PP APPROVAL RECORD

Planning Permission

Survey 243

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

hello@verified.realestate

+91 9996 12 9996

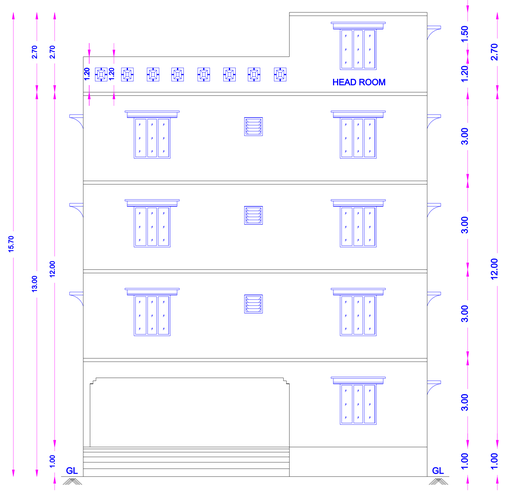
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT COMPRISED IN S.NO.243/2A3, PATTA NO.7173, AS PER PATTA S.NO.243/4, PLOT NO.36 & 37,

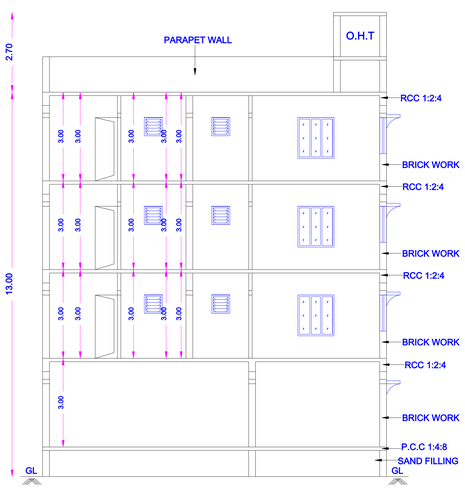
" SERASA Dr. LEELAVATHI GARDEN ", OF PUDUPAKKAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT, PUDUPAKKAM VILLAGE PANCHAYAT, THIRUPORUR PANCHAYAT UNION.

OWNER: Mrs. G.GEETHARAMANI.

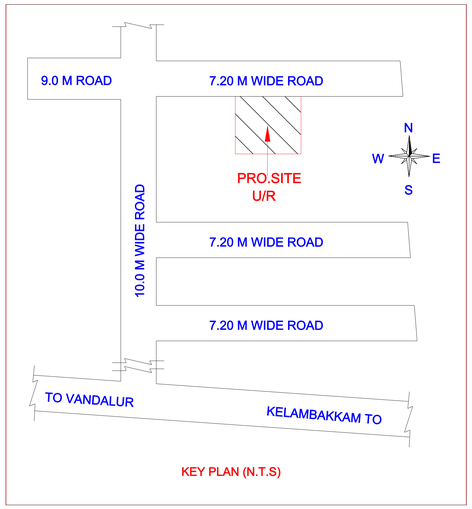
NOTES : D.T.C.P. APPROVAL LAYOUT IN LAYOUT NO.70/2022. DATE: 13.06.2022. VIDE LETTER NO. RC.NO.1117/2022.



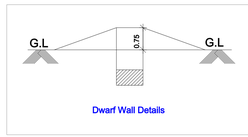
FRONT ELEVATION
(PROPOSED)



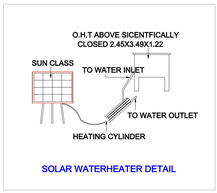
CROSS SECTION - AB
(PROPOSED)



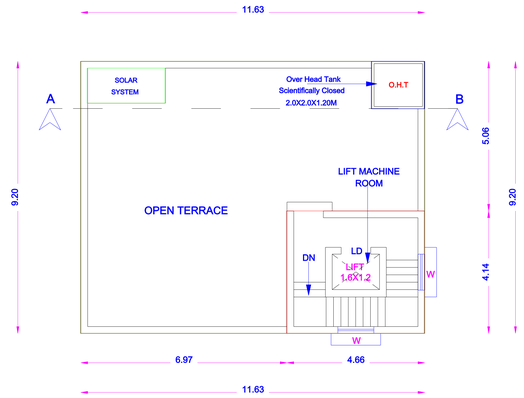
KEY PLAN (N.T.S)



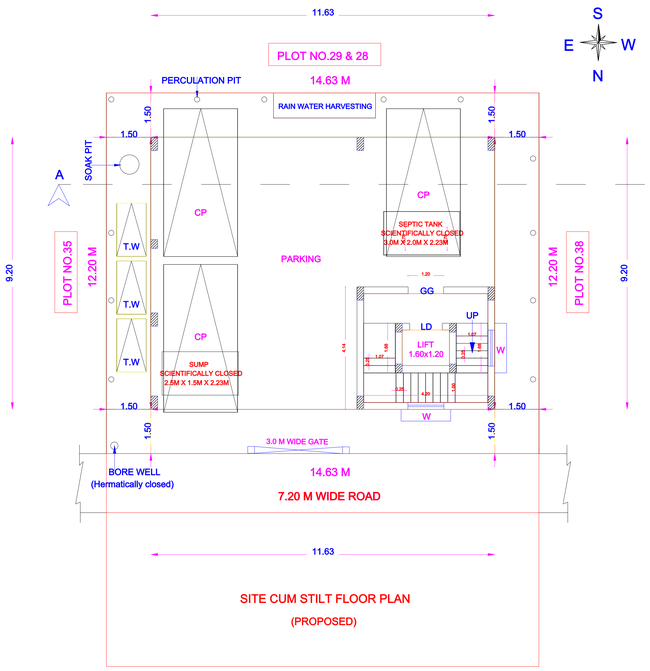
Dwarf Wall Details



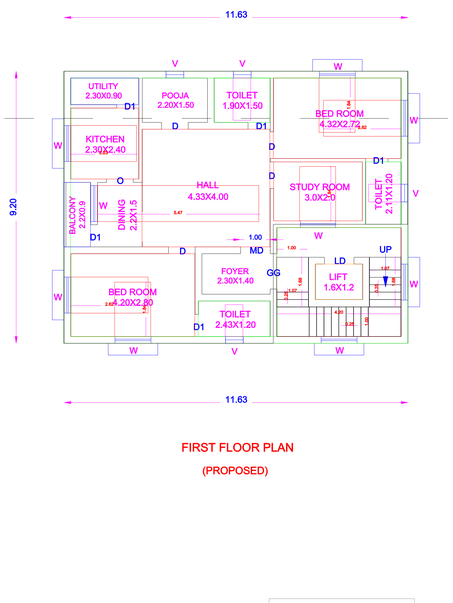
SOLAR WATERHEATER DETAIL



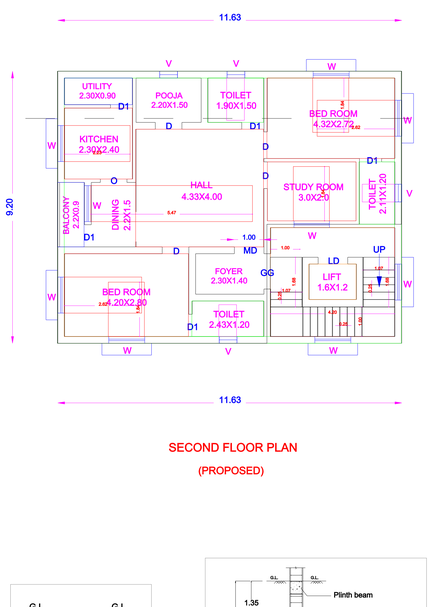
TERRACE FLOOR PLAN
(PROPOSED)



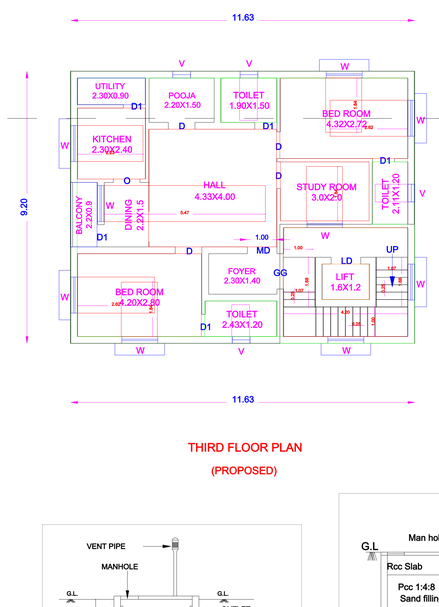
SITE CUM STILT FLOOR PLAN
(PROPOSED)



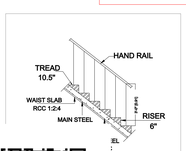
FIRST FLOOR PLAN
(PROPOSED)



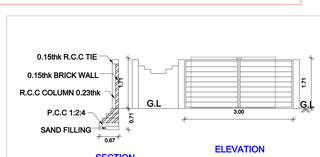
SECOND FLOOR PLAN
(PROPOSED)



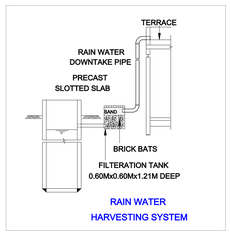
THIRD FLOOR PLAN
(PROPOSED)



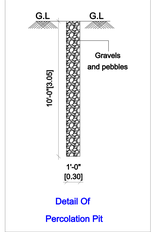
ETAILS
& Width - 3'



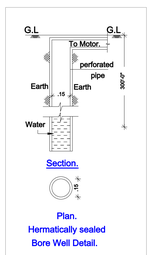
GATE & COMPOUND WALL DETAIL



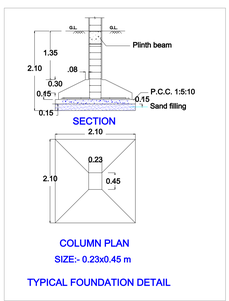
RAIN WATER
HARVESTING SYSTEM



Detail Of
Percolation Pit

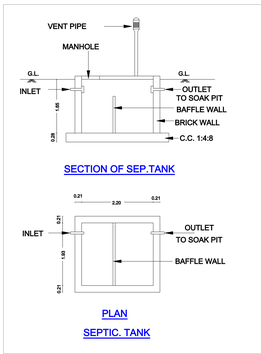


Plan.
Hermatically sealed
Bore Well Detail.

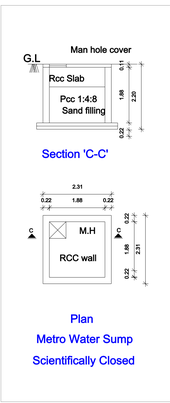


SIZE:- 0.23x0.45 m

TYPICAL FOUNDATION DETAIL



PLAN
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.

AREA STATEMENT		SQ.MT
PLOT AREA	(AS PER PATTA)	178.00
	(AS PER DOCUMENT)	178.37
	(AS PER SITE)	178.37
F.S.I AREA		
PROP.FIRST FLOOR AREA		107.00
PROP.SECOND FLOOR AREA		107.00
PROP.THIRD FLOOR AREA		107.00
TOTAL F.S.I AREA		321.00
NON FSI AREA		
PROP.STILT FLOOR AREA		107.00
PROP.LIFT & HEAD ROOM AREA		19.30
TOTAL NON FSI AREA		126.30
TOTEL BUILTUP AREA		447.30
PLOT COVERAGE		60.00 %
FLOOR SPACE INDEX		1.80

JOINERY DETAILS:

MD	MAIN DOOR	1.00 X 2.13M
D	DOOR	0.90 X 2.13M
D1	DOOR	0.75 X 2.13M
O	OPEN	0.90 X 2.13M
W	WINDOW	1.80 X 1.20M
V	VENTILATOR	0.75 X 0.60M

COLOUR INDEX:

PLOT BOUNDARY :
ABUTTING ROAD :
PROPOSED :
DEMOLITION :

APPLICANT SIGNATURE

Er. M.SARAVANAN.
Registered Engineer Grade - III
CMDA Reg.No:RE/GR-III/2022/10/355.
Greater Chennai Corporation
Registration No : RE305362025.
Civil Engineer & Builders
No.254/1, N.M.Road, Avadi, CH - 54.
Avadi Corporation (Opp.) Ph:8608787245.

REGISTERED ENGINEER SIGNATURE

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

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.