

PP

APPROVAL RECORD

Planning Permission

Chettipuniyam
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

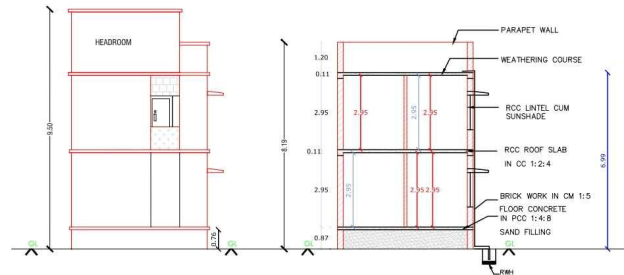
ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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

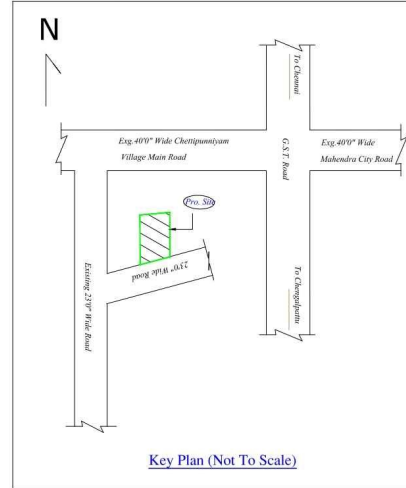
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO: A2 , IN S.NO.414B/2A & 414B/2A1 ,
AS PER PATTA NO.7892 , S.NO.414B/2A1B , CHETTIPUNNIYAM VILLAGE & PANCHAYAT , KATTANKOLATHUR PANCHAYAT UNION ,
CHENGALPATTU TALUK , CHENGALPATTU DISTRICT.



FRONT ELEVATION

SECTION A-B



Key Plan (Not To Scale)

SUB-DIVISION APPROVED DETAILS:

P.P.A.NO : 010/2019-2020
DATED : 04/03/2020

- SPECIFICATIONS:**
1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
 2. R.C.C COLUMNS IN M20 MIX
 3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
 4. 9" BRICK WORK IN CM 1:5 IN SUPER STRUCTURE
 5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
 6. COUNTRY WOOD SLAZED WINDOWS
 7. INTERNAL PLASTERING IN CM 1:4:8
 8. EXTERNAL PLASTERING IN CM 1:5
 9. WEATHERING COURSE IN BRICK JELLY LINE CONCRETE 1:3 MIX
 10. WEATHERING TILES IN 9"x9" BURNT CLAY TILES IN LAD IN 1:3 MIX

AREA STATEMENT

	SQ.FT	SQ.M
PLOT AREA (AS PER DOC)	944.00	88.00
PLOT AREA (AS PER PATTA)	944.00	88.00
PRO. GROUND FLOOR AREA	510.85	47.46
PRO. FIRST FLOOR AREA	510.85	47.46
TOTAL FLOOR AREA	1021.71	94.92
PLOT COVERAGE	54%	
FLOOR SPACE INDEX	1.07	
PRO HEADROOM AREA (NON - FSI)	105.81	9.83

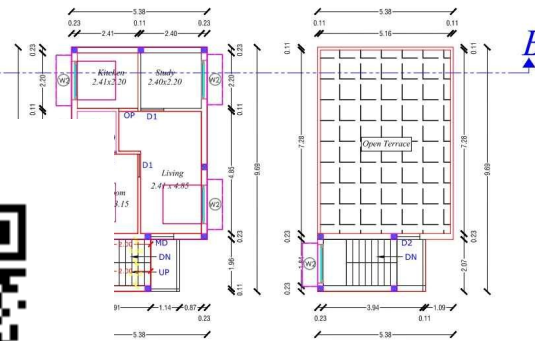
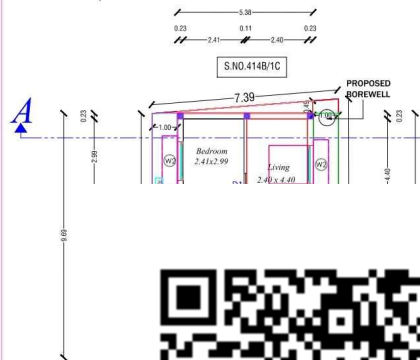
JOINERY DETAILS:

DESCRIPTION	IN METER
MD MAIN DOOR	1.00X2.13
D1 DOOR	0.91X2.13
D2 TOILET DOOR	0.76X2.13
W WINDOW	1.37X1.37
W1 WINDOW	1.60X1.37
W2 WINDOW	1.00X2.00
OP OPEN	0.91X2.13
V VENTILATOR	0.91X0.61

COLOUR INDEX:	
PROPOSED BUILDING	☐ SCALE : (1 : 100)
EXISTING ROAD	☐ DRAWN BY:
BOUNDARY LINE	☐

OWNER:

REGISTERED ENGINEER
DESIGNED AND DRAFTED BY
NAGHAR CONSTRUCTIONS
NO.75,STATION ROAD,RADHA NAGAR,
CHROMPET,CHENNAI-600044.
MOBILE NO.9840040739.



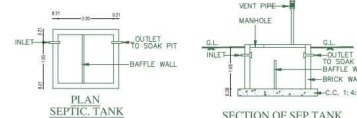
1ST FLOOR PLAN

TERRACE FLOOR PLAN

PLAN INFO
PLOT AREA, M2= 88.00
AS AT SITE= 86.28
FMB OR PLR= 88.00
AS PER DOCUMENT= 88.00
PLOT NO= A2
TALUK= CHENGALPET
DISTRICT=CHENGALPET
AVG PLOT DEPTH= 11.69
AVG PLOT WIDTH= 7.50
AREA TYPE= OTHERS
ROAD WIDTH= 7.01
ROAD LENGTH=100.00
SINGLE FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 7.01
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=RESIDENTIAL
RWH DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= KATTANKOLATHUR PANCHAYAT UNION
SURVEY_NO= 414B/2A1B
PATTA_NO= 7892
OSR APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS= NO

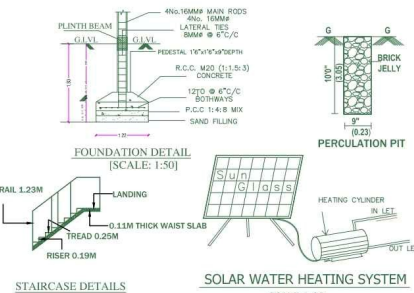


SECTION



PLAN SEPTIC TANK

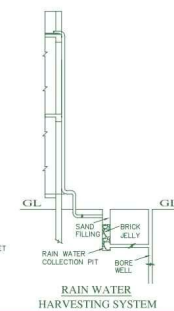
SECTION OF SEPTIC TANK



FOUNDATION DETAIL (SCALE: 1:50)

STAIRCASE DETAILS

SOLAR WATER HEATING SYSTEM SCALE:1:30



RAIN WATER HARVESTING SYSTEM

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.

