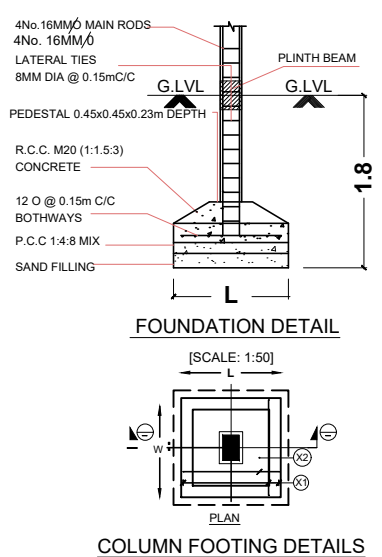
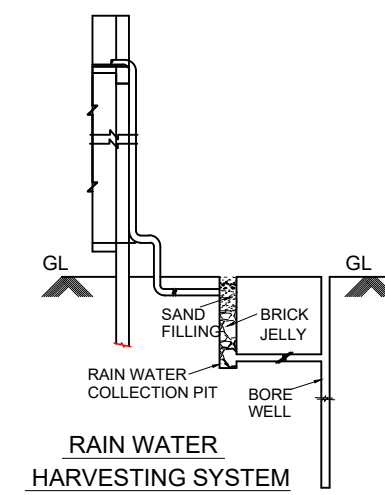
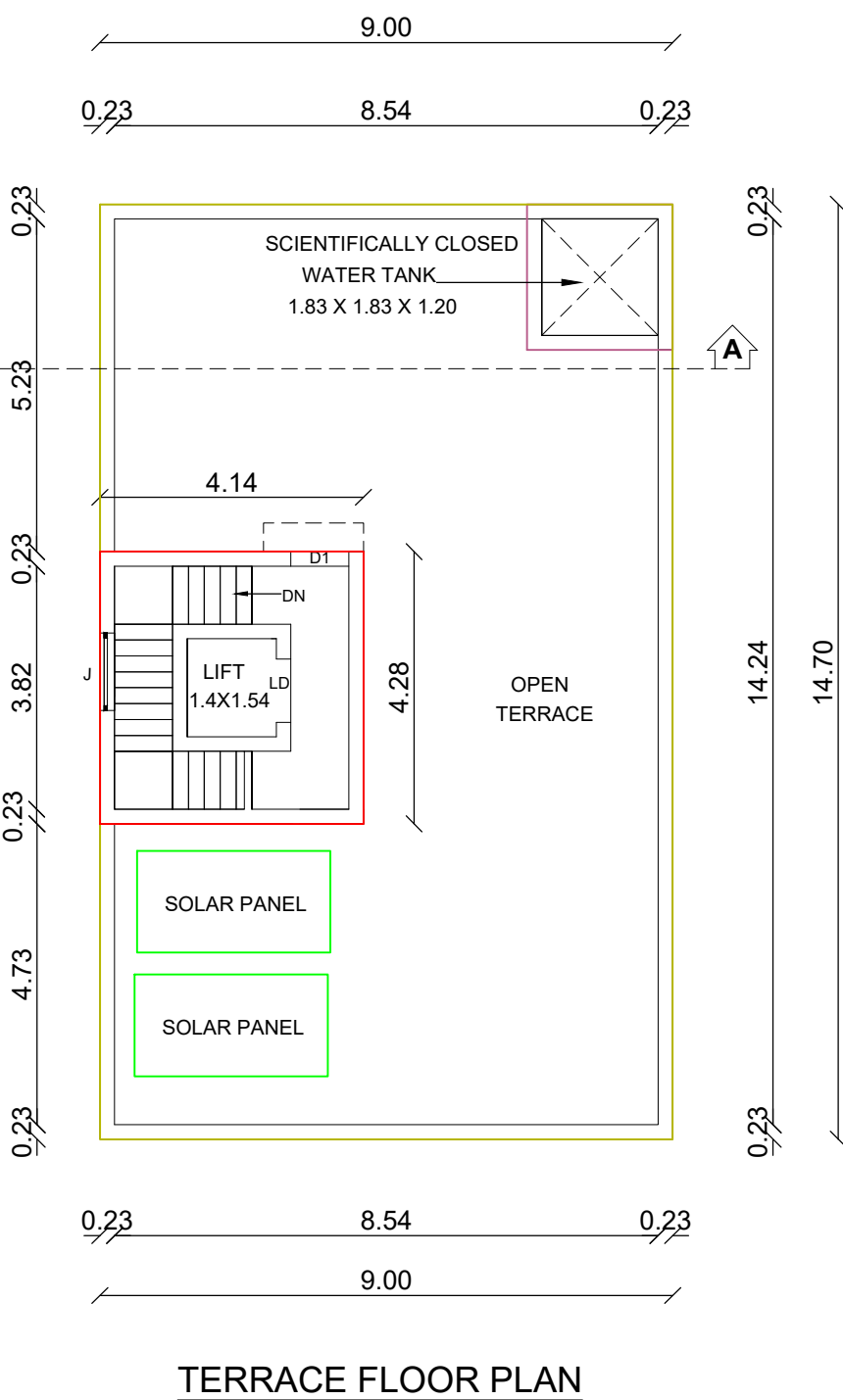
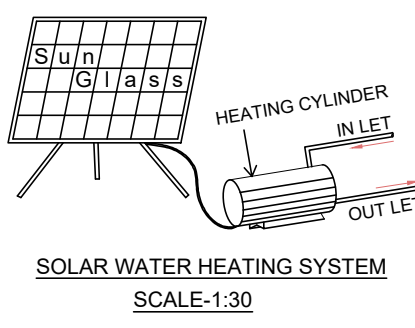
REGISTERED ENGINEER



PLAN INFO
PLOT_NO=19
SURVEY_NO=284 / 31.32, 33 & 284/3B3A
PATTa_NO=9215,9216, 9217, 9218
TALUK=VANDALUR
DISTRICT=CHENGALPET
AS_PER_DOCUMENT=223.04
AS_AT_SITE=219.60
FMB_OR_PLR=200.0
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.00
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=200.00
AVG_PLOT_DEPTH=18.30
AVG_PLOT_WIDTH=12.00
AREA_TYPE=MIXED RESIDENTIAL
ROAD_WIDTH=6.0
ROAD_LENGTH=250
BLK_1_NON_FSI_AREA=21.43
BLK_1_FLR_0_STILT_AREA=132.30
BLK_1_FLR_1_BLT_UP_AREA=132.30
BLK_1_FLR_2_BLT_UP_AREA=132.30
BLK_1_FLR_3_BLT_UP_AREA=132.30
BLK_1_FLR_0_BLT_UP_AREA_Deduct=132.30
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=NO
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



TYPICAL FLOOR PLAN=1,2,3



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.

