PP APPROVAL RECORD

Planning Permission

Survey 354/1C and 2 more

Medavakkam

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™

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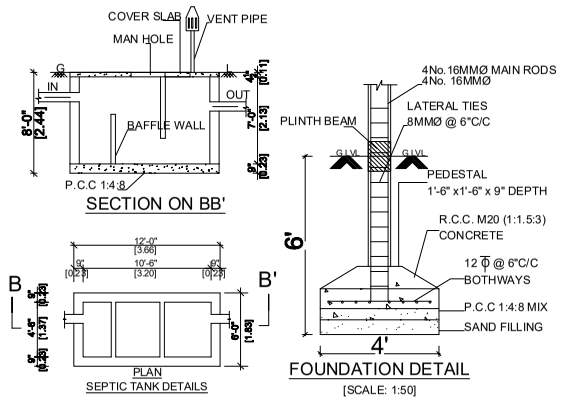
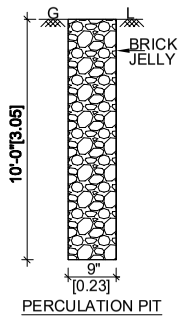
PLAN SHOWING THE PROPOSED CONSTRUCTION OF EIGHT DWELLING UNIT (STILT + THREE FLOORS 11.94 M HEIGHT) BUILDING AT PLOT NOS. 8 AND 9, IN OLD S. NOS. 354/1C (AS PER PATTA NO. 7217) & 354/1B (AS PER PATTA NO. 3738) NEW S. NOS. 354/1C (AS PER PATTA NO. 8172) & 354/1B (AS PER PATTA NO. 8206) OF "KRISHNAVENI NAGAR" MEDAVAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT. ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.



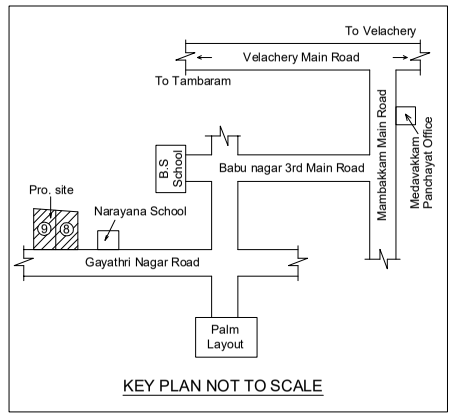


SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" TK P.C.C 1:5:10 OVER 6"TK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6"TK R.C.C TIE BEAM 1:2:4.
* TILES FLOORING OVER 4"TK P.C.C 1:5:10 6"TK SAND FILLING.
* 9" TK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAB 1:2:4 MIX 41/2" TK.

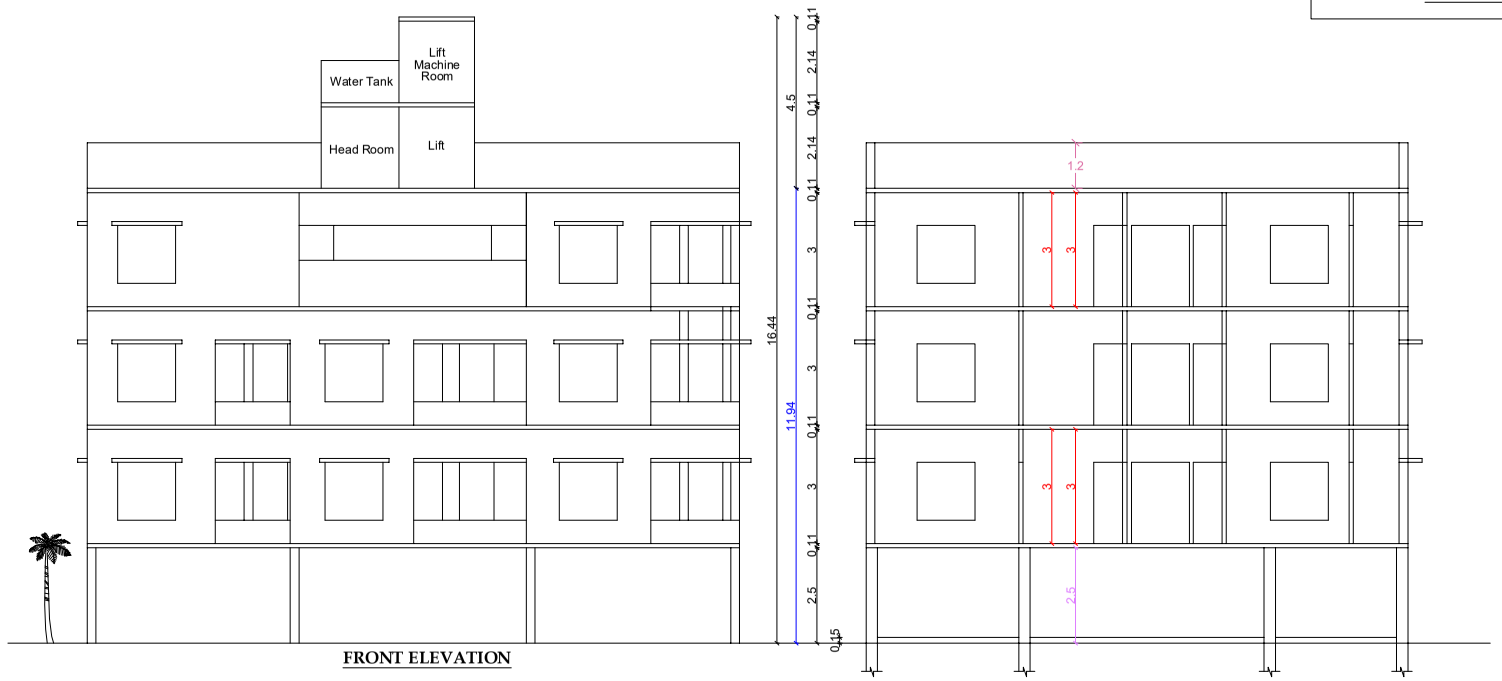
LAYOUT APPROVED BY CMDA
PPD/LO. NO. 11 / 2005
VIDE LR. NO. L1 / 00965 / 2005
DATED : 10 / 02 / 2005

N



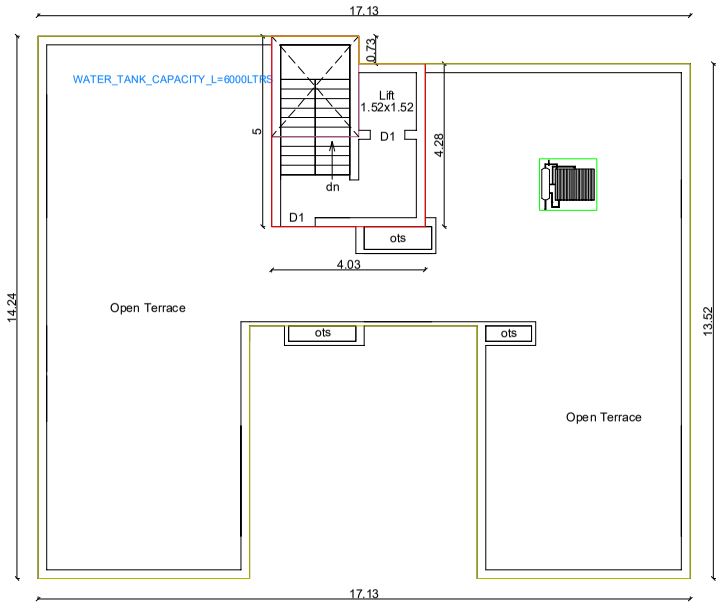
KEY PLAN NOT TO SCALE

PLAN_INFO		
PLOT_NO=8&9		
PATTA_NO=8172 & 8206	ACCESS_WIDTH_M=7.32	CRZ=NO
SURVEY_NO=354/1C & 354/1B	ROAD_WIDTH=7.32	SECURITY_ZONE=NO
TALUK=Tambaram	ROAD_LENGTH=250.00	IS_SWIMMING_POOL_EXISTS=NO
DISTRICT=Chengalpattu	SINGLE_FAMILY_BLDG=NO	BUILDING_NEAR_GOVT_BLDG=NO
AS_PER_DOCUMENT=346.46	AREA_TYPE=Others	IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
AS_AT_SITE=346.84	IS_APPROVED_LAYOUT=YES	NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
FMB_OR_PLR=379.97	RWH_DECLARED=YES	WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=346.46	PREMIUM_FSI_REQUIRED=NO	BUILDING_NEAR_TO_RIVER=NO
AVG_PLOT_WIDTH=20.13M	OSR_APPLICABLE=NO	BUILDING_NEAR_MONUMENT=NO
AVG_PLOT_DEPTH=16.39M	LAND_USE_ZONE=RESIDENTIAL	JURISDICTION_TYPE=PANCHAYAT

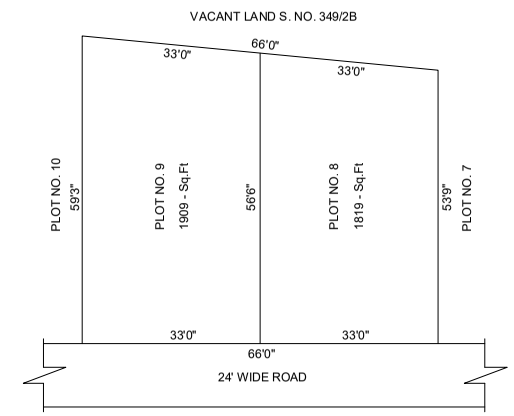


FRONT ELEVATION

SECTION ON AA



TERRACE FLOOR PLAN



RESIDUARY PLOT DETAILS

AREA DETAILS:

		SQ.FT	SQ.M
PLOT AREA (AS PER PATTA)	:	4088.00	379.97
PLOT AREA (AS PER DOC)	:	3728.00	346.46
PRO. FIRST FLOOR AREA	:	2557.00	237.64
PRO. SECOND FLOOR AREA	:	2557.00	237.64
PRO. THIRD FLOOR AREA	:	2131.00	198.05
TOTAL F.S.I AREA	:	7245.00	673.32
F.S.I.	:	1.943	

NON-F.S.I AREA

PRO.STILT FLOOR AREA	:	2557.00	237.64
HEADROOM AREA	:	203.00	18.89
LIFT MACHINE ROOM AREA	:	49.00	4.55
TOTAL NON F.S.I. AREA	:	2809.00	261.05

SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-6" x 7'-0" (1.08 x 2.13)
D1	DOOR	3'-0" x 7'-0" (0.91 x 2.13)
D2	DOOR	2'-6" x 7'-0 (0.76 x 2.13)
OP	OPENING	3'-6" x 7'-0" (1.08 x 2.13)
W	WINDOW	5'-0" x 5'-0" (1.52 x 1.52)
KW	KITCHEN WINDOW	3'-6" x 3'-0" (1.07 x 0.91)
V	VENTILATOR	2'-6" x 2'-6" (0.76 x 0.76)

COLOUR INDEX:

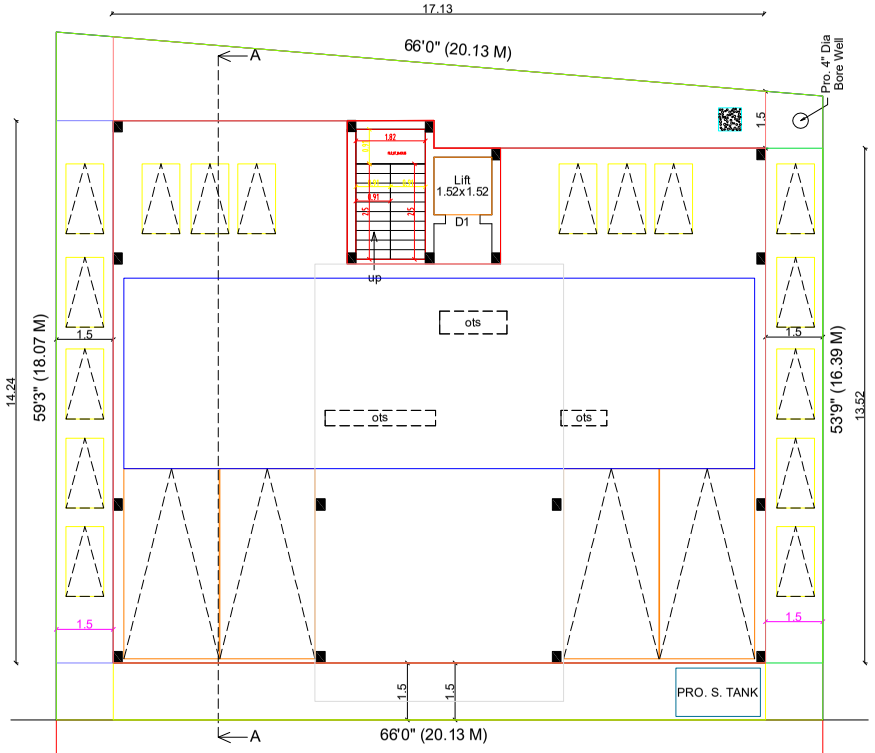
PROPOSED BUILDING

EXISTING ROAD

SITE BOUNDARY LINE

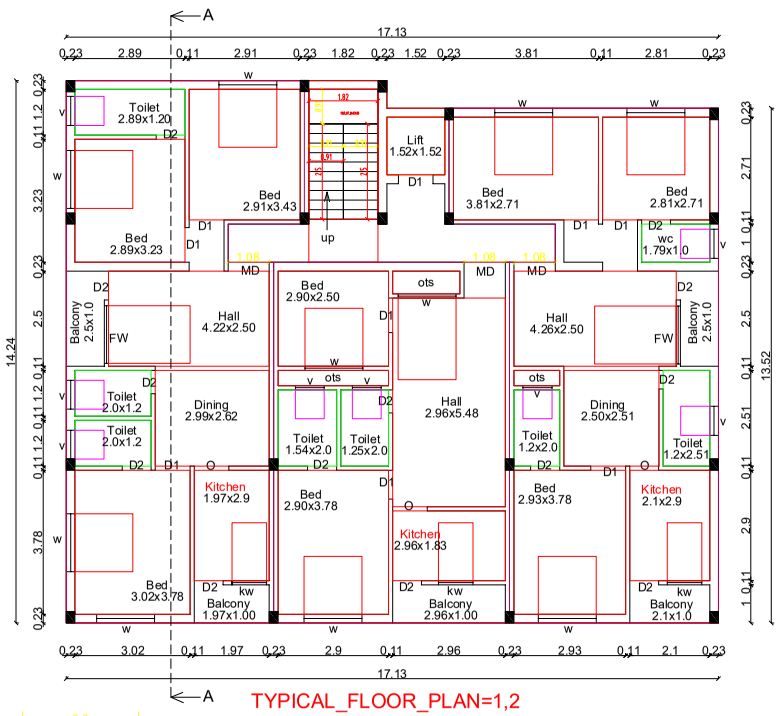
STAIRCASE DETAILS:

TREAD	10"(0.25)
RISER	6"(0.15)
WIDTH	3'0"(0.91)

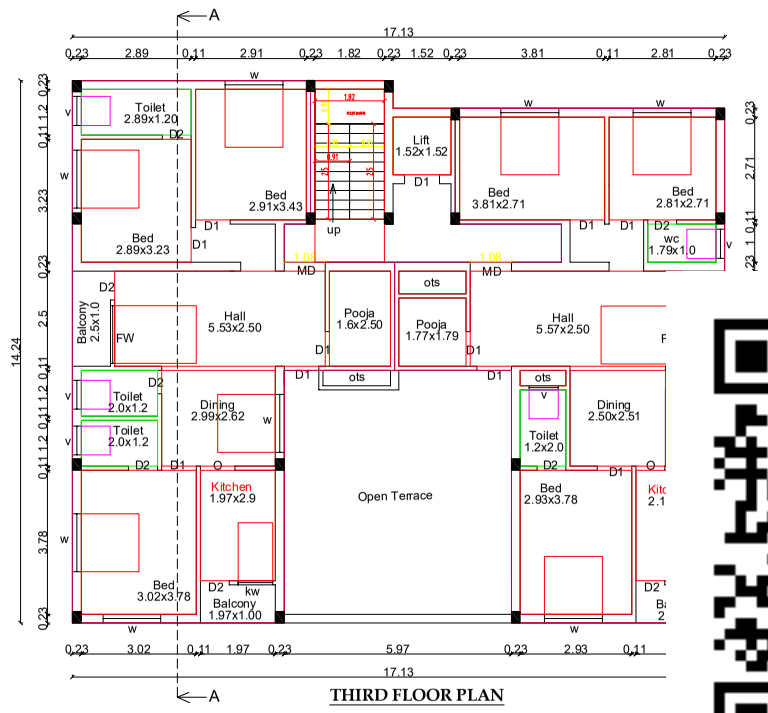


SITE CUM PRO. STILT FLOOR PLAN

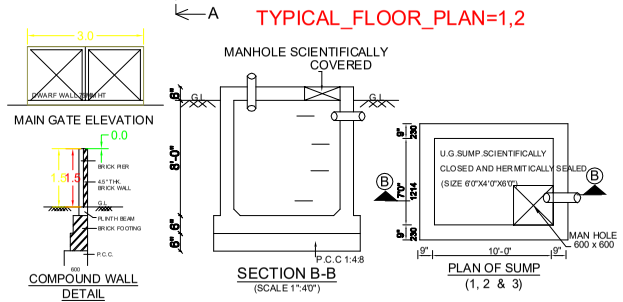
24'0" (7.32 M) WIDE ROAD

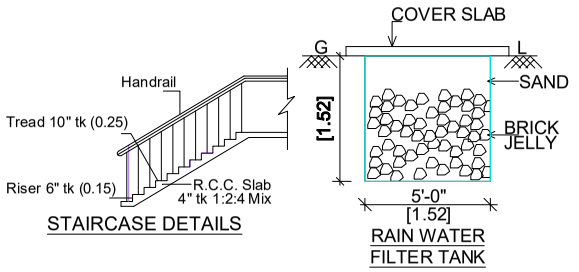


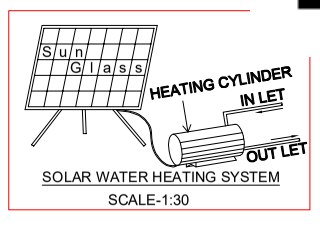
TYPICAL_FLOOR_PLAN=1,2



THIRD FLOOR PLAN







RANI PLANNERS
ENGINEERS & REGISTERED ENGINEER
PLOT NO. 5, VAISHNAVI NAGAR,
MEDAVAKKAM, CHENNAI - 600 100
PHONE : 9994547550
Email : raniplanners@gmail.com

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.