

PP

APPROVAL RECORD

# Planning Permission

Kumizhi  
Chengalpattu district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

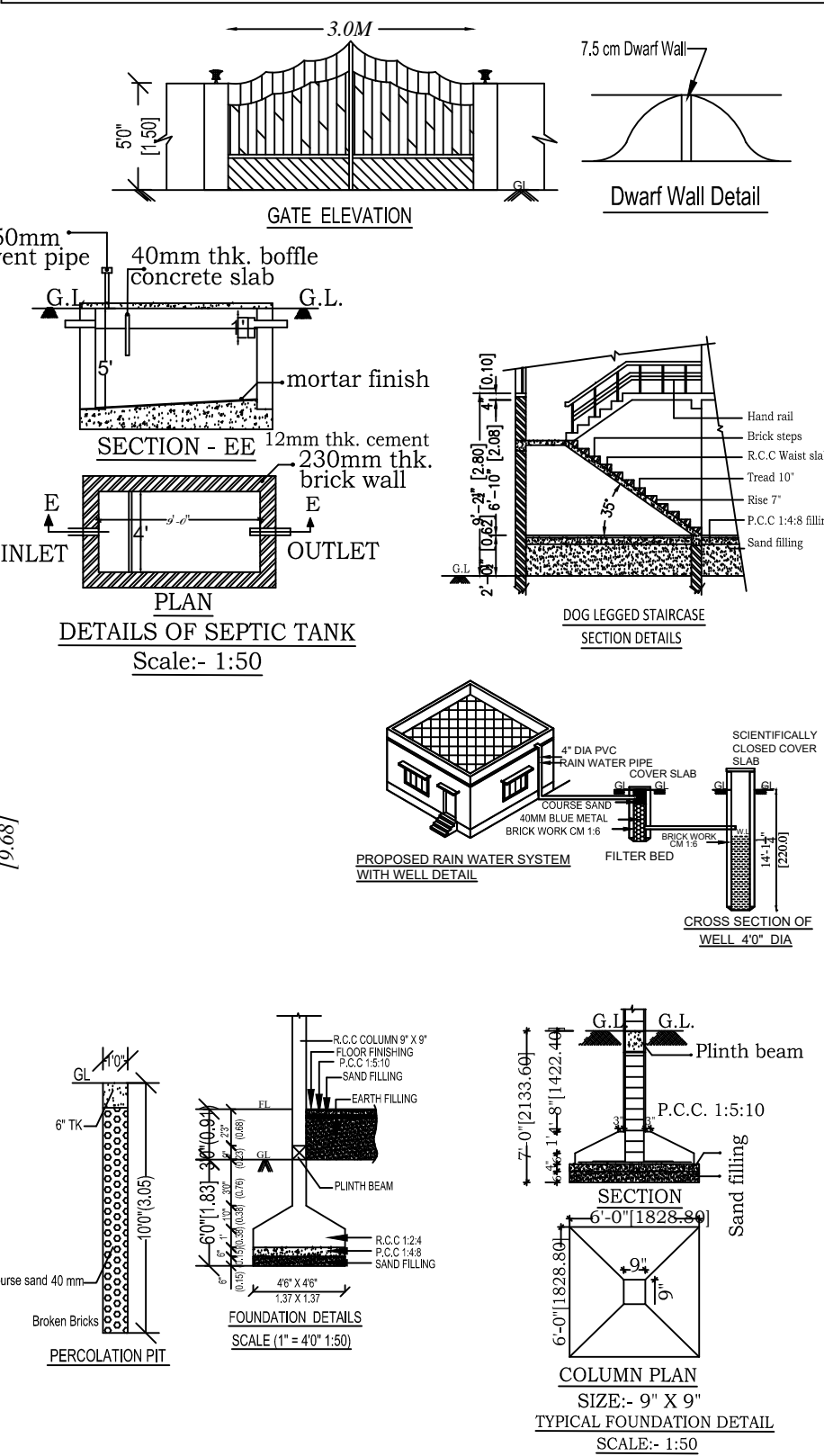
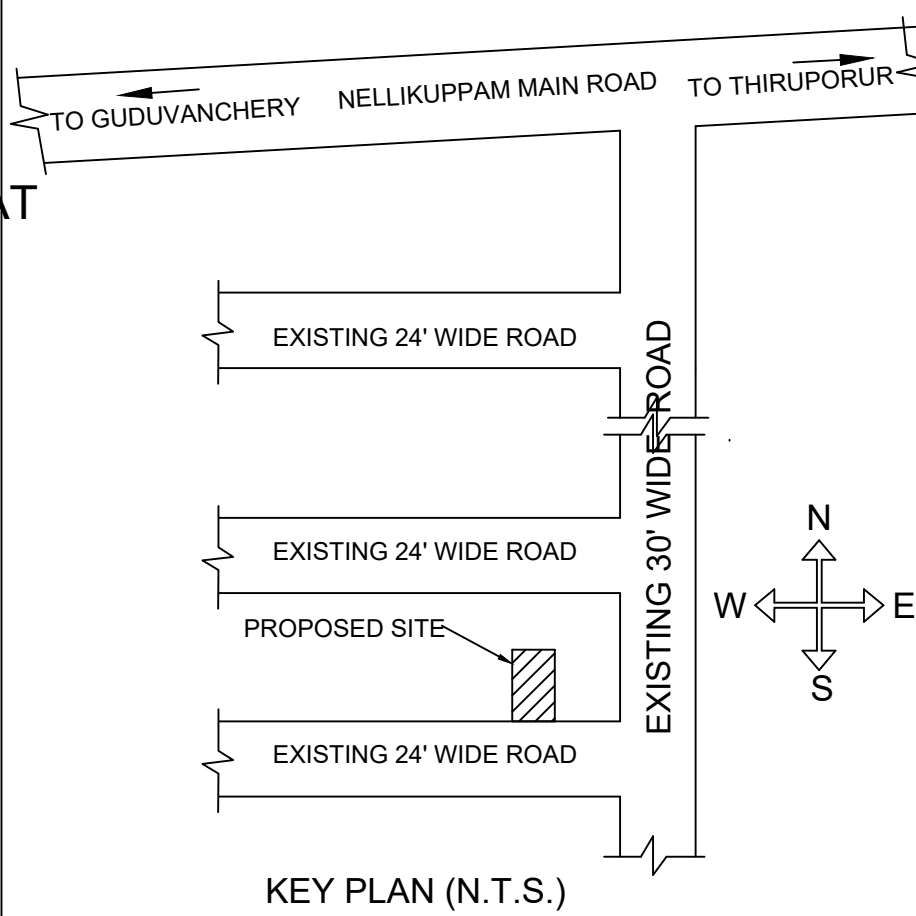
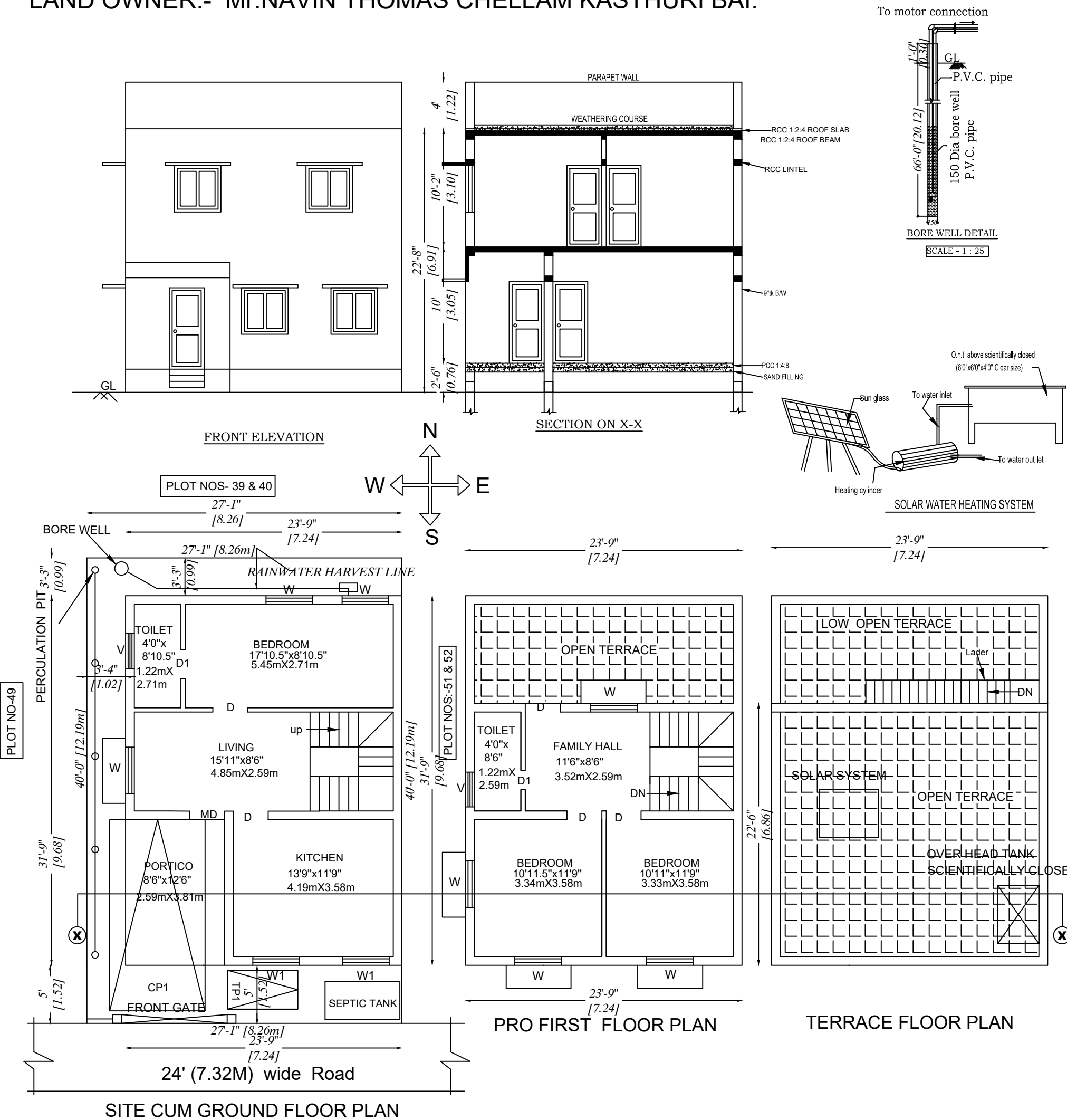
ISSUING AUTHORITY  
**Rural Panchayat**

PURPOSE  
**Residential**

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 CONSTRUCTION OF GROUND AND FIRST FLOOR  
RESIDENTIAL BUILDING AT PLOT NO-50, "SERASA LANDMARK PHASE - I",  
IN OLD S.NO:-24/2C, PATTa No.612, AS PER PATTa NEW S.No. 24/35, OF  
ASTHINAPURAM VILLAGE, KUMIZHI VILLAGE PANCHAYAT, KATTANKOLATHUR PANCHAYAT  
UNION, VANDALUR TALUK, CHENGALPATTU DISTRICT  
LAYOUT APPROVED BY LP/DTCP (CR) No:-57/2022 DATED:-23.05.2022  
LAND OWNER:- Mr.NAVIN THOMAS CHELLAM KASTHURI BAI.



| AREA STATEMENT     | Sq. |
|--------------------|-----|
| PLOT AREA          | 10  |
| PRO GROUND FLOOR   | 75  |
| PRO FIRST FLOOR    | 53  |
| TOTAL BUILDUP AREA | 12  |

PLOT COVERAGE : 69%  
F.S.I : 1.19

| SCHEDULE OF JOINERY:- |            |             |
|-----------------------|------------|-------------|
| TYPE                  | DETAIL     | SIZE        |
| MD                    | DOOR       | 3'6" X 7'0" |
| D1                    | DOOR       | 3'0" X 7'0" |
| D2                    | DOOR       | 2'6" X 7'0" |
| W                     | WINDOW     | 4'0" X 4'0" |
| V                     | VENTILATOR | 3'0" X 2'0" |

| SPECIFICATION :-    |                                                               |
|---------------------|---------------------------------------------------------------|
| 1.FOUNDATION        | COLUMN FOOTING                                                |
| 2.BRICK WORK        | C.M 1:5 FOR SUPER STRUCTURE                                   |
| 3.PLASTERING        | C.M 1:5 FOR WALLS & 1:3 FOR COLUMN                            |
| 4.CEMENT PAINT      | 2 COATS FOR WALLS & 1 EXTRA COAT FOR COLUMN                   |
| 5.RCC               | 1:2:4 FOR SLAB & LINTEL                                       |
| 6.WOOD WORK         | ALL WOOD WORKS IN BEST QUALITY                                |
| 7.WEATHERING COURSE | B.JELLY LIME MORTAR OVER ROOF SLAB ONE LAYER OF COUNTRY TILES |

| COLOUR INDEX:-     |  |
|--------------------|--|
| PROPOSED ( RED )   |  |
| ROAD ( GREEN )     |  |
| BOUNDARY ( BLACK ) |  |

SCALE : 1" = 8'-0" ( 1:100 )

OWNER SIGNATURE

Er.K. MEENAKSHI, D.C.E.,  
REGISTERED ENGINEER GRADE - III (RE)  
REG. No. CGLDIST/RE/Gr - III/2020/11/019  
LICENSED SURVEYOR  
NANDHIVARAM - GUDUVANCHERI MUNICIPALITY  
UDAYA PLANNERS  
PLOT No. 48, MOHANAPRIYA NAGAR  
GUDUVANCHERI - 603 202.  
Email : udayaplanners@gmail.com  
CELL : 9445359501, 9600167896

SIGNATURE OF REGISTERED ENGINEER

# 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

