

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

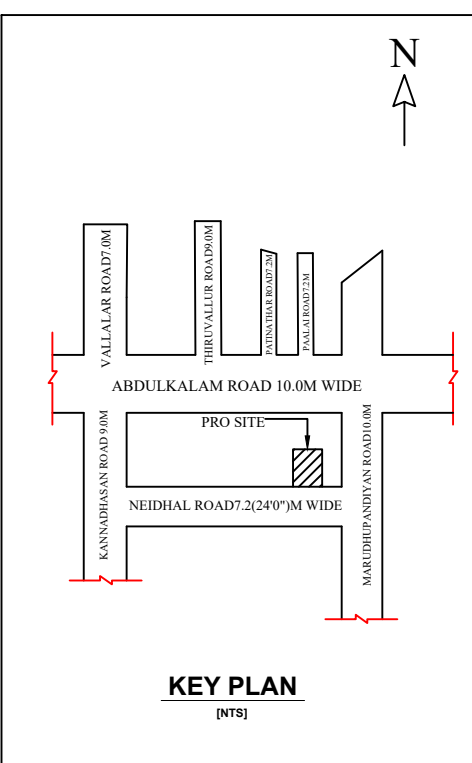
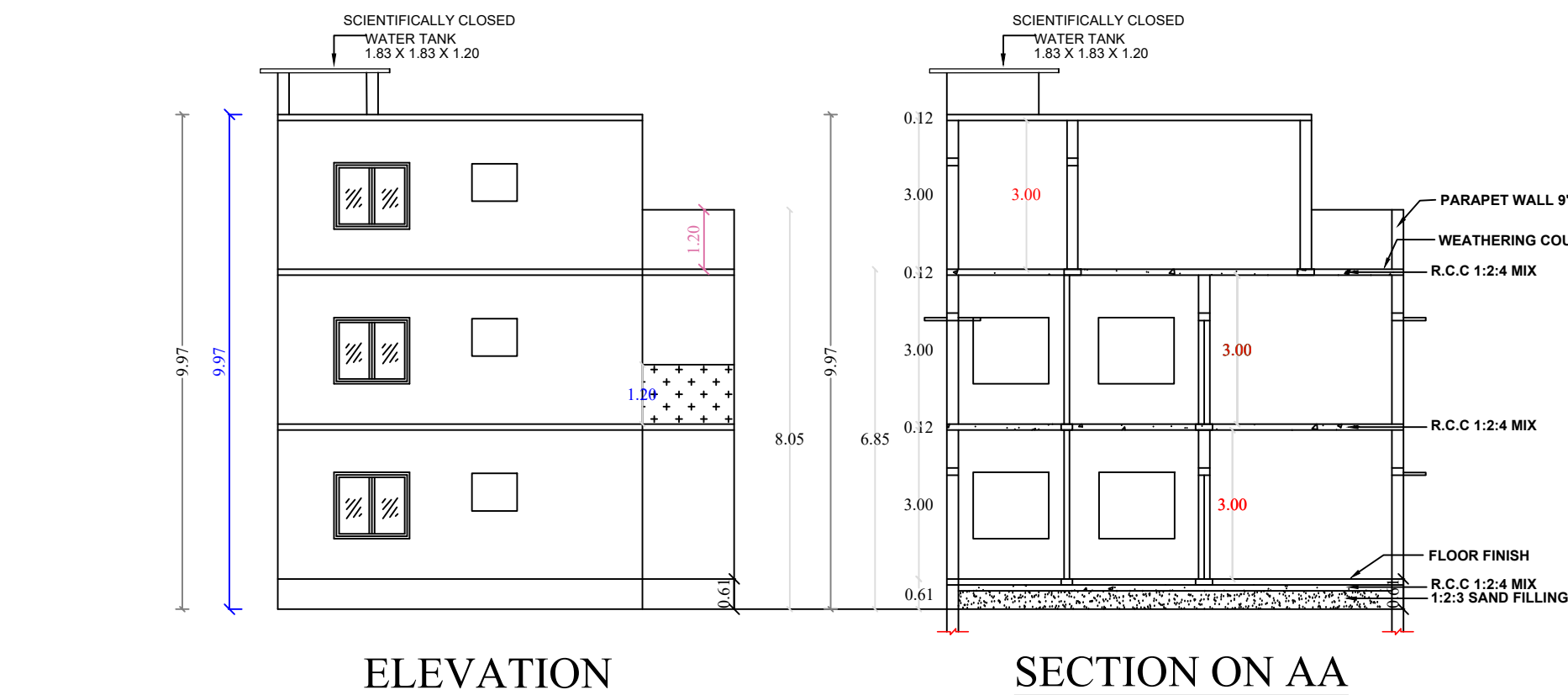
Rural Panchayat

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

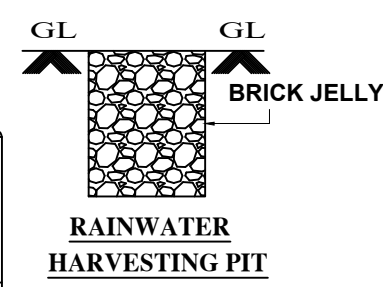
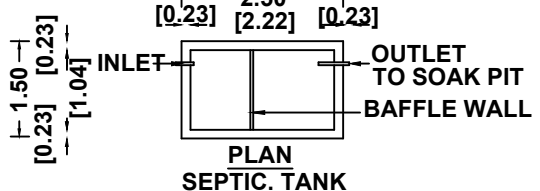
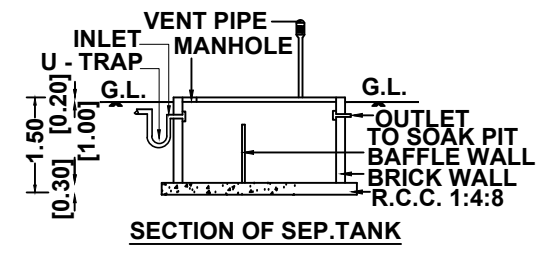
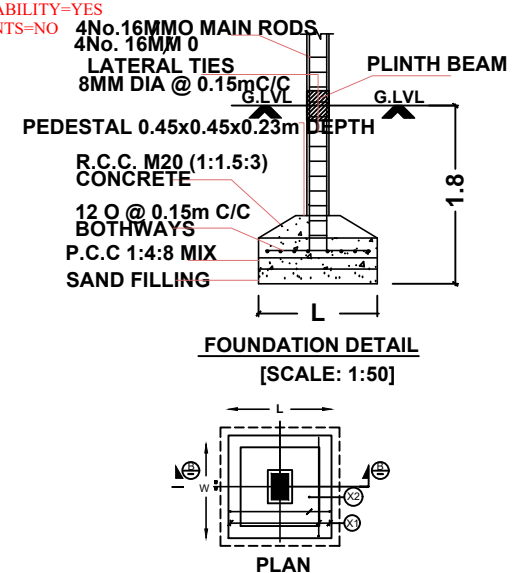
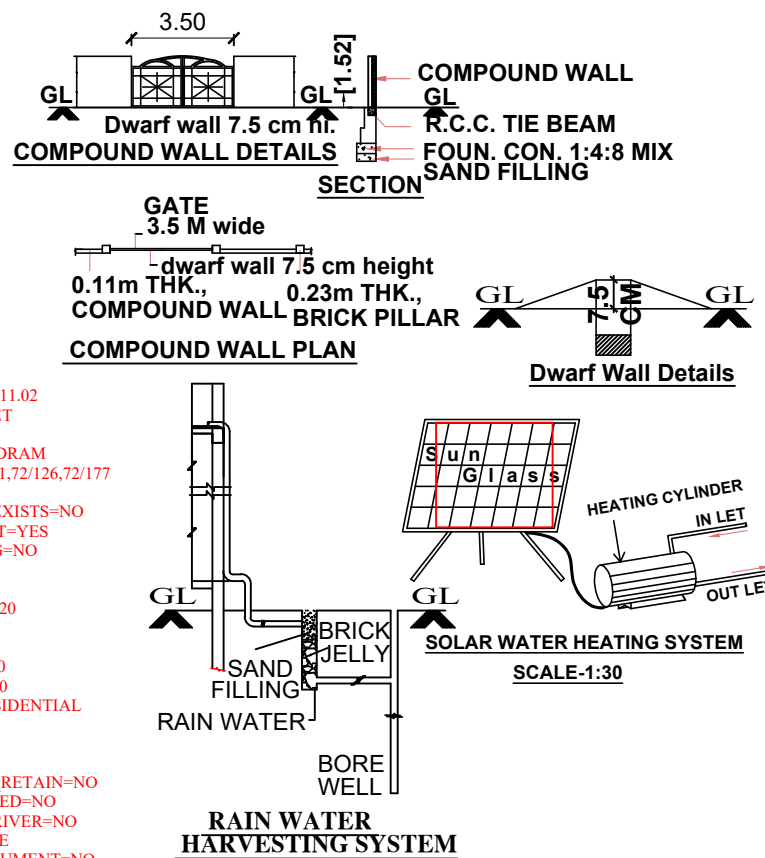
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND, FIRST AND SECOND FLOOR CONSTRUCTION OF THE RESIDENTIAL BUILDING AT PLOT NO'S : 605&606 (HOMELAND)"NEMRA" IN OLD S. NO: 70/2&72 , AS PER PATTA NEW S. NO's: 70/20,70/21,72/176&72/177 , PATTA NO's: 16412 & 16531OF NEDUNGUNDRAM VILLAGE, VANDALUR TALUK, CHENGALPET DISTRICT, NEDUNGUNDRAM VILLAGE PANCHAYAT AND KATTANGULATHUR PANCHAYAT UNION LIMITS .

APPROVED BY CMDA P.P.D / L.O NO : 25/2020 VIDE LETTER NO : L1/14228/2019 DATED : 13-03-2020

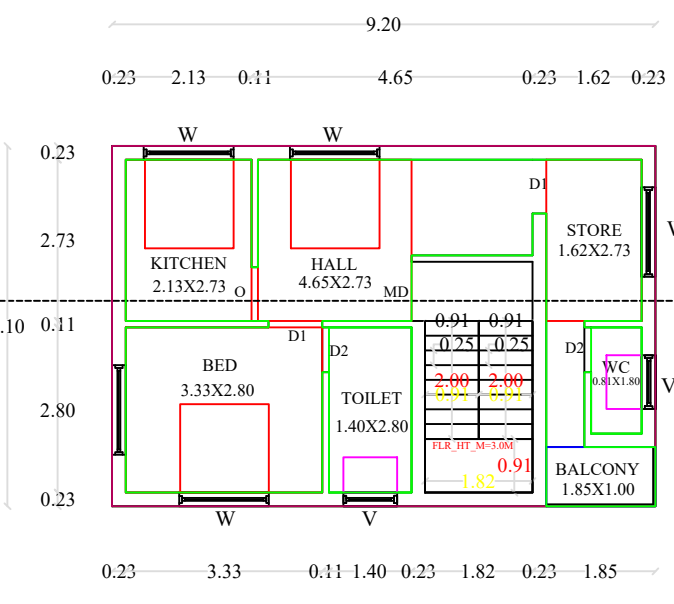
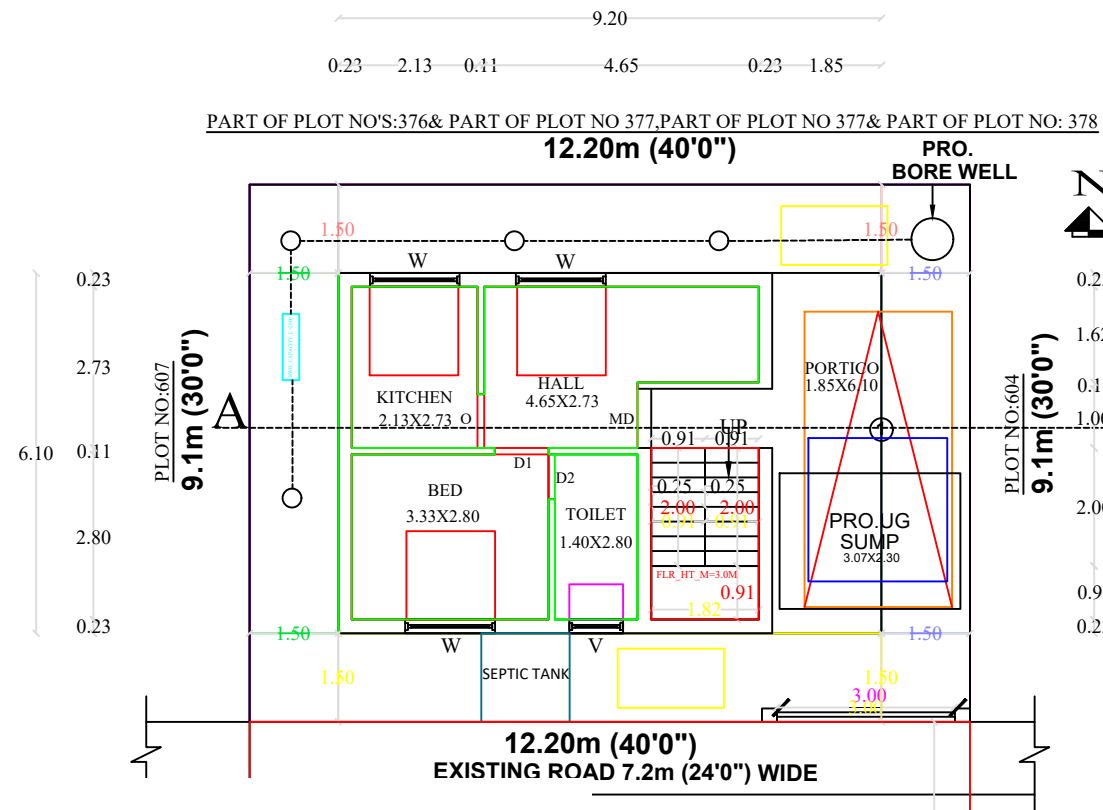


PLAN INFO
PLOT AREA M2=111.02
AS AT SITE=111.02
FMB OR PLR=111.02
AS PER DOCUMENT=111.02
DISTRICT=CHENGALPET
TALUK=VANDALUR
VILLAGE=NEDUNGUNDRAM
SURVEY NO=70/20,70/21,72/126,72/177
PATTA NO=16412,16531
IS SWIMMING POOL EXISTS=NO
IS APPROVED LAYOUT=YES
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS WIDTH M=12.20
ROAD WIDTH=7.2
ROAD LENGTH=250
AVG PLOT WIDTH=9.20
LAND USE_ZONE=RESIDENTIAL
PLOT NO=605&606
RWI DECLARED=YES
OSR APPLICABLE=NO
OSR SURR BUYBACK RETAIN=NO
PREMIUM FSI REQUIRED=NO
BUILDING NEAR TO RIVER=NO
AREA TYPE=CONTINUE
BUILDING NEAR MONUMENT=NO
BUILDING NEAR GOVT BLDG=NO
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=YES
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=NO
JURISDICTION TYPE=PANCHAYAT
IF HERITAGE TOWN LESS THAN 1KM RADIUS=NO
BLK_1_FLR_1_BLT_UP_AREA=56.12
BLK_1_FLR_2_BLT_UP_AREA=56.12
BLK_1_FLR_3_BLT_UP_AREA=29.38

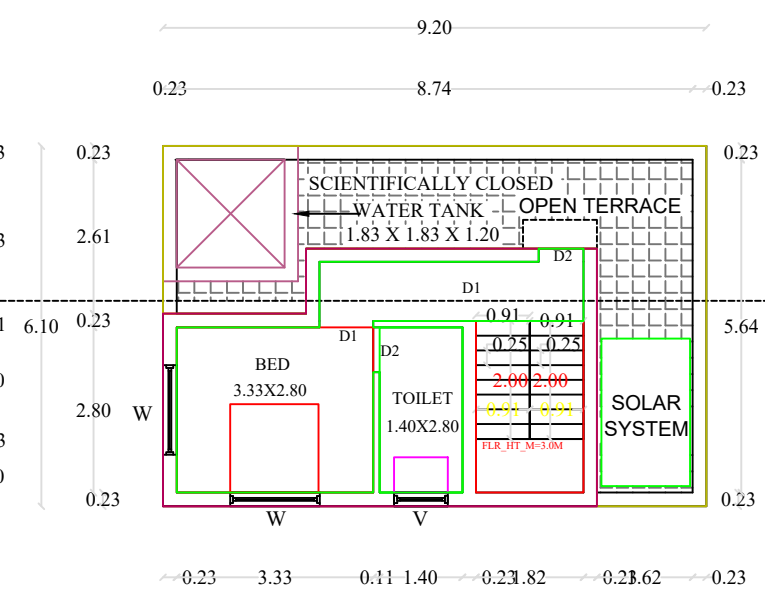


WIDTH - 0.76
RISER - 0.19
TREAD - 0.25

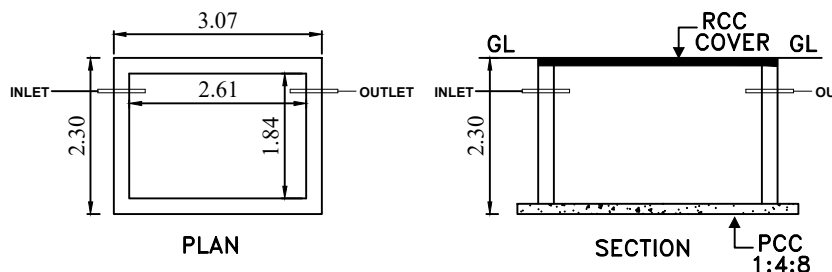
STAIRCASE DETAIL



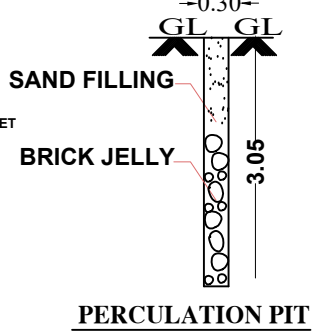
FIRST FLOOR



SECOND FLOOR



DETAIL OF SUMP



PERCOLATION PIT

OWNER NAME: Mr.M.BALAMURUGAN MANIKKAM

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

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 1	W1	1.22 X 1.83
KITCHEN WINDOW	KW	1.22 X 0.91
VENTILATOR	V	0.76 X 0.76
JALLY	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 line Concrete
 8. Ceramic flooring over a basecourse of C.C.1:5:10

ALL DIMENSION ARE IN Feet & Mtr			
EXTENT	IN	SQFT	SQMT
PLOT AREA (AS PER DOCUMENT)		1196.00	111.02
PLOT AREA (AS PER PATTA)		1205.00	112.00
SUPER IMPOSED AREA		1196.00	111.02
PLINTH AREA OF GROUND FLOOR		604.00	56.12
PLINTH AREA OF FIRST FLOOR		604.00	56.12
PLINTH AREA OF SECOND FLOOR		316.00	29.38
TOTAL AREA		1524.00	141.62
F.S.I		1.2	

M. Balamurugan

(M.BALAMURUGAN MANICKAM)
OWNER SIGNATURE :

Er. M.SURYA D.C.E.,
REGISTERED ENGINEER Grade-III(RE)
Civil Engineer & Licensed Surveyor RE - 302592019
Greater Chennai Corporation
CMDA No: CE / 19 / 07/ 423
SM PLANNER & BUILDER, NO 15/192, Thiruvalluvar Nagar
1st Street, Kizh Padappai, Padappai-601 301.Cell: 8667397368
Email: suryapadappai123@gmail.com

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.

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.

