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

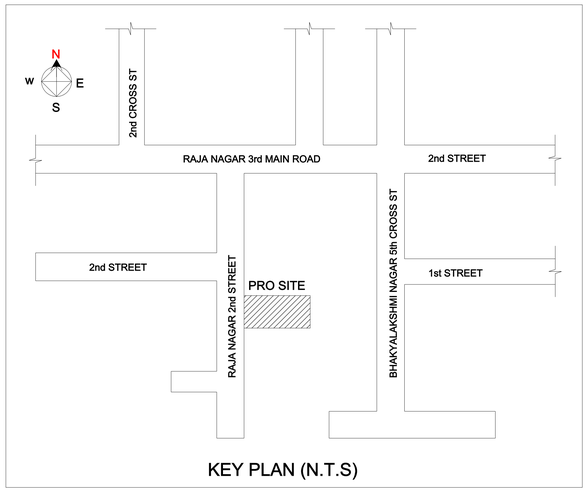
hello@verified.realestate
+91 9996 12 9996
verified.realestate

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF STILT+3 FLOORS (HEIGHT-14.00M) OF COMMERCIAL BUILDING (SERVICE APARTMENT) WITH (6 DWELLING UNITS) AT PLOT NO:21, RAJA NAGAR 2nd STREET, RAJA NAGAR, S.KOLATHUR, TAMBARAM, CHENGALPATTU-600117. COMPRISED IN S.NO:362/5 (DOC), S.NO:362/5A1B (PATTA), PATTA NO : 20265 OF S.KOLATHUR VILLAGE, TAMBARAM TALUK, CHENGALPATTU. WITHIN THE LIMIT OF ST.THOMAS MOUNT PANCHAYAT.

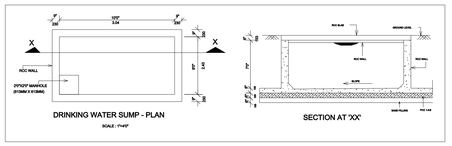
NOTE :

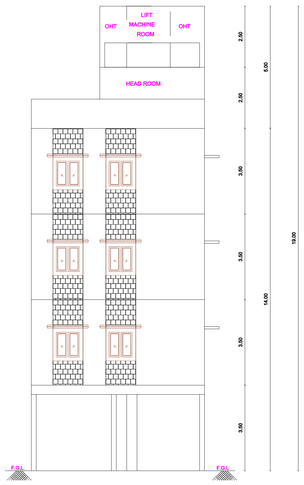
1) REGULARISATION OF LAND APPROVED VIDE NO : D.DIS NO : 355 / 2026 / A4. DATED ON : 09 / 04 / 2026.

2) P.P.D / L.O [REGULARIZATION NO : [1133/2019] 2017], LETTER NO : Reg.L / 5808 / 2019.



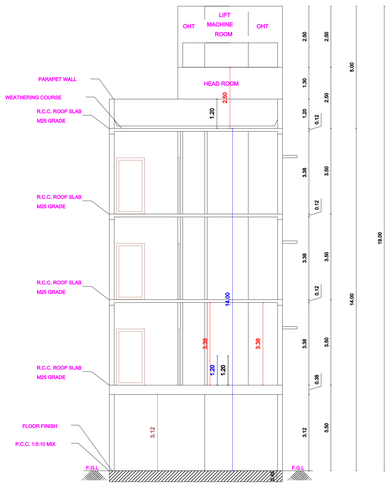
KEY PLAN (N.T.S)





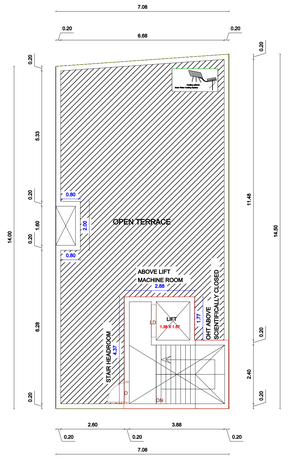
FRONT ELEVATION

(PROPOSED)



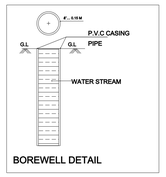
SECTION ON 'A-A'

(PROPOSED)

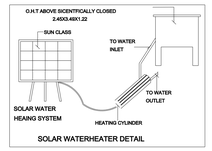


TERRACE FLOOR PLAN

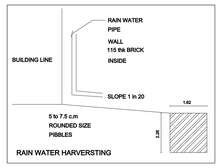
(PROPOSED)

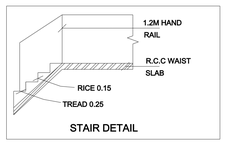


BOREWELL DETAIL

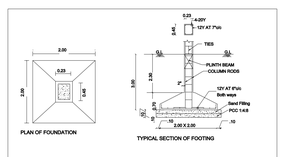


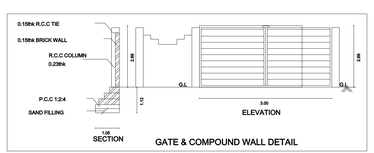
SOLAR WATERHEATER DETAIL



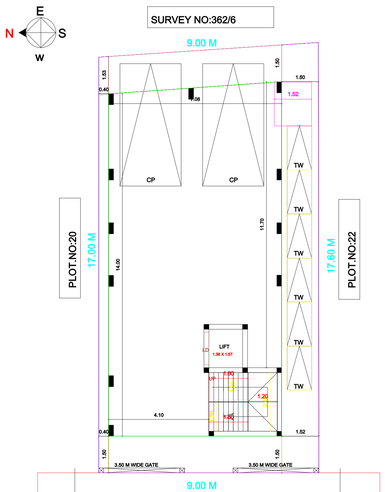


STAIR DETAIL



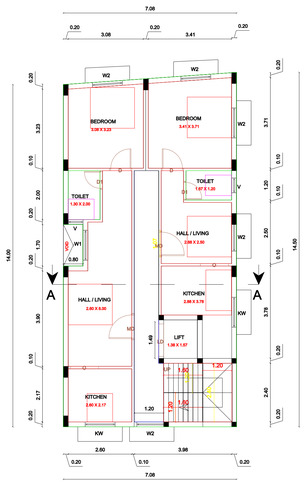


GATE & COMPOUND WALL DETAIL



SITE CUM STILT FLOOR PLAN

(PROPOSED)



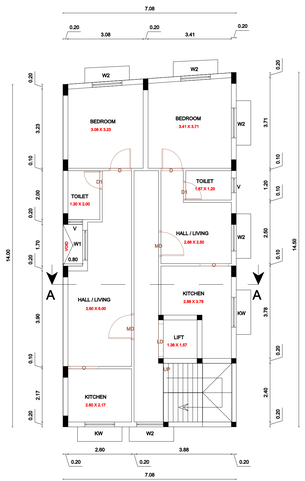
FIRST FLOOR PLAN

(PROPOSED)



SECOND FLOOR PLAN

(PROPOSED)



THIRD FLOOR PLAN

(PROPOSED)

QR CODE

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX

LAND AREA DETAILS

AS PER DOCUMENT AREA = 160.07 Sq.m

AS PER PATTA AREA = 150.00 Sq.m

AS PER SITE AREA = 160.07 Sq.m

A R E A S T A T E M E N T

FSI AREA DETAILS SQ MT	
FIRST FLOOR	99.53
SECOND FLOOR	99.53
THIRD FLOOR	99.53
TOTAL	298.59

NON-FSI AREA DETAILS SQ MT	
STILT FLOOR	100.90
HEAD ROOM	17.09
TOTAL	117.99

TOTAL BUILDUP AREA = 416.58 SQ MT

(FSI + NON FSI) SQ MT

FLOOR SPACE INDEX (FSI) = 298.59 / 150.00 = 1.99

PLOT COVERAGE = 66.35 %

S+3 FLOORS	NO.OF.DWELLING UNITS	6 NOS

JOINERY DETAILS			REFERENCE
MD	MAIN DOOR	1.00 X 2.10	
FD	FRENCH DOOR	1.57 X 2.10	ROAD
D	DOOR	0.90 X 2.10	BOUNDRY
D1	DOOR	0.76 X 2.10	PROPOSED BUILDING
W1	WINDOW	1.52 X 1.22	
W2	WINDOW	1.22 X 1.22	NORTH — SCALE:- 1: 100
KW	KITCHEN WINDOW	1.00 X 1.22	
V	VENTILATOR	0.60 X 0.60	ALL DIMENSIONS ARE IN METRES

P A R K I N G S T A T E M E N T

DESCRIPTION	REQUIRED	PROVIDED
CAR	0 Nos	2 Nos
TWO WHEELER	6 Nos	6 Nos

M.Jayanthi

OWNER/APPLICANT - M.JAYANTHI

S. SAMPATH KUMAR, M.Tech.(Stru.),
Registered Engineer
Reg. No: RE/GR-II/2023/05/279.
No. 12/54, New India Colony 2nd Street,
Puzhuthivakkam, Chennai - 600 091.
Mobile:98848 23456

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

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.