Verified RealEstate™

REFERENCE
08/2024-2025

ISSUED
23 May 2024

PP APPROVAL RECORD

Planning Permission

Navalur

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.

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

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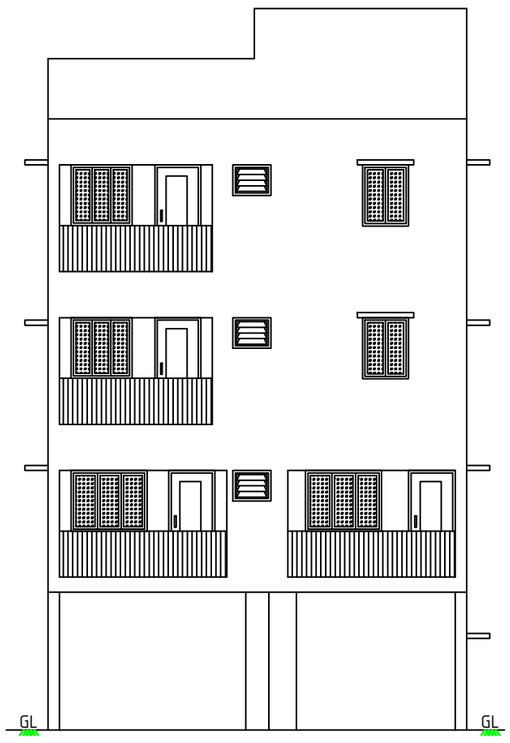
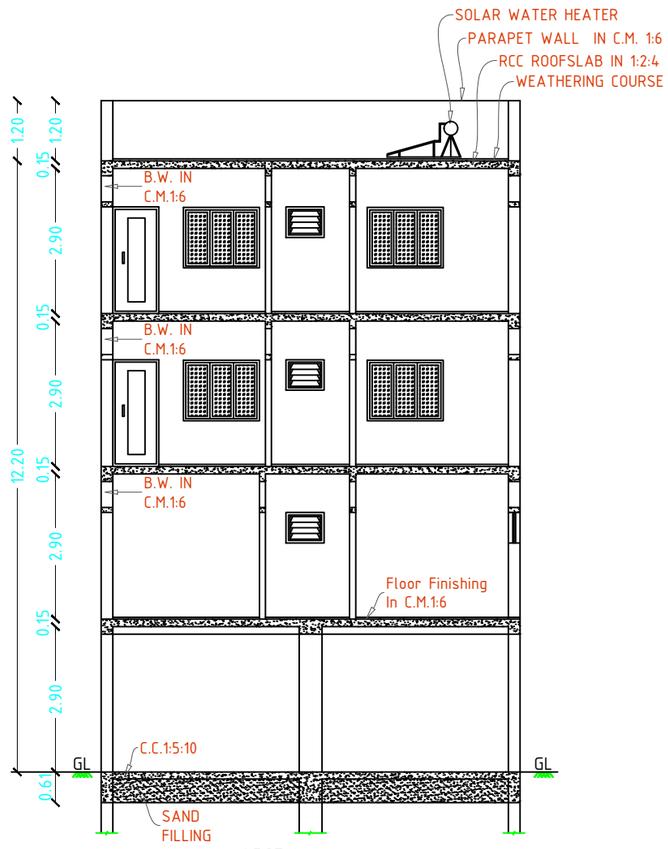
DIGITALLY VERIFIED RECORD

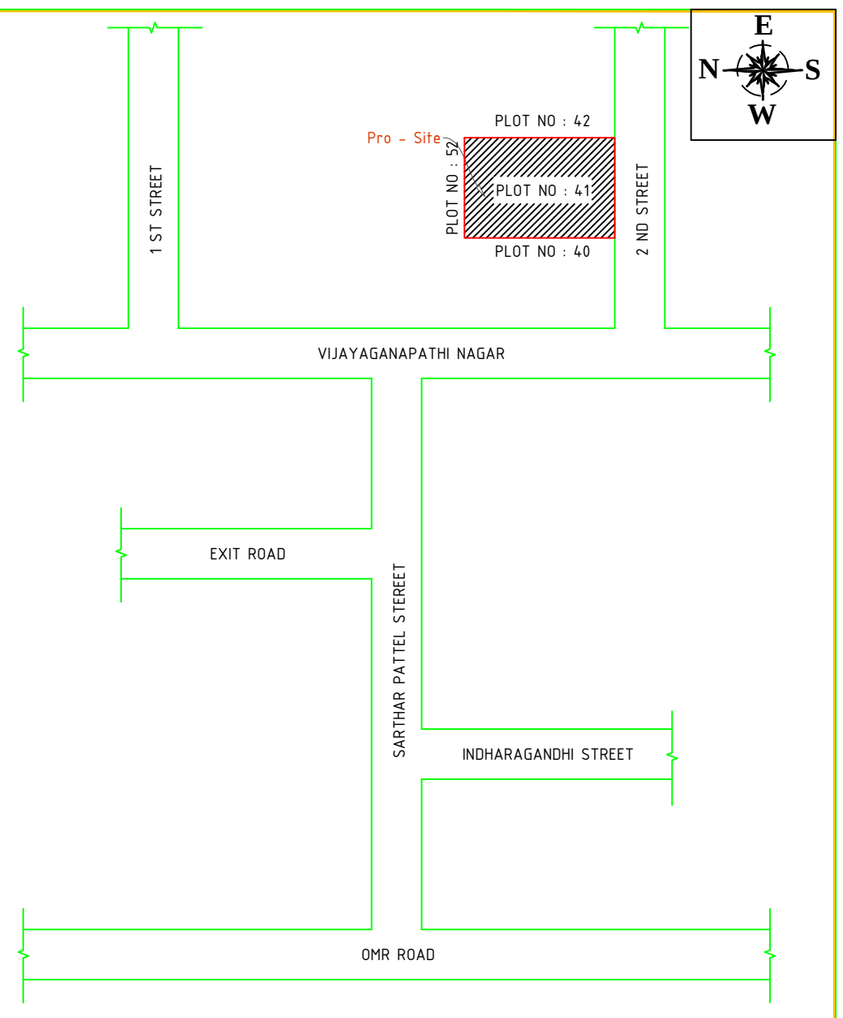
PLAN SHOWING THE DEMOLISED RE-CONSTRUCTION OF R.C.C.ROOF STILT, FIRST, SECOND & THIRD FLOOR RESIDENTIAL BUILDING IN PLOT No: 41, S.F.No: 44/12, OF "VIJAYA GANAPATHY NAGAR" AT NAVALUR VILLAGE, THIRUPORUR THALUK, CHENGALPATTU DISTRICT. SCALE= 1:100



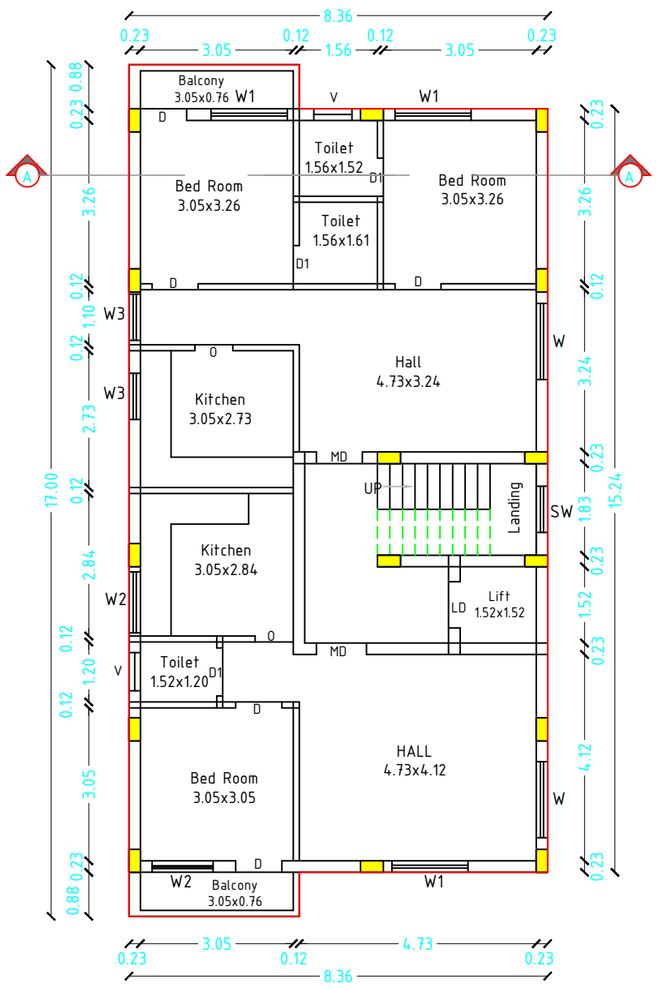
FRONT ELEVATION



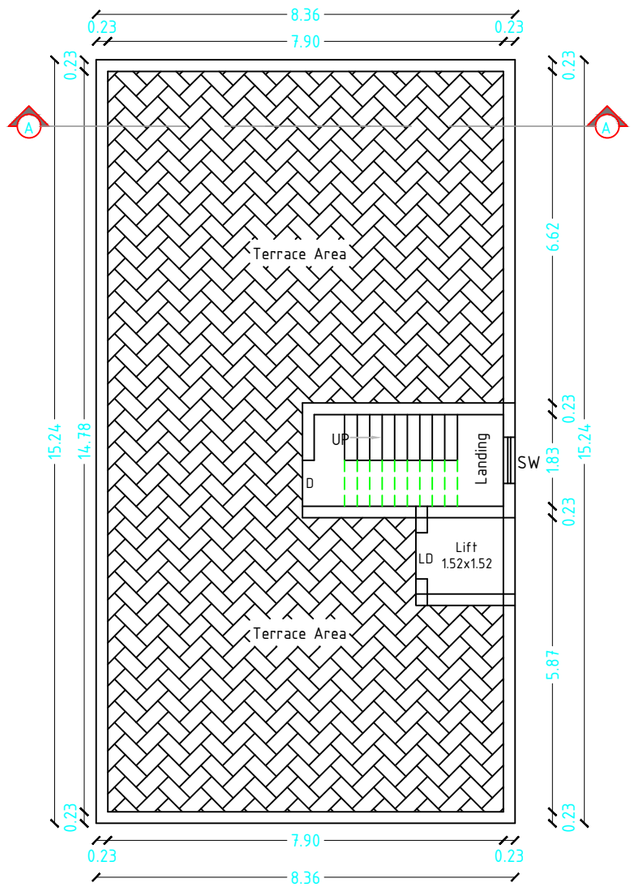
SECTION - A-A



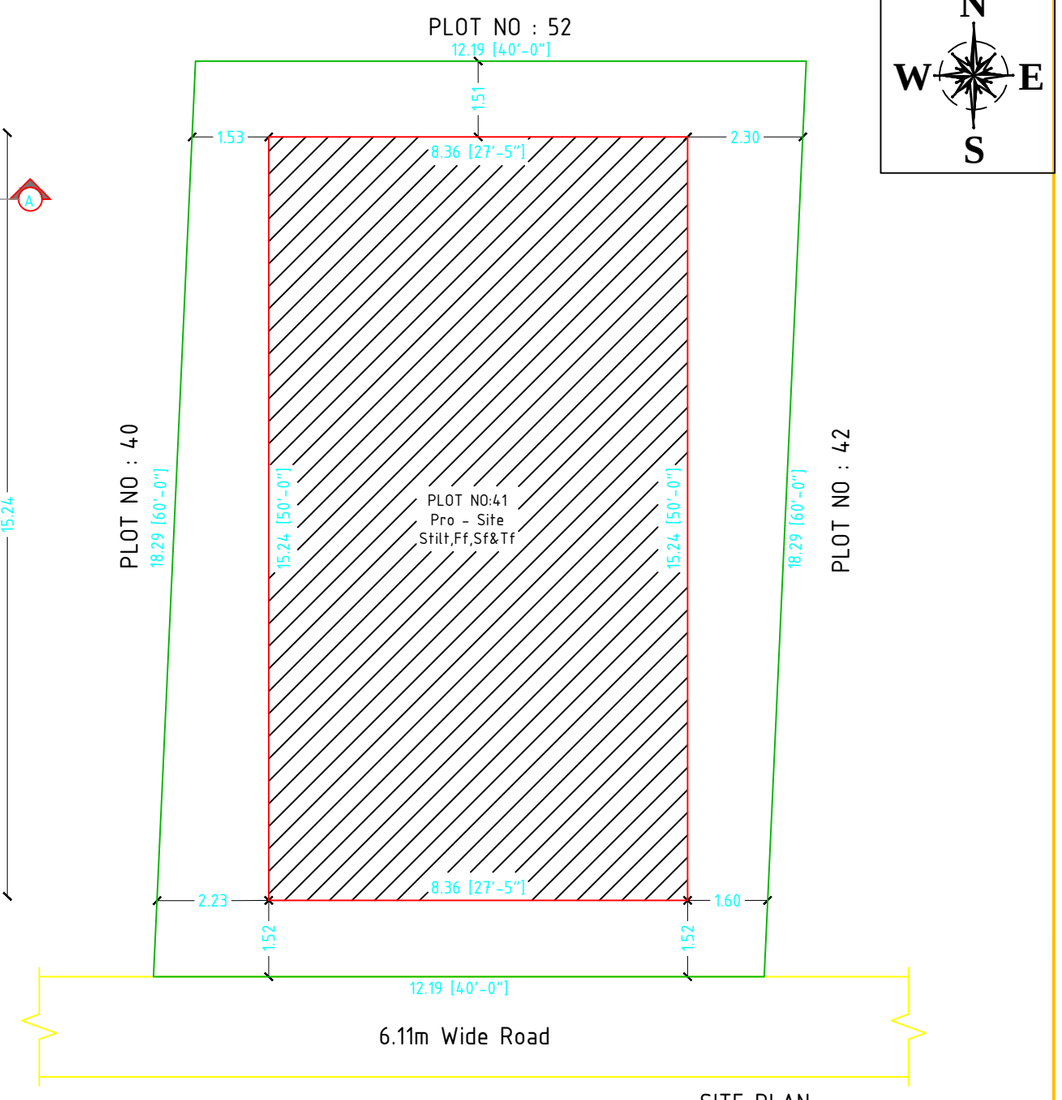
KEY PLAN
NOT TO SCALE



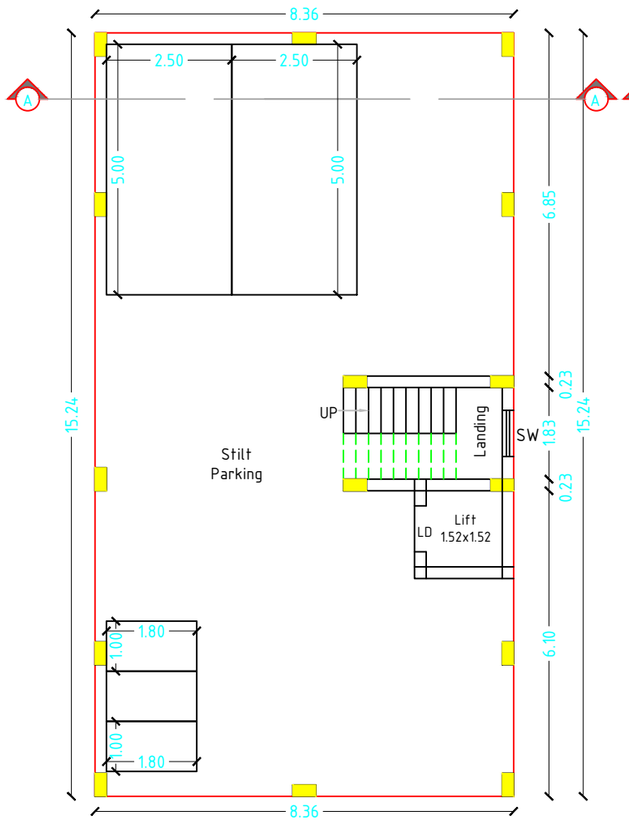
TYPICAL FLOOR PLAN SECOUND & THIRD



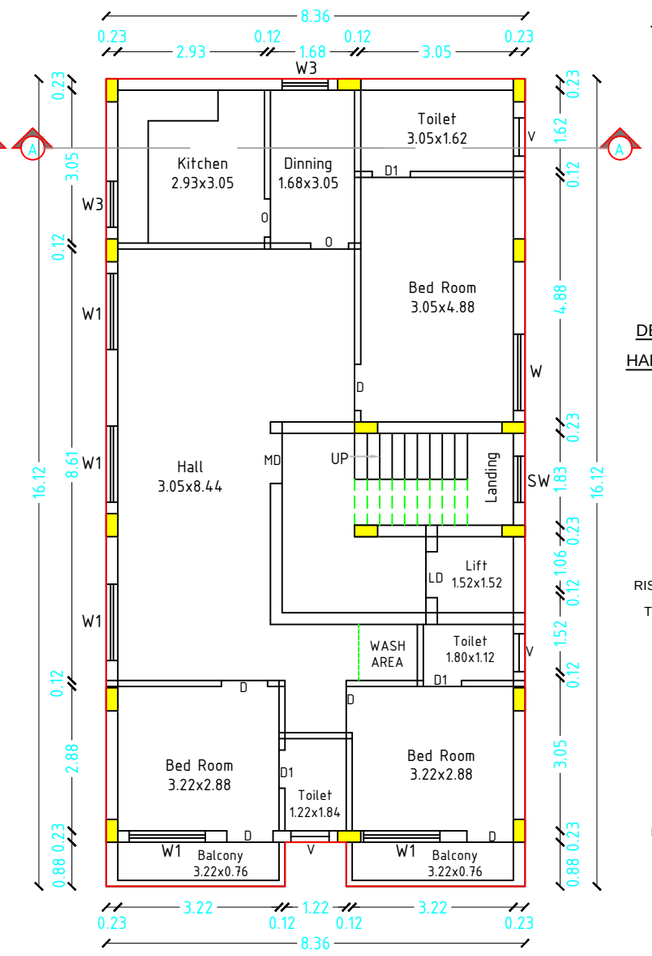
TERRACE FLOOR PLAN



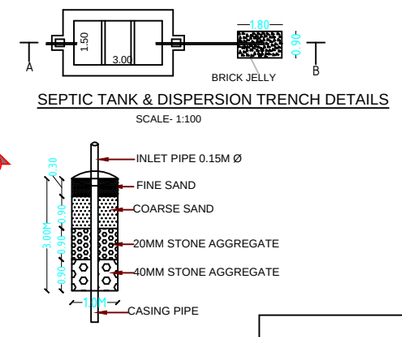
SITE PLAN
SCALE= 1:100



STILT FLOOR PLAN

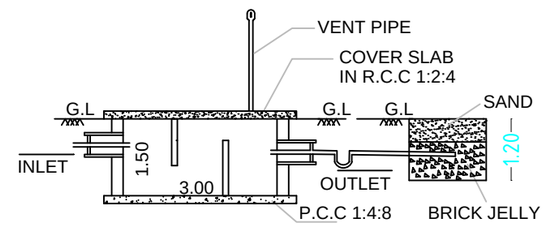


FIRST FLOOR PLAN

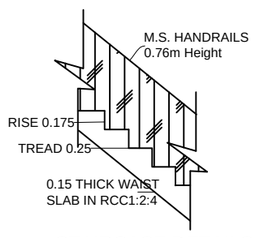


SEPTIC TANK & DISPERSION TRENCH DETAILS
SCALE- 1:100

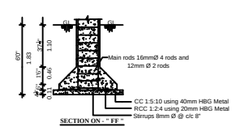
DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)

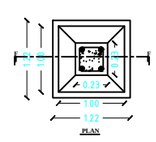


SECTION-AB



STAIRCASE DETAILS
SCALE- 1:20





COLOUR INDEX		APPLICANT
SITE BOUNDRY		
PROPOSED BUILDING		
EXISTING ROAD		
AREA DETAILS		
PARTICULARS	Sq.Ft	Sq.Mt
TOTAL AREA OF DOCUMENT	2400.00	222.97
TOTAL AREA OF SITE	2397.66	222.75
PLINTH AREA OF THE BLDG-ST	1371.42	127.41
PLINTH AREA OF THE BLDG-FF	1439.02	133.69
PLINTH AREA OF THE BLDG-SF	1435.79	133.39
PLINTH AREA OF THE BLDG-THIRD	1435.79	133.39
PLINTH AREA OF THE BLDG-HEAD ROOM	141.76	13.17
OPEN SPACE	1026.24	95.34
PLOT COVERAGE		REGISTERED ENGINEER
PLOT COVERAGE	57.20 %	
FLOOR SPACE INDEX	1.80	
SCHEDULE OF JOINERIES		
MAIN DOOR	1.00 X2.13	MD
DOOR (Bed room)	0.92 X2.13	D1
DOOR (Toilet)	0.76 X2.13	D2
OPEN (Kitchen)	0.91X 2.13	O
WINDOW	1.52X1.52	W
WINDOW	1.52X1.22	W1
WINDOW	1.22X1.22	W2
WINDOW	0.92X1.22	W3
VENTILATOR	0.61X0.76	V

K. VINOTH KUMAR, B.E
Registered Engineer (GCC) Grade-II
Reg No: RE203392023
Image Planners & Designers,
No. 2A, Kumaran Kudil Apts, Ground Floor,
Saraswathy Street, Madipakkam,
Chennai - 600 091.
Mobile: 9840899488, 9551222122

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

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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.