

PP

APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

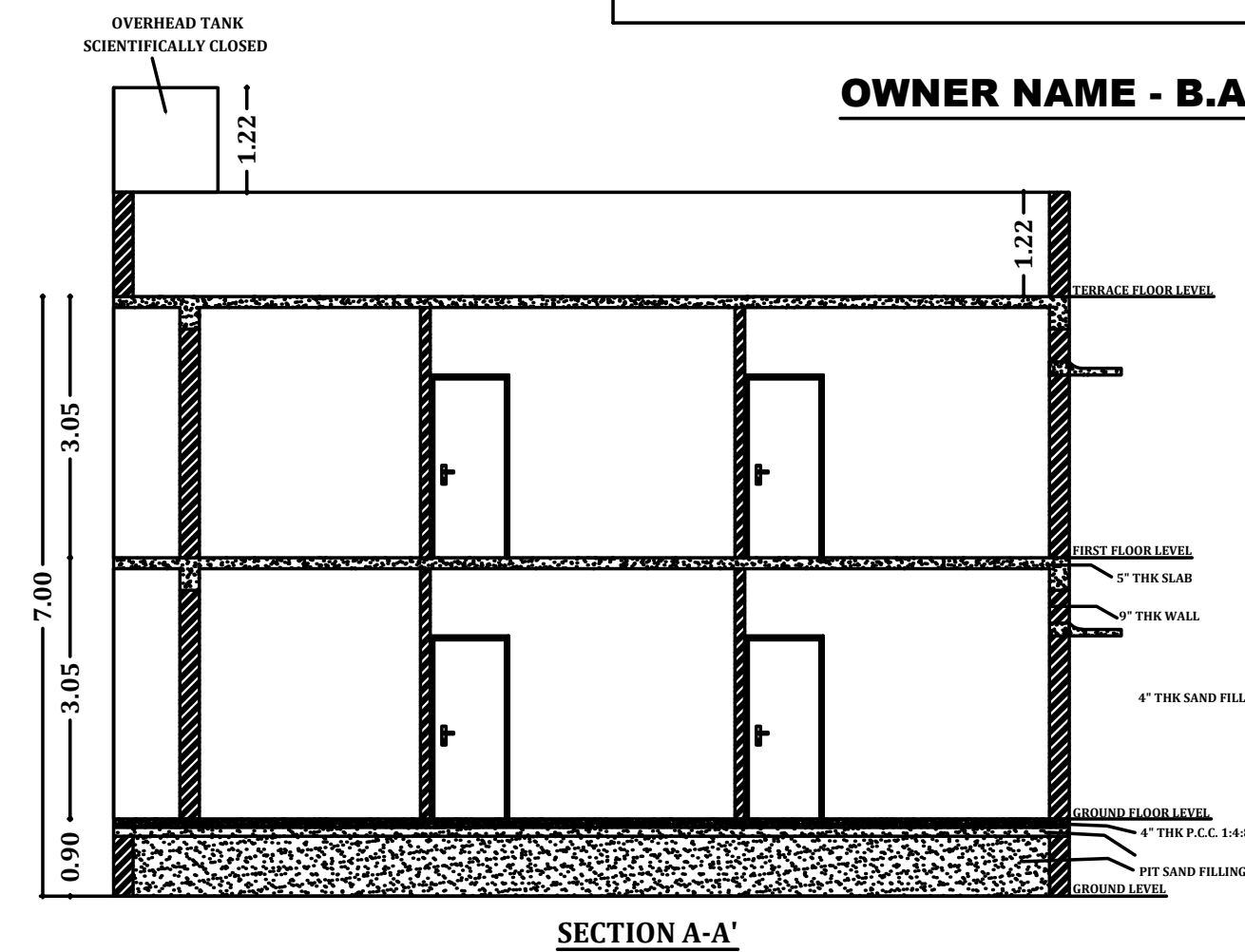
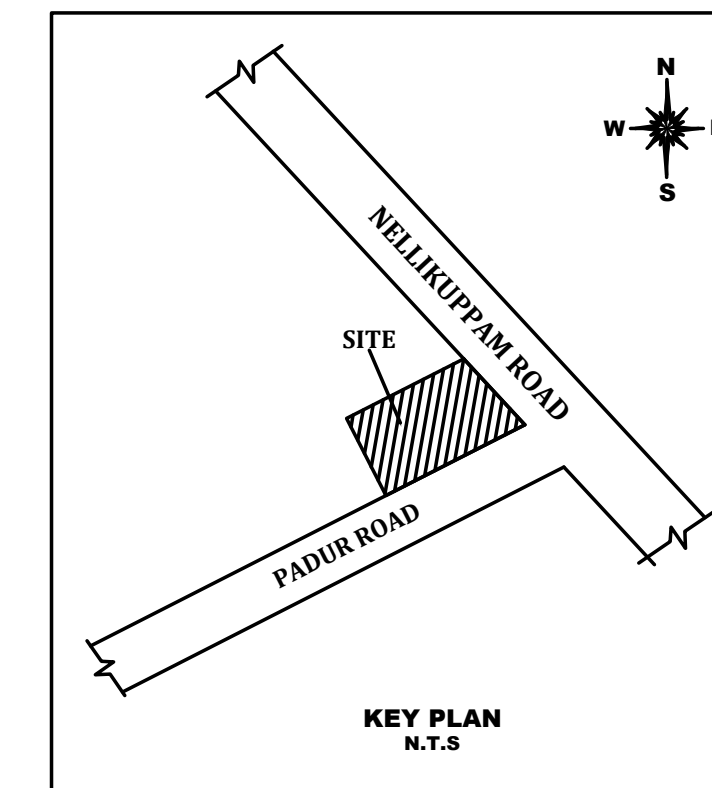
The approval as the planning authority issued it, reproduced in full behind this page.

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

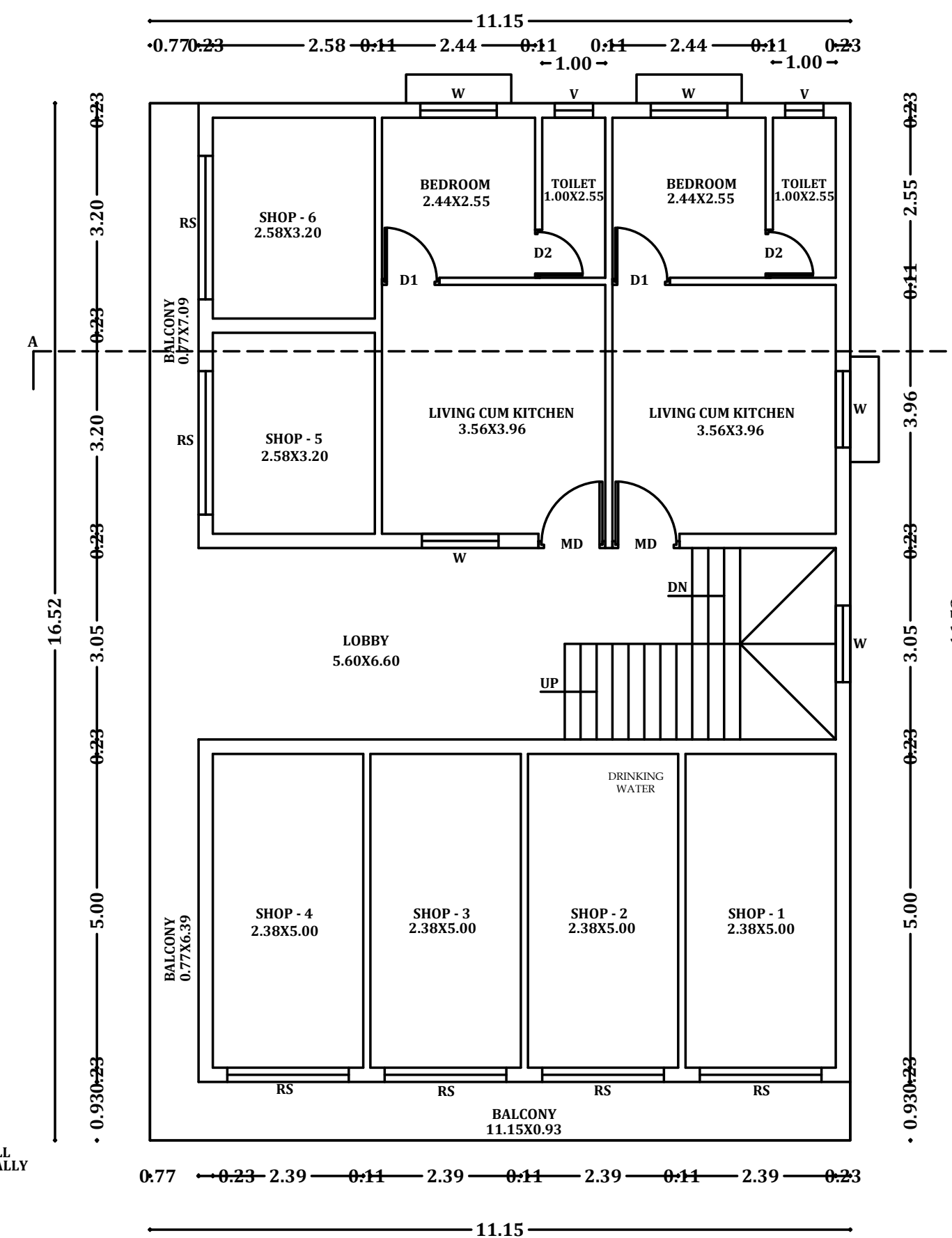
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND + FIRST FLOOR SHOP CUM RESIDENTIAL BUILDING AT SHOP PLOT
BAVISHA GARDEN PHASE II, OLD S.NO.117/170, NEW S.NO.117/446 AS PER NEW PATTA NO.9828, PANDUR VILLAGE,
PERUMATTUNALLUR PANCHAYAT, VANDALUR TALUK, CHENGALPATTU DISTRICT, KATTANKOLATHUR PANCHAYAT UNION LIMIT.

LAYOUT APPROVAL NO. D.T.C.P. VIDE L.P.D.T.C.P NO.95/2021

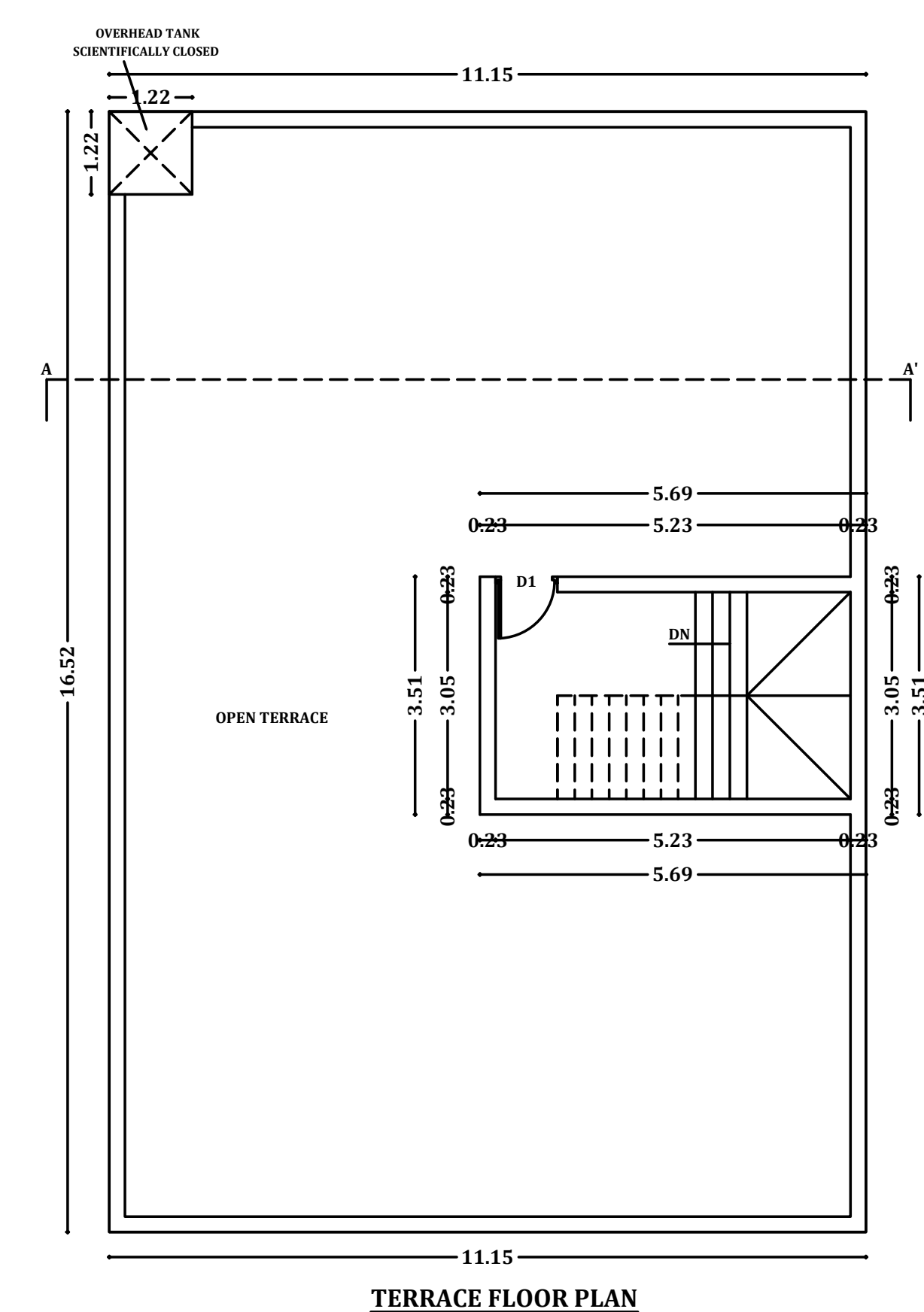
OWNER NAME - B.ABUBAKKAR



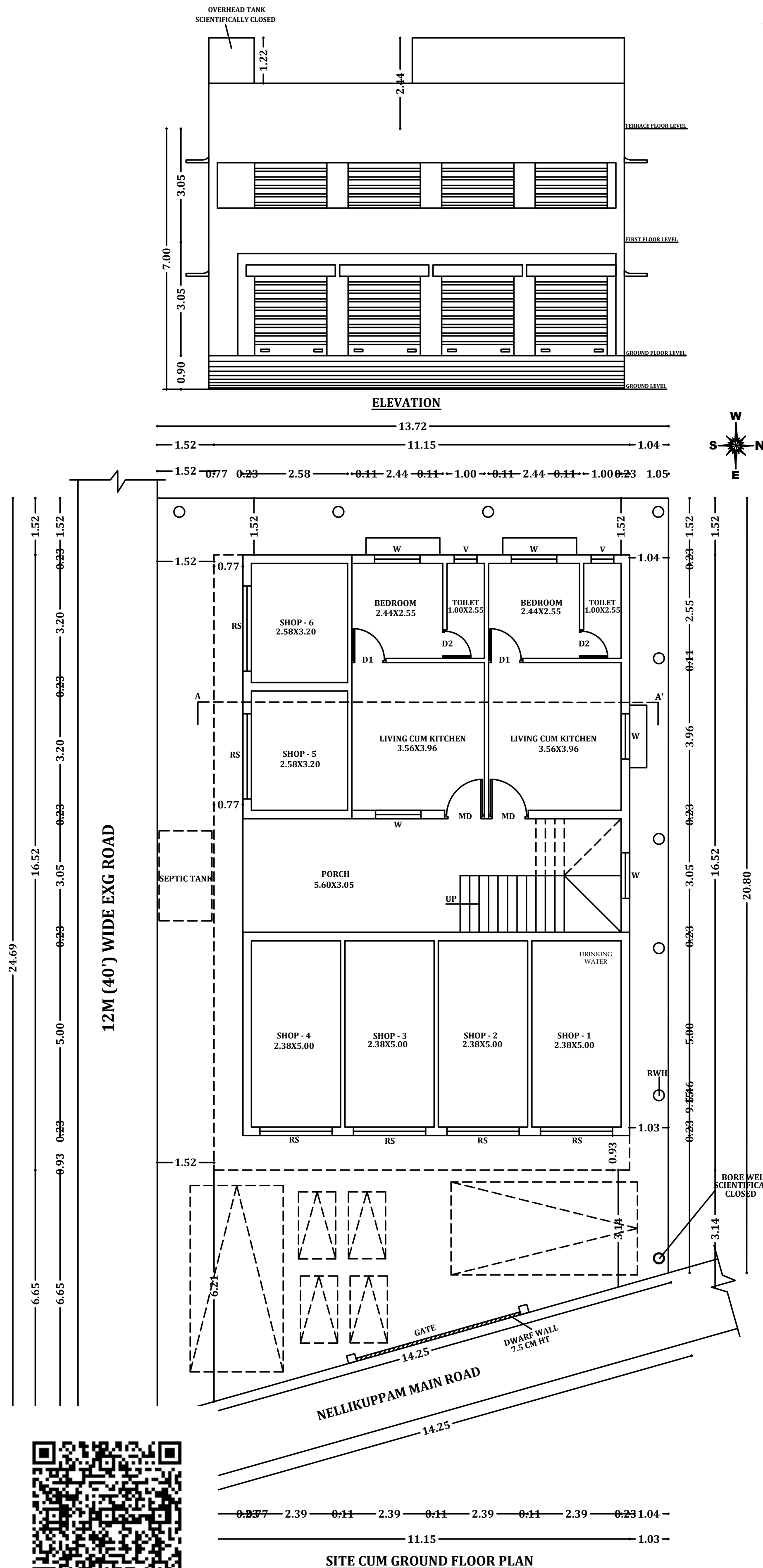
SECTION A-A'



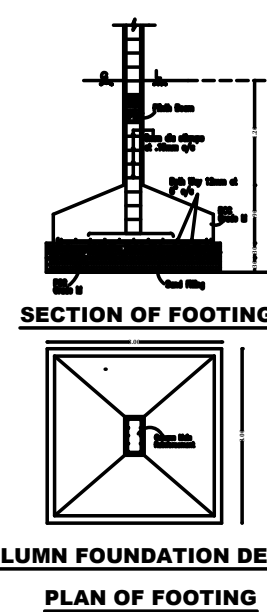
FIRST FLOOR PLAN



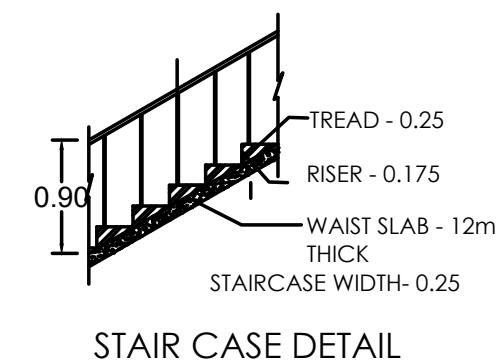
TERRACE FLOOR PLAN



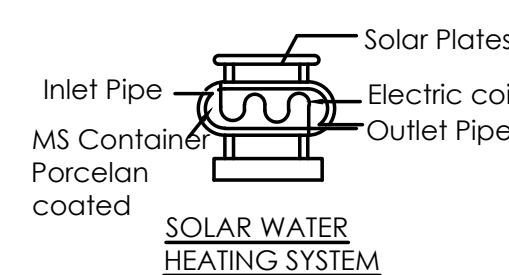
SITE CUM GROUND FLOOR PLAN



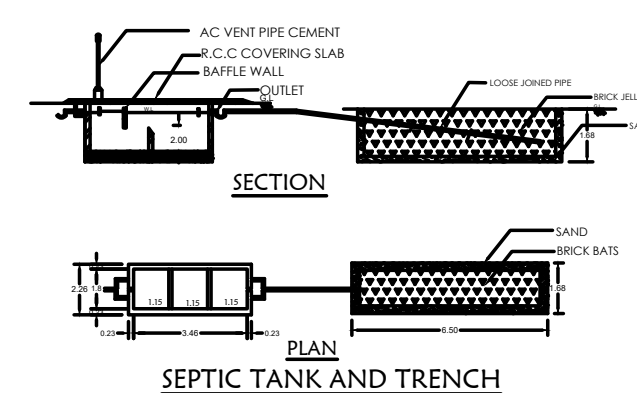
COLUMN FOUNDATION DETAIL
PLAN OF FOOTING



STAIR CASE DETAIL



SOLAR WATER HEATING SYSTEM



SEPTIC TANK AND TRENCH

NO.OF FLOORS : G + 1 FLOOR NO.OF DWELLING UNITS : 4	
CAR PARKING - 2 NOS. TWO WHEELER PARKING - 4 NOS.	
<u>COLOUR CODE REFERENCE</u>	
PROPOSED	
EXISTING ROAD	
BOUNDARY	

AREA STATEMENT	SQ.M	SQ.FT
PLOT AREA (AS PER DOCUMENT)	311.59	3354.06
PLOT AREA (AS PER PATT A)	312.00	3358.37
		FSI
GROUND FLOOR	161.77	1741.28
FIRST FLOOR	184.20	1982.71
TOTAL FSI AREA	345.97	3723.99
FSI : 1.11 < 2		
<u>SCHEDULE OF JOINERY</u>		
M.D MAIN DOOR	—	1.07 X 2.10
D1 DOOR	—	0.91 X 2.10
D2 DOOR	—	0.76 X 2.10
W WINDOW	—	1.22 X 1.22
KW KITCHEN WINDOW	—	1.22 X 0.91
V VENTILATOR	—	0.76 X 0.76

SIGNATURE OF OWNER

B. Dobaz

REGISTERED ENGINEER

Er. U. SELVARATHINAM D.C.E., B. Tech.,
Registered Engineer / Licensed Surveyor
DTCP Reg. No : CGLRGN/RE/Gr-III/2619/06/012
MM Nagar Municipality Reg. No : 020/LS/2021/00011

SJ PLANNERS
No.100, 1st Floor, AGK Complex,
GST Road, Guduvanchery - 603 202.
Ph : 86809 08310, 86809 08309

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

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



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.

