

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.

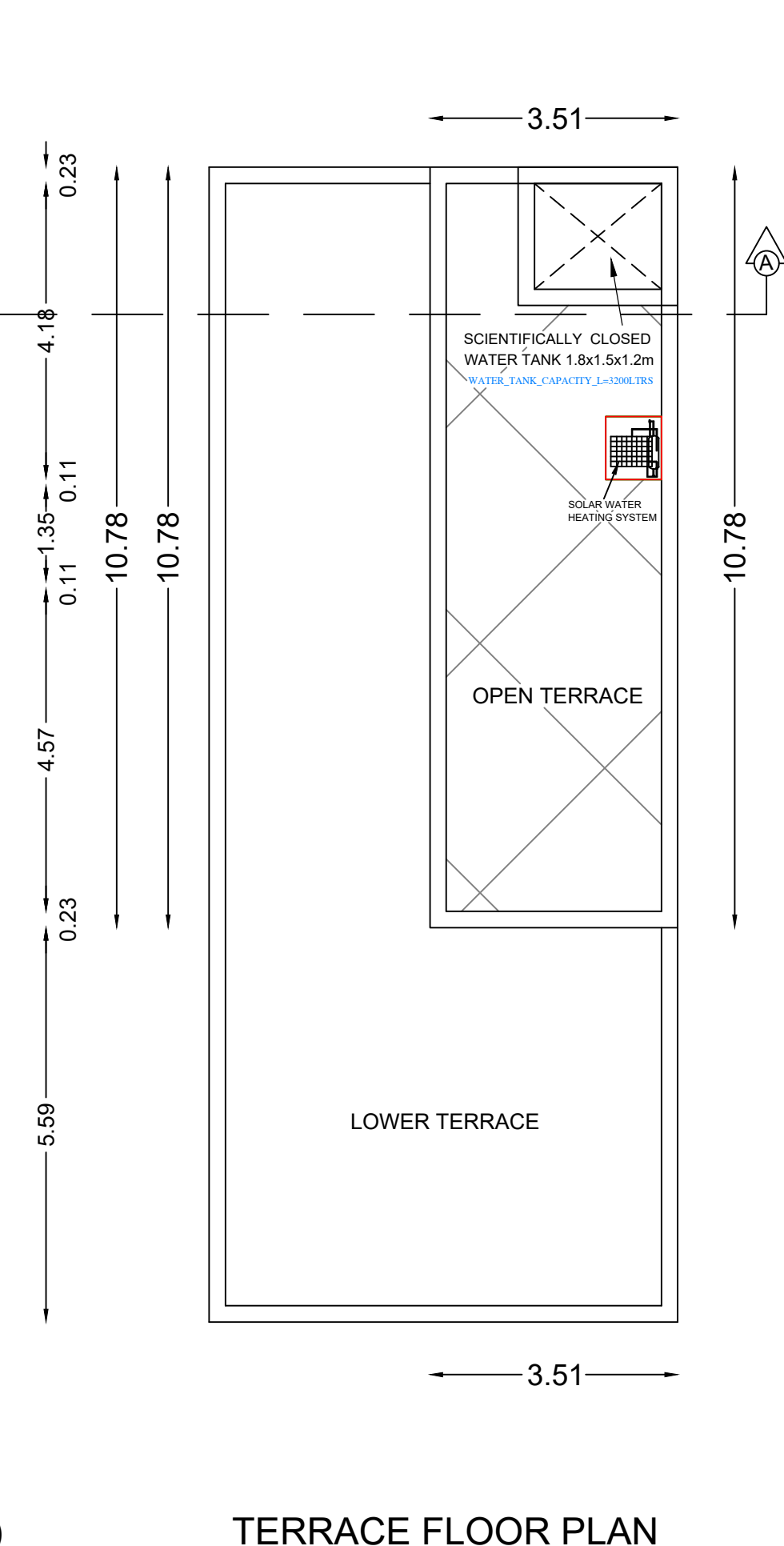
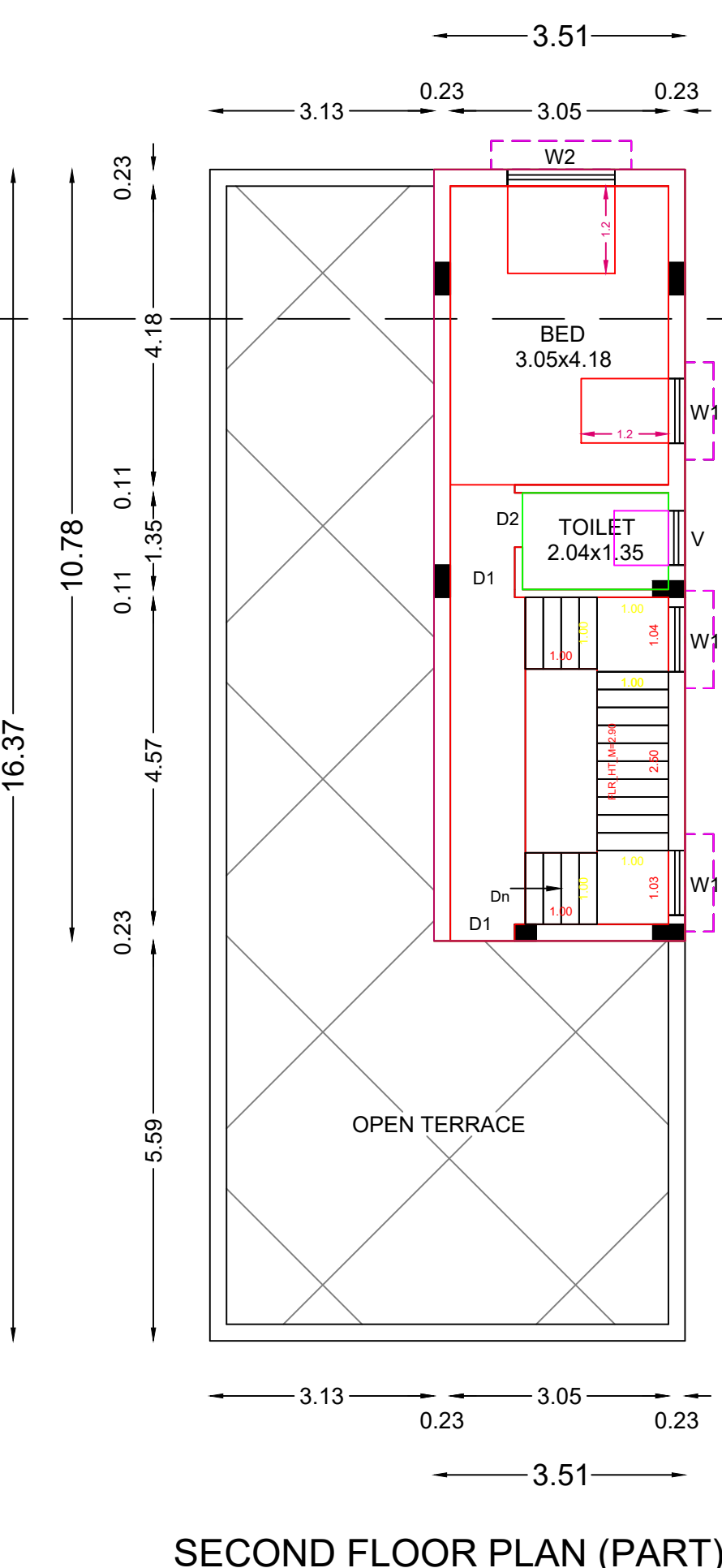
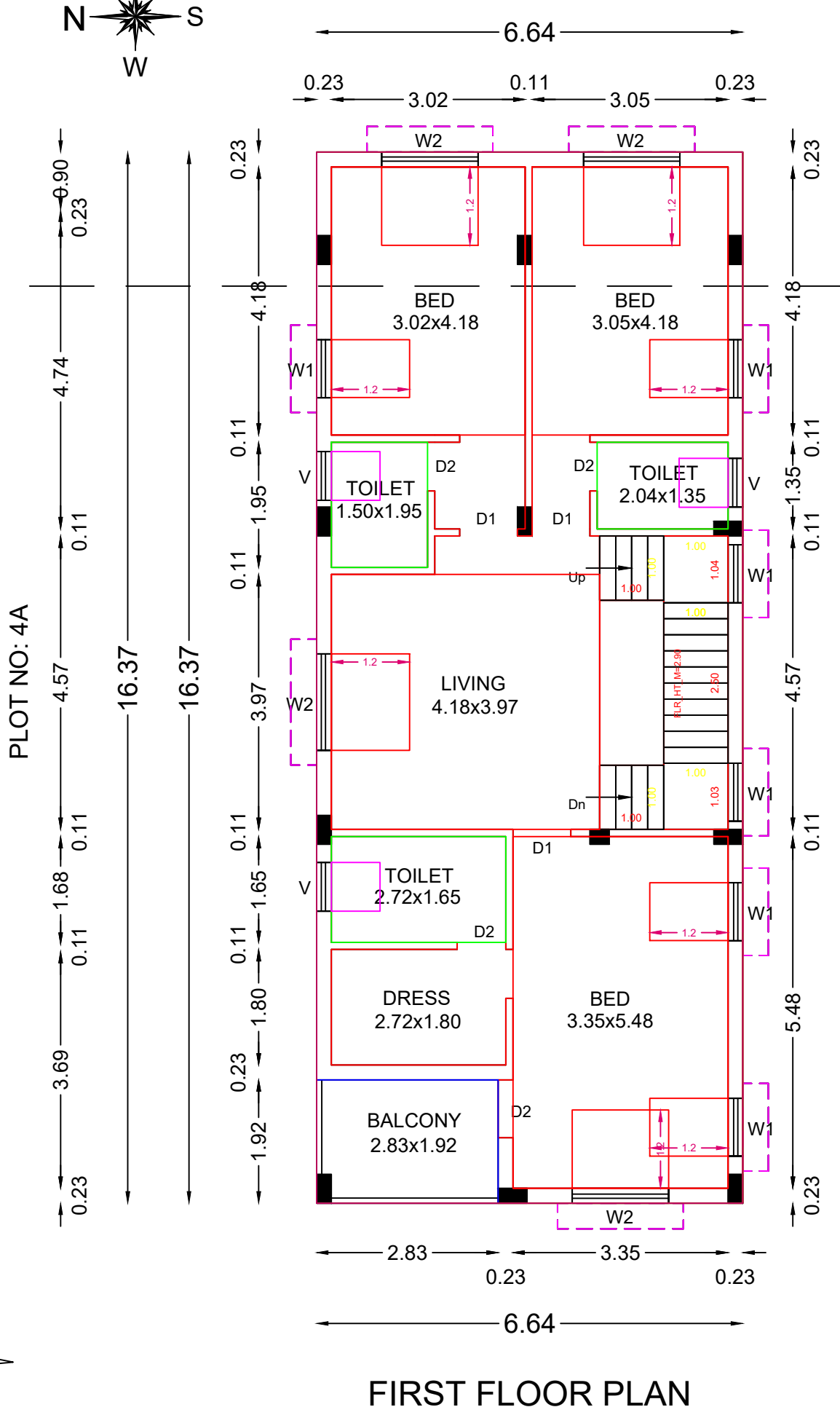
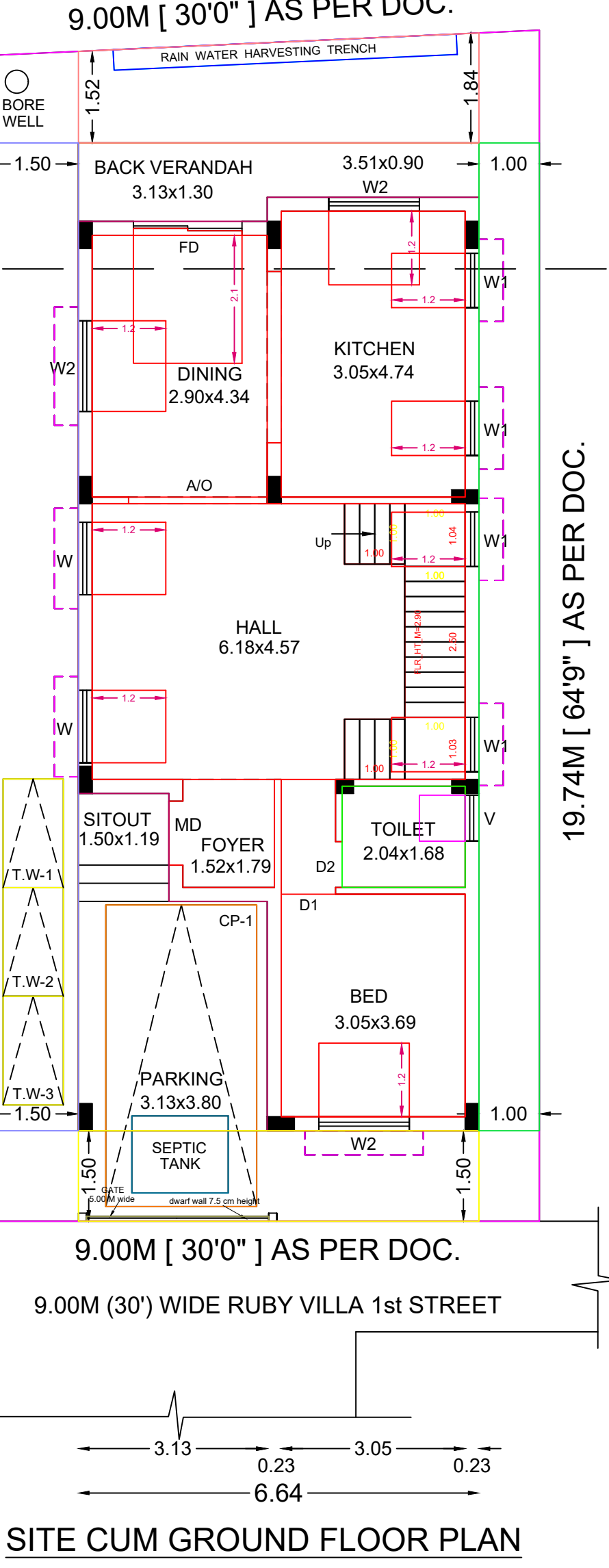
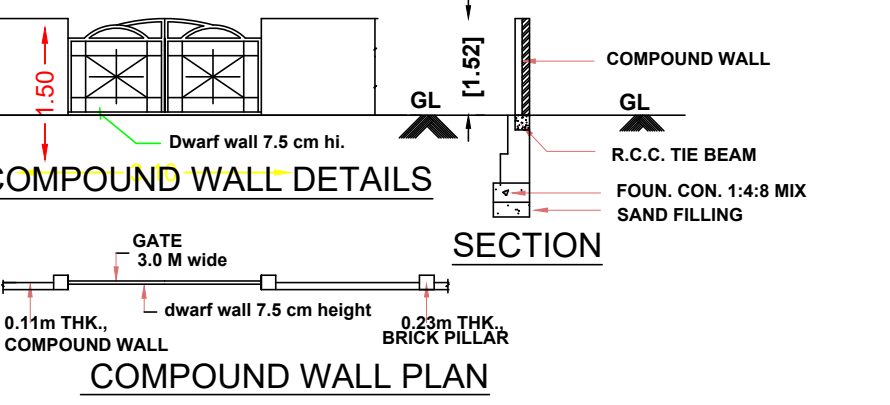
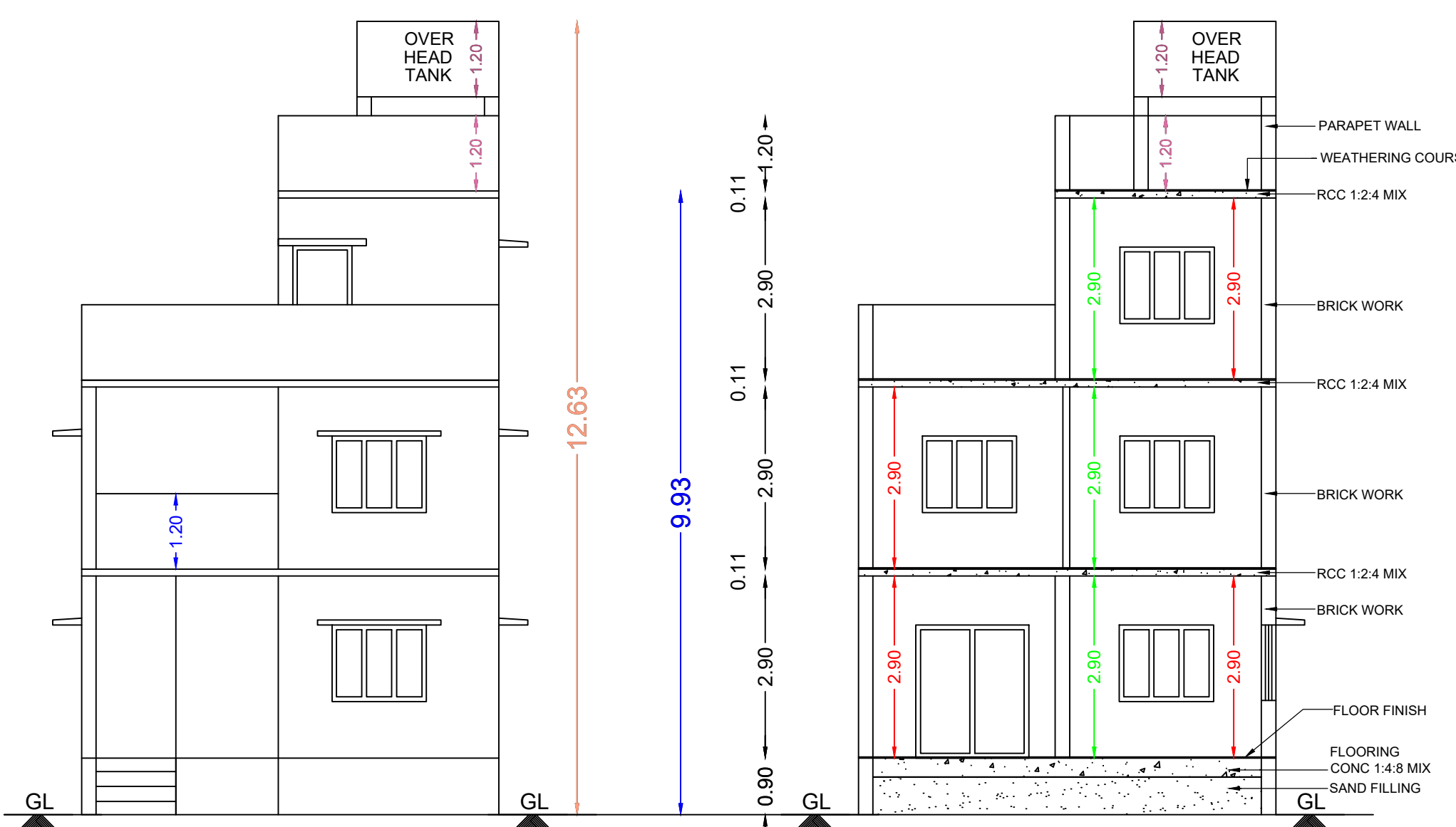
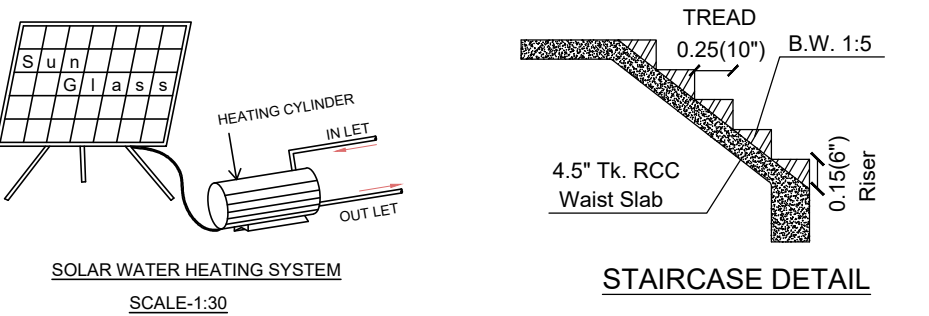
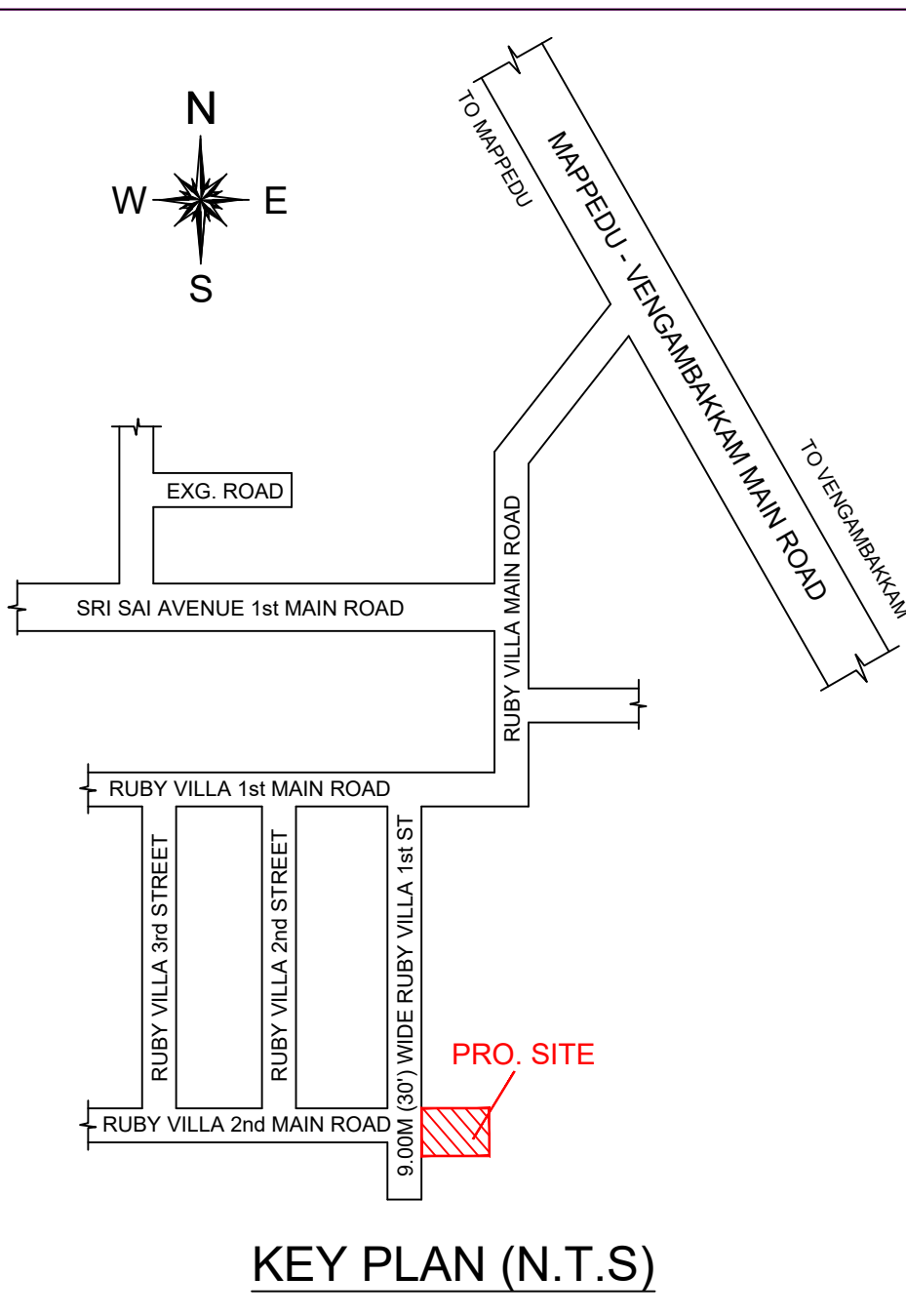
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED G+2 FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING WITH 1 DWELLING UNIT (BUILDING HEIGHT - 9.93M) COMPRISED IN OLD S.NOs: 576/1A6 PART, 576/1A7 PART & 576/1A8 PART, PATTa NO: 12508, AS PER PATTa NEW S.NOs: 576/1A7D & 576/72, OF PLOT NO: 3C, RUBY VILLA 1st STREET, NEDUNGUNDRAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT. KATTANKOLATHUR PANCHAYAT UNION LIMITS.

APPLICANT NAME : Mr. G. SAM PHILIPS & Mrs. BENITA SHAROLIN B [OWNER]

PLAN INFO
PLOT_NO=3C
SURVEY_NO=576/1A7D & 576/72
PATTa_NO=12508
TALUK=VANDALUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=178.56
FMB_OR_PLR=178.00
AS_AT_SITE=178.47
PLOT_AREA_M2=178.47
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=19.73
AVG_PLOT_WIDTH=9.00
AREA_TYPE=OTHERS
ROAD_WIDTH=9.00
ROAD_LENGTH=800.00
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_GOVT_BLDG=NO
NOG_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

SUB-DIVISION APPROVED DETAILS :-
P.P NO: 1323 / 2016-17, FILE NO: 1300 / 2016 / A4,
DATE: 16 / 08 / 2016.
NEDUNGUNDRAM PANCHAYAT APPROVED NO: 227 / 2016-17,
DATE: 24 / 10 / 2016.



CMDA LANDUSE ZONE :- PRIMARY RESIDENTIAL ZONE		
JOINERIES		
MAIN DOOR	MD	1.07 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 1.20
WINDOW	W2	1.50 X 1.20
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76
COLOUR INDEX		STAIRCASE
PROPOSED		WIDTH - 1.00M
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)	1922.00	178.56
PLOT AREA (AS PER PATTa)	1916.00	178.00
GROUND FLOOR AREA	1169.72	108.67
FIRST FLOOR AREA	1169.72	108.67
SECOND FLOOR AREA (PART)	407.20	37.83
TOTAL AREA	2746.64	255.17
F.S.I - 1.433 PLOT COVERAGE - 61.05%		
PRO. COMPOUND WALL RUNNING MTRS	57.06 M	

APPLICANT NAME :
G. Sam Philips
B. Benita Sharolin
Mr. G. SAM PHILIPS &
Mrs. BENITA SHAROLIN B [OWNER]

REGISTERED ENGINEER :
V. Sakthivel
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

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.

