

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

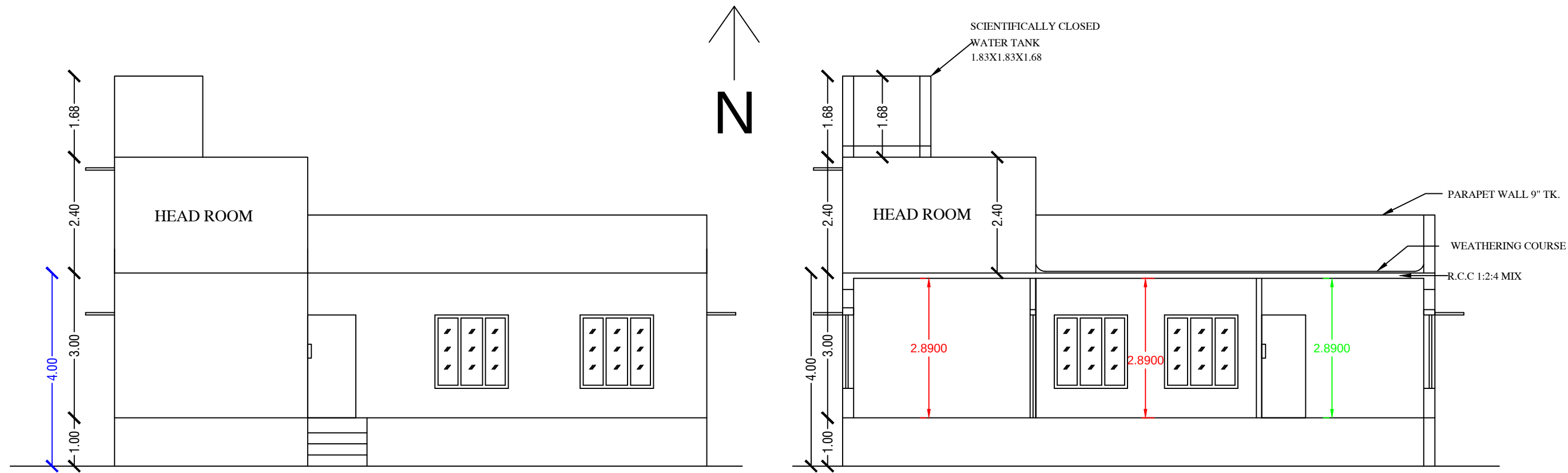
ISSUING AUTHORITY

Rural Panchayat

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

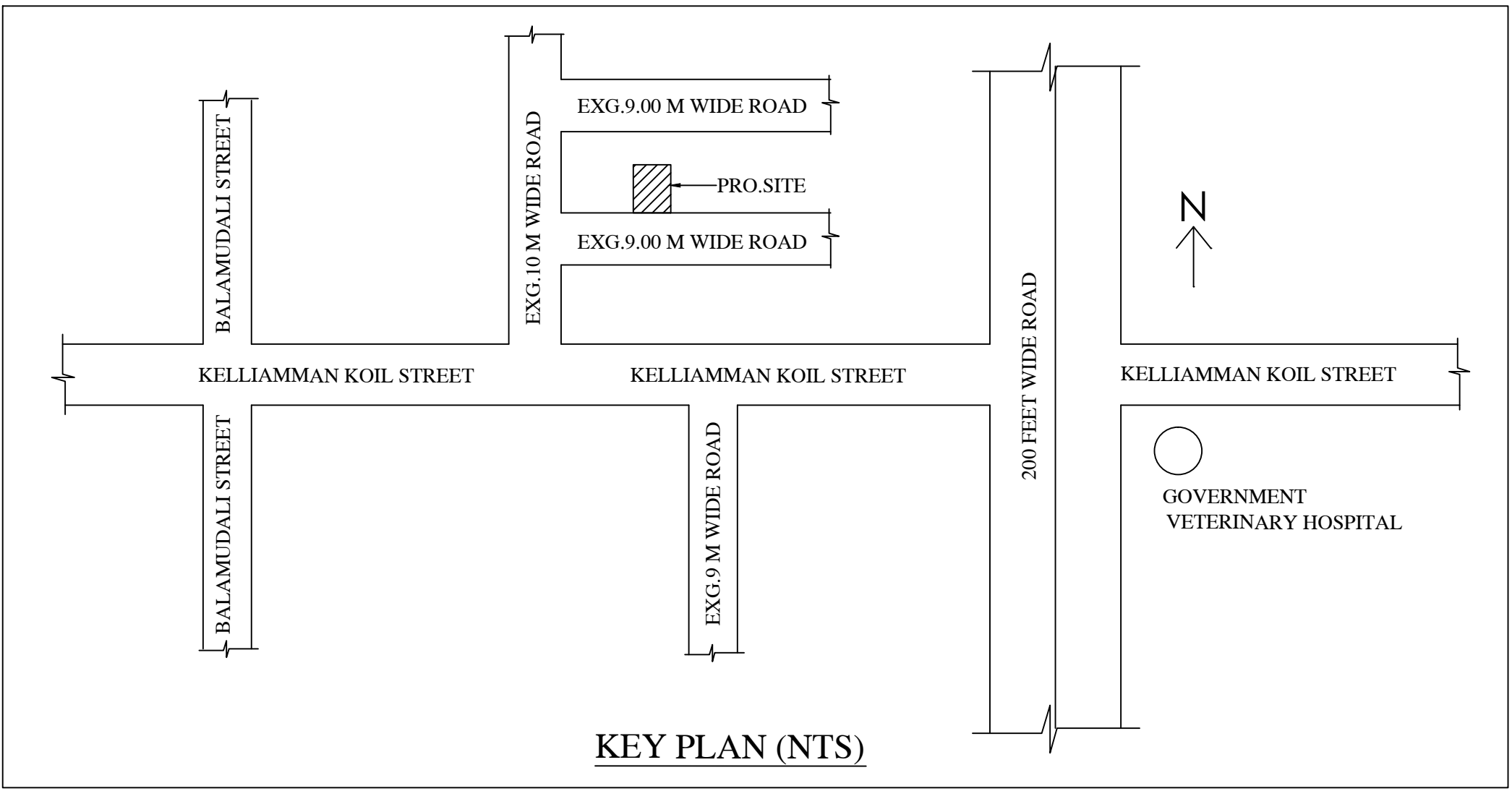
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND FLOOR RESIDENTIAL BUILDING AT PLOT NO: 12 & 13, ADITHI PHASE-II, KELAMBAKKAM, COMPRISED IN OLD S.NO: 11/2, PATTa NO: 1435, AS PER PATTa S.NO: 11/2F & 11/2M, OF KELAMBAKKAM VILLAGE , THIRUPORUR TALUK , CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMITS .

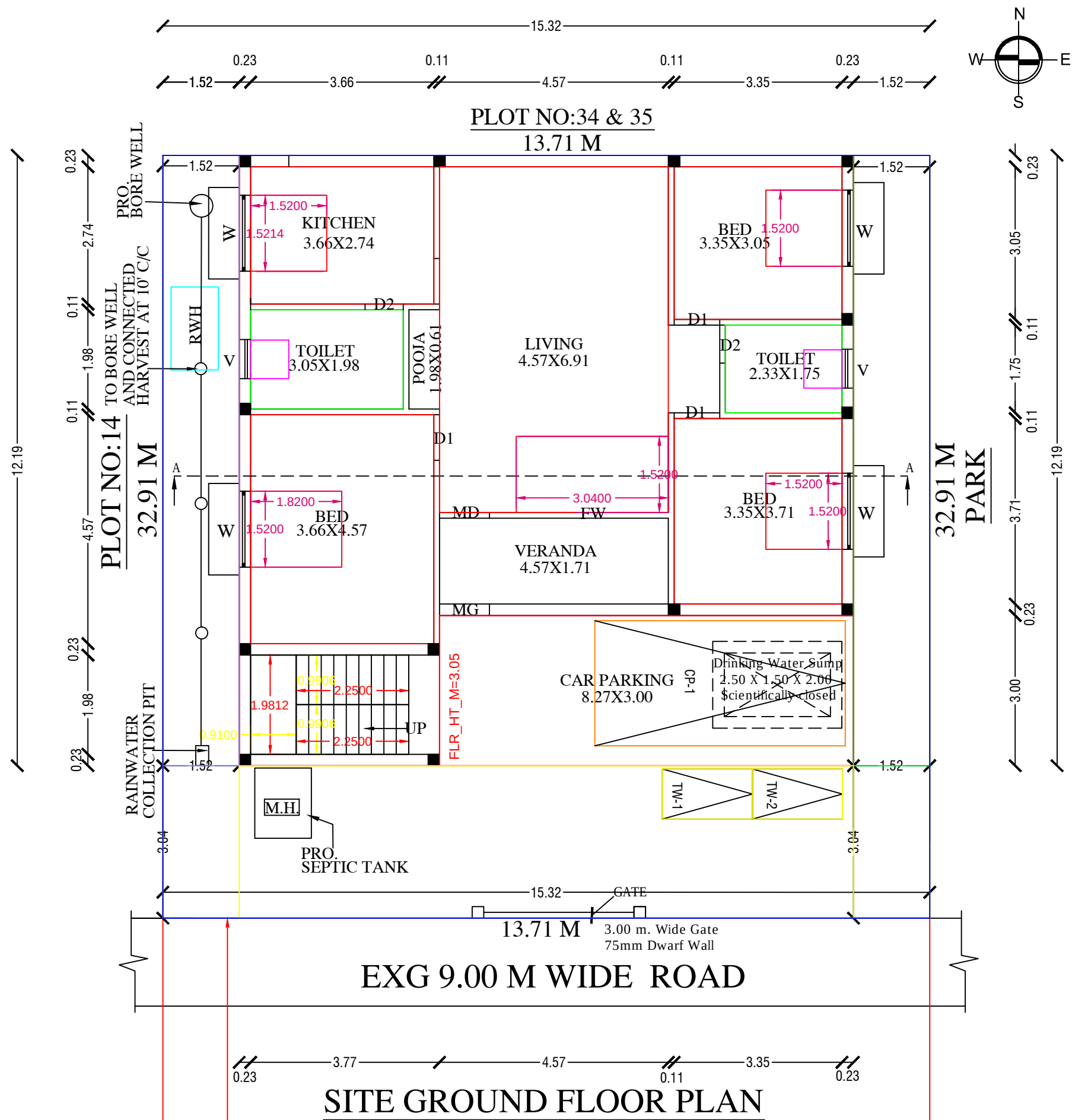


FRONT ELEVATION

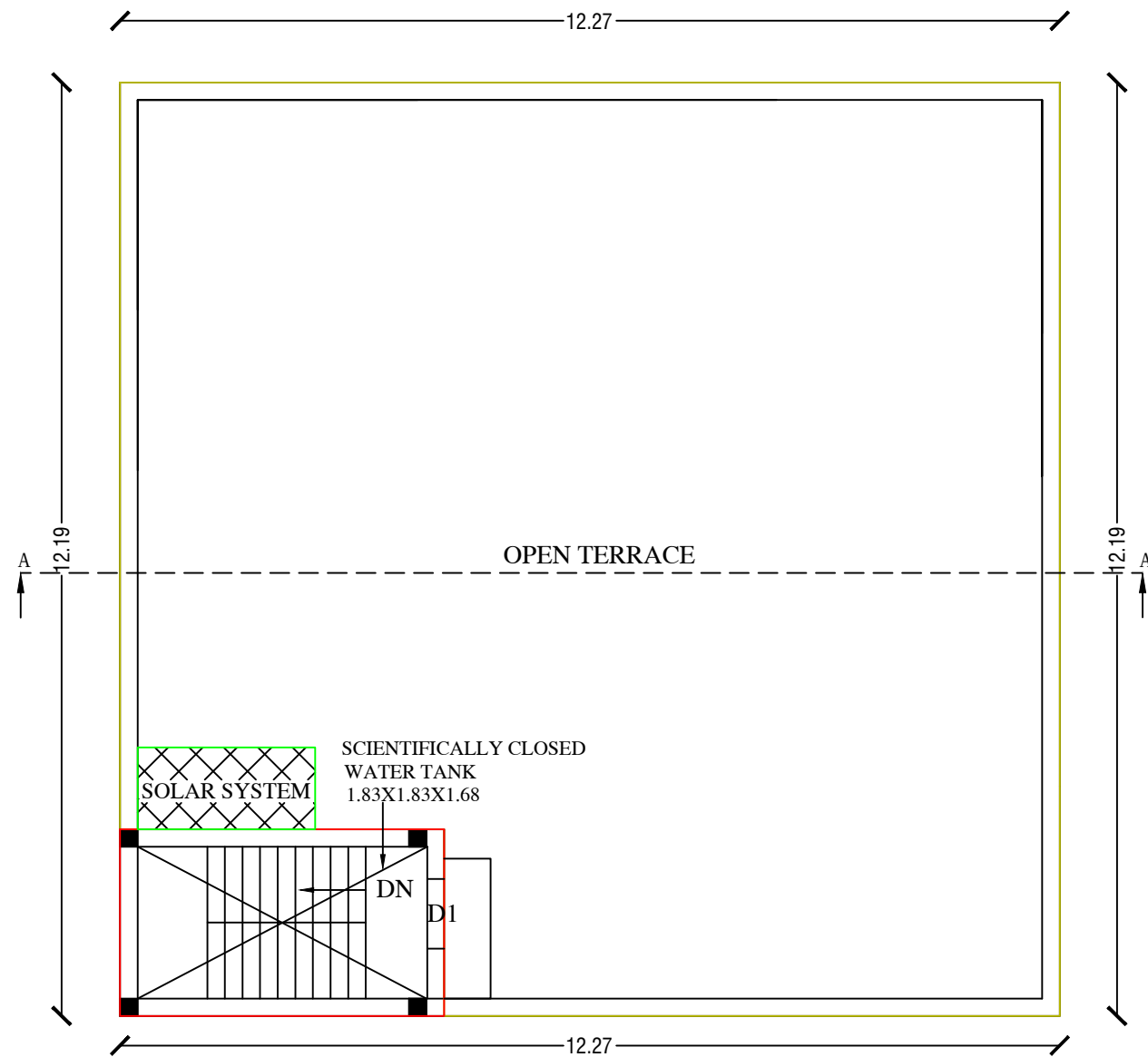
SECTION : "A-A"



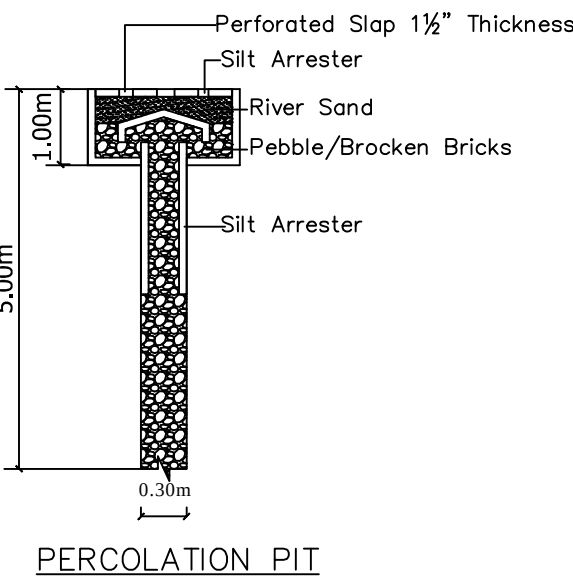
KEY PLAN (NTS)



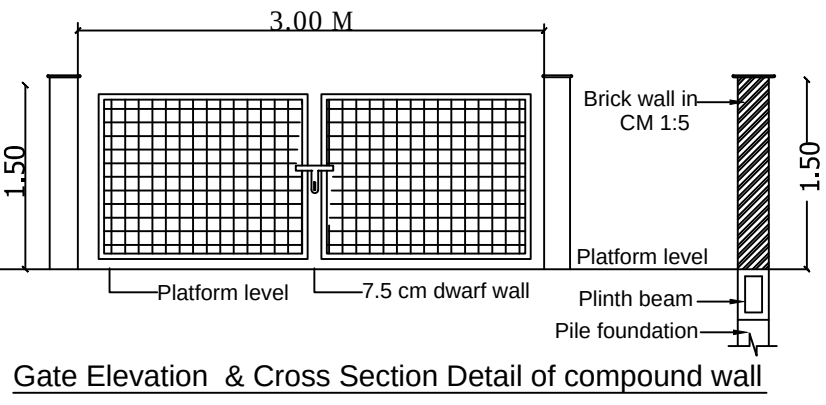
SITE GROUND FLOOR PLAN



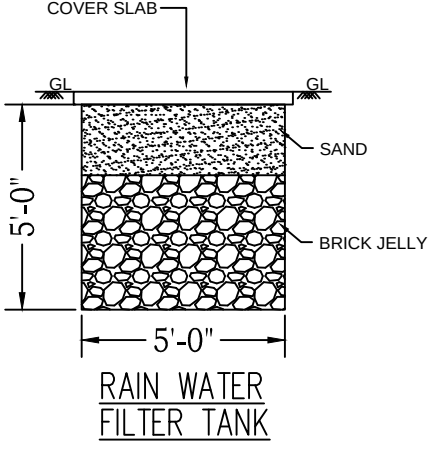
TERRACE FLOOR PLAN



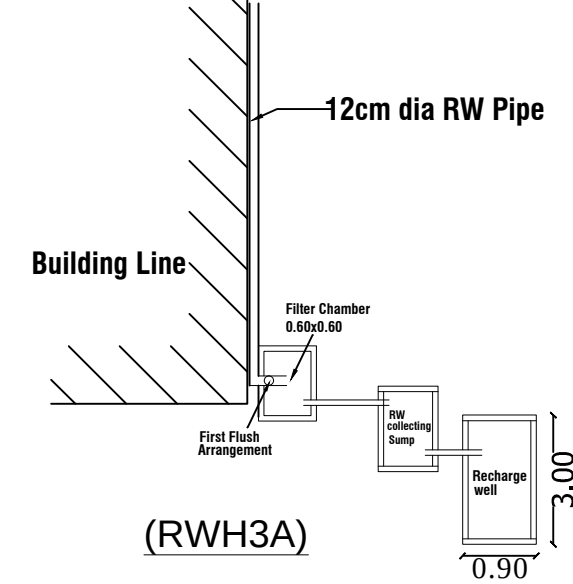
PERCOLATION PIT



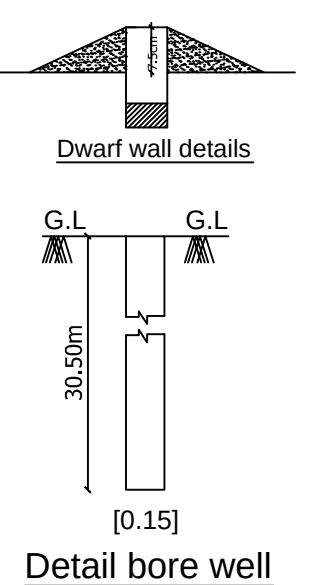
Gate Elevation & Cross Section Detail of compound wall



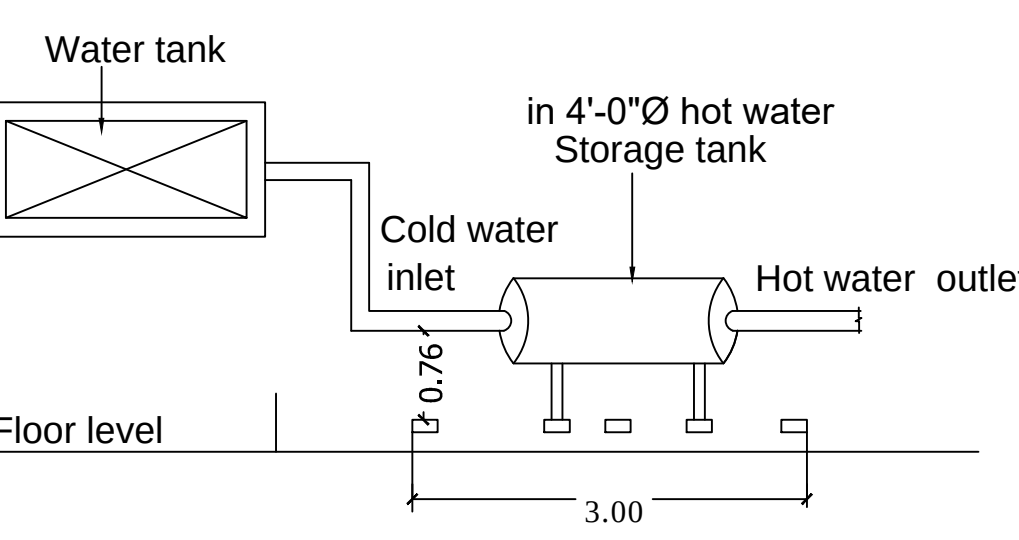
RAIN WATER FILTER TANK



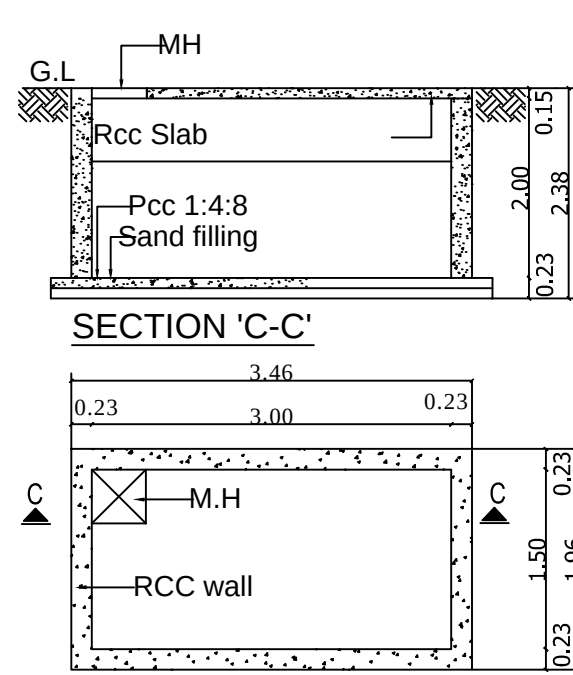
(RWH3A)



Detail bore well

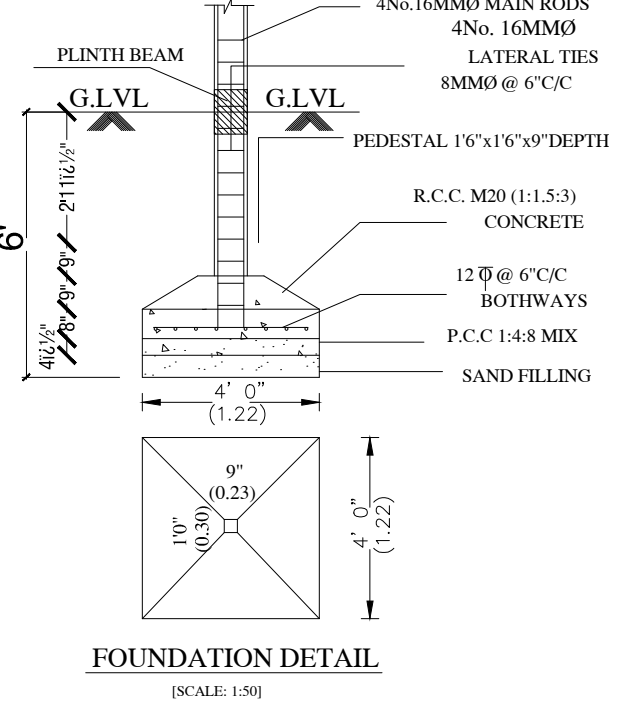


Solar hot water system details



SECTION 'C-C'

PLAN DRINKING WATER SUMP (Scientifically Closed)



FOUNDATION DETAIL

NOTE:
LAYOUT APPROVED BY DEPUTY DIRECTOR,
MAMMALLAPURAM LOCAL PLANNING AUTHORITY,
VIDE APPROVAL NO: 157/2022, DATED: 18/ 11 /2022

SPECIFICATION	
FOUNDATION	- M25 COLUMN FOOTING
BRICK WORK	- C.M 1:5 FOR SUPER STRUCTURE
PLASTERING	- C.M 1:4 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	- C.M 1:5 FOR SUPER STRUCTURE
PAINTING	- 2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
R.C.C WORK	- M25 FOR SLABS & LINTELS
WOOD WORK	- ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING	- B.JELLY LIME MORTAR OVER ROOF
COURSE	- SLAB ONE LAYER OF COUNTRY TILES
STAIRCASE	- RISER - 6" & TREAD - 10"

JOINERY DETAILS			
TYPE	DESCRIPTION	FEET	SIZE
MD	MAIN DOOR	3'6" X 7'0"	1.07 X 2.13
D1	DOOR	3'0" X 7'0"	0.91 X 2.13
D2	DOOR	2'6" X 7'0"	0.76 X 2.13
A/O	ARCH OPENING	3'0" X 7'0"	0.91 X 2.13
W	WINDOW	6'0" X 4'6"	1.83 X 1.37
W1	WINDOW	4'0" X 4'6"	1.22 X 1.37
KW	WINDOW	4'0" X 3'6"	1.22 X 1.07
V	VENTILATOR	2'0" X 2'6"	0.91 X 0.76

COLOUR INDEX	SCALE 1: 100
PROPOSED	ROAD
BOUNDARY	

AREA STATEMENT		
DESCRIPTION	AREA IN SQ FT	AREA IN SQ MT
PLOT EXTENT (AS PER DOC)	2512.00	233.37
PLOT EXTENT (AS PER PATTa)	2508.01	233.00
PLOT EXTENT (SUPER IMPOSED)	2512.00	233.37
GROUND FLOOR AREA	1343.13	124.78
TOTAL AREA	1343.13	124.78
F.S.I	0.535	

NON FSI AREA		
PARKING	266.95	24.80
HEAD ROOM	110.98	10.31
TOTAL NON FSI AREA	377.93	35.11
TOTAL BUILDUP AREA	1721.06	159.89

OWNER/POWERAGENT.

N. DINESH KUMAR, M.Tech., (Struct.)
RE/GR-1/2023/04/10-CMDA
G1-Plot No 43, Rajgasa Homes, Shrinivas Apartments,
Hindu Colony, 2nd Main Road, Ulivaram,
Puzhuthivakkam, Chennai - 600 091.
Mobile: 9551151234 / 9551213123

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.

