

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

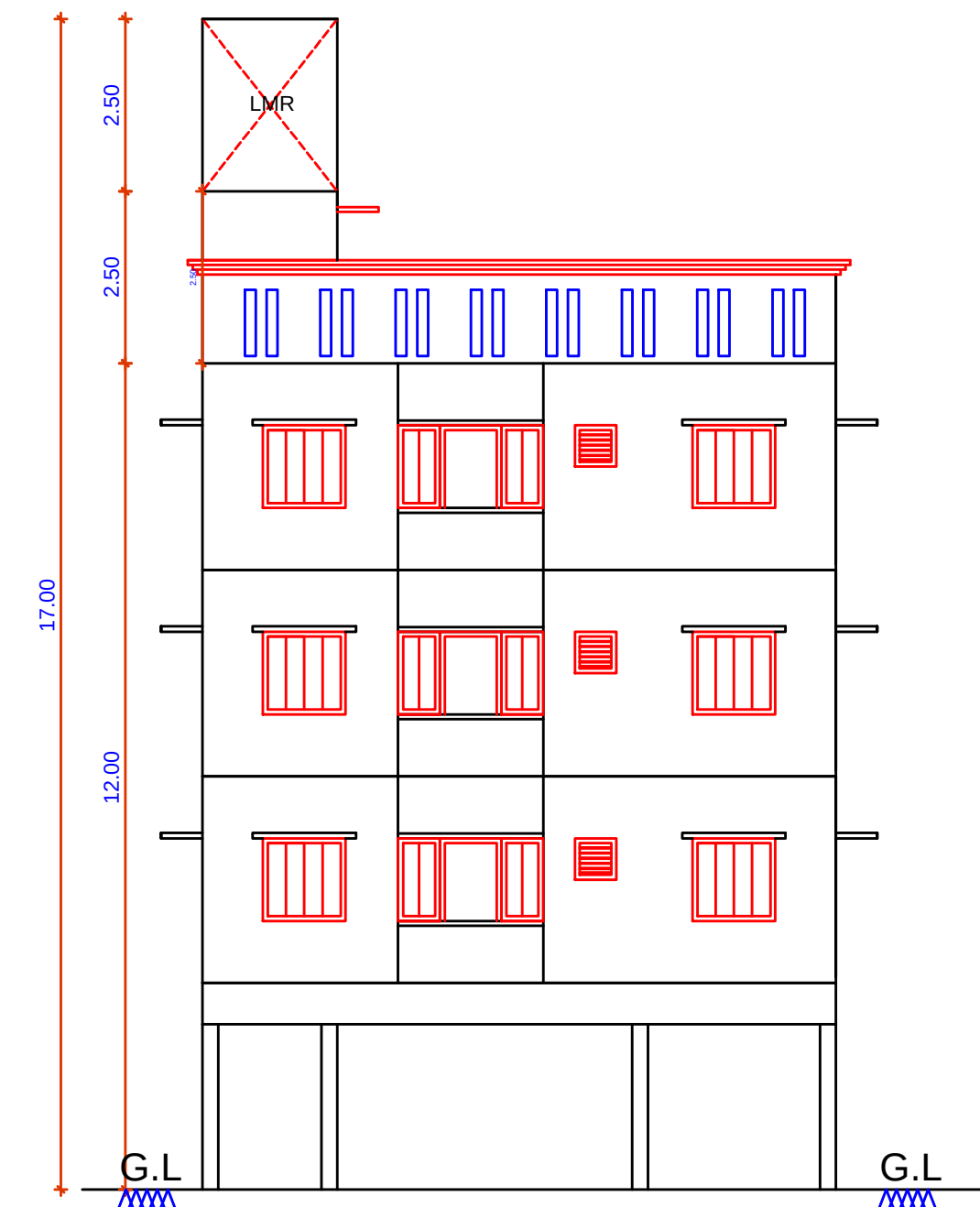
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

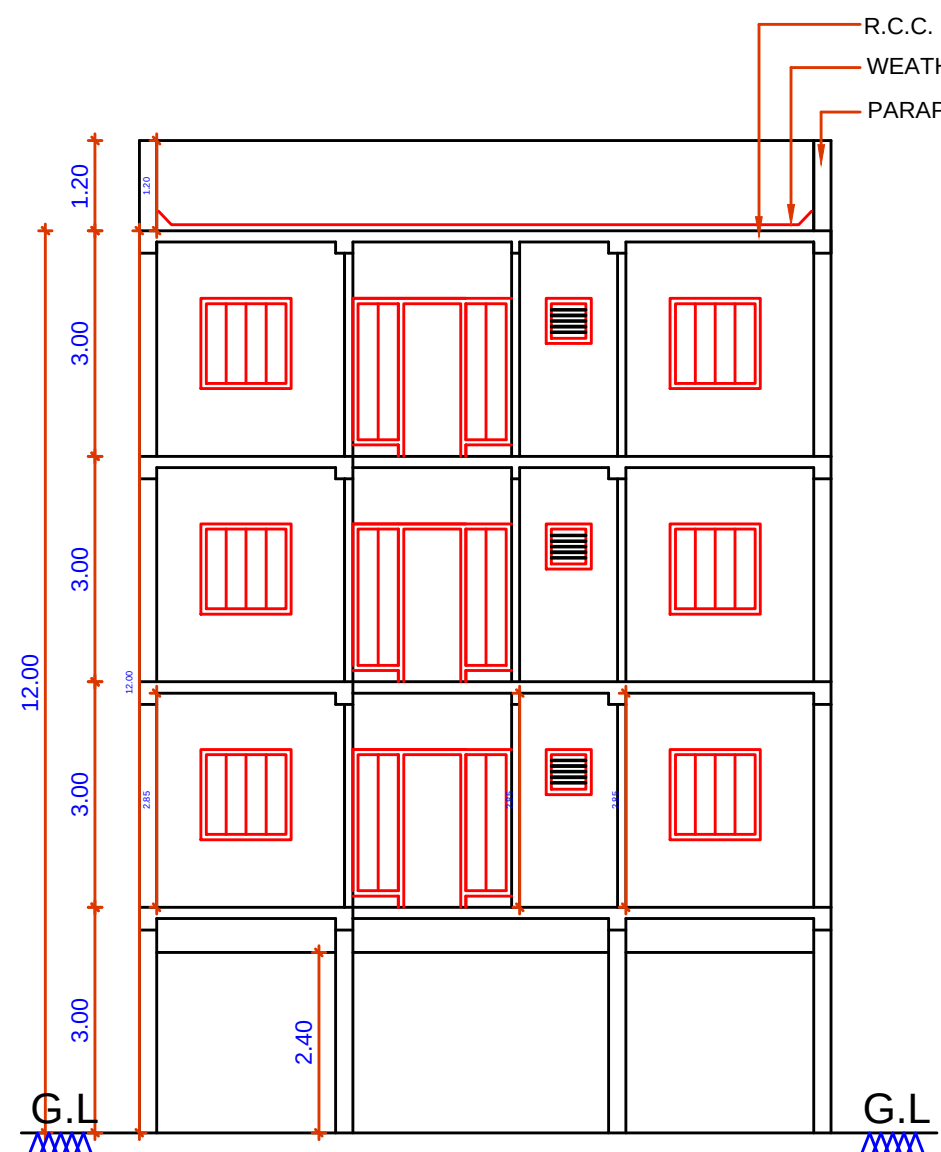
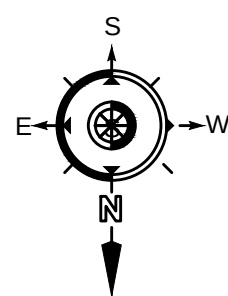
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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.

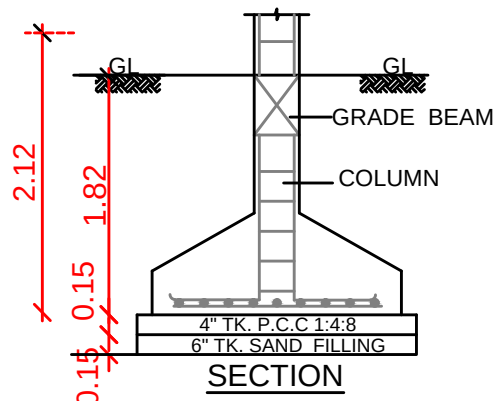
REG - 2017 PLANNING PERMIT NO : 461/2022, OFFICE D.DIS NO . 5629/2022, - DATED : 17/11/2022



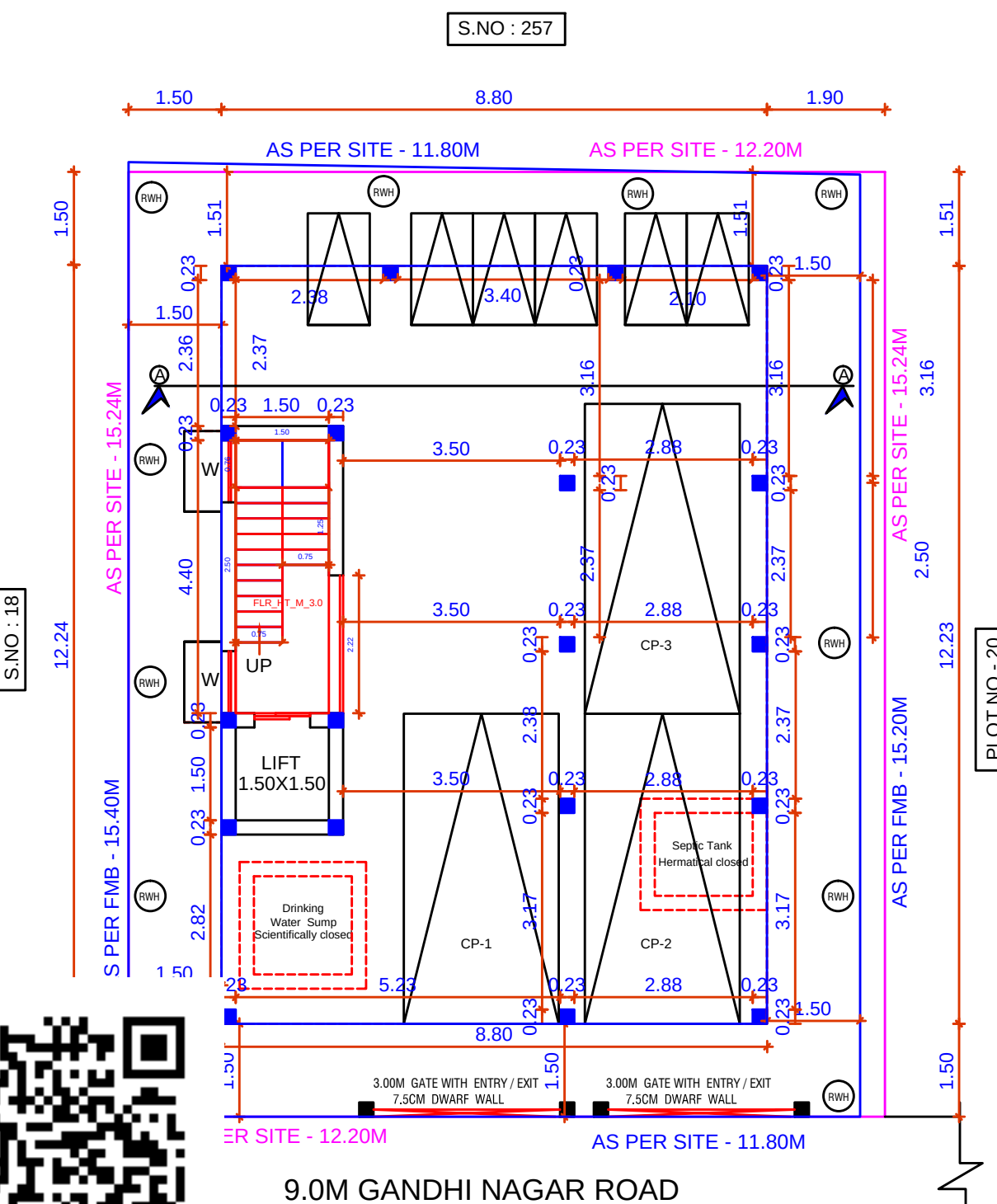
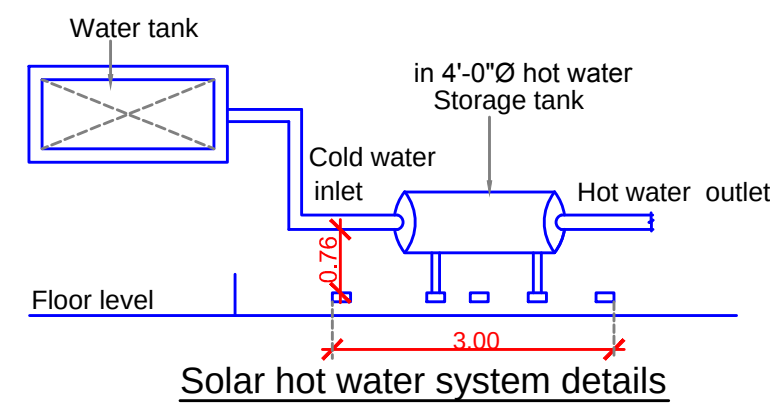
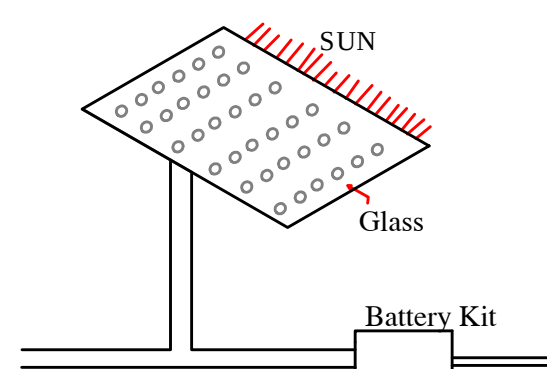
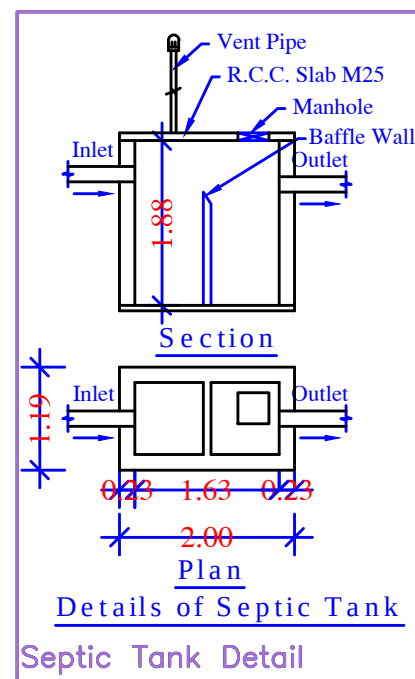
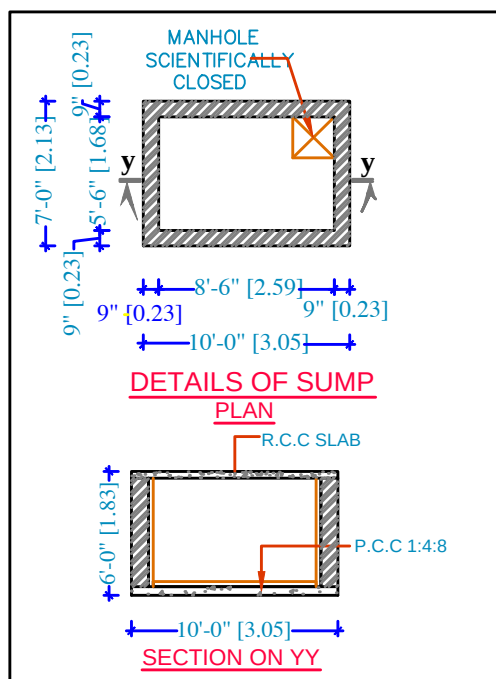
FRONT ELEVATION
(PROPOSED)



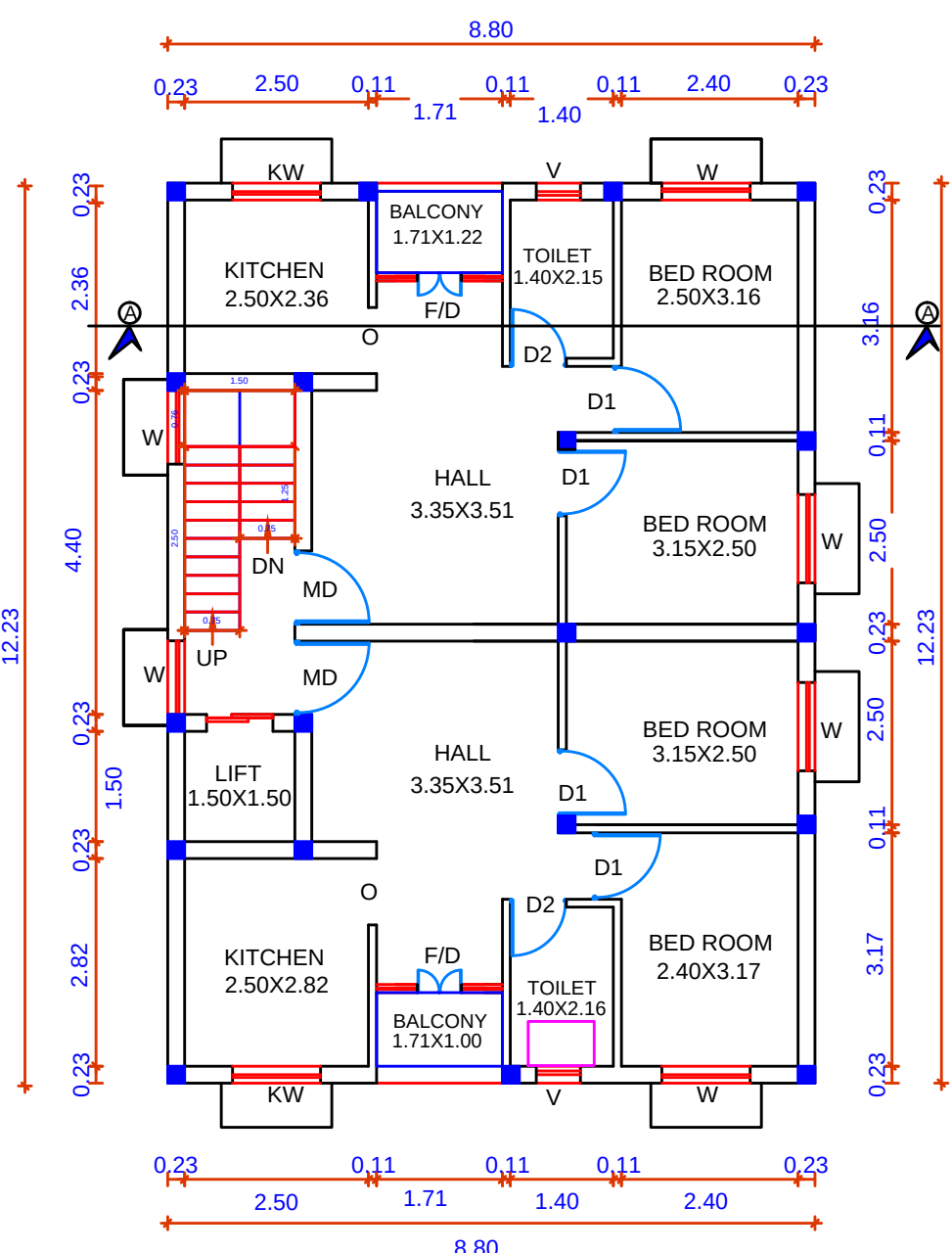
SECTION ON A - A
(PROPOSED)



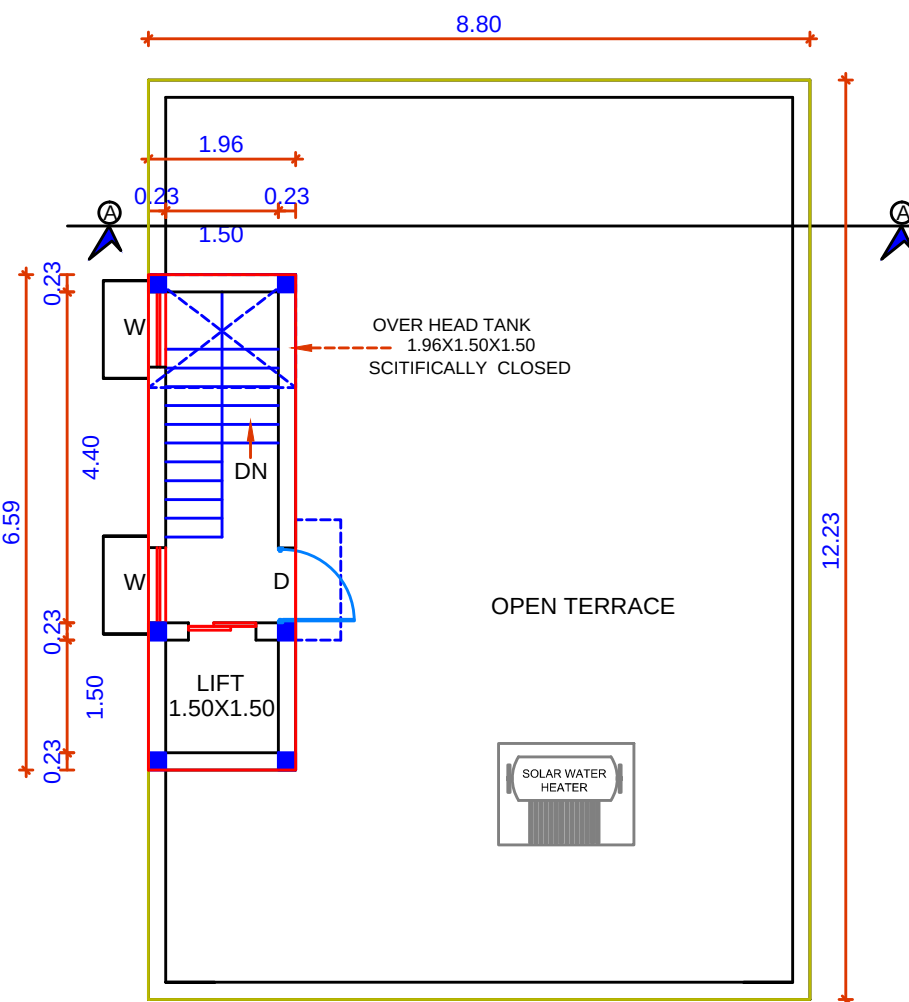
PLAN
FOUNDATION DETAIL



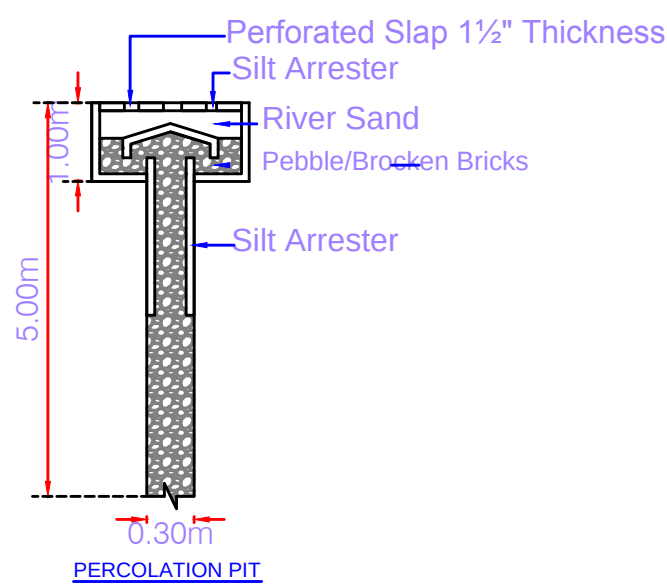
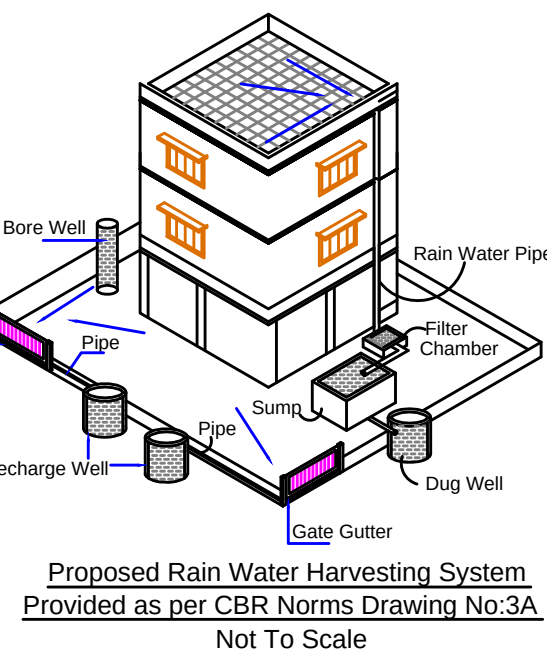
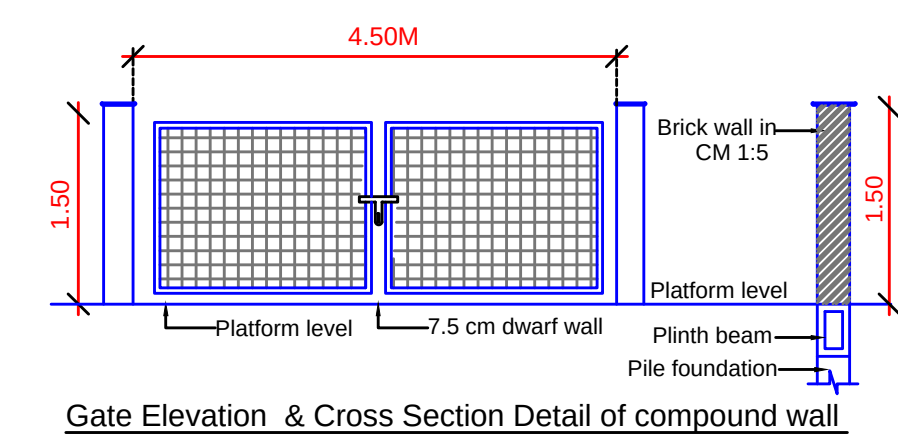
SITE CUM STILT FLOOR PLAN
(PROPOSED)



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



TERRACE FLOOR PLAN
(PROPOSED)



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 PATTI)	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
CMDA : RE/11/2024/12/0084
DTCP: TVLR / RE / Gr-II / 2024/09/028
Door No.3, Flat No.3B, Vaikom Flats, Janakiraman Colony
1st Cross Street, Arumbakkam, Chennai - 600 106
Ph: 9884029888 Email: dnpromoters02@gmail.com

REGISTERED ENGINEER

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](#)



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



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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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.

