PP APPROVAL RECORD

Planning Permission

Survey 103

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,
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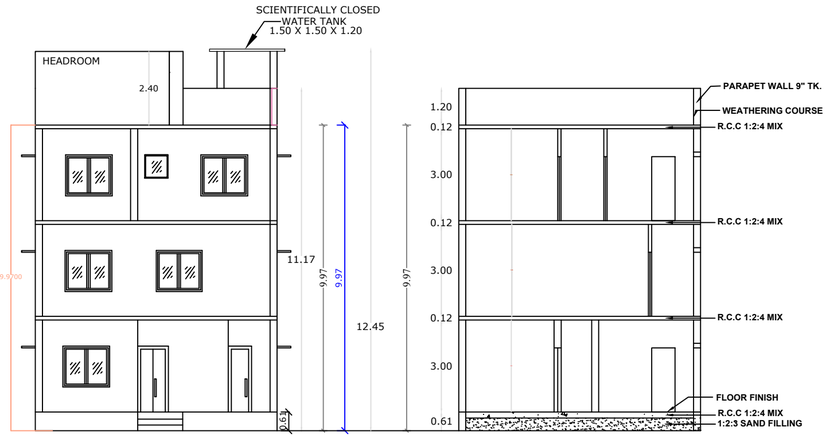
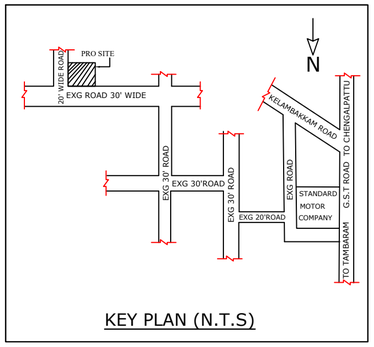
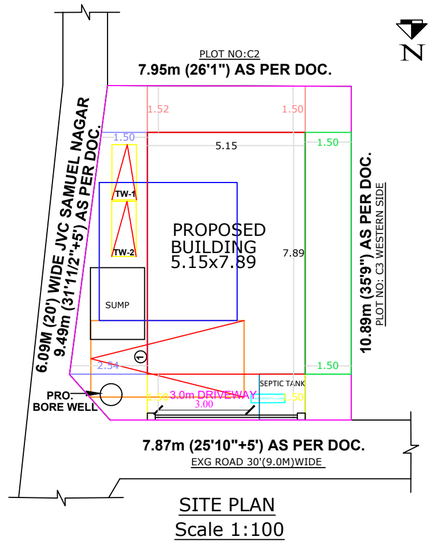
PLAN SHOWING THE PROPOSED GROUND, FIRST AND SECOND FLOOR CONSTRUCTION OF THE RESIDENTIAL BUILDING AT PLOT NO : C3 "EASTERN SIDE" JVC SAMUEL NAGAR COMPRISED IN OLD S.NO"S: 103/3 & 103/4A AS PER PATTA NEW S.NO: 103/4A1D, PATTA NO: 13024, OF NEDUNGUNDRAM VILLAGE,VANDALUR TALUK, CHENGALPET DISTRICT, KATTANKULATHUR PANCHAYAT UNION LIMITS .

SUB-DIVISION PLANNING PERMIT NO:460/2019 VIDE LR. NO: 2978/2019/A4 DATED : 27.09.2019.



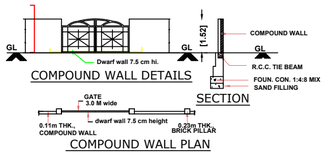


KEY PLAN (N.T.S)



SITE PLAN
Scale 1:100

PLAN INFO
PLOT_AREA_M2=93.396
AS_AT_SITE=93.396
FMB_OR_PLR=93.396
AS_PER_DOCUMENT=93.58
DISTRICT=CHENGALPET
TALUK=VANDALUR
VILLAGE=NEDUNGUNDRAM
SURVEY_NO=103/4A1D
PATTA_NO=13024
IS_SWIMMING_POOL_EXISTS=NO
IS_APPROVED_LAYOUT=NO
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.89M
ROAD_WIDTH=9.0M
ROAD_LENGTH=250
AVG_PLOT_DEPTH=8.64M
AVG_PLOT_WIDTH=7.87M
LAND_USE_ZONE =RESIDENTIAL
PLOT_NO=C3 EASTERN SIDE
RWH_DECLARED=YES
OSR_APPLICABLE=NO
OSR_SURR_BUYBACK_RETAIN=NO
PREMIUM_FSI_REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
JURISDICTION_TYPE=PANCHAYAT
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLK_1_FLR_1_BLT_UP_AREA=40.62
BLK_1_FLR_2_BLT_UP_AREA=40.62
BLK_1_FLR_3_BLT_UP_AREA=40.62



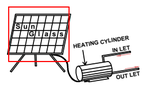
COMPOUND WALL DETAILS

SECTION

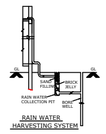
COMPOUND WALL PLAN



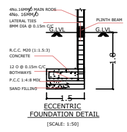
STAIRCASE DETAIL



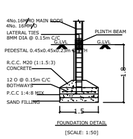
SOLAR WATER HEATING SYSTEM
SCALE-1:30



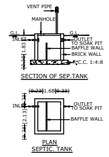
RAIN WATER HARVESTING SYSTEM



ECCENTRIC FOUNDATION DETAIL
(SCALE: 1:50)

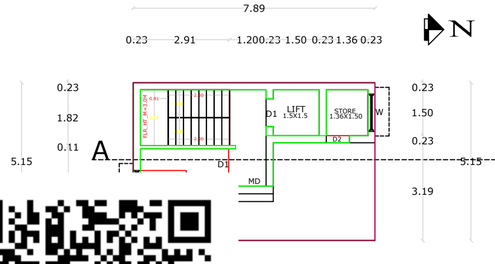


FOUNDATION DETAIL
(SCALE: 1:50)

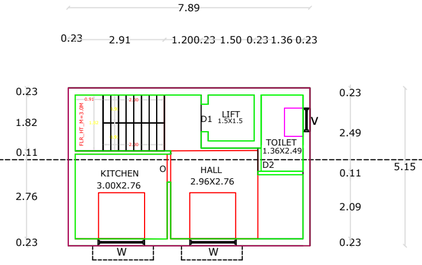


SECTION OF SEP.TANK

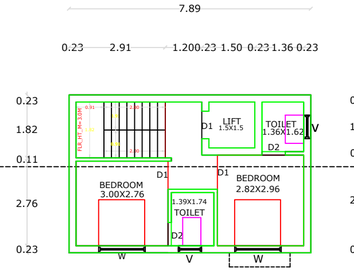
PLAN
SEPTIC TANK



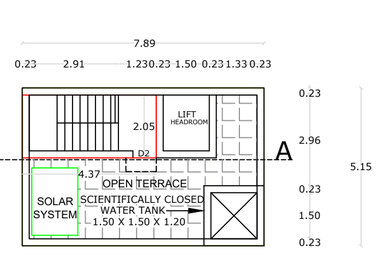
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

OWNER NAME: (Mr.K.KARTHIKEYAN)		
CMDA LAND USE ZONE: PRIMARY RESIDENTIAL		SCALE; 1:100.
JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.22 X 1.22
WINDOW 1	W1	1.22 X 1.83
KITCHEN WINDOW	KW	1.22 X 0.91
VENTILATOR	V	0.76 X 0.76
JALLY	J	1.22 X 1.22

COLOUR INDEX

PROPOSED
ROAD
SITE BOUNDARY

SPECIFICATIONS :

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly line Concrete
8. Ceramic flooring over a basecourse of C.C.1:5:10

ALL DIMENSION ARE IN Feet & Mtr

EXTENT IN	SQFT	SQMT
PLOT AREA (AS PER DOCUMENT)	1007.00	93.58
PLOT AREA (AS PER PATTA)	1001.00	93.00
PROPOSED GROUND FLOOR PLINTH AREA	437.00	40.62
PROPOSED FIRST FLOOR PLINTH AREA	437.00	40.62
PROPOSED SECOND FLOOR PLINTH AREA	437.00	40.62
TOTAL AREA	1311.00	121.86
F.S.I	1.31	
NON FSI AREA		
HEAD ROOM AREA	96.00	8.95

(Mr.K.KARTHIKEYAN)
OWNER SIGNATURE :

Er. A.VINOTHINI, B.E
REGISTERED ENGINEER Grade-II(RE)
Design Engineer & Licensed Surveyor RE - 204412025
Greater Chennai Corporation
Step Stone Apartment, Krishu Phase 1,No:S8,
B2 Block, Aadhanur Road,Mannivakkam-600 048.
cell: 6381268852
Email: vinohv96@gmail.com

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

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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.