PP APPROVAL RECORD

Planning Permission

Survey 208/3C and 1 more

Mannivakkam

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

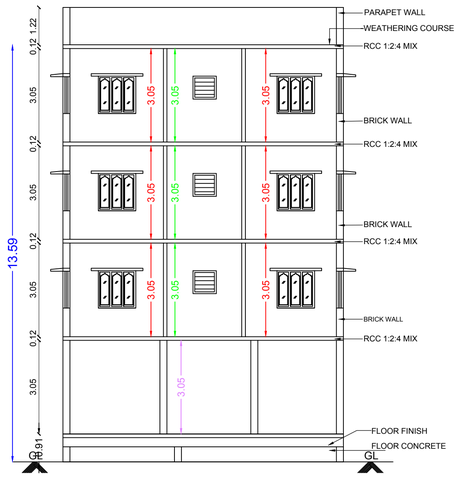
The approval as the planning authority issued it, reproduced in full behind this page.

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

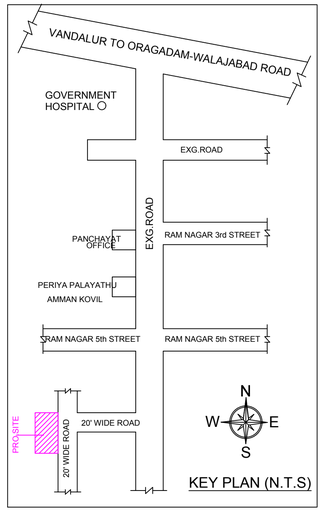
PLAN SHOWING THE PROPOSED STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING [WITH 6 DWELLING UNITS] AT PLOT No - 5, COMPRISED IN OLD S.No : 208/3, NEW S.NO: 208/3C, "SRI SHANMUGA NAGAR ", MANNIVAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT. MANNIVAKKAM VILLAGE PANCHAYAT, KATTANKOLATHUR PANCHAYAT UNION LIMITS.



ELEVATION

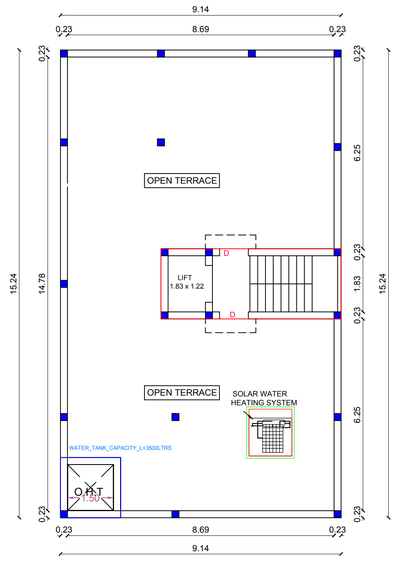


SECTION ON "A - A"

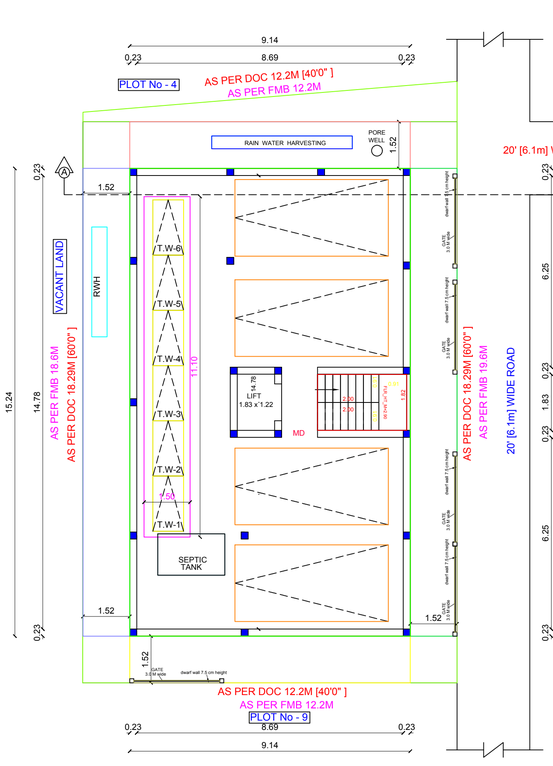


KEY PLAN (N.T.S)

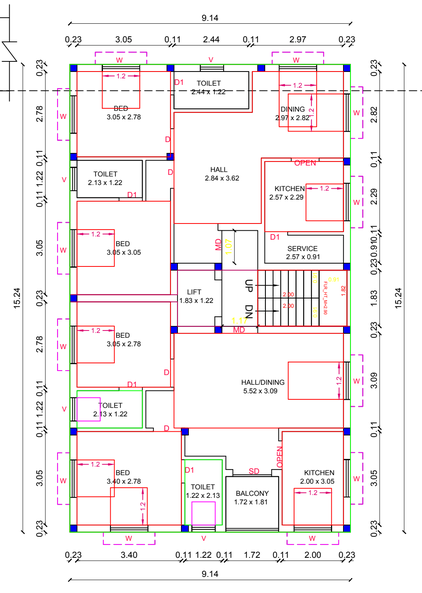
PLAN INFO
PLOT_NO=5
SURVEY_NO= 208/3C
TALUK=VANDALUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=223.04
FMB_OR_PLR=200.00
AS_AT_SITE=223.04
PLOT_AREA_M2=223.04
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.2
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=18.29
AVG_PLOT_WIDTH=12.2
AREA_TYPE=OTHERS
ROAD_WIDTH=6.10
ROAD_LENGTH=800.00
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



TERRACE FLOOR PLAN

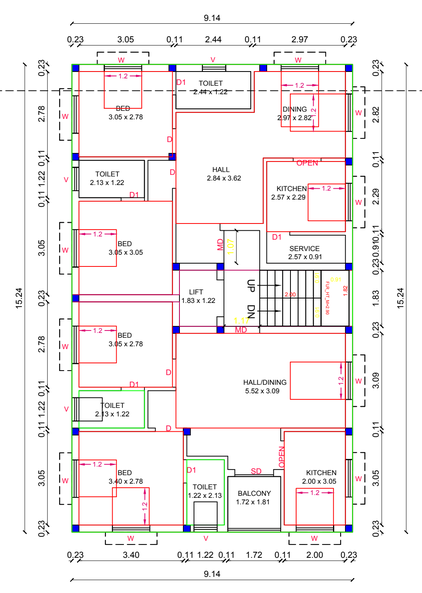


STILT FLOOR PLAN

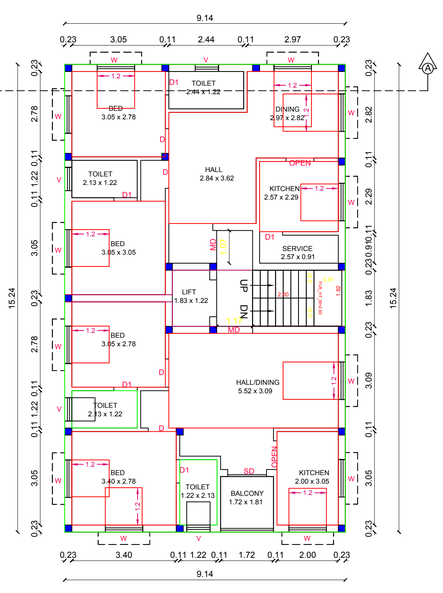


FIRST FLOOR PLAN

TYPICAL_FLOOR_PLAN=1,2,3

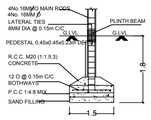


SECOND FLOOR PLAN

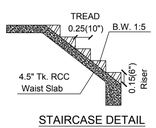


THIRD FLOOR PLAN

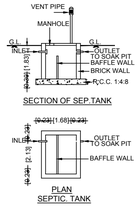


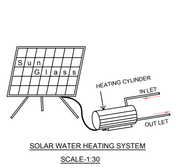


FOUNDATION DETAIL
[SCALE: 1:50]

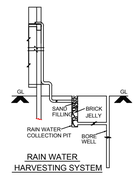


STAIRCASE DETAIL

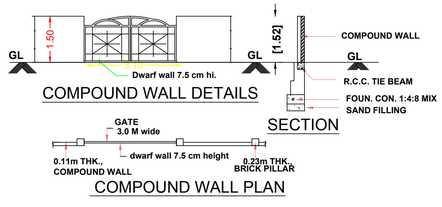




SOLAR WATER HEATING SYSTEM
SCALE-1:30



RAIN WATER HARVESTING SYSTEM



COMPOUND WALL DETAILS

SECTION

COMPOUND WALL PLAN

ALL DIMENSION ARE IN METERS

JOINERIES

MAIN DOOR	MD	1.07 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.20 X 1.20
WINDOW	W1	1.80 X 1.20
WINDOW	W2	0.90 X 0.90
WINDOW	W3	1.80 X 1.40
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	2400.00	223.04
PLOT AREA (AS PER PATTA)		200.00
FIRST FLOOR AREA	1500.00	139.40
SECOND FLOOR AREA	1500.00	139.40
THIRD FLOOR AREA	1500.00	139.40
TOTAL AREA	4500.00	418.20
F.S.I - 1.87 PLOT COVERAGE - 62.5 %		
PRO. COMPOUND WALL RUNNING MTRS	60.98 M	

NON F.S.I AREA

STILT FLOOR AREA	1500.00	139.40
HEAD ROOM & LIFT ROOM AREA	144.29	13.41
TOTAL AREA	1644.29	152.81

COLOUR INDEX	STAIRCASE
PROPOSED	WIDTH - 0.91M
ROAD	RISER - 0.16M
SITE BOUNDARY	TREAD - 0.25M
TO BE DEMOLISHED	

OWNER SIGNATURE :

For THARAM HOMES PVT. LTD.
Authorised Signatory

M/s.THARAM HOMES PRIVATE LIMITED.
1.Mr.T.MATHIVANAN
2.Mr.M.SABHARATNAM

REGISTERED ENGINEER SIGNATURE :

V. SAKTHIVEL, D.ARCH.,
Registered Architect
Tambaram City Municipal Corporation
Reg No. 009/LS/2022/00024
SB PLANNER & ARCHITECT
Plot No.86, CTO Colony 3rd Street,
Tambaram, Chennai-600 045.
Cell : 7338811697

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.