Verified RealEstate™

REFERENCE
009/2024-2025

ISSUED
21 June 2024

PP APPROVAL RECORD

Planning Permission

Mutthukaadu

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.

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

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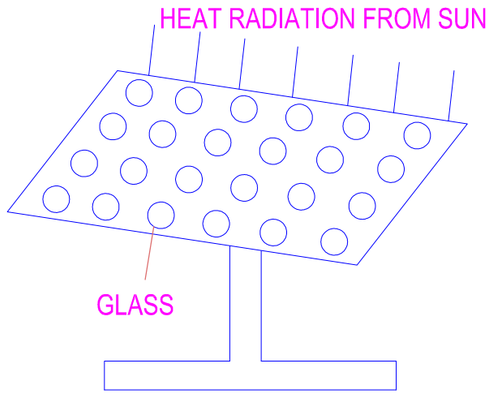
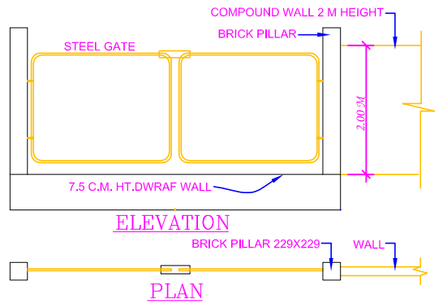
DIGITALLY VERIFIED RECORD



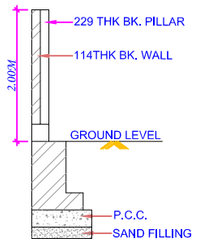
SOLAR SYSTEM



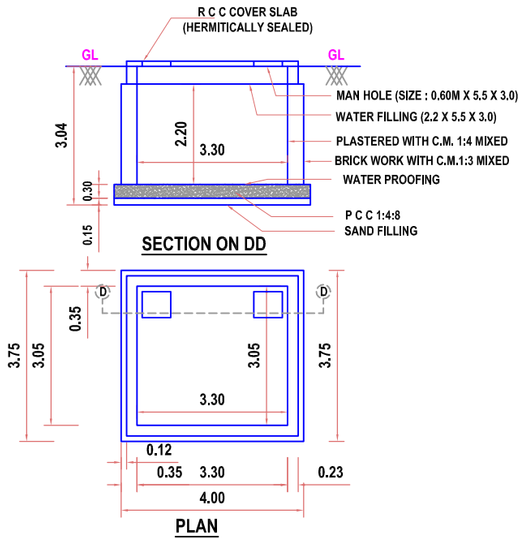
ELEVATION

PLAN

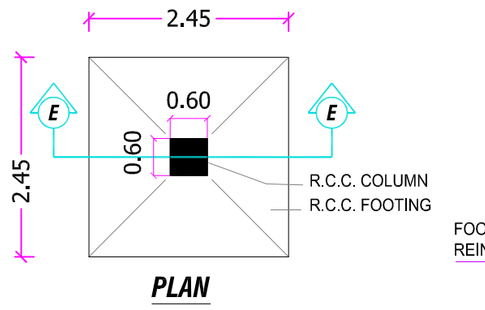
COMPOUND WALL DETAILES



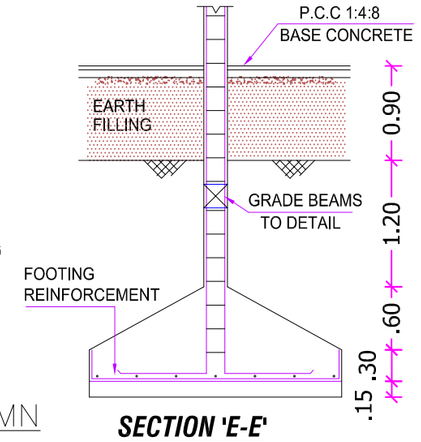
SECTION OF GATE

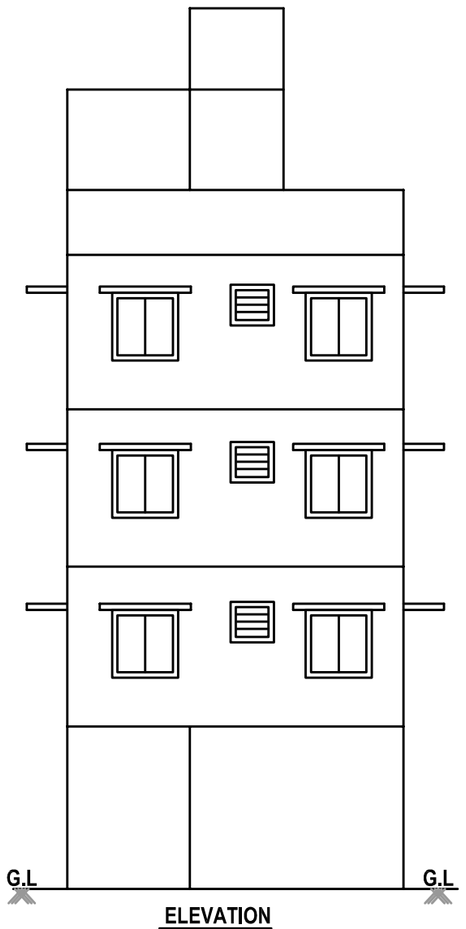


DETAILS OF RAIN WATER COLLECTION SUMP

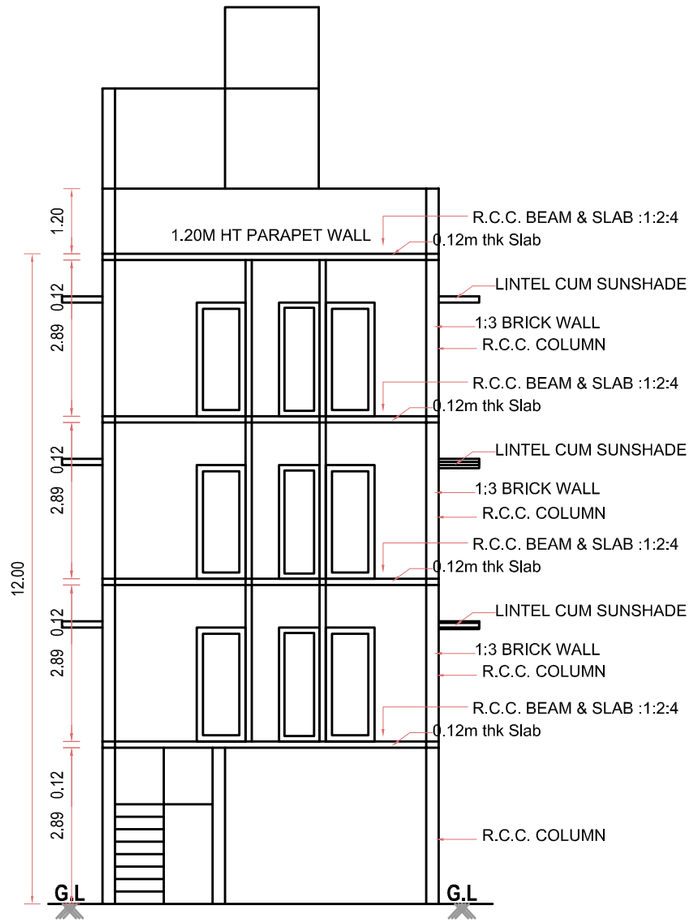


DETAILS OF COLUMN FOOTING

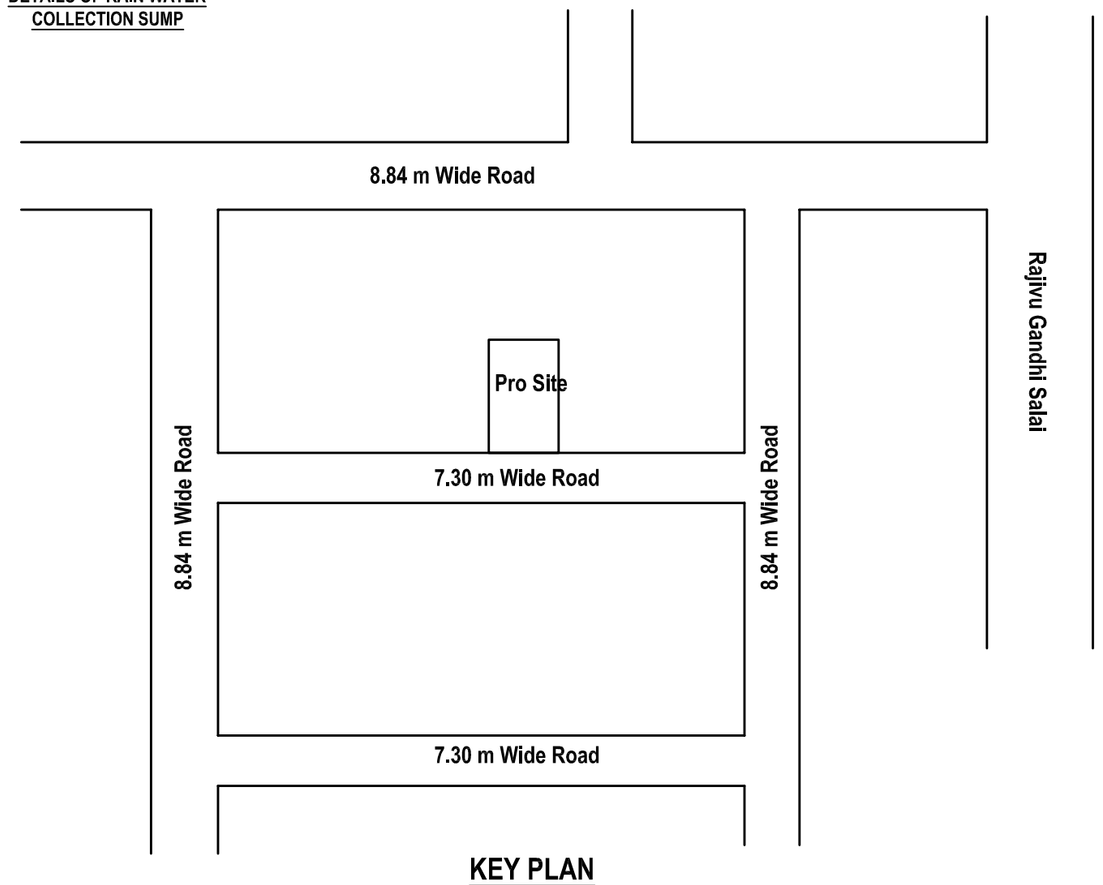




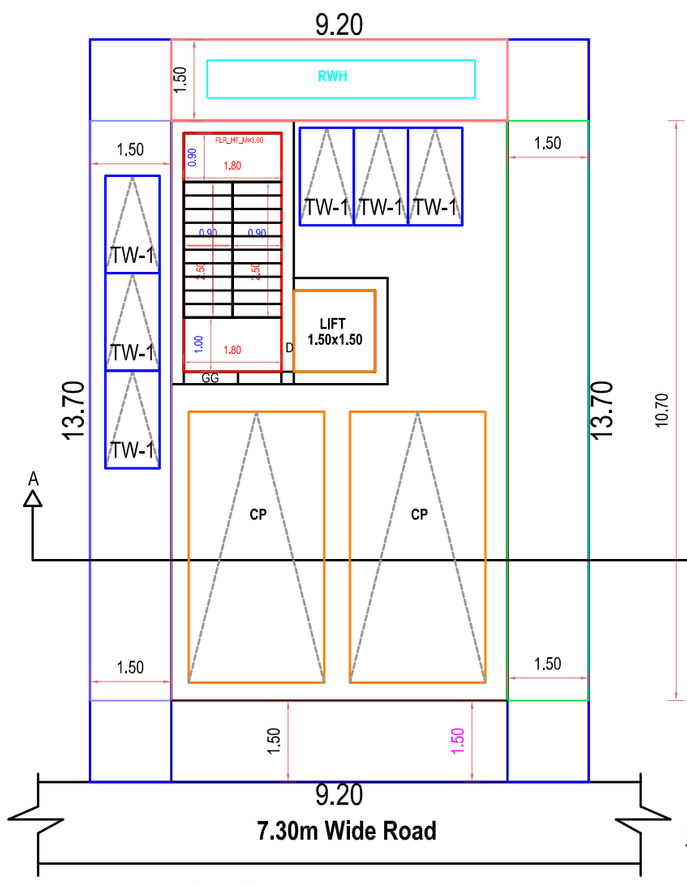
ELEVATION



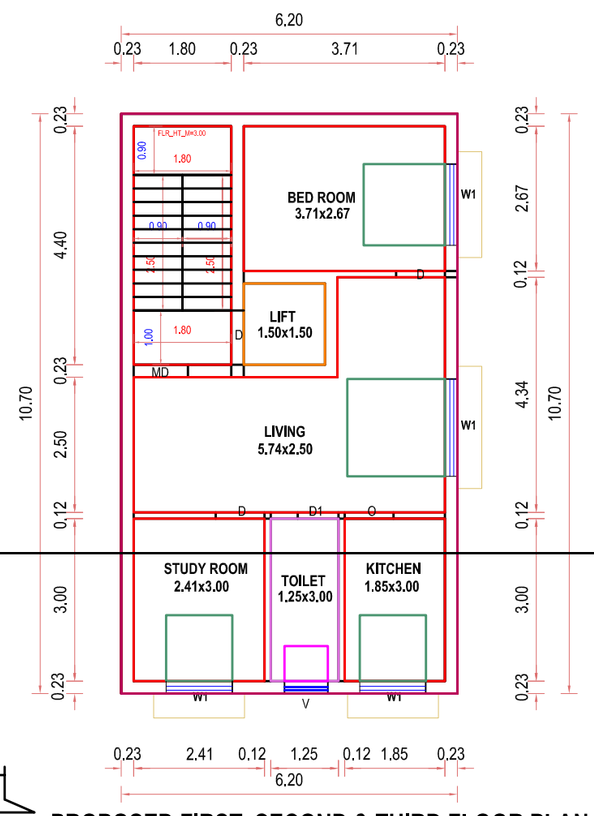
CROSS SECTION A -A'



KEY PLAN
(not to scale)

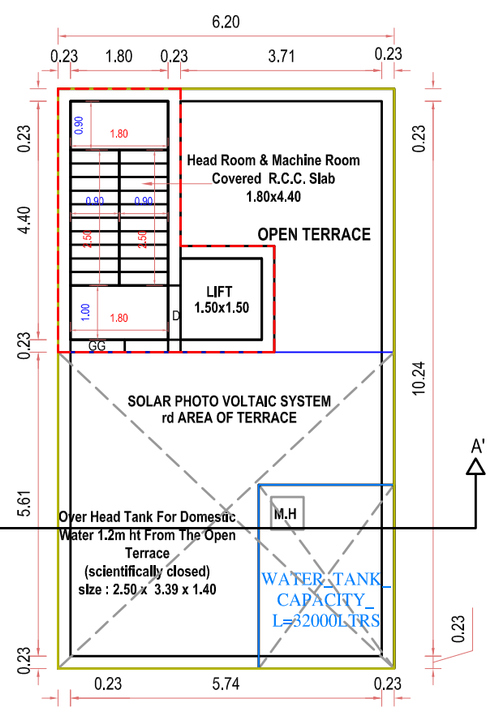


SITE CUM STILT FLOOR PLAN

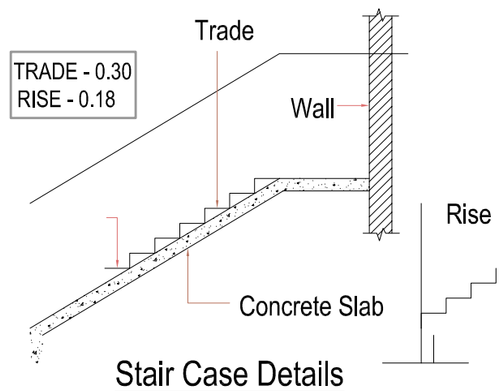


PROPOSED FIRST, SECOND & THIRD FLOOR PLAN

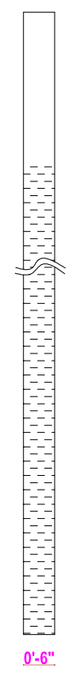
TYPICAL_FLOOR_PLAN=1,2,3



TERRACE FLOOR PLAN



Stair Case Details



BORE WELL DETAILS

Plan Showing Proposed Construction of a Residential Building [Stilt + 3 Floor], in Plot No.67, G Square Phase-I , 1st Cross Street ,Egattur,Comprised S.No:55/1A& 55/2A , As per Patta S No 55/ 16 ,Patta No : 935. and of Egattur Village,Thiruporur Taluk , Chengalpattu District., Muthukadu Muthalnilai Panchayat,

Layout Approved by DTCP No: 41 /2021,
Date. 20.10.2021 .

Site Extent As Per Docment	125.71 Sq.mt	1353.00 Sq.ft
Site Extent As Per Patta	126.00 Sq.mt	1356.00 Sq.ft

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	NET FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	STILT FLOOR - (Pro)	-	66.34	66.34
1.	FIRST FLOOR - F1 (Pro)	66.34	-	66.34
2.	SECOND FLOOR - F2 (Pro)	66.34	-	66.34
4.	THIRD FLOOR - F3 (Pro)	66.34	-	66.34
4.	TERRACE FLOOR (Pro)	-	14.37	14.37
TOTAL EXTENT		199.02	80.61	279.33

FSI DETAILS

F S I (Floor Space Index) :-

F S I :- 199.02 / 125.71

- FSI Area = 1.58

PARKING DETAILS

PARKING CATEGORY (RESIDENTIAL):-

FSI AREA : 315.99 Sqm

Parking Description	Required	Provided
Car Parking Stalls	02 Nos	02 Nos
Two Wheeler Parking Stalls Provided	05 Nos	06Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.50 x 2.20
D1	DOOR-1	0.75 x 2.20
LO	LIFT OPEN	1.80 x 2.20
W1	WINDOW-1	1.50 x 1.20
V	VENTILATOR	0.75 x 0.60

COLOUR REFERENCE :

* EXISTING ROAD
* SITE BOUNDARY
* PROPOSED BUILDING

N

SCALE 1:100

ALL DIMENSIONS ARE IN METER

APPLICANT SIGNATURE:-

REGISTER SIGNATURE:-

P.RAGUNATH
REGISTERED ENGINEER
IN CMDA , Greater Chennai Corporation ,
DTCP Reg No:- TVLR /RE /Gr-III /2021/ 12/ 011
TAMBARAM MUNICIPAL CORPORATION:- 009 / LS / 2022 / 00008
No: 60 , O Block MMDA Colony , Arumbakkam , Chennai - 600106.
Cell : 94442 07250 , 86674 48575 , Email: lakshraassociates@hotmail.com

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.