PP APPROVAL RECORD

Planning Permission

Survey 35

Urapakkam

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

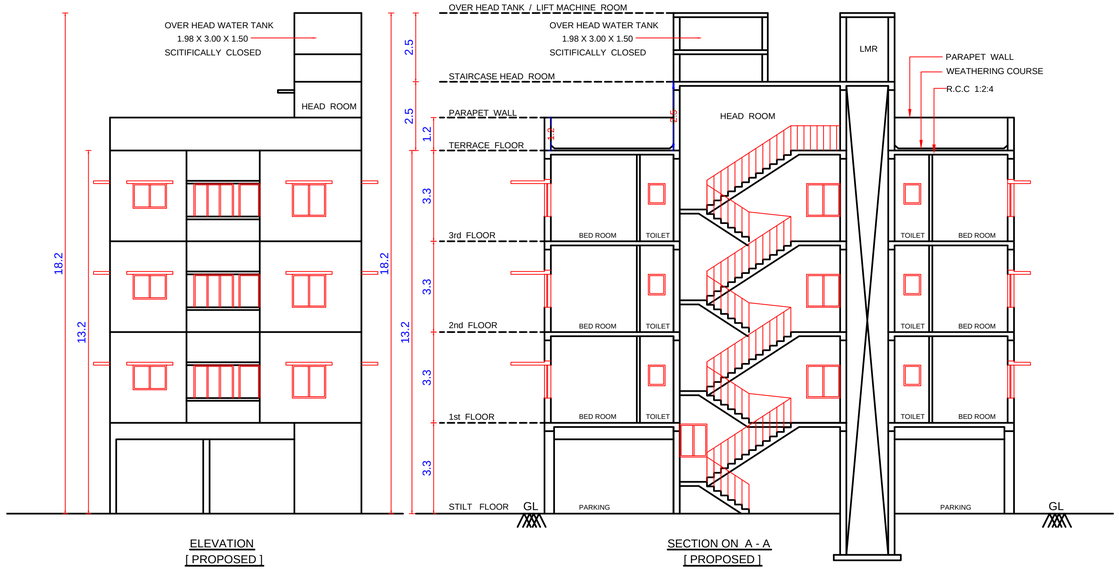
hello@verified.realestate

+91 9996 12 9996

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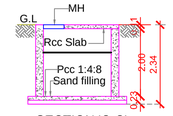
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT No.105 M.G. NAGAR URAPAKKAM COMPRISED IN S.NO : 35 / 2B AS PER PATTA S.NO : 35 / 2B1G, PATTA NO 6107, URAPAKKAM VILLAGE, VANDALUR TALUK CHENGALPATTU DISTRICT KATTANGOLATHUR PANCHAYAT UNION LIMITED

APPROVED LAYOUT LPDM / DDTP No. 83 - 70 / 36 AND R.O.C No. 1354 / 83

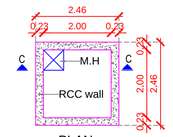


ELEVATION
[PROPOSED]

SECTION ON A - A
[PROPOSED]



SECTION 'C-C'



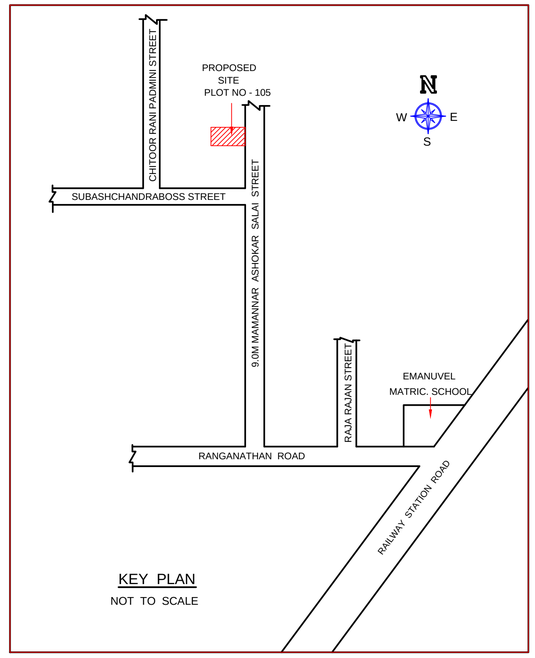
PLAN

DRINKING WATER SUMP
(Scientifically Closed)

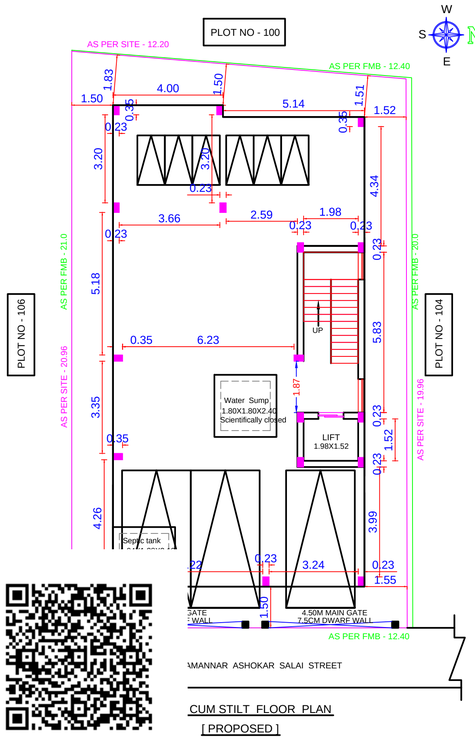
SECTION

PLAN

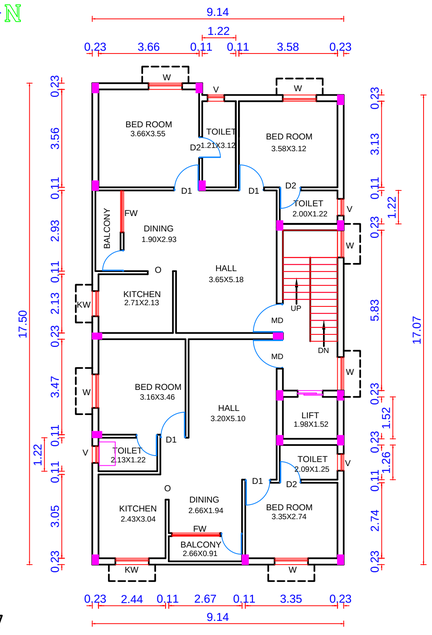
FOUNDATION DETAIL



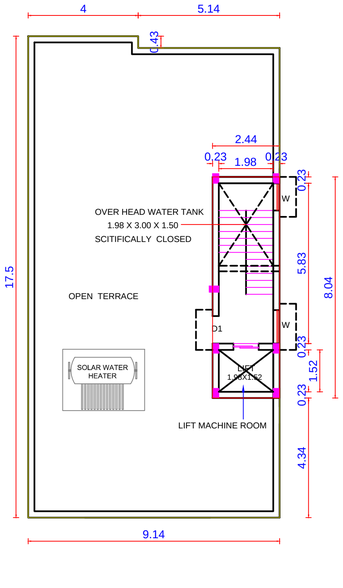
KEY PLAN
NOT TO SCALE



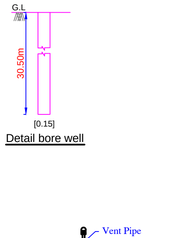
CUM STILT FLOOR PLAN
[PROPOSED]



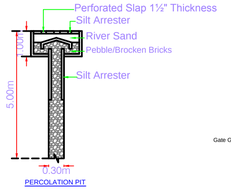
TYPICAL FLOOR PLAN
1st, 2nd & 3rd FLOOR PLAN
[PROPOSED]



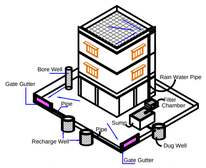
TERRACE FLOOR PLAN
[PROPOSED]



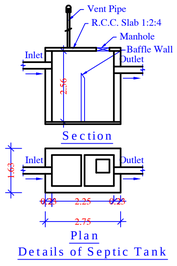
Detail bore well



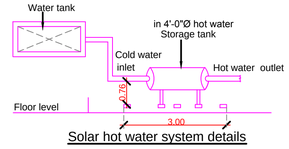
PERCOLATION PIT



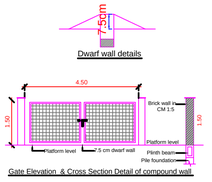
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



Details of Septic Tank



Solar hot water system details



Gate Elevation & Cross Section Detail of compound wall

SPECIFICATION

1. P.C.C. 1:4:8 BELOW COLUMN FOOTING & FLOORING
2. RIVER SAND FILLING BELOW COLUMN FOOTING & FLOORING
3. BRICK WORK IN C.M 1: 6 IN BASEMENT & SUPER STRUCTURE.
4. 12MM PLASTERING IN C.M 1:5 EXTERNAL& C.M 1:4 INTERNAL
5. MOSAIC TILE FLOORING
6. WEATHERING COURSE OF BRICK JELLY LIME CONCRETE.
7. ALL JOINERIES TO BE FINISHED WITH ENAMEL PAINT
8. ALL INTERNAL , EXTERNAL WALLS & CEILING TO BE FINISH WITH CEMENT PAINT OVER ONE COAT OF WALL PRIMER

AREA STATEMENT

DESCRIPTION	SQ.M	SQ.FT
AS PER DOCUMENT	249.44	2685.00
AS PER PATTA	250.00	2691.00
AS PER SITE	248.18	2671.40
NON FSI AREA	SQ.M	
STILT FLOOR AREA	157.83	
HEAD ROOM / LMR AREA	19.60	
TOTAL NON FSI AREA	177.43	
FSI AREA	SQ.M	
FIRST FLOOR AREA	157.83	
SECOND FLOOR AREA	157.83	
THIRD FLOOR AREA	157.83	
TOTAL FSI AREA	473.49	
TOTAL NON FSI AREA	177.43	
TOTAL FSI AREA	473.49	
TOTAL BUILTUP AREA	650.92	

$$\text{F.S.I} = \frac{473.49}{248.18} = 1.907$$

SCHEDULE OF JOINERIES

Code	Description	Size in Feet	Size in Meter
MD	Main Door	(3'-6"X7'-0")	1.52 x 2.10
	Door	(4'-0"X7'-0")	1.22 x 2.10
D2	Door	(3'-0"X7'-0")	0.91 x 2.10
FW	C.W. French Window	(6'-0"X6'-0")	1.83 x1.83
W1	C.W. Glazed Window	(6'-0"X4'-6")	1.83 x1.37
W1	C.W. Glazed Window	(4'-0"X4'-6")	1.22 x1.37
	Louvered Ventilator	(2'-0"X2'-0")	0.61 x 0.61

COLOUR INDEX

PROPOSED — DEMOLITION
ROAD — BOUNDARY

SCALE : 1:100 [1" =8'0"]

R.M. CONSTRUCTIONS, PARTNER

OWNER SIGNATURE

Er. R.G. CHANDHIRASEKARAN
CMDA Registered Engineer Grade III (RE)
RE / GR-III / 2019 / 04 / 075
Registered Engineer Grade-III (RE)
Greater Chennai Corporation , RE 301122024
DTCP Registered Engineer Grade-III (RE)
CGLDIST/RE/GR-III/2019/11/033
6/27, NEHRU STREET,
C. PALLAVARAM, CHENNAI-600 043.
Cell : 9840183387 / 9841797833

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
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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.