PP APPROVAL RECORD

Planning Permission

Survey 54

Moovarasampattu

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

hello@verified.realestate

+91 9996 12 9996

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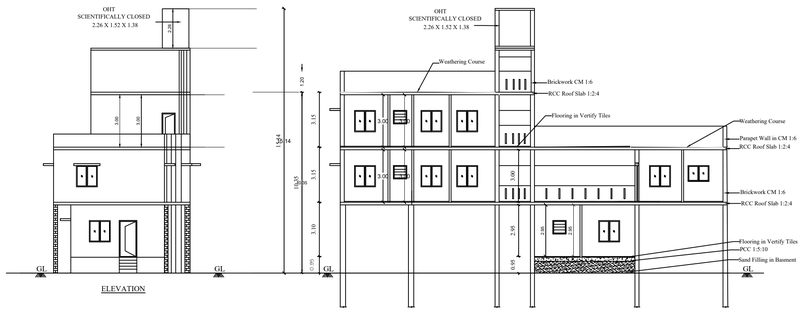
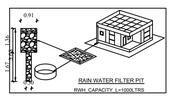
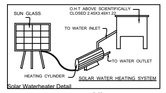


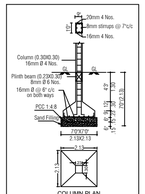
ELEVATION

SECTION ON 'BB'



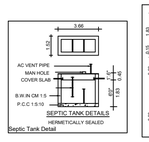


Solar Waterheater Detail

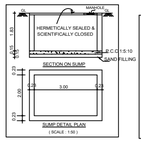


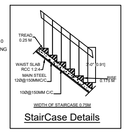
COLUMN PLAN

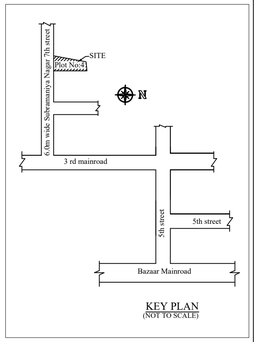
Foundation Details



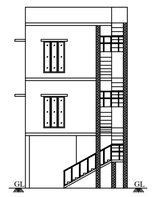
Septic Tank Detail



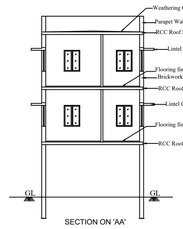




KEY PLAN
(NOT TO SCALE)



ELEVATION



SECTION ON 'AA'

Reference	
Demolish Stilt.F Area :	61.81 Sqm.
Demolish F.F Area :	60.16 Sqm.
Demolish S.F Area :	60.16 Sqm.
Total :	182.13 Sqm.

PLAN SHOWING THE EXISTING BUILDING TO BE DEMOLISH AND PROPOSED RECONSTRUCTION OF STILT (Part) + 2 FLOOR RESIDENTIAL BUILDING WITH 5 DWELLING UNITS (WITH HEIGHT 10.35M) AT PLOT NO : 4, SUBRAMANIYA NAGAR 7th STREET, COMPRISED IN AS PER PATTA NEW S.NO:54/1A1A2A (PATTA NO:2747) OF MOOVARASAMPET VILLAGE PALLAVARAM TALUK, CHENGALPAT DISTRICT. ST.THOMASMOUNT PANCHAYAT UNION.

PLOT REGULARISATION NO:
REG.D.DIS.NO:975/2024/A4 DATED :18/07/2024

SPECIFICATIONS:

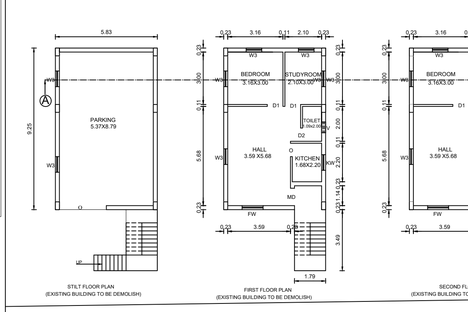
1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN C.M 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN1:3 MIX

AREA STATEMENT	SQ.FT	SQ.M
PLOT AREA AS PER DOCUMENT	2255.00	209.47
PLOT AREA AS PER FMB	2195.77	203.97
PRO.GROUND FLOOR AREA	467.52	43.43
PRO.FIRST FLOOR AREA	1201.80	111.64
PRO.SECOND FLOOR AREA	512.30	47.59
TOTAL FSI AREA	2181.62	202.66
PARKING AREA (NON FSI)	734.17	68.20
HEAD ROOM AREA (NON FSI)	118.95	11.05
TOTAL NON FSI AREA	853.12	79.25
FLOOR SPACE INDEX	0.968	
PLOT COVERAGE	54.73%	

SCHEDULE OF JOINERY:

MD	DOOR	1.00x2.13
D1	DOOR	0.91x2.13
D2	DOOR	0.76x2.13
W1	WINDOW	1.20x1.20
KW	WINDOW	1.20x0.90
V	VENTILATOR	0.61x0.60

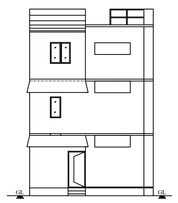
SCALE : 1"=8'-0" (1:100)



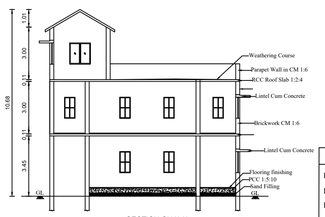
STILT FLOOR PLAN
(EXISTING BUILDING TO BE DEMOLISH)

FIRST FLOOR PLAN
(EXISTING BUILDING TO BE DEMOLISH)

SECOND FLOOR PLAN
(EXISTING BUILDING TO BE DEMOLISH)

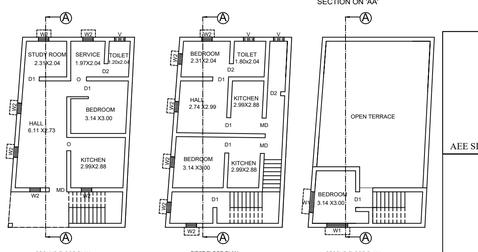


ELEVATION



SECTION ON 'AA'

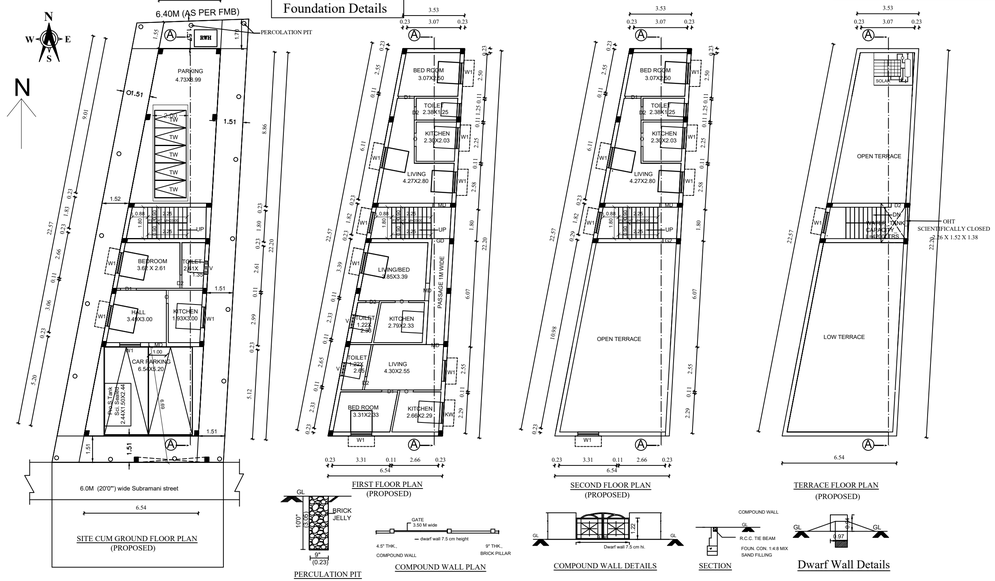
Reference	
Demolish G.F Area :	71.17 Sqm.
Demolish F.F Area :	71.17 Sqm.
Demolish S.F Area :	18.31 Sqm.
Total :	160.65 Sqm.



GROUND FLOOR PLAN
(EXISTING BUILDING TO BE DEMOLISH)

FIRST FLOOR PLAN
(EXISTING BUILDING TO BE DEMOLISH)

SECOND FLOOR PLAN
(EXISTING BUILDING TO BE DEMOLISH)



FIRST FLOOR PLAN
(PROPOSED)

SECOND FLOOR PLAN
(PROPOSED)

TERRACE FLOOR PLAN
(PROPOSED)

PERCULATION PIT

COMPOUND WALL PLAN

COMPOUND WALL DETAILS

SECTION

Dwarf Wall Details

AEE SIGNATURE

APPLICANT SIGNATURE

EE SIGNATURE

K. JEYAMANI, D.C.E.,
CMDA Regn. No: RSVR SL - 1504/135,
Corporation Regn. No: RE3/1773/19
Plot No.30, GS. Jayalakshmi Flat,
Balaji Nagar 50th Street Extn.,
Hengalpattu, Chennai - 600 041.
Cell : 9444 - 1221 00
Phone : 044 - 22241700

LICENCED SURVEYOR:

PLAN INFO
PLOT_AREA_M2=209.47
AS_AT_SITE=204.09
FMB_OR_PLR=204.09
AS_PER_DOCUMENT=209.47
DISTRICT=CHENGALPAT
TALUK=PALLAVARAM
SURVEY_NO= 54/1A1A2A
PATTA_NO= 2747
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.0
ROAD_WIDTH=6.0
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 25.5
AVG_PLOT_WIDTH= 8.1
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=4
DOOR_ NO=3/310
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE= PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=347.78

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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Chennai 600 097, India
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+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.