PP APPROVAL RECORD

Planning Permission

Survey 123/1A3B and 1 more

Mambakkam

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

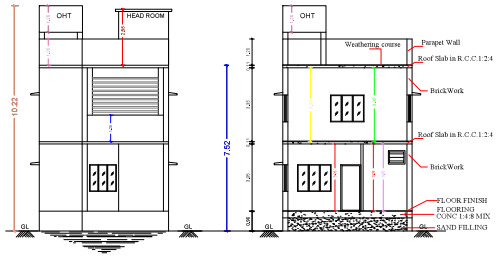
hello@verified.realestate

+91 9996 12 9996

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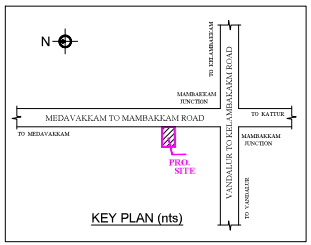
PLAN SHOWING THE PROPOSED GROUND FLOOR & FIRST FLOOR CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING COMPRISED IN OLD S.NO: 123/1A3B, SUB-DIVISION S.NO: 123/1A3B2, PATTA No : 4210 , AS PER PATTA NEW S.NO: 123/1A3B2A, OF PLOT NO: A1C, MAMBAKKAM - MEDAVAKKAM MAIN ROAD, MAMBAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMITS.

SCALE :1:100



ELEVATION SECTION ON - "A A"

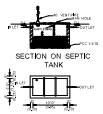
PLAN INFO
PLOT_NO=A1C
SURVEY_NO=123/1A3B2A
PATTA_NO= 4210
TALUK=VANDALUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=256.60
FMB_OR_PLR=257.00
AS_AT_SITE=263.20
PLOT_AREA_M2=263.32
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.30
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=49.56
AVG_PLOT_WIDTH=5.30
AREA_TYPE=OTHERS
ROAD_WIDTH=18.00
ROAD_LENGTH=1000.00
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IF_SWIMMING_POOL_EXIST=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_G+GWFC_MEMBER_COUNT=3



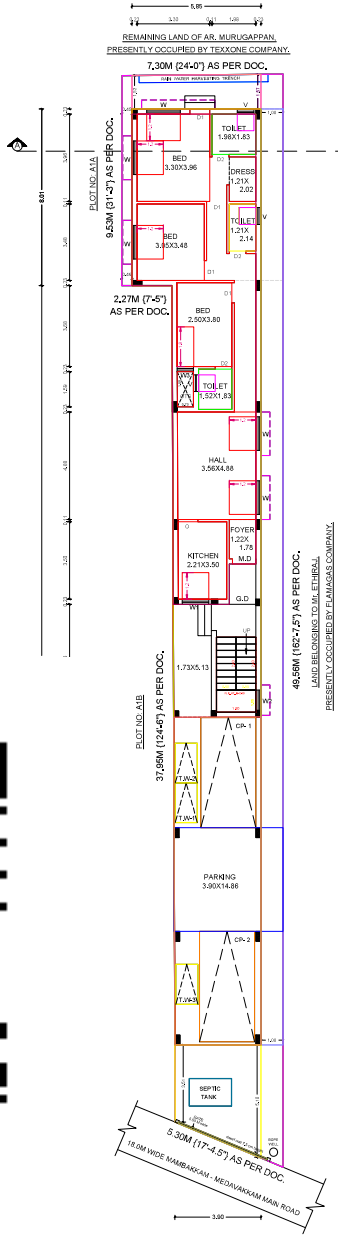
KEY PLAN (nts)



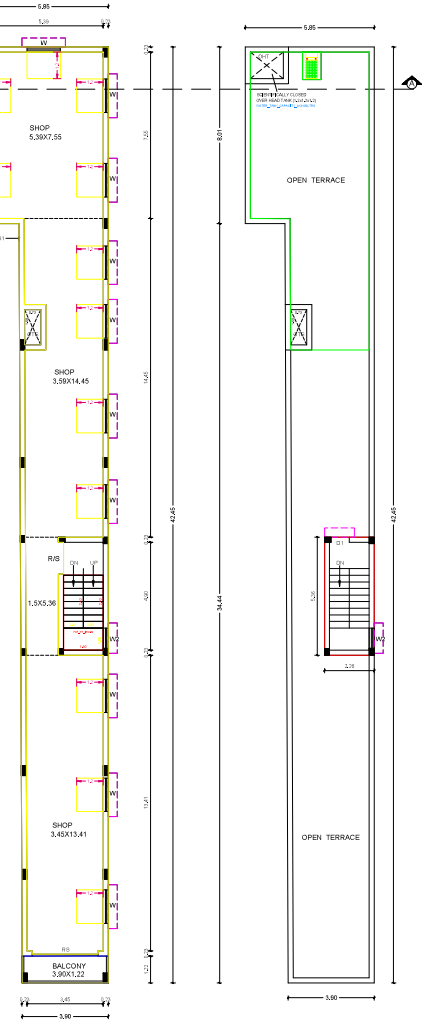
STAIR CASE DETAILS
[SCALE 1:50]







SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

TERRACE FLOOR PLAN

PLOT REGULARISATION APPROVED, SE, MU, NA, KA, NO: 2277 / 2025. DATE: 12 / 8 / 2025.
DTCP / MLPA LETTER NA. KA. NO: 2214 / 2025. DATE: 18 / 06 / 2025.
SUB-DIVISION PLAN APPROVED BY THIRUPORUR PANCHAYAT UNION.
SUB-DIVISION APPROVED NO: 2285 / 2025. DATE: 18 / 8 / 2025.
NA- KA.-NO: 2001 / 2025 / Asst. DATE: 23 / 10 / 2025.

AREA DETAILS

	Sq.ft.	Sq.mt.
PLOT AREA (AS PER DOCUMENT)	2762.00	256.60
PLOT AREA (AS PER PATTA)	2766.35	257.00
GROUND FLOOR AREA (RESIDENTIAL)	1335.92	124.11
FIRST FLOOR AREA (COMMERCIAL)	1965.40	182.59
TOTAL AREA	3301.32	306.70
PLOT COVERAGE : 71.16% F.S.I. : 1.195		
PRO. COMPOUND WALL RUNNING METERS : 112.00 m		
PARKING AREA (NON F.S.I)	629.48	58.48
HEAD ROOM AREA (NON F.S.I)	130.35	12.11
TOTAL BUILDUP AREA (F.S.I + NON F.S.I)	4061.15	377.29

REFERENCE

MD - DOOR - 1.00 X 2.13
D1 - DOOR - 0.91 X 2.13
D2 - DOOR - 0.76 X 2.13
O/D - OPEN - 0.91 X 2.13
W - WINDOW - 1.50 X 1.20
W1 - WINDOW - 1.20 X 1.20
W2 - WINDOW - 0.90 X 1.20
W3 - WINDOW - 0.76 X 1.80
V-VENTILATOR -0.90 X 0.76

STAIRCASE DETAIL

WIDTH : 1.00 M
TREAD : 0.30 M
RISER : 0.17 M

COLOUR INDEX

PROPOSED
ROAD
BOUNDARY
EXG.BUILDING TO BE DEMOLISHED

OWNER

G.YOGALAKSHMI, D.C.
Registered Engineer
Tambaram City Municipal Corporation
Reg.No:009/LS/21/00002
SKY LINE DESIGN
No.202/253, Chandra Bhavan Complex,
Velachery Main Road,
East Tambaram, Chennai-600 059
Cell No: 9841001823

Registered Engineer

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

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+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.