PP APPROVAL RECORD

Planning Permission

Kayarambedu

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.

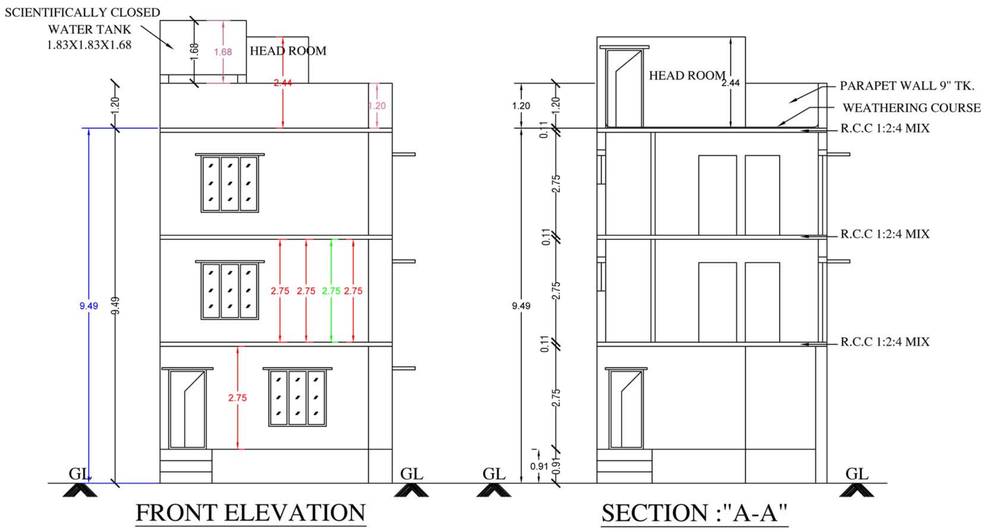
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR & SECOND FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING, AT NO:29, "VAISHNAVI AVENUE" IN S.NO:39, AS PER PATTA NEW S.NO:39/5, PATTA NO:11853 OF KAYARAMBEDU VILLAGE AND PANCHAYAT, (KATTANKULATHUR PANCHAYAT UNION), CHENGALPET TALUK, CHENGALPET DISTRICT.

OWNER NAME:Mr.M.RAMESHKUMAR & Mrs.M.KALPANA

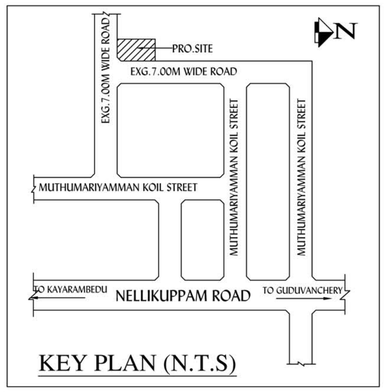
LAYOUT FRAMEWORK WAS APPROVED
S.P.F NO: 70/2024

REGULARIZATION PLAN WAS APPROVED
ந.க.எண்.845/2024/ஆ5
நாள்:22.04.2024

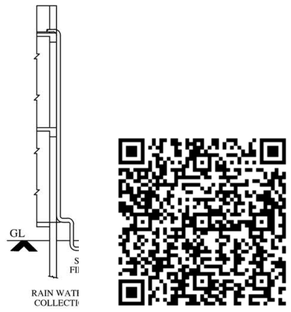


FRONT ELEVATION

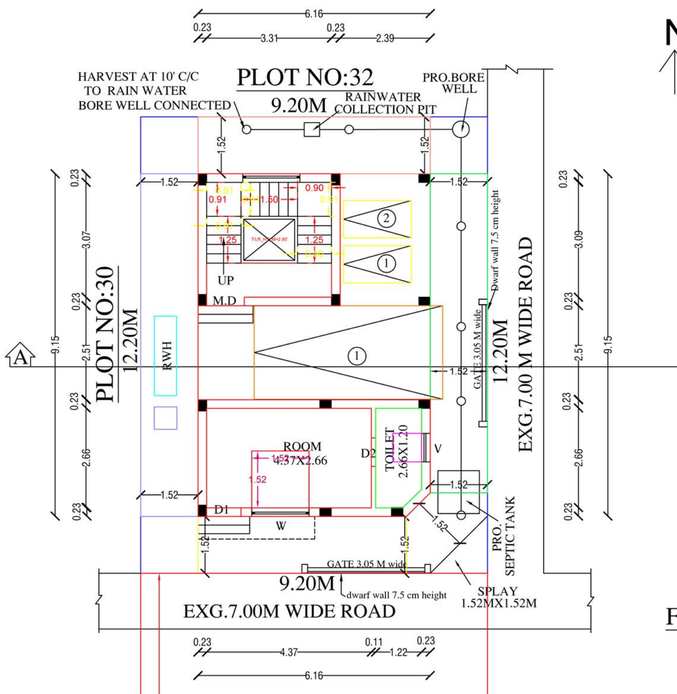
SECTION :"A-A"



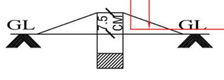
KEY PLAN (N.T.S)



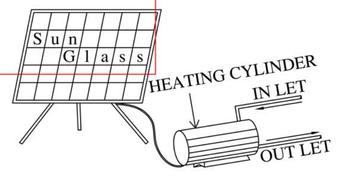
RAIN WATER HARVESTING SYSTEM



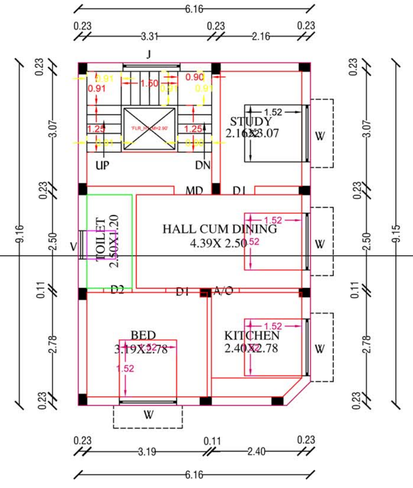
SITE CUM GROUND FLOOR PLAN



Dwarf Wall Details

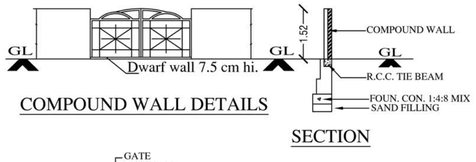


SOLAR WATER HEATING SYSTEM
SCALE-1:30



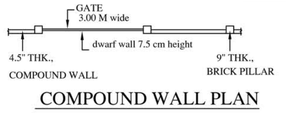
FIRST FLOOR & SECOND FLOOR PLAN
(TYPICAL FLOOR)

TYPICAL_FLOOR_PLAN=1,2

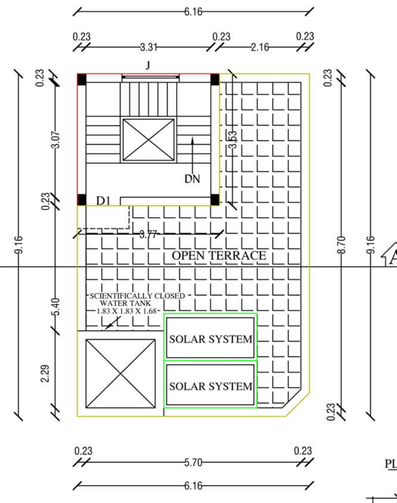


COMPOUND WALL DETAILS

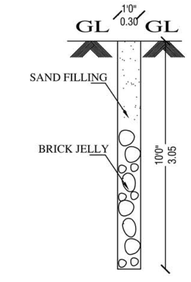
SECTION



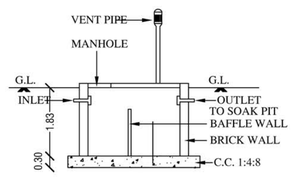
COMPOUND WALL PLAN



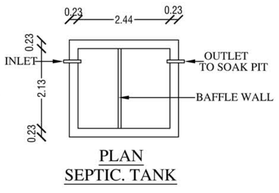
TERRACE FLOOR PLAN



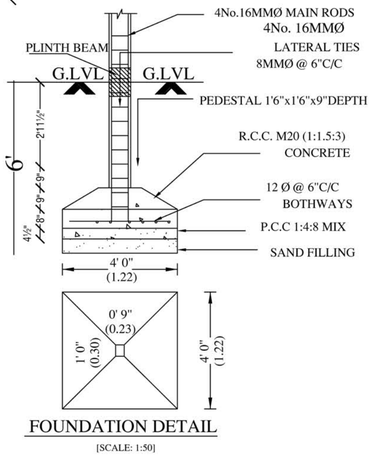
PERCULATION PIT



SECTION OF SEP.TANK



PLAN
SEPTIC. TANK



FOUNDATION DETAIL
[SCALE: 1:50]

J393_R13

PLAN_INFO
APPLICANT_NAME=Mr.M.RAMESH KUMAR & Mrs.M.KALPANA
PLOT_AREA_M2=100.00
AS_AT_SITE=112.24
FMB_OR_PLR=112.24
AS_PER_DOCUMENT=111.48
PLOT_NO=NO:29
TALUK=CHENGALPET
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH=12.20
AVG_PLOT_WIDTH=9.20
AREA_TYPE=OTHERS
ROAD_WIDTH=7.00
ROAD_LENGTH=9.20
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=NO
SURVEY_NO=39/5
PATTA_NO=11853
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

SCALE; 1:100

JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.52
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.52 X 1.52

COLOUR INDEX	STAIRCASE
PROPOSED	TREAD 0.25 M, HAND RAIL, RISER 0.15 M, WIDTH-0.91 M
EXG.ROAD	
SITE BOUNDARY	
ALL DIMENSION ARE IN Mtr	DATE: 06/06/2024

EXTENT IN	SQFTS	SQMTS
PLOT AREA (AS PER PATTA)	1076.40	100.00
PLOT AREA (AS PER DOCUMENT)	1200.00	111.48
SUPER IMPOSED AREA	1208.15	112.24
PLINTH AREA OF G.FLOOR	348.00	32.33
PLINTH AREA OF F.FLOOR	605.26	56.23
PLINTH AREA OF S.FLOOR	605.26	56.23
TOTAL AREA	1558.52	144.79
F.S.I	1.45	
COVERAGE	56.17%	
NON-FSI AREA		
PLINTH AREA OF PARKING	257.26	23.90
HEAD ROOM AREA	143.27	13.31

OWNER:

Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandhivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

REGISTERED ENGINEER:

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

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.