Verified RealEstate™

REFERENCE
305/2026

ISSUED
16 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 68/6B1 and 1 more

Melseeshamangalam, Melseeshamangalam Village. Cheyyar taluk

Tiruvannamalai 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.

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

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DIGITALLY VERIFIED RECORD

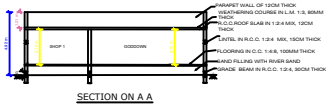
PLAN SHOWING THE PROPOSED COMMERCIAL IN RCC ROOF BUILING AT

S.F. NO. 68/6B1 , PATTA NO: 4640, MELSEESHAMANGALAM VILLAGE,

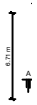
CHEYYAR TALUK, T.V.MALAI DISTRICT.



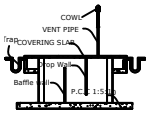
ELEVATION



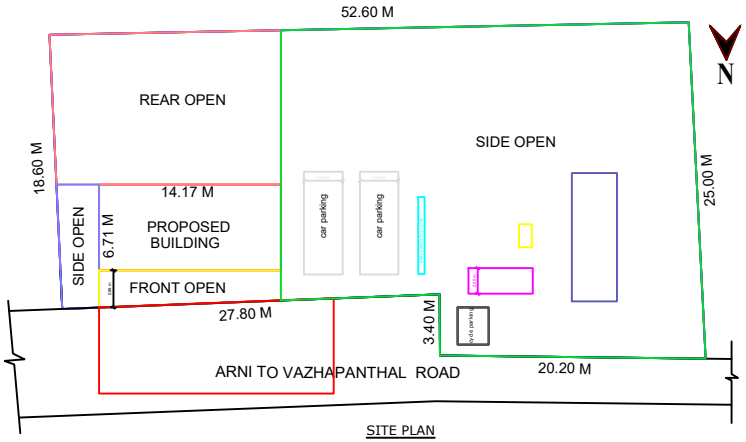
SECTION ON A A



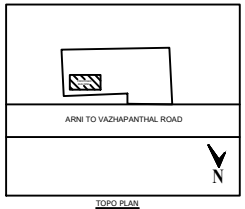




CTION OF SEPTIC TANK



SITE PLAN



TOPO PLAN

NOT TO SCALE

JOINERIES:

ROLLING SHUTTER	RS	5'0"x8'0"	1.52Mx2.44M
WINDOW	W	4'0"x4'0"	1.22Mx1.22M
VENTILATOR	V	3'0"x2'0"	0.90Mx0.61M

AREA	Sq.Ft	Sq.Mt
TOTAL SITE EXTENT	12376.30	1150.00
AREA OF PRO RCC BLG.	1023.25	95.08
OPEN SPACE	11353.05	1054.92

COLOUR INDEX:

BOUNDARY

PROPOSED

STREET

APPLICANT:

E.GANGADHARAN S/O ELUMALAI

ENGINEER:

Er.K.B.SARAVANAN.
Licenced Building Surveyor
Consulting Civil Engineer
Reg.no 038/L.S/2020/00001
1/6A V.O.C. street.
ARANI. T.V.MALAI Dist.,9245878329

PLAN INFO
PLOT_AREA_M2= 1150.04
AS_AT_SITE= 1150.04
FMB_OR_PLR=1150.04
AS_PER_DOCUMENT= 1150.04
SURVEY_NO= 68/6B1
PATTA_NO= 4640
TALUK=CHEYYAR
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=18.29
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH= 6.10
ROAD_LENGTH=100
AVG_PLOT_DEPTH= 21.80
AVG_PLOT_WIDTH= 50.30
LAND_USE_ZONE = SHOP
PLOT_NO=0
DISTRICT=THIRUVANNAMALAI
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=CBA
DEVELOPEMENT TYPE=NEW
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN BUILDING_AND_
SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_
REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_
MONUMENT=NO
ORGANIZATION_TYPE=PRIVATE
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
NOC_FIRE_DEPT=NO
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

BLOCK_1_B-SHOP_MEMBER_COUNT=6
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=RETAIN

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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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.