PP APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

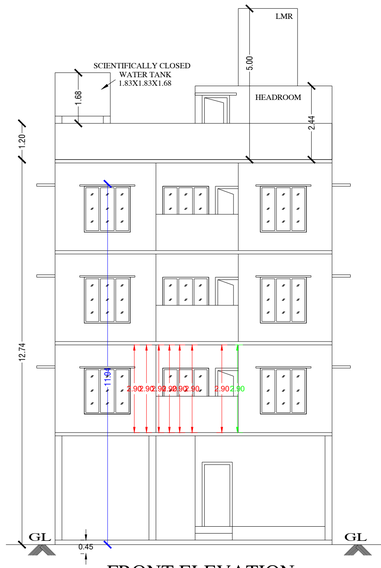
The approval as the planning authority issued it, reproduced in full behind this page.

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

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

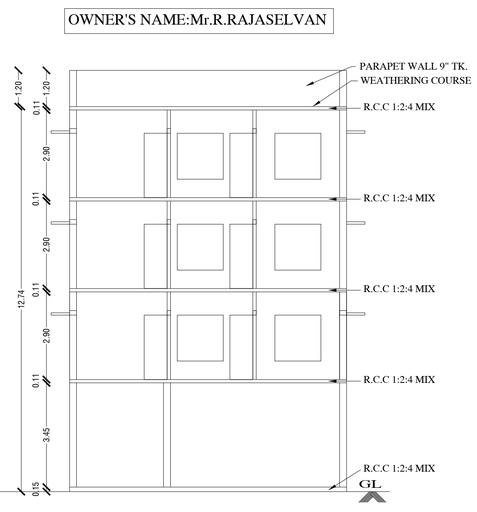
hello@verified.realestate
+91 9996 12 9996
verified.realestate

# PLAN SHOWING THE PROPOSED STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:163, "RAM NAGAR", IN OLD S.NO:289, AS PER PATTA NEW S.NO:289/19, PATTA NO:3991, OF MANNIVAKKAM VILLAGE, KATTANKOLTAHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPET DISTRICT.




FRONT ELEVATION

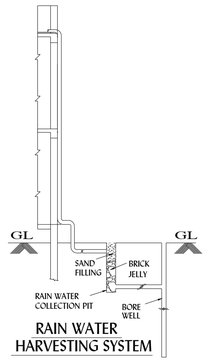
OWNER'S NAME:Mr.R.RAJASELVAN



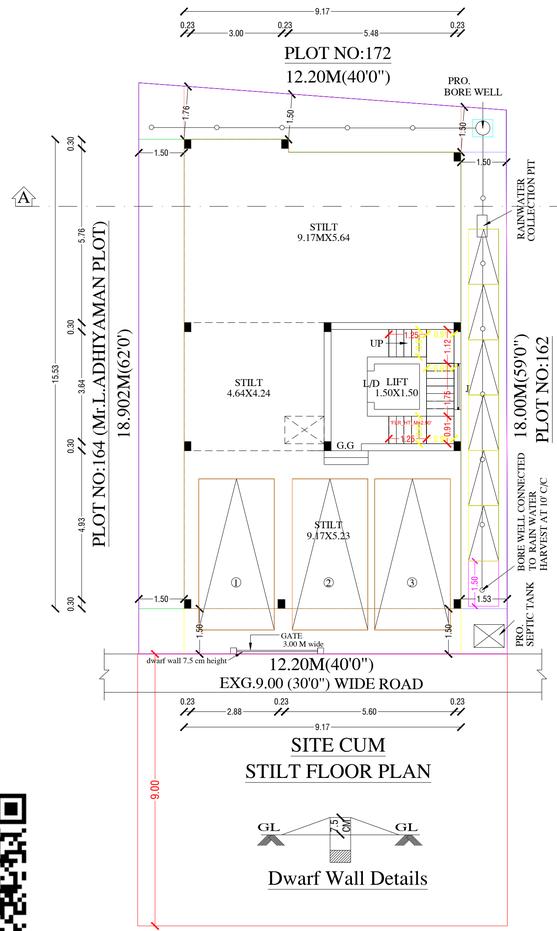

SECTION :"A-A"




KEY PLAN (N.T.S)

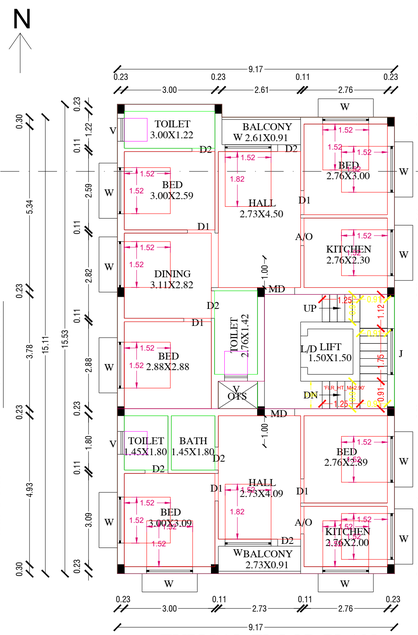



RAIN WATER HARVESTING SYSTEM



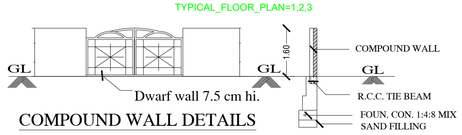

SITE CUM STILT FLOOR PLAN



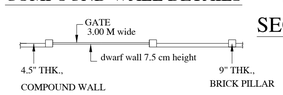

TYPICAL FLOOR PLAN
FIRST, SECOND & THIRD

TYPICAL_FLOOR_PLAN=1,2,3

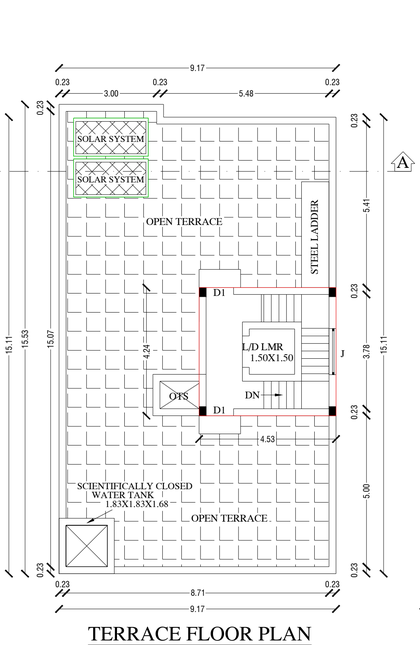



COMPOUND WALL DETAILS

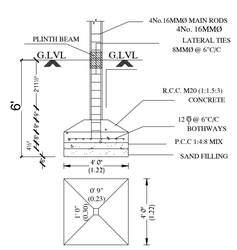
SECTION




COMPOUND WALL PLAN

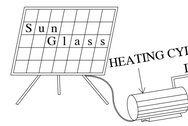



TERRACE FLOOR PLAN



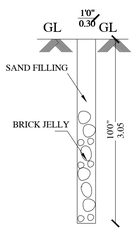

FOUNDATION DETAIL

[SCALE: 1:50]

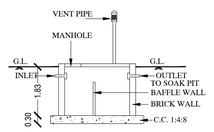



SOLAR WATER HEATING SYSTEM

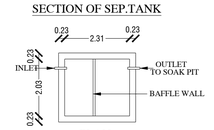
SCALE-1:30




PERCULATION PIT




SECTION OF SEP.TANK




PLAN
SEPTIC. TANK

PLAN_INFO
APPLICANT_NAME=Mr.R.RAJASELVAN
PLOT_AREA_M2=224.82
AS_AT_SITE=224.78
FMB_OR_PLR= 224.82
AS_PER_DOCUMENT=224.82
PLOT_NO=163
TALUK=VANDALUR
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH=18.90
AVG_PLOT_WIDTH=12.20
AREA_TYPE=OTHERS
ROAD_WIDTH= 9.00
ROAD_LENGTH=300
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
SURVEY_NO=289/19
PATTA_NO=3991
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SCALE; 1:100

## JOINERIES

| | | |
|---|---|---|
| MAIN DOOR | MD | 1.00 X 2.13 |
| ARCH OPEN | A/O | 0.91 X 2.13 |
| DOOR | D1 | 0.91 X 2.13 |
| DOOR | D2 | 0.76 X 2.13 |
| WINDOW | W | 1.52 X 1.22 |
| VENTILATOR | V | 0.76 X 0.76 |

| COLOUR INDEX | STAIRCASE |
|---|---|
| PROPOSED | TREAD 0.25 M, RISER 0.15 M, WIDTH-0.91M, HAND RAIL, 1.20 |
| EXG.ROAD | |
| SITE BOUNDARY | |
| ALL DIMENSION ARE IN Mtr | DATE :30/07/2026 |

| EXTENT IN | SQFTS | SQMTS |
|---|---|---|
| PLOT AREA (AS PER DOC.) | 2420.00 | 224.82 |
| PLOT AREA (AS PER PATTA) | 2368.08 | 220.00 |
| PLINTH AREA OF F.FLOOR | 1493.61 | 138.76 |
| PLINTH AREA OF S.FLOOR | 1493.61 | 138.76 |
| PLINTH AREA OF T.FLOOR | 1493.61 | 138.76 |
| TOTAL AREA | 4480.83 | 416.28 |
| F.S.I | 1.89 | |
| COVERAGE | 63.00% | |
| NON-FSI AREA | | |
| PLINTH AREA OF STILT FLOOR | 1506.31 | 139.94 |
| HEADROOM & LIFT AREA | 206.78 | 19.21 |

OWNER:


Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandhivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216


REGISTERED ENGINEER:

25072026_Z535_RAM NAGAR_MANNIVAKKAM VILLAGE_R13

THE LANDLENS SUITE

# 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**

FREE TOOLS · NO ACCOUNT NEEDED

# 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

Verified RealEstate™

# 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.