PP APPROVAL RECORD

Planning Permission

Survey 53

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.

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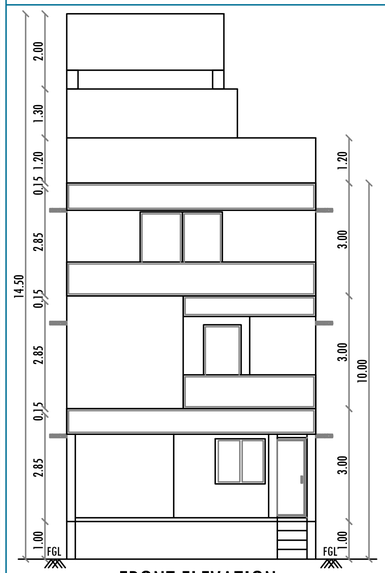
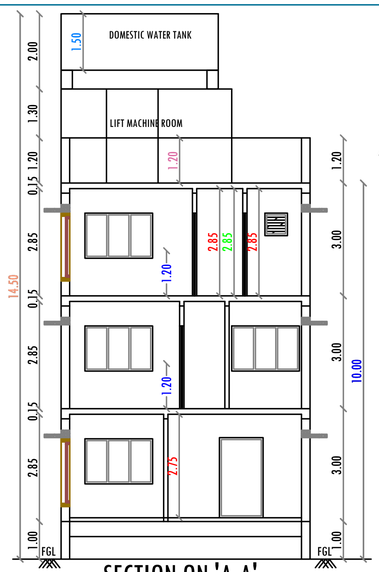
Plan Showing The Proposed Construction Of A Residential Building At Plot No.76A, OMR One Phase-3, Comprised In S.No.53/72A, Of Eagattur Village, Thiruporur Taluk, Chengalpattu District, Thiruporur Panchayat Union Limit.

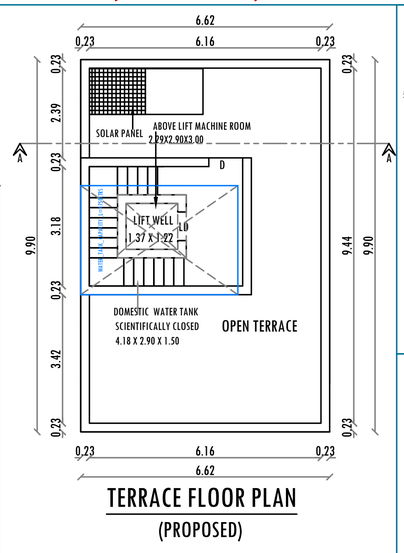
NOTE: SUB-DIVISION PLAN APPROVED VIDE. NA.KA.NO.3262/2023/AA1; DATED ON;18-10-2023.



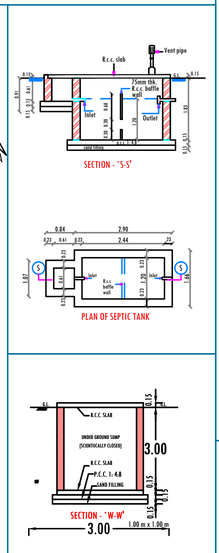
FRONT ELEVATION
(PROPOSED)

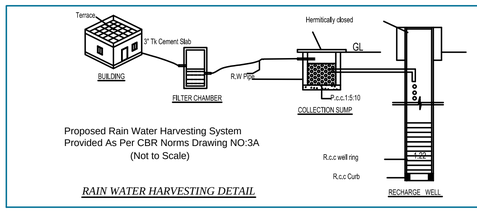


SECTION ON 'A-A'
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)

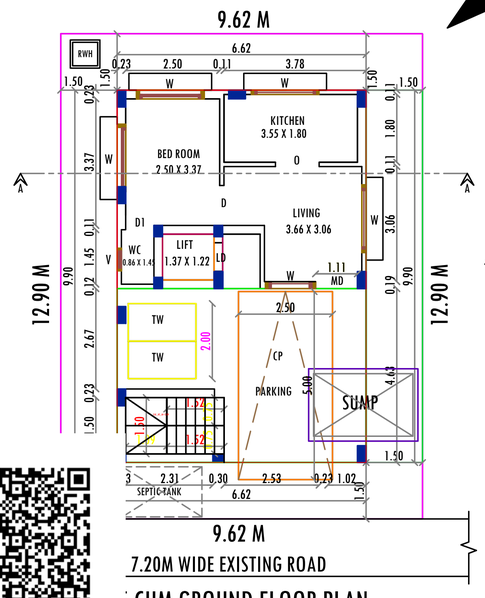




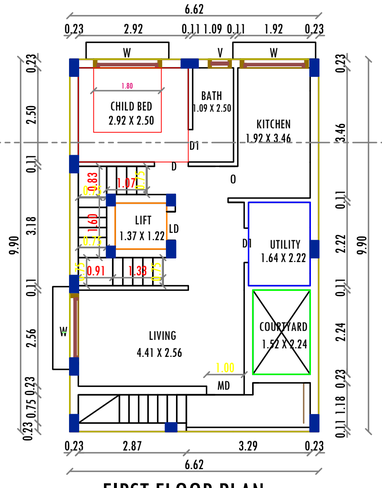
Proposed Rain Water Harvesting System
Provided As Per CBR Norms Drawing NO:3A
(Not to Scale)

RAIN WATER HARVESTING DETAIL

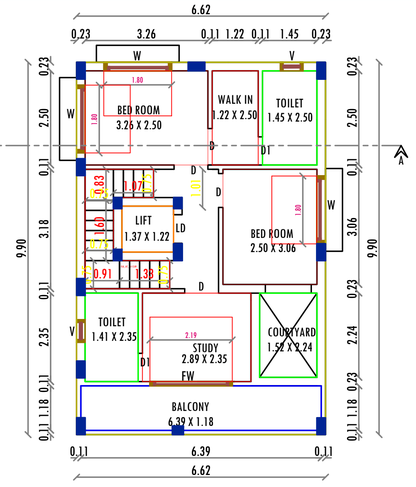
NORTH



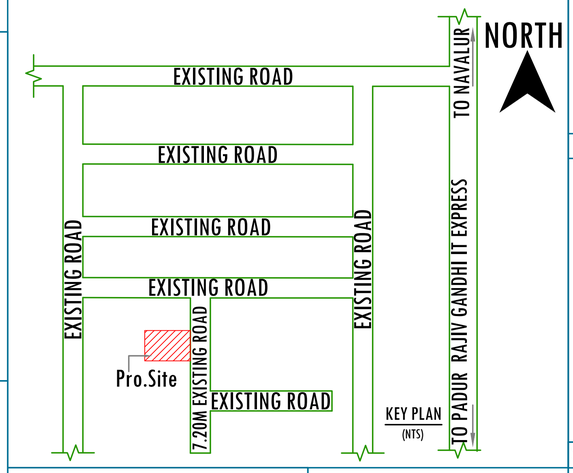
: CUM GROUND FLOOR PLAN
(PROPOSED)

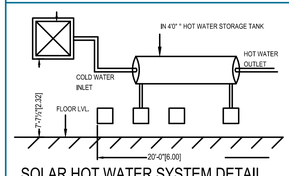


FIRST FLOOR PLAN
(PROPOSED)

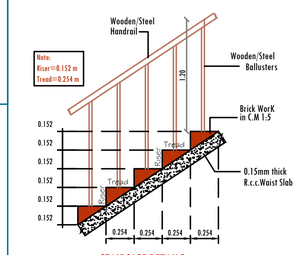


SECOND FLOOR PLAN
(PROPOSED)

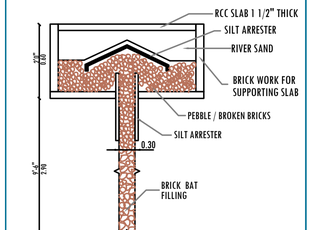




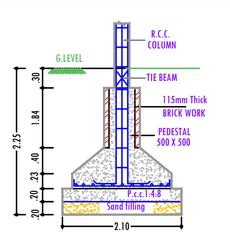
SOLAR HOT WATER SYSTEM DETAIL



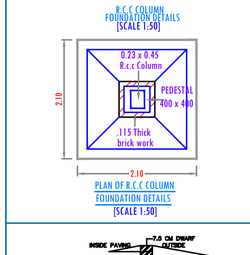
STAIRCASE DETAILS
[Scale 1: 25]



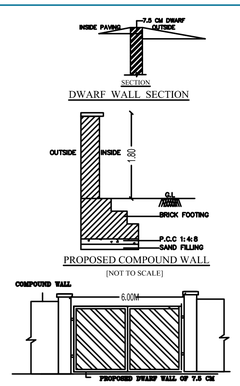
PERCULATION PIT



R.C.C COLUMN FOUNDATION DETAILS [SCALE 1:50]



PLAN OF R.C.C COLUMN FOUNDATION DETAILS [SCALE 1:50]



DWARF WALL SECTION

PROPOSED COMPOUND WALL
[NOT TO SCALE]

PROPOSED ENTRY & EXIT GATE
[NOT TO SCALE]

QR CODE

JOINERY DETAILS

MAIN DOOR	-	1.00 X 2.13	-	MD
DOOR	-	0.90 X 2.13	-	D
DOOR-1	-	0.76 X 2.13	-	D1
OPENING	-	0.90 X 2.13	-	O
WINDOW	-	1.20 X 1.20	-	W
WINDOW-1	-	1.80 X 1.20	-	W1
VENTILATOR	-	0.6 X 0.90	-	V
FRENCH WINDOW	-	1.20 X 2.13	-	FW

SPECIFICATION

Brick work	:	Super structure with main wall using CM 1:5 mortar, Parapet Wall CM 1:4.
Wood work	:	Main door teak and other doors kongu wood.
R.C.C work	:	Minimum grade of concrete M25.
Flooring	:	Vitrified tile & Marble flooring.
Earth work	:	All earth work excavation in foundation to be done as per the dimension given in the section drawing.
Plastering	:	All exposed concrete shall be plastered in CM 1:3, and all brick surface in CM 1:4 mortar.
Weathering course	:	Weathering course shall be laid to slope in brick jelly, lime concrete average 115mm thick and finished with single layer of country tiles.

S.NO.	DESCRIPTION	AREA
1.	PLOT AREA DETAILS	
I	AS PER PATTA	124.00 SQ.M
II	AS PER DOCUMENT	124.25 SQ.M
III	AS PER SITE	124.10 SQ.M
2.	FSI AREA DETAILS	
I	GROUND FLOOR	34.92 SQ.M
II	FIRST FLOOR	62.13 SQ.M
III	SECOND FLOOR	62.13 SQ.M
IV	TOTAL FSI AREA	159.18 SQ.M
3.	NON FSI AREA DETAILS	
I	STILT FLOOR	30.62 SQ.M
II	LIFT MACHINE ROOM	1.67 SQ.M
III	HEADROOM	16.50 SQ.M
IV	TOTAL NON FSI AREA	48.79 SQ.M
4.	TOTAL BUILT-UP AREA	207.97 SQ.M
5.	FSI	1.28
6.	NO. OF DWELLING UNITS	02

SCALE - 1:100

OWNER

S. Rajen

REGISTERED ENGINEER

K. VINOTH KUMAR, B.E
Registered Engineer Grade - II(RE)
Reg No: RE/GR II/2023/03/264
Image Planners & Designers
No.24, Kumaran Kudil Apts, Ground Floor,
Saraswathy Street, Madipakkam,
Chennai - 600 091.
Mobile: 9840899485, 9551222122

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.