

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

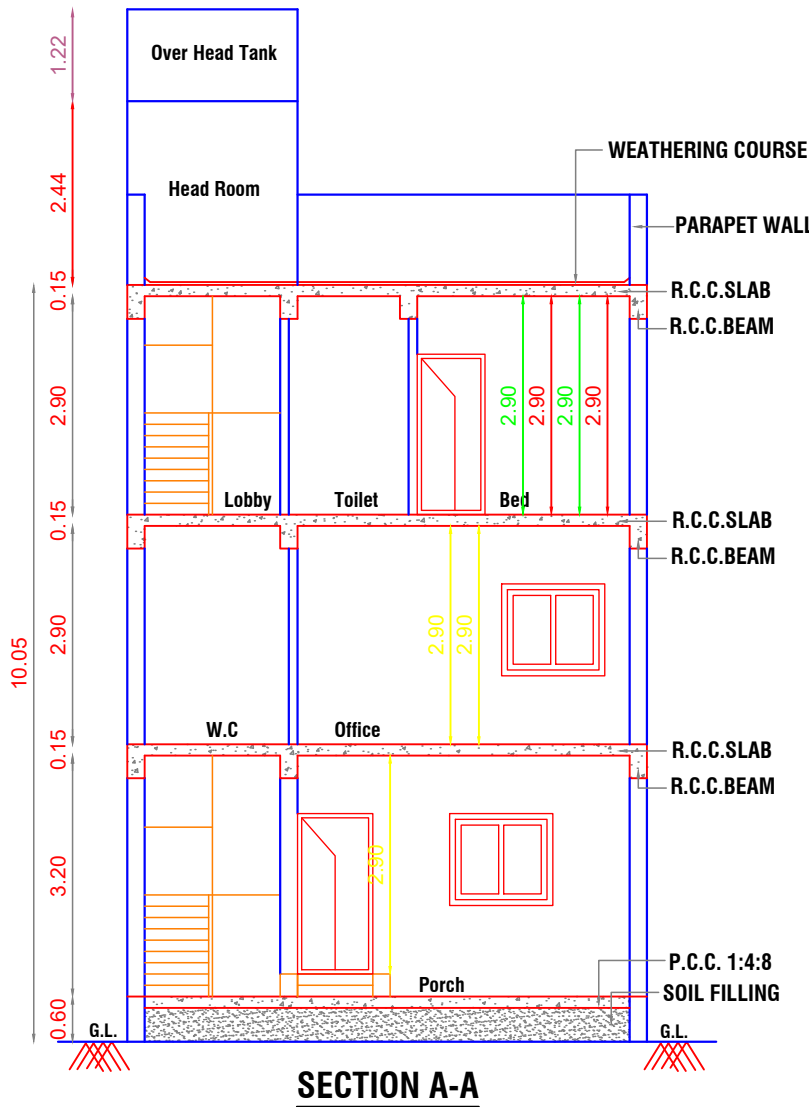
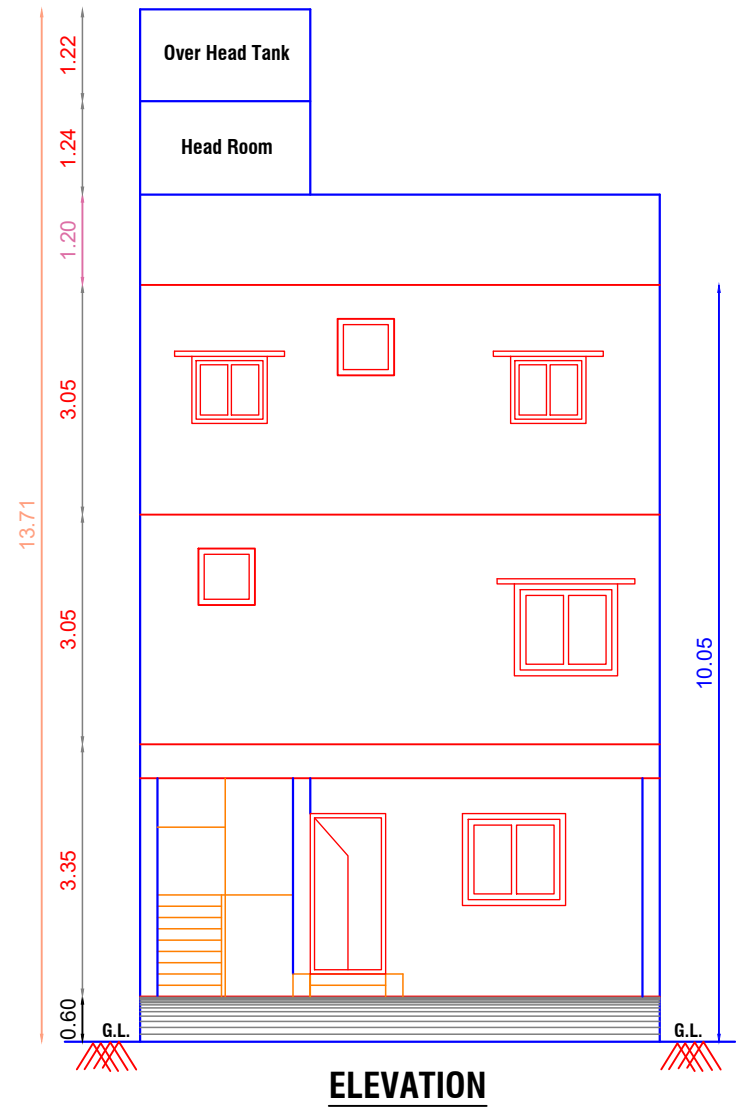
ISSUING AUTHORITY

Rural Panchayat

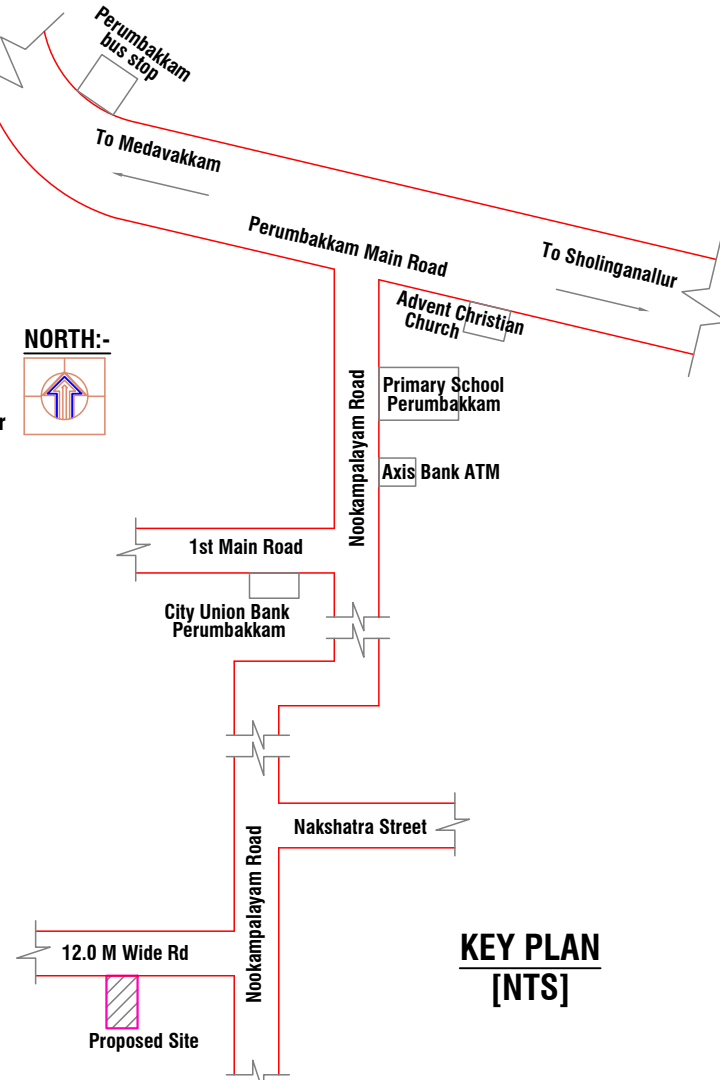
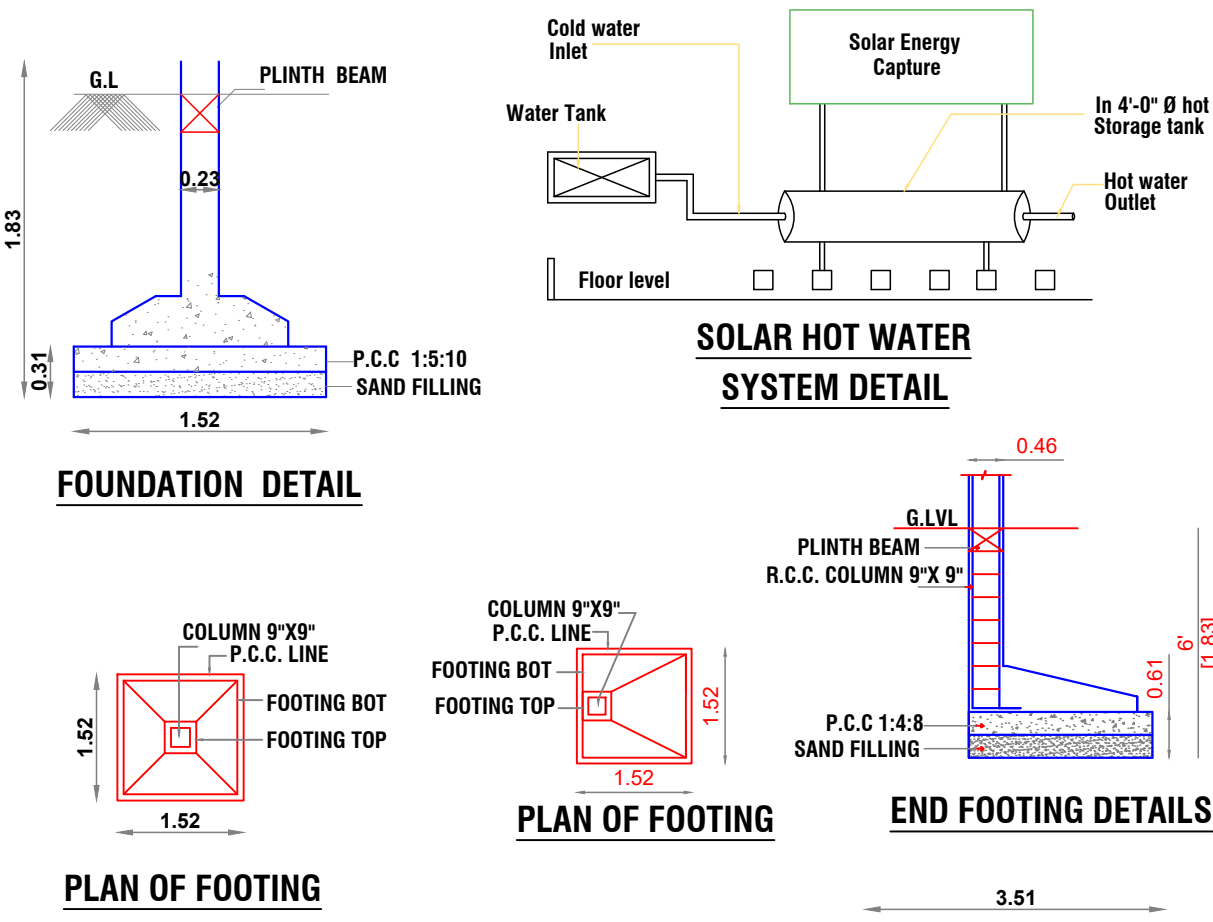
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST FLOOR COMMERCIAL & SECOND FLOOR RESIDENTIAL BUILDING IN OLD S.NO. 225/1A, AS PER PATTa S.NO. 225/1A2 [PATTa NO. 20035] @ PLOT NO. D, ROSE GARDEN STREET OF PERUMBAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT. ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.



NOTE : SUB-DIVISION PLANNING PERMIT NO. 183/2023 VIDE D.DIS NO. 5614/2022 DATED ON 30.03.2023



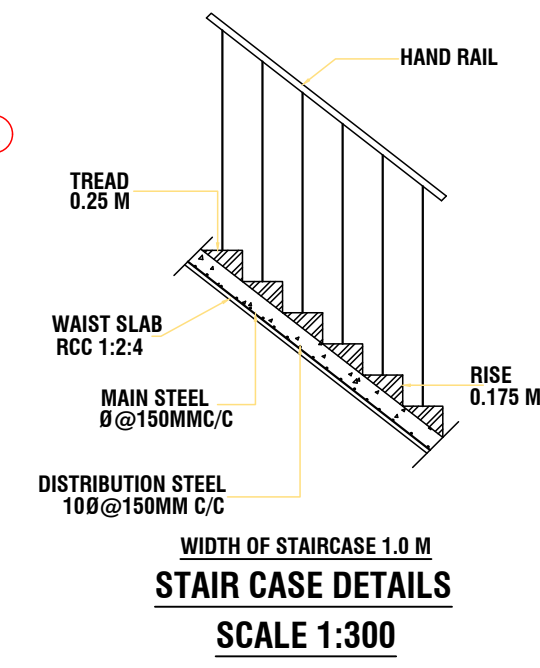
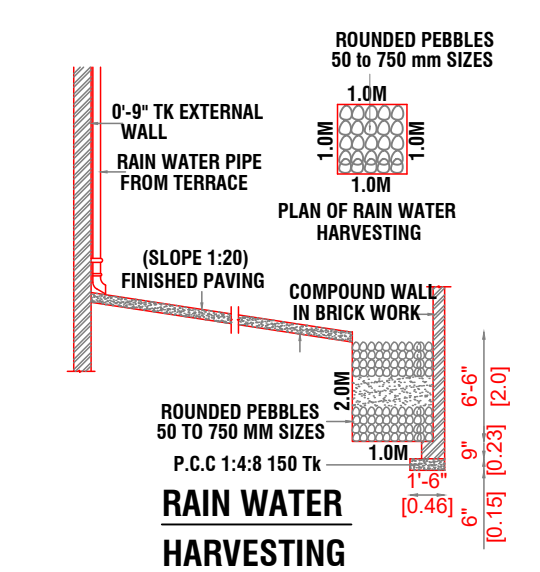
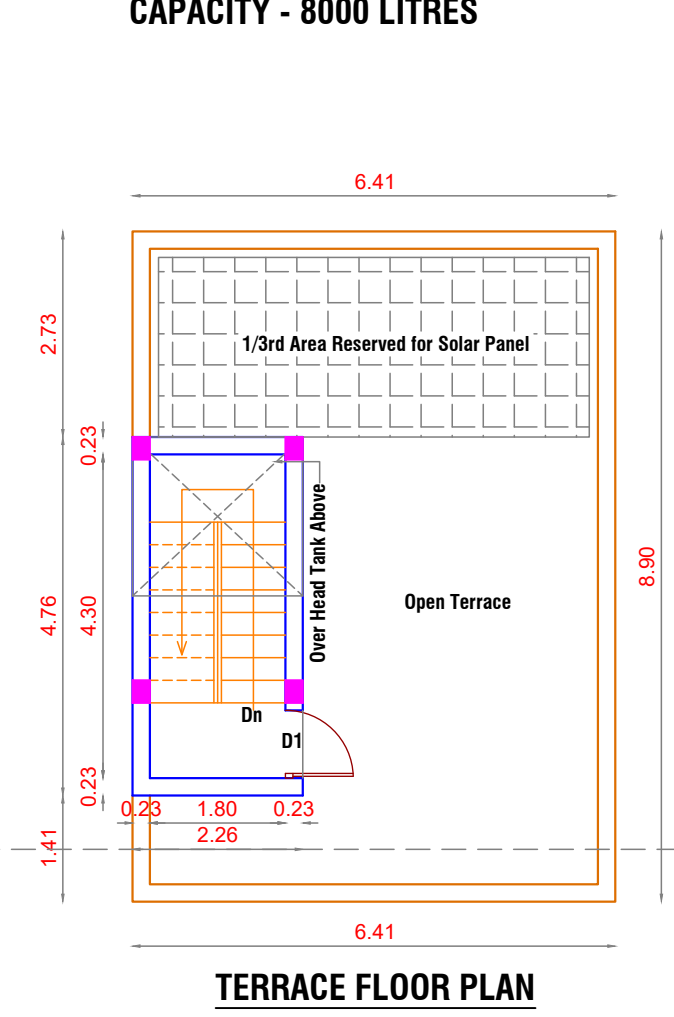
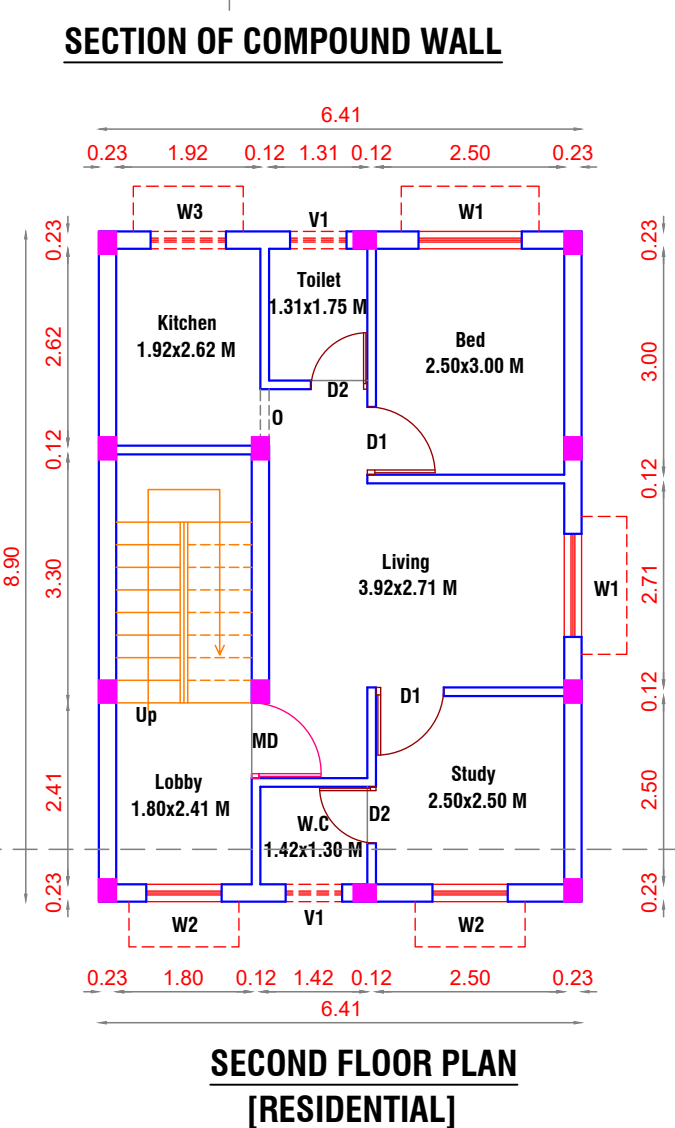
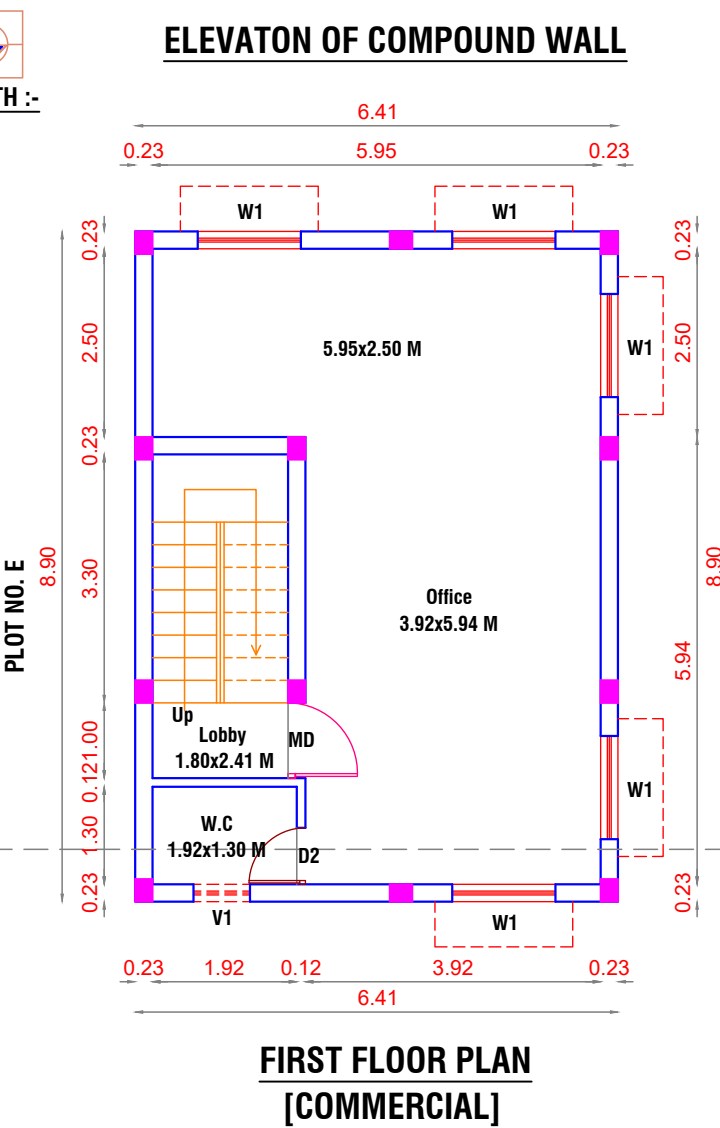
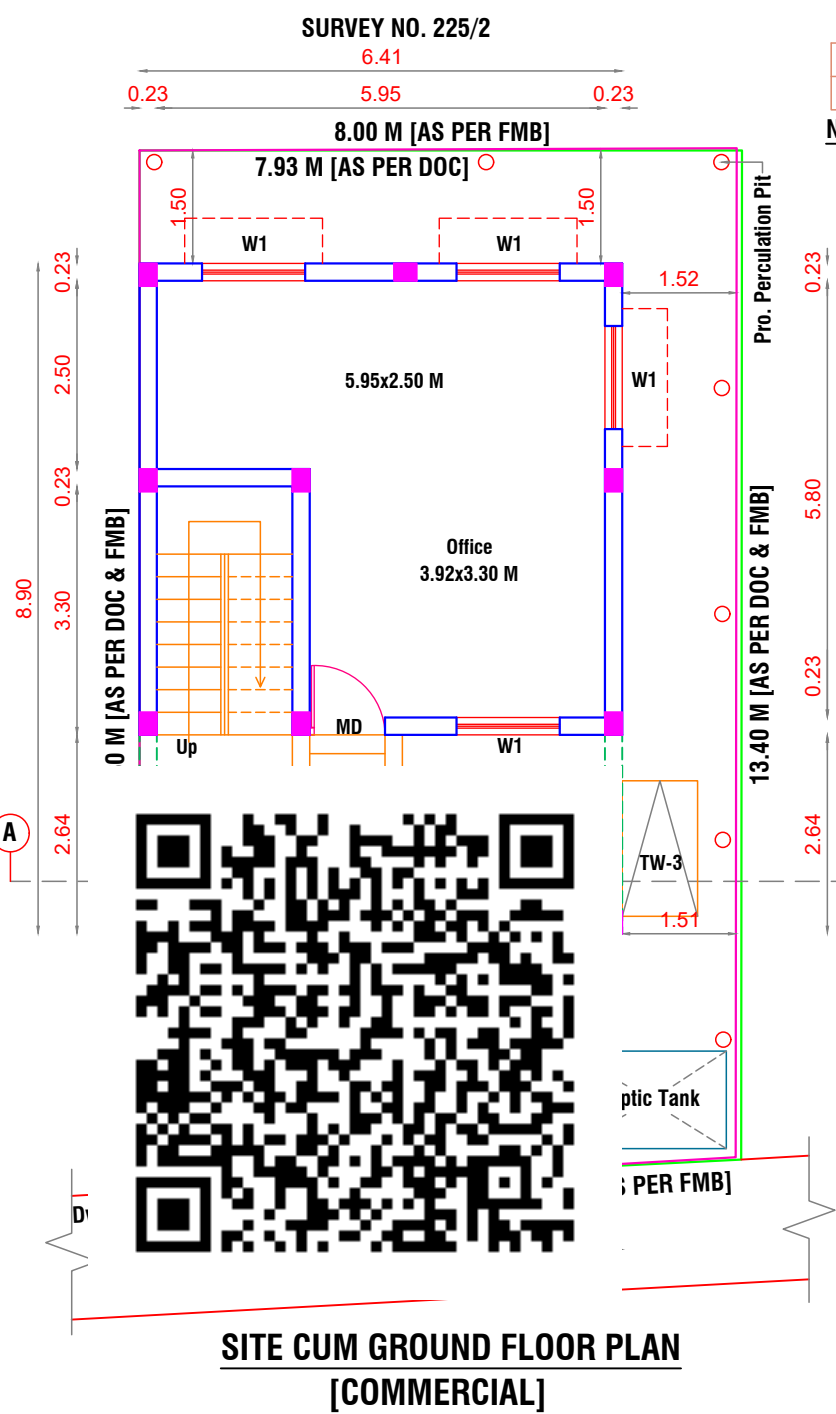
SCHEDULE OF JOINERY				
TYPE	DESCRIPTION	WIDTH FEET (METER)	HEIGHT FEET (METER)	
MD	MAIN DOOR	3'-6" (1.07 M)	7'-0" (2.14 M)	
D1	DOOR	3'-0" (0.91 M)	7'-0" (2.14 M)	
D2	DOOR	2'-6" (0.76 M)	7'-0" (2.14 M)	
W1	WINDOW	4'-6" (1.37 M)	4'-0" (1.21 M)	
W2	WINDOW	3'-0" (0.91 M)	4'-0" (1.21 M)	
W3	WINDOW	3'-0" (0.91 M)	3'-0" (0.91 M)	
V1	VENTILATOR	2'-6" (0.75 M)	2'-6" (0.75 M)	

- SPECIFICATIONS**
- FOUNDATION : R.C.C FRAMED STRUCTURE
 - SUPERSTRUCTURE : 9" & 4 1/2" THICK B.W IN C.M 1:5 (1 OF CEMENT AND 5 OF SAND).
 - R.C.C. WORK : R.C.C. 1:2:4 (1 CEMENT : 2 SAND : 4 AGGREGATE).
 - DOORS & WINDOWS : WOOD FRAME & SHUTTER FOR DOORS WOOD FRAME & GLAZED FOR WINDOWS.
 - PLASTERING : CEILING AND BEAMS IN C.M. 1:3 INTERIOR AND EXTERIOR IN C.M. 1:4.
 - FLOORING : VITRIFIED TILES FLOORING & CERAMIC TILE FLOORING FOR TOILETS.
 - WEATHERING COURSE: 12MM THICK PRESSED LAY OVER LIME CONCRETE 1:3 LAID TO SLOPE NECESSARY C.M. 1:3
 - PAINTING : 2 COATS EMULSION FOR INTERIOR & WEATHERSHIELD FOR EXTERIOR WALLS.
 - WATER TANK : WATER TANK SCIENTIFICALLY CLOSED.
 - SEPTIC TANK : SEPTIC TANK HERMITICALLY CLOSED.

AREA STATEMENT [FSI]	
DESCRIPTION	SQM
PLOT EXTENT [AS PER DOC]	107.77
PLOT EXTENT [AS PER PATTa]	113.00
GROUND FLOOR [COMMERCIAL]	57.06
FIRST FLOOR [COMMERCIAL]	57.06
SECOND FLOOR [RESIDENTIAL]	57.06
TOTAL FLOOR AREA	171.81
F.S.I.	: 1.587
NO. OF [COMMERCIAL UNITS]	: 2
NO. OF [RESIDENTIAL UNITS]	: 1

AREA STATEMENT [NON FSI]	
DESCRIPTION	SQM
HEAD ROOM	10.76
TOTAL NON FSI AREA	10.76

COLOUR CODE REFERENCE	
PROPOSED	: [Red Box]
EXISTING ROAD	: [Blue Box]
BOUNDARY LINE	: [Green Box]
SCALE - 1 : 100	



SIGNATURE OF OWNER/POWER AGENT

P. Ram Kumar

P. RAMKUMAR B.E.,
Registered Engineer / Grade - II
CMDA. Reg. No. RE/19/04/039
View Points
No.7/4, Munavar Avenue, 4th Street,
Essa Pallavaram, Chennai- 600 043.
Mob: 99529 72184
Email : vpoints@rediffmail.com

SIGNATURE OF REGISTERED ENGINEER

VIEW POINTS
Consulting Engineers & Licensed Surveyors
No.10, Ponniyammam Kovil 1st Street,
Pallavaram, Chennai - 600 043.
Ph: 044-2264 2184, Telefax: 044-2264 4252
Mob: 98842 11274.
Email: vpoints@rediffmail.com

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

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

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

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.

