PP APPROVAL RECORD

Planning Permission

Survey 245/14A and 2 more

Agaramthen

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

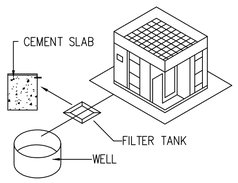
ISSUING AUTHORITY
Rural Panchayat

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

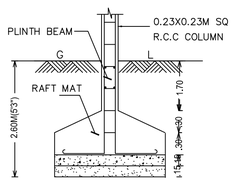
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING (HEIGHT-9.90M) OF GROUND, FIRST & SECOND FLOORS WITH 3 DWELLING UNITS AT PLOT NO.134 &135, THIRUMAL NAGAR, COMPRISED IN PATTA NO.10418 & 7924, AS PER PATTA NEW S.NO.245/4A3 & 245/14A OF AGARAMTHEN VILLAGE,TAMBARAM TALUK, CHENGALPATTU DISTRICT PARANGIMALAI PANCHAYAT UNION

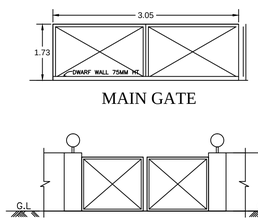
LAYOUT APPROVED NO CMDA vide P.P.D /L.O.NO.11/2017 , LETTER NO. L1/2391/2016, DATED 08.05.2017



RAIN WATER HARVESTING

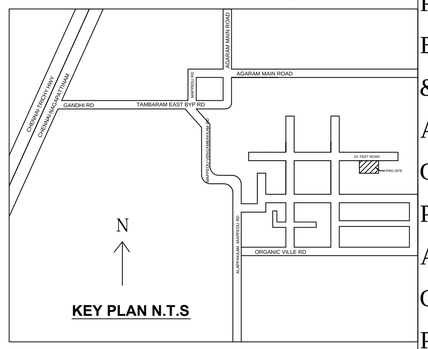


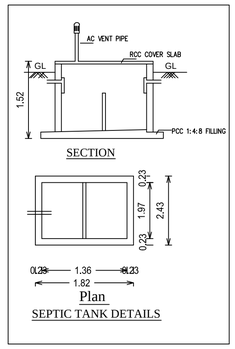
TYPICAL COLUMN FOUNDATION
(SCALE = 1:50)



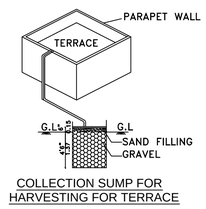
MAIN GATE
ELEVATION OF GATE

PLAN INFO	AVG_PLOT_DEPTH= 10.00
PLOT_AREA_M2=120.00	AVG_PLOT_WIDTH= 12.00
AS_AT_SITE=120.00	LAND_USE_ZONE = RESIDENTIAL
FMB_OR_PLR=120.00	PLOT_NO=134&135
AS_PER_DOCUMENT=120.00	RWH_DECLARED=YES
DISTRICT=CHENGALPATTU	OSR_APPLICABLE=NO
TALUK=TAMBARAM	OSR_SURR_BUYBACK_RETAIN=NO
VILLAGE = AGARATHEN	PREMIUM_FSI_REQUIRED=NO
SURVEY_NO= 245/14A & 245/4A3	BUILDING_NEAR_TO_RIVER=NO
PATTA_NO= 7924 & 10418	AREA_TYPE=OTHERS
IS_SWIMMING_POOL_EXISTS=NO	BUILDING_NEAR_MONUMENT=NO
IS_APPROVED_LAYOUT=YES	BUILDING_NEAR_GOVT_BLDG=NO
SINGLE_FAMILY_BLDG=NO	PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
CRZ=NO	FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
SECURITY_ZONE=NO	JURISDICTION_TYPE=PANCHAYAT
ACCESS_WIDTH_M=12.00	IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
ROAD_WIDTH=7.31	
ROAD_LENGTH=250	

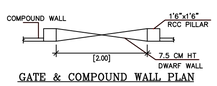




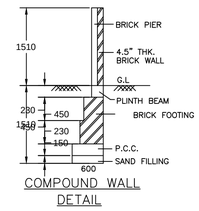
SEPTIC TANK DETAILS



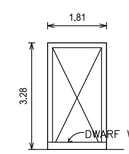
COLLECTION SUMP FOR HARVESTING FOR TERRACE



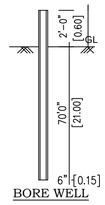
GATE & COMPOUND WALL PLAN



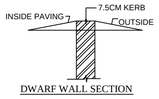
COMPOUND WALL DETAIL



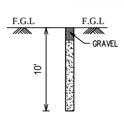
WICKET GATE



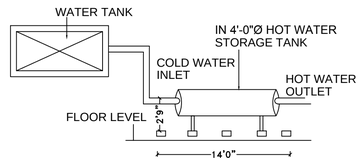
BORE WELL



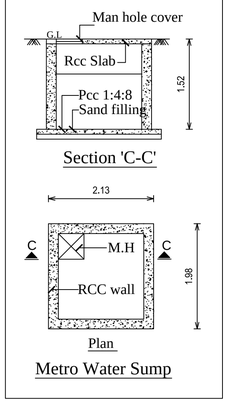
DWARF WALL SECTION



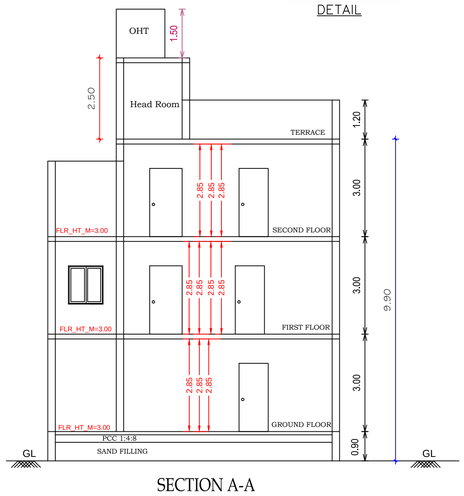
PERCULATION PIT DETAILS



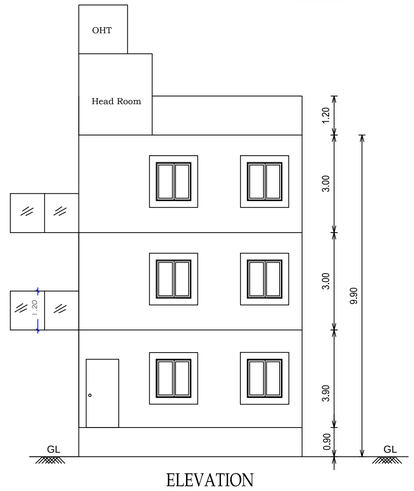
SOLAR HOT WATER SYSTEM DETAIL



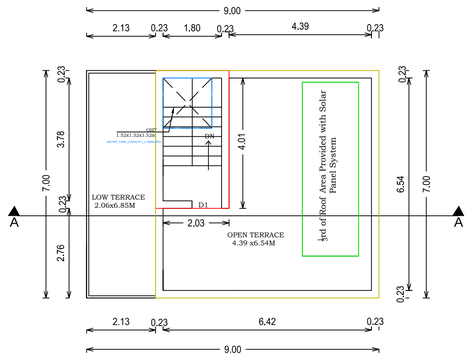
Metro Water Sump



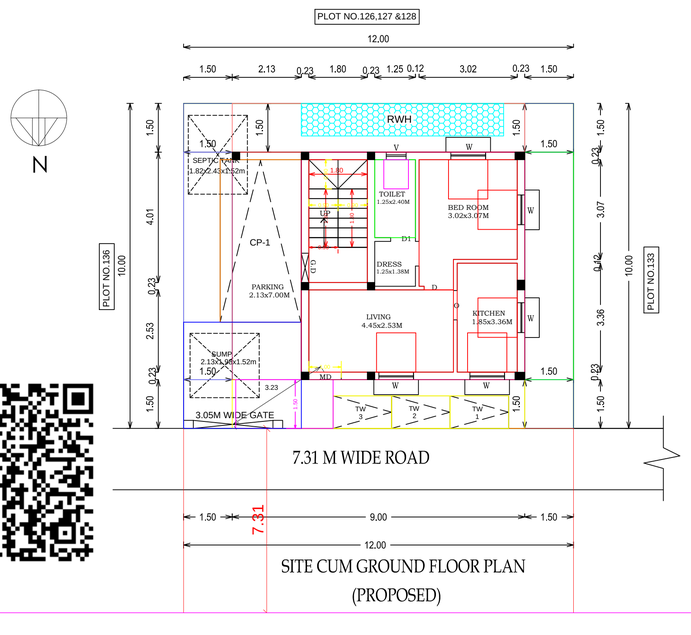
SECTION A-A (PROPOSED)



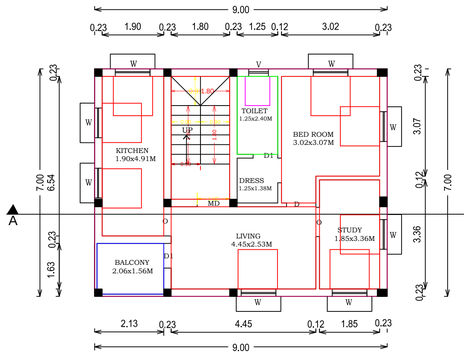
ELEVATION (PROPOSED)



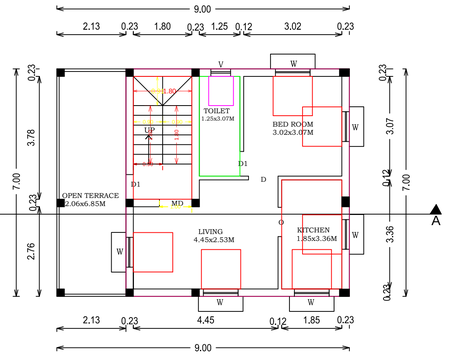
TERRACE FLOOR PLAN (PROPOSED)



SITE CUM GROUND FLOOR PLAN (PROPOSED)



FIRST FLOOR PLAN (PROPOSED)



SECOND FLOOR PLAN (PROPOSED)

JOINERIES

TYPE	OPENING SIZE		DESCRIPTION
	WIDTH	HEIGHT	
MD	1.00	2.13	T.W. FRAMED PANNELLED DOOR
D	0.91	2.13	C.W. FRAMED PANNELLED DOOR
D1	0.76	2.13	C.W. FRAMED PANNELLED DOOR
W	1.22	1.22	C.W. FRAMED PANNELLED DOOR
V	0.60	0.60	ALUMINIUM FRAMED GLAZED VENTILATOR

AREA DETAILS

PLOT EXTENT AS PER PATTA = 120.00 Sq.m
PLOT EXTENT AS PER SITE = 120.00 Sq.m
PLOT EXTENT AS PER DOCUMENT = 119.47 Sq.m

SL.NO.	DESCRIPTION	F.S.I AREA Sq.m	NON F.S.I DEDUCTION AREA Sq.m	TOTAL BUILT-UP AREA Sq.m
1.	GROUND FLOOR	48.13	-	48.13
2.	FIRST FLOOR	63.00	-	63.00
3.	SECOND FLOOR	48.13	-	48.13
4.	HEAD ROOM	-	9.58	9.58
	TOTAL	159.26	9.58	168.84

FSI = $\frac{159.26}{120.00}$ = 1.32

COVERAGE = 52.50%

COLOUR INDEX
PROPOSED WORK
SITE BOUNDARY
ROAD PORTION

SCALE 1:100

ALL DIMENSIONS ARE IN METER

OWNER/POWER HOLDER

V. MALARVANNAN, B.E., F.I.V.
Engineer Grade - I (RE) (DTCP)
TVLR/RE/Gr-I/2019/10/006
No.23, CHETTY STREET,
PORUR, CHENNAI - 600 116.
PHONE : 2482 9133 / 2482 5565.

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

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.