

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

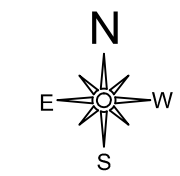
Rural Panchayat

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 + 2 FLOORS 1 DWELLING UNITS (HEIGHT - 9.90M) RESIDENTIAL BUILDING AT PLOT NO : 12, SHERA'S FLOWER FIEDLD'S COMPRISED IN S.NO.87/1B2, & 1B3 AS PER PATTTA S.NO : 87/1B3C1B, PATTA NO : 5381 OF KANATHUR REDDYKUPPAM VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT,

NOTE :
NOTE : DTCP APPROVED NO. 3418/20223
DATE : 27.10.2023



SCALE 1: 100 (A1)
ALL DIMENSIONS ARE IN METRES

SPECIFICATION

1. P.C.C. 1:4:8 BELOW COLUMN FOOTING & FLOORING
2. RIVER SAND FILLING BELOW COLUMN FOOTING & FLOORING
3. BRICK WORK IN C.M 1: 6 IN BASEMENT & SUPER STRUCTURE.
4. 12MM PLASTERING IN C.M 1:5 EXTERNAL& C.M 1:4 INTERNAL
5. MOSAIC TILE FLOORING
6. WEATHERING COURSE OF BRICK JELLY LIME CONCRETE.
7. ALL JOINERIES TO BE FINISHED WITH ENAMEL PAINT
8. ALL INTERNAL , EXTERNAL WALLS & CEILING TO BE FINISH WITH CEMENT PAINT OVER ONE COAT OF WALL PRIMER

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.M
AS PER DOCUMENT	4359.96	405.05
AS PER PATTA	4843.80	450.00

FSI AREA	
GROUND FLOOR AREA	86.57
FIRST FLOOR AREA	133.76
SECOND FLOOR AREA	133.76
TOTAL AREA	354.09

NON FSI AREA	
PARKING AREA	47.19
HEAD ROOM AREA	16.88
TOTAL AREA	64.07
TOTAL BUILTUP AREA	418.16

$$F.S.I = \frac{354.09}{405.05} = 0.85$$

SCHEDULE OF JOINERIES

Code	Description	Size in Feet	Size in Meter
MD	Main Door	(3'-6"x7'-0")	1.52 x 2.10
D2	Door	(4'-0"x7'-0")	1.22 x 2.10
	Door	(3'-0"x7'-0")	0.91 x 2.10
C.W.	Glazed Window	(6'-0"x4'-6")	1.83 x 1.37
W1	C.W. Glazed Window	(4'-0"x4'-6")	1.22 x 1.37
	Louvered Ventilator	(2'-0"x2'-0")	0.61 x 0.61

COLOUR INDEX

	EXISTING		Boundary
	Road		

SCALE : 1:100 [1" = 80"]

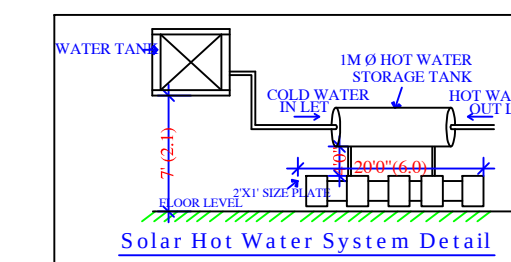
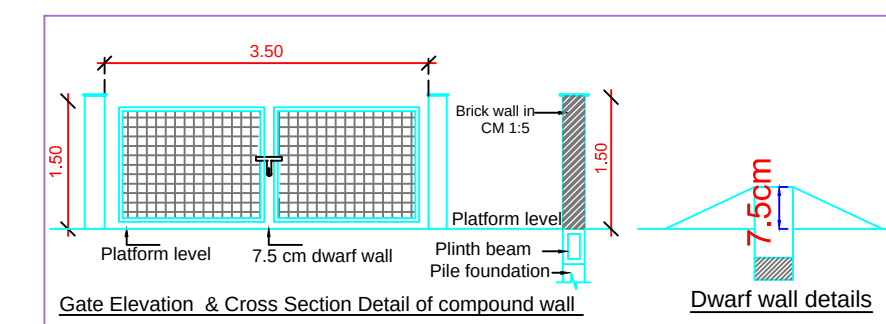
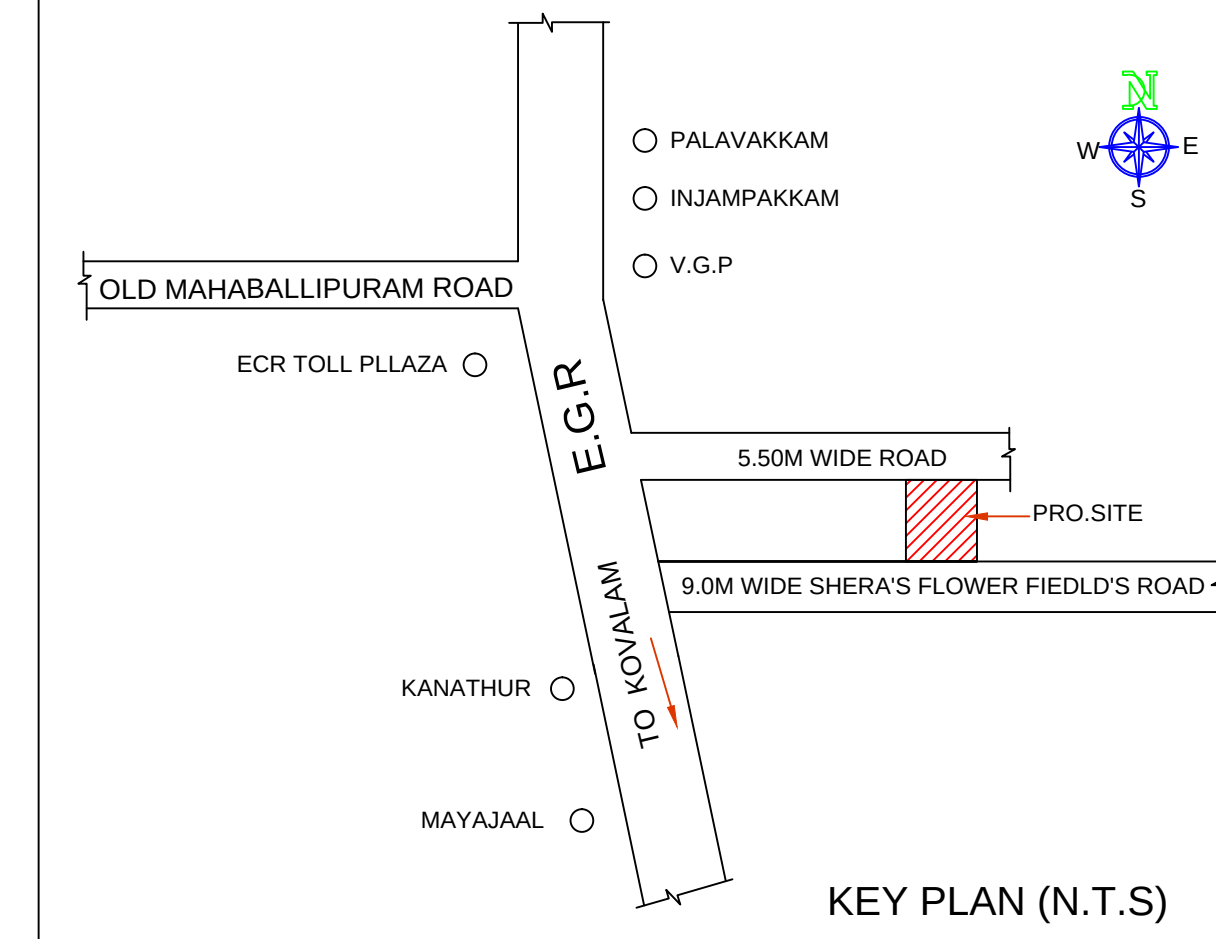
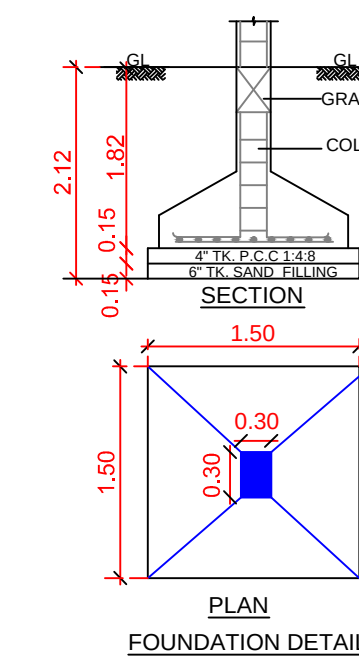
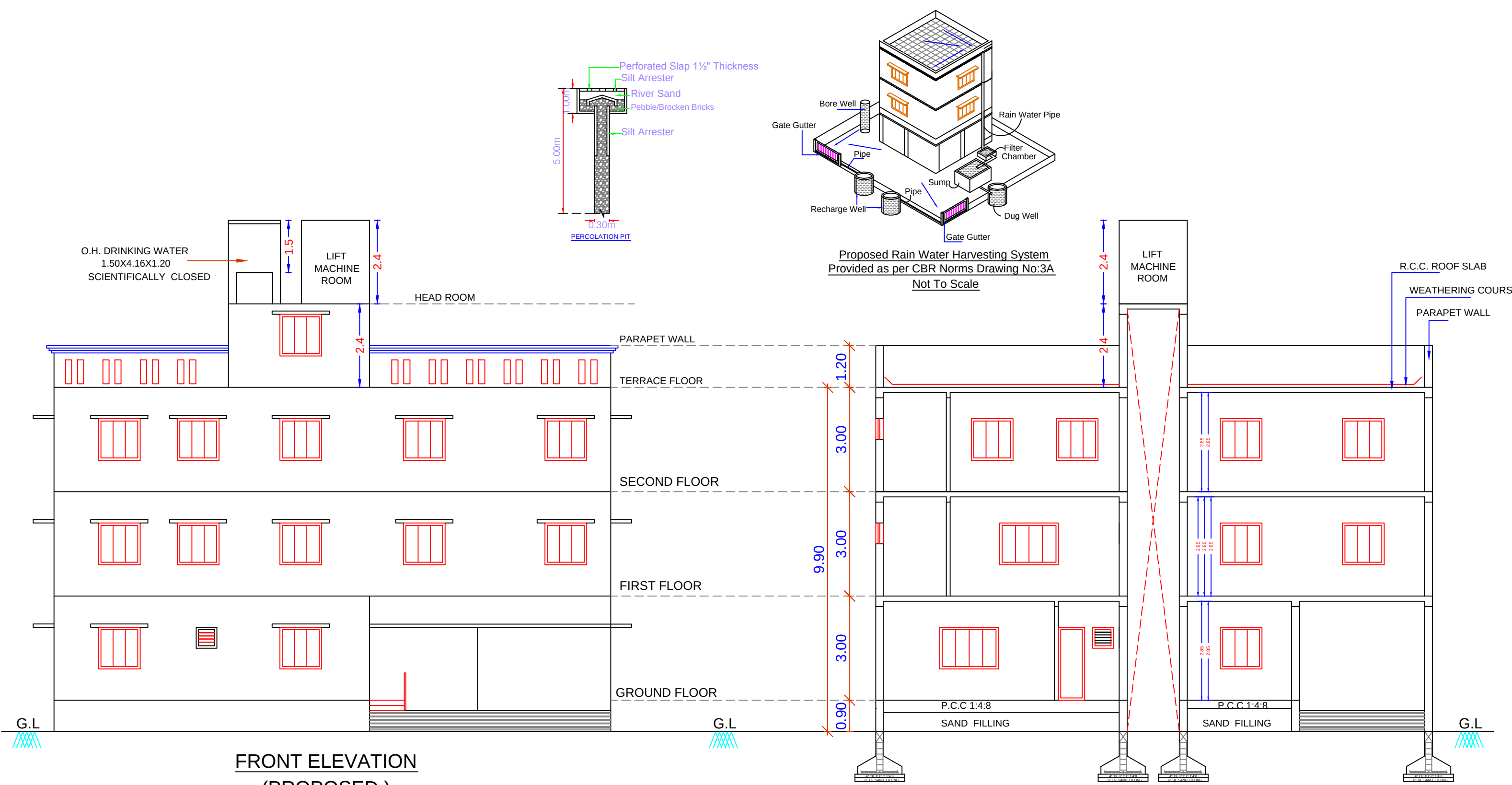
M. RAVICHANDRAN

M. Ravichandran

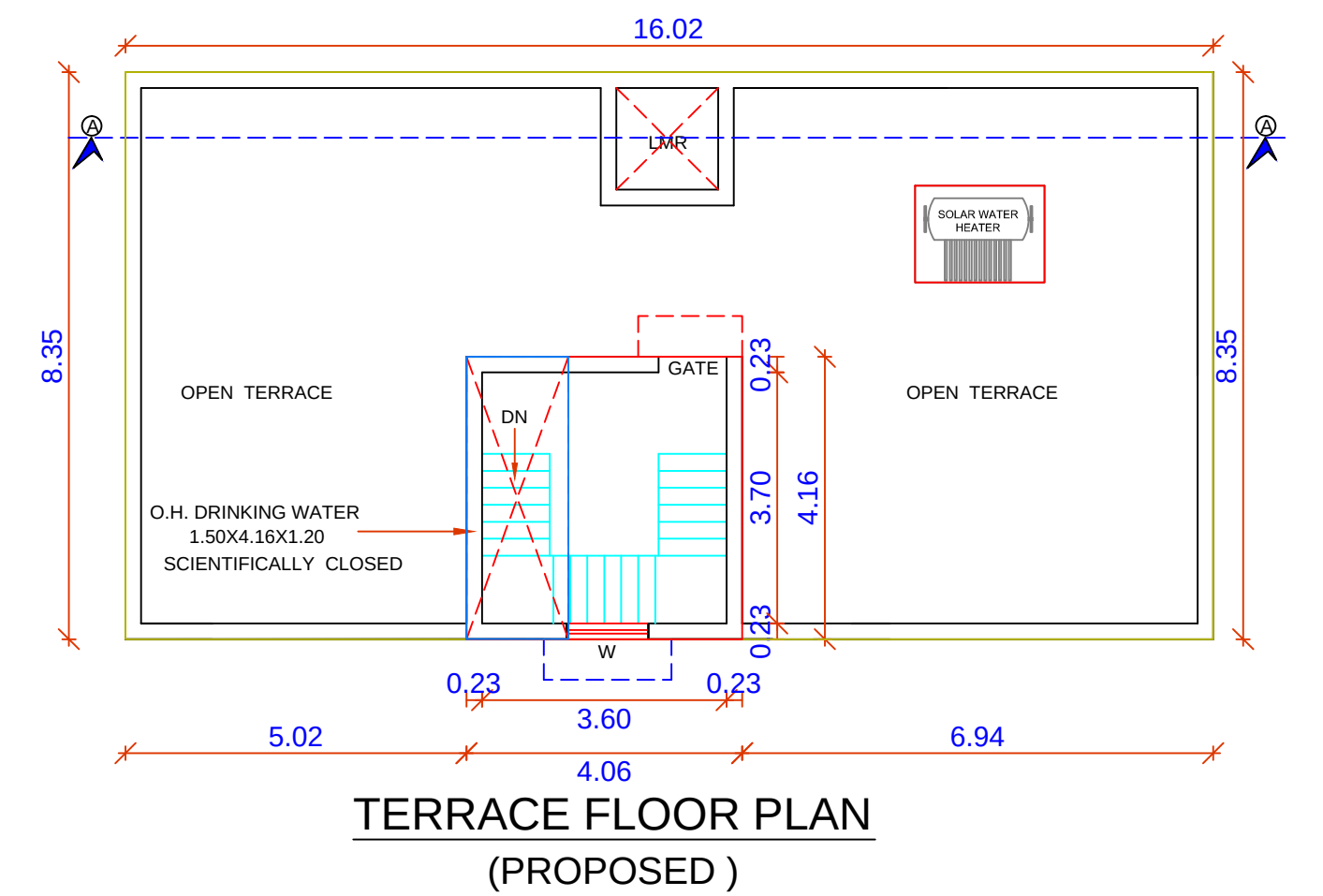
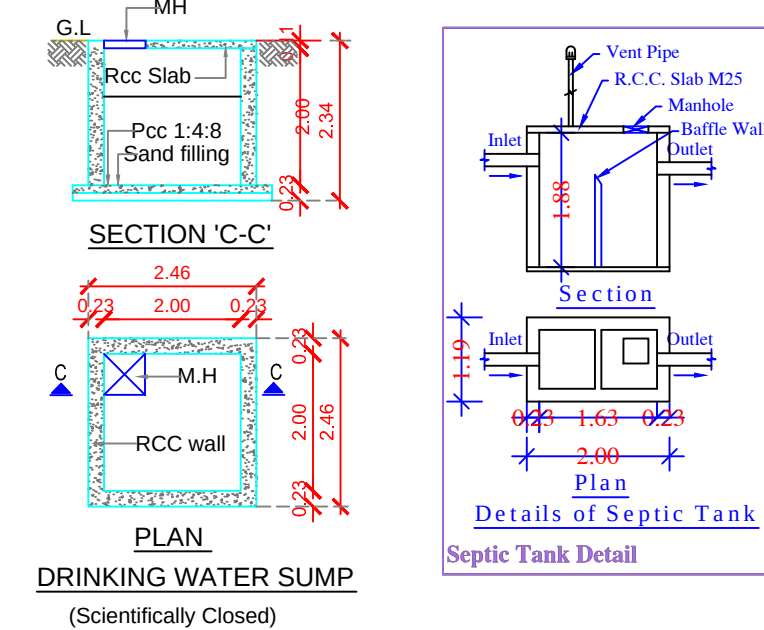
OWNER SIGNATURE

R. Chandhirasekaran
Er. R.G. CHANDHIRASEKARAN
CMDA Registered Engineer Grade III (RE)
RE / GR - III / 19 / 04 / 075
Registered Engineer Grade-III (RE)
Greater Chennai Corporation, RE 301122019
DTCP Registered Engineer Grade-III (RE)
CGLRGN/RE/GR-III/2019/11/033
6/27, NEHRU STREET,
C. PALLAVARAM, CHENNAI-600 043.
Cell : 9840183387 / 9841797833

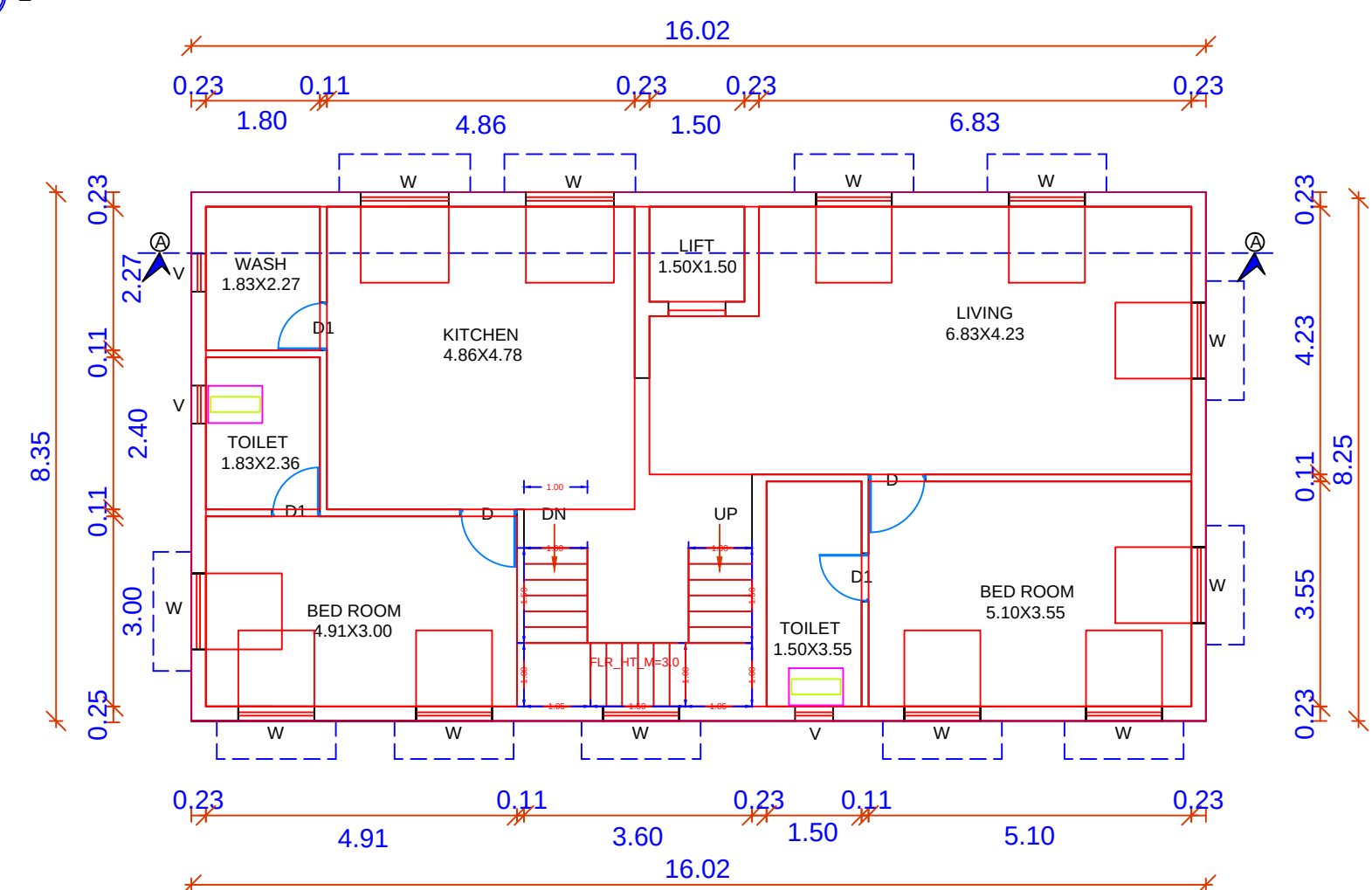
REGISTERED ENGINEER



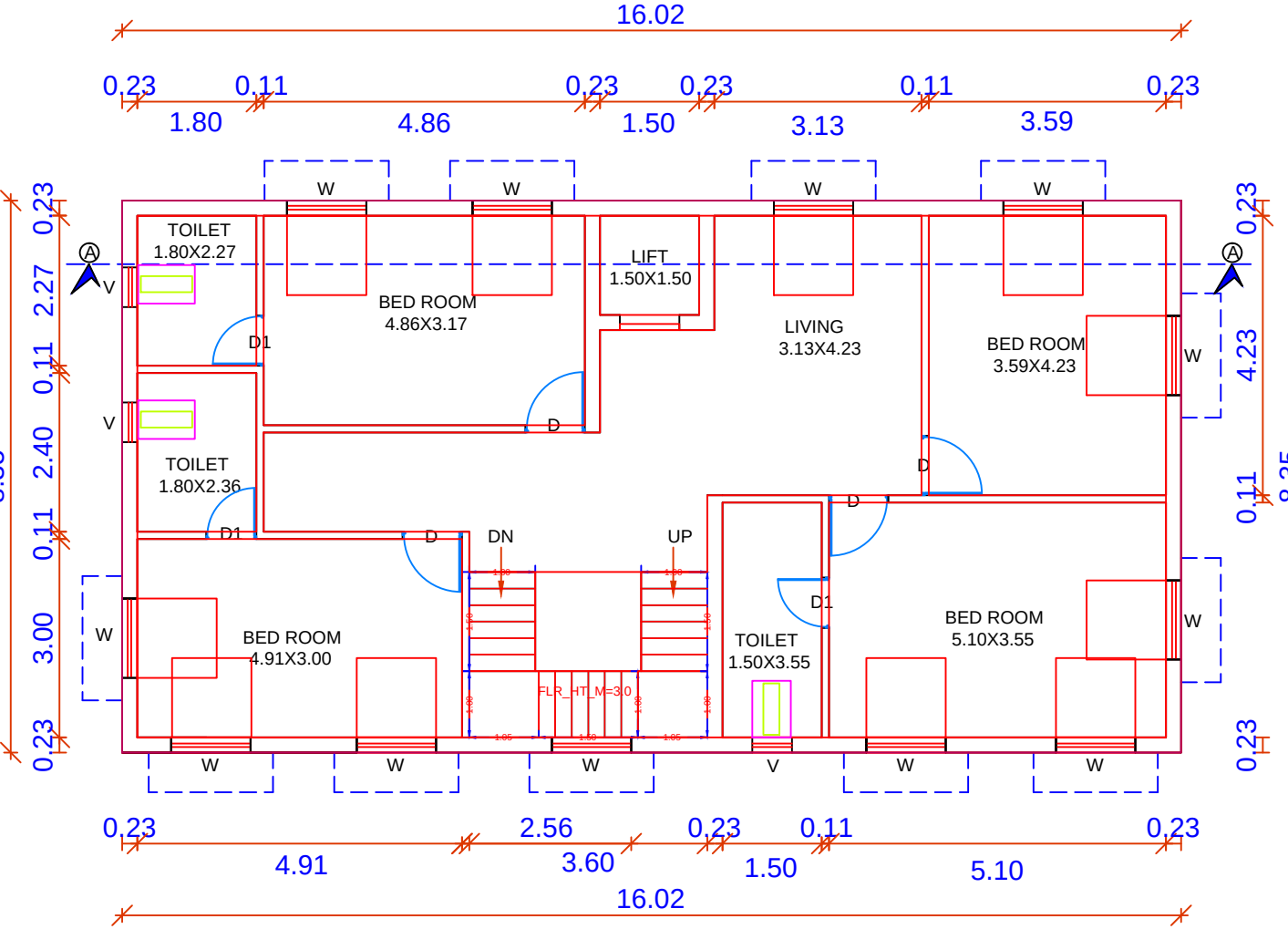
CROSS SECTION - AA
(PROPOSED)



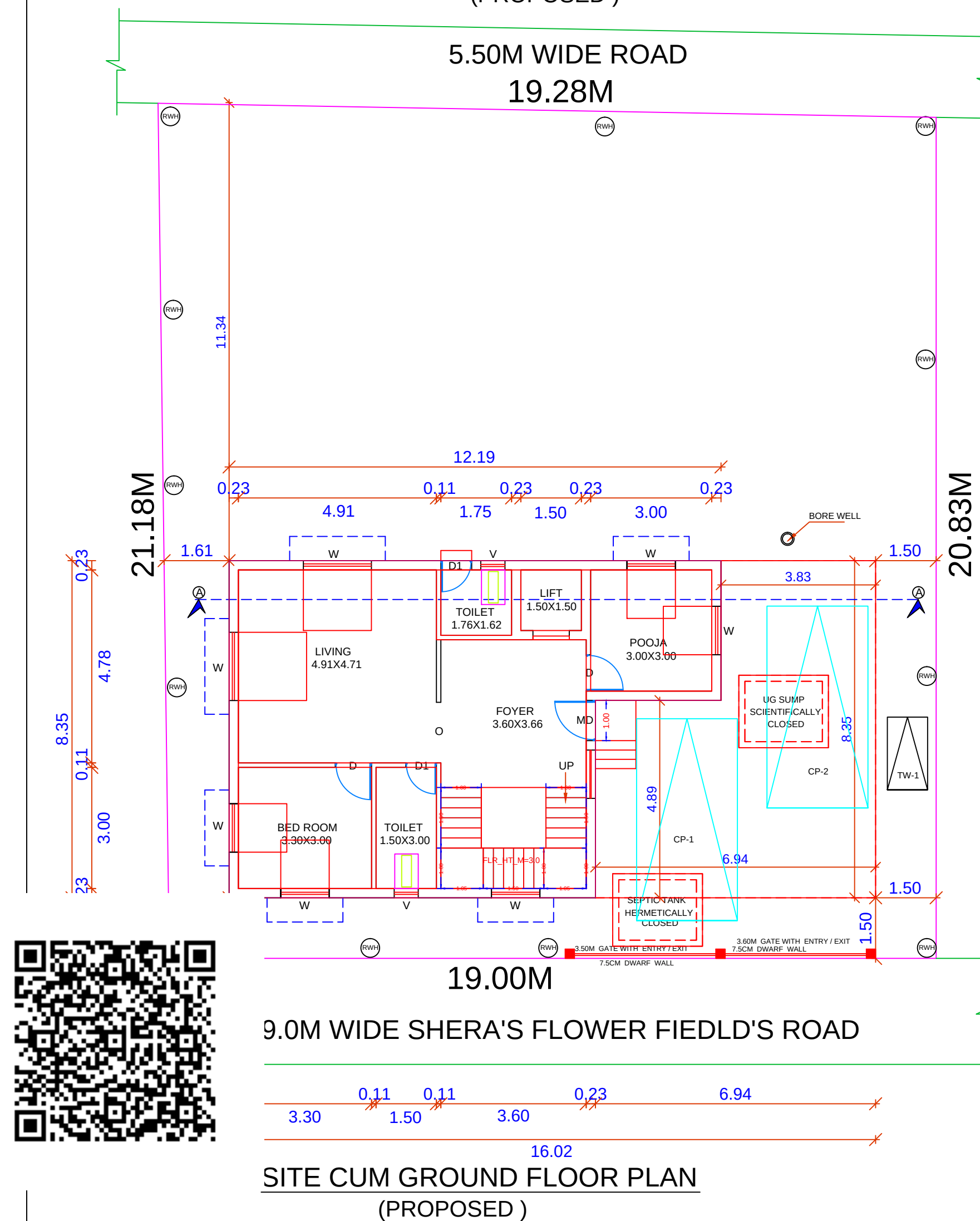
TERRACE FLOOR PLAN
(PROPOSED)



FIRST FLOOR PLAN
(PROPOSED)



SECOND FLOOR PLAN
(PROPOSED)



SITE CUM GROUND FLOOR PLAN
(PROPOSED)

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.

