

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.

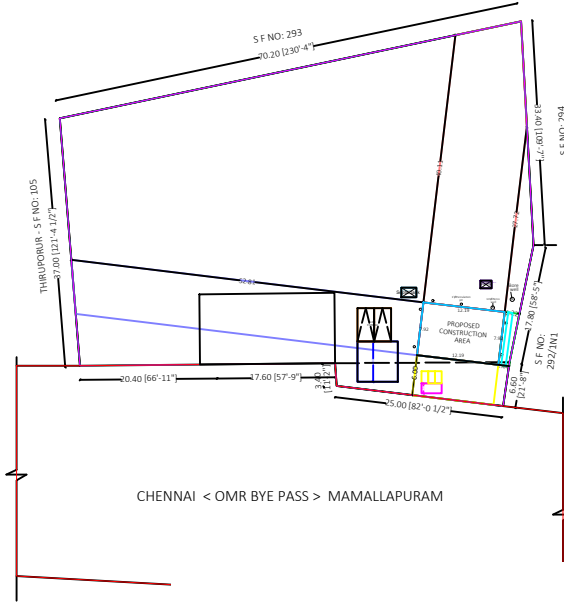
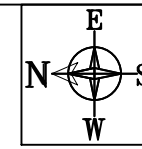
NAME OF WORK: THE PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING IN GROUND FLOOR AND RESIDENTIAL BUILDING IN FIRST AND SECOND FLOOR

IN OLD S.F.NO:292/1F AND 292/2, NEW S.F.NO: 292/1F3 AND 292/2 , PATTA NO: 4332 AND 4081, IN THANDALAM VILLAGE AND PANCHAYAT,

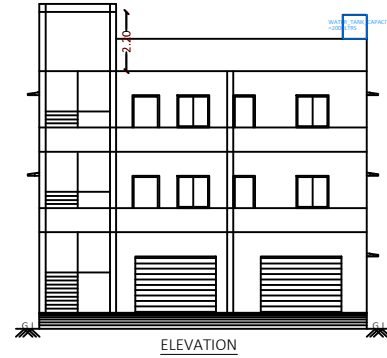
THIRUPPORUR PANCHAYAT UNION AND TALUK, CHENGALPATU DISTRICT.

OWNER : 1. Mr.C.KUBENTHIRAN S/O Mr. CHOKKALINGAM

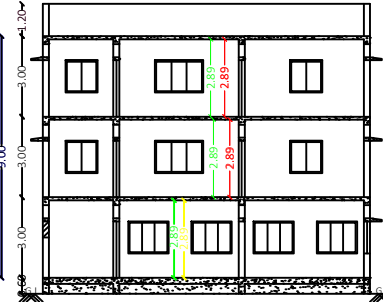
2. Mr. DHANASEKAR S/O Mr. C.KUBENTHIRAN



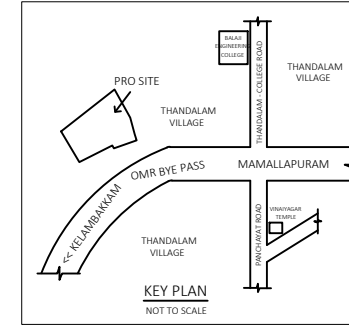
CHENNAI < OMR BYE PASS > MAMALLAPURAM



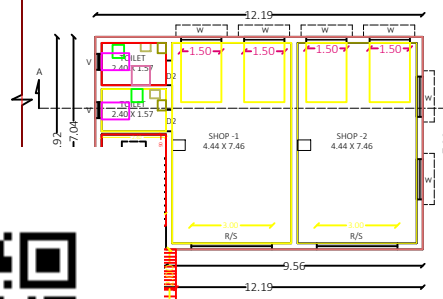
ELEVATION



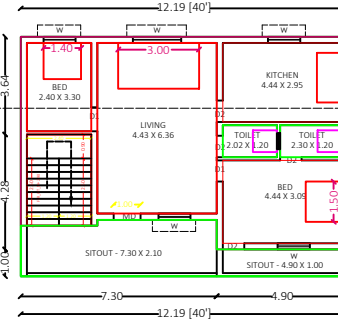
SECTION A-A'



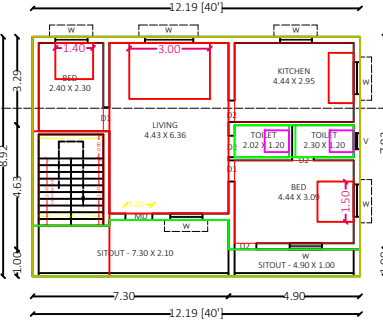
KEY PLAN
NOT TO SCALE



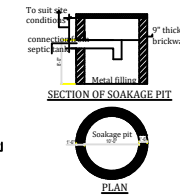
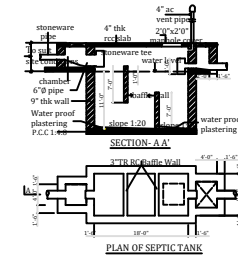
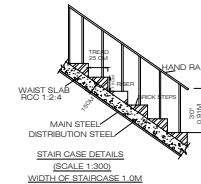
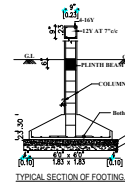
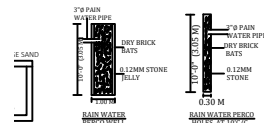
GROUND FLOOR
SCALE 1:100



FIRST FLOOR
SCALE 1:100



SECOND FLOOR
SCALE 1:100



JOINERY DETAILS		
M.D-C. WOOD PANELLLED DOOR-1.00M X 2.10M(3'-3"X7'-0")		
D1-C WOOD PANELLLED DOOR-0.90M X 2.10M (3'-0"X7'-0")		
D2-C WOOD PANELLLED DOOR-0.80M X 1.80M (2'-9"X6'-0")		
W-C.WOOD PANELLLED WINDOW-1.20M X1.2M(4'-0"X4'-0")		
W1-C.WOOD PANELLLED WINDOW-0.90MX1.20M(3'-0"X4'-0")		
V- VENTILATOR - 0.90MX0.60M (3'-0 X 2'-0")		
STAIR CASE WAIST SLAB - 0.15 THICK & 0.90 M WIDE		
RISER- 0.15M AND TREAD - 0.23 M		

AREA DETAILS		
DETAILS	Sft	Sqm
PROPOSED SITE AREA		
AS PER DOCUMENT	34917.21	3244.19
AS PER PATTA AND FMB	34742.96	3228.00
AS PER SITE	33498.54	3112.38
AREA OF PROPOSED CONSTRUCTION COMMERCIAL IN GROUND FLOOR	1039.06	96.54
AREA OF PROPOSED CONSTRUCTION RESIDENTIAL IN FIRST FLOOR	959.41	89.14
AREA OF PROPOSED CONSTRUCTION RESIDENTIAL IN SECOND FLOOR	959.41	89.14
TOTAL CONSTRUCTION AREA	2957.88	274.82
OPEN AREA	33878.15	3147.64
COVERED UP AREA	2.74	
F.S.I	0.084	

NON F.S.I AREA		
NON F.S.I. AREA IN F.F - SITOUT	210.84	19.59
NON F.S.I. AREA IN S.F - SITOUT	210.84	19.59
NON F.S.I. AREA - HEADROOM	166.07	15.43
TOTAL NON F.S.I. AREA	578.75	54.61

OWNER

C. KUBENTHIRAN
A. D. S.

REGISTERED ENGINEER

A. MUNUSWAMY, DCE, BSC.,
REGISTERED ENGINEER (DTCP/MLPA)
Rgn.:No RE-Gr-III/19/04/001
Off: No 22, MKC MAHAL
OMR, THIRUPORUR - 603110.
Cell No: 8939261277 / 6381254432

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.

