

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

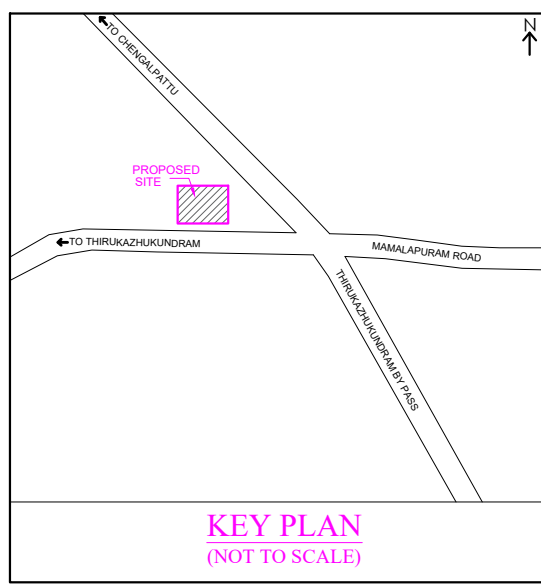
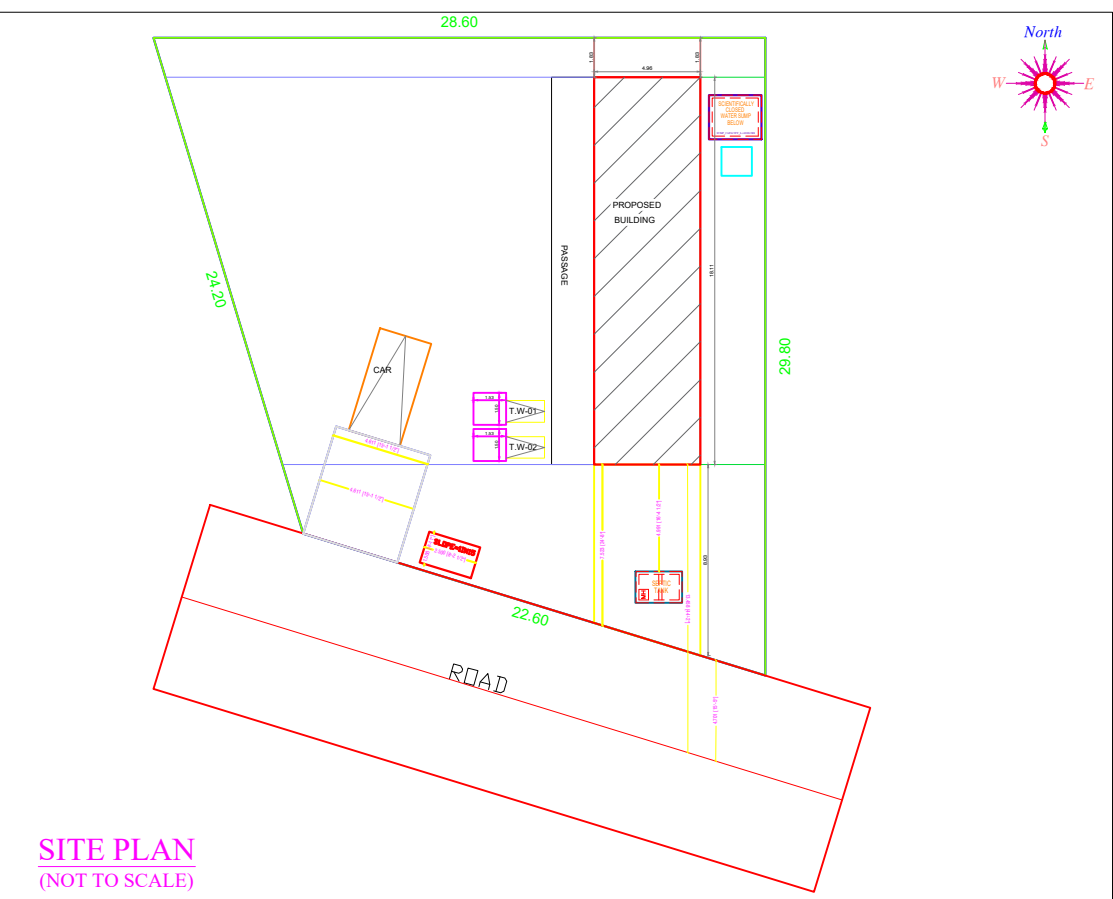
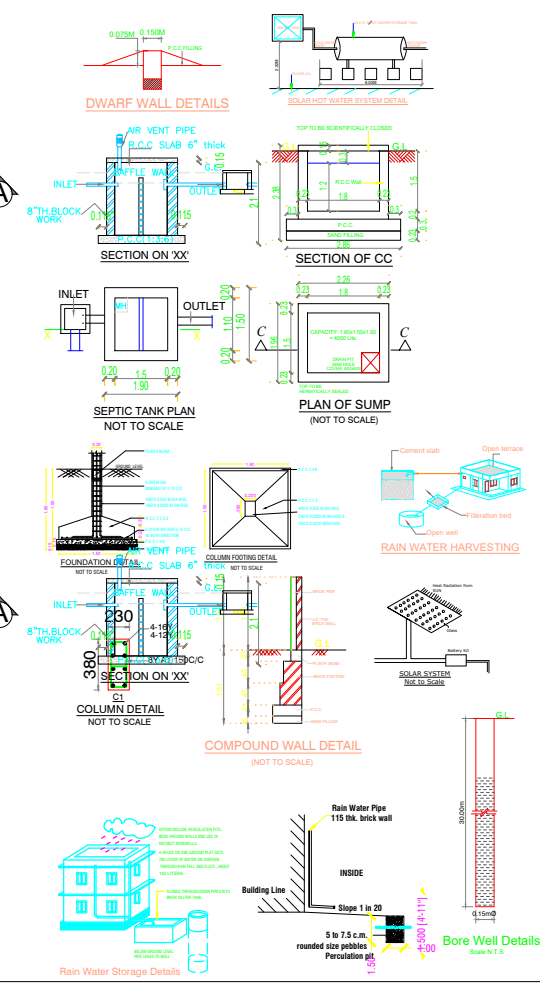
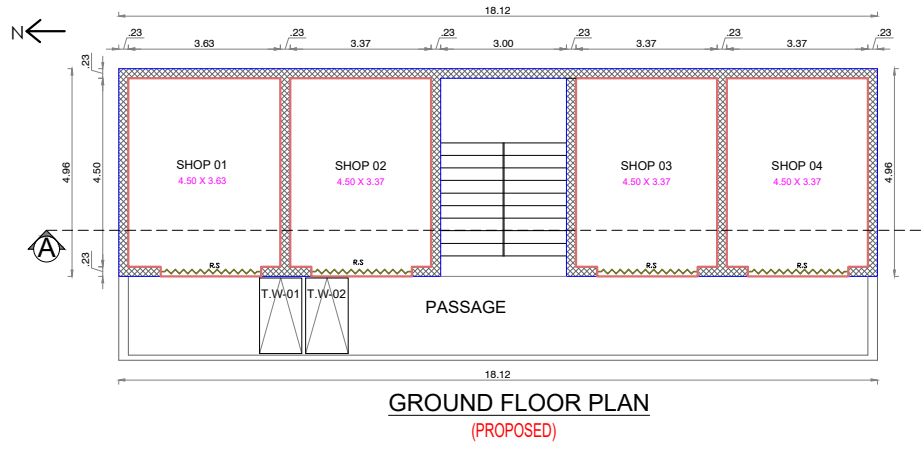
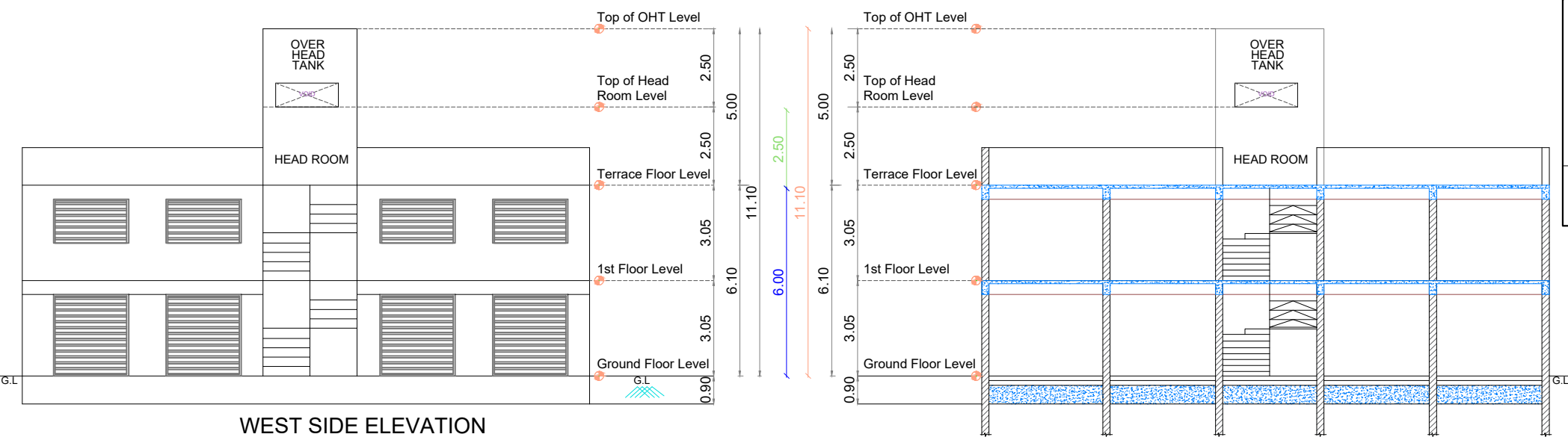
ISSUING AUTHORITY

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 GROUND FLOOR AND FIRST FLOOR NEW CONSTRUCTION OF COMMERCIAL BUILDING
AT NEW S.No:-79A/2A1B(OLD S.NO:-79/2A,792A1)OLD S.No:-99A/1B1,PATTA NO:-249,IN KOTHIMANGALAM VILLAGE,
IN VILLAGE No:-45,KOTHIMANGALAM VILLAGE,THIRUKAZHUKUNDRAM PANCHAYAT UNION & TALUK,
CHENGALPATTU DISTRICT-603109.



NORTH POINT:

North

W E S

SPECIFICATIONS:

FOUNDATION:
R.C.C. FOOTING FOUNDATION OVER A BED OF 1:4:8 SAND FILLING.
R.C COLUMN FOUNDATION AND TIE (PLINTH) BEAMS
OVER A BED OF P.C.C 1:4:8 SAND CUSHIONS.
SUPER STRUCTURE:
100mm THK. INTERNAL & 200mm THK. EXTERNAL WALLS
IN C.M 1:5 WITH PLASTER IN C.M 1:5
R.C.C. WORK:
R.C COULUMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES
IN M25 MIX. ADEQUATELY REINFORCED.
FLOORING:
CERAMIC FLOORING.
WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH
CRUDE OIL. POINTED AND LAID TO SLOPE.
NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE
SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.07 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.76 x 2.10
W	WINDOW	1.20 x 1.50
W1	WINDOW	1.37 x 1.80
KW	KITCHEN WINDOW	0.91 x 1.00
V1	VENTILATOR	0.60 x 0.90
RS	ROLLING SHUTTER	2.44 x 2.40

FSI AREA STATEMENT (AREA IN SQ.M)

PLOT EXTENT (As Per Document) : 6240.00 Sqft / 573.00 sq.m
PLOT EXTENT (As Per Patta) : 6167.77 Sqft / 572.99 sq.m

F.S.I AREA

FLOORS	SQFT	SQM
GROUND FLOOR AREA (Commercial)	967.57	89.89
FIRST FLOOR AREA (Commercial)	967.57	89.89
TOTAL F.S.I AREA	1935.14	179.78

F.S.I. : 179.78 / 573.00 = 0.314
PLOT COVERAGE : 15.69 %

NON - F.S.I AREA

FLOORS	SQFT	SQM
HEAD ROOM	184.71	17.16

ALL DIMENSION ARE IN METRE

COLOUR INDEX :-

PROPOSED =

BOUNDARY =

ROAD =

GPA / OWNER SIGNATURE

Mr.R.VIGNESH S/O RAGUNATHAN

REGISTERED ENGINEER / ARCHITECT

ER.K.MANIKANDAN,B.E.,M.E.,
REGISTERED ENGINEER GRADE - II(RE)
DTC/REG.No.CGLDST/RE/GR/2025/08/015
91/135, Selliamman Car Street
Madurantakam - 603 306
Chengalpattu District
Cell : 9790441765
Email: manikandan.prm @ gmail.com

DRAWN BY:-

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.

