PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

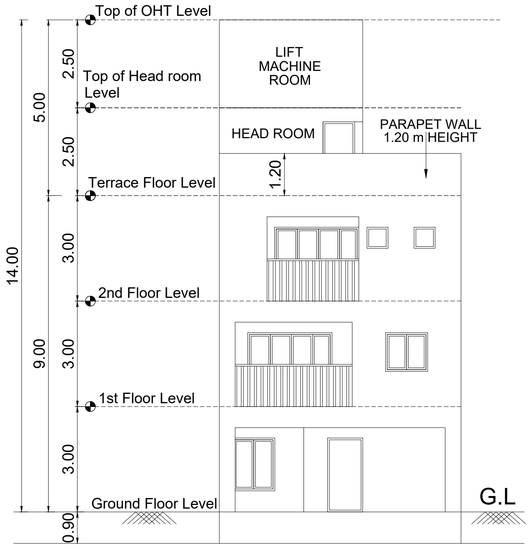
The approval as the planning authority issued it, reproduced in full behind this page.

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

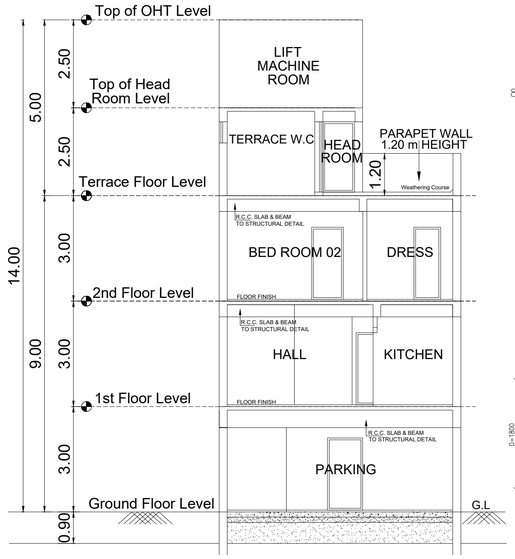
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR (PART) + FIRST FLOOR + SECOND FLOOR RESIDENTIAL BUILDING WITH ONE DWELLING UNIT AT SUB-DIVISION OF PLOT NO : 4C, 4.88M (16'-0") WIDE COMMON PASSAGE & 11.30M (37'-0") WIDE SRI JAGANATHAN KOIL STREET, KANATHUR REDDYKUPPAM, CHENGALPATTU - 603 112. COMPRISED IN OLD SURVEY NO : 97/72 & 97/73 AND AS PER PATTA NO : 5318 & 5319, NEW SURVEY NO : 97/72A, 97/72B, 97/73A & 97/73B OF KANATHUR REDDYKUPPAM VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, WITHIN THE LIMITS OF THIRUPORUR PANCHAYAT UNION LIMIT.

EARLIER PLOT SUB DIVISION PLAN APPROVED BY THIRUPORUR PANCHAYAT UNION LIMIT

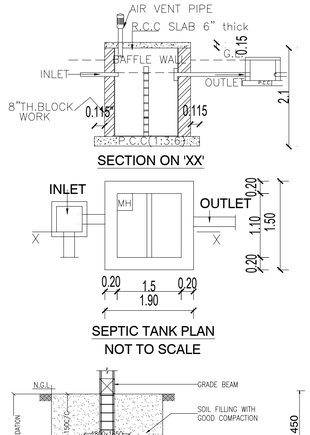
THE BDO(VP), THIRUPORUR PANCHAYAT UNION APPROVED THE LAYOUT IN LETTER RC.NO. 3288/2024/B1, DATED 10.10.2024

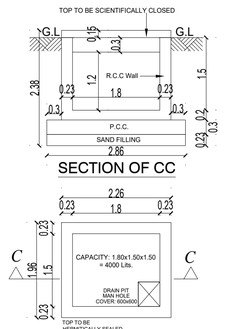


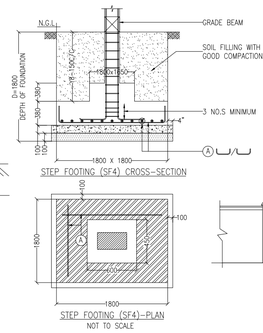
NORTH SIDE ELEVATION

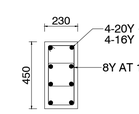


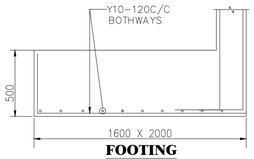
SECTION ON "A - A"

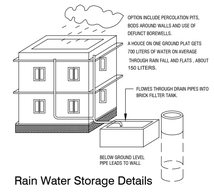




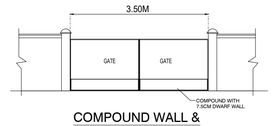




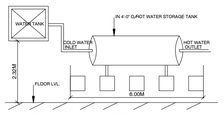




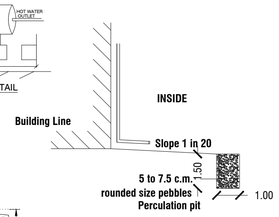
Rain Water Storage Details

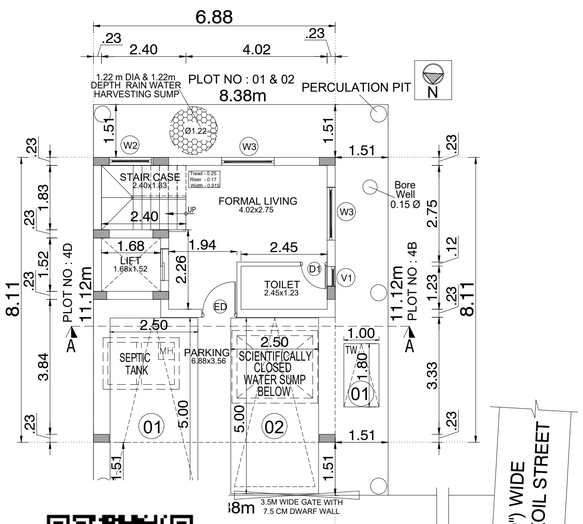


COMPOUND WALL & GATE IN ELEVATION
(NOT TO SCALE)



SOLAR HOT WATER SYSTEM DETAIL

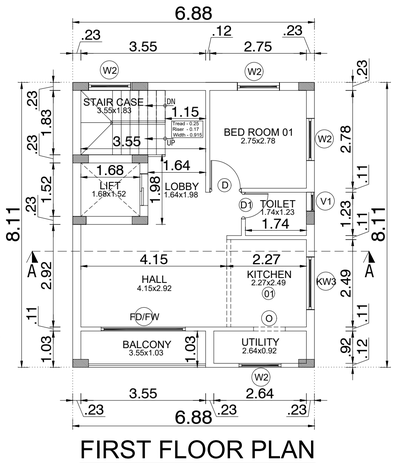




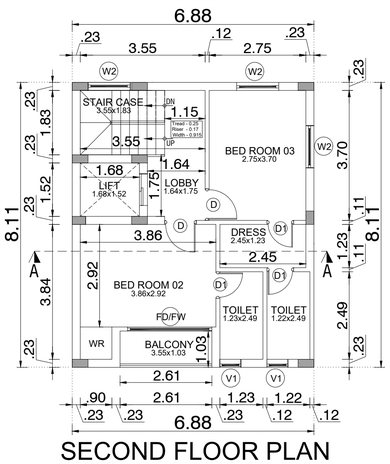
E COMMON PASSAGE

_AN CUM
OR PLAN (PART)
(PROPOSED)

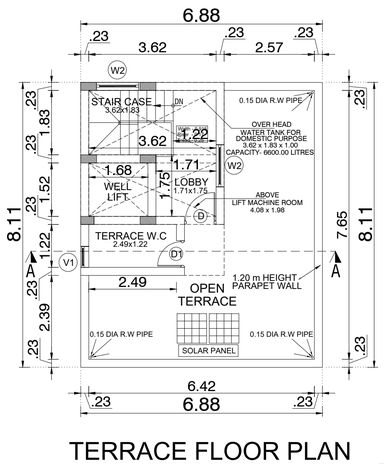
11.30M (37'-0") WIDE
SRI JAGANATHAN KOIL STREET



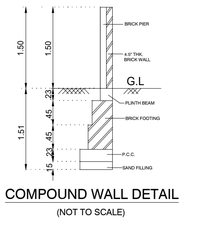
FIRST FLOOR PLAN
(PROPOSED)



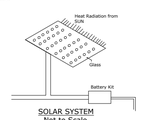
SECOND FLOOR PLAN
(PROPOSED)



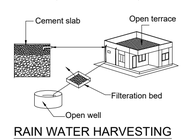
TERRACE FLOOR PLAN
(PROPOSED)



COMPOUND WALL DETAIL
(NOT TO SCALE)

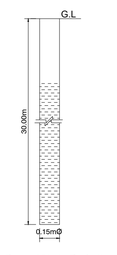


SOLAR SYSTEM
Not to Scale



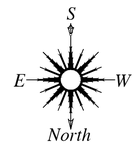
RAIN WATER HARVESTING

DWARF WALL DETAILS



Bore Well Details
Scale N.T.S

NORTH POINT:



SPECIFICATIONS:

FOUNDATION:
R.C.C. PILE FOUNDATION OVER A BED OF 1:1.5:3 SAND FILLING.
R.C COLUMN FOUNDATION AND TIE (PLINTH) BEAMS OVER A BED OF P.C.C 1:4:8 SAND CUSHIONS.

SUPER STRUCTURE:
115mm THK. INTERNAL & 230mm THK. EXTERNAL WALLS IN C.M 1:5 WITH PLASTER IN C.M 1:5

R.C.C. WORK:
R.C COULMNS,BEAMS,SLABS,LINTELS, AND SUNSHADES IN M25 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
ED	Entrance Door	1.00 x 2.10
D	Door	0.91 x 2.10
D1	Door	0.76 x 2.10
W1	Window	0.60 x 1.50
W2	Window	1.20 x 1.50
W3	Window	1.50 x 1.50
W4	Window	1.80 x 1.50
KW2	Window	1.20 x 1.00
KW3	Window	1.50 x 1.00
V1	Ventilator	0.61 x 0.61

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.M
PLOT AREA (PLOT NO : 4C)	1004.00	93.27
GROUND FLOOR (PART)	326.26	30.31
FIRST FLOOR AREA	599.99	55.74
SECOND FLOOR AREA	599.99	55.74
TOTAL AREA	1526.24	141.79
PLOT COVERAGE - 59.76 %	F.S.I. - 1.520	

(NON F.S.I.)		
PARKING AREA	273.73	25.43
HEAD ROOM AREA	241.22	22.41
TOTAL BUILTUP AREA	2041.19	189.63

ALL DIMENSION ARE IN METRE

COLOUR INDEX :-

DEMOLITION =
PROPOSED =
BOUNDARY =
ROAD =

GPA / OWNER SIGNATURE

MRS.SHANTHI MAHINDRAN &
MR.MAHANDRA SIMHAN.D (GPA)

REGISTERED ENGINEER / ARCHITECT

ER. SRIDHAR .K
DTCP : Reg. No. CGLDIST/RE/GR-III/2022/10/018
CMDA: Reg. No. RE/GR-III/19/04/066
No. 63/B, Katta Bomman Street,
Tharamani, Chennai - 600 113.
Mob : 94456 57022 / 86672 97137

DRAWING TITLE
SITE CUM GROUND FLOOR PLAN (PART), FIRST FLOOR PLAN, SECOND FLOOR PLAN, TERRACE FLOOR PLAN, NORTH SIDE ELEVATION & SECTION ON "A-A"

DRAWN	S.S	CHECKED	K.N
SCALE	1:100 / 1":8'0"	DATE	12.11.2024

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

hello@verified.realestate · +91 9996 12 9996

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.