

PP

APPROVAL RECORD

# Planning Permission

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 AT PLOT NO : 3, "RASATHI AMMAL NAGAR ", IN OLD SURVEY NO: 282 / 2, AS PER PATTA NEW SURVEY NO: 282 / 44, PATTA NO: 11090 OF MANNIVAKKAM VILLAGE, KATTANGULATHUR PANCHAYAT UNION LIMITS, VANDALUR TALUK, CHENGALPET DISTRICT.

OWNER NAME: M / S. UNIC BUILDER

PROPRIETOR's NAME: 1) Mr. K. M. GOPINATH  
2) Mr. E. LEWIN YESU

CMDA LAND USE ZONE: PRIMARY RESIDENTIAL SCALE: 1:100.

JOINERIES

|                |    |             |
|----------------|----|-------------|
| MAIN DOOR      | MD | 1.00 X 2.13 |
| DOOR           | D1 | 0.91 X 2.13 |
| DOOR           | D2 | 0.76 X 2.13 |
| WINDOW         | W  | 1.22 X 1.22 |
| KITCHEN WINDOW | KW | 1.22 X 0.91 |
| VENTILATOR     | V  | 0.76 X 0.91 |
| JOLLY          | J  | 1.22 X 1.22 |

COLOUR INDEX

|               |  |
|---------------|--|
| PROPOSED      |  |
| ROAD          |  |
| SITE BOUNDARY |  |

SPECIFICATIONS :

- Foundation with R.C.C. footing and columns
- Plinth beam with R.C.C.1:2:4, 230 x 300 mm
- Mat concrete for foundation with P.C.C.1:5:10
- Super structure with brick masonry in c.m.1:6
- Lintel cum sunshade with R.C.C.1:2:4
- Roof slab/roof beams with R.C.C.1:2:4
- Weathering course with brick jelly lime Concrete
- Ceramic flooring over a basecourse of C.C.1:5:10

ALL DIMENSION ARE IN Feet & Mtr

| EXTENT                        | IN | SQFT    | SQMT   |
|-------------------------------|----|---------|--------|
| PLOT AREA ( AS PER DOCUMENT ) |    | 2040.00 | 189.59 |
| PLOT AREA ( AS PER PATTA )    |    | 2152.00 | 200.00 |
| SUPER IMPOSED AREA            |    | 2004.00 | 186.29 |
| PLINTH AREA OF FIRST FLOOR    |    | 1229.00 | 114.22 |
| PLINTH AREA OF SECOND FLOOR   |    | 1229.00 | 114.22 |
| PLINTH AREA OF THIRD FLOOR    |    | 1229.00 | 114.22 |
| TOTAL AREA                    |    | 3687.00 | 342.66 |
| F.S.I                         |    | 1.84    |        |

NON FSI AREA

|                        |         |        |
|------------------------|---------|--------|
| STILT FLOOR AREA       | 1229.00 | 114.22 |
| HEAD ROOM AREA         | 99.00   | 9.16   |
| LIFT MACHINE ROOM AREA | 35.00   | 3.29   |

OWNER SIGNATURE: M / S. UNIC BUILDER

PROPRIETOR's NAME: 1) Mr. K. M. GOPINATH  
2) Mr. E. LEWIN YESU

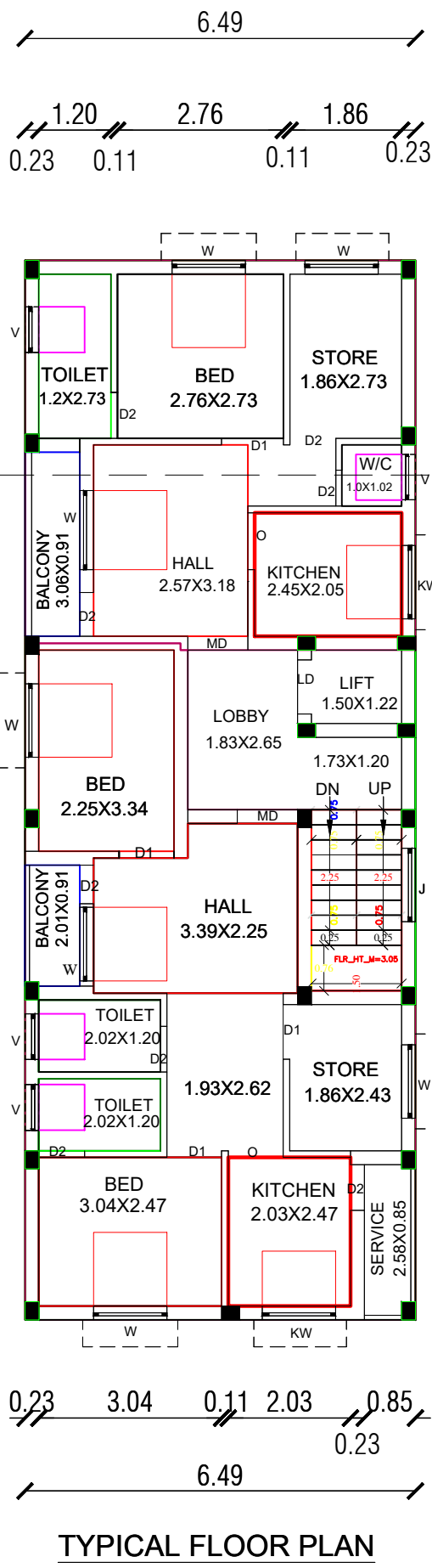
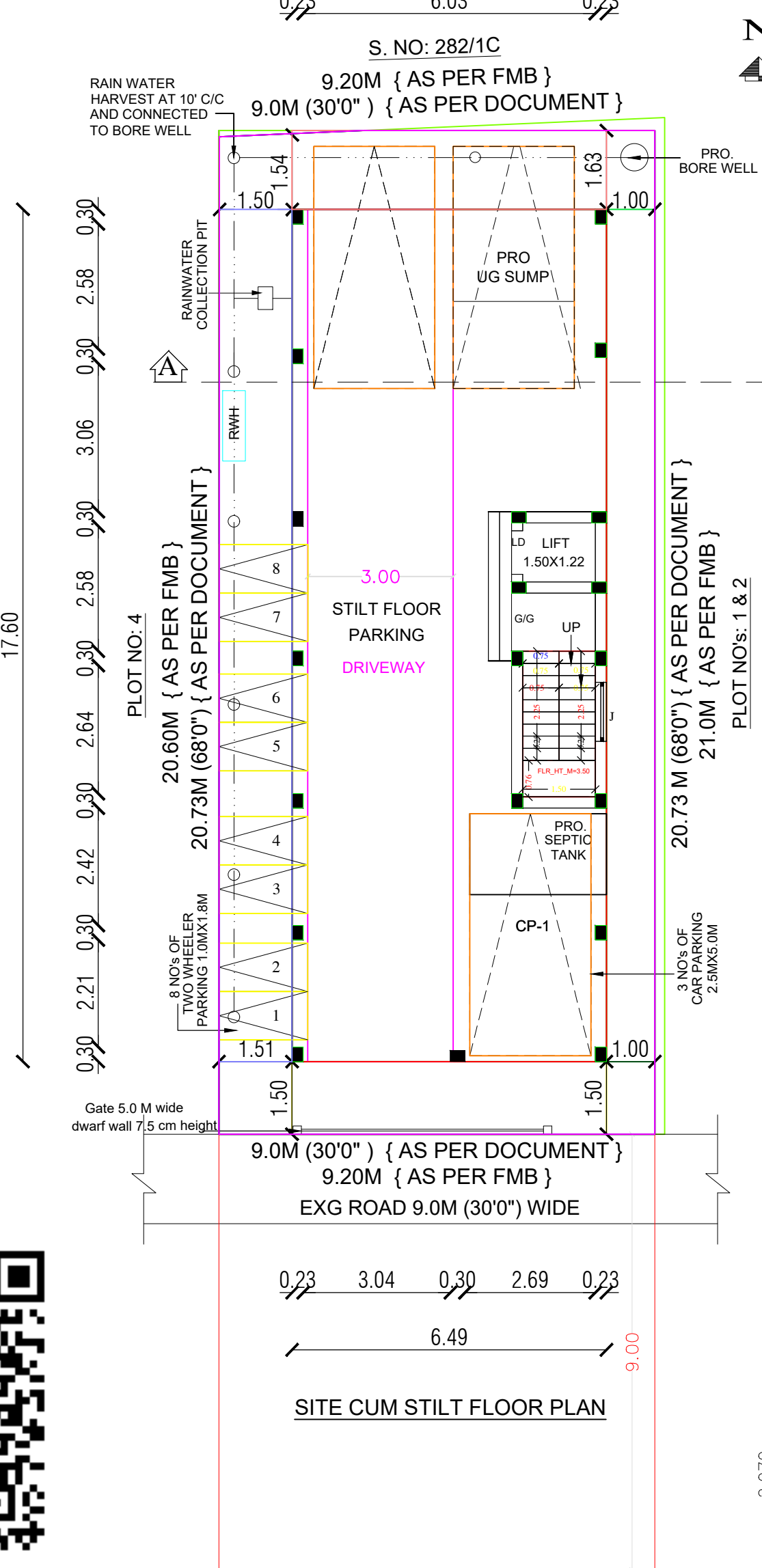
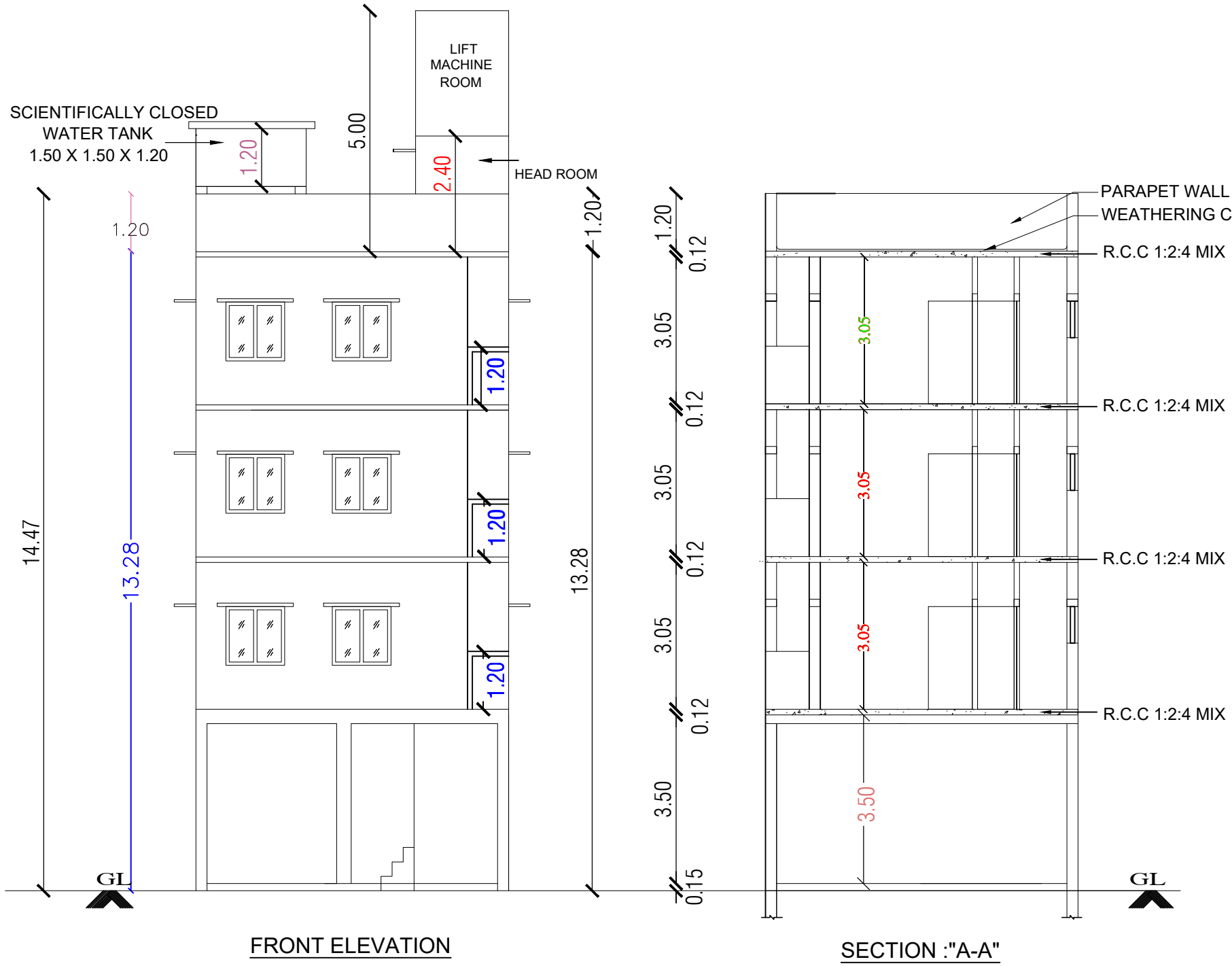
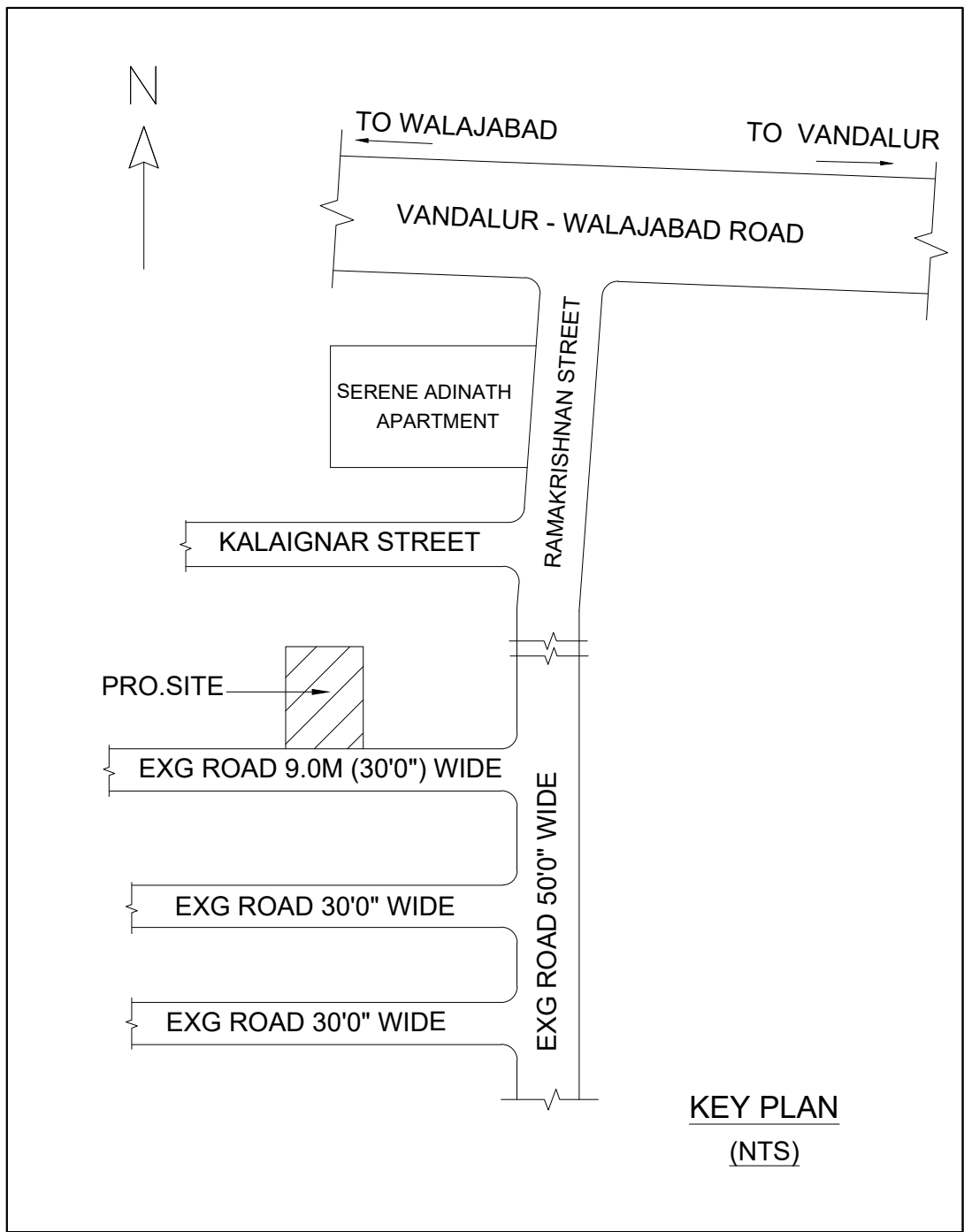
Er. E.SASIREKHA B.E.,  
CONSULTING CIVIL ENGINEER  
REGISTERED ENGINEER (Grade-II)  
CMDA Reg No. RE/Gr-II/19/04/052  
Greater Chennai Corporation Reg No. RE200982019  
Tambaram Corporation Reg No. 009/LS/2019/00007  
PLOT No. C, VETRI NAGAR,  
MUDICHUR ROAD, W.TAMBARAM,  
CHENNAI - 600 045.  
CELL : 90030 99383, 044-43111414.

REGISTER ENGINEER

FRAMEWORK WAS REGULARISED

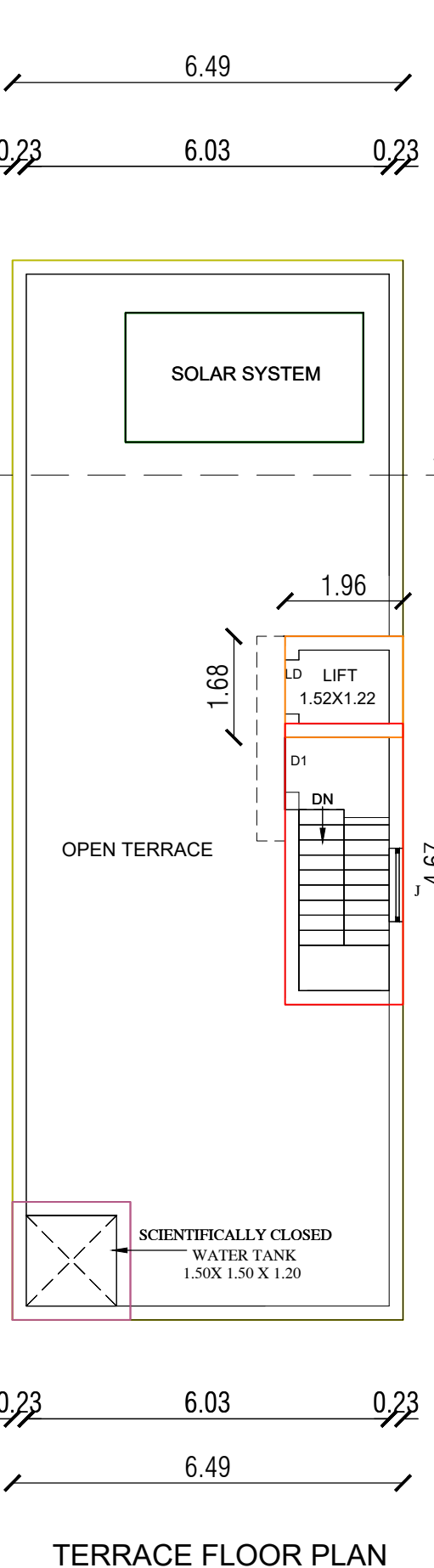
P.P.D  
L.O ( REG-2017 ) NO: 405  
2018  
VIDE LETTER NO: Reg.L / 7152 / 2018

PLAN INFO  
PLOT\_NO=3  
SURVEY\_NO=282 / 44  
PATTA\_NO= 11090  
TALUK=VANDALUR  
DISTRICT=CHENGALPET  
AS\_PER\_DOCUMENT=189.59  
AS\_AT\_SITE=186.29  
FMB\_OR\_PLR=200.00  
EXISTING\_FLOOR\_AREA\_TO\_BE\_DEMOLISHED\_M2=0  
SINGLE\_FAMILY\_BLDG=NO  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=9.0  
WHETHER\_GOV'T\_OR\_AIDED\_SCHOOL=NO  
PLOT\_AREA\_M2=186.29  
AVG\_PLOT\_DEPTH=20.67  
AVG\_PLOT\_WIDTH=9.0  
AREA\_TYPE=PRIMARY RESIDENTIAL  
ROAD\_WIDTH=9.0  
ROAD\_LENGTH=100  
BLK\_1\_NON\_FSI\_AREA=12.45  
BLK\_1\_NON\_FSI\_STILT\_AREA=114.22  
BLK\_1\_FLR\_1\_BLT\_UP\_AREA=114.22  
BLK\_1\_FLR\_2\_BLT\_UP\_AREA=114.22  
BLK\_1\_FLR\_3\_BLT\_UP\_AREA=114.22  
LAND\_USE\_ZONE = RESIDENTIAL  
RWH\_DECLARED=YES  
OSR\_APPLICABLE=NO  
PREMIUM\_FSI\_REQUIRED=NO  
IF\_HERITAGE\_TOWN\_LESS\_THAN\_1KM\_RADIUS=NO  
IS\_APPROVED\_LAYOUT=NO  
IS\_SWIMMING\_POOL\_EXISTS=NO  
BUILDING\_NEAR\_TO\_RIVER=NO  
BUILDING\_NEAR\_MONUMENT=NO  
BUILDING\_NEAR\_GOV'T\_BLDG=NO  
NOC\_FOR\_CONSTRUCTION\_NEAR\_MONUMENT=NO  
JURISDICTION\_TYPE=PANCHAYAT

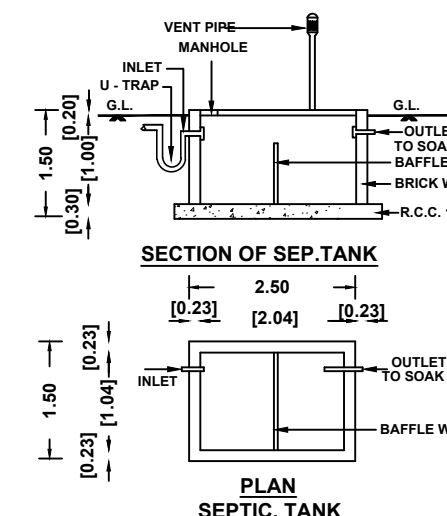
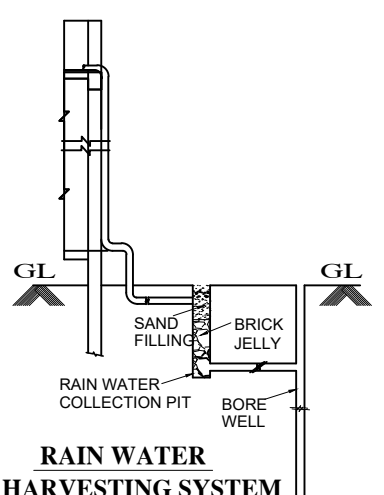
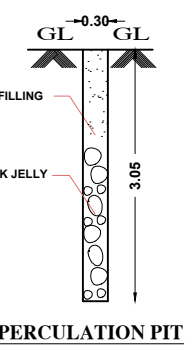
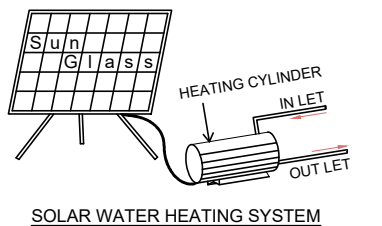
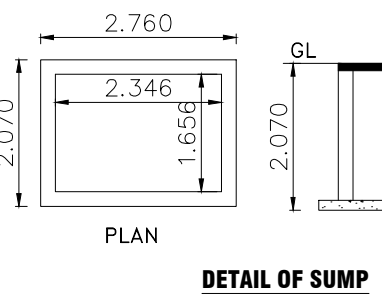


FIRST, SECOND & THIRD FLOOR PLAN

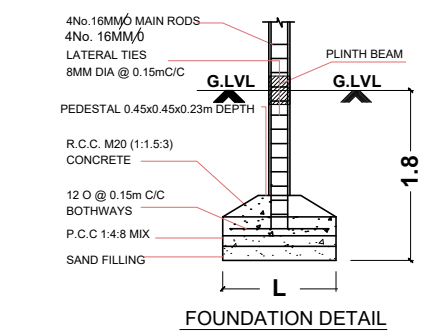
TYPICAL\_FLOOR\_PLAN=1,2,3



TERRACE FLOOR PLAN



PLAN SEPTIC TANK



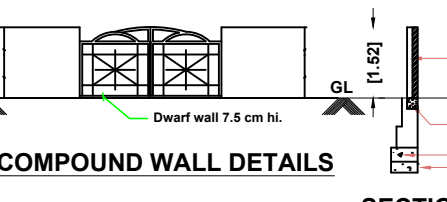
FOUNDATION DETAIL



COLUMN FOOTING DETAILS



RAIN WATER HARVESTING PIT



COMPOUND WALL DETAILS



COMPOUND WALL PLAN



Dwarf Wall Details

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

