Verified RealEstate™

REFERENCE
SWP/BPA/439369/2025

ISSUED
03 March 2025

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.

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

hello@verified.realestate
+91 9996 12 9996
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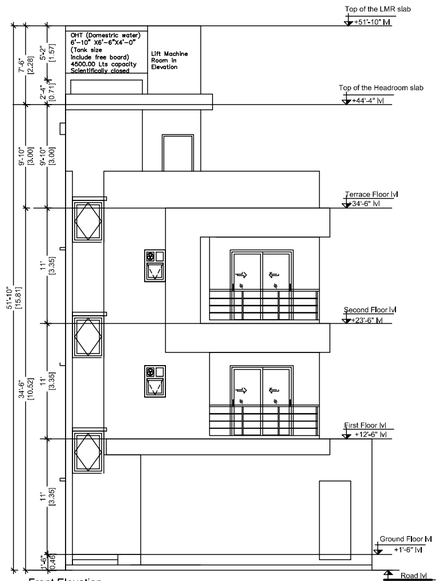
DIGITALLY VERIFIED RECORD

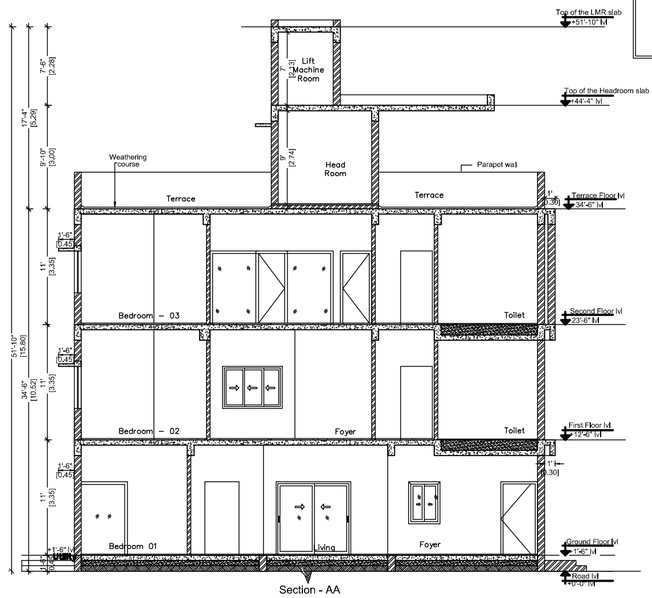
PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING AT PLOT NO: 65 IN THE LAYOUT DRA INARA PHASE- II COMPRISED IN S.Nos.174/1, 175/1A,2, 176, 177, 178/2A1, 2B, 190, 191, 192, 193, 227/1 & 227/2 OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, SITUATE AT THAZHAMBUR MAIN ROAD, OTTIYAMBAKKAM, CHENGALPET DISTRICT.

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



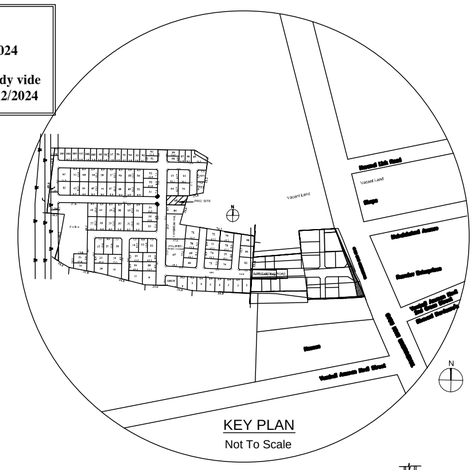
Front Elevation
Scale 1:100

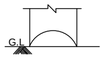
ELEVATION



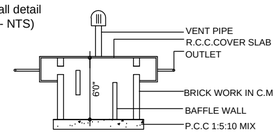
Section - AA
Scale 1:100

SECTION ON - AA

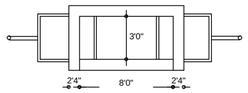




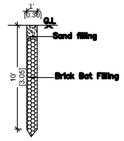
Dwarf wall detail
(Scale - NTS)



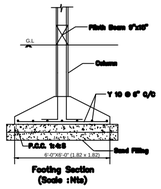
SECTION



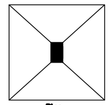
SEPTIC TANK DETAILS



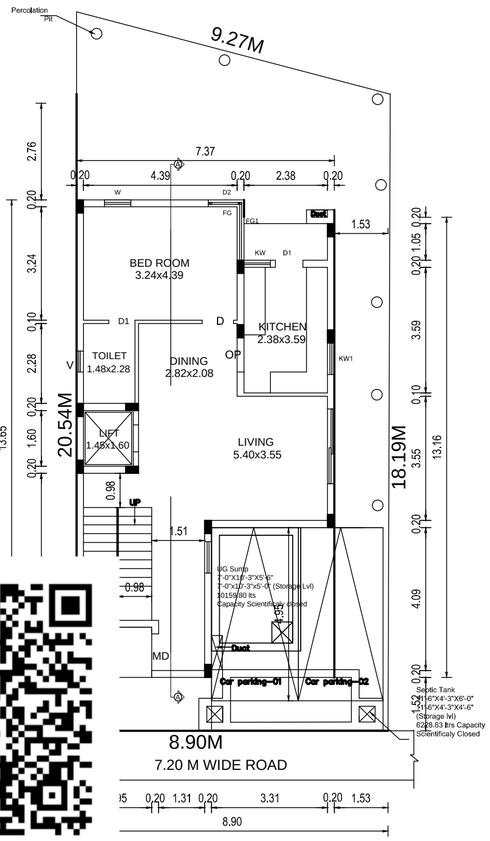
Percolation Pit Detail
(Scale :Nts)



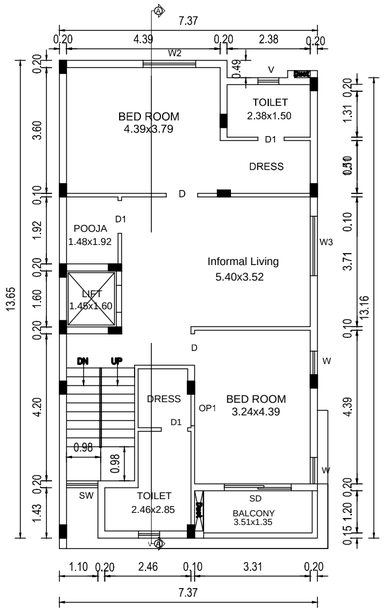
Footing Section
(Scale :Nts)



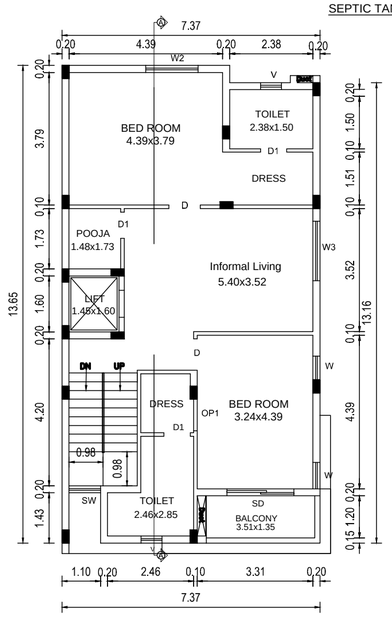
Plan
Typical Footing Detail
(Scale :Nts)



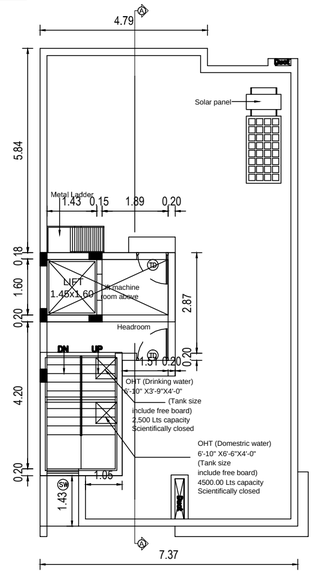
SITE CUM GROUND FLOOR PLAN



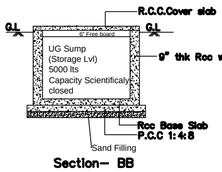
FIRST FLOOR PLAN



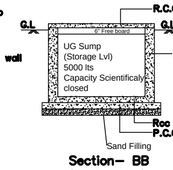
SECOND FLOOR PLAN



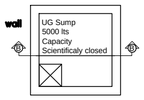
TERRACE FLOOR PLAN



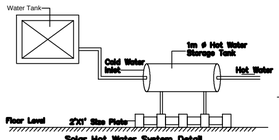
Section– BB
(Scale :Nts)



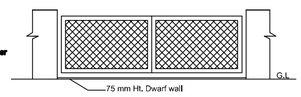
Section– BB
(Scale :Nts)



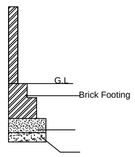
UG Sump Plan
(Scale :Nts)



Solar Hot Water System Detail
(Scale :Nts)



Compound wall& gate detail
(Scale -NTS)



Section of compound wall
(Scale - NTS)

Schedule of joinery

	Width	Height	Descriptions
	3'-6"	7'-0"	Main door
	3'-0"	7'-0"	Door
	2'-6"	7'-0"	Door
	6'-0"	7'-0"	Sliding door
	3'-0"	7'-0"	Grill Door
	3'-0"	7'-0"	Terrace Door
	3'-0"	7'-0"	Opening
	5'-0"	4'-0"	Window
	3'-7"	4'-0"	Window
	3'-0"	4'-0"	Window
	2'-6"	7'-0"	Door cum Window
	2'-0"	4-0"	
	2'-3"	3'-0"	Staircase Window
	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 tie (plintb) 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,lintels, and sunshades in1:2:4 mix adequately reinforced.

Flooring :
Ceramic flooring

Weathering course:
B.Jelly & lime mortar over roof

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

Area details

Plot area detail	Sqft	Sqm
As per patta	1867.96	173.53
As per doc.	1867.96	173.53
As per site	-	-

Floor	F.S.I area	Sqm	Non FSI
Ground floor	907.76	61.23	
First floor	1048.89	75.40	
Second floor	1048.89	75.40	
Carparking			17.50
Headroom area			20.27
Total	3005.53	212.03	
F.S.I	1.60		
Plot coverage	56.15%		

Colour code

Existing road
Proposed
Boundary

Sheet size : A2
Scale : 1:100

N

For DRA AADITHYA SOUTH CITY PROJECTS PVT LTD
Authorised Signatory

Signature of Owner

PRASHANTH S KHARCHE
B.ARCH., DIP. BUSINESS MANAGEMENT, A.I.I.A., A.I.I.D.,
REGISTERED COUNCIL OF ARCHITECTURE No : CA / 2004 / 33670
APPROVED VALUER No. F-18319
LICENSED SURVEYOR : GREATER CHENNAI CORPORATION Br/001/2019 d. 22.10.2019
Reg. No. BA / Gr. I / 19/03/091 Dt. 18.03.2019
Reg. No. CCLRCN / BA/ Gr. I / 2019 / 04 / 005 Dt. 02.05.2019
No. 2/20, SHAFEEE MOHAMED ROAD, CHENNAI - 600 006.
V : + 91 044 2829 1291, 3874 3261

Signature of Licensed Surveyor

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

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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

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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.