PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

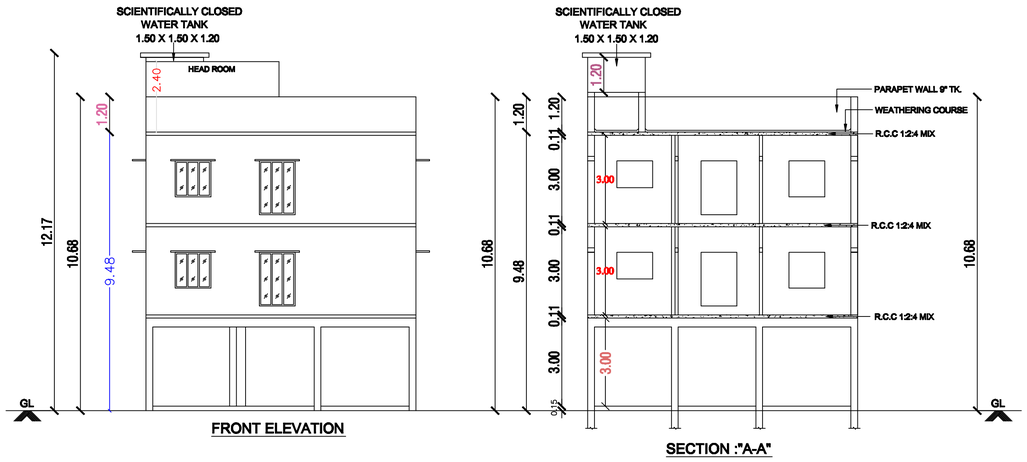
The approval as the planning authority issued it, reproduced in full behind this page.

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

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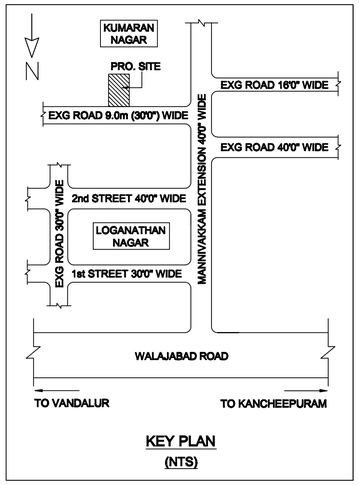
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PLAN SHOWING THE PROPOSED STILT FLOOR, FIRST FLOOR & SECOND FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO: 26, " KUMARAN NAGAR ", IN OLD S. NO's : 271 / 2A & 271 / 1B1, AS PER PATTA NEW S. NO's: 271 / 50 & 271 / 51, PATTA NO: 3330 OF MANNIVAKKAM VILLAGE, KATTANKULATHUR PANCHAYAT UNION LIMITS, VANDALUR TALUK, CHENGALPATTU DISTRICT.



FRONT ELEVATION

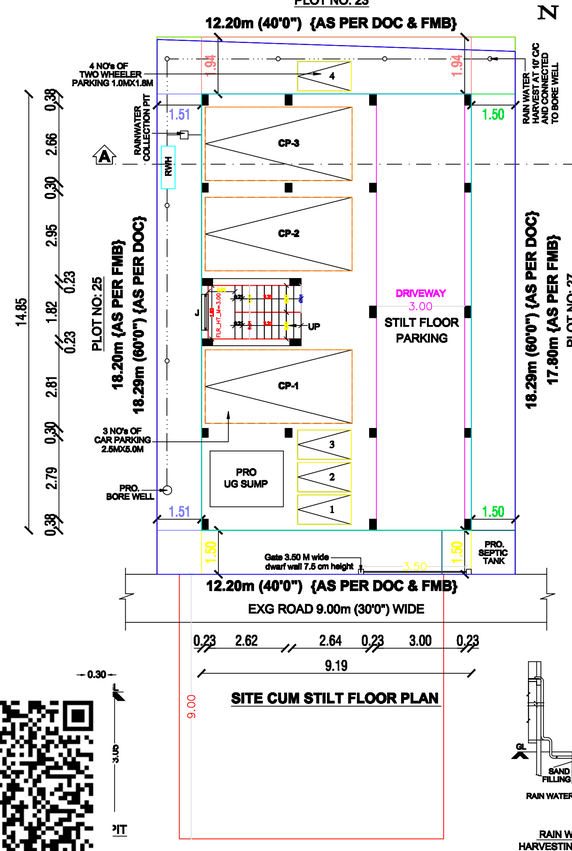
SECTION :"A-A"



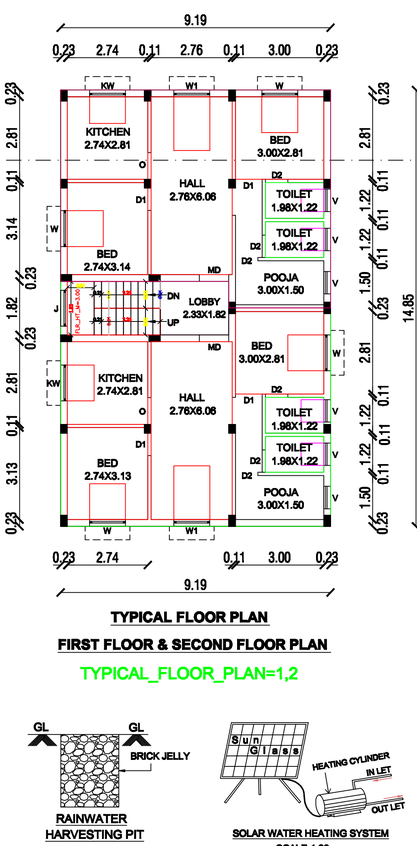
KEY PLAN

(NTS)

PLAN INFO
PLOT_NO=26
SURVEY_NO=271 / 50 & 271 / 51
PATTA_NO=3330
TALUK=VANDALUR
AS_PER_DOCUMENT=223.05
AS_AT_SITE=219.55
FMB_OR_PLR=220.00
DISTRICT=CHENGALPATTU
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=219.55
AVG_PLOT_DEPTH=18.00
AVG_PLOT_WIDTH=12.20
AREA_TYPE=PRIMARY RESIDENTIAL
ROAD_WIDTH=9.00
ROAD_LENGTH=100.00
BLK_1_NON_FSI_AREA=146.80
BLK_1_NON_FSI_STILT_AREA=136.47
BLK_1_FLR_1_BLT_UP_AREA=136.47
BLK_1_FLR_2_BLT_UP_AREA=136.47
LAND_USE_ZONE =RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT



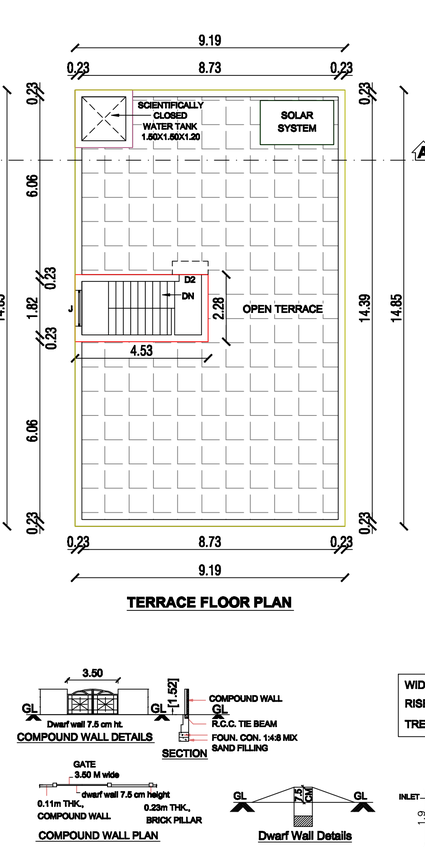
SITE CUM STILT FLOOR PLAN



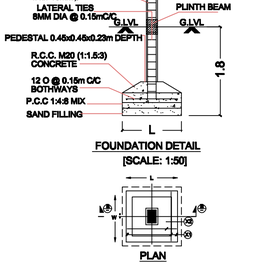
TYPICAL FLOOR PLAN

FIRST FLOOR & SECOND FLOOR PLAN

TYPICAL_FLOOR_PLAN=1,2



TERRACE FLOOR PLAN

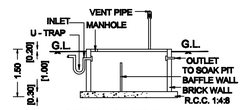


FOUNDATION DETAIL

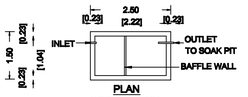
[SCALE: 1:50]

PLAN

COLUMN FOOTING DETAILS

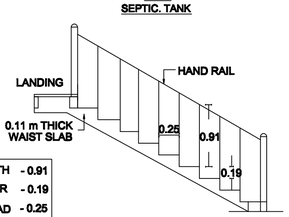


SECTION OF SEP.TANK



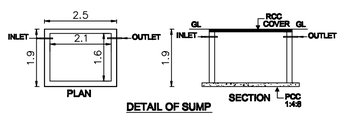
PLAN

SEPTIC. TANK



WIDTH	- 0.91
RISER	- 0.19
TREAD	- 0.25

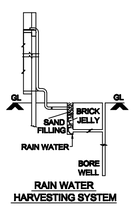
STAIRCASE DETAIL



PLAN

DETAIL OF SUMP

SECTION



RAIN WATER HARVESTING SYSTEM

RAINWATER HARVESTING PIT

SOLAR WATER HEATING SYSTEM

SCALE-1:30

COMPOUND WALL DETAILS

SECTION

COMPOUND WALL PLAN

Dwarf Wall Details

OWNER NAME: Mrs. R. SUGANTHI

CMDA LAND USE ZONE: PRIMARY RESIDENTIAL | SCALE: 1 : 100

LAYOUT WAS APPROVED BY C.M.D.A.

P.P.D / L.O NO: 39 / 90

JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.22 X 1.22
WINDOW	W1	1.22 X 1.83
KITCHEN WINDOW	KW	1.22 X 0.91
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

COLOUR INDEX

PROPOSED

ROAD

SITE BOUNDARY

SPECIFICATIONS:

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly lime Concrete
8. Ceramic flooring over a basecourse of C.C.1:5:10

ALL DIMENSION ARE IN Mtr

EXTENT	SQFT	SQMT
PLOT AREA (AS PER DOCUMENT)	2400.00	223.05
PLOT AREA (AS PER PATTA)	2367.00	220.00
SUPER IMPOSED AREA	2362.00	219.55
PLINTH AREA OF FIRST FLOOR	1468.00	136.47
PLINTH AREA OF SECOND FLOOR	1468.00	136.47
TOTAL AREA	2936.00	272.94
F.S.I	1.24	

NON FSI AREA

STILT FLOOR AREA	1468.00	136.47
HEAD ROOM AREA	111.00	10.33

R.சுகந்தி

OWNER SIGNATURE: Mrs. R. SUGANTHI

E.Sas

Er. E.SASIREKHA B.E.,
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade-II)
CMDA Reg No. RE/Gr-II/19/04/052
Greater Chennai Corporation Reg No. RE200982019
Tambaram Corporation Reg No. 009/LS/2019/00007
PLOT No. C, VETRI NAGAR,
MUDICHUR ROAD, W.TAMBARAM,
CHENNAI - 600 045.
CELL : 90030 99383, 044-43111414.

REGISTERED ENGINEER:

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

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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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.