Verified RealEstate™

REFERENCE
24/2024

ISSUED
19 February 2024

PP APPROVAL RECORD

Planning Permission

Chengalpattu, Cheyyur taluk
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town Panchayat

PURPOSE
Commercial

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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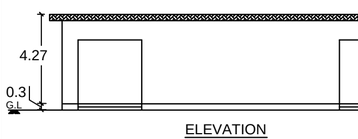
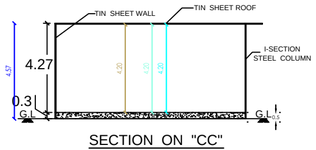
DIGITALLY VERIFIED RECORD

PLAN SHOWING THE PRO.CONSTRUCTION OF FLYASH BRICKS MANUFACTURING UNIT BUILDINGS FOR TEEJA TRADERS IN DOOR.NO:104, S.NO: 344/2B1A2, PATTA NO:2621, AT 62 MUDALIYARKUPPAM VILLAGE, EDAIKAZHINADU TOWN PANCHAYAT, CHEYYUR TALUK, CHENGALPATTU DISTRICT.



ELEVATION



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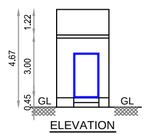
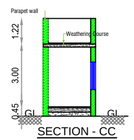


ELEVATION
TOILET



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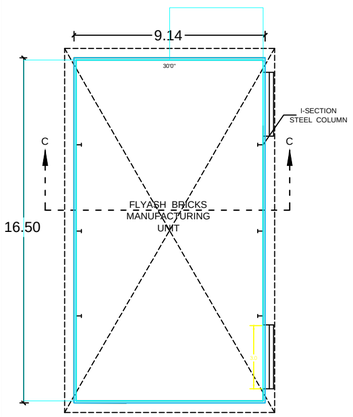
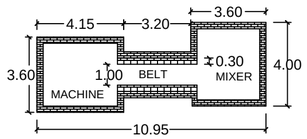
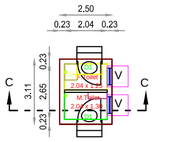


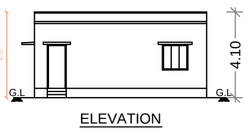
PLAN



FLYASH BRICKS MAKING PLANT LAYOUT



GROUND FLOOR PLAN
TOILET



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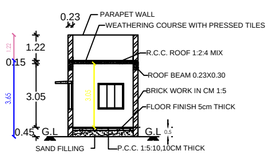

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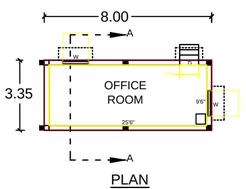
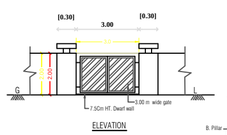


PLAN



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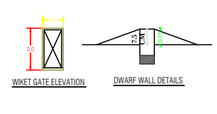
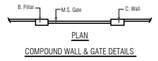
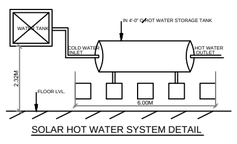
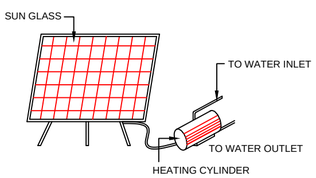




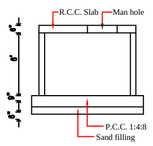
PLAN
COMPOUND WALL & GATE DETAILS

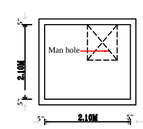


SOLAR HOT WATER SYSTEM DETAIL



SOLAR WATER HEATING SYSTEM





TYPICAL SUMP DETAILS (RAIN, SULLAGE & DRINKING SUMP)

S.NO:344/2B1A

38.60m (126'-8")

S.NO:344/6

59.00m (193'-7")

31.94

S.NO:343

56.60m (185'-8")

1.50

3.00

30'0"

FLYASH BRICKS MANUFACTURING UNIT

56'0"

11.0

3.75

10.00

10.00

1.50

TOILET

3.00

4.10

3.00

11'0"

OFFICE BLOCK

27'0"

3.02

3.00

7.50

41.20m (135'-2")

TO ECR

TO THAZHUDHALIKKUPPAM

THAZHUDALIKKUPPAM ROAD

SITE PLAN

SCALE - 1:100

KEY PLAN

SCALE - NTS

SPECIFICATIONS:

FOUNDATION:
R.C.C. PILE FOUNDATION OVER A BED OF 1:4:8 SAND FILLING.
R.C COLUMN FOUNDATION AND TIE (PLINTH) BEAMS OVER A BED OF P.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
100mm THK, INTERNAL & 150mm THK. EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORK:
R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN M25 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	Main Door	1.00 x 2.10
D	Door	0.91 x 2.10
D1	Door	0.76 x 2.10
W	Window	1.22 x 1.50
V	Ventilator	0.61 x 0.90

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.M
PLOT AREA	24823.95	2306.22
AREA OF PRO. OFFICE ROOM	288.48	26.80
AREA OF PRO. TOILET BLOCK	83.74	7.78
AREA OF PRO. FLYASH BRICK.MANU.UT	1623.30	150.81
TOTAL AREA	1995.52	185.39

PLOT COVERAGE - 8.03% F.S.I. - 0.080

ALL DIMENSION ARE IN METRE

COLOUR INDEX :-

BOUNDARY OF SITE =
ROAD =
PROPOSED BUILDING =

OWNER SIGNATURE

Mrs.HEMALATHA W/O Mr.D.RAJA

REGISTERED ENGINEER / ARCHITECT

D. KARTHIKEYAN D.C.E
CONSULTING ENGINEER
LICENCED SURVEYOR
REGD.NO. 36/18-20
#8, Paruvatha Rajakula Street,
Karunguzhi, Town Panchayat

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.