

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

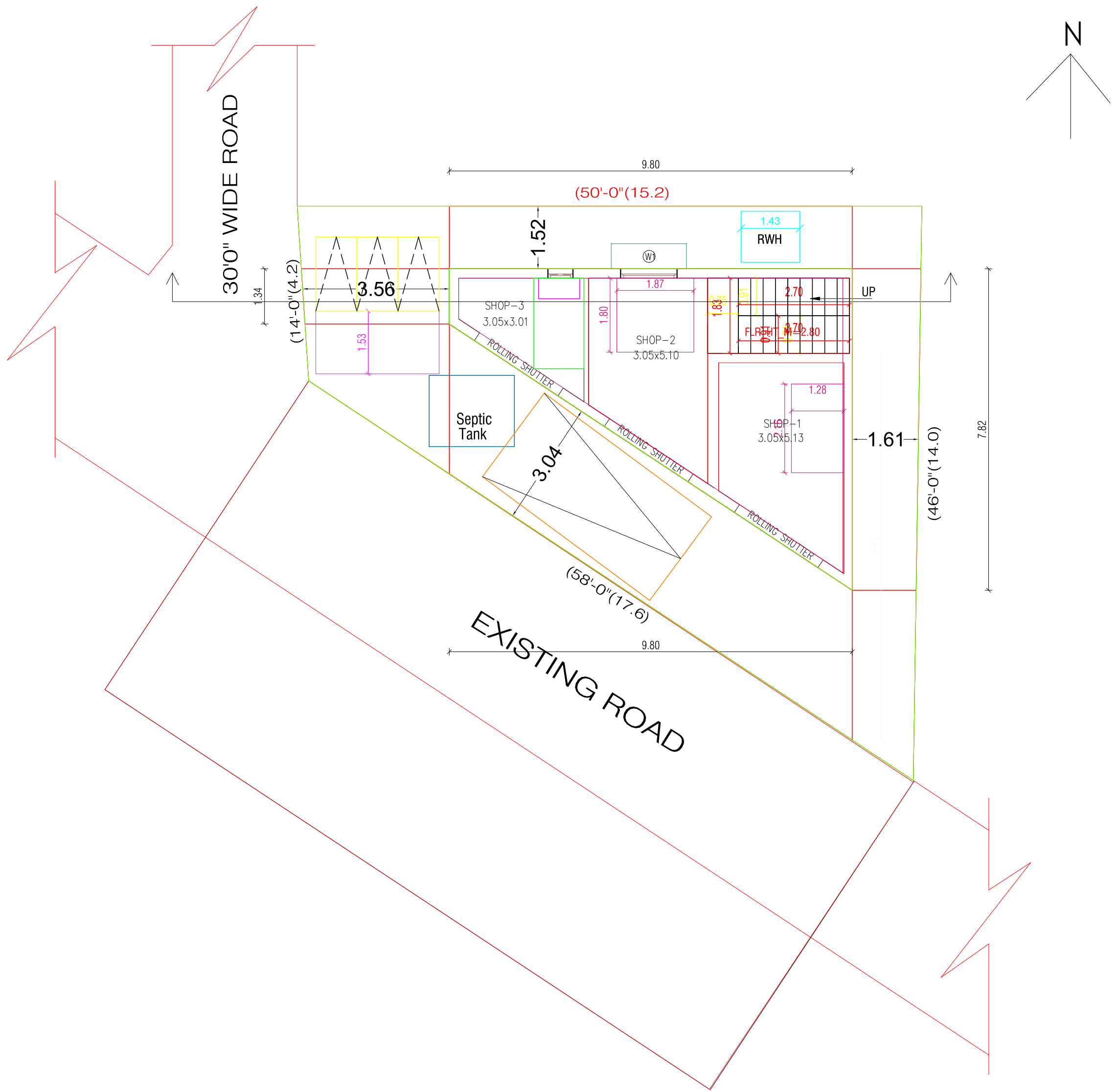
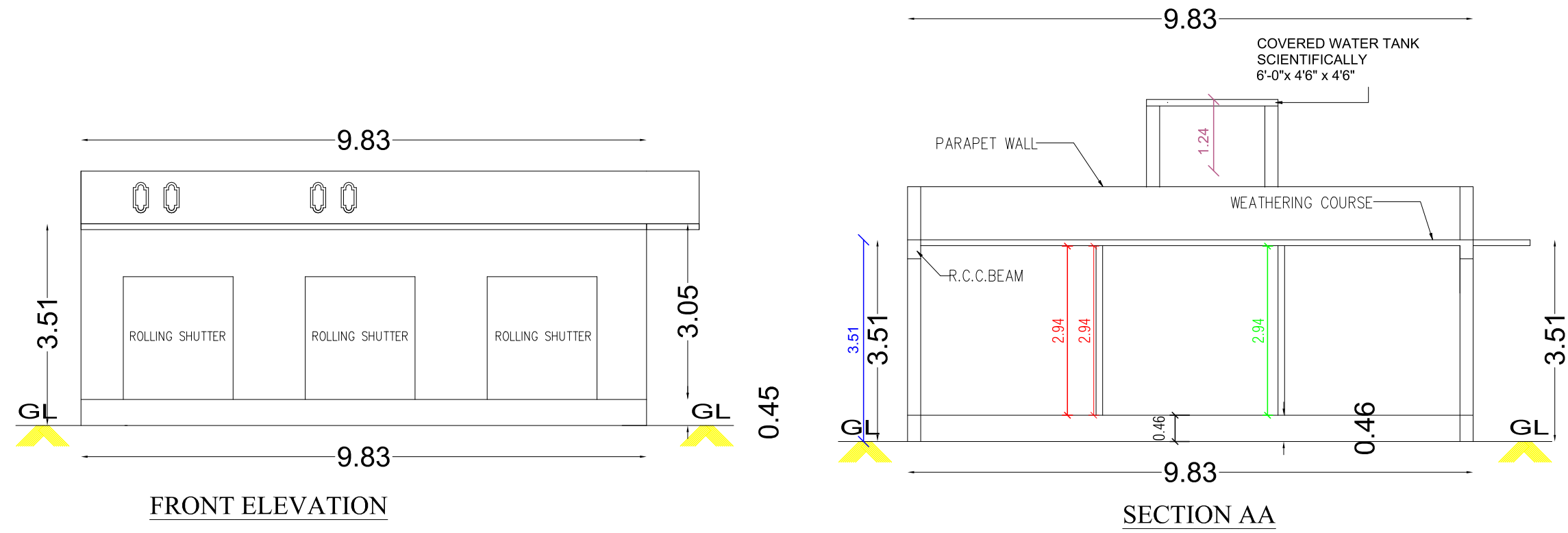
Building Plan

ISSUING AUTHORITY

Rural Panchayat

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

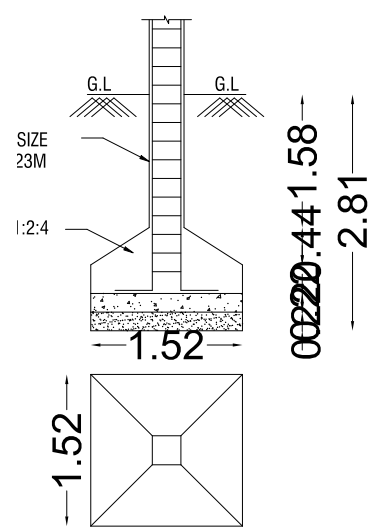
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



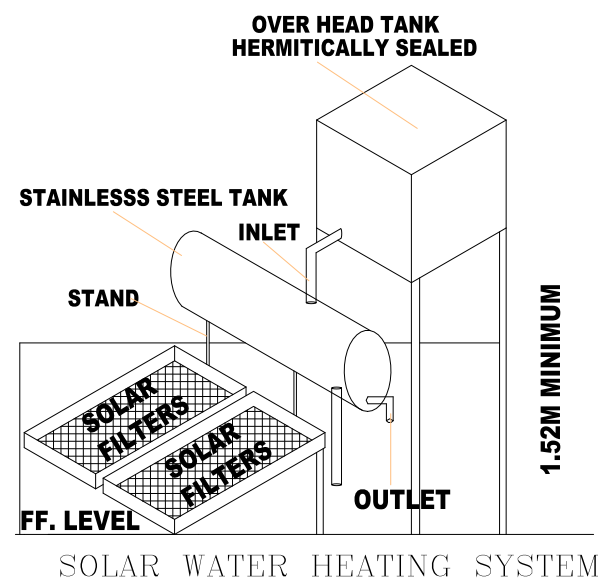
(SITE CUM GROUND FLOOR PLAN)



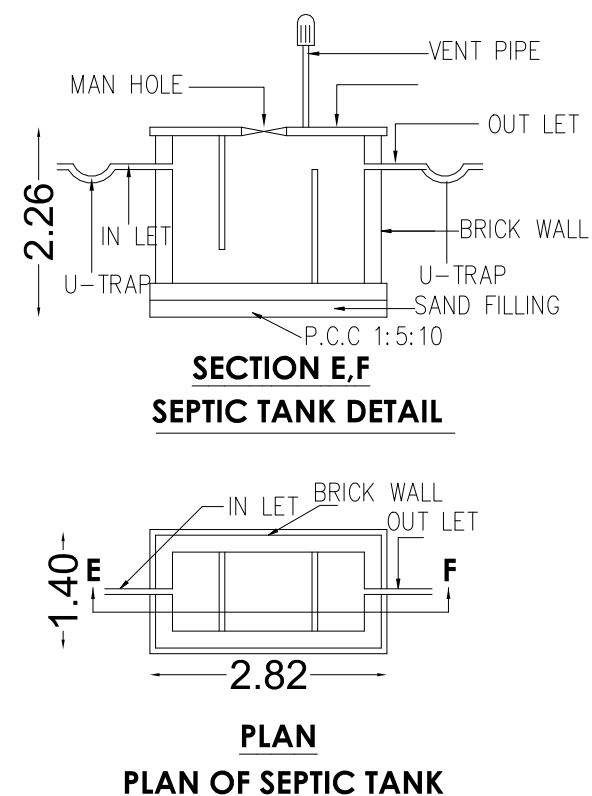
WALL ELEVATION



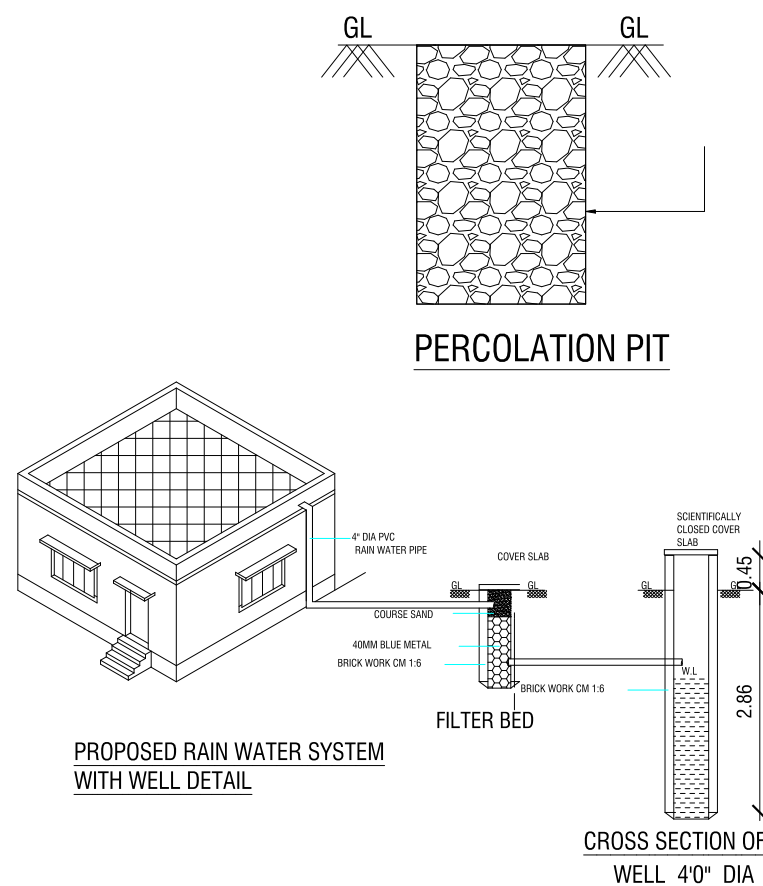
STAIRCASE DETAIL



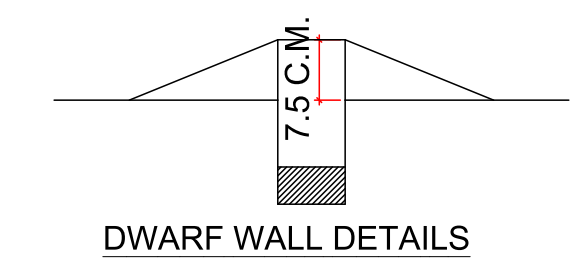
SOLAR WATER HEATING SYSTEM



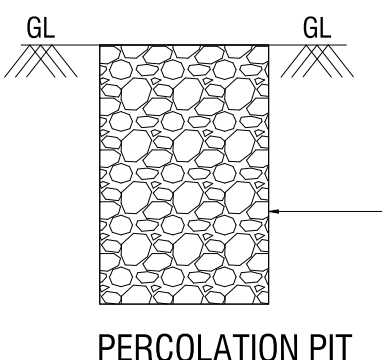
SECTION E-F
SEPTIC TANK DETAIL
PLAN
PLAN OF SEPTIC TANK



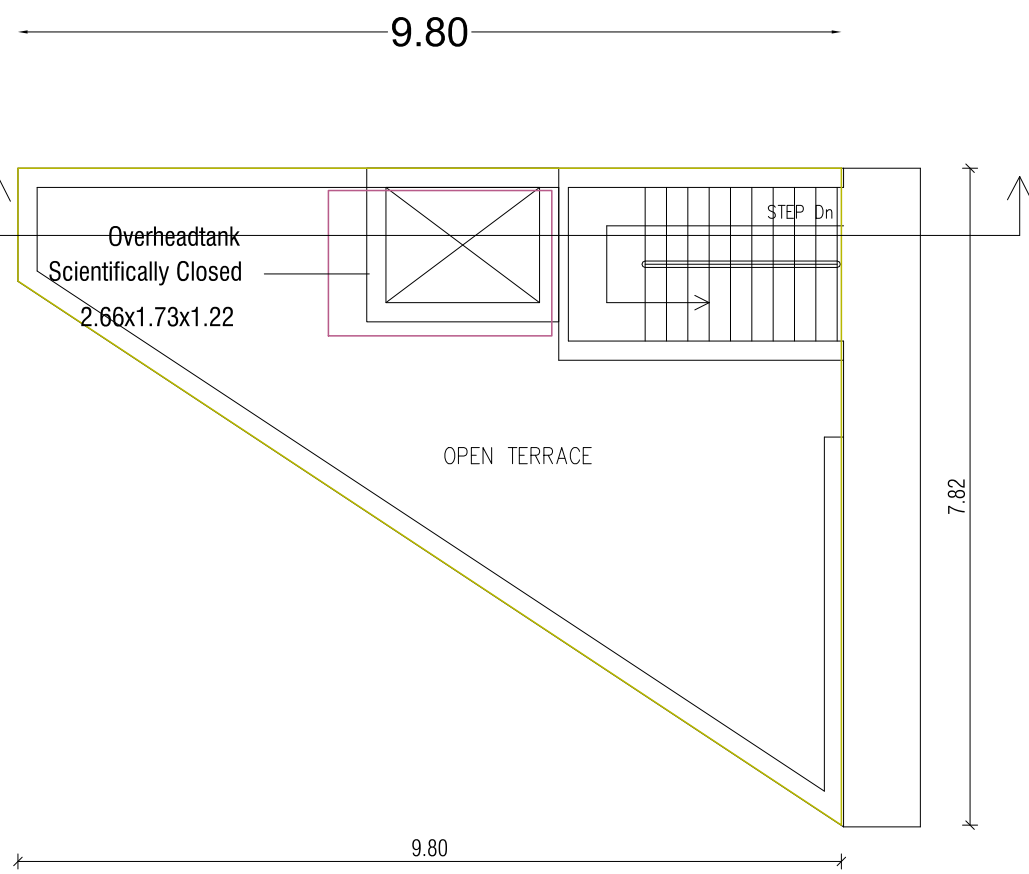
PROPOSED RAIN WATER SYSTEM
WITH WELL DETAIL



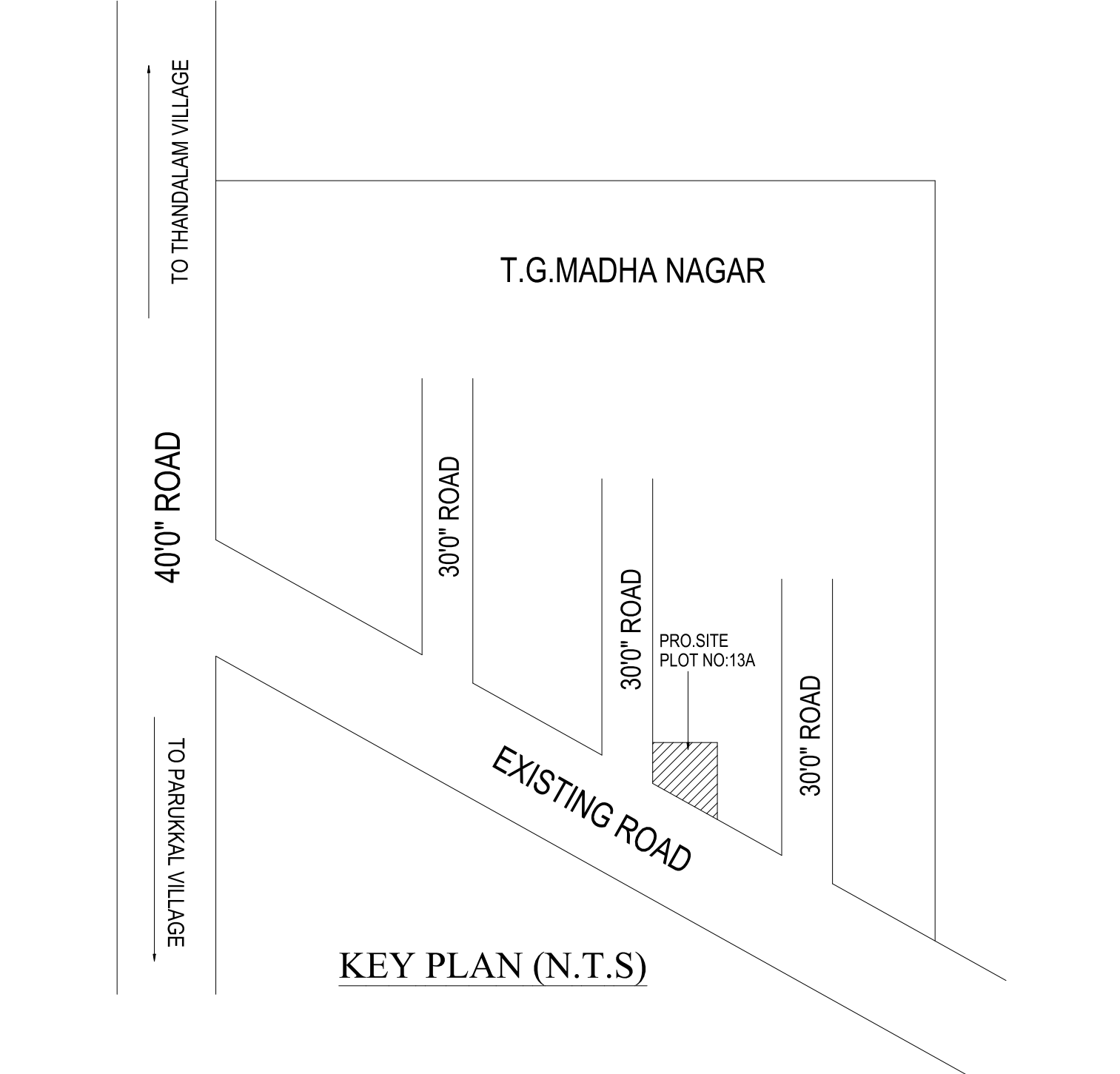
DWARF WALL DETAILS



PERCOLATION PIT



TERRACE FLOOR PLAN



KEY PLAN (N.T.S)

PROJECT DETAIL:

PLAN SHOWING THE PROPOSED GROUND FLOOR CONSTRUCTION OF COMMERCIAL BUILDING IN OLD S.NO:12/A3, PATTa NO:590,AS PER PATTa SUB-DIVISION SURVEY NO:12A/16, PLOT NO:13A,"T.G.MADHA NAGAR" SITUATED AT, PARUKKAL VILLAGE, CHITHAMUR PANCHAYAT UNION CHEYYUR TALUK , CHENGALPATTU DISTRICT.

NOTE:

LAYOUT APPROVAL NO:(C.R)D.D.T.C.P-34/2014.

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"x9" BURNT CLAY TILES IN LAID IN 1:3 MIX.

PLAN INFO
PLOT_AREA_M2=138.23
AS_AT_SITE=136.02
FMB_OR_PLR=138.23
AS_PER_DOCUMENT=138.23
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=9.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=9.00
ROAD_LENGTH=350
AVG_PLOT_DEPTH=14.00
AVG_PLOT_WIDTH=17.60
LAND_USE_ZONE=RESIDENTIAL
SURVEY_NO=12A/16
PLOT_NO=13A
PATTa_NO=590
DISTRICT=CHENGALPATTU
TALUK=CHYEUR
RWHS_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHER
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=NO
OSR_SURREYBACK_RETAIN=RETAIN
JURISDICTION_TYPE=CORPORATION
IS_APPROVED_LAYOUT=YES
PREMIUM_FSI_REQUIRED=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

JOINERY DETAILS:

	DESCRIPTION	METER
MD	MAIN DOOR	1.06X2.13
D	DOOR	0.91X2.13
D1	TOILET DOOR	0.76X2.13
O	OPEN	0.90X1.22
W	WINDOW	1.22X1.22
W1	WINDOW	1.00X1.00
V	VENTILATOR	0.91X0.61

REHOBOTH DESIGNS, MADAMBAKKAM,CHENNAI-600126.
Mail id:rehobothdesigns09@gmail.com.

OWNER: Mr .A.T.JAYARAMAN

AREA DETAILS

	SQ.MT
Plot extend as per Document	138.23
Plot extend as per Patta	140.00
Plot extend as per Site	138.23
Plot extend as per Drawing	138.23

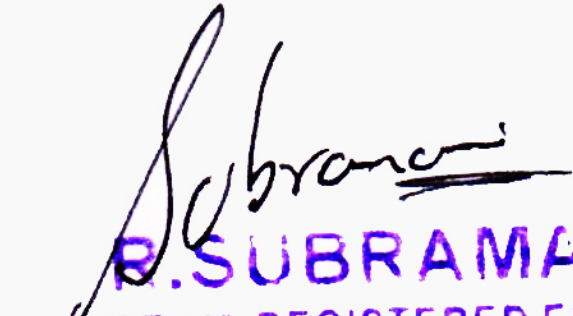
FLOOR NAME	Total Build up AREA SQ.FT	Total Build up AREA SQ.MT	Non FSI AREA SQ.MT	Net FSI AREA SQ.MT
GROUND FLOOR	486.00	45.15	----	45.15
FLOOR TERRACE	105.00	9.75	9.75	
TOTAL AREA	591.00	54.90	9.75	45.15
Total Proposed Coverge Area				32.00%
Total Proposed (FSI) Area				45.15
Consumed FSI				0.32
Total Prop.Build up Area				591.00

COLOUR INDEX:

PROPOSED BUILDING	█	DEMOLITION	█
EXISTING ROAD	█	BOUNDRY LINE	█

OWNER:

REGISTERED ENGINEER


R.SUBRAMANI
GRADE-III,REGISTERED ENGINEER
REGISTRATION No: RE Gr-III/2022/01/328
CHENNAI METROPOLITAN DEVELOPMENT
AUTHORITY CMDA
Email:info.nkd77@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

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.

