PP APPROVAL RECORD

Planning Permission

Survey 53

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

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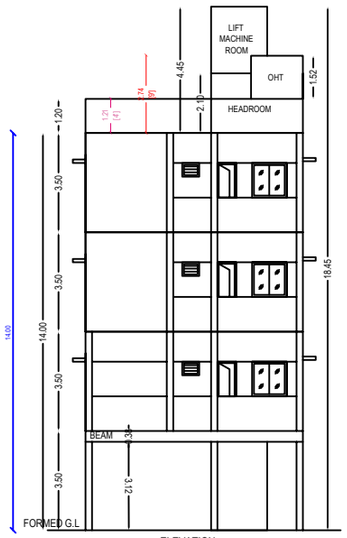
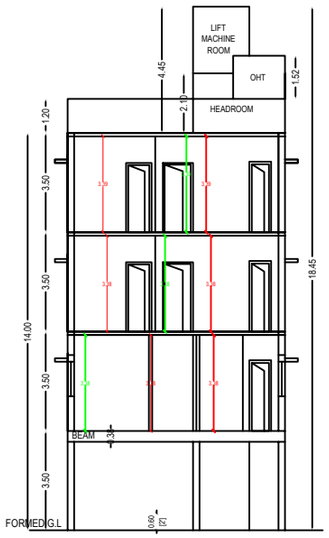


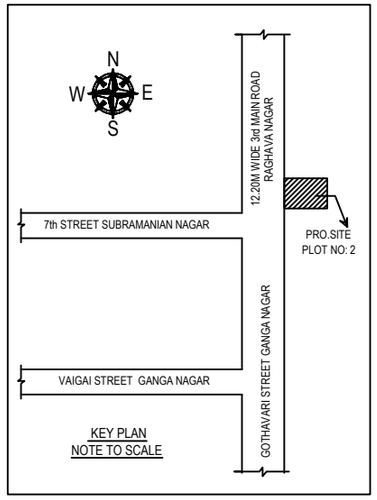
ELEVATION
PROPOSED



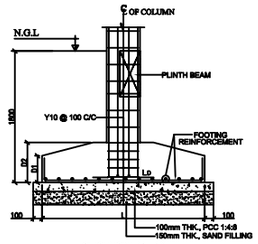
SECTION ON AA
PROPOSED

NOTE :

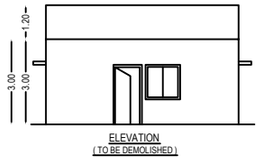
* PREVIOUS BUILDING PLAN APPROVED VIDE D.Dis.NO : 10073 / 1980, DATED : 27.11.1984



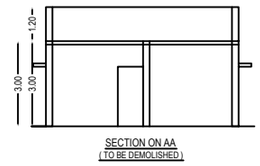
KEY PLAN
NOTE TO SCALE



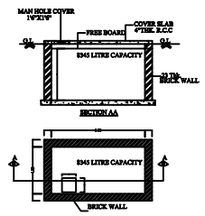
SECTION "A-A"



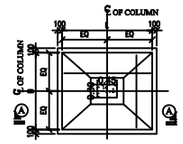
ELEVATION
(TO BE DEMOLISHED)



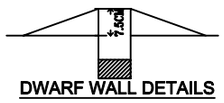
SECTION ON AA
(TO BE DEMOLISHED)



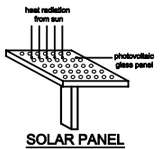
PLAN OF SUMP



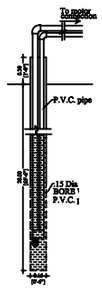
PLAN OF SLOPED FOOTING



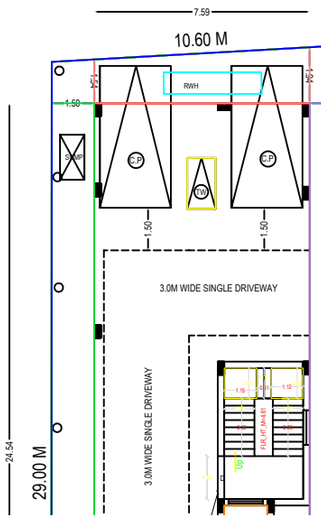
DWARF WALL DETAILS



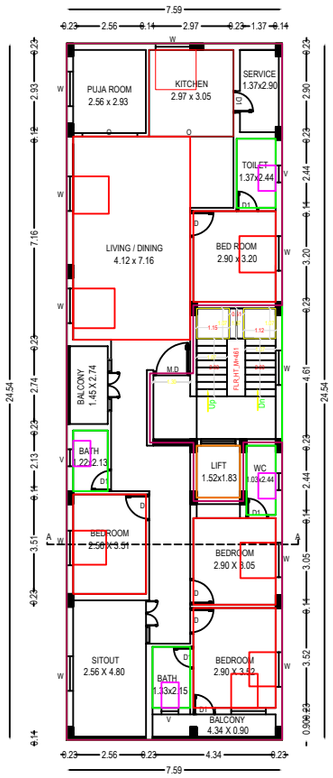
SOLAR PANEL
NOT TO SCALE



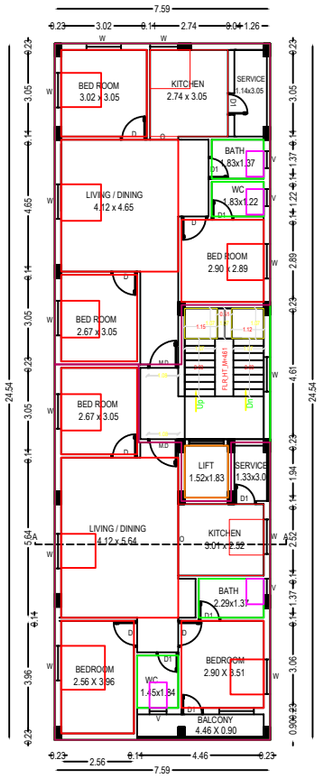
BORE WELL DETAI (NOT TO SCALE)



SITE COMSTIEL FLOOR PLAN
PROPOSED

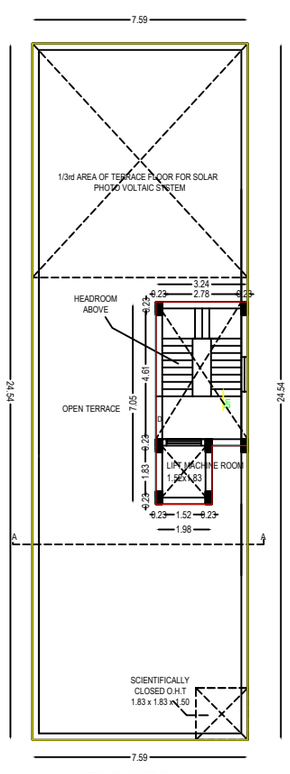


FIRST FLOOR PLAN
PROPOSED

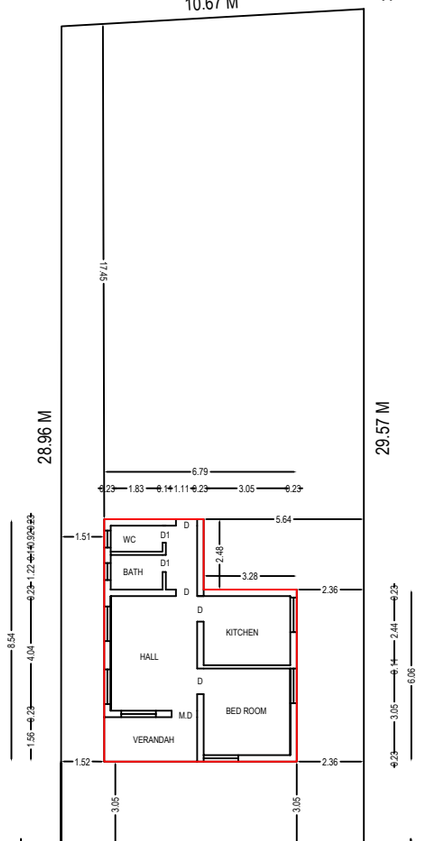


TYPICAL - SECOND & THIRD FLOOR PLAN
PROPOSED

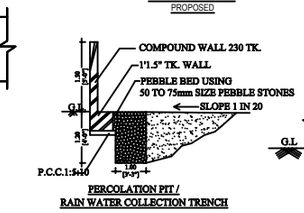
TYPICAL_FLOOR_PLAN=2.3

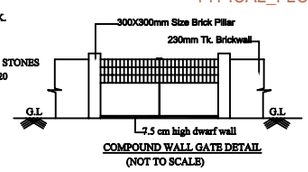


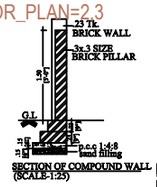
TERRACE FLOOR PLAN
PROPOSED

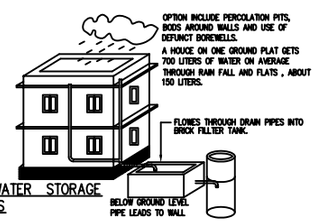


GROUND FLOOR PLAN (TO BE DEMOLISHED)
AREA - 49.83 SQ.M

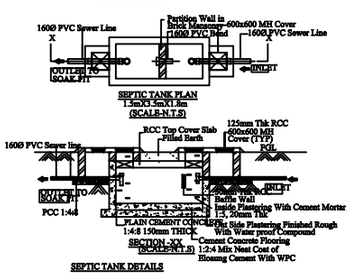








RAIN WATER STORAGE DETAILS



PLAN SHOWING THE EXISTING BUILDING TO BE DEMOLITION AND RECONSTRUCTION OF A STILT + 3 FLOORS RESIDENTIAL BUILDING WITH 5 DWELLING UNITS AT PLOT NO: 2, DOOR NO: 3/360, COMPRISED IN S.NO: 53/1, 53/2, 53/3, PATTA NO: 2852, PATTA S.NO: 53/18, 3rd MAIN ROAD, RAGHAVA NAGAR (MADIPAKKAM POST) OF MOOVARASAMPET VILLAGE, PALLAVARAM TALUK, CHENGALPATTU DISTRICT, ST.THOMAS MOUNT PANCHAYAT UNION LIMIT.

SPECIFICATION:-

BRICK WORK	:	C.M 1:6 FOR SUPER STRUCTURE
PLASTERING	:	C.M 1:5 FOR WALLS & 1:3 FOR CEILING
CEMENT PAINT	:	2 COATS FOR WALLS & 1 EXTRA COAT FOR CEILING
	:	1:2:4 FOR SLABS & LINTELS
WOOD WORK	:	ALL WOOD WORKS IN BEST QUALITY TIMBER
WEATHERING	:	B.JELLY LIME MORTAR OVER ROOF

JOINERIES

MD	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	2'6" X 7'0"	0.76 X 2.13
W	WINDOW	4'0" X 4'0"	1.22 X 1.22
KW	WINDOW	3'0" X 4'0"	0.91 X 1.22
V	VENTILATOR	2'0" X 2'0"	0.61 X 0.61

AREA DETAILS	SQ.FT	SQ.M
PLOT EXTENT (AS PER DOC)	3360.00	312.27
PLOT EXTENT (AS PER PATTA)	3357.12	312.00
FSI AREA		
FIRST FLOOR	2004.16	186.26
SECOND FLOOR	2004.16	186.26
THIRD FLOOR	2004.16	186.26
TOTAL FSI AREA	6012.48	558.78
NON FSI AREA		
STILT FLOOR	2004.16	186.26
TOTAL BUILTUP AREA	8016.64	745.04
HEAD ROOM	220.58	20.50
PLOT COVERAGE	51.47%	
FSI	1.807	

DEMOLITION AREA	SQ.FT	SQ.M
GROUND FLOOR	536.17	49.83

REFERENCE

PROPOSED
ROAD
BOUNDARY

SCALE 1"- 8'-0" - 1:100

OWNER:

R.MANIKANDAN, M.Tech,(Structures)
Registered Engineer Grade-1(CMDA)
RE/Gr-I/1906/224
AURA ENGINEERING CONSULTANTS
#8,50th Street,7th Avenue,Ashok Nagar,
Chennai-600 083

LICENCED 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

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OMR Thoraipakkam,
Chennai 600 097, India
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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.