PP APPROVAL RECORD

Planning Permission

Survey 106

Mutthukaadu

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.

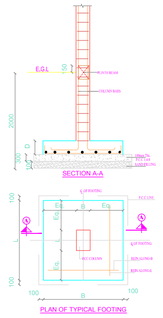
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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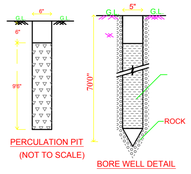


COLUMN SCHEDULE

TYPE	COLUMN SIZE B x L	COLUMN SHAPE	COLUMN REIN.	COLUMN BINDERS	STIRRUP
C1	230 x 375	375	6-16Ø	8Ø @ 150 C/C	
C2	230 x 450	450	8-16Ø	8Ø @ 150 C/C	
C3	230 x 450	450	10-16Ø	8Ø @ 150 C/C	
C4	230 x 450	450	6-20Ø+ 4-16Ø	8Ø @ 150 C/C	

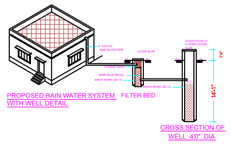
FOOTING SCHEDULE

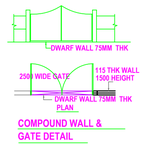
FOOTING NO	FOOTING SIZE L X B	DEPTH mm	REINFORCEMENT ALONG LENGTH ' L '	ALONG LENGTH ' B '
F1	2000 x 2200	450	Y16 @ 150 C/C	Y12 @ 150 C/C
F2	2500 x 2500	525	Y12 @ 150 C/C	Y12 @ 150 C/C



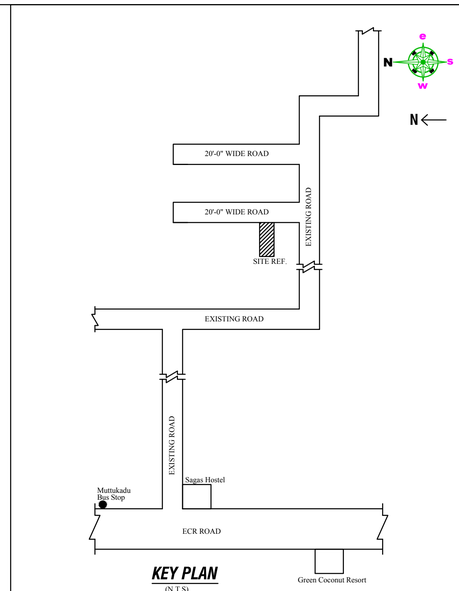
PERCULATION PIT
(NOT TO SCALE)

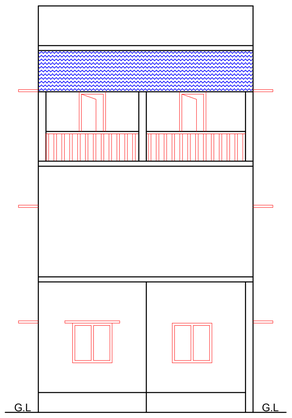
BORE WELL DETAIL



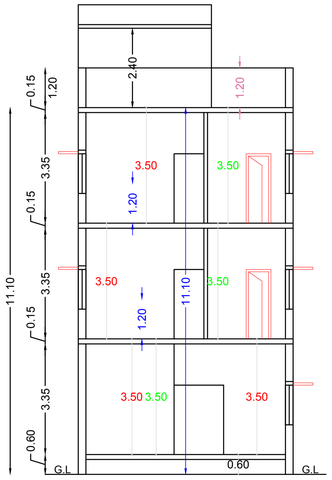


COMPOUND WALL & GATE DETAIL

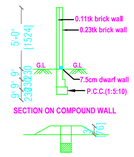




FRONT ELEVATION

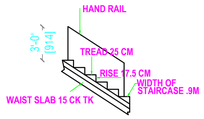


SECTION ON A-A

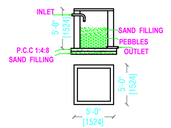


SECTION ON COMPOUND WALL

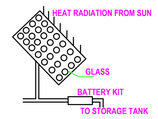
DWARF WALL DETAIL



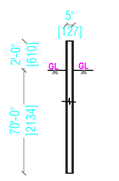
STAIRCASE DETAIL



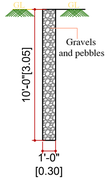
DETAILS OF RAIN WATER HARVESTING SUMP



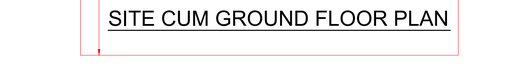
DETAILOF SOLAR WATER HEATING SYSTEM

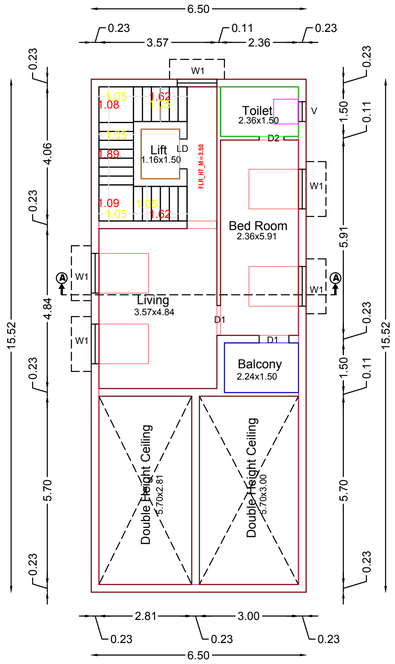


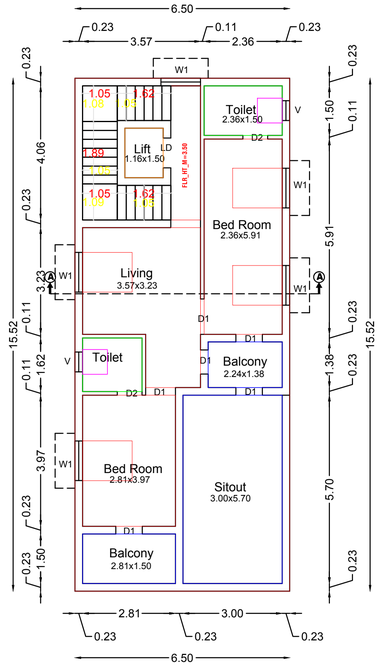
BORE WELL

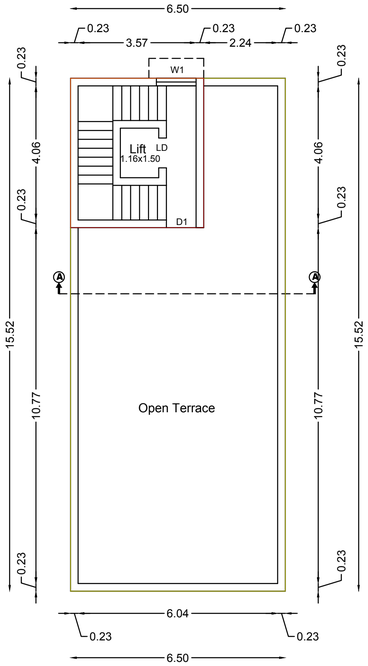


Detail Of Percolation Pit









1. REGULARISED APPROVAL No: 2029-1/2024/A1 DATED: 22.05.24 & REGULARISED APPROVAL No: 2029-2/2024/A1 DATED: 22.05.24.
2. DTCP SUB DIVISION APPROVED No: 3374/2024/B1 DATED: 21.10.2024.
3. RERA APPROVED No: TNRERA/35/REGLO/0869/2025, DATED 18.11.2025.

QR CODE

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT No: D2, PATTA No: 1839, AS PER PATTA S.No: 106/17A PART, BAY FRONT PHASE-I, ECR ROAD, MUTTUKADU VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT. THIRUPORUR PANCHAYAT UNION.

01 UNIT KITCHEN

Site Extent As Per Docment	166.68 Sq.mt
Site Extent As Per Fmb	166.68 Sq.mt
Site Extent As Per Patta	166.68 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

SL.NO	DESCRIPTION	NET FSI AREA. SQ.M	NON FSI AREA. SQ.M	TOTAL BUILD-UP AREA. SQ.M
1.	GROUND FLOOR	81.73	19.15	100.88
2.	FIRST FLOOR	67.77	33.11	100.88
3.	SECOND FLOOR	100.88	-	100.88
4.	TERRACE FLOOR	-	18.21	18.21
	TOTAL EXTENT	250.38	70.47	320.85

FSI DETAILS	PARKING DETAILS
F S I (Floor Space Index) :-	PARKING CATEGORY (RESIDENTIAL):-
F S I :- 250.38 / 166.68	Parking Description / Required / Provided
FSI Area = 1.50	Car Parking Stalls / 01 Nos / 01 Nos
	Two Wheeler Parking Stalls Provided / 03 Nos / 03 Nos

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.05 x 2.10
D1	DOOR	0.90 x 2.10
D2	DOOR	0.75 x 2.10
LD	LIFT DOOR	0.90 x 2.10
W1	WINDOW	1.20 x 1.20
KW	KITCHEN WINDOW	1.20 x 0.90
V	VENTILATOR	0.75 x 0.60

COLOUR REFERENCE :

* EXISTING ROAD
* SITE BOUNDARY
* PROPOSED BUILDING

ALL DIMENSIONS ARE IN METER



Mr.ADITYA DAVALURI LAXMI &
Mrs.PRANITA DAVALURI

APPLICANT SIGNATURE:-

J. NANDHA GOPAL, D.C.E, (B.E).,
Civil & Registered Engineer,
Licead-III, No:RR/GR-III/19/04/110 (CMDA)
No:25/13, Jeeva Street,Mathiyazhagan Nagar,
Saligramam, Chennai-600 093.

Mr.J.NANDHA GOPAL

LICENSED SURVEYOR 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.