

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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FRONT ELEVATION

5.00
0.23 4.54 0.23

PLOT NO:68PART & 69PART

6.00 M

Percolation Pit BOREWELL

5.00

SECTION : "A-A"

N
W E

The image is a detailed architectural site plan for two adjacent plots, Plot No. 1 and Plot No. 2. The plan includes various rooms, structures, and dimensions.

Plot No. 1 (18.29 M x 15.29 M):

- Septic Tank:** Located at the bottom left.
- CP-1:** A large central structure, possibly a well or pump house.
- TW-1, TW-2:** Two small triangular structures, likely water tanks.
- Proposed Water Pump:** Located at the top right, with dimensions 2.50 X 1.50 X 2.00. A note indicates it is "Significantly changed".
- Dimensions:** The plot is 18.29 M wide and 15.29 M deep. Internal dimensions are marked along the boundaries.

Plot No. 2 (18.29 M x 15.29 M):

- Hall:** 4.54 X 2.76.
- Kitchen:** 2.15 X 2.87.
- M.Bed (Master Bedroom):** 3.21 X 3.00 (top) and 3.06 X 3.07 (bottom).
- Toilet:** 2.13 X 1.22 (top) and 1.37 X 2.13 (bottom).
- Dressing:** 1.37 X 1.74.
- Balcony:** 3.28 X 0.91.
- Dimensions:** The plot is 18.29 M wide and 15.29 M deep. Internal dimensions are marked along the boundaries.



NOTE:
LAYOUT APPROVED BY VIDE
NO: L.P.D.M./DTP. NO: 6/69

Key Plan (N.T.S) showing the layout of the proposed site. The site is a rectangular plot located between Raghuva Nagar 2nd Main Road to the north and Raghuva Nagar 5th Street to the south. It is bounded by Raghuva Nagar 6th Street to the east and Raghuva Nagar 3rd Street to the west. The site is situated between 4th Street and 5th Street. A north arrow is shown in the top right corner, and a scale bar indicates a length of 6 M. The site is labeled 'PRO. SITE' and is shaded with diagonal lines.

Diagram of a staircase showing structural details. Labels include: HAND RAIL, TREAD 0.25 M, WAIST SLAB RCC 1:2:4, MAIN STEEL 12 @ 150MM/C/C, RISE 0.15 M, and 10 @ 150MM C/C. Dimensions shown are 3'-0" and 1.0 M. Scale is 1:300.

Figure 1: Gate Elevation & Cross Section Detail of compound wall. The diagram shows a cross-section of a compound wall with a gate. The gate has a width of 3.00 M and a height of 1.50 M. It is divided into two sections by a 7.5 cm deep wall. The gate is supported by a platform level and a pile foundation. The wall is made of brick with a CM 15 concrete core. The foundation includes a pile beam and a pile foundation.

The diagram illustrates the Rain Water Filter Tank (RW3A) in two views. The cross-section view on the left shows a tank with a cover slab, a 100mm sand layer, and a 500mm brick jelly layer. The tank is 5'-0" wide and 5'-0" high. The side view on the right shows the tank's connection to a 12cm diameter rainwater pipe, a filter chamber, a float valve, a pump, and a storage tank. The tank is labeled (RW3A) and has a 0.150' dimension at the bottom right.

The drawing consists of two parts: a cross-section and a plan view.

SECTION 'C.C.'
 This vertical section shows the sump's construction. At the top, a concrete slab is labeled 'Rcc Slab'. Below it is a layer of 'Rcc 1:4:8 sand filling'. The sump is filled with water, indicated by a wavy line. The total height of the sump is 2.00 m. The water level is shown at 232.38 m. The ground level (G.L.) is at the top, and the mean high (M.H.) is indicated by a dashed line. The bottom of the sump is at 232.38 m.

PLAN
 This top-down view shows the sump's footprint. It is a rectangular structure with an 'RCC wall' and a central 'M.H.' (manhole). The dimensions are: overall width 3.46 m, overall depth 3.00 m, and a central square manhole with a side of 0.23 m. The sump is situated on a ground level of 232.38 m. The water level is shown at 232.38 m. The sump is labeled 'DRINKING WATER SUMP (Scientifically Closed)'.

FRONT ELEVATION
(TO BE DEMOLISHED)

SECTION : "A-A"
(TO BE DEMOLISHED)

PERCULATION PIT

5.41

0.23 2.54 0.23 2.18 0.23

W N S

W

KITCHEN
4.95X3.44

W

A/O

W

STUDY
3.00X2.37

D1

TOILET
3.00X1.22

D2

DINING
2.84X6.94

W

UP

BED
3.00X3.13

O

HALL
6.71X3.38

TOILET
2.09X1.67

D2

MD

W

W

6.71 2.09

0.23 0.11 0.

9.37

GROUND FLOOR PLAN
(TO BE DEMOLISHED)

This is a detailed floor plan of a 100 sqm house. The plan includes the following rooms and dimensions:

- KITCHEN:** 4.95X3.44
- STUDY:** 3.00X2.37
- TOILET:** 3.00X1.22
- DINING:** 2.84X6.94
- BED:** 3.00X3.13
- HALL:** 6.71X3.38
- TOILET:** 2.09X1.67
- BED:** 6.71X3.38

The plan also shows various doors (D1, D2), windows (W), and a staircase with 'DN' (down) and 'UP' directions. A north arrow is located in the upper right corner. The overall dimensions of the house are 6.41 by 10.23.

FIRST FLOOR PLAN
(TO BE DEMOLISHED)

TYPICAL FIRST & SECOND FLOOR PLAN
TYPICAL FLOOR PLAN=1,2

TERRACE FLOOR PLAN

[illegible][illegible]

	JOINERY DETAILS	
MD	MAIN DOOR	1.00 x 2.13
D	DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 x 2.13
A/O	ARCH OPENING	0.91 X 2.13
W	WINDOW	1.52 x 1.37
W1	WINDOW	1.22 x 1.37
V	VENTILATOR	0.76 x 0.91

SPECIFICATION :	
BRICK WORK	SUPERSTRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK	MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK	MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING	ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK	PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE	WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M. WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTÀ	112.00 SQ.M
2	AS PER DOCUMENT	111.48 SQ.M
3	AS PER SUPER IMPOSED	109.74 SQ.M

FSI AREA DETAILS IN SQ.M		
S.NO.	FLOOR	AREA IN SQ.M
1	GROUND FLOOR AREA	76.46
2	FIRST FLOOR AREA	76.46
3	TOTAL	152.92
4	FSI	1.393

NON FSI AREA DETAILS IN SQ.M		
1	STILT FLOOR AREA	76.46
2	HEAD ROOM	7.39
4	TOTAL NON FSI AREA	83.85
5	TOTAL BUILDUP AREA	236.77

DEMOLITION AREA		
1	GROUND FLOOR AREA	113.03
2	FIRST FLOOR AREA	113.03
3	TOTAL AREA	226.06

COLOR INDEX	PROPOSED	SCALE 1: 100
ROAD	BOUNDARY	

OWNER

N. DINESH KUMAR, M.Tech., (Struct.)
 RE/GR-1/2023/04/11-CMDA
 51-Plot No.43, Raghaa Homes, Srinivasa Apartments,
 Hindu Colony, 2nd Main Road, Ullagaram,
 Puzhuvirkkalam, 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
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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.

