

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

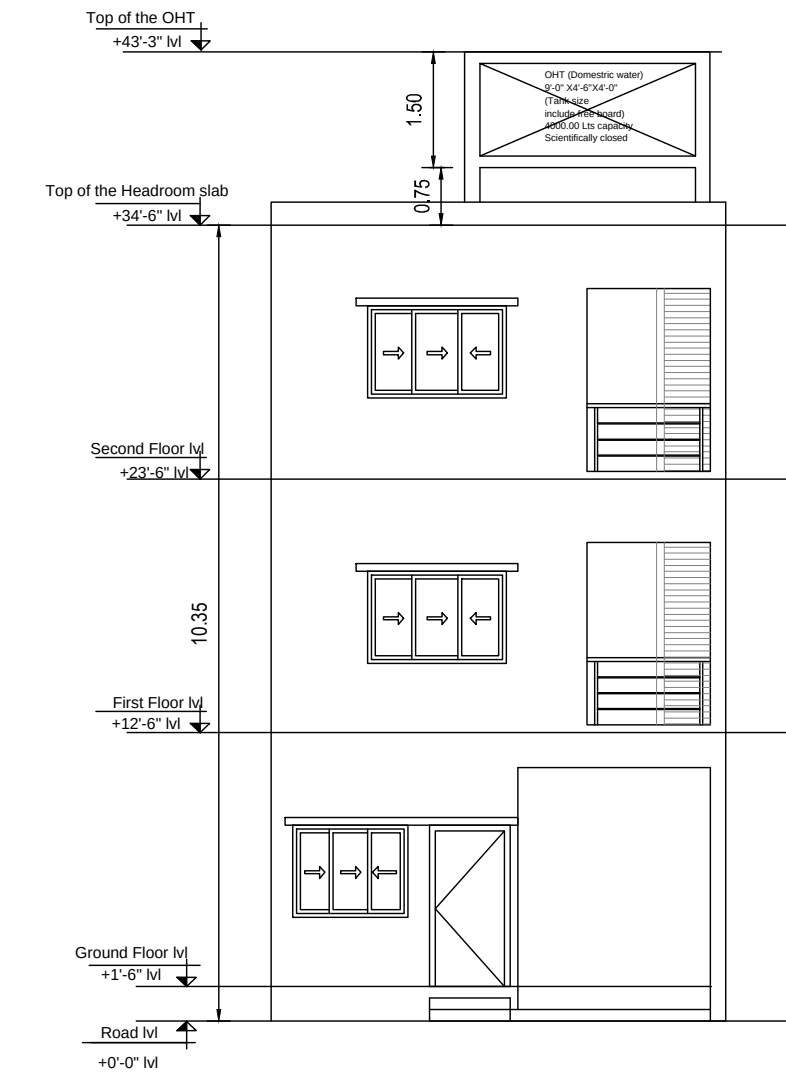
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

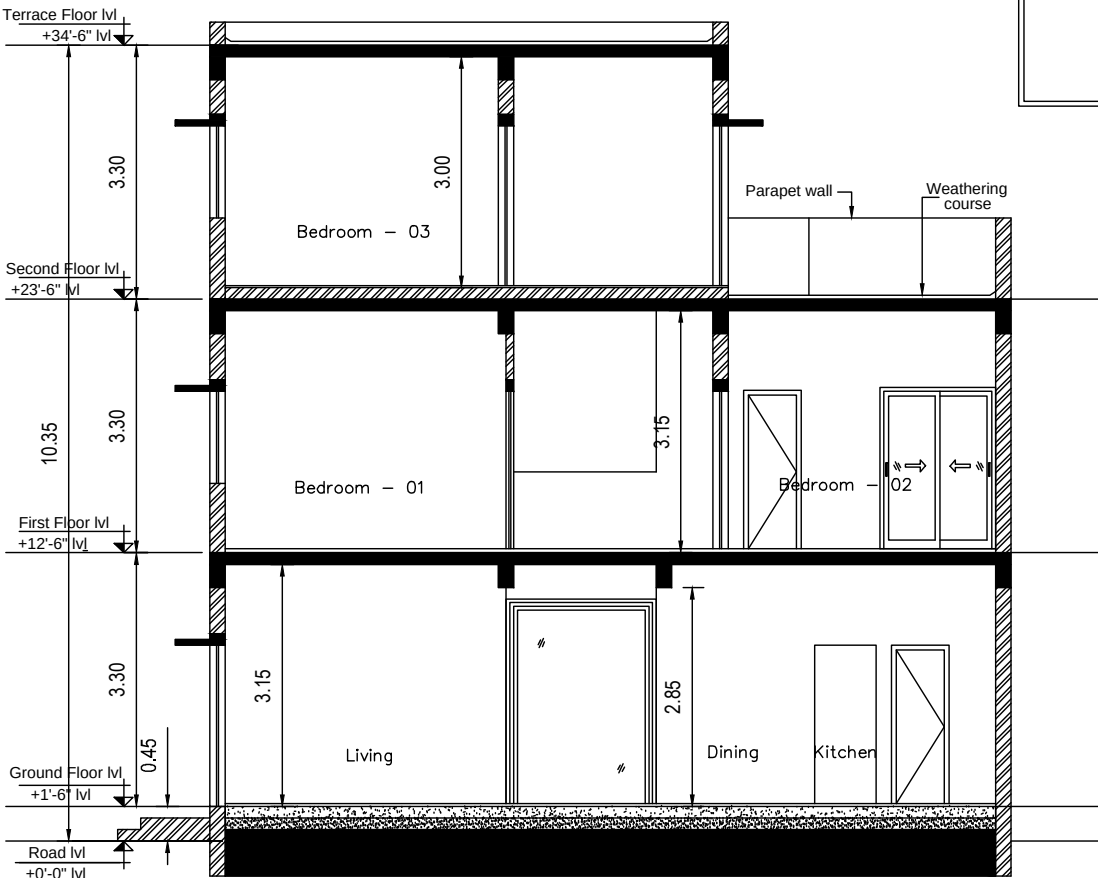
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT PLOT NO: 104 IN THE LAYOUT DRA INARA PHASE- II COMPRISED IN S.Nos.174/1, 175/1A,2, 176, 177, 178/2A1, 2B, 190, 191, 192, 193, 227/1 & 227/2 OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, SITUATE AT THAZHAMBUR MAIN ROAD, OTTIYAMBAKKAM, CHENGALPET DISTRICT.

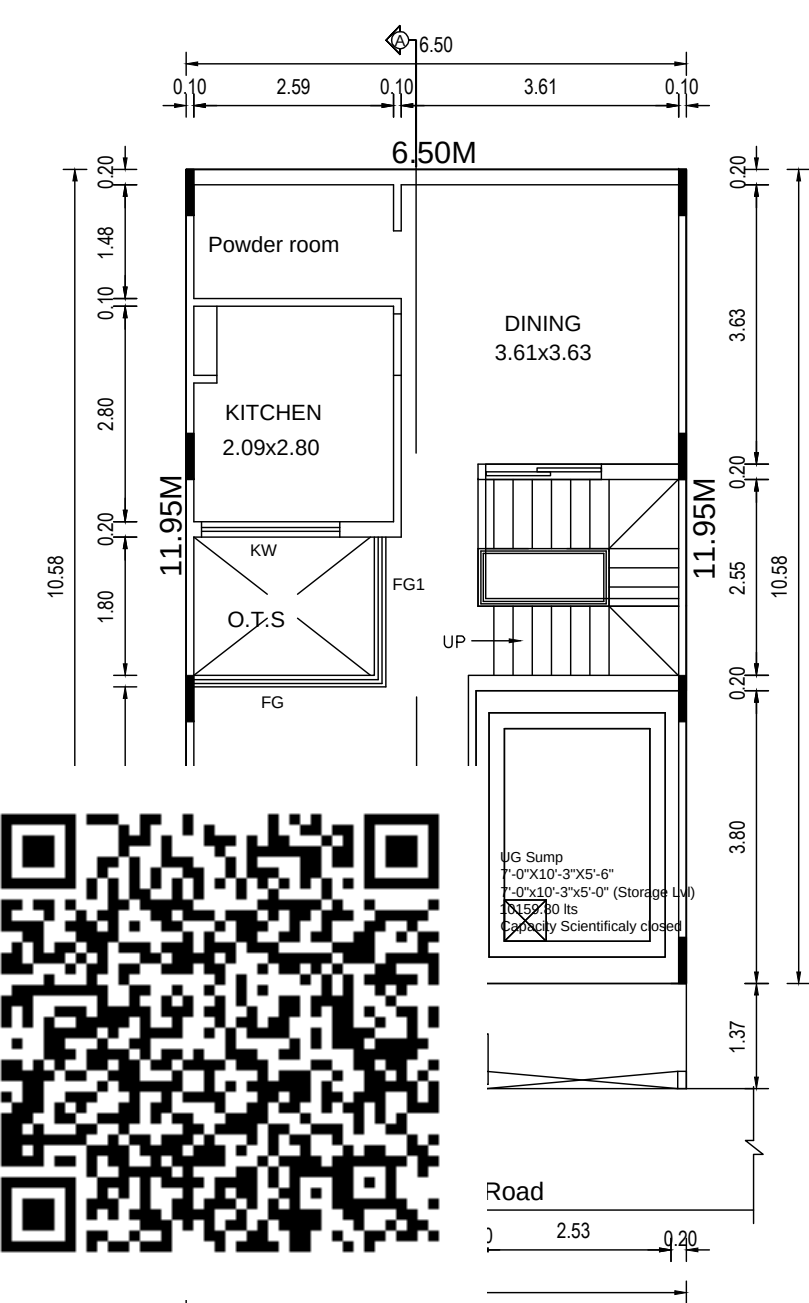
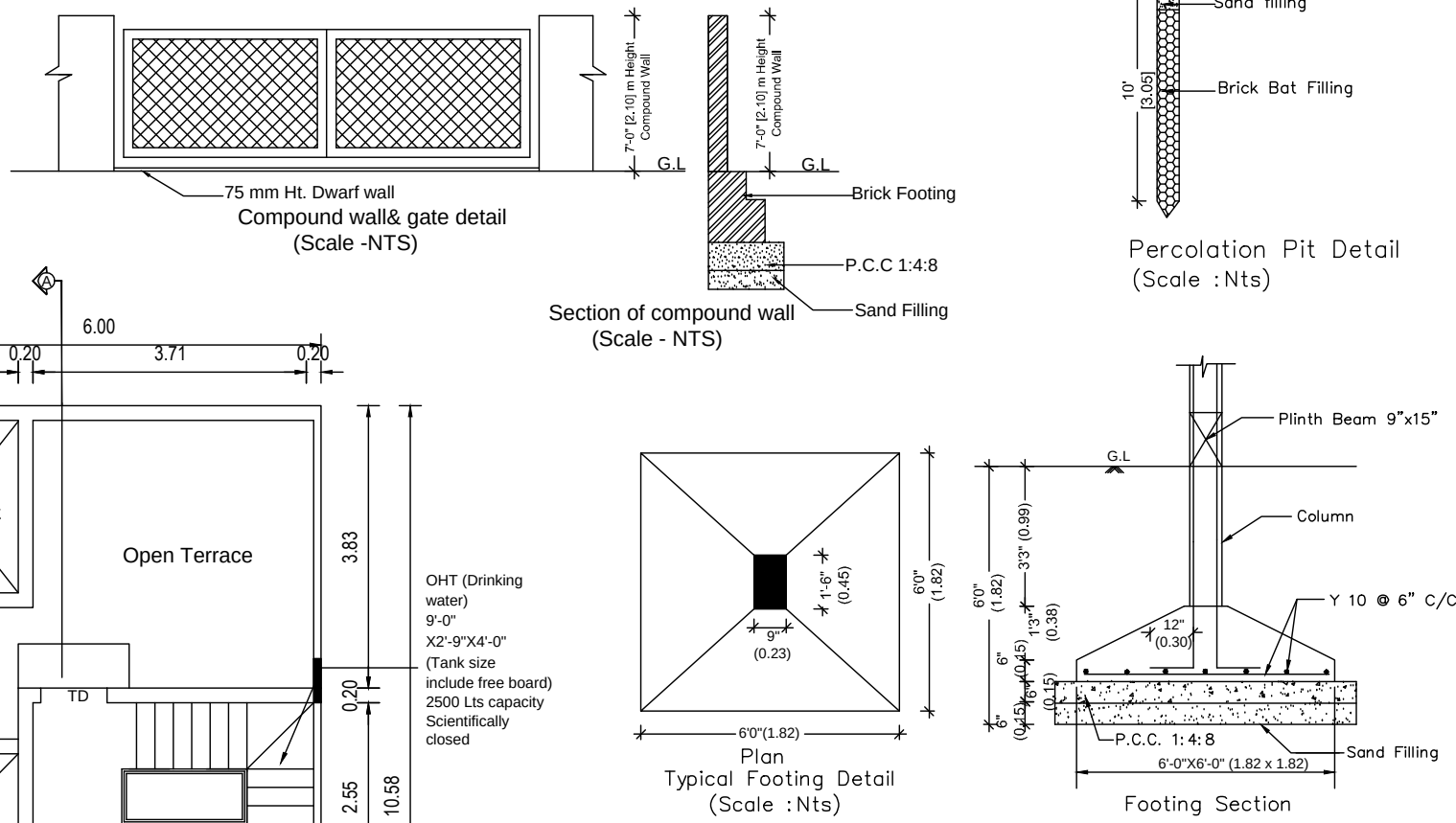
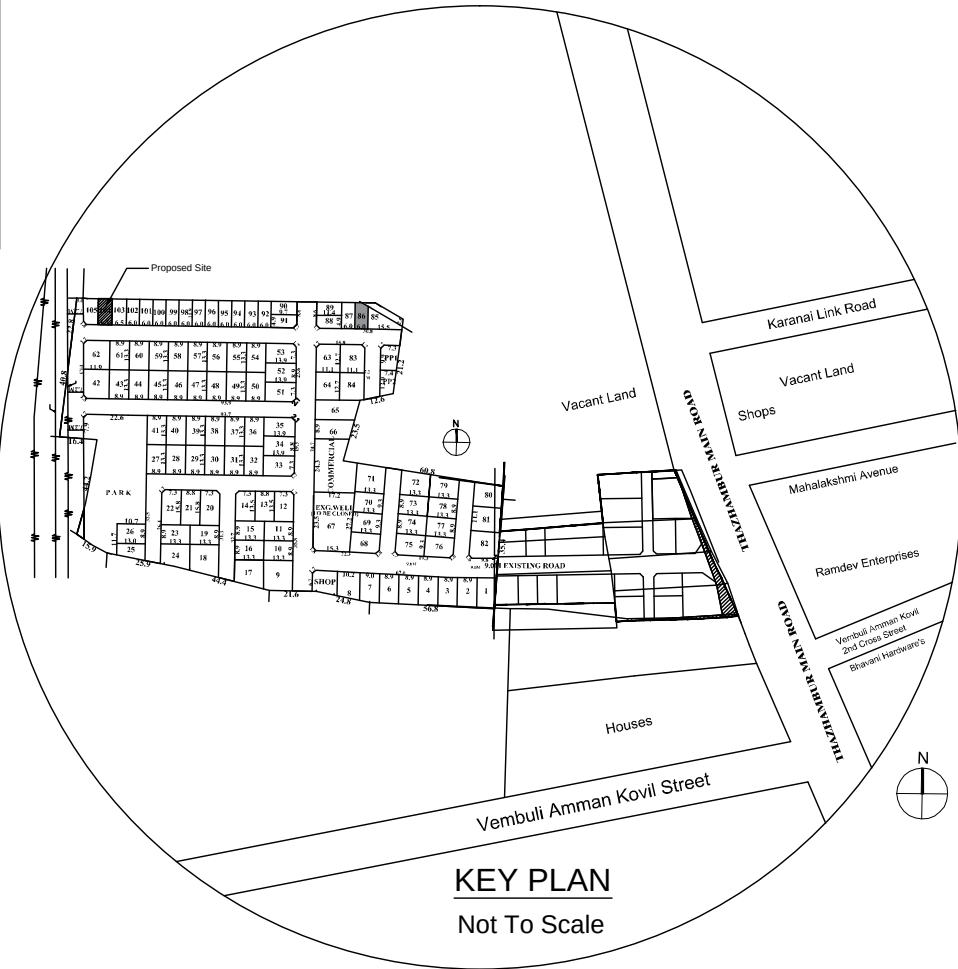
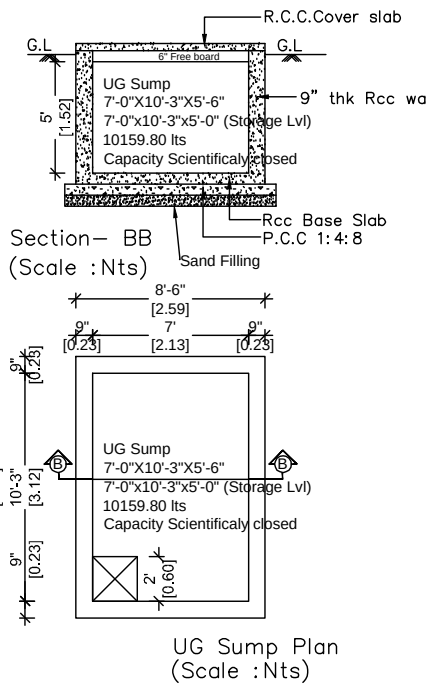


ELEVATION

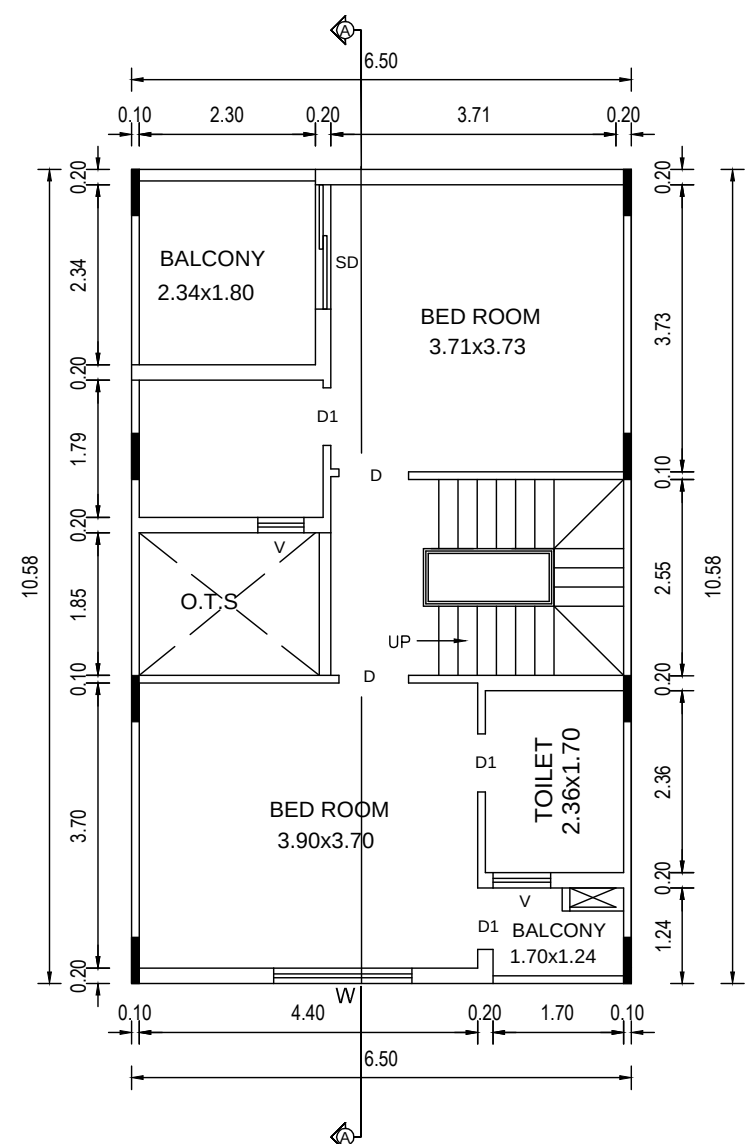


SECTION ON - AA

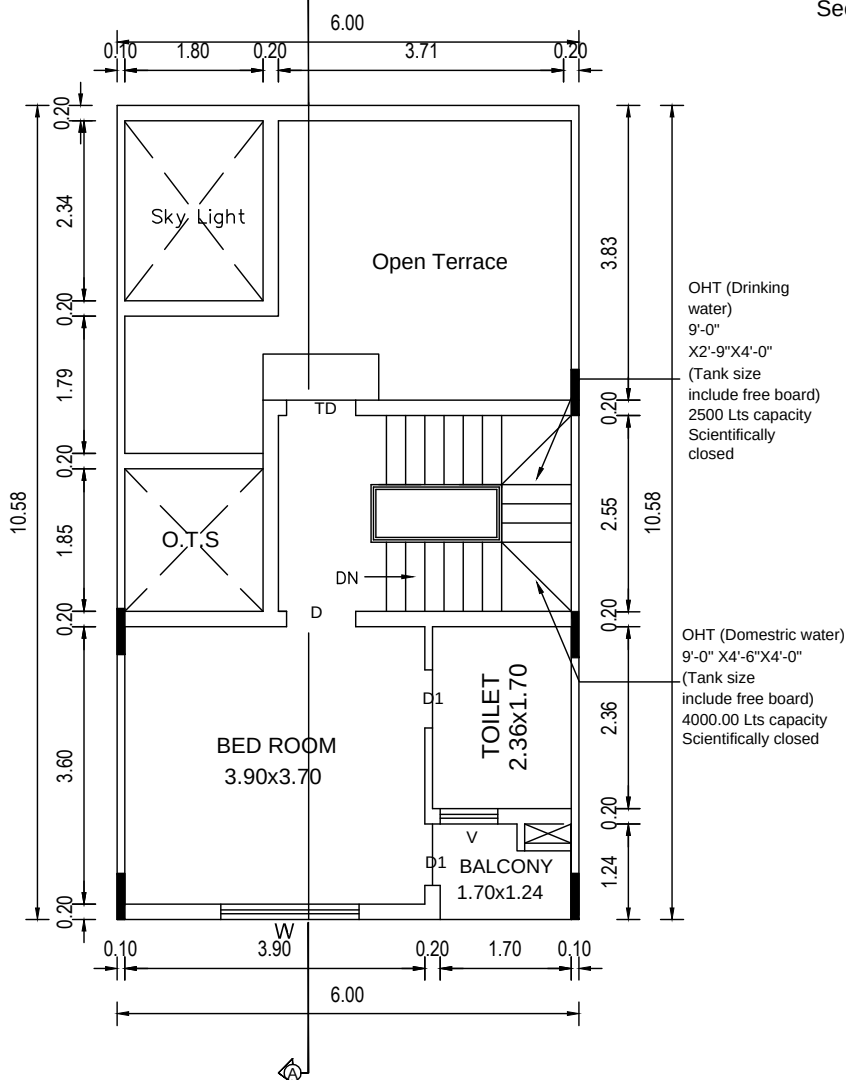
Ref : Layout Approved by CMDA
No - PPD/LO No. 262 / 2024
Planning Permit.No. 15980 / 2024
Dated : 21/ 11/ 2024
Layout Approved by Local body vide
No.93 / 2024-2025 Dated: 02/12/2024



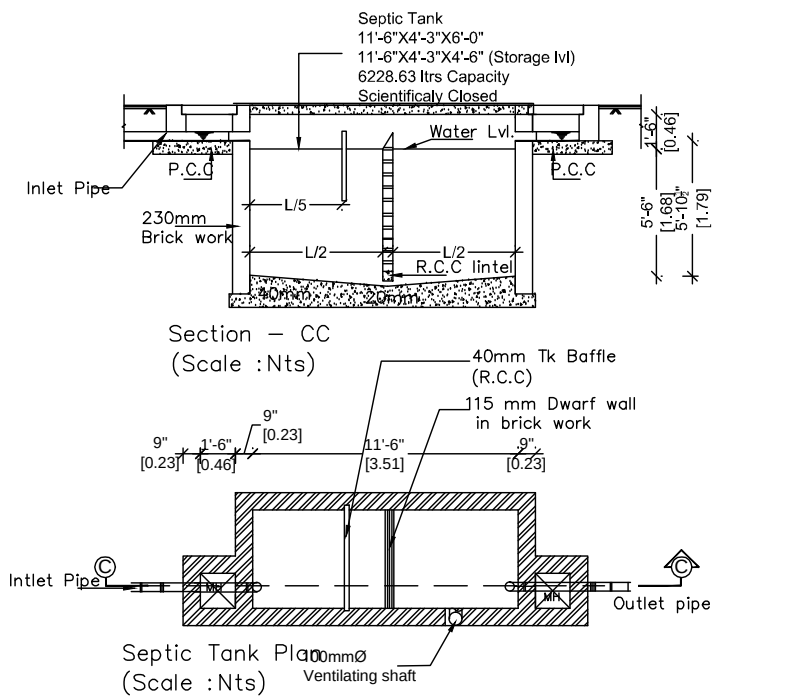
SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



OFFICE USE:

Schedule of joinery			
Type	Width	Height	Descriptions
MD	3'-6"	7'-0"	Main door
D	3'-0"	7'-0"	Door
D1	2'-6"	7'-0"	Door
SD	5'-0"	7'-0"	Sliding door
TD	3'-0"	7'-0"	Terrace Door
OP	2'-8"	7'-0"	Opening
W	5'-0"	4'-0"	Window
W1	6'-0"	4'-0"	Window
KW	4'-0"	3'-0"	Kitchen Window
V	2'-6"	3'-0"	Ventilator
FG	6'-4"	9'-0"	Fixed Glass
FG1	6'-6"	9'-0"	Fixed Glass
FG2	5'-10"	10'-6"	Fixed Glass
FG3	2'-6"	10'-6"	Fixed Glass

Specifications :

Foundation:
R.C.C. Foundation over a bed of 1:4:8 sand filling.
R.C column foundation and tie (plinth) beams over a bed of p.c.c 1:4:8 sand cushions.

Super structure:
0.115 m thk, internal & 0.23m the external walls in c.m 1:5 with plaster in c.m 1:5.

R.C.C Work:
R.C Columns, beams, slabs, lintels, and sunshades in 1:2:4 mix adequately reinforced.

Flooring :
Ceramic flooring

Weathering course:
B.Jelly & lime mortar over roof

Note:
Under ground sump and over head water tank are to be scientifically closed.

Area details			
S.no.	Plot area detail	Sqft	Sqm
1	As per patta	835.16	77.61
2	As per doc.	835.16	77.61
3	As per site	-	-

S.no.	Floor	Sqft	Sqm	Non F.S.I area
4	Ground floor	585.51	54.41	
5	First floor	641.71	59.64	
6	Second floor	412.23	38.31	
7	Parking			18.10
8	Headroom area			10.60
Total		1639.45	152.36	
F.S.I		1.96		

Plot coverage 76.83%

Colour code	
Existing road	
Proposed	
Boundary	

Sheet size : A2
Scale : 1:100

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD
Authorised Signatory

Signature of Owner

PRASHANTH S KHARCHE
B.Arch., DIP. BUSINESS MANAGEMENT, A.I.A., A.I.T.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA / 2004 / 33670
APPROVED VALUER No. 11819
LICENSED SURVEYOR : GATEWAY CORPORATION NO.172019 & 22.10.2019
Reg. No. RA / Gt. 1 / 1993/091 Dt. 18.03.2019
Reg. No. CGIRN / RA / Gt. 1 / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261

Signature of licensed surveyor

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.

