

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

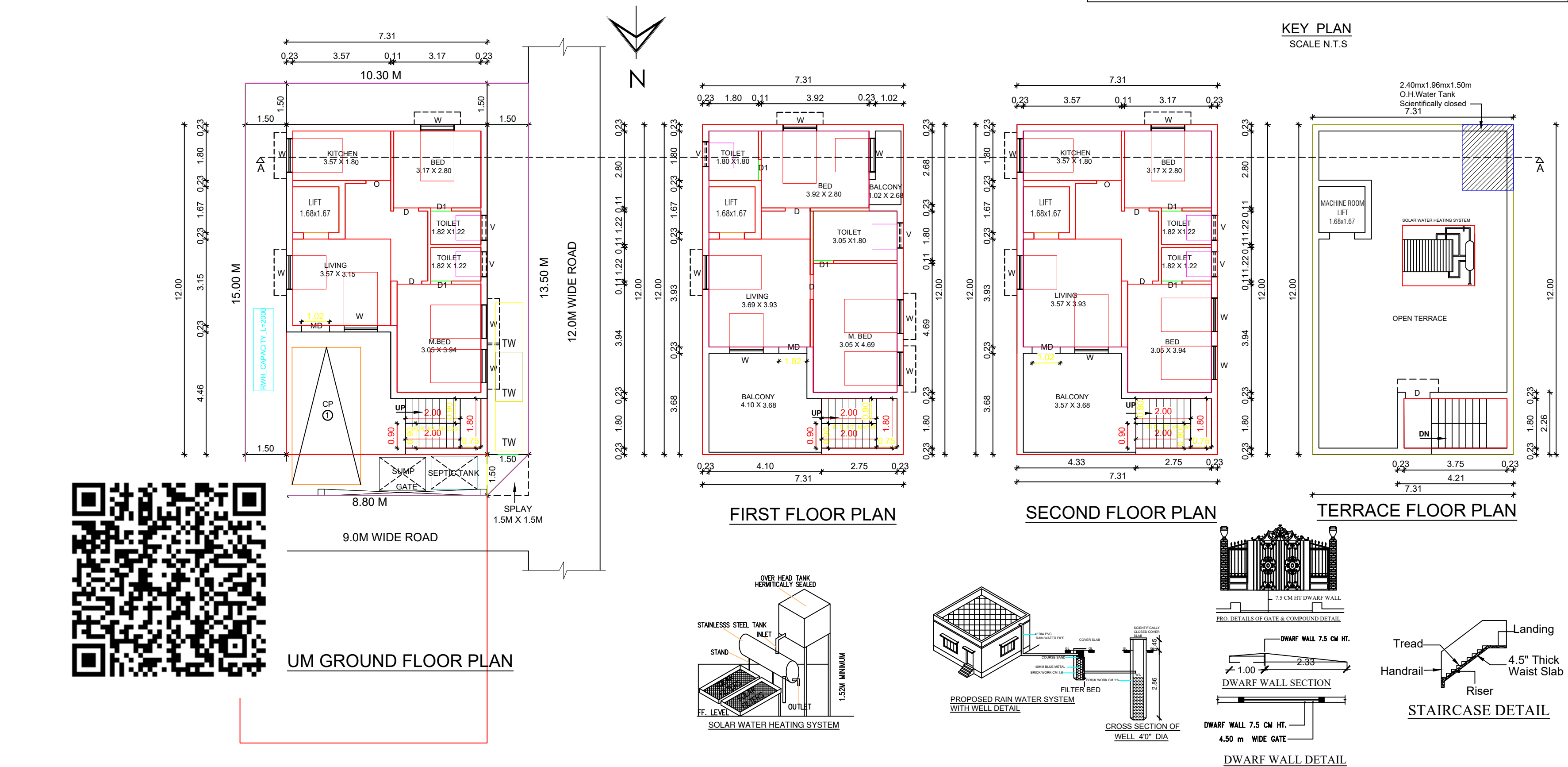
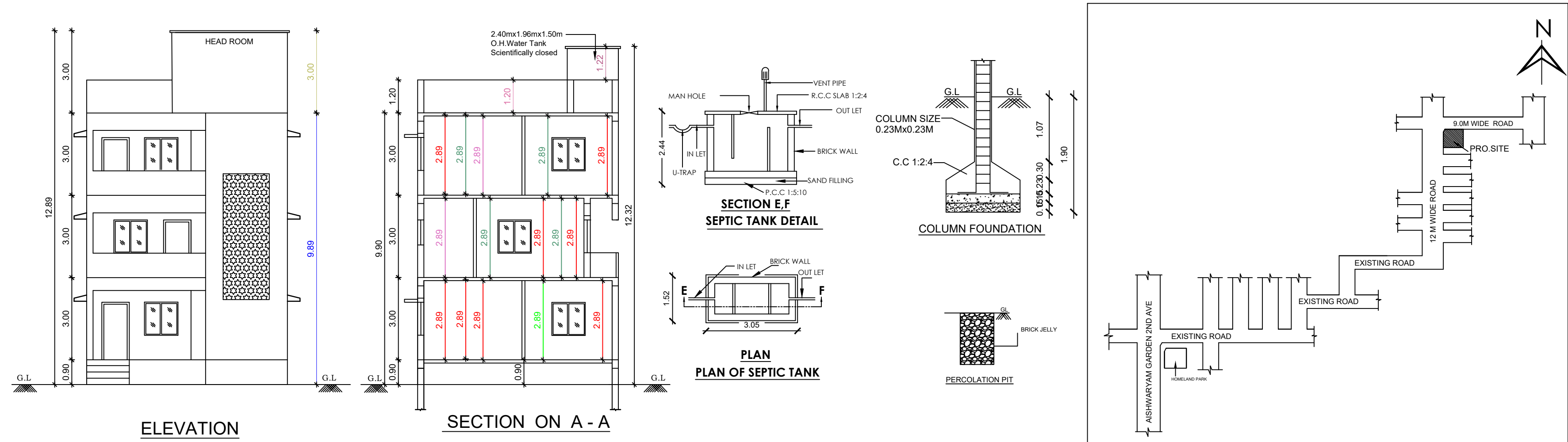
ISSUING AUTHORITY

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 CONSTRUCTION OF PROPOSED RESIDENTIAL BUILDING (GROUND+2 FLOORS) WITH 2 DWELLING UNITS PLOT NO: 67, JJS GARDEN PHASE-II, COMPRISED IN S.NO: 594 AS PER PATTA S.NO:594/11, PATTA NO: 14211, NEDUNGUNDRAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT, KATTANKULATHUR PANCHAYAT UNION.



Note: Layout Approved by CMDA, P.P.D/L.O.NO.188/2021 & LETTER NO.LAYOUT-1/0019/2021, Dated: 20.12.2021, RERA APPROVED NO.2545/2022

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	

AREA STATEMENT	SQ.FT	SQ.M
PLOT AREA (As Per Patta)	1647.00	153.00
PLOT AREA (As Per Document)	1651.00	153.38
Ground Floor Area	684.91	63.63
First Floor Area	943.78	87.68
Second Floor Area	943.78	87.68
TOTAL FSI AREA	2572.47	238.99
PLOT COVERAGE	57%	
FLOOR SPACE INDEX	1.55	

NON - FSI AREA		
PRO.PARKING AREA	258.87	24.05
LIFT AREA	145.32	13.50
HEADROOM AREA	102.36	9.51

JOINERY DETAILS:		
TYPE	DESCRIPTION	METER
MD	MAIN DOOR	1.06X2.13
D	DOOR	0.91X2.13
D1	TOILET DOOR	0.75X2.13
W	WINDOW	1.22X1.22
FD	FRENCH DOOR	1.83X2.13
V	VENTILATOR	0.91X0.91

STAIRCASE DETAIL	SCALE
RISER: 0.15	(1:100)
TREAD: 0.25	
STEP WIDE: 0.75	

OWNER:

R. Abhilash
R. Shilagan

LICENSED SURVEYOR:

Er. S.KOTTEESWARAN M.E. (Str), MBA.,
REGISTERED ENGINEER No. RE201472019
GREATER CHENNAI CORPORATION
No.47, Ground Floor, Kamarajar Street,
West Tambaram, Chennai - 600 045.
Mob. : 9884888998, 9884466698

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.

