

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

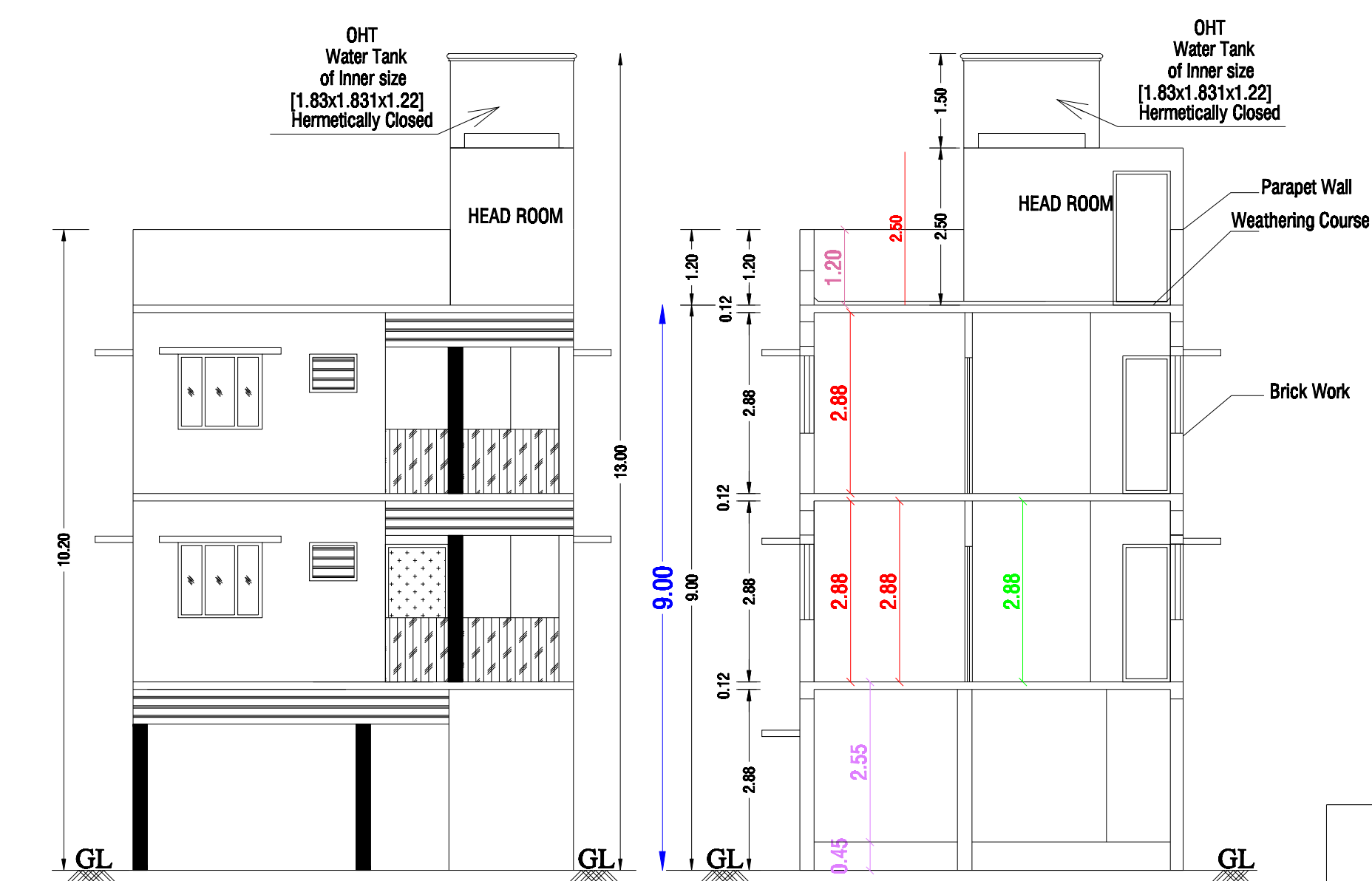
ISSUING AUTHORITY

Rural Panchayat

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

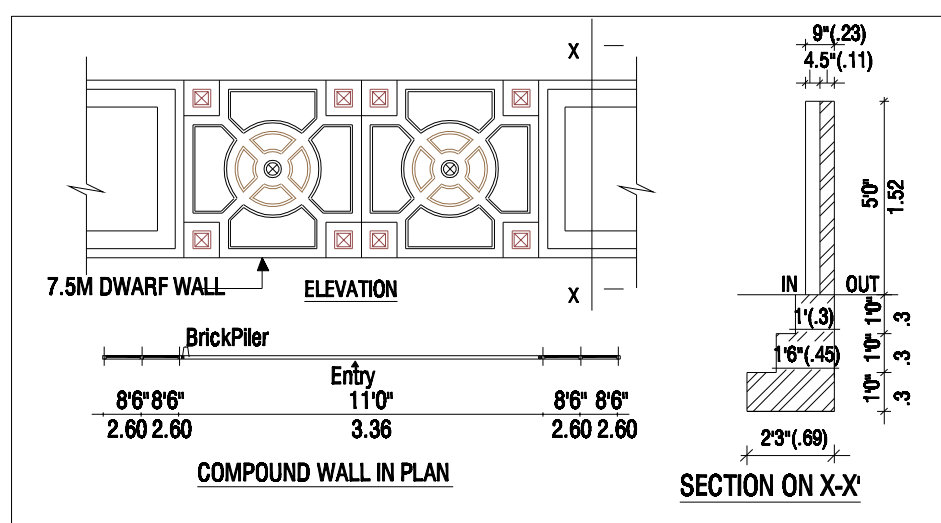
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF A STILT + 2 FLOORS RESIDENTIAL BUILDING (HEIGHT - 9.00M) WITH 2 DWELLING UNITS AT PLOT NO: 7, THIRU NAGAR, SUNNAMBUKOLATHUR, CHENNAI - 600 117. COMPRISED IN SURVEY NO: 360/3B, 360/3B2A1, 360/5A, 360/5B, 360/5C, 360/5D, 360/5A1, 360/5B1, PATT A SURVEY NUMBER: 360/5B1A1B, PATT A NO: 19285 OF SUNNAMBUKOLATHUR VILLAGE (AS PER PATT A MADIPAKKAM-II VILLAGE), KOVILAMBAKKAM FIRSTGRADE PANCHAYAT, ST.THOMASMOUNT PANCHAYAT UNION, SHOLINGANALLUR TALUK, CHENNAI DISTRICT.

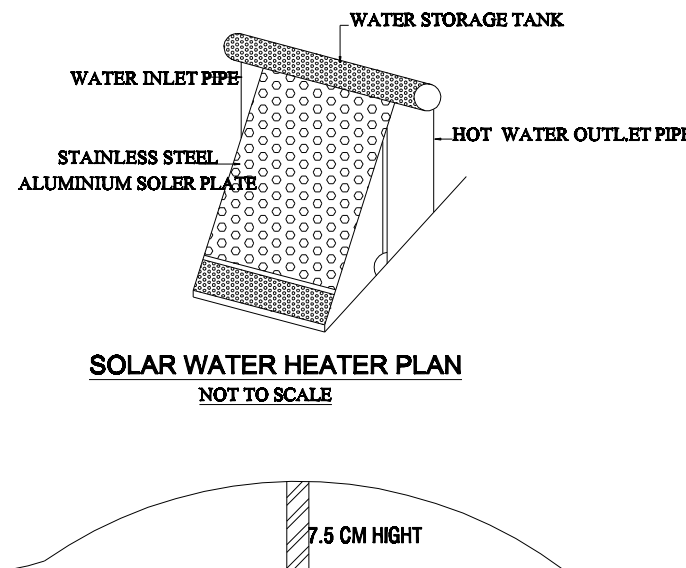


FRONT ELEVATION

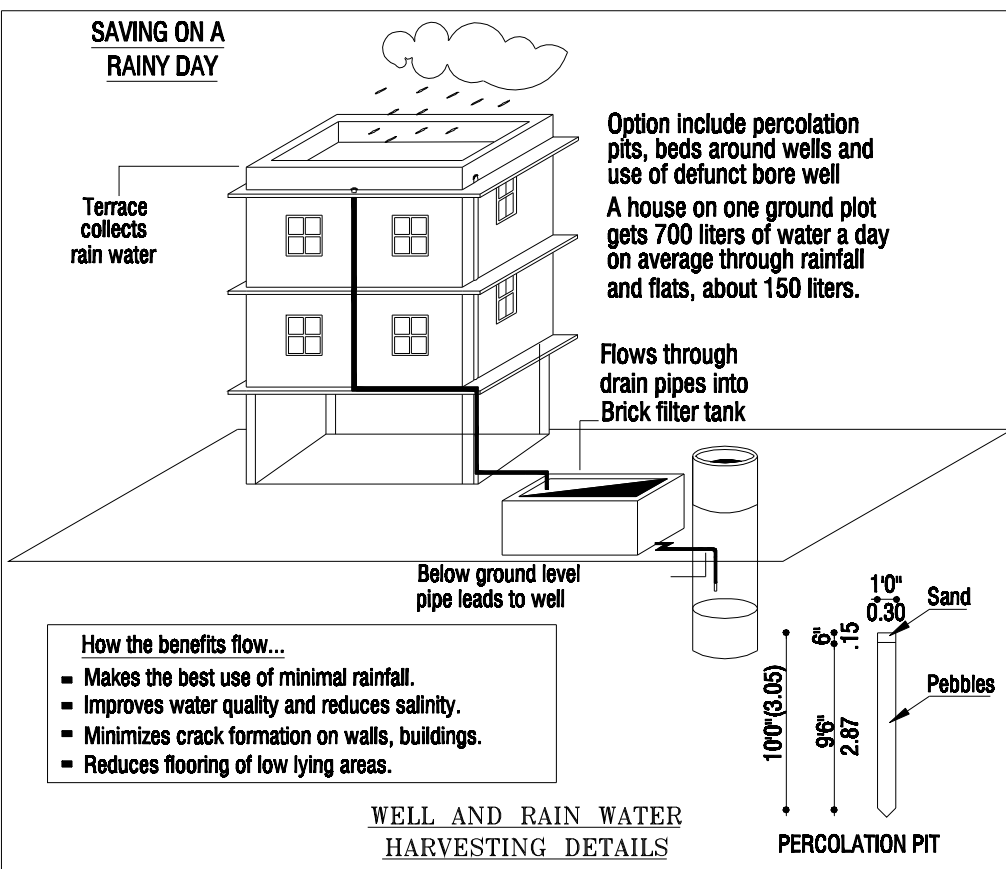
SECTION ON A-A



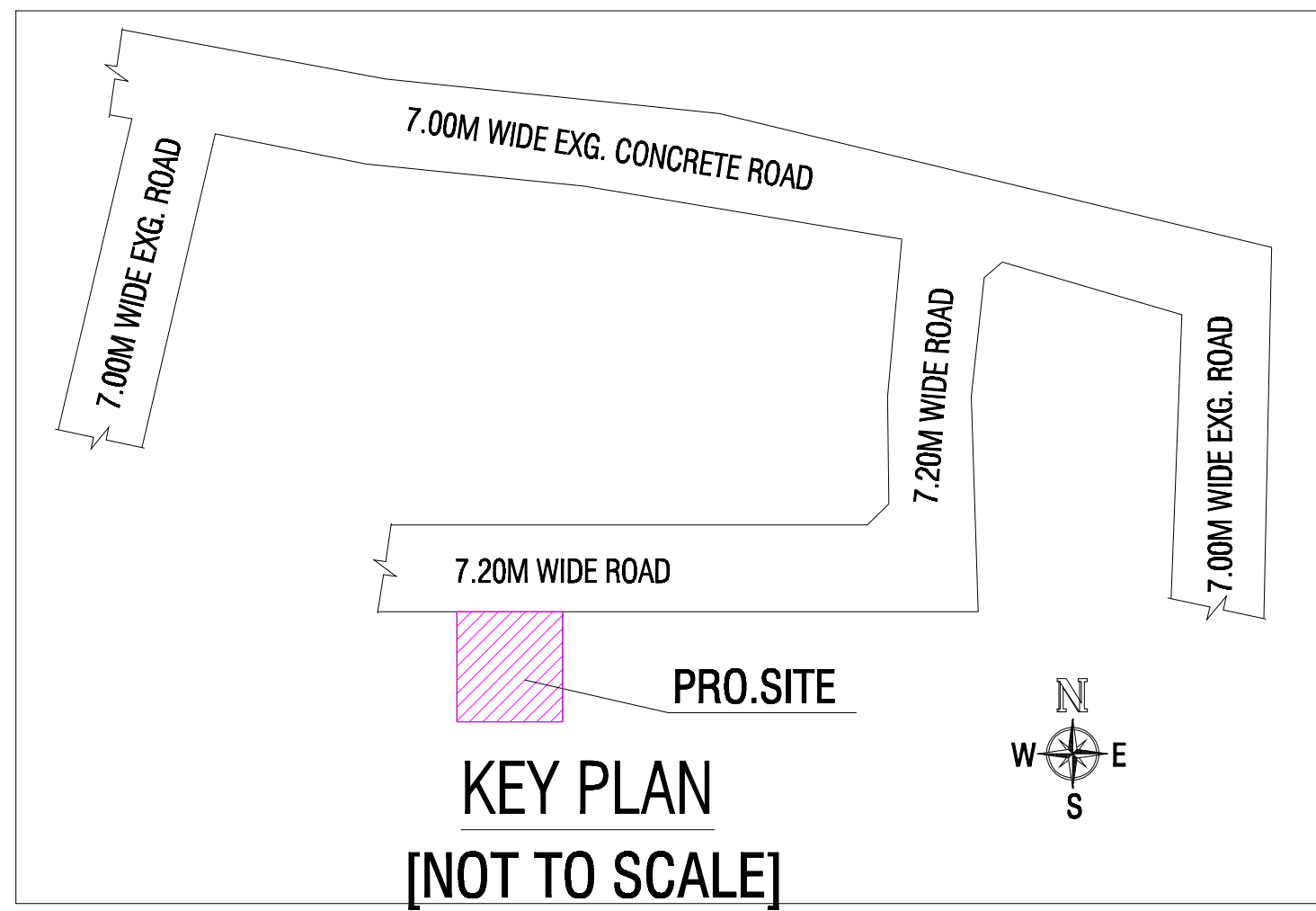
SHOBA APARTMENTS 8.50M



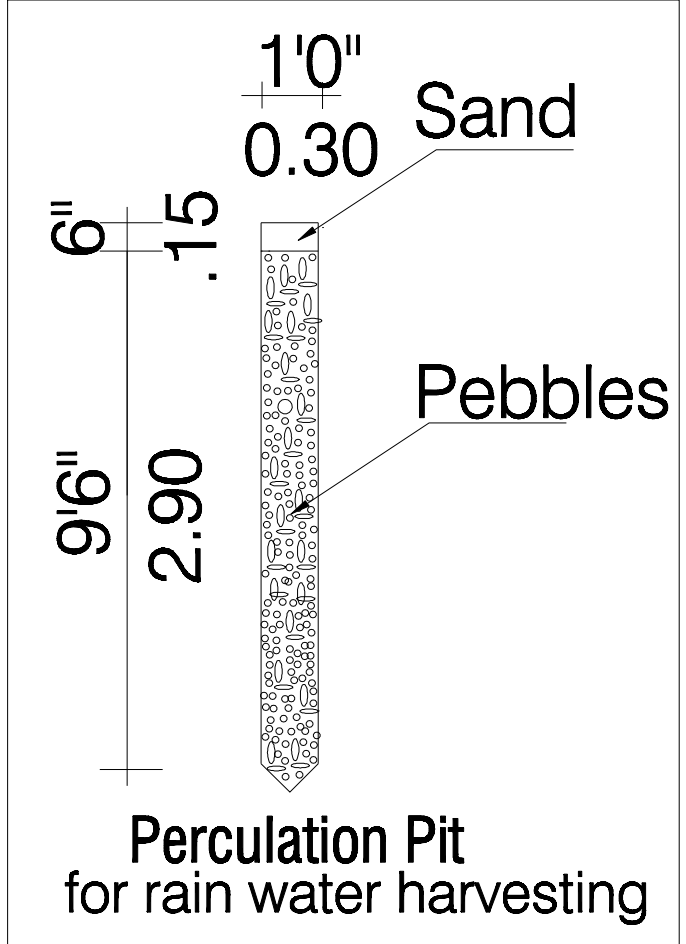
SOLAR WATER HEATER PLAN



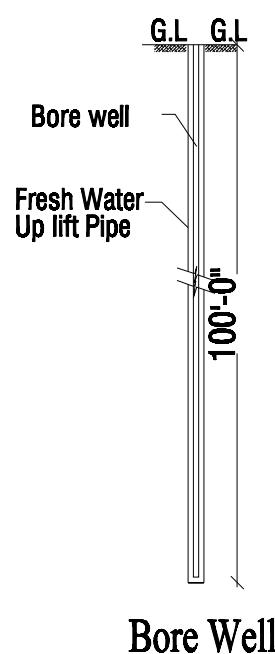
WELL AND RAIN WATER HARVESTING DETAILS



KEY PLAN [NOT TO SCALE]



Percolation Pit for rain water harvesting



Bore Well

LAYOUT APPROVED VIDE
P.P.D NO. 21
L.O NO. 2024
VIDE LETTER NO: LAYOUT-1/0150/2023
PLANNING PERMIT NO: 15743, DATED: 30-01-2024
FOR MEMBER SECRETARY
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
CHENNAI - 600 008.

RERA REGISTRATION NO
TN/29/LAYOUT/1305/2024,
DATED: 22-03-2024.

GENERAL SPECIFICATION

- RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
- BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
- FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
- SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
- ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

AREA DETAILS:	SQ.FT	SQ.M
PLOT AREA		
AS PER DOCUMENT	840.00	78.03
AS PER PATT A	839.67	78.00
AS PER SITE	832.67	77.35
STILT FLOOR	459.66	42.70
FIRST FLOOR	459.66	42.70
SECOND FLOOR	459.66	42.70
HEAD ROOM	89.13	8.28
TOTAL	1468.11	136.38
PLOT COVERAGE	55.20 %	
F.S.I	1.10	
NUMBER OF DWELLINGS	2 Nos	

SCHEDULE OF JOINERY:

MD	MAIN DOOR	1.00m X 2.10m
D1	DOOR	0.91m X 2.13m
D2	DOOR	0.76m X 2.13m
O	OPENING	2.00m X 2.13m
W	WINDOW	1.52m X 1.37m
W1	WINDOW	2.00m X 1.37m
V	VENTILATOR	0.91m X 0.76m

COLOUR INDEX:	STAIRCASE DETAILS
PROPOSED BUILDING	TREAD 0.25m
EXISTING ROAD	RISER 0.19m
PROPOSED DEMOLITION	WIDTH 0.91m
SITE BOUNDARY	

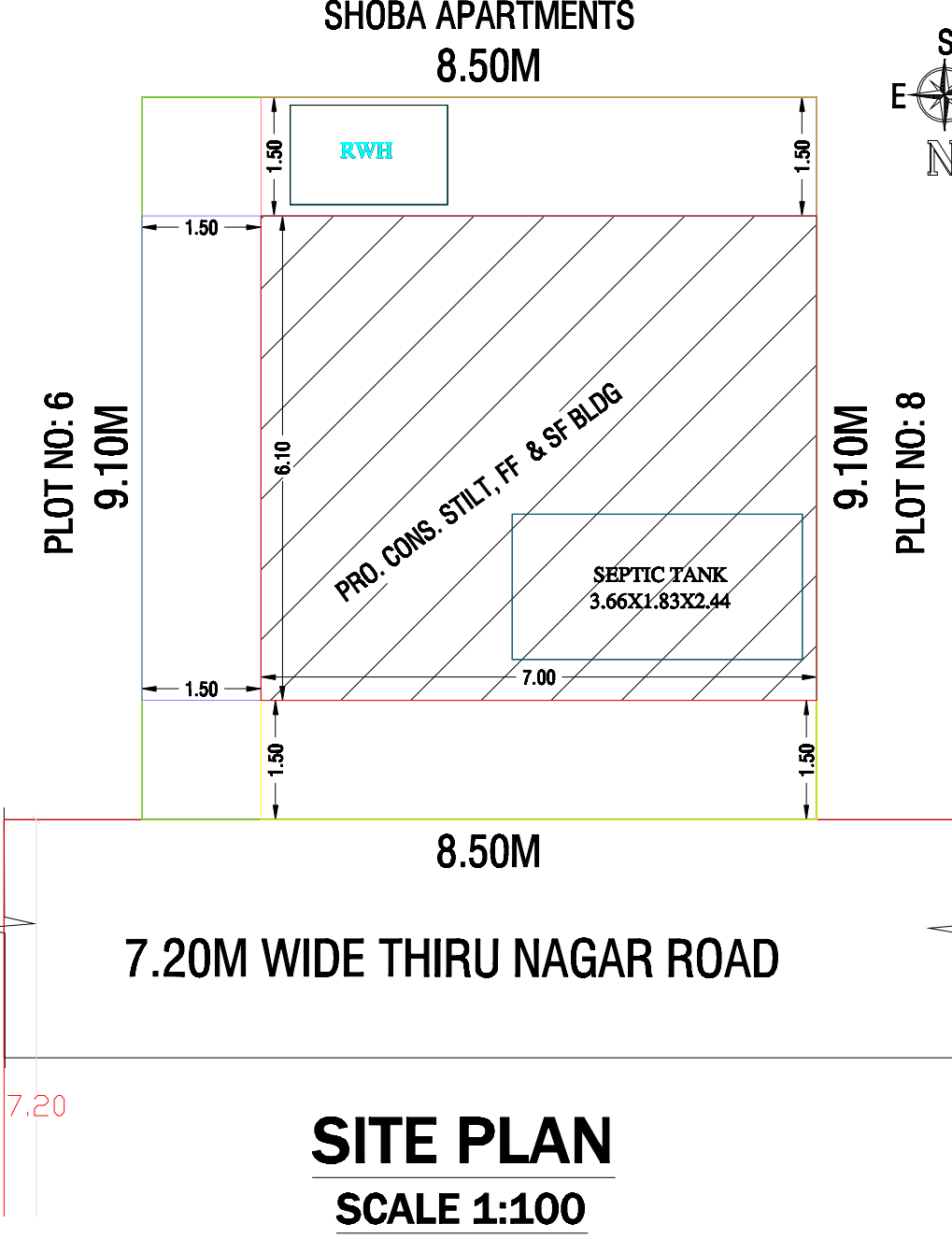
ALL DIMENSIONS ARE IN 'M', SCALE :1: 100

APPLICANT

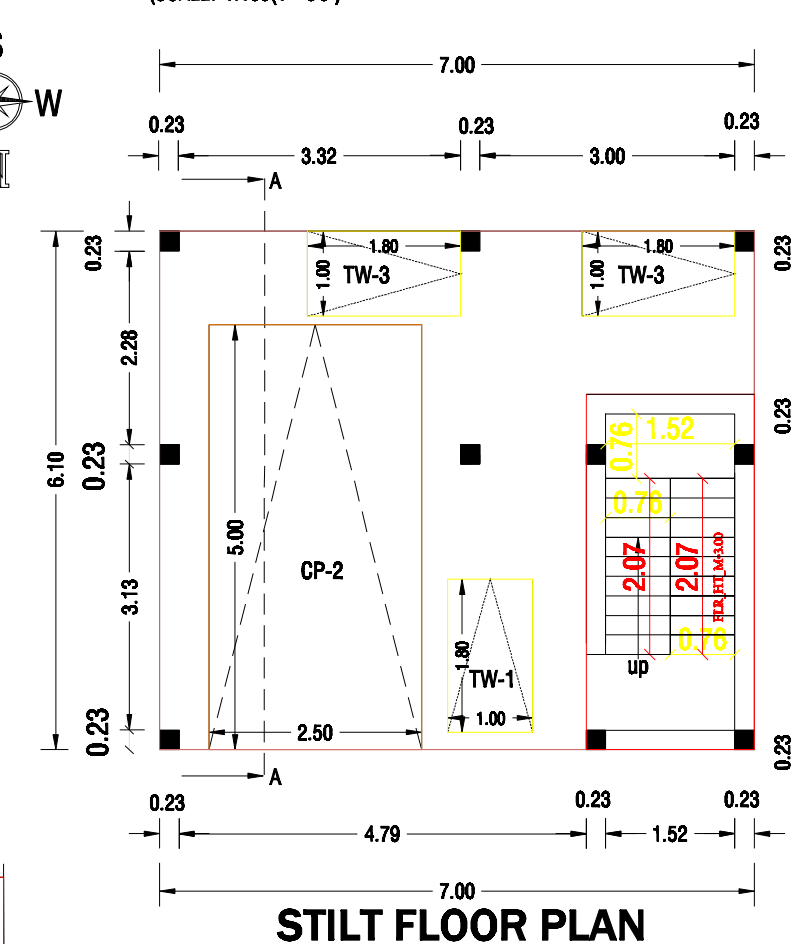
1.Mr. J.SARATH
2.Mrs. K.MALATHI

REGISTERED ENGINEER:

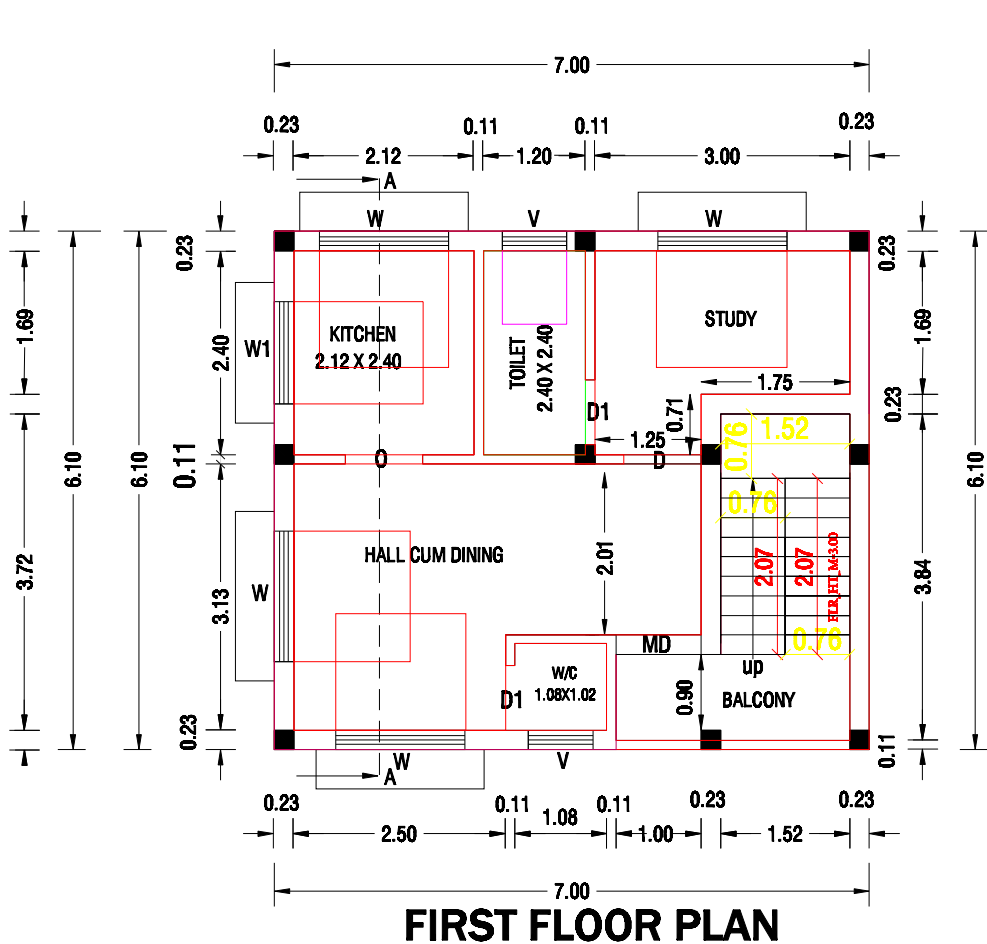
Mr. P. MURUGAN
VELAVAN PLANNERS
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG No. RE/GR-III/19/08/288
GREATER CHENNAI CORPORATION
REGISTRATION No. RE303212019
DTP REGN. No. CGLRGN/RE/GR-III/2020/01/003
1270/1, GOLDEN COLONY, ANNA NAGAR WEST EXTN.,
CHENNAI-600 050
Mobile No. 8056005765



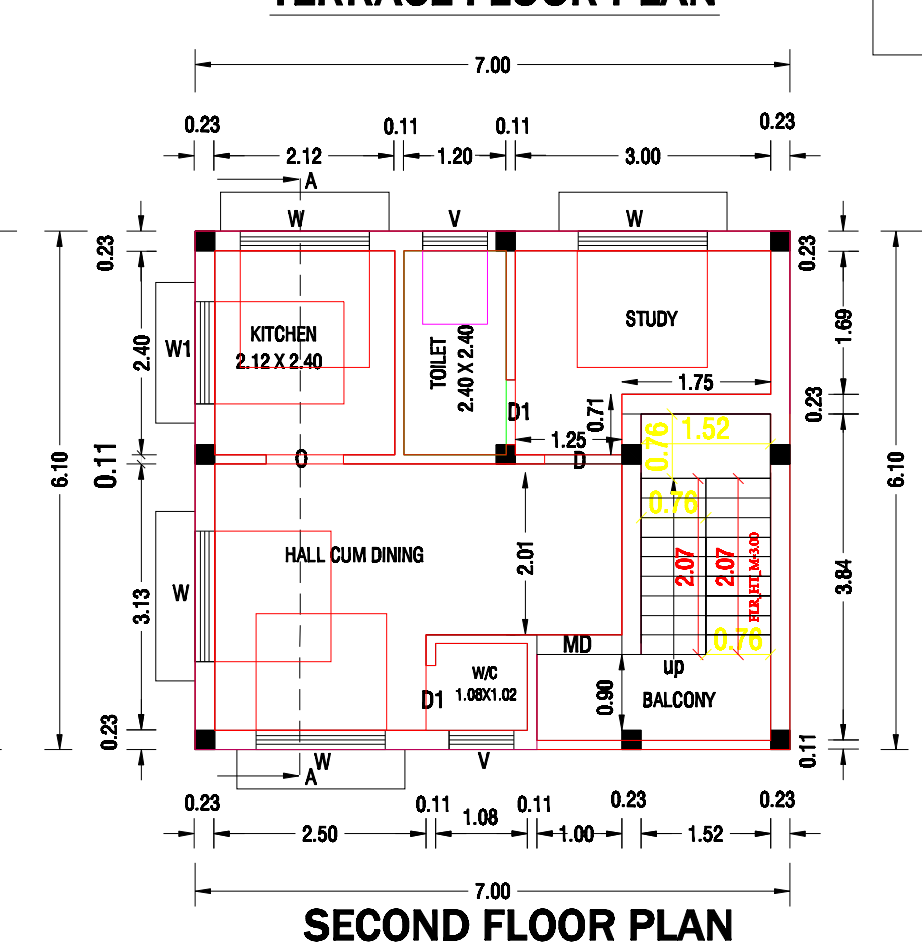
SITE PLAN SCALE 1:100



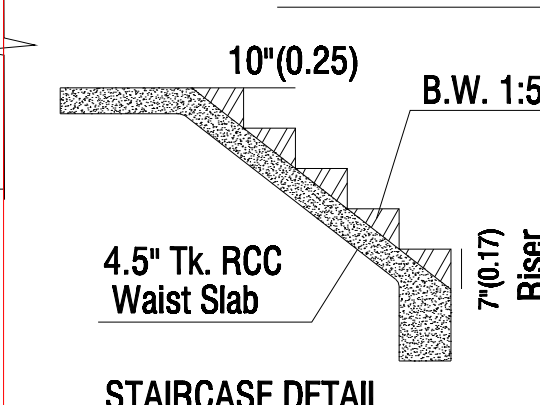
STILT FLOOR PLAN



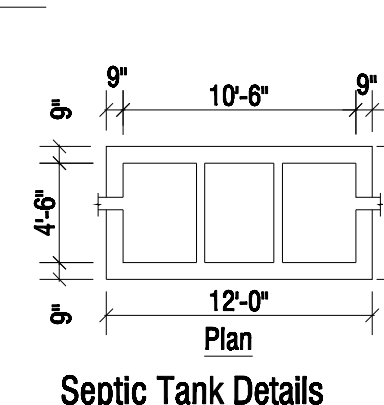
FIRST FLOOR PLAN



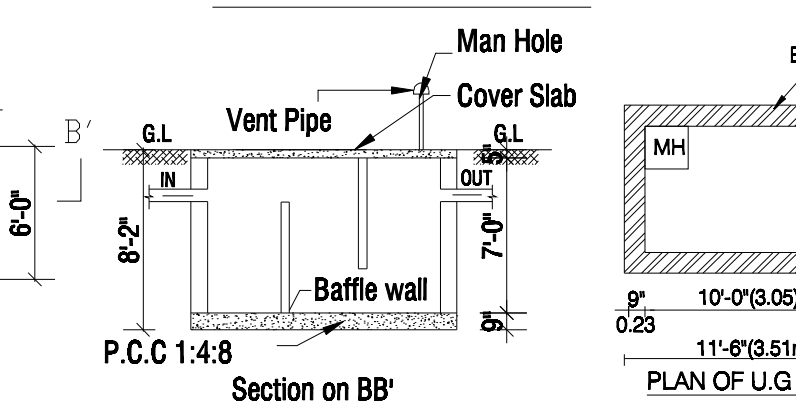
SECOND FLOOR PLAN



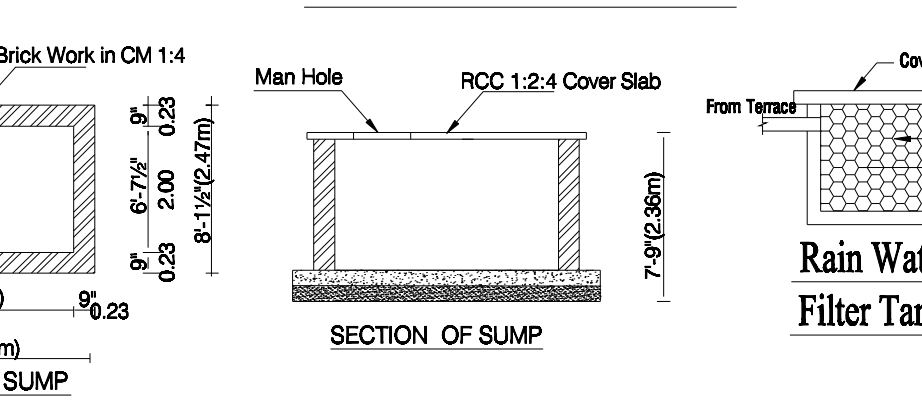
STAIRCASE DETAIL



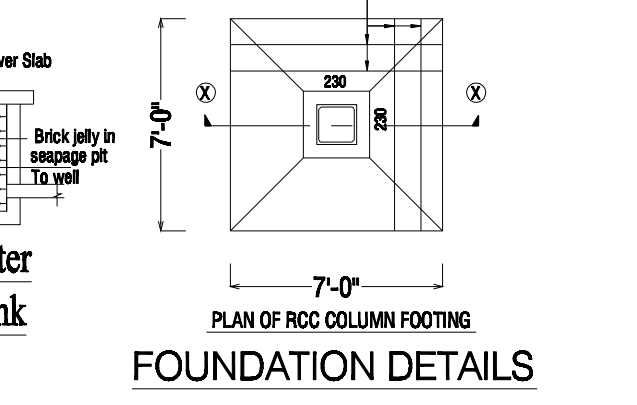
Septic Tank Details



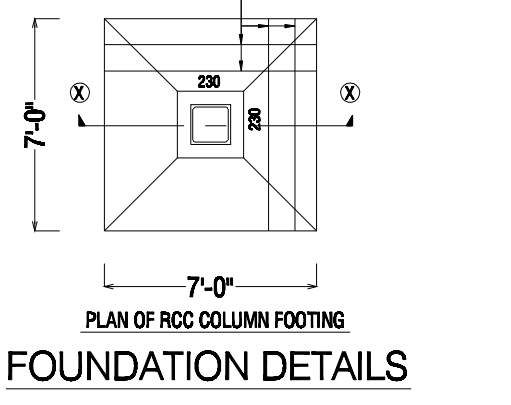
Section on BB'



SECTION OF SUMP



Rain Water Filter Tank



FOUNDATION DETAILS



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.

