PP APPROVAL RECORD

Planning Permission

Nelvoy

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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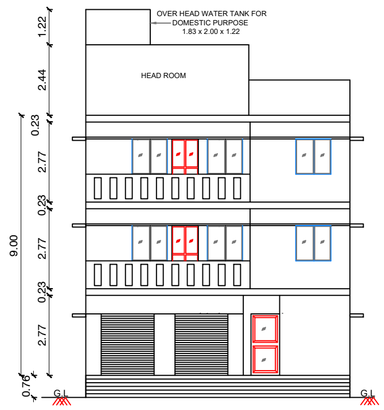
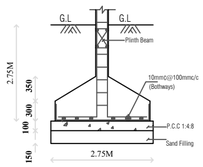
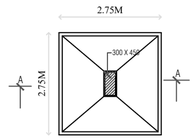
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A SHOP AND RESIDENTIAL BUILDING GROUND FLOOR, FIRST FLOOR & SECOND FLOOR AT OLD S.NO:-229, PATTA NO: 85, S.NO:- 229/1B, UTHIRAMERUR MAIN ROAD, V.NO:15, NELVOY VILLAGE, MADURANTAKAM PANCHAYAT & TALUK, CHENGALPATTU DISTRICT.



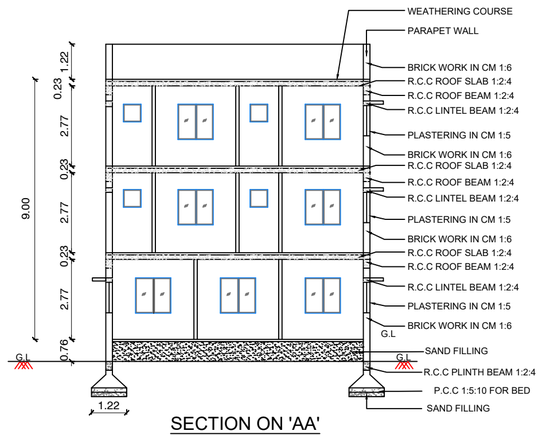
FRONT ELEVATION
(PROPOSED)



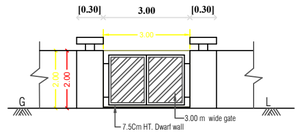
SECTION A-A



PLAN OF FOOTING



SECTION ON 'AA'
(PROPOSED)

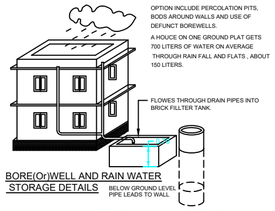


ELEVATION



PLAN

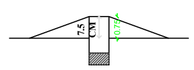
COMPOUND WALL & GATE DETAILS



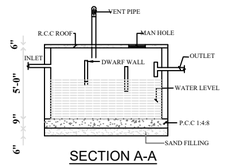
BORE(Or)WELL AND RAIN WATER STORAGE DETAILS



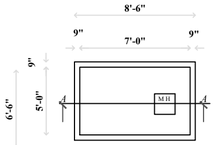
WIKET GATE ELEVATION



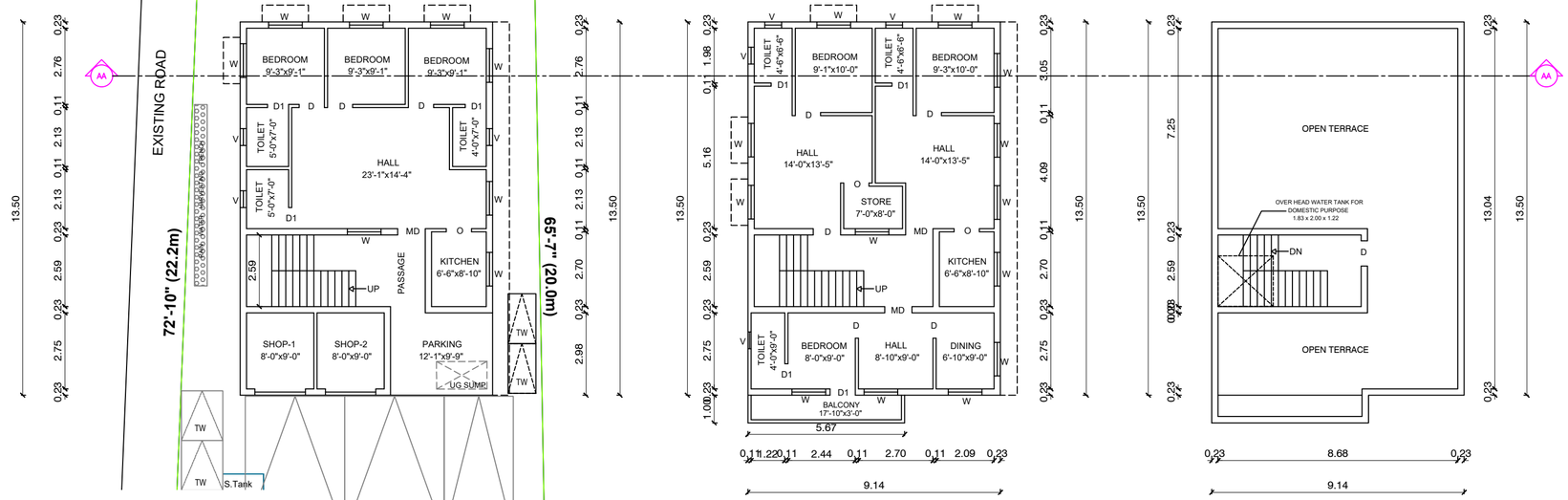
DWARF WALL DETAILS



SECTION A-A



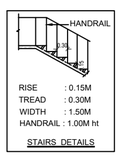
PLAN OF SEPTIC TANK



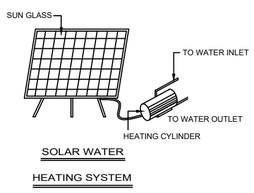
I CUM / GROUND FLOOR PLAN
(PROPOSED)

(FIRST & SECOND)
TYPICAL FLOOR PLAN
(PROPOSED)

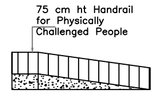
TERRACE FLOOR PLAN
(PROPOSED)



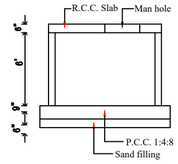
STAIRS DETAILS

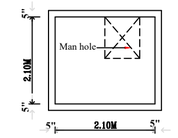


SOLAR WATER
HEATING SYSTEM

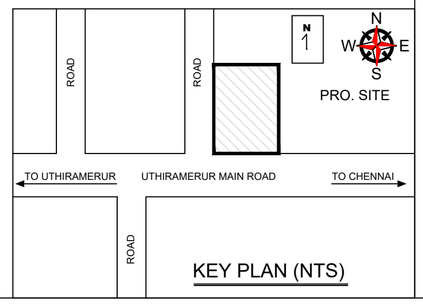


RAMP ENTRY & EXIT DETAIL





TYPICAL SUMP DETAILS
(RAIN, SULLAGE & DRINKING SUMP)



KEY PLAN (NTS)

OWNERS NAME : Mr.Y.VINSENT
S/O: YESSUDIYAN

SPECIFICATIONS :

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly lime Concrete
8. Ceramic flooring over a basecourse of C.C.1:5:10

JOINERIES			COLOUR INDEX
MAIN DOOR	MD	1.00 X 2.13	EXISTING
DOOR	D1	0.91 X 2.13	PROPOSED
DOOR	D2	0.76 X 2.13	ROAD
WINDOW	W	1.22 X 1.22	DEMOLITION
WINDOW	W1	1.00 X 1.22	SITE BOUNDARY
VENTILATOR	V	0.76 X 0.76	

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

DESCRIPTION	SQ.FT	SQ.MT
PLOT AREA	2691.00	250.00
PRO.-GROUND FLOOR AREA - RESIDENTIAL	1035.48	96.20
PRO. - GROUND FLOOR AREA - SHOP AREA	174.69	16.23
PROPOSED - FIRST FLOOR AREA	1389.83	129.12
PROPOSED - SECOND FLOOR AREA	1389.83	129.12
TOTAL AREA	3989.83	370.67

TOTAL FSI AREA = 370.67 SQ.M
FLOOR SPACE INDEX = 370.67/250.0= 1.483

PLOT COVERAGE = 51.65%

(Mr.Y.VINSENT)
OWNER SIGNATURE:

REGISTER 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

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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.