PP APPROVAL RECORD

Planning Permission

Survey 184

Southupakkam

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

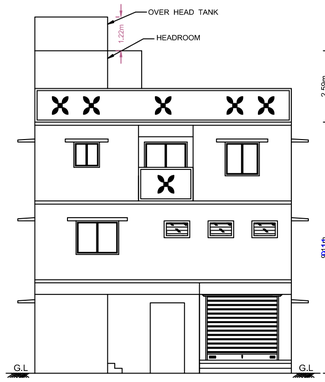
hello@verified.realestate

+91 9996 12 9996

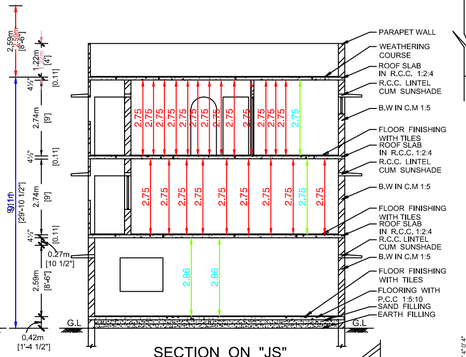
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A STILT FLOOR[PT.], GROUND FLOOR[PT.], FIRST FLOOR AND SECOND FLOOR SHOP CUM RESIDENTIAL BUILDING WITH SIX DWELLING UNIT AT PLOT NO.3 & 15, "JAYASAKTHI NAGAR" IN OLD S.NOs.184 & 184/2A, PATTA NOs.1997 & 1999 AS PER PATTA NEW S.NOs.184/7 & 184/20 OF SOTHUPAKKAM VILLAGE, CHEYYUR TALUK, CHENGALPET DISTRICT, CHITHAMUR PANCHAYAT UNION LIMIT.

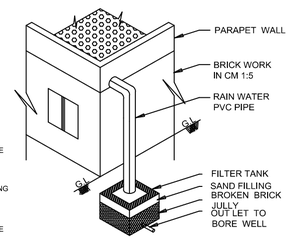
[LAYOUT APPROVED BY LPDTCP NO.950/1993]



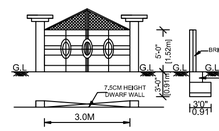
FRONT ELEVATION



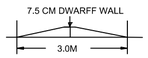
SECTION ON "JS"

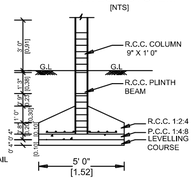


RAIN WATER HARVEST SYSTEM
[NTS]

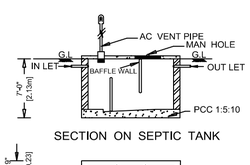


GATE DETAILS

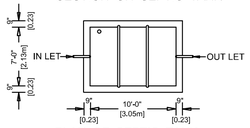




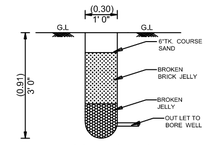
FOUNDATION DETAILS
[SCALE 1 : 50]



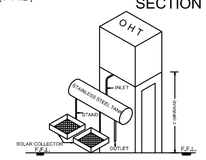
SECTION ON SEPTIC TANK



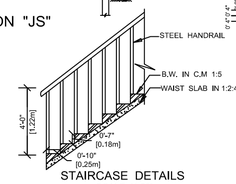
PLAN OF SEPTIC TANK
[SCALE 1 : 50]



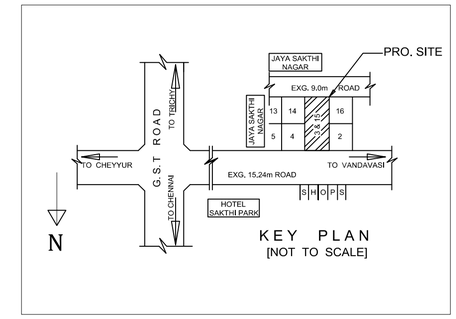
PERCOLATION PIT
[NOT TO SCALE]



SOLAR WATER HEATING SYSTEM

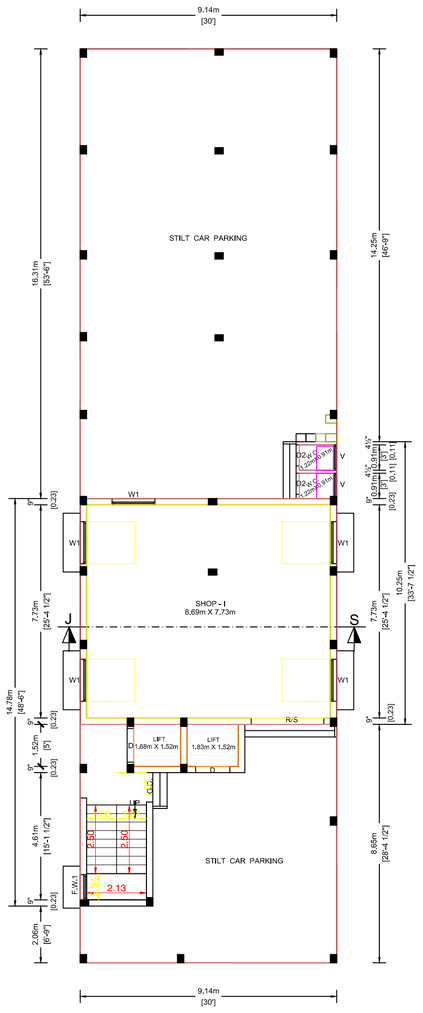


STAIRCASE DETAILS
SCALE [1:50]

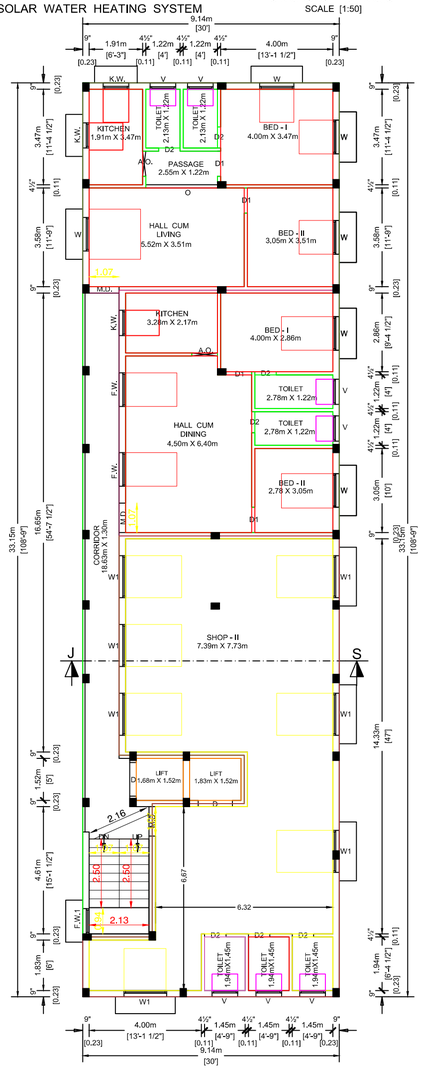


KEY PLAN
[NOT TO SCALE]

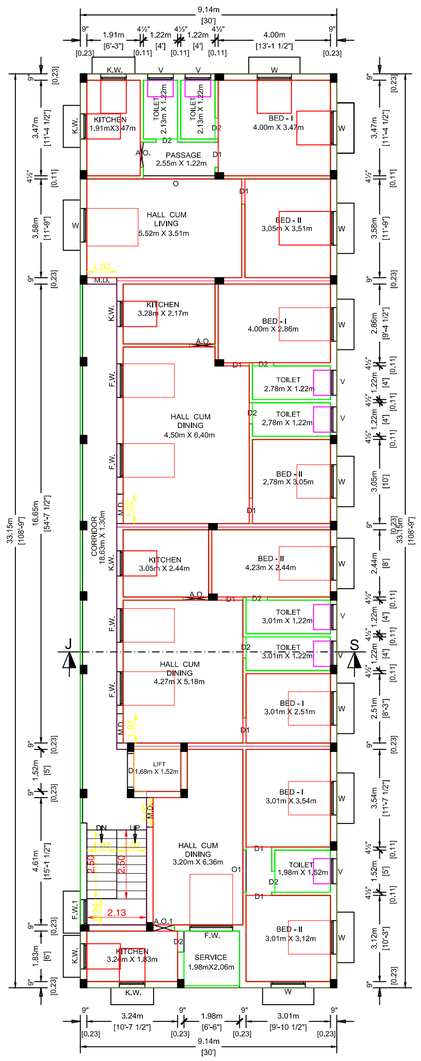
PLAN INFO
AS_AT_SITE=493.93
FMB_OR_PLR=493.81
AS_PER_DOCUMENT=494.20
PLOT_AREA_M2=494.20
PLOT_NO=3&15
SURVEY_NO=S.NO.184/7&184/20
PATTA_NO=1997&1999
TALUK=CHEYYUR
DISTRICT=CHENNGALPET
SINGLE_FAMILY_BLDG=NO
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
CRZ=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.20
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=40.20
AVG_PLOT_WIDTH=12.20
AREA_TYPE=OTHERS
ROAD_WIDTH=15.24
ROAD_LENGTH=250.00
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=CORPORATION
FIRE_STAIR_APLICABLE=NOT
BLOCK_1_B-PCO_MEMBER_COUNT=12
ROAD_WIDENING=NO



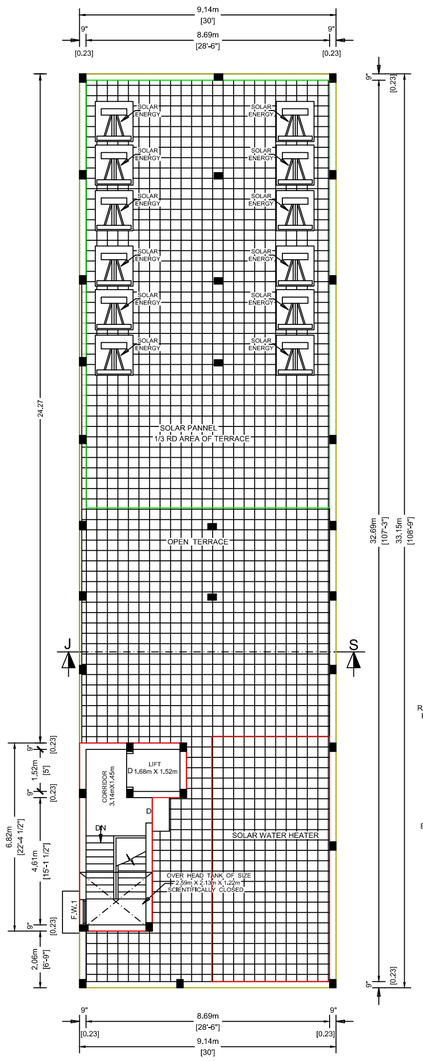
STILT FLOOR[PT.] PLAN &



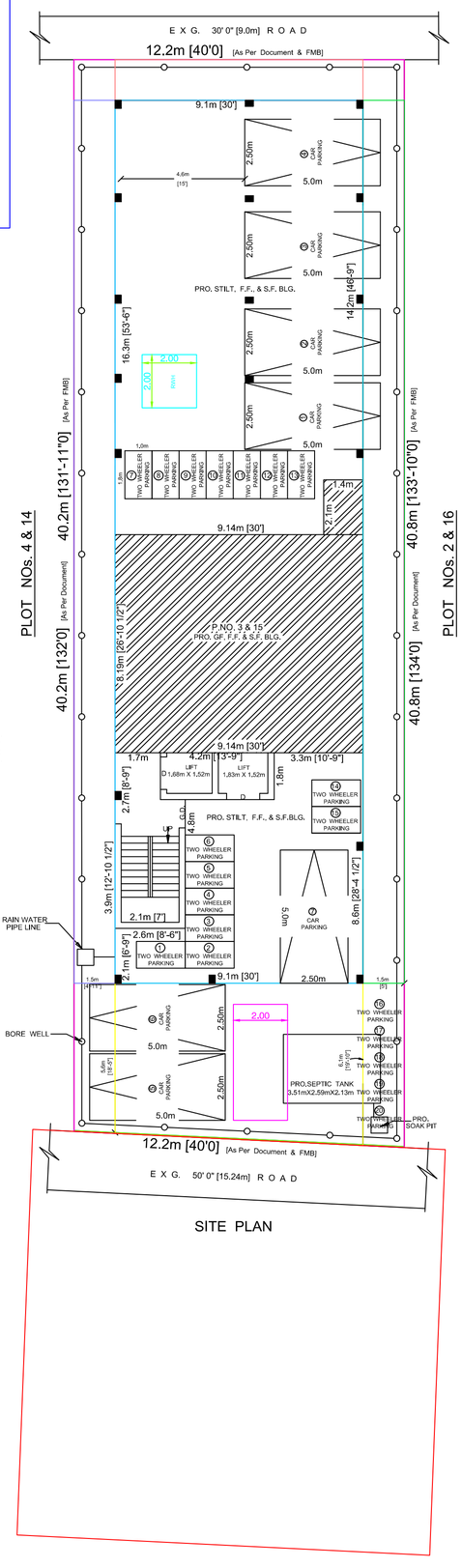
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN



SITE PLAN



SCALE 1:100

JOINERY DETAILS	IN FT.	IN M.
R/S - ROLLING SHUTTER	8'6" X 7'0"	2.59 X 2.13
G.D. - GRILL DOOR	3'6" X 7'0"	1.07 X 2.13
O - OPENING	8'4½" X 7'0"	2.55 X 2.13
O1 - OPENING	5'0" X 7'0"	1.52 X 2.13
A.O. - ARCH OPENING	3'0" X 7'0"	0.91 X 2.13
A.O.1 - ARCH OPENING	2'6" X 7'0"	0.76 X 2.13
M.D. - MAIN DOOR	3'6" X 7'0"	1.07 X 2.13
D - DOOR	3'0" X 7'0"	0.91 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
F.W. - FRENCH WINDOW	4'0" X 6'0"	1.22 X 1.83
F.W.1 - FRENCH WINDOW	6'0" X 6'0"	1.83 X 1.83
W - WINDOW	4'0" X 4'0"	1.22 X 1.22
K.W. - KITCHEN WINDOW	3'0" X 3'0"	0.91 X 0.91
V - VENTILATOR	3'0" X 2'0"	0.91 X 0.61

AREA DETAILS	SQ. FT.	SQ. M.
PLOT EXTENT		
AS PER DOCUMENT	5320.00	494.20
AS PER PATTA	5061.00	470.20
PRO. G.F. PLINTH AREA [SHOP]	806.20	74.90
PRO. F.F. PLINTH AREA [SHOP]	1193.10	110.88
PRO. F.F. PLINTH AREA [RESIDENTIAL]	2069.50	192.33
PRO. S.F. PLINTH AREA	3262.60	303.10
TOTAL AREA	7331.40	681.10
PRO. STILT FLOOR AREA	2434.00	231.70
PRO. HEAD ROOM AREA	216.40	20.10
PLOT COVERAGE	64.5%	
F.S.I.	1.50	

COLOUR INDEX	
PLOT BOUNDARY	
PRO. BLG.	
ROAD	

STAIRCASE DETAILS	IN FT.	IN M.
WIDTH	2' 06"	0.76
TREAD	0' 10"	0.25
RISE	0' 07"	0.18

OFFICE USE

OWNER NAME:

Mr. V. SRIDHAR

OWNER SIGNATURE

S. JEYALAKSHMI, D.C.E.,
Registered Engineer
Registration No.RE/GR-III/19/05/186
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Registration No. CGLRGN/RE/GR-III/2019/07/015
DEPUTY DIRECTOR OF TOWN AND COUNTRY PLANNING, CHENGELPET REGION
Registration No.009/15/2019/00015,
TAMBARAM MUNICIPALITY
Registration No. ROC.NO.639/2008,
NANDIVARAM - GUDUVANCHERY TOWN PANCHAYAT
JEYSUN ENGINEERS
NO.59 & 60, G.S.T. ROAD, [FIRST FLOOR]
URAPAKKAM, CHENNAI 603 210.
MOB: 94 14 219 776, 97 9624 59660, PH.: 044 - 4743 1074,

REGISTERED ENGINEER

DWG. NO. : 000 / 25 - 26

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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OMR Thoraipakkam,
Chennai 600 097, India
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+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.