PP APPROVAL RECORD

Planning Permission

Survey 271

Polichalur

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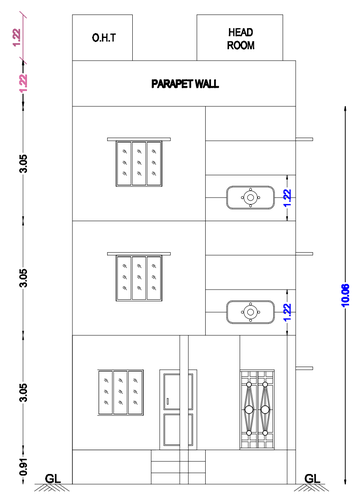
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

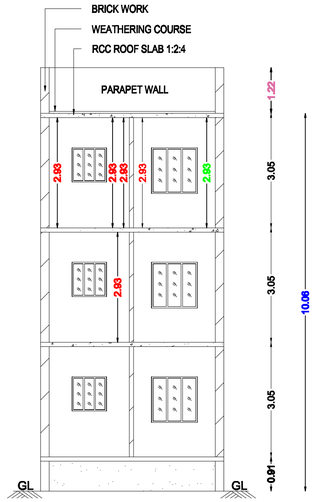
+91 9996 12 9996

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PLAN SHOWING THE ALTERATIONAL & ADDITIONAL CONSTRUCTION OF EXISTING GROUND FLOOR and FIRST FLOOR (PART) CUM PROPOSED FIRST FLOOR (PART) and SECOND FLOOR RESIDENTIAL BUILDING WITH 3 DWELLING UNIT (HEIGHT OF THE BUILDING 10.06M) AT PLOT No: 5, IN OLD S.No: 271/5, PATTA No: 3543, As PER PATTA NEW S.No: 271/5A1B, BHAVANI NAGAR, POZHICHALUR VILLAGE, PALLAVARAM TALUK, CHENGALPATTU DISTRICT, ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.

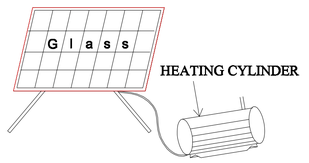


FRONT ELEVATION

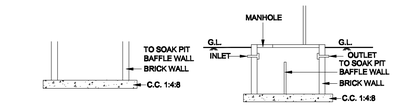


SECTION A-A

Existing Building Plan Approved No:
P.P.No: 3962/11-12, Office Letter No: 10324/2011, Dt: 09/01/2012



SOLAR WATER HEATING SYSTEM
SCALE-1:30



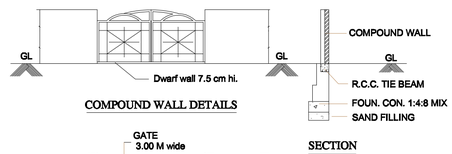
SECTION OF UG SUMP

SECTION OF SEP.TANK



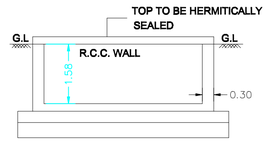
PLAN
UG SUMP

PLAN
SEPTIC. TANK



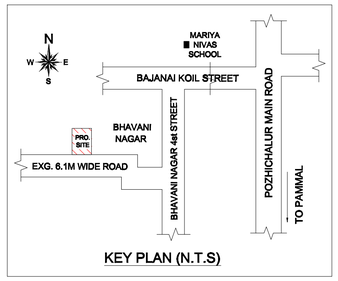
COMPOUND WALL DETAILS

SECTION



RWH SECTION

RWH_CAPACITY_L = 2000LTRS



KEY PLAN (N.T.S)

PLAN_INFO
PLOT_AREA_M2=130.99
AS_PER_DOCUMENT=130.99
AS_AT_SITE=130.99
FMB_OR_PLR=130.99
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.9
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
ROAD_WIDTH=6.1
ROAD_LENGTH=100
AVG_PLOT_DEPTH=18.3
AVG_PLOT_WIDTH=7.15
LAND_USE_ZONE=RESIDENTIAL
PLOT_NO=5
PATTA_NO=3543
SURVEY_NO=271/5A1B
DISTRICT=CHENGALPATTU
TALUK=PALLAVARAM
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=RESIDENTIAL
BUILDING_NEAR_MONUMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
PROVISION_FOR_ORANGE BUILDINGS_AND_SUSTAINABILITY=NO
OSR_APPLICABLE=NO
OSR_SURRENDER_OR_BUYBACK=BUYBACK
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
OSR_SURR_BUYBACK_RETAIN=BUYBACK
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=PANCHAYAT

AREA DETAILS:

		SQ.M
PLOT AREA (As Per Document)	:	130.99
PLOT AREA (As Per Site)	:	130.99
PLOT AREA (As Per Super Imposed Plot Boundary)	:	130.99
EXG. GROUND FLOOR AREA	:	61.07
EXG. GROUND FLOOR PARKING	:	21.82
EXG. FIRST FLOOR AREA	:	61.07
PRO. FIRST FLOOR AREA	:	21.82
PRO. SECOND FLOOR AREA	:	82.89
TOTAL AREA	:	248.67
PLOT COVERAGE	:	63%
FSI	:	1.898
PRO. HEAD ROOM AREA	:	10.54

SCHEDULE OF JOINERY:

MD	MAIN DOOR	3'-3"X7'-0"	(0.99X2.13)
GD	GRILL DOOR	3'-3"X7'-0"	(0.99X2.13)
D	DOOR	3'-0"X7'-0"	(0.91X2.13)
D1	DOOR	2 -6"X7'-0"	(0.76X2.13)
W	WINDOW	5'-0"X5'-0"	(1.52X1.52)
W	WINDOW	4'-0"X4'-0"	(1.22X1.22)
V	VENTILATOR	2'-6"X2'-6"	(0.76X0.76)

ALL DIMENSION ARE IN METER

COLOUR INDEX:

PROPOSED BUILDING

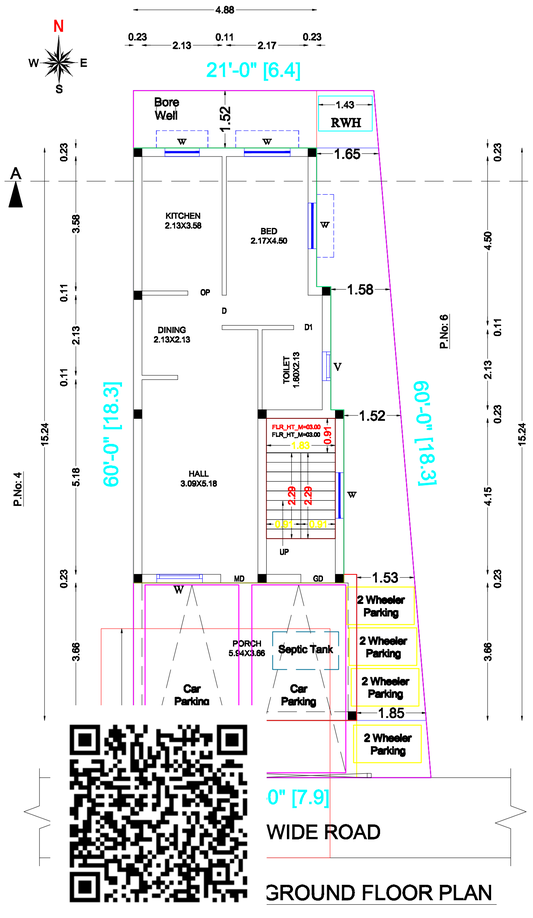
EXISTING ROAD

SCALE : 1"-8'.0" (1: 100)

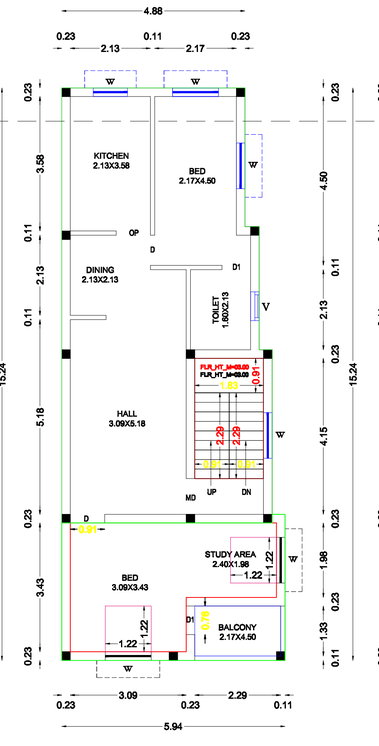
OWNER:

REGISTERED ENGINNER:

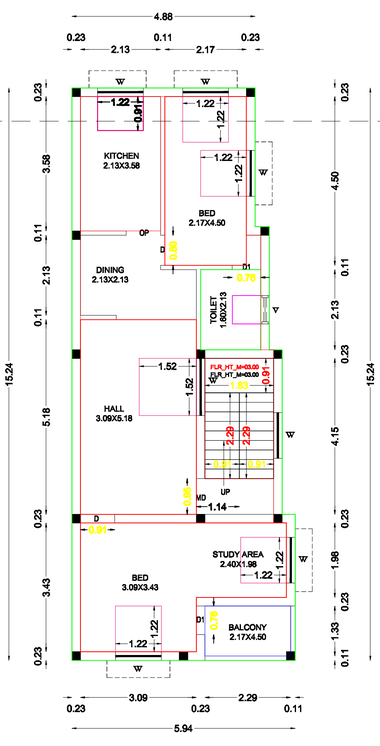
S.PRAKASH, B.E., CIVIL
CMDA Regd. Civil Engineer
Reg. No: RE/II/2024/7/0169
No.1/96, Eswaran Kovil St,Padiyanallur,
Redhills, Chennai-52, Mb. 9750357502.



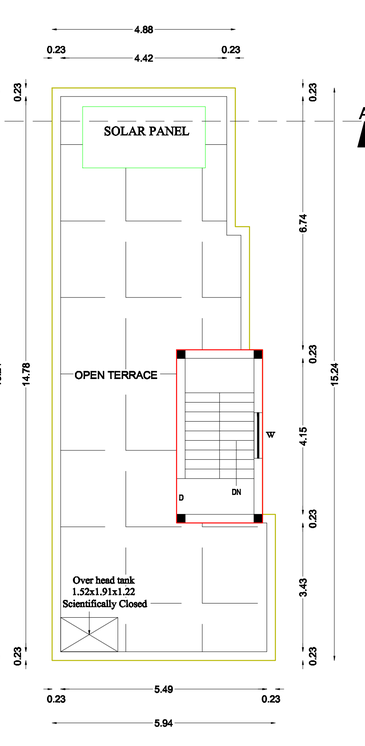
GROUND FLOOR PLAN



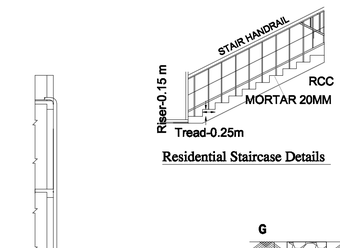
FLOOR 01
(EXISTING FIRST FLOOR PART CUM PROPOSED FIRST FLOOR PART)



FLOOR 02
(PROPOSED)

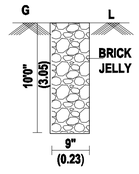


FLOOR - TERRACE
(PROPOSED)

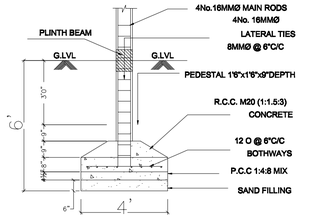


Residential Staircase Details

RAIN WATER
HARVESTING SYSTEM



PERCULATION PIT



FOUNDATION DETAIL
[SCALE: 1:50]

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.