PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

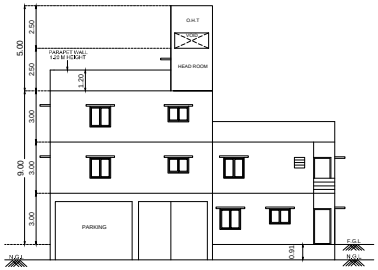
ISSUING AUTHORITY
Rural Panchayat

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

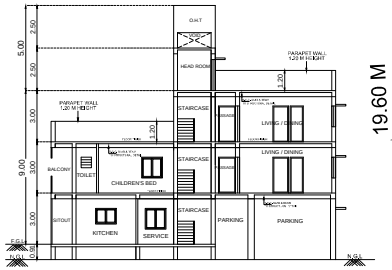
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED DEMOLITION AND RECONSTRUCTION OF STILT FLOOR PART + GROUND FLOOR PART, FIRST FLOOR & SECOND FLOOR PART OF RESIDENTIAL BUILDING WITH 7 DWELLING UNITS AT SADHASIVAM AVENUE 2ND CROSS STREET, S. KOLATHUR, CHENNAI - 600 117, COMPRISED IN OLD S.NO. : 395 / 9, AS PER PATTA NEW S.NO : 395 / 9A, S.KOLATHUR VILLAGE, TAMBARAM TALUK, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT.

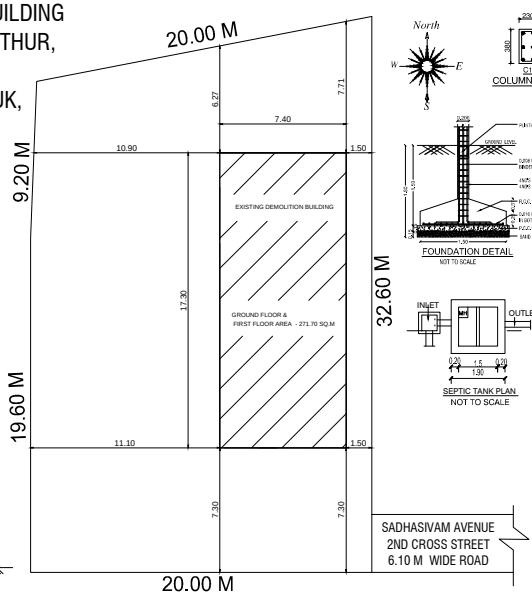
NOTE : EARLIER EXISTING BUILDING APPROVED BY ST. THOMAS MOUNT PANCHAYAT UNION PLANNING PERMIT NO : 1398 / 2018 D.DIS NO : 9962/2018, DATED : 14.11.2018
EARLIER EXISTING BUILDING APPROVED BY PRESIDENT KOVILAMBAKKAM PANCHAYAT BUILDING PERMIT NO : 99 / 2018 DATED : 17.11.2018



SOUTH SIDE ELEVATION

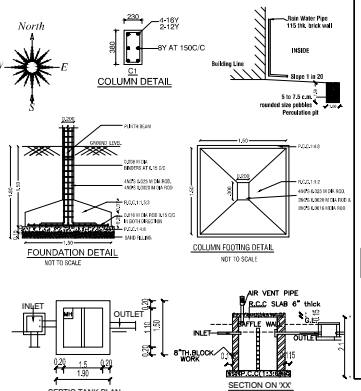


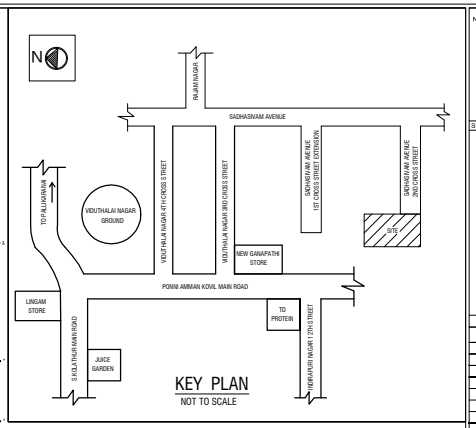
SECTION ON "A - A"

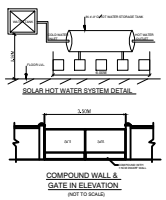


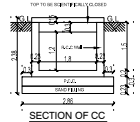
SITE PLAN CUM GROUND & FIRST FLOOR

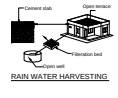
(TO BE DEMOLISHED)

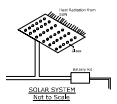


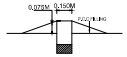




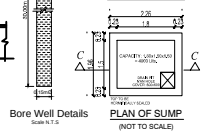




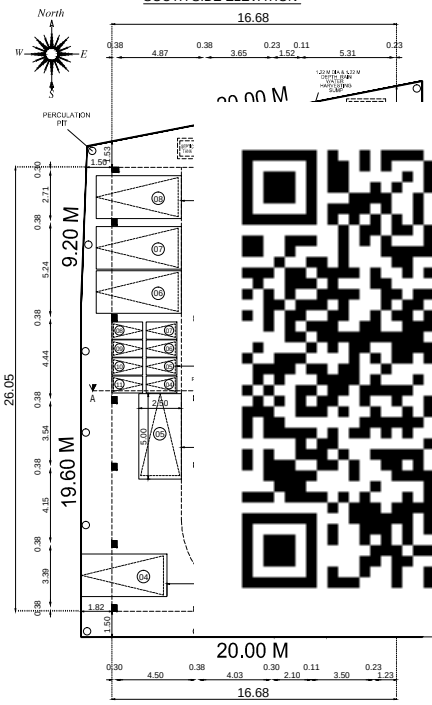




DWARF WALL DETAILS

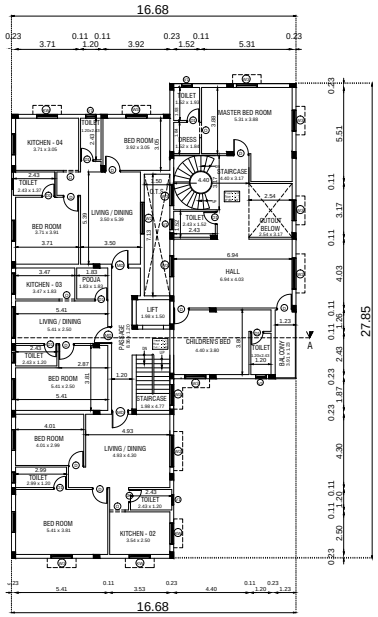


Rain Water Storage Details



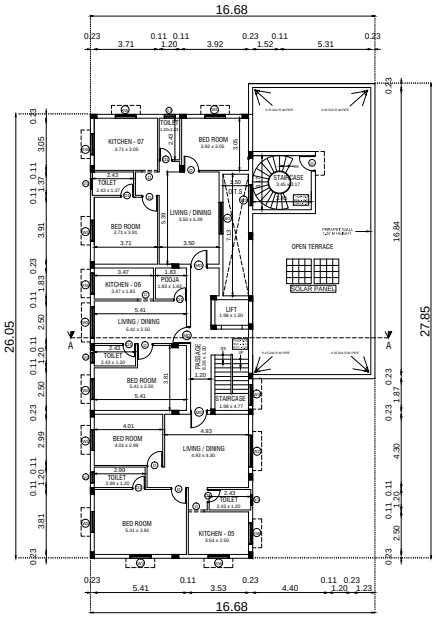
SITE PLAN CUM STILT FLOOR PART PLAN & GROUND FLOOR PART PLAN

(PROPOSED)



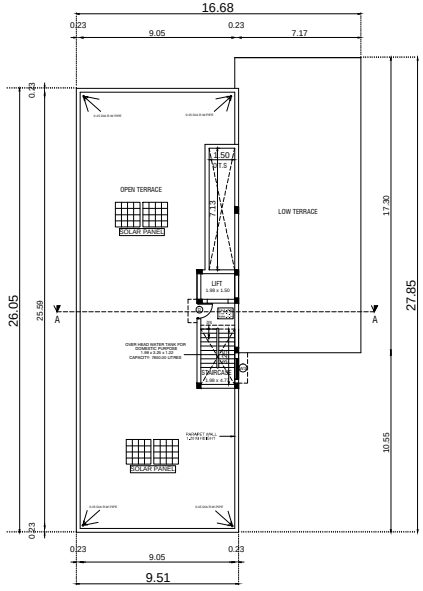
FIRST FLOOR PLAN

(PROPOSED)



SECOND FLOOR PLAN PART & TERRACE FLOOR PLAN

(PROPOSED)



TERRACE FLOOR PLAN

(PROPOSED)

NORTH POINT :

SPECIFICATIONS:

FOUNDATION:
R.C.C. PILE 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:
110 mm THK INTERNAL & 230 mm THK 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 M25 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK JELLY LIME CONCRETE MIXED WITH CRUDE OIL POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	Main Door	1.00 x 2.10
D	Door	0.91 x 2.10
D1	Door	0.76 x 2.10
O	Open	0.91 x 2.10
W1	Window	0.61 x 1.22
W2	Window	1.52 x 1.22
W3	Window	1.22 x 1.22
KW	Kitchen Window	1.22 x 0.91
V1	Ventilator	0.61 x 0.61

AREA STATEMENT (FSI AREA IN SQ.M)

PLOT EXTENT : 6098.40 SQ.FT / 566.55 SQ.M
[AS PER DOCUMENT]

PLOT EXTENT : 5920.20 SQ.FT / 550.00 SQ.M
[AS PER PATTA]

FLOORS	SQ.FT	SQ.M
PROPOSED BUILDING AREA [F.S.I]		
GROUND FLOOR PART AREA	1378.00	128.02
FIRST FLOOR AREA	3891.51	361.53
SECOND FLOOR PART AREA	2551.93	237.08
TOTAL F.S.I. AREA	7821.44	726.63
F.S.I. - 1.32		
PLOT COVERAGE : 65.73 %		
NON - F.S.I. AREA		
STILT FLOOR PART	2513.50	233.51
HEAD ROOM	326.57	30.34
TOTAL NON F.S.I. AREA	2840.07	263.85
TOTAL BUILTUP AREA	10661.51	990.48
DEMOLITION AREA		
GROUND FLOOR	1373.00	127.60
FIRST FLOOR & HEAD ROOM	1551.00	144.10
TOTAL DEMOLITION AREA	2924.00	271.70

ALL DIMENSION ARE IN METRE

COLOUR INDEX :-

DEMOLITION =
PROPOSED =
BOUNDARY =
ROAD =

GPA / OWNER SIGNATURE

REGISTERED ENGINEER

S. PANDIAN
REGISTERED ENGINEER
CMDA REGN. No:RDCO- ER/19/04/07
GCC REGN. No : RE3/00372/2004
GREATER CHENNAI CORPORATION
No: 81/140, BHARTHI STREET, VELACHERY,
CHENNAI-42. Ph: 96000 87441, 90007 75913

DRAWING TITLE
SITE CUM STILT FLOOR PART & GROUND FLOOR PART PLAN, FIRST FLOOR PLAN, SECOND FLOOR PART PLAN, TERRACE FLOOR PLAN, SOUTH SIDE ELEVATION & SECTION ON "A-A"

DRAWN	E.P	CHECKED	S.P
SCALE	1:100 / 1"-8'0"	DATE	03.04.2025

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
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+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.