PP APPROVAL RECORD

Planning Permission

Survey 344

Vengaivasal

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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

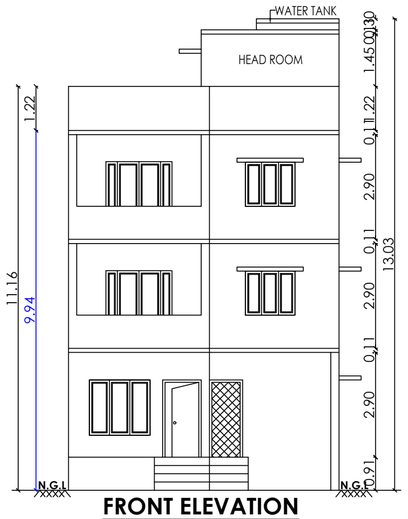
hello@verified.realestate

+91 9996 12 9996

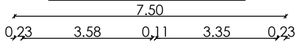
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Plan Showing the Existing Ground And Proposed Aditional Construction of First & Second Floor Residential Building at Plot No: D5, "AKSHAYAM ROHELINE", In Old Survey No. 344/1A, As Per Patta S.No. 344/30, of Vengaivasal Village, ST. Thomas Mount Panchyat Union, Tambaram Taluk, Chengalpattu District.

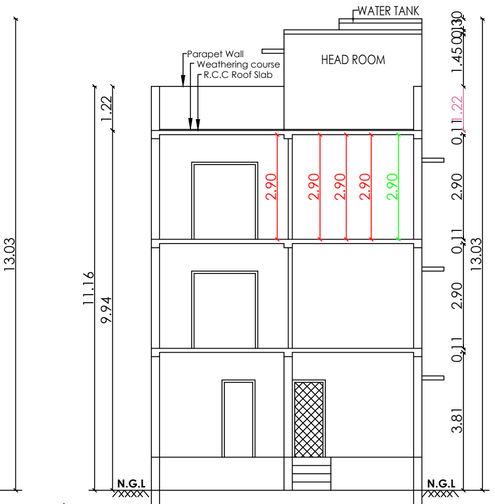
PLAN INFO		
PLOT_NO=D5	ACCESS_WIDTH_M=7.30	CRZ=NO
PATTA_NO=8605	ROAD_WIDTH=7.30	SECURITY_ZONE=NO
SURVEY_NO=344/30	ROAD_LENGTH=100.00	PREMIUM_FSI_REQUIRED=NO
TALUK=TAMBARAM	IS_APPROVED_LAYOUT=YES	WHETHER_GOVT_OR_AIDED_SCHOOL=NO
DISTRICT=CHENGALPATTU	LAND_USE_ZONE =RESIDENTIAL	BUILDING_NEAR_TO_RIVER=NO
AS_PER_DOCUMENT=133.77	AREA_TYPE=OTHERS	BUILDING_NEAR_MONUMENT=NO
AS_AT_SITE=131.97	SINGLE_FAMILY_BLDG=NO	OSR_APPLICABLE=NO
FMB_OR_PLR=134.00	JURISDICTION_TYPE=PANCHAYAT	IS_SWIMMING_POOL_EXISTS=NO
PLOT_AREA_M2=134.00	RWH_DECLARED=YES	BUILDING_NEAR_GOVT_BLDG=NO
AVG_PLOT_WIDTH=9.00M	IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO	BLK_1_EXISTING_NO_OF_DWELLING_UNITS=1
AVG_PLOT_DEPTH= 14.66M	NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO	



FRONT ELEVATION

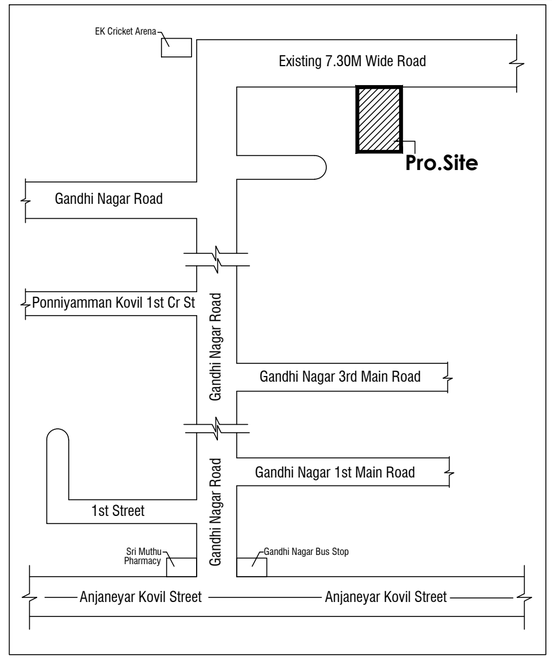


VACANT LAND
9.20 [30'-2"] (AS PER FMB)
9.00 [29'-6 1/2"]



SECTION ON "A-A"

North

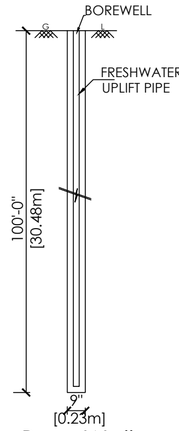


Notes:
Pre. Building Approval Approved Details,

P.P. No :114/2023
D. Dis No :5153/2022
Dated :28/03/2023

Notes:
Sub-Division Approved Details,

P.P. No :1308/2018
D. Dis No :10117/2018
Dated :16-10-2018



Bore Well

SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" TK P.C.C 1:5:10 OVER 6" THICK 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" THICK P.C.C 1:5:10 6" TK SAND FILLING.
* 9" THICK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAB 1:2:4 MIX 41/2" THICK.

AREA DETAILS:

	SQ.FT	SQ.M
PLOT AREA (AS PER PATTA)	: 1442.37	134.00
PLOT AREA (AS PER DOC.)	: 1440.00	133.77
EXG.GROUND FLOOR AREA	: 756.00	70.23
PRO.FIRST FLOOR AREA	: 936.46	87.00
PRO.SECOND FLOOR AREA	: 936.46	87.00
TOTAL F.S.I AREA	: 2628.92	244.23
PLOT COVERAGE	: 65.03%	
F.S.I	: 1.82	
NON-F.S.I AREA :		
EXG.CAR PARKING AREA	: 167.60	15.57

SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-6" x 7'-0"	(1.07 x 2.13)
D1	DOOR	3'-0" x 7'-0"	(0.91 x 2.13)
D2	DOOR	2'-6" x 7'-0	(0.76 x 2.13)
OP	OPENING	3'-0" x 7'-0"	(0.91 x 2.13)
W	WINDOW	4'-6" x 4'-0"	(1.37 x 1.22)
FW	FRENCH WINDOW	6'-0" x 7'-0"	(1.83 x 2.13)
KW	KITCHEN WINDOW	4'-0" x 3'-0"	(1.22 x 0.91)
V	VENTILATOR	2'-6" x 2'-9"	(0.76 x 0.84)

COLOUR INDEX:
PROPOSED BUILDING
EXISTING ROAD
SITE BOUNDARY LINE

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

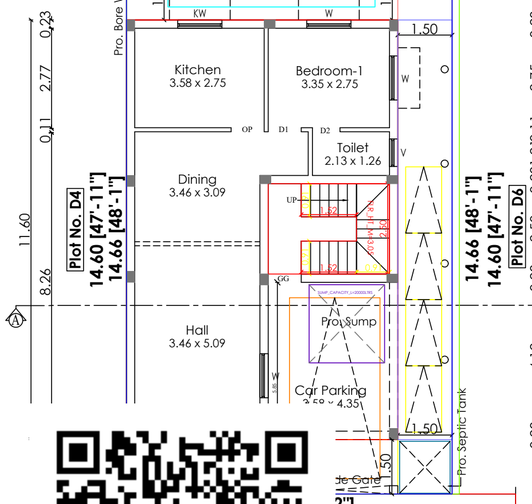
SCALE : 1" = 8'0" (1: 100)

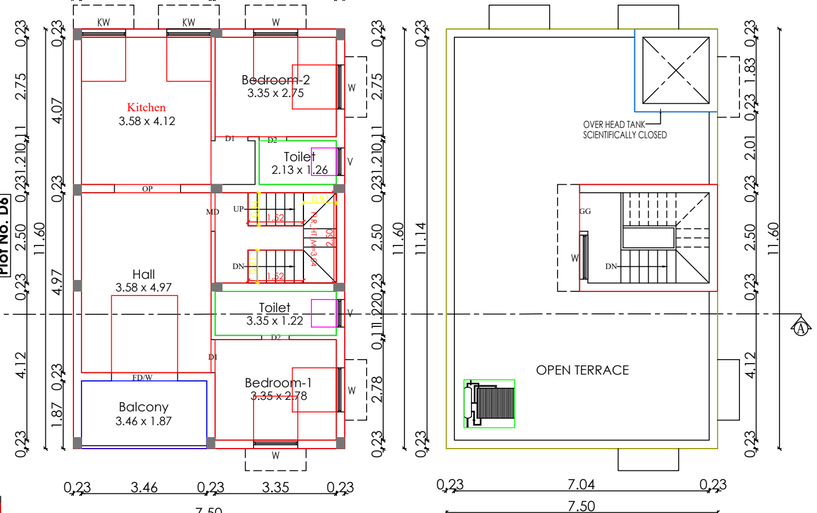
OWNER:

R. Girish

REGISTERED ENGINEER:

Ln. T. ARUL YOHARAJ, M.Tech.,(ST), LLB.
Registered Engineer
Reg. No: CGLRGN/RE/GR-II/2019/06/905
DTCP - CHENGALPATTU
Emmanuel Planners, Ph: 044 - 22291919
No. 15, Sri Rangarathan Nagar,
Near Bharath Engg. College, Coonnai - 600 073.
Cell: 9381032268

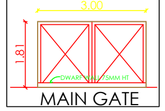


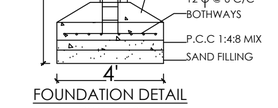


Pro. Additional First & Second Floor Plan

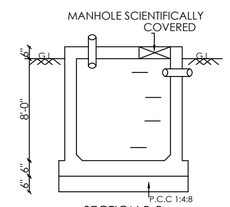
TYPICAL_FLOOR_PLAN=1,2

Terace Floor Plan

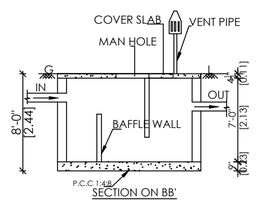




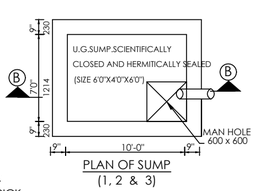
FOUNDATION DETAIL
[SCALE: 1:50]



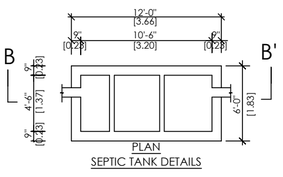
SECTION B-B
[SCALE 1":4'0"]



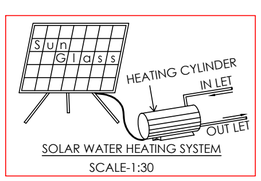
SECTION ON BB'



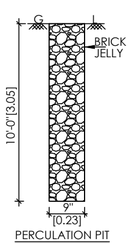
PLAN OF SUMP
(1, 2 & 3)



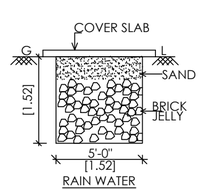
PLAN
SEPTIC TANK DETAILS



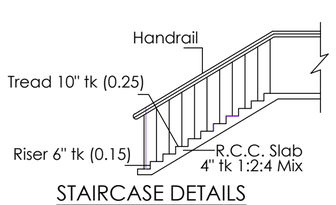
SOLAR WATER HEATING SYSTEM
SCALE-1:30



PERCULATION PIT



RAIN WATER FILTER TANK



STAIRCASE DETAILS

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.