PP APPROVAL RECORD

Planning Permission

Survey 577

Nedugundram

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

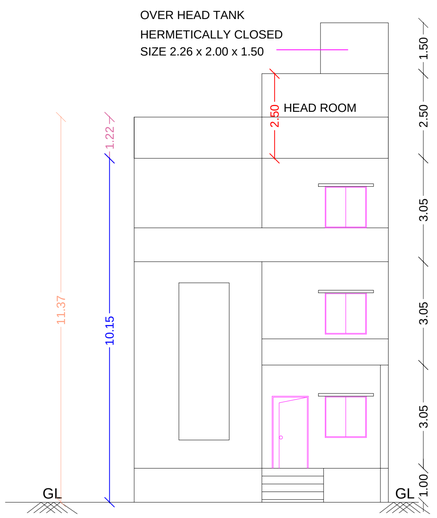
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+91 9996 12 9996

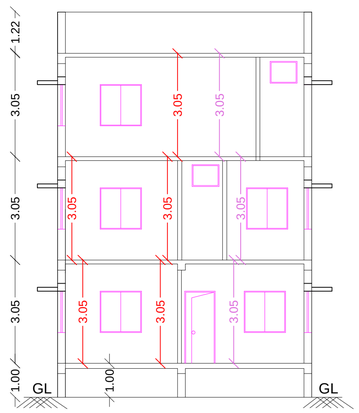
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST AND SECOND FLOOR PLAN WITH TWO DWELLING UNIT RESIDENTIAL BUILDING AT PLOT NO. D7, AKSHAYA GARDEN, NEDUNGUNDRAM , COMPRISED IN SURVEY NO. 577/2A Part, PATTA NO. 13913, AS PER PATTA SURVEY NO. 577/344, NEDUNGUNDRAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT. KATTANKOLATHUR PANCHAYAT UNION .,

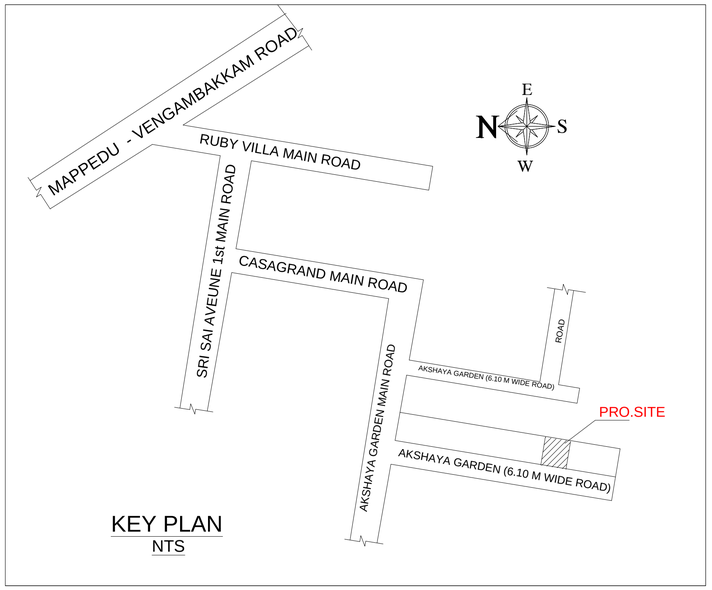
PLOT APPROVAL FROM KATTANKOLATHUR PANCHAYAT UNION VIDE PLANNING PERMISSION, MEMBER SECRETARY CMDA, PLANNING PERMIT NO.284/2017-2018 VIDE LETTTER NO.2174/16/A4,DATED 28.09.2017



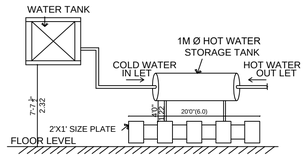
ELEVATION



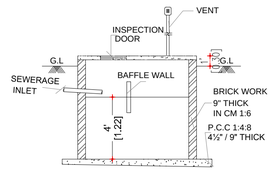
SECTION ON -"AA"



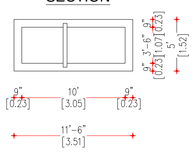
KEY PLAN
NTS



SOLAR HOT WATER SYSTEM DETAIL



SECTION



PLAN

DETAILS OF SEPTIC TANK

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.

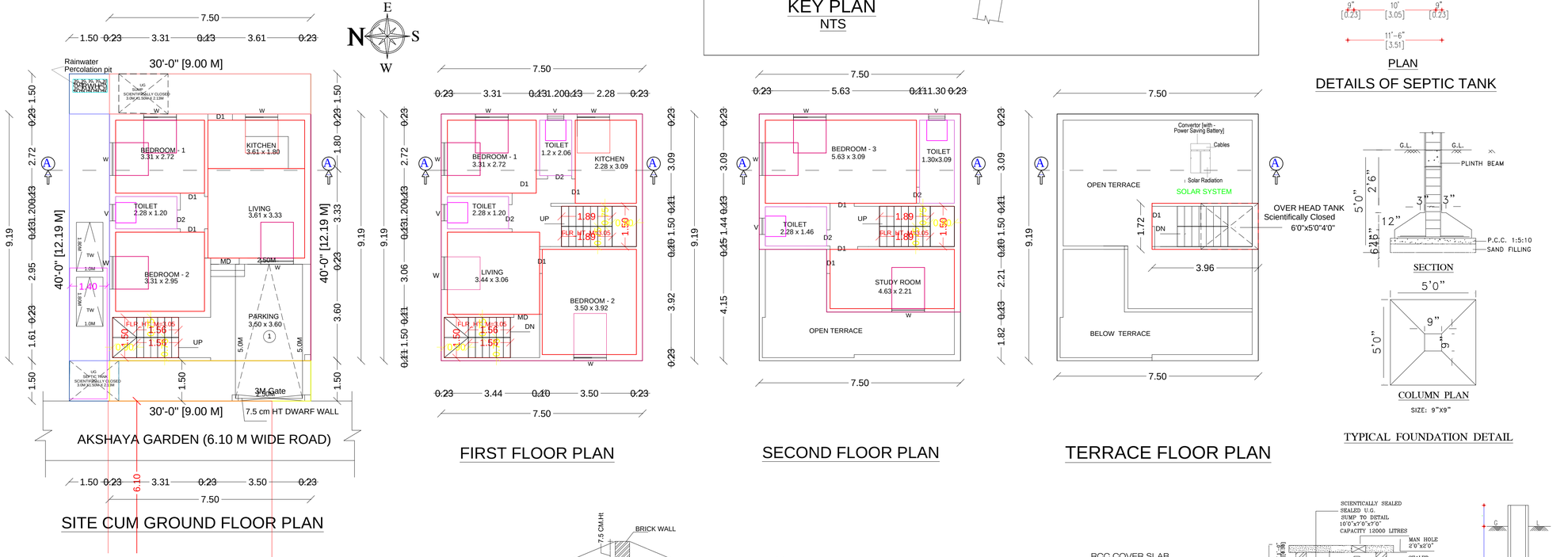
SCHEDULE OF JOINERY

TYPE	DETAIL	SIZE
MD	MAIN DOOR	1.07 x 2.13
D1	DOOR	0.91 x 2.13
D2	DOOR	0.76 x 2.13
O	OPENING	1.07 x 2.13
W	WINDOW	1.52 x 1.52
W1	WINDOW	1.22 x 1.07
W2	WINDOW	0.91 x 0.91
V	VENTILATOR	0.61 x 0.61

AREA DETAILS	Sq Feet	Sq Mt
PLOT EXTENT	1200.00	111.00
GROUND FLOOR PLAN		68.92
FIRST FLOOR PLAN		68.92
SECOND FLOOR PLAN		49.44
TOTAL F.S.I AREA		187.28
Head Room	[NON FSI]	6.80
TOTAL NON F.S.I AREA		6.80
TOTAL BUILTUP AREA		194.08
Floor Space Index		1.75
PLOT COVERAGE		62.09 %

COLOUR INDEX

PROPOSED	
ROAD	
SITE BOUNDARY	



SITE CUM GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

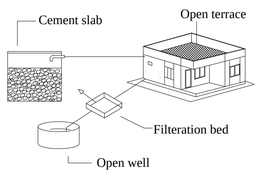
TERRACE FLOOR PLAN

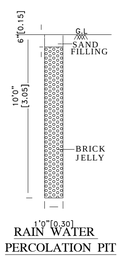
SECTION

COLUMN PLAN
SIZE: 9"X9"

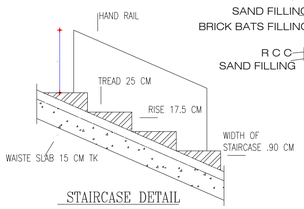
TYPICAL FOUNDATION DETAIL

DWARF WALL DETAIL



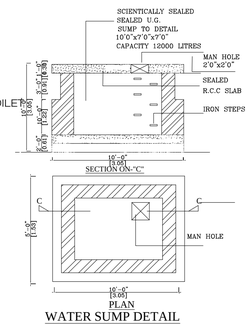


RAIN WATER PERCOLATION PIT



STAIRCASE DETAIL

DETAILS THE RECYCLING OF WASTE WATER



PLAN

WATER SUMP DETAIL



BORE WELL

SIGNATURE OF OWNER

Er. S. SUBASH. B Tech
Registered Engineer Gr - II in
CMDA GCC & DTCP
No: 6/62, Ramakrishna Puram, Mangadu, Chennai-600122
Cell No: 9940525340

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.