

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.

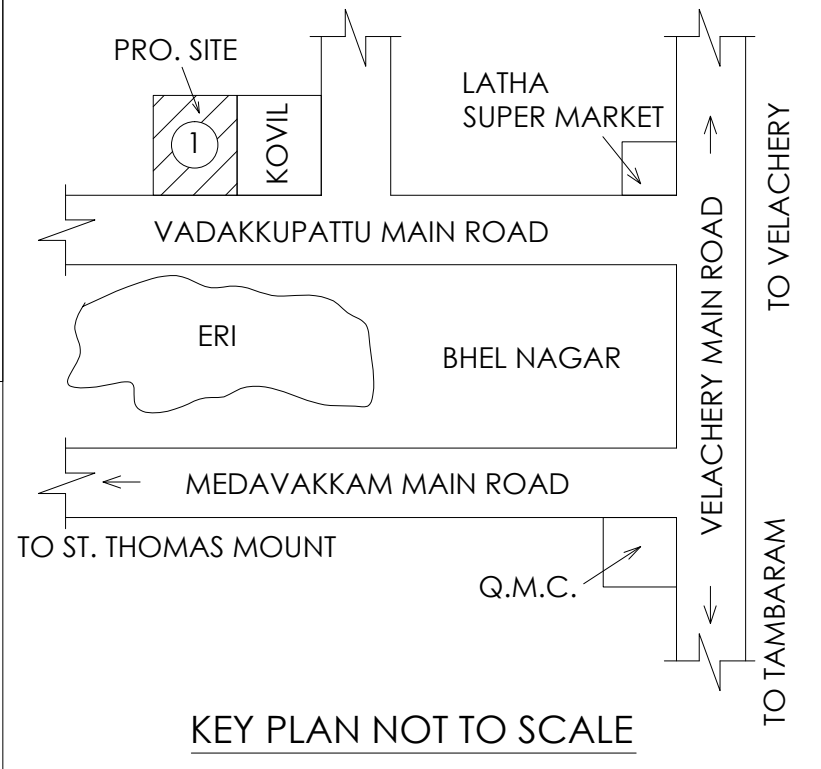
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND + 1 FLOOR (HEIGHT-6.94M)
COMMERCIAL BUILDING (GYM) AT PLOT NO. 1, IN OLD S.NO. 149/1 & 149/2,
NEW S. NO. 149/2-B (AS PER PATTA NO. 7688) VADAKKUPATTU MAIN ROAD,
MEDAVAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT.
SCALE : 1"=8'0" (1:100) ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.

PLAN INFO
PLOT_NO=1
TALUK=TAMBARAM
SINGLE_FAMILY_BLDG=NO
AREA_TYPE=OTHERS
PREMIUM_FSI_REQUIRED=NO
AS_PER_DOCUMENT=283.45
ACCESS_WIDTH_M=7.32
ROAD_WIDTH=7.32
RWHT_DECLARED=YES
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO

SURVEY_NO=149/2B
DISTRICT=CHENGALPATTU
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
LAND_USE_ZONE=RESIDENTIAL
PLOT_AREA_M2=283.45
AVG_PLOT_DEPTH=18.57
ROAD_LENGTH=15.24
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO

PATTA_NO=7688
CRZ=NO
SECURITY_ZONE=NO
FMB_OR_PLR=283.00
AS_AT_SITE=283.01
AVG_PLOT_WIDTH=15.24M
JURISDICTION_TYPE=PANCHAYAT
BLOCK_0_B-SHOP_MEMBER_COUNT=10



SUB DIVISION PLAN APPROVED
D.DIS. NO. 1626/2022
PP. NO. 940/2022
DATED : 10/06/2022
MEDAVAKKAM PANCHAYAT
APPROVAL NO. 50/2022
DATED : 17/06/2022

QR. CODE :

AREA DETAILS:

	SQ.FT	SQ.M
PLOT AREA (AS PATTA)	3045.00	283.00
PLOT AREA (AS PER DOC)	3050.00	283.45
PRO. GROUND FLOOR AREA	1500.00	139.32
PRO. FIRST FLOOR AREA	1713.00	159.21
TOTAL F.S.I AREA	3213.00	298.53
F.S.I	1.06	

NON-F.S.I AREA

PARKING AREA	213.00	19.79
HEADROOM AREA	223.00	20.72
LIFT MACHINE ROOM AREA	62.00	5.76
TOTAL NON F.S.I AREA	498.00	46.27

SCHEDULE OF JOINERY:

MD	MAIN DOOR	6'-0" x 7'-0" (1.83 x 2.13)
D1	DOOR	4'-0" x 7'-0" (1.22 x 2.13)
D2	DOOR	2'-6" x 7'-0 (0.76 x 2.13)
OP	OPENING	3'-6" x 7'-0" (1.08 x 2.13)
W	WINDOW	6'-0" x 5'-0" (1.83 x 1.52)
V	VENTILATOR	3'-0" x 3'-0" (0.91 x 0.91)

COLOUR INDEX:

PROPOSED BUILDING	☐
EXISTING ROAD	☐
SITE BOUNDARY LINE	☐

STAIRCASE DETAILS:

TREAD	10"(0.25)
RISER	6"(0.15)
WIDTH	3'0"(0.91)

J. Sathish

(Mr. J. SATHISH)
OWNER

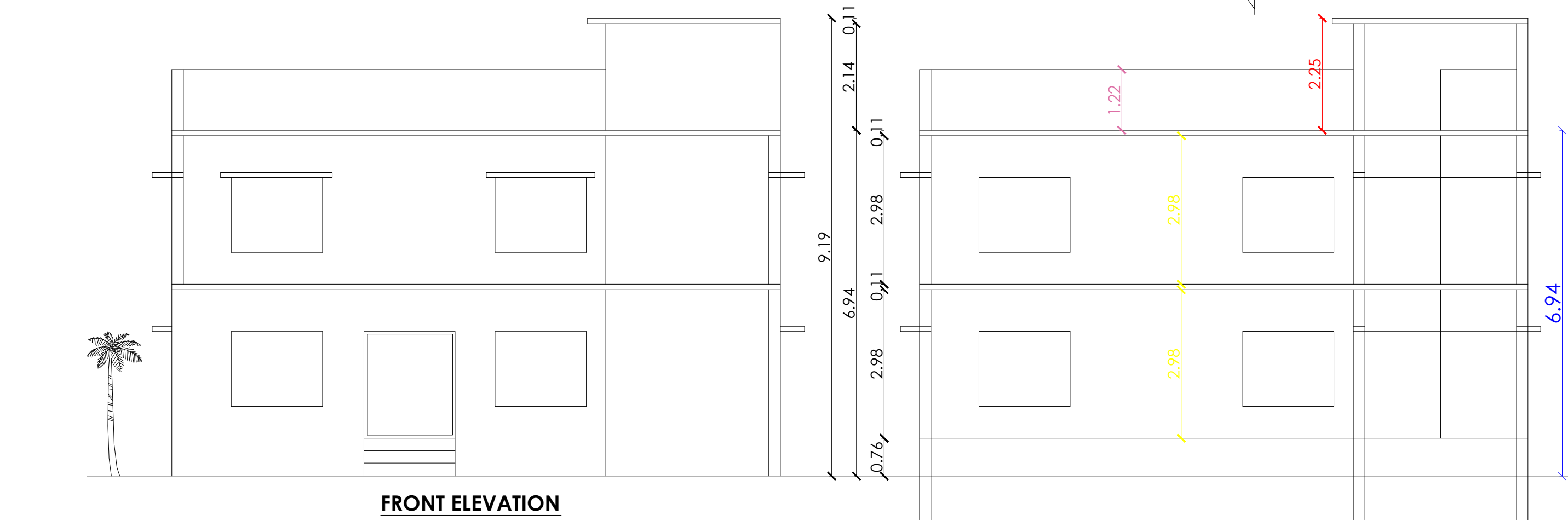
A. Selvaraj

A. SELVARAJ, D.C.E.,
Registered Engineer (Grade-III)
Corporation of Chennai
Regn. No: RE 303832025
No.5, Vaishnavi Nagar, Medavakkam,
Chennai-600 100.
Mobile No: 9994547550
Email: raniplanners@gmail.com

REGISTERED ENGINEER

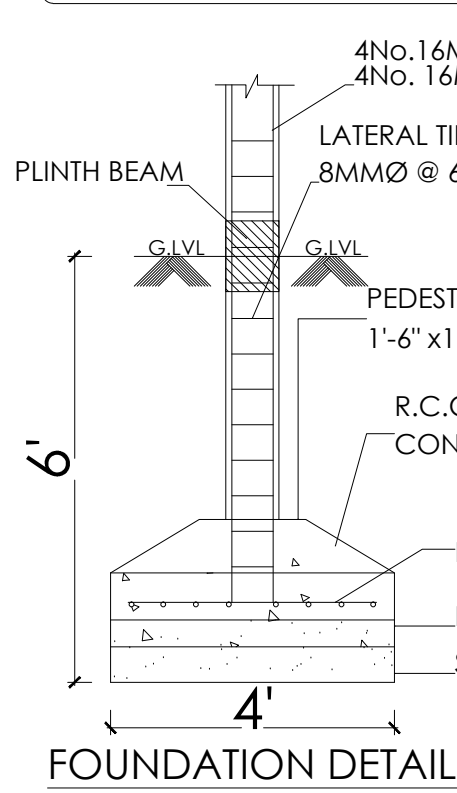
RANI PLANNERS

ENGINEERS & REGISTERED ENGINEER
PLOT NO. 5, VAISHNAVI NAGAR,
MEDAVAKKAM, CHENNAI - 600 100
PHONE : 9994547550
Email : raniplanners@gmail.com

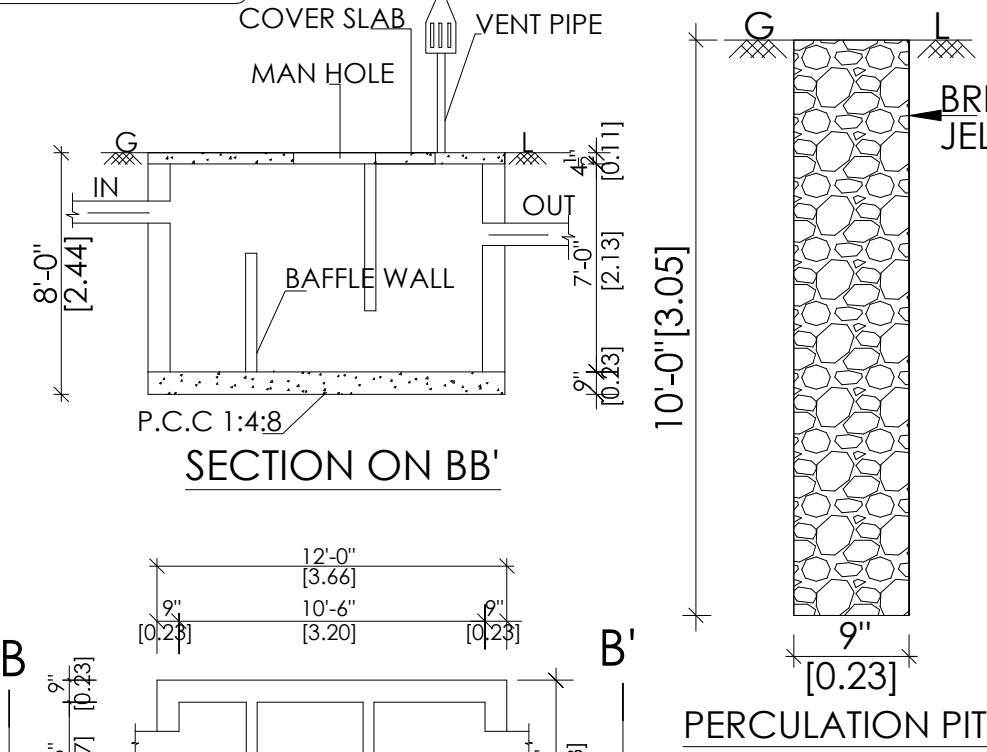


SECTION ON AA

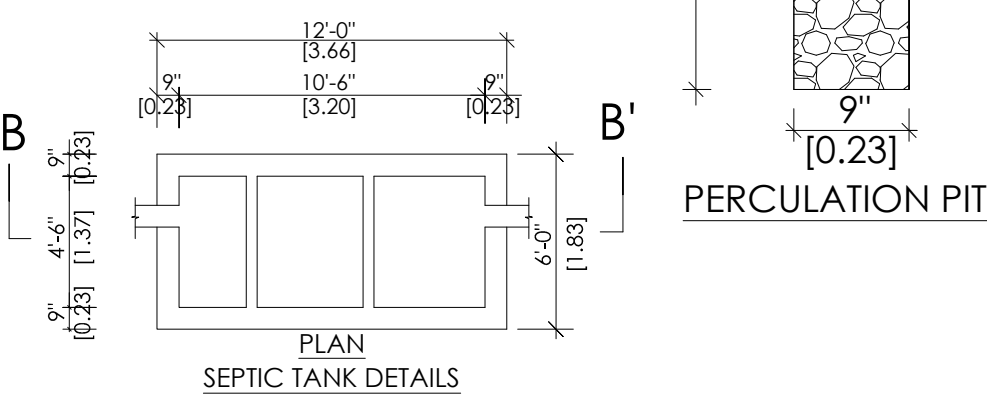
- SPECIFICATIONS:
- * R.C.C FOUNDATION IN C.M 1:5 OVER 6" TK
P.C.C 1:5:10 OVER 6"TK SAND FILLING.
 - * BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6"TK
R.C.C TIE BEAM 1:2:4.
 - * TILES FLOORING OVER 4"TK P.C.C 1:5:10 6"TK
SAND FILLING.
 - * 9" TK BRICK WALL IN C.M 1:3.
 - * R.C.C ROOF SLAB 1:2:4 MIX 41/2" TK.



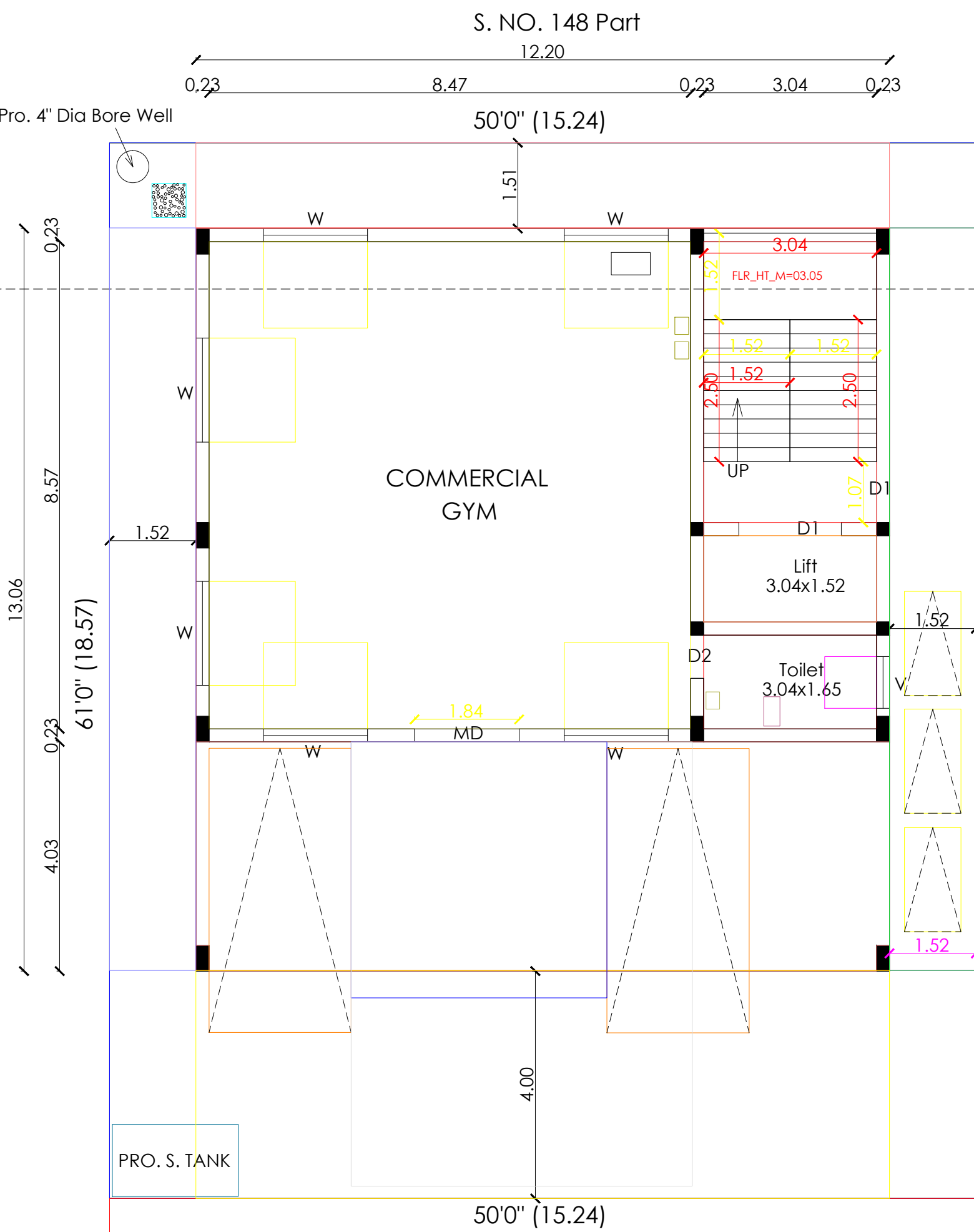
FOUNDATION DETAIL
[SCALE: 1:50]



SECTION ON BB'

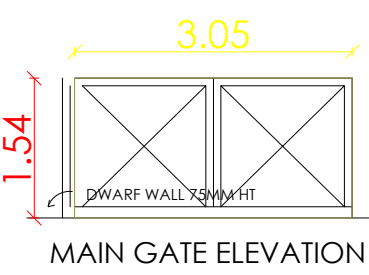


PLAN
SEPTIC TANK DETAILS

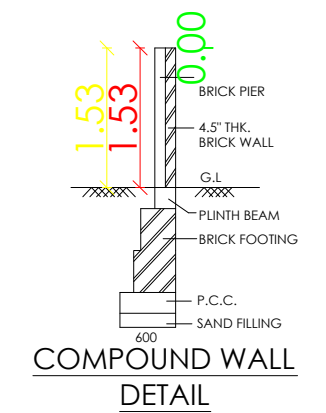


(7.32) WIDE VADAKKUPATTU MAIN ROAD

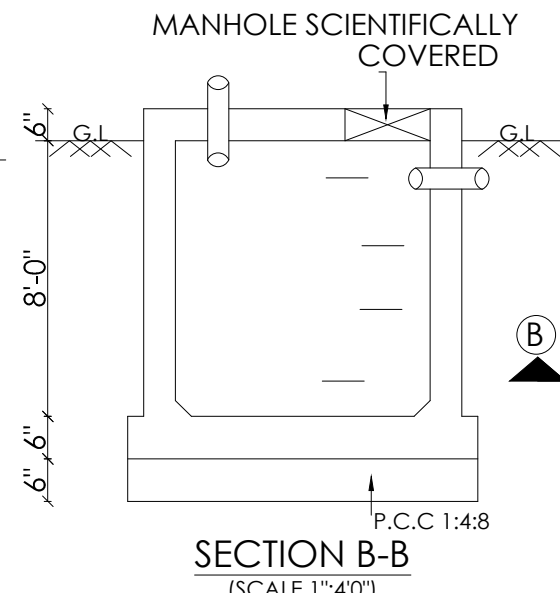
SITE / PARTLY STILT CUM GROUND FLOOR PLAN



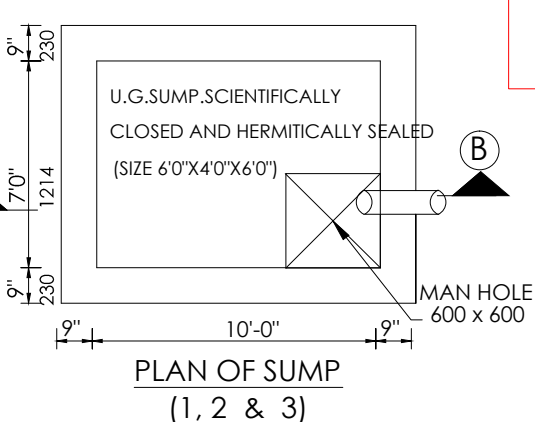
MAIN GATE ELEVATION



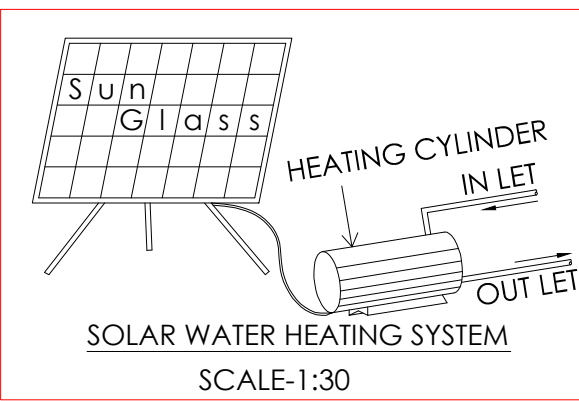
COMPOUND WALL
DETAIL



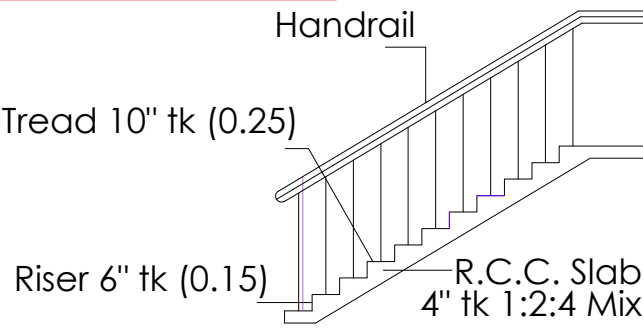
SECTION B-B
[SCALE 1:40]



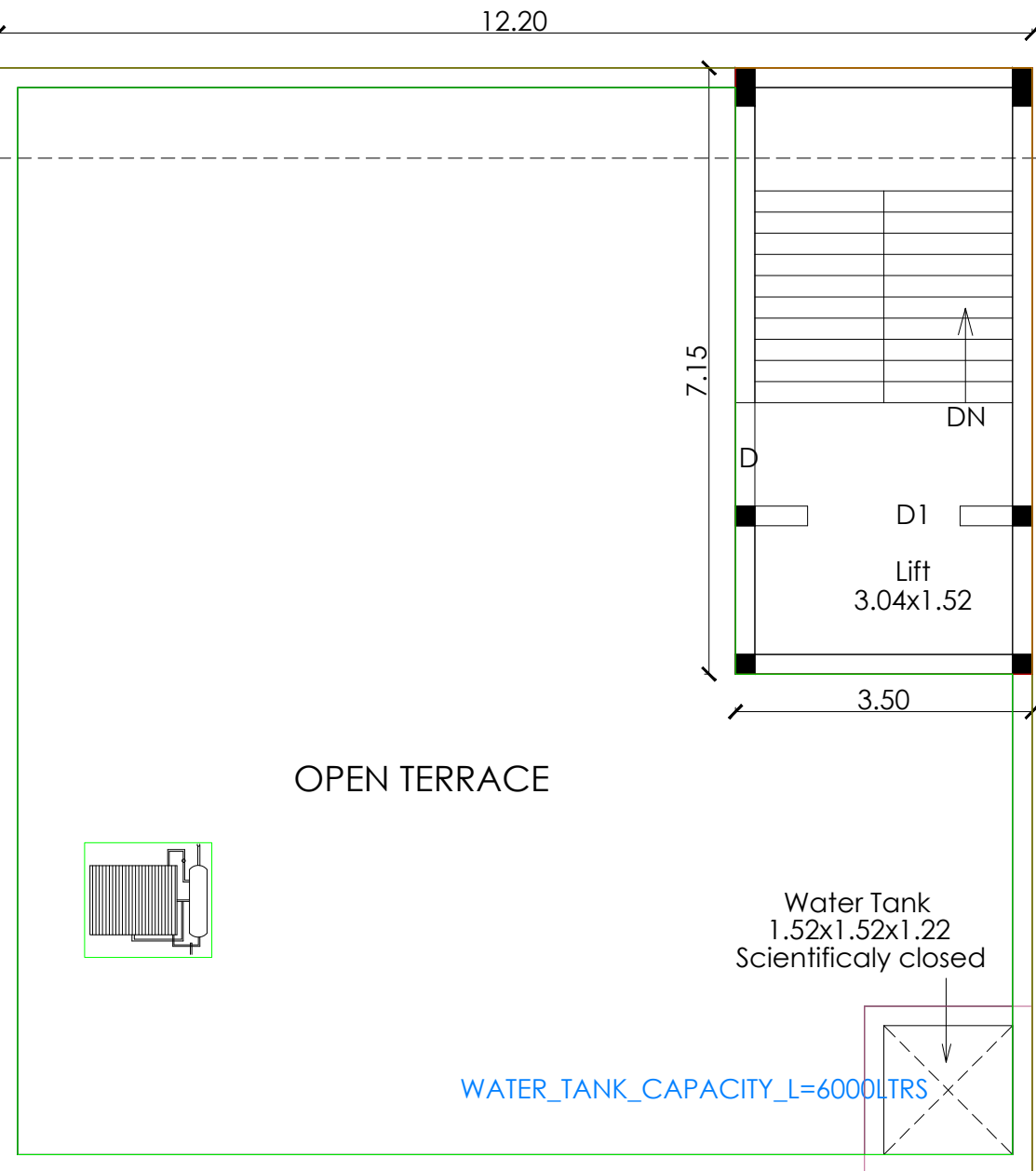
PLAN OF SUMP
(1, 2 & 3)



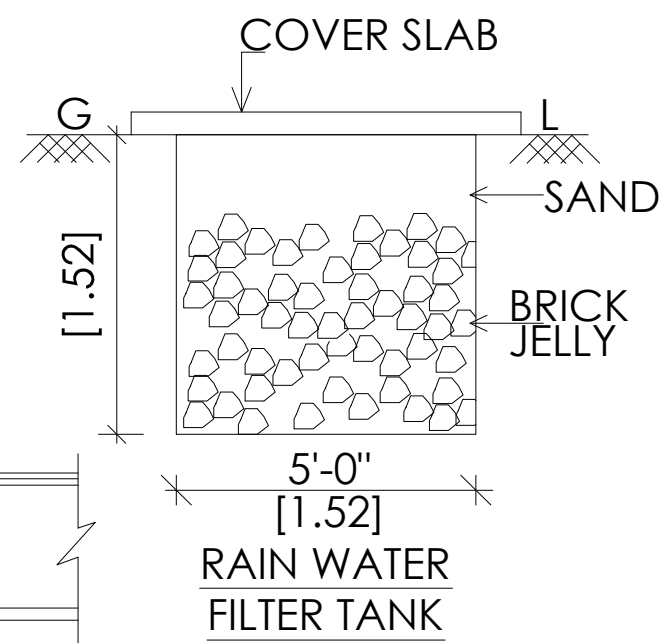
SOLAR WATER HEATING SYSTEM
SCALE: 1:30



STAIRCASE DETAILS



TERRACE FLOOR PLAN



RAIN WATER
FILTER TANK

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.

