PP APPROVAL RECORD

Planning Permission

Survey 257

Ottiambakkam

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

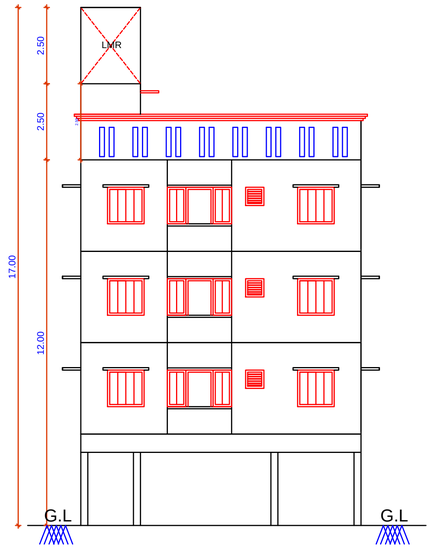
hello@verified.realestate

+91 9996 12 9996

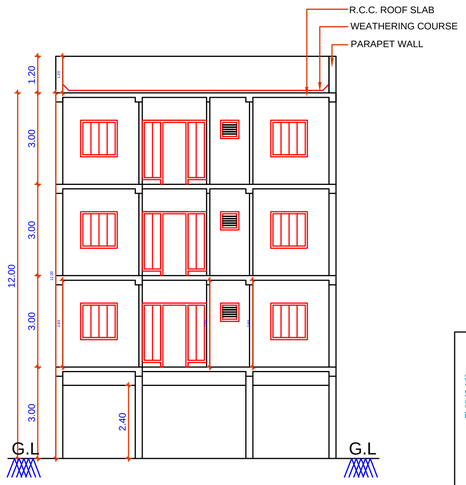
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PLAN SHOWING THE PROPOSED RESIDENTIAL BUILDING STILT + 3 FLOORS WITH 6 DWELLING UNITS (12.0M HEIGHT) AT PLOT No. 19, GANDHI NAGAR, OTTIYAMBAKKAM, CHENNAI - 600 137. COMPRISED IN S.No:257/16(As Per Patta) OF OTTIYAMBAKKAM VILLAGE, TAMBARAM TALUK, ST.THOMAS PANCHAYAT UNION, OTTIYAMBAKKAM 1st GRADE VILLAGE PANCHAYAT.

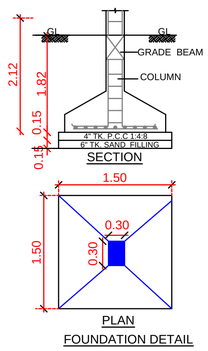
REG - 2017 PLANNING PERMIT NO : 461/2022, OFFICE D.DIS NO . 5629/2022, DATED : 17/11/2022



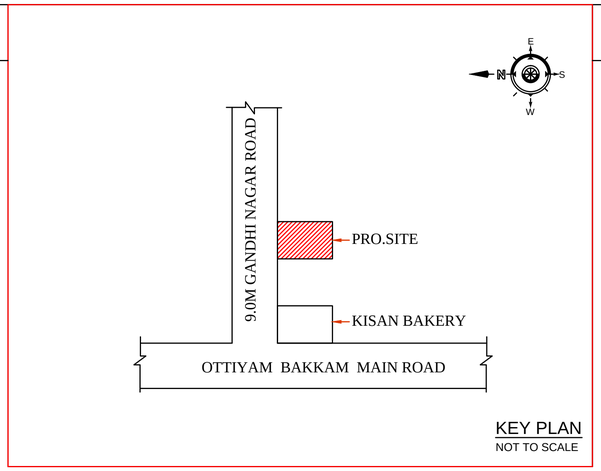
FRONT ELEVATION
(PROPOSED)



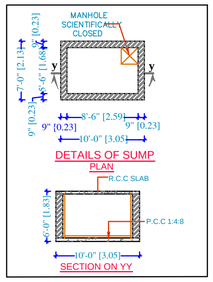
SECTION ON A - A
(PROPOSED)

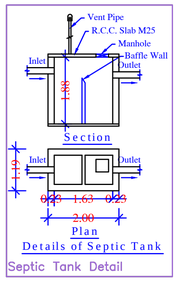


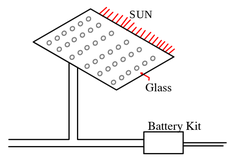
FOUNDATION DETAIL

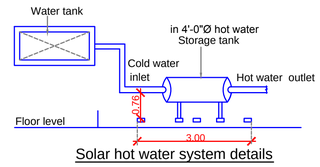


KEY PLAN
NOT TO SCALE



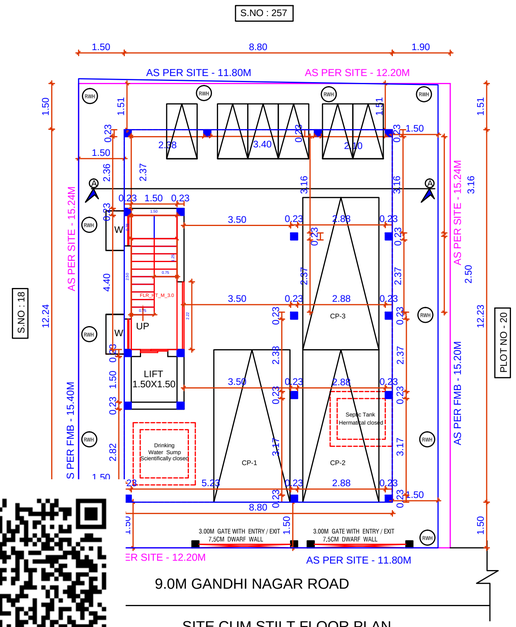




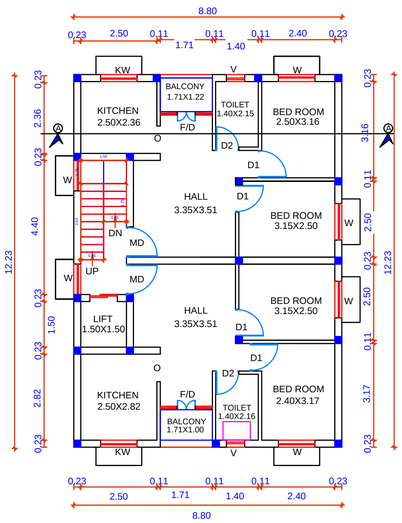


Solar hot water system details

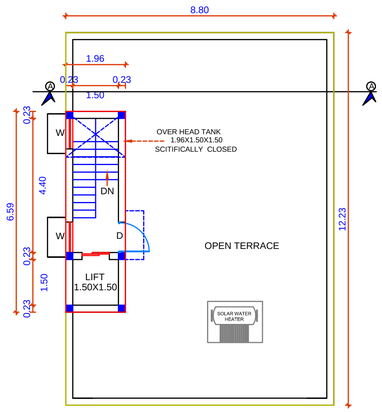




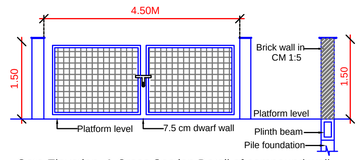
SITE CUM STILT FLOOR PLAN
(PROPOSED)



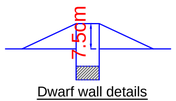
TYPICAL FLOOR PLAN
FIRST / SECOND / THIRD FLOOR PLAN
(PROPOSED)



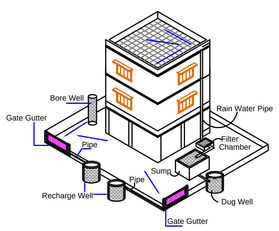
TERRACE FLOOR PLAN
(PROPOSED)



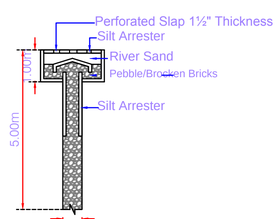
Gate Elevation & Cross Section Detail of compound wall



Dwarf wall details



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



PERCOLATION PIT

GENERAL SPECIFICATION

- RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
- BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
- FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
- SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
- ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

AREA STATEMENT
LAND AREA

	Sq M	Sq.Ft
PLOT AREA (AS PER DOC)	185.80	2000.00
PLOT AREA (AS PER PATTA)	180.00	1937.52
PLOT AREA (AS PER SITE)	180.53	1943.22

FLOOR AREA - NON - FSI

FLOOR	Sq.M
STILT FLOOR	107.56
HEAD ROOM	12.92
TOTAL NON FSI AREA	120.48

FLOOR AREA - FSI

FLOOR	RESIDENTIAL Sq.M
PRO. FIRST FLOOR	107.56
PRO. SECOND FLOOR	107.56
PRO. THIRD FLOOR	107.56
TOTAL FSI AREA	322.68

F.S.I - 1.792
PLOT COVERAGE - 59.75 %

TOTAL BUILTUP AREA

FLOOR	Sq.M
NON FSI AREA	120.48
FSI FLOOR AREA	322.68
TOTAL BUILTUP AREA	443.16

COLOUR INDEX

PROPOSED	
ROAD	
SITE BOUNDARY	

JOINERY DETAILS

MD	MAIN DOOR	1.07 X 2.10
D	DOOR	0.90 X 2.10
D1	DOOR	0.76 X 2.10
W	WINDOW	1.22 X 1.22
FW	FRENCH WINDOW	1.71 X 1.80
KW	KITCHEN WINDOW	1.22 X 1.22
V	VENTILATOR	0.60 X 0.75

SCALE 1" = 8' OR 1:100

NOTE North Point

NO OF KITCHEN UNIT DETAILS

FIRST FLOOR	2 UNIT
SECOND FLOOR	2 UNIT
THIRD FLOOR	2 UNIT
TOTAL	6 UNIT

S. Ramya

SIGNATURE OF OWNER

Er. P.S.MURUGAVEL
Registered Engineer GCC: RE204072024
CMDA : REII/2024/12/0084
DICP: TVLR / RE / Gr-II / 2024/09/028
Door No.3, Flat No.3B, Vairam Flats, Janakiraman Colony
1st Cross Street, Arumbakkam, Chennai - 600 106
Ph: 9884029888 Email dmpromoters02@gmail.com

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

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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.