PP APPROVAL RECORD

Planning Permission

Thazhambur, VANDALUR taluk
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

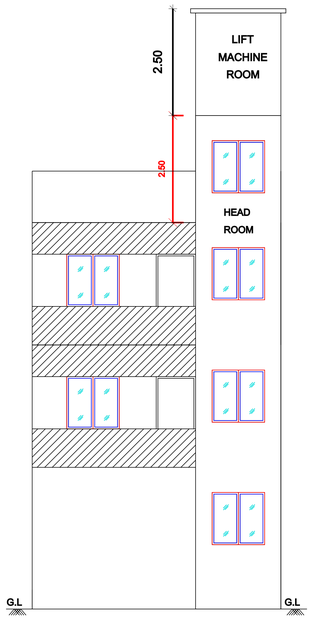
The approval as the planning authority issued it, reproduced in full behind this page.

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

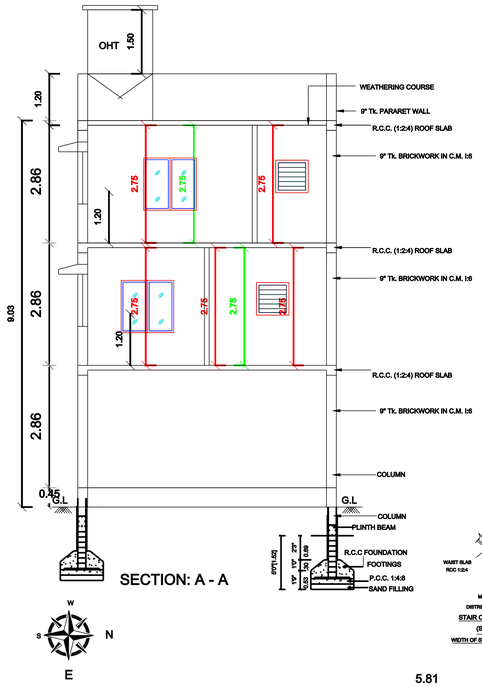
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT, FIRST & SECOND FLOOR OF RESIDENTIAL BUILDING AT PLOT NO: 15, " SERASA GLORY" , COMPRISED IN OLD S NO: 112 / 1E1A, AS PER PATTA S.NO : 112 / 3 , PATTA NO : 4405 OF THALAMBUR VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT, THALAMBUR PANCHAYAT.

REF: LAYOUT APPROVED BY DTCP : 109 / 2023.

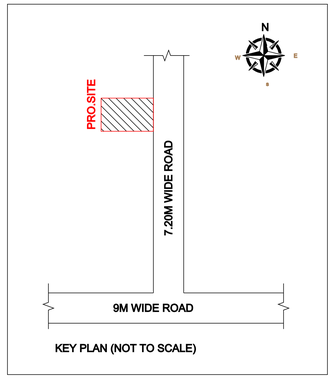
OWNER NAME:Mrs. ZAHEERA ZAFAR



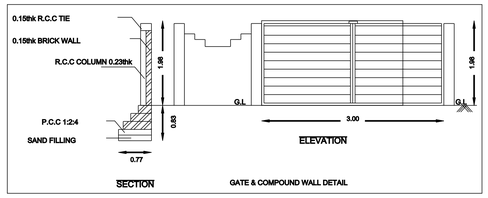
ELEVATION



SECTION: A - A



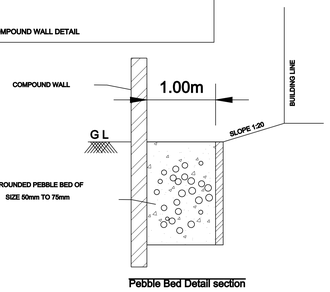
KEY PLAN (NOT TO SCALE)



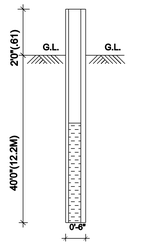
SECTION GATE & COMPOUND WALL DETAIL

ELEVATION

SOLAR ENERGY ACTIVATOR

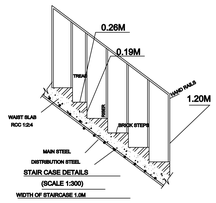


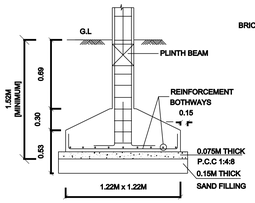
Pebble Bed Detail section



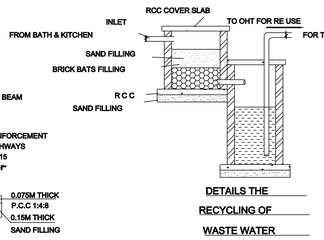
BOREWELL

(N.T.S)

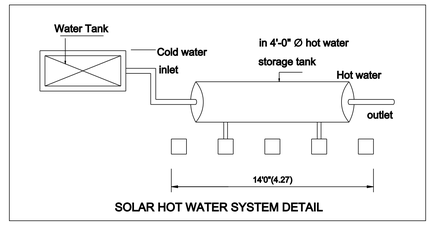




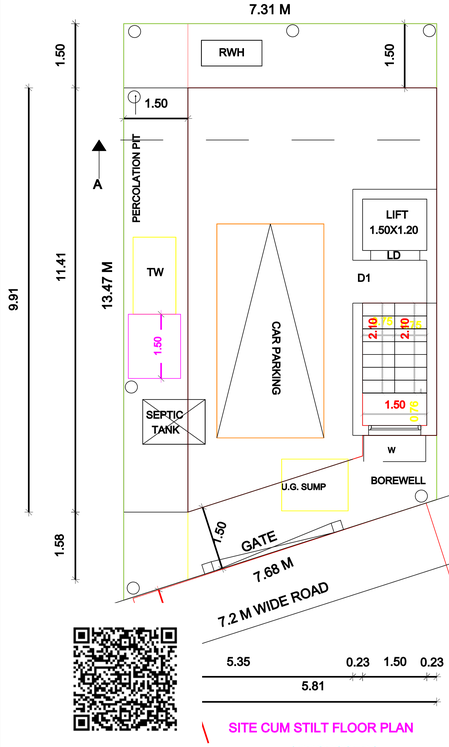
TYP. DET. COLUMN FOOTING



DETAILS THE RECYCLING OF WASTE WATER

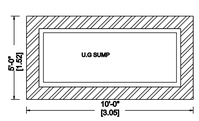


SOLAR HOT WATER SYSTEM DETAIL

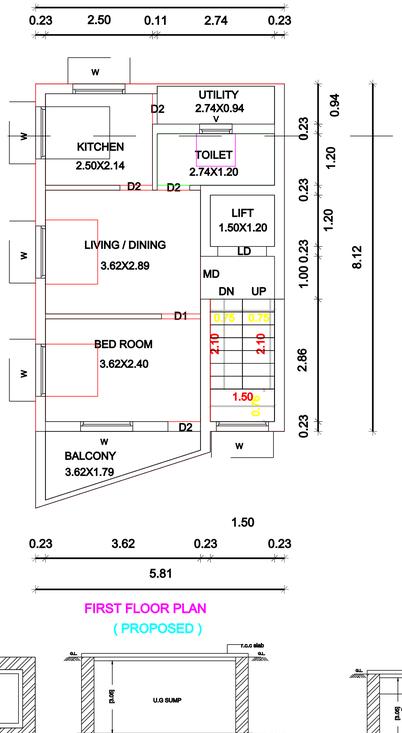


SITE CUM STILT FLOOR PLAN

(PROPOSED)

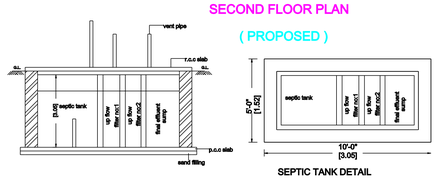


U.G SUMP DETAIL



FIRST FLOOR PLAN

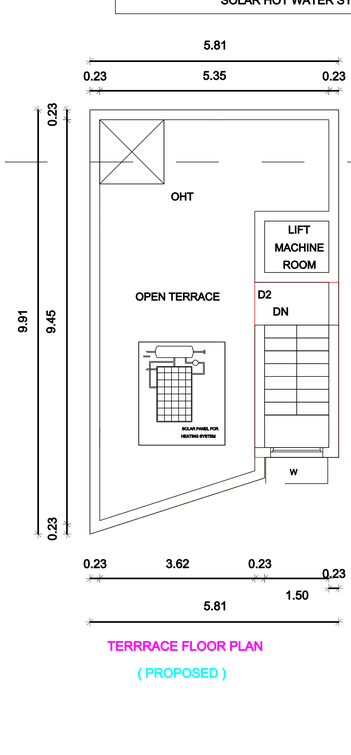
(PROPOSED)



SEPTIC TANK DETAIL

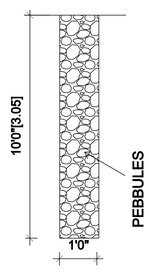
SECOND FLOOR PLAN

(PROPOSED)



TERRRACE FLOOR PLAN

(PROPOSED)



(N.T.S)

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOW	1.52 x 1.52
O	OPEN	0.90 x 2.10
V	VENTILATOR	0.90 X 0.60

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.MT
PLOT AREA AS PER DOCUMENT	966.00	89.74
PLOT AREA AS PER PATTA	968.76	90.00
FIRST FLOOR AREA	557.89	51.83
SECOND FLOOR AREA	557.89	51.83
TOTAL FSI AREA	1115.78	103.66
PLOT COVERAGE	57%	
FSI	1.15	
NON - FSI AREA		
STILT FLOOR AREA	557.89	51.83
HEAD ROOM	86.32	8.02
LIFT AREA	19.37	1.80
TOTAL BUILD UP AREA	1779.36	165.31
COMPOUND WALL (RM)	39.58	

NOTES

1. ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
2. SILL LEVEL OF WINDOW IS BELOW 1.00m
3. DISTANCE BETWEEN M.C AND JOINERY IS 0.60m
4. ALL DIMENSIONS ARE IN "METER"

SCALE : 1:100

COLOUR INDEX

PROPOSED BUILDING | ROAD

BOUNDARY

SITE UNDER REF

SPECIFICATION

1) SAND FILLING FOR FOUNDATION AND BASEMENT
2) P.C.C 1:4:8 FOR FOUNDATION AND BASMENT
3) 9" BRICK WORK WALLS IN C.M. 1:5
4) 4.5" BRICK WORK WALLS IN C.M. 1:3
5) ALL COLUMN, BEAMS & SLABS ARE IN CC 1:2:4
6) CELING PLASTERING IN CEMENT MORTOR 1:3
7) WEATHERING COURSE USING BRICK JELLY &
8) LIME CONCRETE IN 1:3 RATIO
9) CLAY TILES IN TERRACE FLOOR USING CM 1:4
10) WALLS & CEILING WITH CEMENT PAINT
11) DOORS & WINDOWS WITH ENAMEL PAINT
12) ACC SHEET WITH FINISH FOR MAIN SHED

OWNER SIGN

K. DEVI, B.E., Civil Eng.,
Reg. CMDA - RE / GR - II / 2023 / 01 / 257
Reg. Eng. GCC- RE / GR - II / RE202692021
#3/16, 6th Street, Kottaimedu Village, Vittilapuram Post,
Kalpakkam (Via), Chengalpattu District.
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.