

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

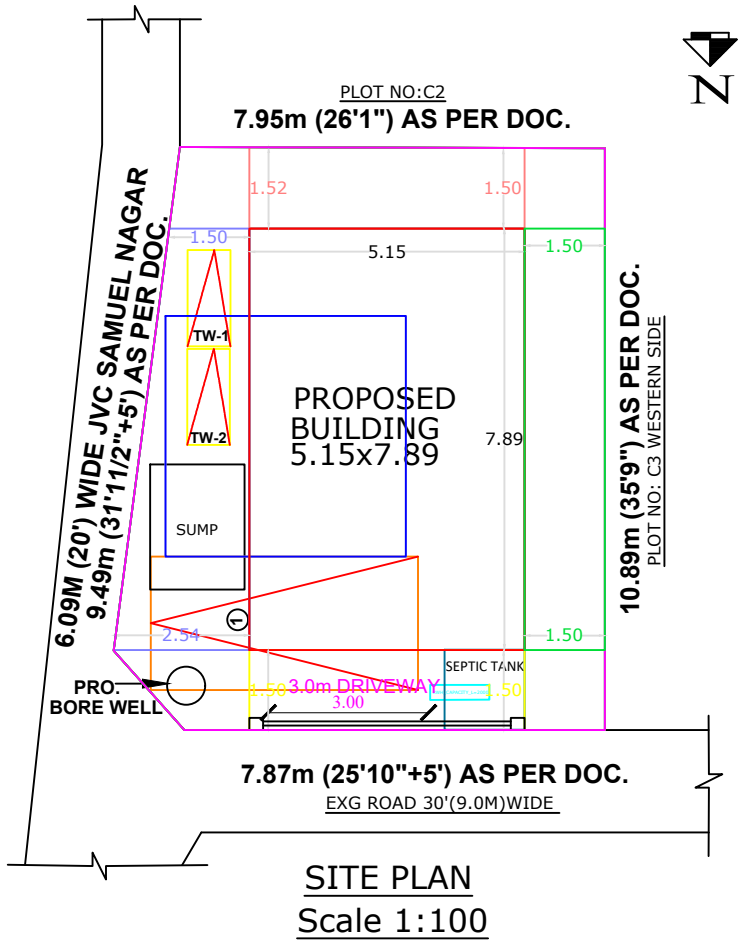
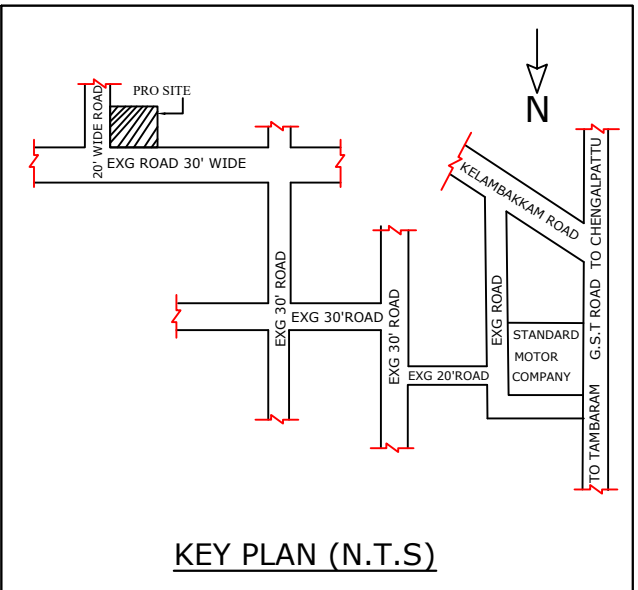
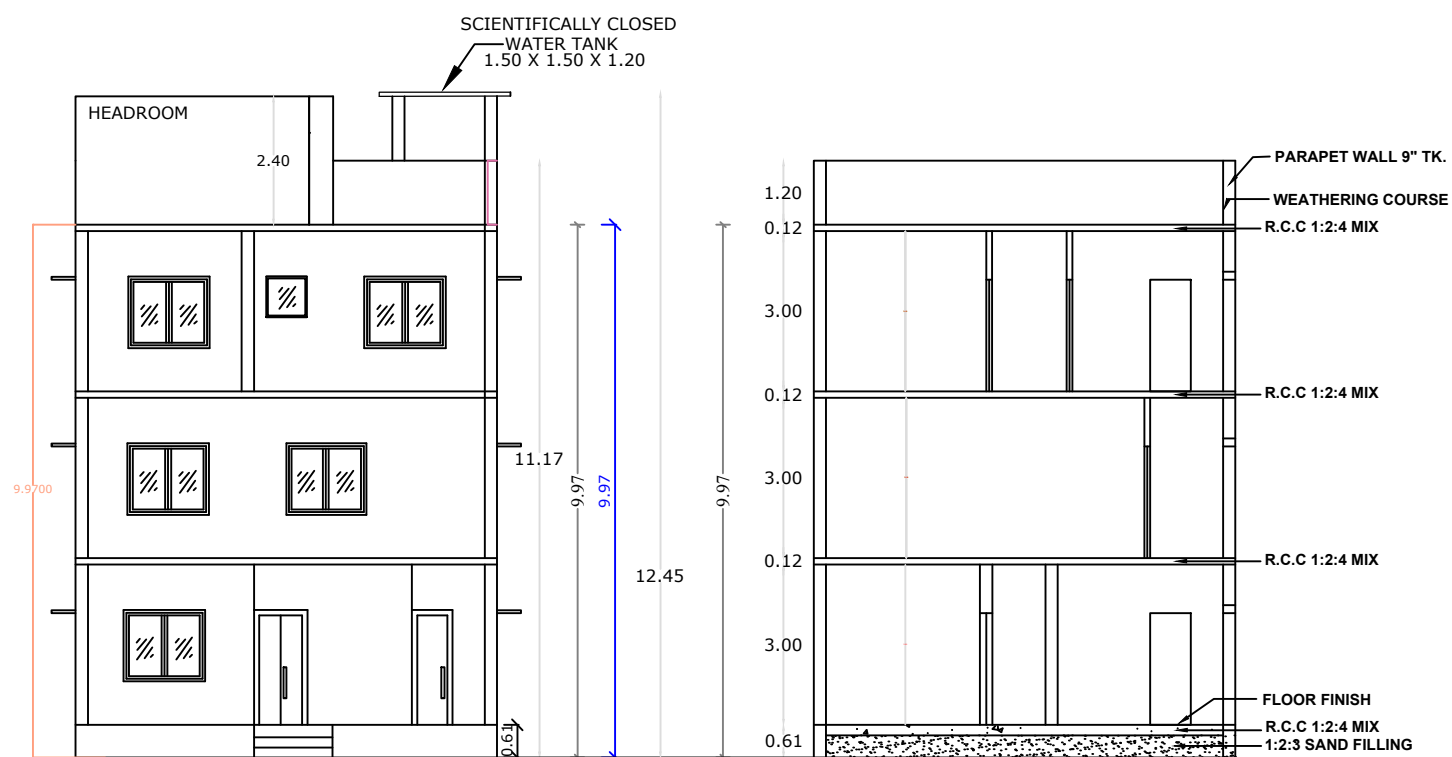
Rural Panchayat

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

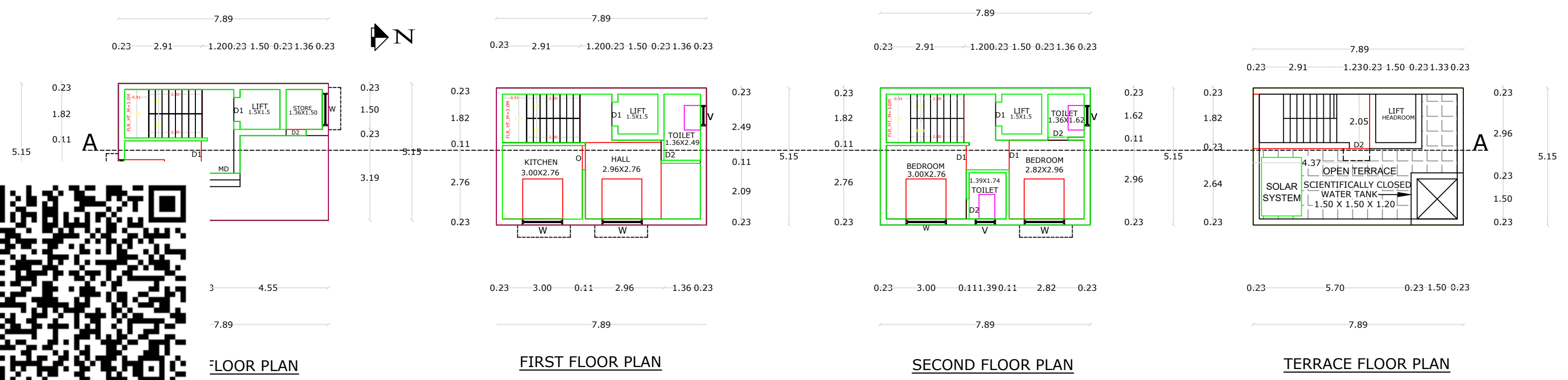
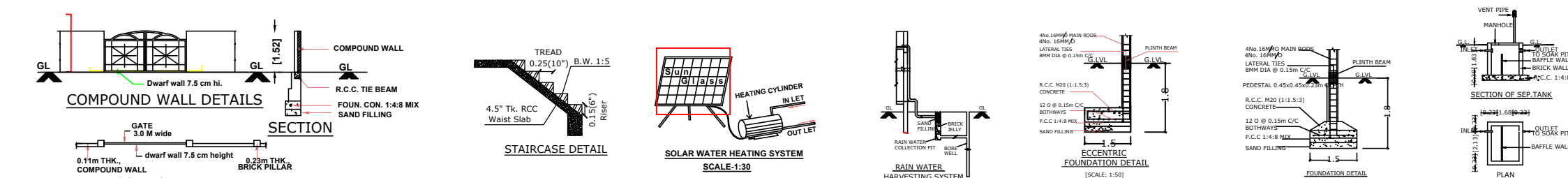
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED 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 PATTAN NEW S.NO: 103/4A1D, PATTAN 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.



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
PATTAN 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
RW_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_LESS_THAN_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



OWNER NAME: (Mr.K.KARTHIKEYAN)

CMDA LAND USE ZONE: PRIMARY RESIDENTIALSCALE: 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 PATTAN)		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 :

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

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

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

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.

