PP APPROVAL RECORD

Planning Permission

Survey 153

Polichalur

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

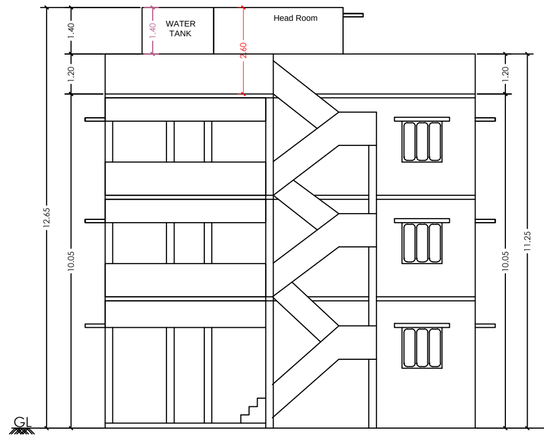
The approval as the planning authority issued it, reproduced in full behind this page.

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

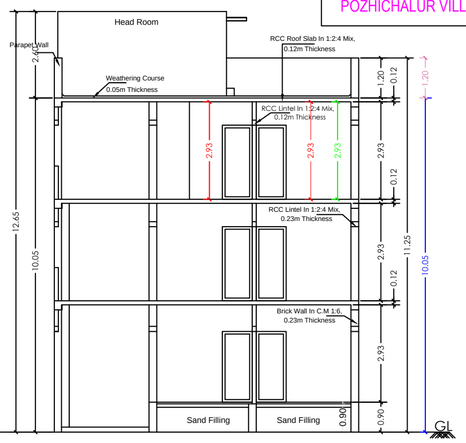
PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF SECOND FLOOR RESIDENTIAL BUILDING AT PLOT No.5A1, DOOR No.5/346, VIMAN NAGAR, BHARATHIDASAN STREET, COMPRISED IN OLD S.No.148 & 153, NEW S.No.155/7, AS PER PATTA NEW S.No.153/1A1B & 155/8, PATTA No.11837 & 11791, OF POZHICHALUR VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION, PALLAVARAM TALUK, CHENGALPATTU DISTRICT.

EXISTING BUILDING APPROVED:-

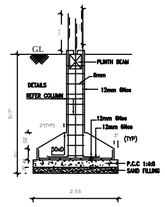
P.P.No. 2056 / 05 - 06,
D.Dis.No. 075 / 06
DATED: 19 / 01 / 06.



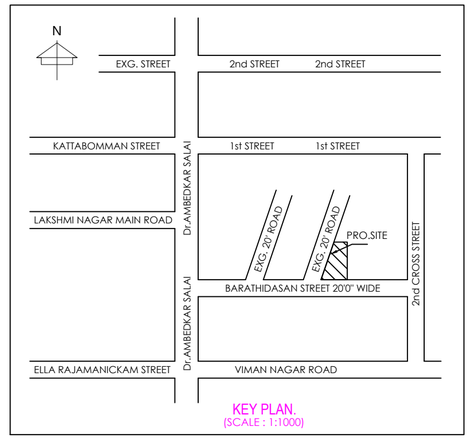
FRONT ELEVATION.



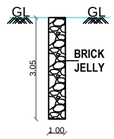
SECTION ON 'A-A'



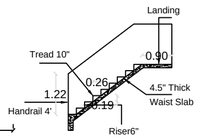
FOUNDATION DETAILS
SCALE : 1:50.



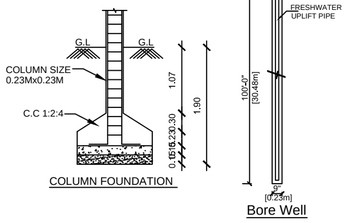
KEY PLAN.
(SCALE : 1:1000)



PERCULATION PIT

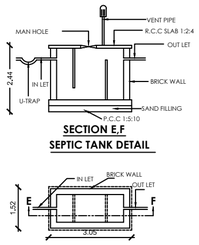


STAIRCASE DETAIL



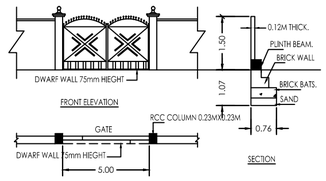
COLUMN FOUNDATION

Bore Well

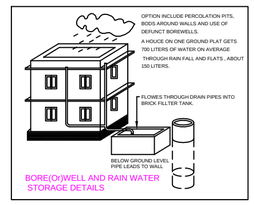


SECTION E,F
SEPTIC TANK DETAIL

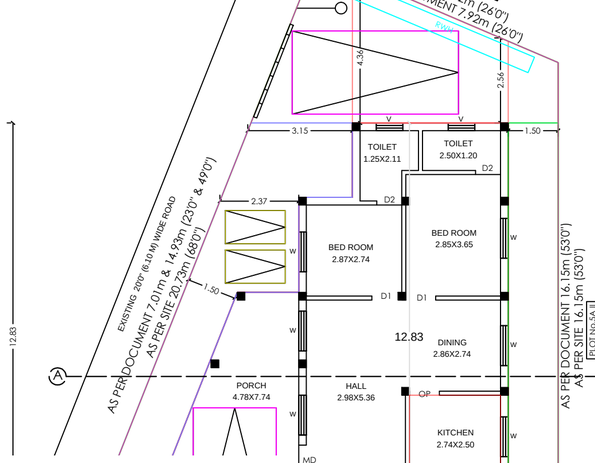
PLAN
PLAN OF SEPTIC TANK



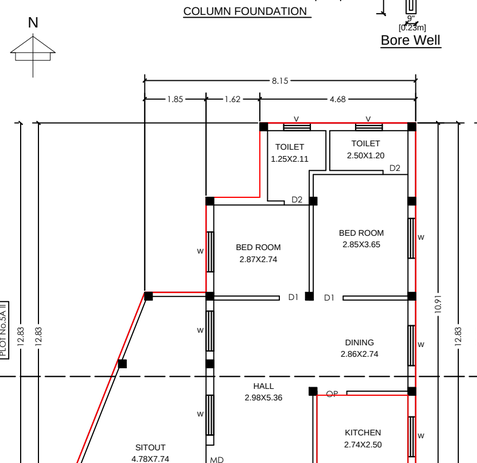
COMPOUND WALL & GATE DETAILS



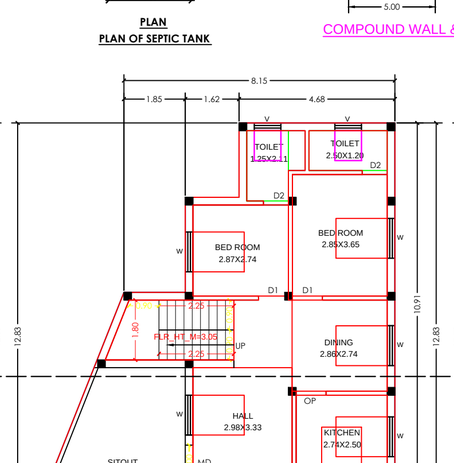
BORE(Or)WELL AND RAIN WATER STORAGE DETAILS



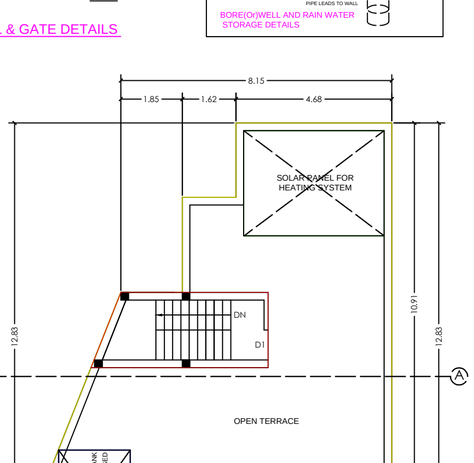
GROUND FLOOR PLAN.



EXISTING FIRST FLOOR PLAN.



PROPOSED SECOND FLOOR PLAN.



TERRACE FLOOR PLAN.

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. COUNRTY WOOD GLAZED WINDOWS
7. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE IN 1:3 MIX
8. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN 1:3 MIX

AREA DETAILS:	SQ.FT	SQ.MT
AS PER DOCUMENT	2572.00	238.94
AS PER PATTA		250.00
AS PER SITE	2181.00	202.62
EXISTING GROUND FLOOR	1052.00	97.73
EXISTING FIRST FLOOR	1052.00	97.73
PROPOSED SECOND FLOOR	1052.00	97.73
TOTAL	3156.00	293.19
HEAD ROOM	118.62	11.02
PLOT COVERAGE	48.33 %	
FLOOR SPACE INDEX	1.446	
NUMBER OF DWELINGS	3 NOS	

SCHEDULE OF JOINERY DETAILS:

MD	MAIN DOOR	1.00MX2.13M
OP	MAIN DOOR	0.90MX2.13M
D1	DOOR	0.90MX2.13M
D2	DOOR	0.75MX2.13M
W	WINDOW	1.20MX1.20M
W1	WINDOW	1.20MX1.20M
J	JOLLY	1.20MX1.20M
V	VENTILATOR	0.80MX0.80M

SCALE : 1"-8'.0" (1: 100)

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

OWNER / POWER OF ATTORNEY SIGNATURE:

T. JAGADEESAN
REGISTERED ENGINEER
CMDA-RE/GR-II/2022/06/206
1/155, THANTHAI PERIYAR SALAI,
KARUNILAM, CHENGALAPTTU-603204.
E-mail : jagacivil18@gmail.com
Mob : 9791120379

REGISTERED ENGINEER.

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

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.