

PP

APPROVAL RECORD

Planning Permission

MELAVALAM

Chengalpattu district, Tamil Nadu

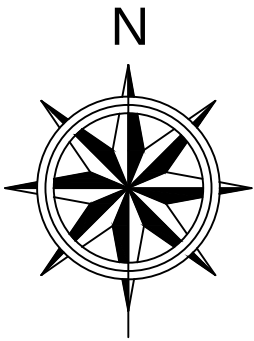
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Town PanchayatPURPOSE
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

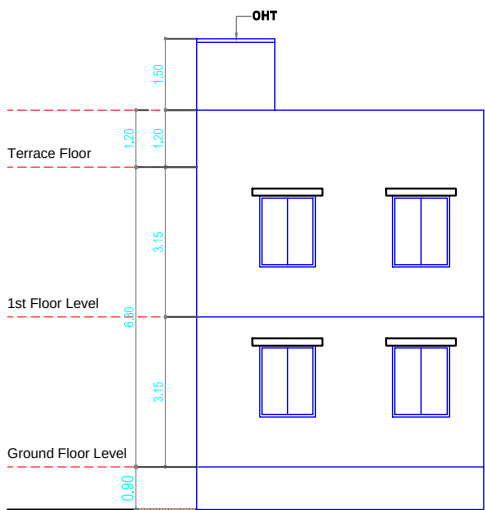
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR AND FIRST FLOOR RESIDENTIAL CUM SHOP BUILDING AT
S.NO: 165 / 27 , NO:144, MELAVALM VILLAGE, KARUNGUZHI TOWN PANCHAYATH ,
MADURANTHAKAM TALUK, CHENGALPATTU DISTRICT.

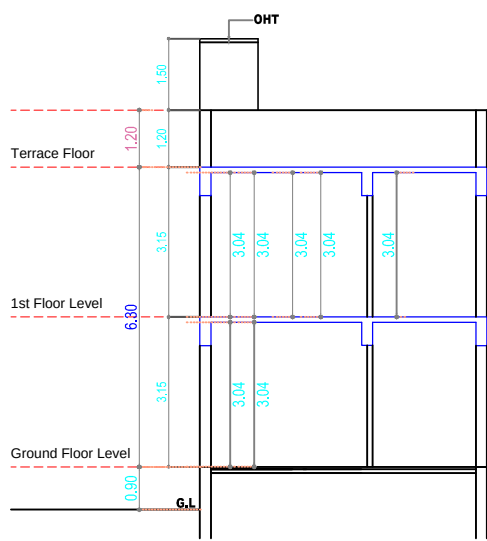
APPLICANT NAME : E. SARAVANAN S/O ELUMALAI



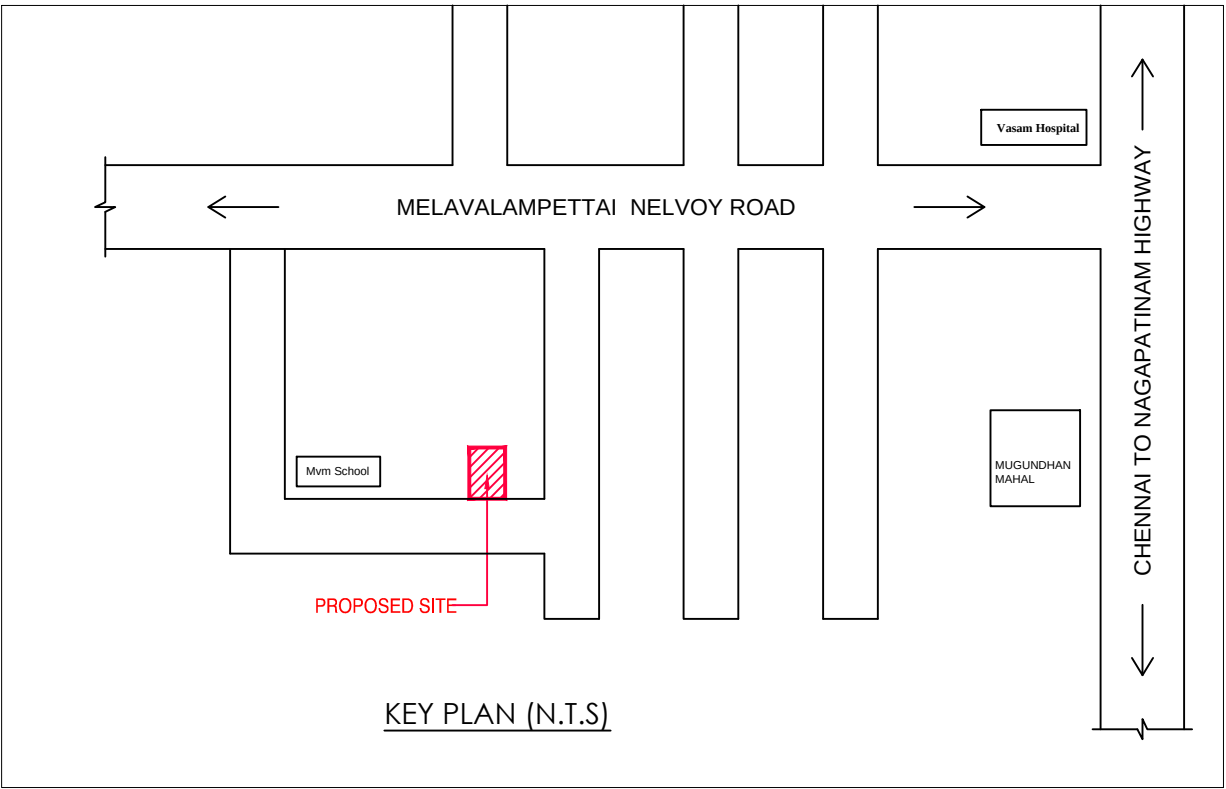
PLAN INFO
PLOT_AREA_M2= 202.77
AS_PER_DOCUMENT= 202.77
FMB_OR_PLR= 202.77
AS_AT_SITE= 202.77
LAND_USE_ZONE=RESIDENTIAL
BUILDING_NEAR_TO_RIVER=NO
IS_SWIMMING_POOL_EXISTS=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
ROAD_WIDTH=9.00
ROAD_LENGTH=500
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=26.00
AVG_PLOT_WIDTH=7.50
PLOT_NO= 144
SURVEY_NO=165/27
PATTA_NO=3395
DISTRICT=CHENGALPATTU
TALUK=MADURANTHAKAM
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
RWH_DECLARED=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5



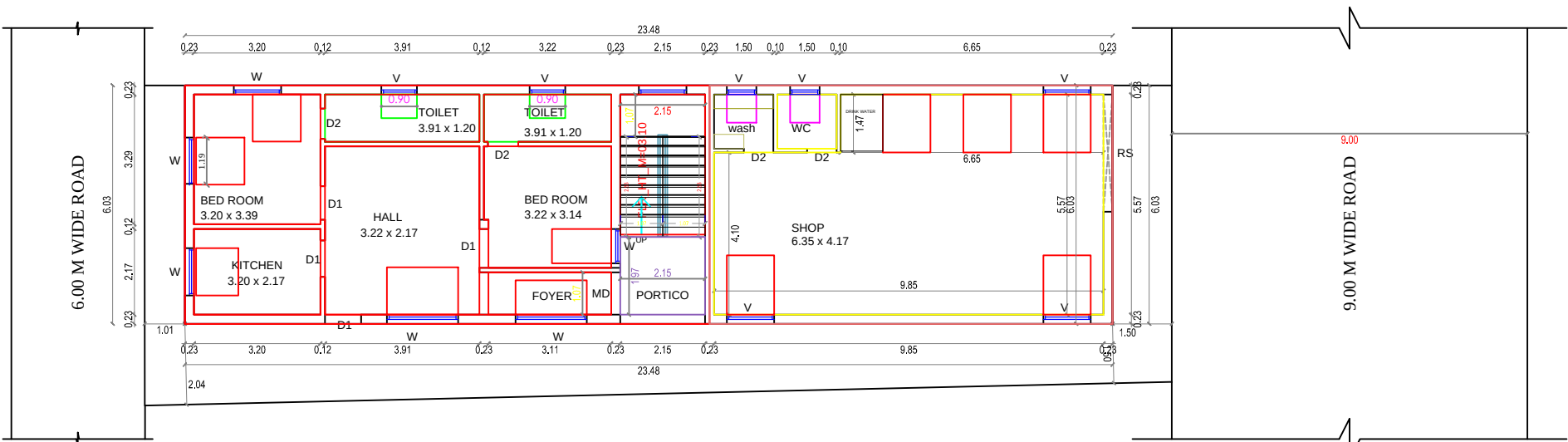
ELEVATION



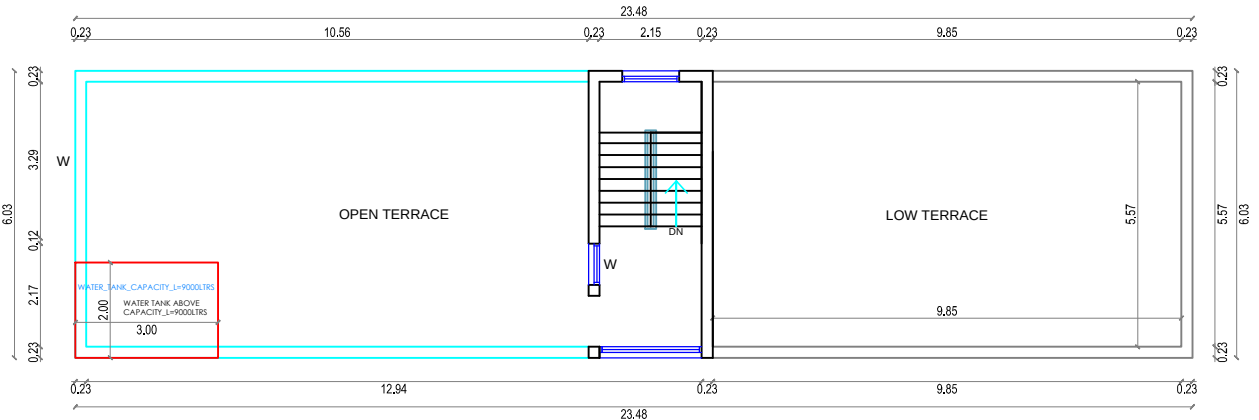
SECTION - AA



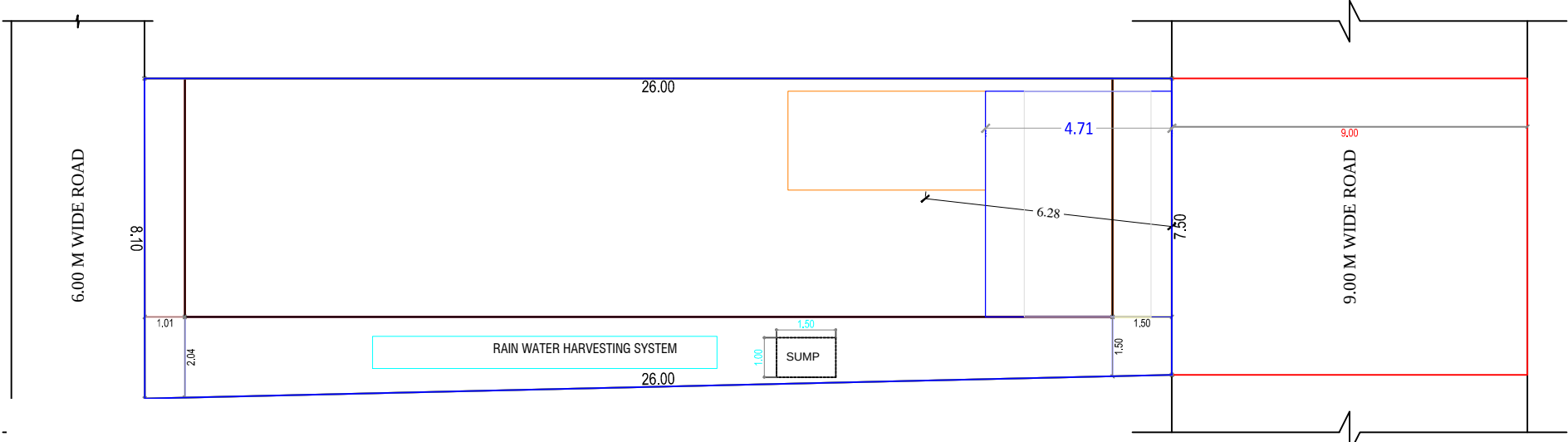
KEY PLAN (N.T.S)



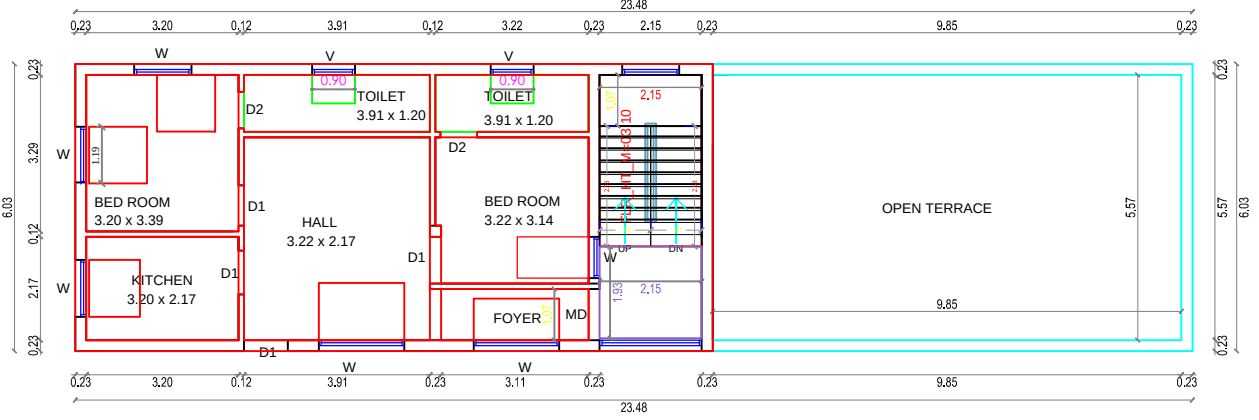
SITE WITH GROUND FLOOR PLAN



TERRACE FLOOR PLAN



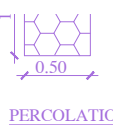
SITE PLAN



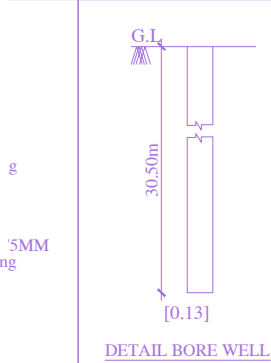
FIRST FLOOR PLAN



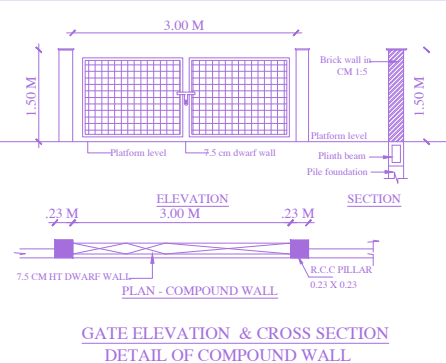
PLAN
DETAIL OF COLUMN
FOOTING



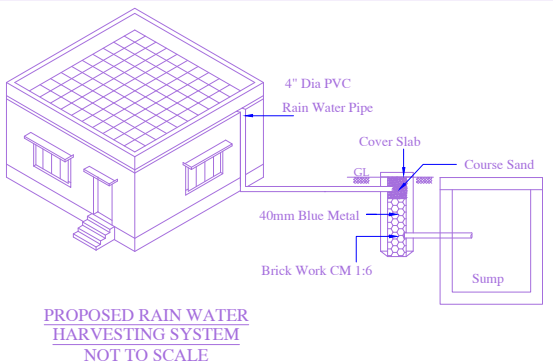
PERCOLATION PIT



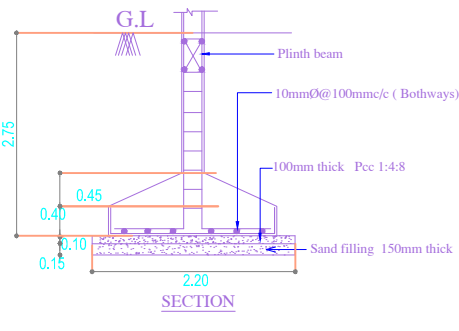
DETAIL BORE WELL



GATE ELEVATION & CROSS SECTION
DETAIL OF COMPOUND WALL



PROPOSED RAIN WATER
HARVESTING SYSTEM
NOT TO SCALE



SECTION

GENERAL SPECIFICATION

1. P.C.C 1:5:10 FOR FOUNDATION
2. P.C.C 1:4:8 FOR FLOOR CONCRETE
3. 23M THICK BRICK WALL IN CEMENT MORTAR 1:6
4. ALL RCC WORKS IN 1:2:4 MIX
5. WALL PLASTERING IN C.M 1:4
6. CEILING PLASTERING IN C.M 1:3
7. ALL WOOD WORKS ARE IN TEAK COUNTRY WOOD

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	900 x 2100
D	DOOR	900 x 2100
D1	DOOR	750 x 2100
W	WINDOW	1500 x 1200
W2	WINDOW	1200 x 1.350
W3	WINDOW	900 x 1350
KW1	KITCHEN WINDOW	950 x 1050
V	VENTILATOR	900 x 600

COLOUR INDICATION:

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

AREA STATEMENT

	IN SQ.M
PLOT AREA AS PER DOCUMENT	202.52 SQ.M
PLOT AREA AS PER PATTA	210.00 SQ.M
GROUND FLOOR	
RESIDENCE	80.13 SQ.M
SHOP	61.53 SQ.M
FIRST FLOOR	
RESIDENCE	80.83 SQ.M
TERRACE FLOOR	13.55 SQ.M
TOTAL FSI AREA	222.49 SQ.M
FSI ACHIVED	1.09

Signature of E. Saravanan S/O Elumalai

E. SARAVANAN S/O ELUMALAI
OWNER 'S SIGNATURE

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

LICENSED SURVEYOR

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.

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.

