PP APPROVAL RECORD

# Planning Permission

## Survey 233

Pudupakkam

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

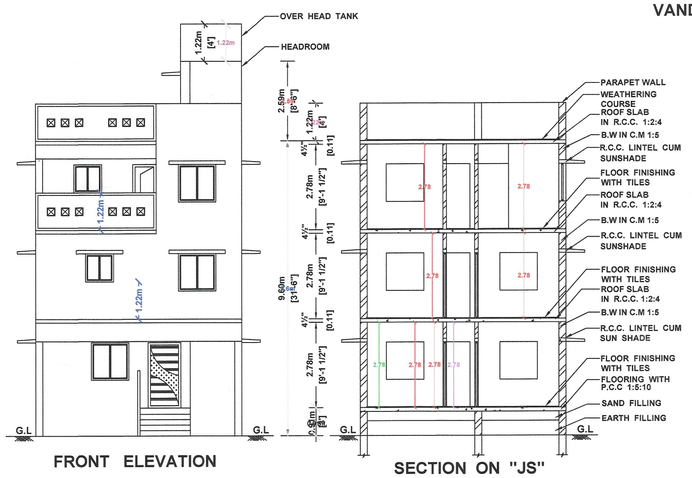
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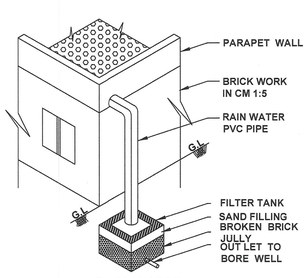
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF A GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR RESIDENTIAL BUILDING WITH FOUR DWELLING UNIT AT PLOT NO.3, IN OLD PATTA NO.2752 AS PER PATTA OLD S.NO.233/4B3[PART], NEW PATTA NO.7903 AS PER PATTA NEW S.NO.233/4B3A4 OF PUDUPAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPET DISTRICT, THIRUPORUR PANCHAYAT UNION LIMIT.

LAYOUT APPROVED BY DTCP L.P / M.L.P.A NO. 3/2009

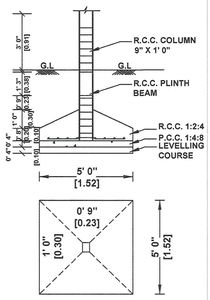



FRONT ELEVATION

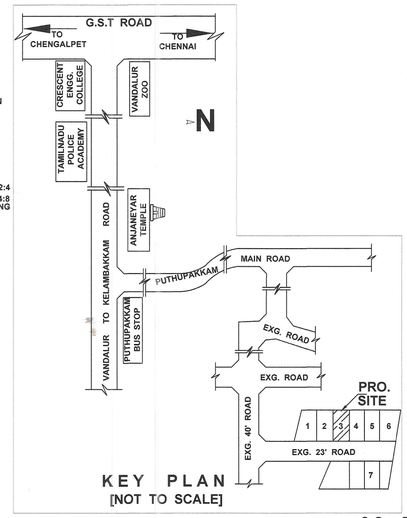
SECTION ON "JS"



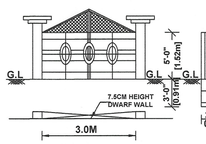

RAIN WATER HARVEST SYSTEM
[NTS]



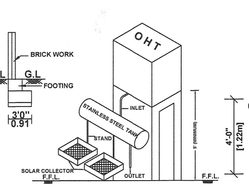

FOUNDATION DETAILS
[SCALE 1 : 50]



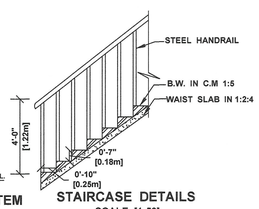

KEY PLAN
[NOT TO SCALE]



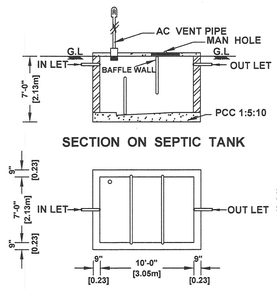

GATE DETAILS




SOLAR WATER HEATING SYSTEM



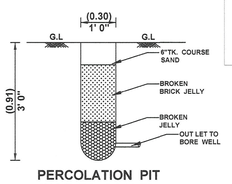

STAIRCASE DETAILS
SCALE [1:50]




SECTION ON SEPTIC TANK

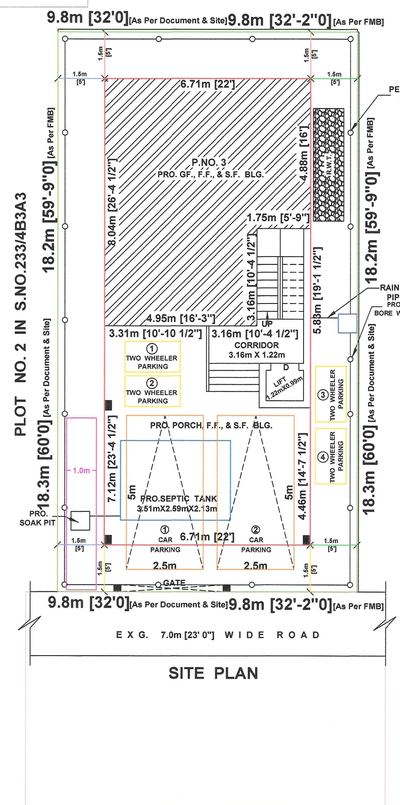



PLAN OF SEPTIC TANK
[SCALE 1 : 50]

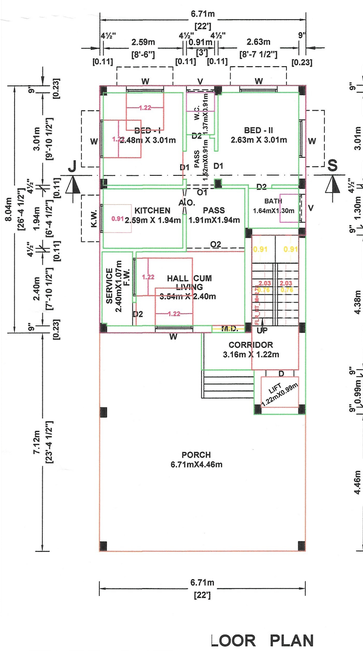



PERCOLATION PIT
[NOT TO SCALE]

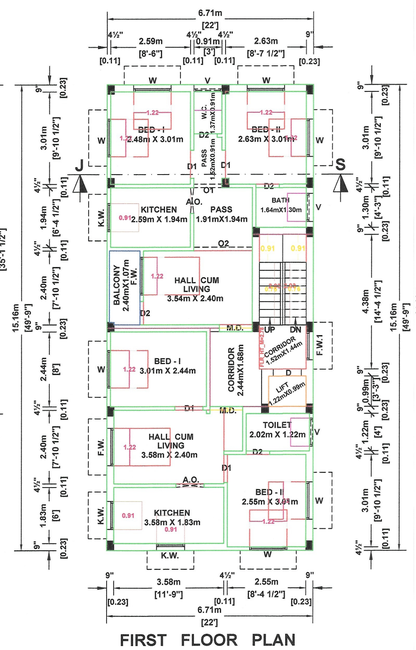
LAND IN S.NO.233/4B2



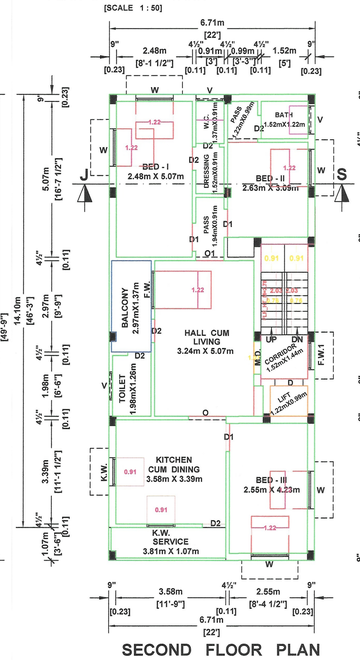

SITE PLAN



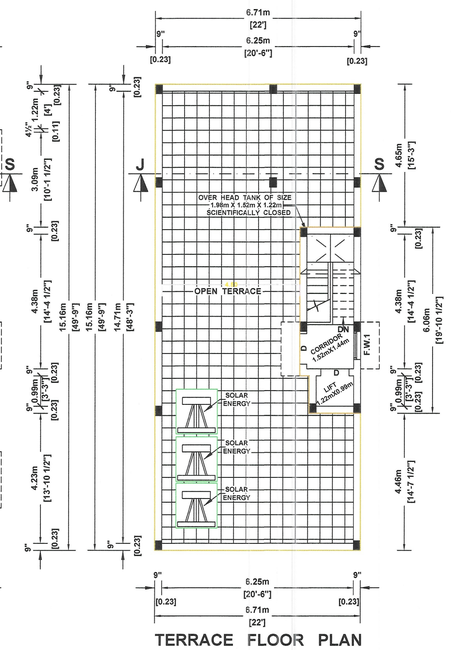

GROUND FLOOR PLAN




FIRST FLOOR PLAN



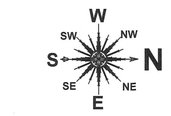

SECOND FLOOR PLAN




TERRACE FLOOR PLAN



| PLAN INFO |
|---|
| PLOT_AREA_M2=177.52 |
| AS_AT_SITE=178.37 |
| FMB_OR_PLR=178.36 |
| AS_PER_DOCUMENT=178.40 |
| DISTRICT=CHENGELPET |
| TALUK=VANDALUR |
| VILLAGE=PUDHUPAKKAM |
| SURVEY_NO=233/4B3A4 |
| PATTA_NO=7903 |
| IS_SWIMMING_POOL_EXISTS=NO |
| IS_APPROVED_LAYOUT=NO |
| SINGLE_FAMILY_BLDG=NO |
| CRZ=NO |
| SECURITY_ZONE=NO |
| ACCESS_WIDTH_M=9.8 |
| ROAD_WIDTH=7.0 |
| ROAD_LENGTH=70 |
| AVG_PLOT_DEPTH= 18.2 |
| AVG_PLOT_WIDTH= 9.8 |
| LAND_USE_ZONE = OTHERS |
| PLOT_NO=3 |
| 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 |
| IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO |
| PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES |
| FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES |
| JURISDICTION_TYPE=PANCHAYAT |




SCALE 1:100

| JOINERY DETAILS | IN FT. | IN M. |
|---|---|---|
| O - OPENING | 4'0" X 7'0" | 1.22 X 2.13 |
| O1 - OPENING | 3'0" X 7'0" | 0.91 X 2.13 |
| O2 - OPENING | 6'3" X 7'0" | 1.91 X 2.13 |
| A.O. - ARCH OPENING | 3'0" X 7'0" | 0.91 X 2.13 |
| M.D. - MAIN DOOR | 3'6" X 7'0" | 1.07 X 2.13 |
| D - DOOR | 3'0" X 7'0" | 0.91 X 2.13 |
| D1 - DOOR | 3'0" X 7'0" | 0.91 X 2.13 |
| D2 - DOOR | 2'6" X 7'0" | 0.76 X 2.13 |
| F.W. - FRENCH WINDOW | 4'0" X 6'0" | 1.22 X 1.83 |
| F.W.1 - FRENCH WINDOW | 3'0" X 6'0" | 0.91 X 1.83 |
| W - WINDOW | 4'0" X 4'0" | 1.22 X 1.22 |
| K.W. - KITCHEN WINDOW | 3'0" X 3'0" | 0.91 X 0.91 |
| V - VENTILATOR | 3'0" X 2'0" | 0.91 X 0.61 |

| AREA DETAILS | SQ. FT. | SQ. M. |
|---|---|---|
| PLOT EXTENT | | |
| AS PER DOCUMENT | 1920.00 | 178.40 |
| AS PER PATTA | 1917.00 | 178.10 |
| PRO. G.F. PLINTH AREA | 650.50 | 60.40 |
| PRO. F.F. PLINTH AREA | 1094.50 | 101.70 |
| PRO. S.F. PLINTH AREA | 1094.50 | 101.70 |
| TOTAL AREA | 2839.50 | 263.80 |
| PRO. PORCH AREA | 444.00 | 41.20 |
| PRO. HEAD ROOM AREA | 125.00 | 11.60 |
| PLOT COVERAGE | 57.1% | |
| F.S.I. | 1.48 | |

| COLOUR INDEX | |
|---|---|
| PLOT BOUNDARY | |
| PRO. BLG. | |
| ROAD | |

| STAIRCASE DETAILS | IN FT. | IN M. |
|---|---|---|
| WIDTH | 2' 06" | 0.76 |
| TREAD | 0' 10" | 0.25 |
| RISE | 0' 07" | 0.18 |

OWNER NAME: Mr. VIJAY. S

OWNER SIGNATURE

S. JEYALAKSHMI, D.C.E.,
Registered Engineer
Registration No.RE/GR-III/19/05/186
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No.CGLDIST/RE/GR-III/2019/07/015
Valid upto 29 / 09 / 2029
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENGELPET DISTRICT
NANDHIVARAM - GUDUVANCHERY MUNICIPALITY
MARAIMALAINAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION
TAMBARAM CITY MUNICIPAL CORPORATION

JEYSUN ENGINEERS
NO.59 & 60, G.S.T. ROAD, [FIRST FLOOR]
URAPAKKAM, CHENNAI 603 210.
MOB:9444 219 776, 99624 69660, PH.: 044 - 4743 1074
jeysun2010@gmail.com, www.jeysunengineers.com

REGISTERED ENGINEER

DWG. NO. : 050 / 25 - 26

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
**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.