

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.

South - S.No. 51 - Part & S.No. 52 - Part

AS ON SITE 24.89M

East - S. No. 52 - Part & S. No. 57/1 - Part

AS ON SITE 37.14M

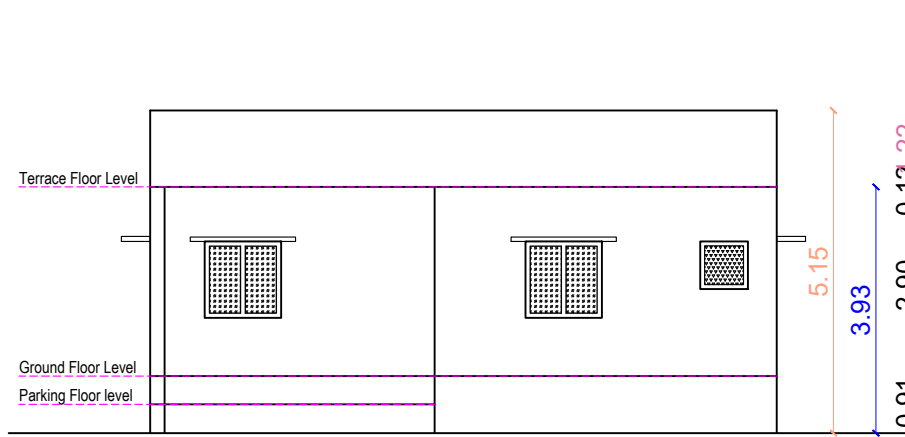
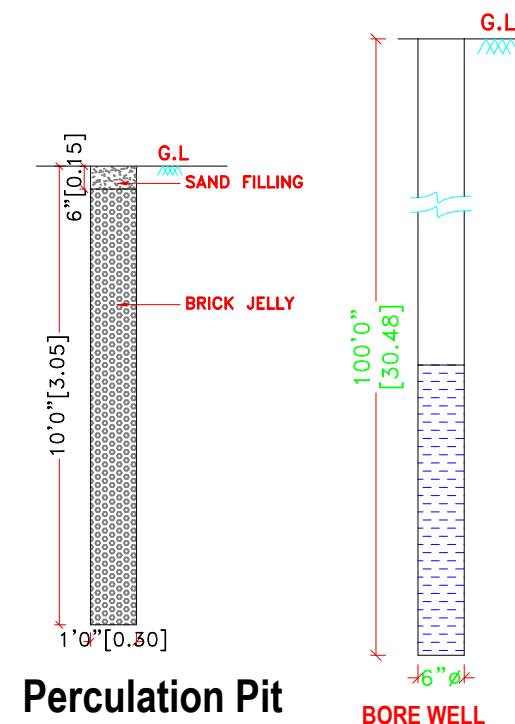
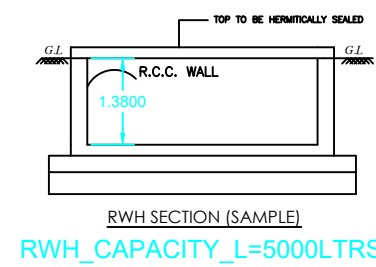
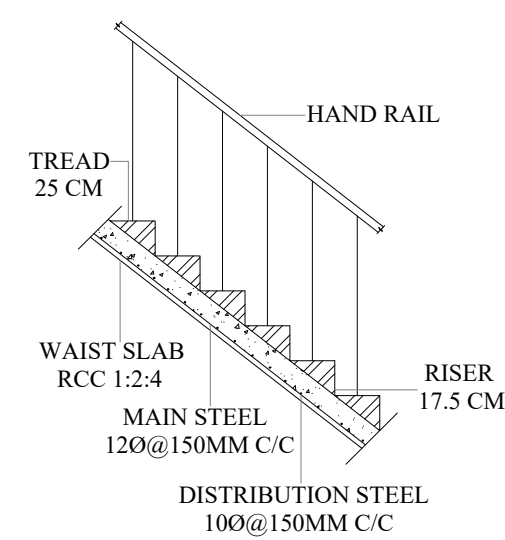
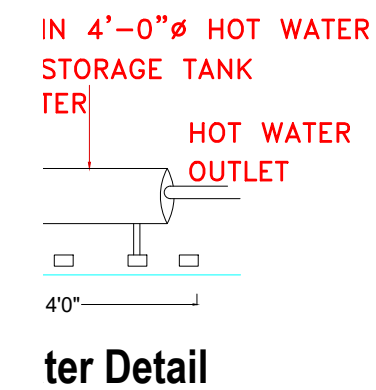
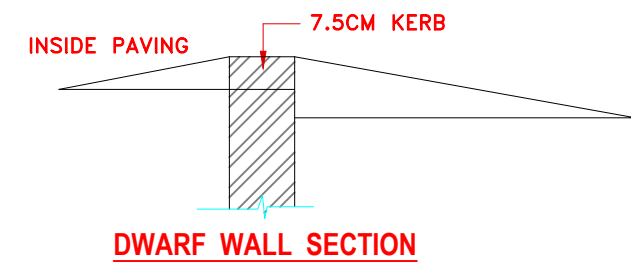
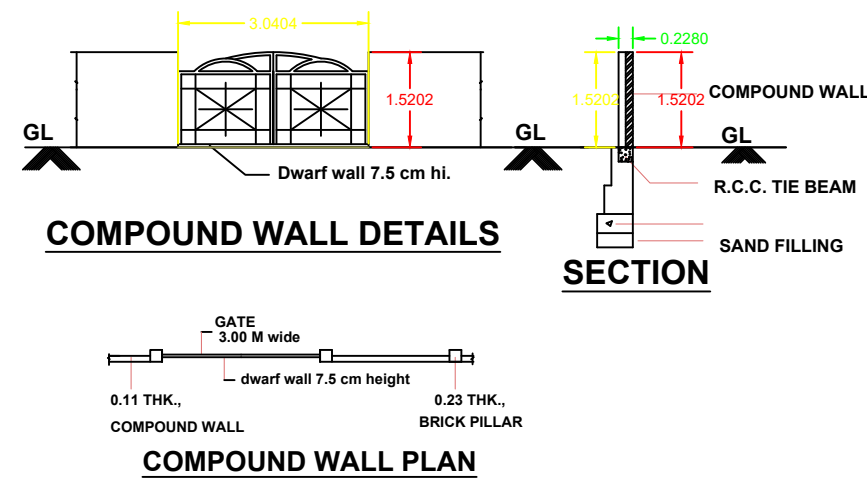
AS ON SITE 37.01M

West - S.No 51 - Part & S.No. 57/1-Part

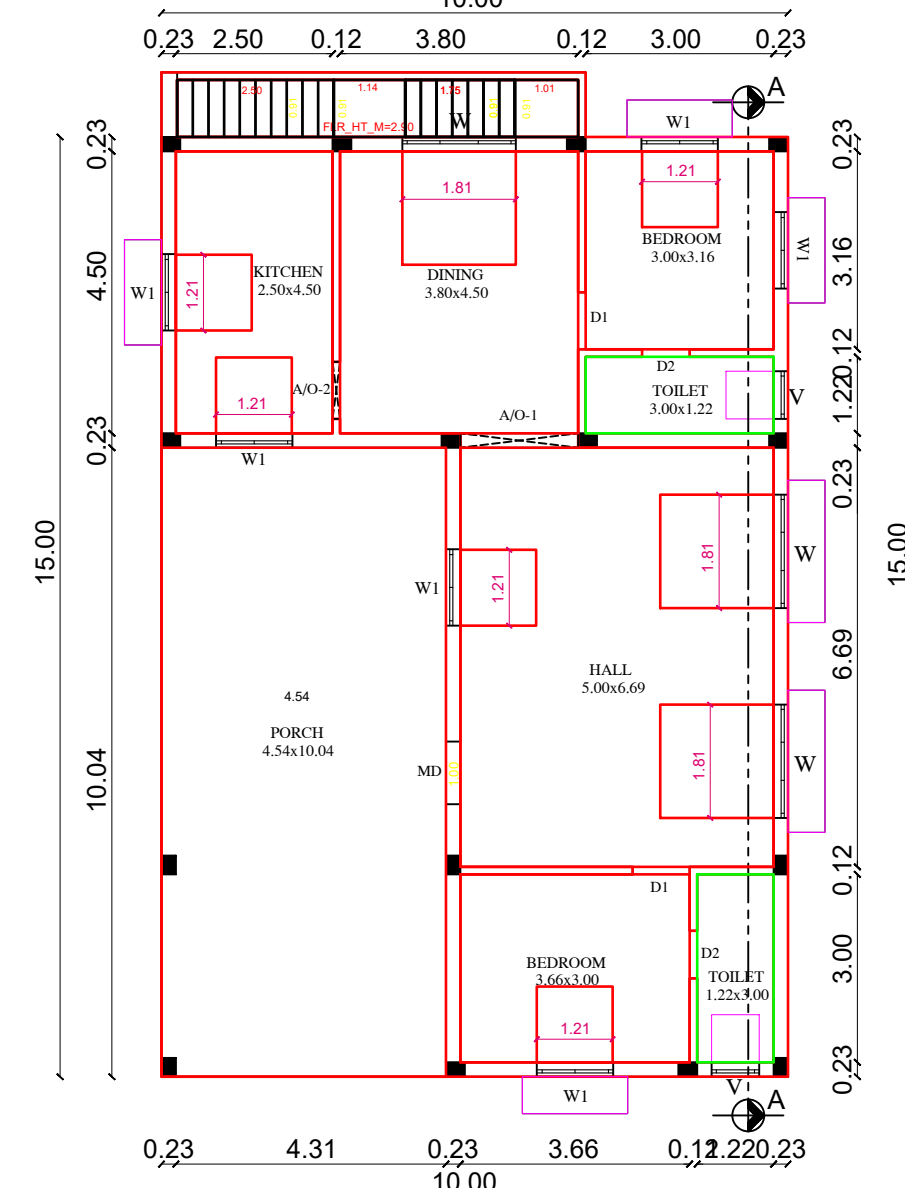
AS ON SITE 24.91M

North - S.No. 57/1-part & Layout Road

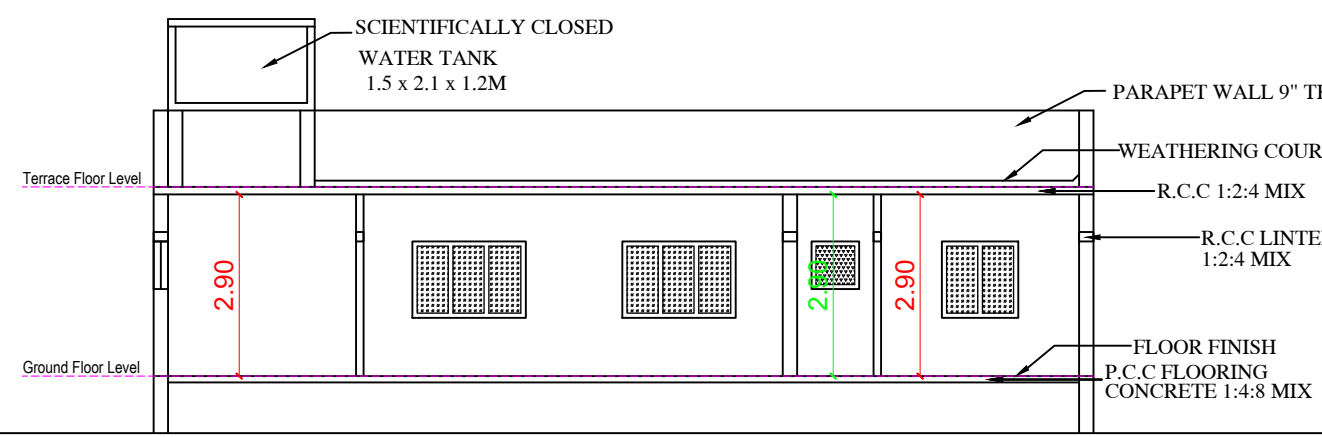
SITE PLAN
(PROPOSED)



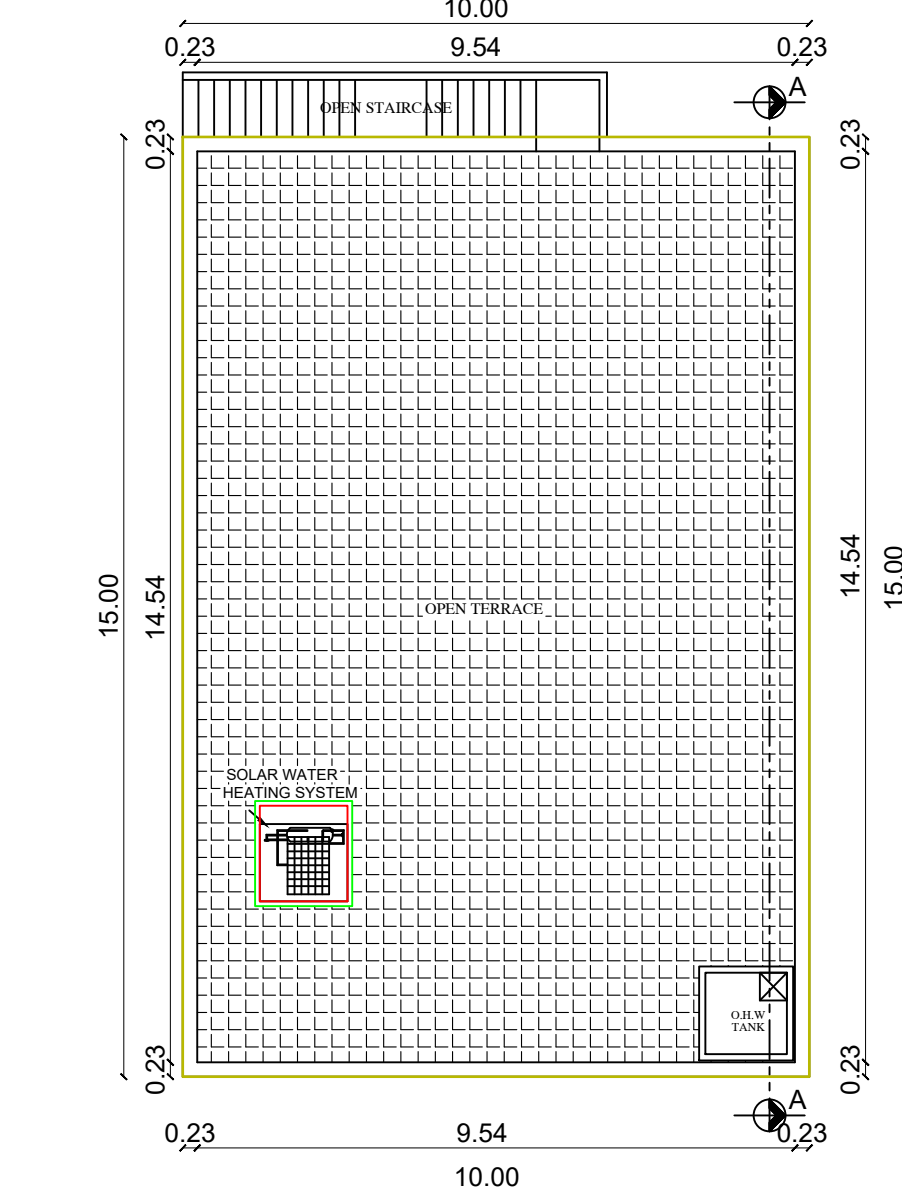
FRONT ELEVATION
(PROPOSED)



GROUND FLOOR PLAN
(PROPOSED)

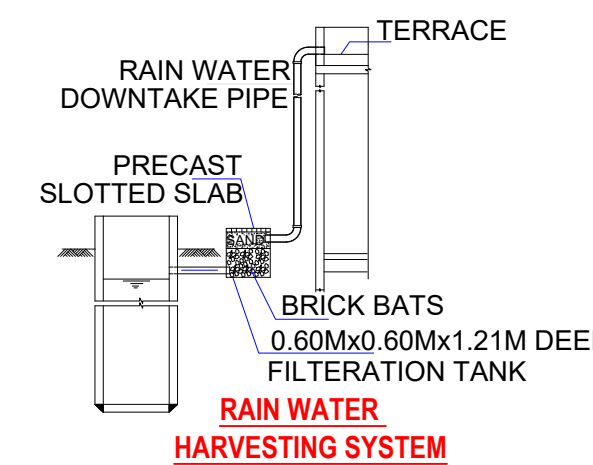
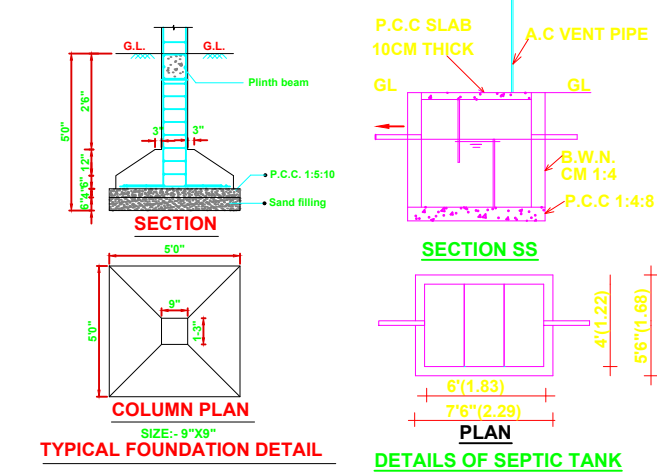


SECTION - AA
(PROPOSED)



TEERACE FLOOR PLAN
(PROPOSED)

PLAN INFO
PLOT_NO= PLOT No. 20
PATTA_NO=1914
SURVEY_NO= 51/2, 52/2, 57/1A2
T.S NOS=-
TALUK=CHENGALPATTU
AS_PER_DOCUMENT= 931.11
AS_AT_SITE=921.18
FMB_OR_PLR=933.00
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=24.91
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=931.11
AVG_PLOT_DEPTH=24.90
AVG_PLOT_WIDTH= 37.10
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=100
BLK_1_NON_FSI AREA=51.40
LAND_USE_ZONE = OTHERS
RWHP_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
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0.00



REFERENCE No. 31/2026/BPA

PLAN SHOWING THE NEW CONSTRUCTION OF RESIDENTIAL BUILDING WITH 1 DWELLING (Ground Floors Only) ON PLOT No. 20, IN OLD S.NO. 51-Part, 52-Part & 57/1-Part, AS PER PATTA R.S NO. 51/2, 52/2, & 57/1A2, PATTA NO. 1914 SITUATED AT PAALAR URBAN FARMS, EDAYAN KODUMANTHANGAL VILLAGE, PULIPAKKAM PANCHAYAT, CHENGALPATTU TALUK & DISTRICT. (KATTANKULATHUR PANCHAYAT UNION LIMIT)

OWNER NAME : Mr. AVINASH MOHAN.,

ALL DIMENSIONS ARE IN METER

JOINERIES

MAIN DOOR	MD	1.06 X 2.13
ARCH OPEN	A/O	1.21 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W1	1.81 X 1.21
WINDOW	W2	1.22 X 1.22
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX

NOTES:-

EXG.BUILDING TO BE DEMOLISHED	☐	1. NO.OF FLOORS : GROUND ONLY
PROPOSED	☐	2. NO.OF DWELLING : 1
EXG.ROAD	☐	3. THE COMPOUND WALL RUNNING METER :124.00 M
SITE BOUNDARY	☐	

SCALE - 1:100 & 1:200 DATE :10/04/2026

EXTENT	IN	SQ.FTS	SQ.MTS
PLOT AREA(AS PER DOCUMENT)		10018.80	931.11
PLOT AREA (AS PER PATTA)		10039.08	933.00
PLOT AREA (AS ON SITE)		10000.00	929.36
PLOT AREA (SUPER IMPOSED)		9911.89	921.18
PRO.GROUND FLOOR		1135.93	105.57
F.S.I		105.57/921.18 = 0.11	
PLOT COVERAGE		16.28%	

NON-FSI AREA

PRO.PARKING (PORCH)	490.44	45.58
OPEN STAIRCASE	62.62	5.82
TOTAL NON F.S.I AREA	553.06	51.40

OWNER/POWERAGENT.

OWNER NAME : Mr. AVINASH MOHAN.,

REGISTERED ENGINEER:

Er.S.NOORUL AMEEN.,B.E (Civil)

Registered Engineer - Grade II

CMDA Reg.No: RE/GR-II/2022/09/232

GCC Reg.No: RE203122022

Tambaram Corporation : 009/LS/2022/00003

Ministry Of Defence: PB-SK-2022-06-03-321013

SAHA PLANNERS

No: 09, Rajagopal Streetm, West Tambaram

Chennai - 600 045, Phone : 99428 12218

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.

