PP APPROVAL RECORD

Planning Permission

Survey 228

Sithalapakkam

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

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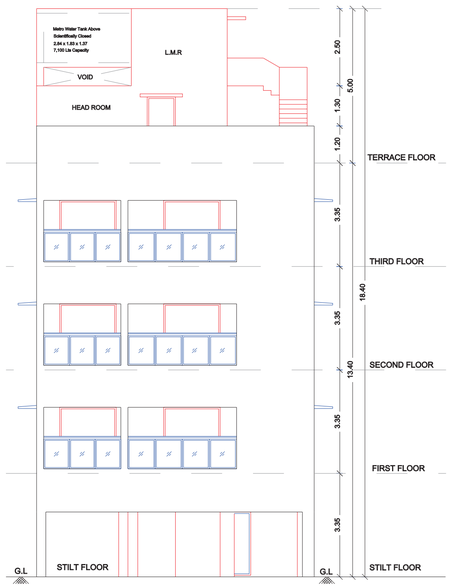
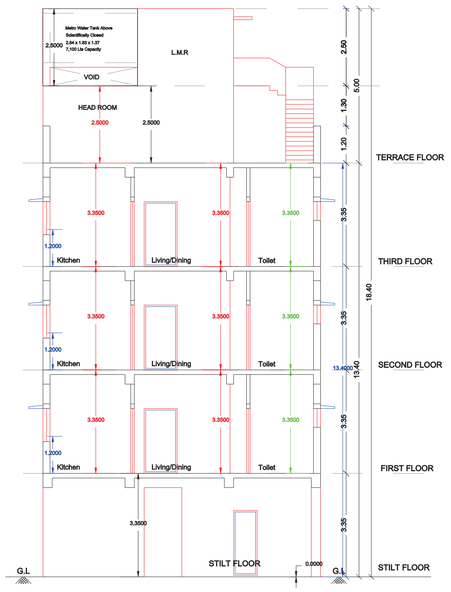
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS RESIDENTIAL BUILDING WITH 03 DWELLING UNITS (HEIGHT - 13.40M) AT PLOT NO :30, SKYLAB AVENUE 3RD STREET, SITHALAPAKKAM, CHENNAI - 600126. COMPRISED IN OLD S.NO: 228/3A, 228/4A & 228/4B, NEW S.NO: 228/67, SITHALAPAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT. ST.THOMAS MOUNT PANCHAYAT UNION LIMITS.



FRONT ELEVATION
(PROPOSED)



SECTION ON A-A
(PROPOSED)

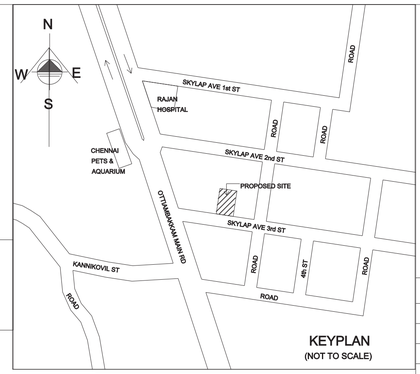
CMDA APPROVED LAYOUT DETAILS:-

P.P.S. / L.O. NO : 5 / 80

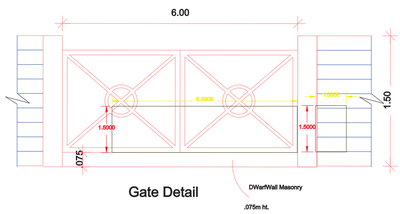
TANTRANSCO NOC DETAILS:-

LETTER NO. EE/O/KITS PARK SS/ F.Docket/D: 38/26

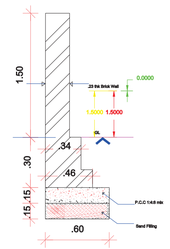
DATE:- 24.02.2026



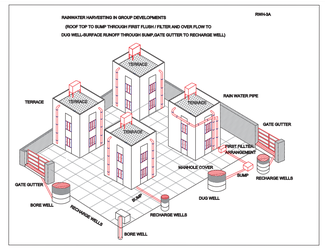
KEYPLAN
(NOT TO SCALE)

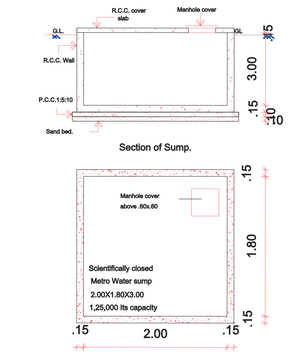


Gate Detail

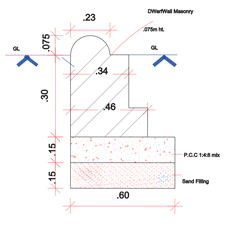


CompoundWall detail



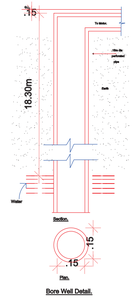


Section of Sump.

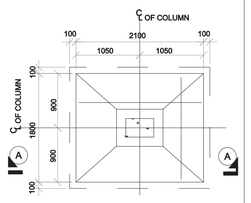


DWarfWall Masonry detail

Plan of Sump
Metro Water sump

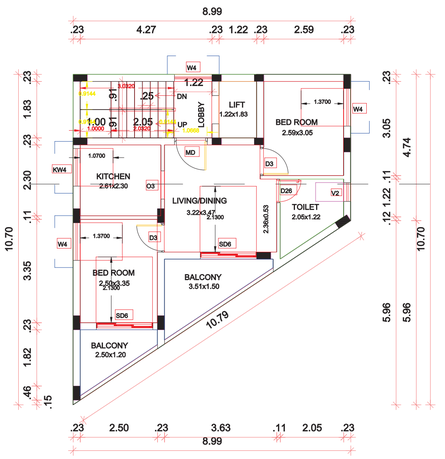


SECTION "A-A"

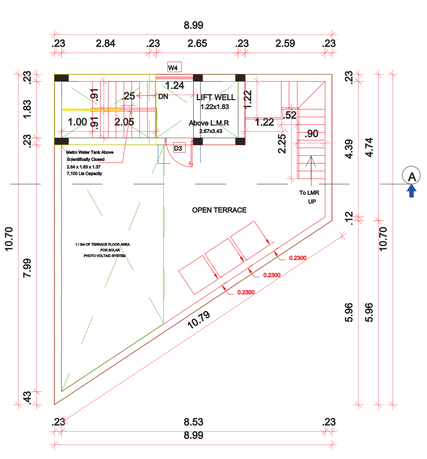


PLAN OF SLOPED FOOTING

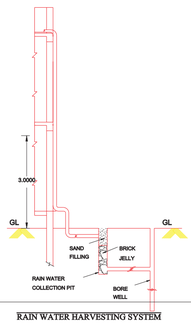
SITE CUM STILT FLOOR PLAN
(PROPOSED)



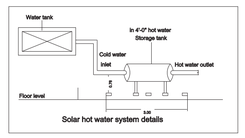
TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD FLOORS)
(PROPOSED)

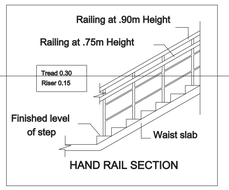


TERRACE FLOOR PLAN
(PROPOSED)



RAIN WATER HARVESTING SYSTEM





JOINERY DETAILS		
MD	MAIN DOOR	1.07 x 2.13
D3	DOOR	0.91 X 2.13
D26	DOOR	0.76 X 2.13
W4	WINDOW	1.22 x 1.37
KW4	KITCHEN WINDOW	1.22 x 1.07
SD6	SLIDING DOOR	1.83 x 2.13
V2	VENTILATOR	0.61 x 0.61

SPECIFICATION :

BRICK WORK SUPER STRUCTURE WITH MAIN WALL USING CM 1:5
MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK PLASTEBING WORK IN C.M. 1:4.
WEATHERINGCOURSE WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M.
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

AREA DETAILS

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTA	200.00 SQ.M
2	AS PER DOC	222.97 SQ.M
3	AS PER SITE	222.88 SQ.M

PROPOSED FSI AREA DETAILS IN SQ.M

S.NO.	FLOOR	F.S.I AREA (SQ.M)	BUILT UP AREA (SQ.M)
1	STILT FLOOR	-	69.38
2	FIRST FLOOR	69.38	69.38
3	SECOND FLOOR	69.38	69.38
4	THIRD FLOOR	69.38	69.38
5	HEAD ROOM	-	14.11
	TOTAL	208.14	291.63

F.S.I = 208.14 / 200.00 = 1.041

PLOT COVERAGE = 34.69 %

Car Parking Provided - 02 Nos
T.W Parking Provided - 04 Nos

COLOR INDEX
PROPOSED
ROAD
BOUNDARY

N W E S

ALL DIMENSIONS ARE IN METRES

SCALE 1: 100

APPLICANT SIGNATURE

EKAMBARAM.N
CMDA Regd. No. RE/GR-III/2023/06/383
G.C.C. No. RE307092022
No. 67, Sreevathsan's Enclave,
Rajan Nagar Main Road,
Kolathur, Chennai - 600 099.
Cell: 9171609007
Email: shreekapiladesigns@gmail.com

REGISTERED ENGINEER SIGNATURE

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.