

PP

APPROVAL RECORD

# Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

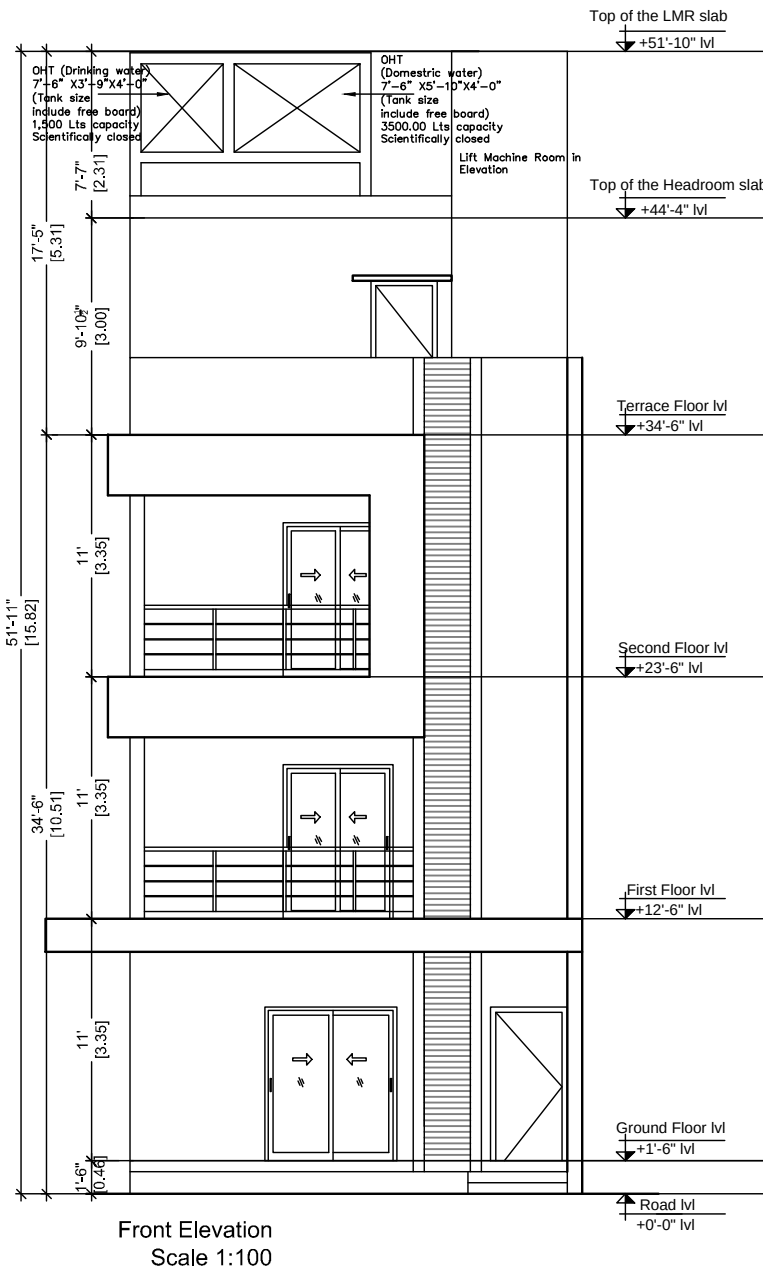
ISSUING AUTHORITY

**Rural Panchayat**

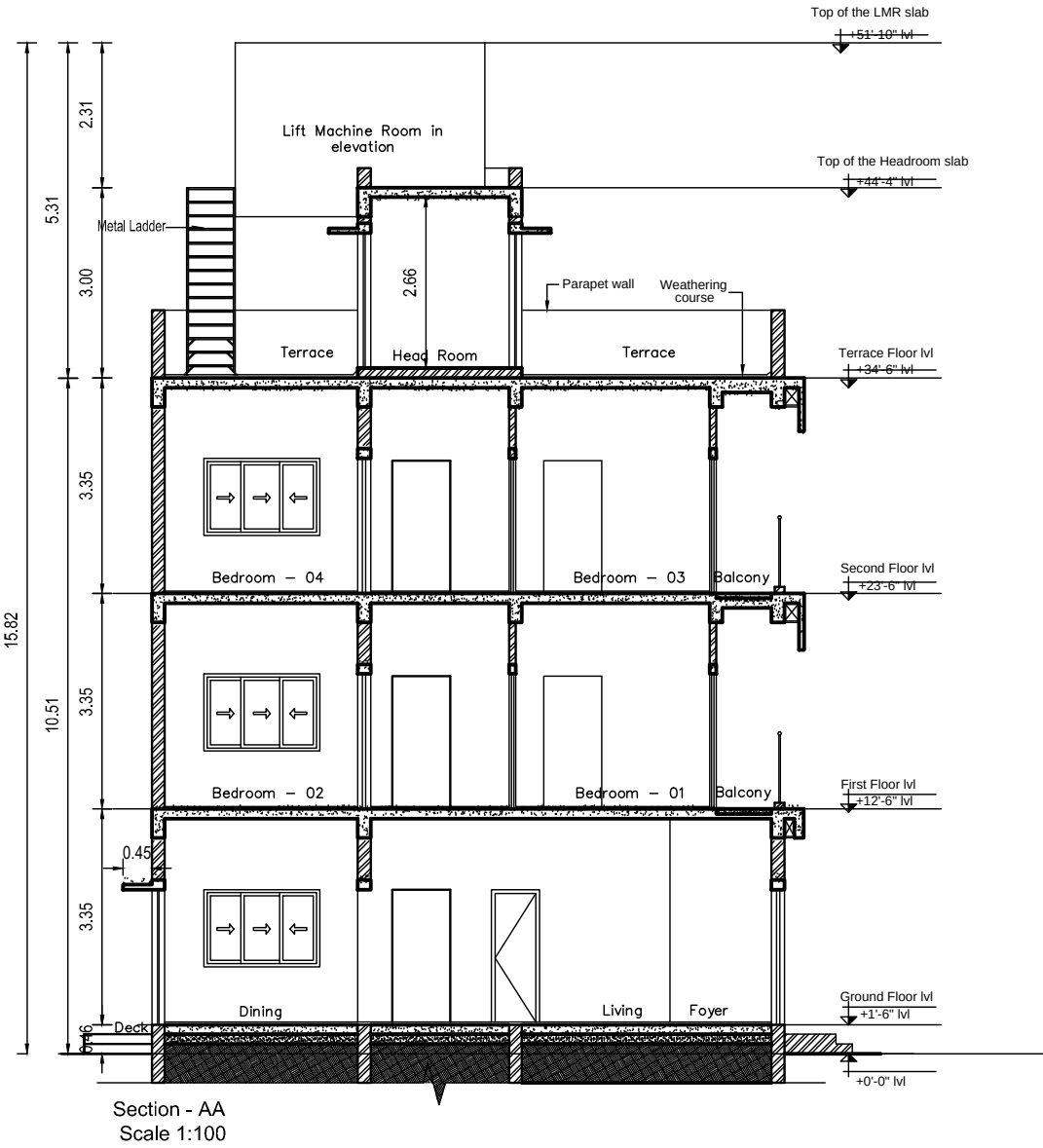
The approval as the planning authority issued it, reproduced in full behind this page.

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

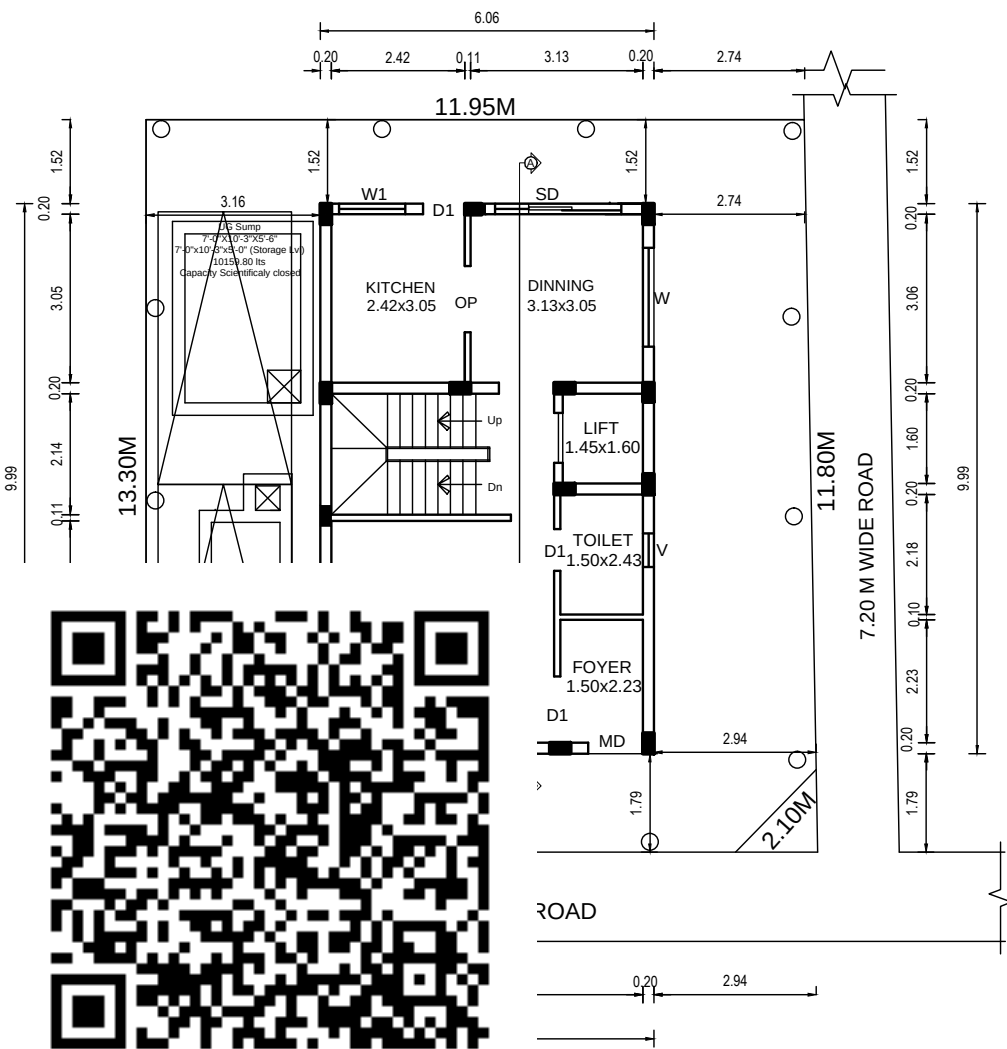
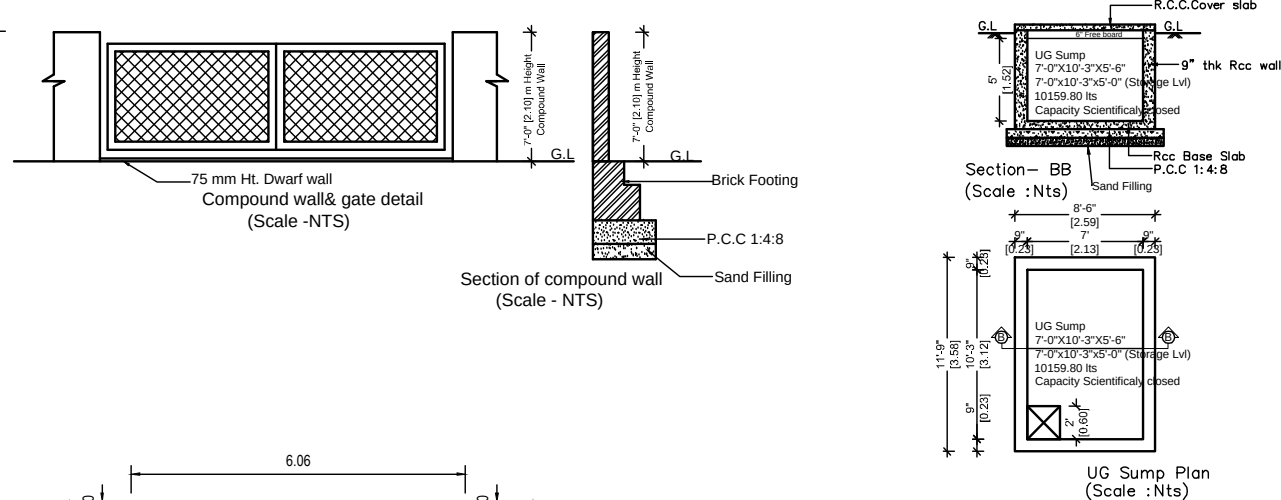
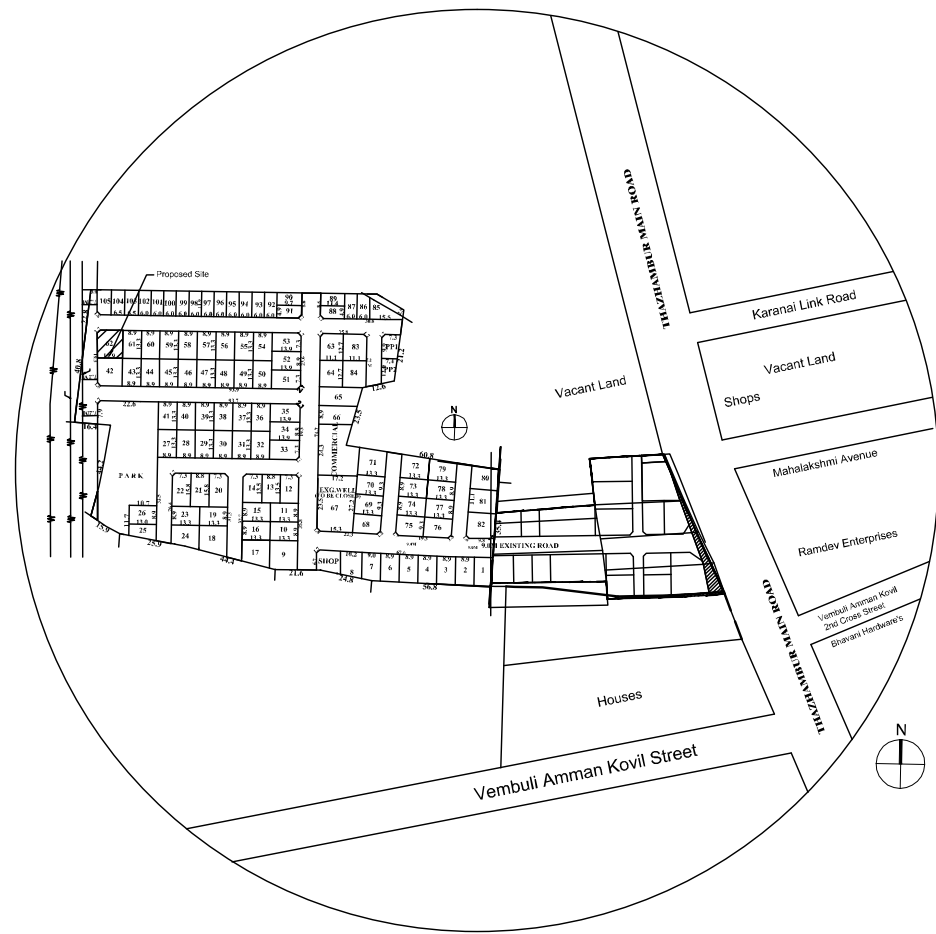
PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT PLOT NO: 62 IN THE LAYOUT DRA INARA PHASE- II COMPRISED IN S.Nos.174/1, 175/1A,2, 176, 177, 178/2A1, 2B, 190, 191, 192, 193, 227/1 & 227/2 OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, SITUATE AT THAZHAMBUR MAIN ROAD, OTTIYAMBAKKAM, CHENGALPET DISTRICT.



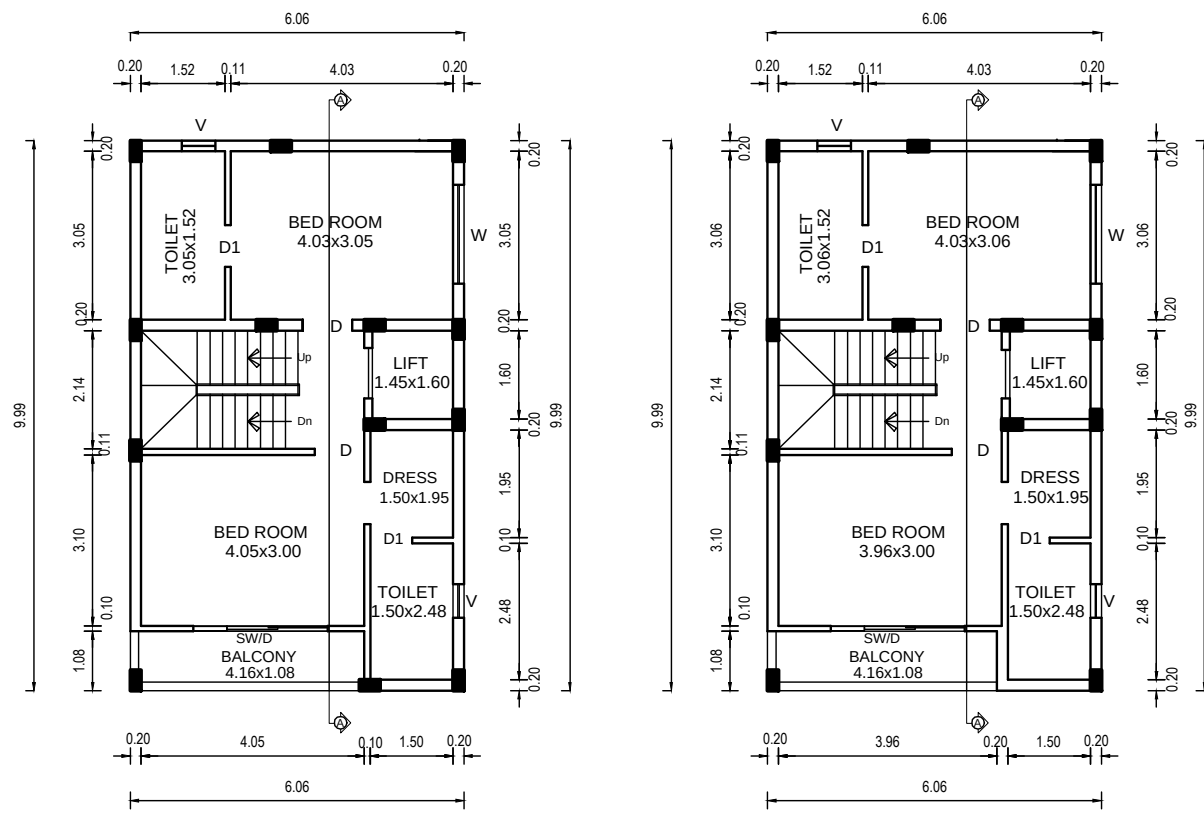
ELEVATION



SECTION ON - AA

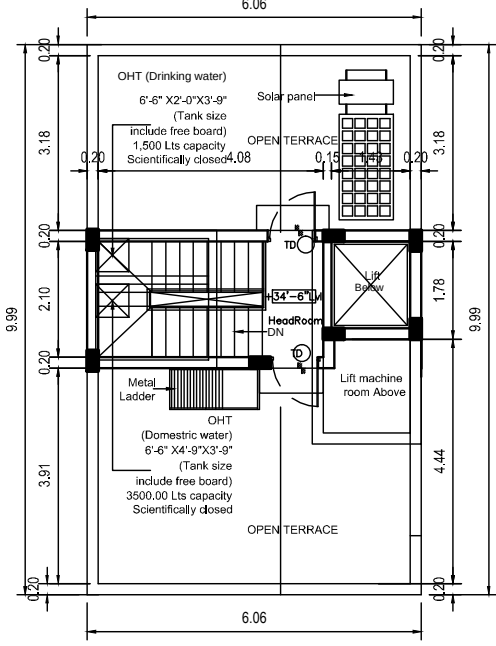


SITE CUM GROUND FLOOR PLAN

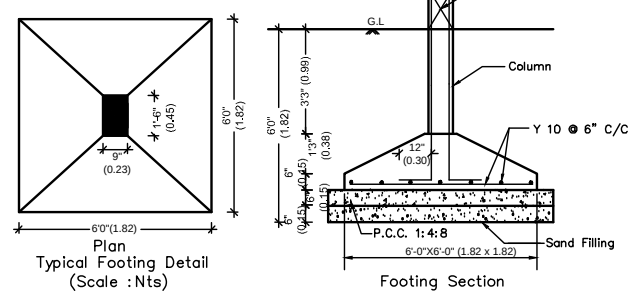


FIRST FLOOR PLAN

SECOND FLOOR PLAN

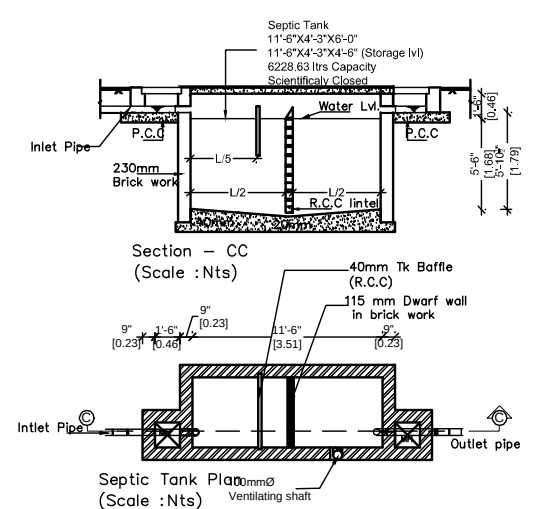


TERRACE FLOOR PLAN

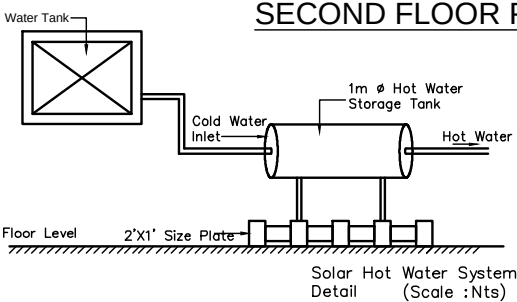


Typical Footing Detail

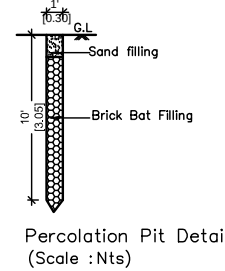
Footing Section



Section - CC



Solar Hot Water System Detail



Percolation Pit Detail

| Schedule of joinery |       |        |                |
|---------------------|-------|--------|----------------|
| Type                | Width | Height | Descriptions   |
| MD                  | 3'-6" | 7'-0"  | Main door      |
| D1                  | 2'-6" | 7'-0"  | Door           |
| D2                  | 3'-0" | 7'-0"  | Door           |
| SD                  | 6'-0" | 7'-0"  | Sliding door   |
| TD                  | 3'-0" | 7'-0"  | Terrace Door   |
| OP                  | 3'-4" | 7'-0"  | Opening        |
| OP1                 | 3'-0" | 7'-0"  | Opening        |
| W1                  | 6'-0" | 4'-0"  | Window         |
| KW                  | 3'-0" | 3'-0"  | Kitchen Window |
| V                   | 2'-0" | 3'-0"  | Ventilator     |

**Specifications :**

**Foundation:**  
R.C.C Foundation over a bed of 1:4:8 sand filling.  
R.C column foundation and the (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 Coulmns,beams,slabs,intels, and sunshades in1:2:4 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     |         |        |  |
|------------------|---------|--------|--|
| Plot area detail | Sqft    | Sqm    |  |
| As per patta     | 1716.27 | 159.44 |  |
| As per doc.      | 1716.27 | 159.44 |  |
| As per site      | -       | -      |  |

| Floor area detail in sqft |         |        |         |
|---------------------------|---------|--------|---------|
| Floor                     | Sq.Ft   | Sqm    | Non FSI |
| Ground floor              | 651.45  | 60.54  |         |
| First floor               | 647.65  | 60.20  |         |
| Second floor              | 647.65  | 60.20  |         |
| Carparking                |         |        | 26.80   |
| Headroom area             |         |        | 14.77   |
| Total                     | 1946.75 | 180.94 |         |
| F.S.I                     | 1.13    |        |         |

|               |        |
|---------------|--------|
| Plot coverage | 37.95% |
|---------------|--------|

| Colour code   |  |
|---------------|--|
| Existing road |  |
| Proposed      |  |
| Boundary      |  |

|                 |  |
|-----------------|--|
| Sheet size : A2 |  |
| Scale : 1:100   |  |

**PRASHANTH S KJIARCHE**  
ARCHT. DR. BUSINESS MANAGEMENT, A.I.A., A.I.D.  
REGISTERED COUNCIL OF ARCHITECTURE No: CA/ 2004 / 13670  
APPROVED WALLER No. 17819  
Reg. No. RA/CS-1/1983/001 Dt. 18.03.2019  
Reg. No. C.C.RGN / RA / G. / 1/2019 / 04 / 005 Dt. 03.05.2019  
No. 2/20, SHATTEE MOHAMED ROAD, CHENNAI - 600 006.  
V:-+91 044 2829 1291, 3874 1261

Signature of Owner

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD

Authorised Signatory

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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
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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.

