PP APPROVAL RECORD

# Planning Permission

## Survey 22

Thiruvancheri

Chengalpattu district, Tamil Nadu

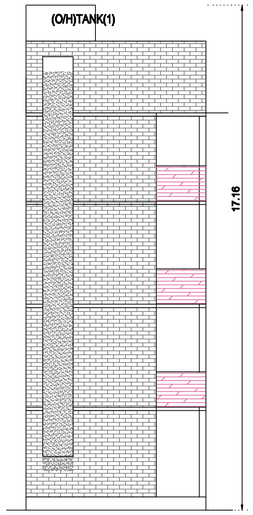
APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

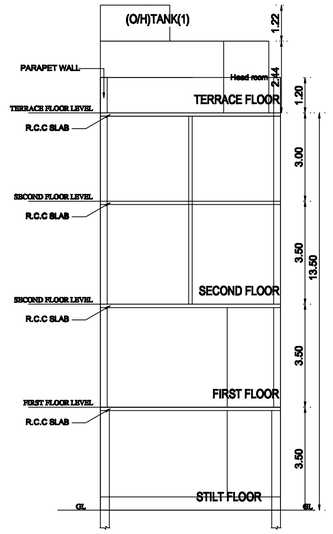
The approval as the planning authority issued it, reproduced in full behind this page.

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

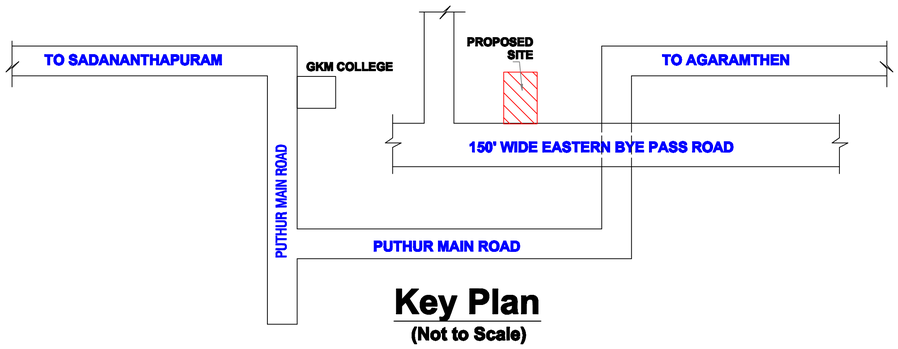
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR + 3 FLOOR( 13.50M HEIGHT ) COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO:10, BHAVANI NAGAR, TIRUVANCHERY, CHENNAI - 600126 COMPRISSED IN .S.NO:22/42 OF TIRUVANCHERY VILLAGE, TAMBARAM TALUK, CHENGALPET DISTRICT. WITH IN THE LIMIT OF ST.THOMAS MOUNT PANCHAYAT UNION.



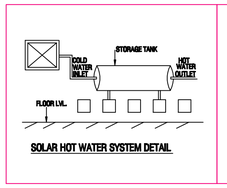

FRONT ELEVATION
PROPOSED



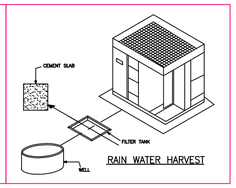

SECTION ON A-A
PROPOSED



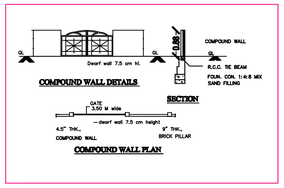

**Key Plan**
(Not to Scale)

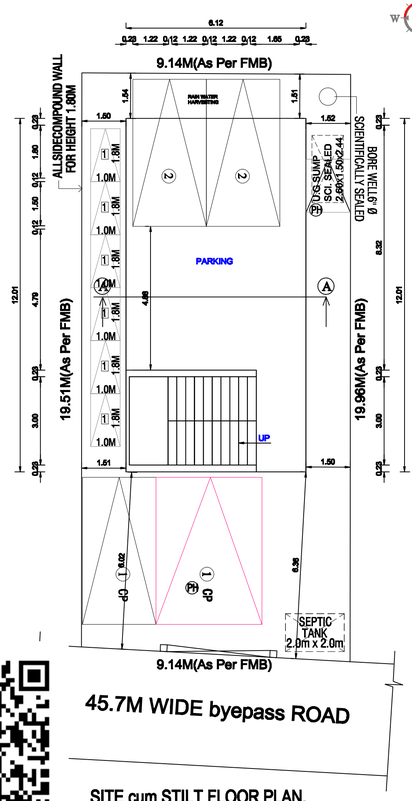



SOLAR HOT WATER SYSTEM DETAIL

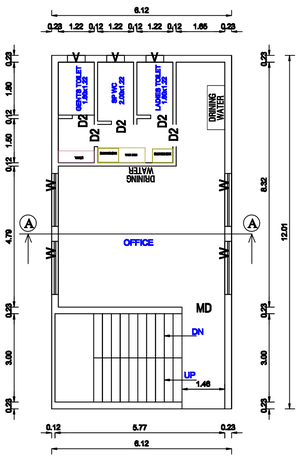



RAIN WATER HARVEST

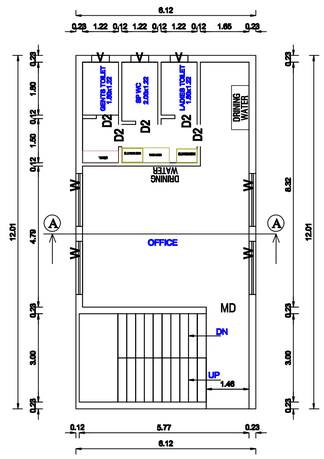


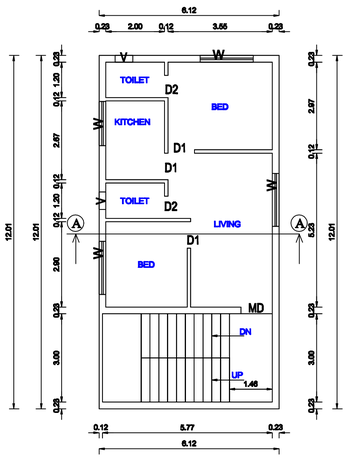

SITE cum STILT FLOOR PLAN.



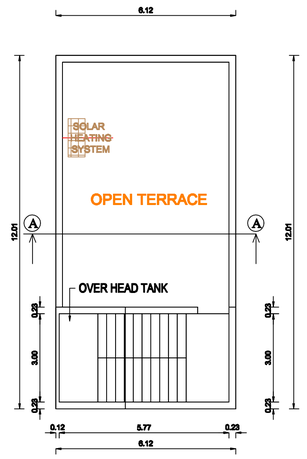

FIRST FLOOR PLAN.



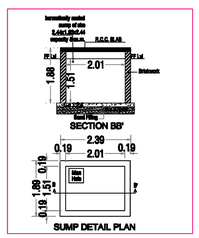

SECOND FLOOR PLAN.




THIRD FLOOR PLAN.



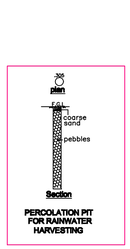

TERRACE FLOOR PLAN.



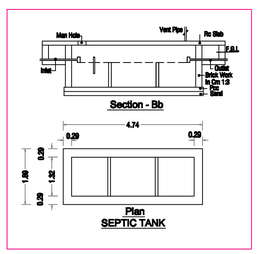


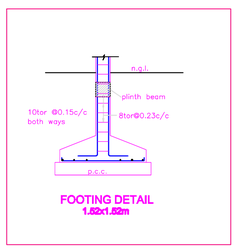


STAIRCASE DETAIL




PERCOLATION PIT FOR RAINWATER HARVESTING




FOOTING DETAIL
1.82x1.82m

1. R.C.C. Column Footing And Plinth in Foundation.
2. Columns And Piles Are Connected By Plinth Beams.
3. Mosaic Flooring / Spartax Flooring.
4. Brick Work In Basement And Super Structure in cm 1:5
5. Walls Are Plastered By Cement Plaster.
6. Joinery Work In Teak And Country Wood.
7. Lintel Over Opening.
8. Roof Covered By R.C.C. Slab.
9. All R.C.C. Work In Cement Concrete M25 GRADE.
10. Weathering Course Laid With Proper Slope Over R.C. Slab.

## AREA STATEMENT

| | Sq.FT | Sq.M |
|---|---|---|
| TOTAL SITE EXTENT (DOC) | | 180.50 |
| (PATTA) | | 180.00 |
| (SITE) | | 180.25 |
| STILT FLOOR AREA | | 00.00 |
| FIRST FLOOR AREA | | 73.49 |
| SECOND FLOOR AREA | | 73.49 |
| THIRD FLOOR AREA | | 73.49 |
| F.S.I AREA | | 220.47 |
| NON F.S.I AREA | | |
| STILT PARKING ( NON F.S.I ) | | 73.49 |
| HEAD ROOM ( NON F.S.I ) | | 21.17 |
| TOTAL BUILD UP AREA | | 315.13 |

FLOOR SPACE INDEX = 220.47/180.00
1.22

SIGNATURE OF OWNER

G. NARENDAR, B.E.,Civil
Registered Engg. CMDA No. RE/GR II/2022/07/214
Greater Chennai Corporation No. 8836/DW/2020
No. 371/67, Anna Salai, Sasthri Nagar,
Yuvarajadi, Chennai-600 039. Cell: 9003298945
E-mail: draftchar2001@gmail.com

LICENSED SURVEYOR

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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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.