PP APPROVAL RECORD

Planning Permission

Survey 51

Nenmeli

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

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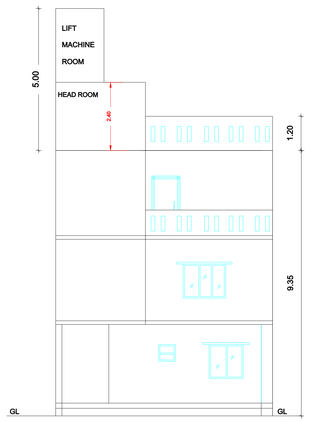
SPF.NO.777(R)/2018.

PLOT REGULARISATION APPROVED VIDE : R.C.NO.1231/2022/A1,Dt:29.10.2024

SCALE :-

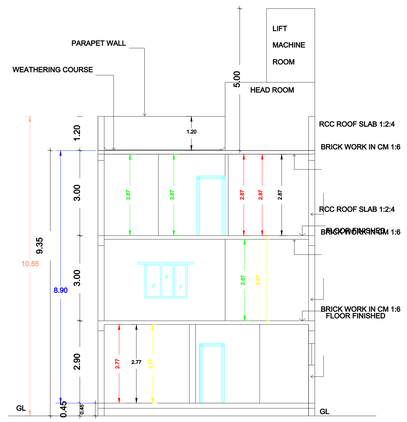
ALL DIMENSIONS ARE IN FEET & METER

SCALE 1 : 100 OR 1" = 8'0"



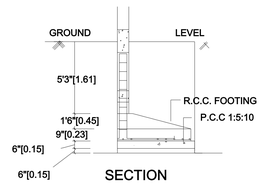
ELEVATION

PROPOSED

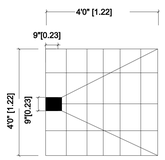


SECTION "A-A"

PROPOSED



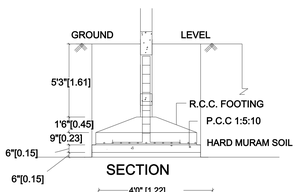
SECTION



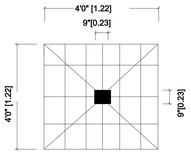
PLAN

COLUMN SIZE = 0'9" X 0'9"

FOUNDATION DETAILS

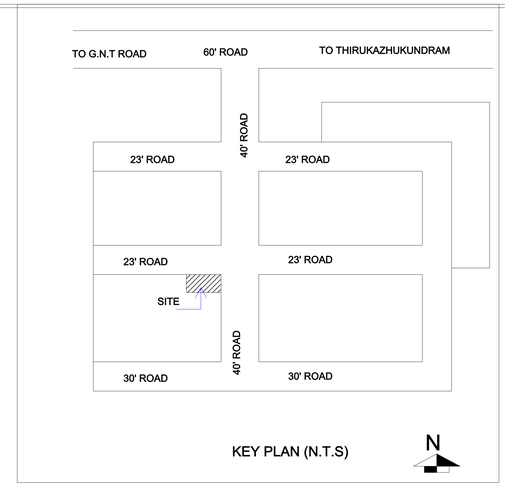


SECTION



PLAN

COLUMN SIZE = 0'9" X 0'9"



KEY PLAN (N.T.S)

N

PLAN SHOWING THE PROPOSED CONSTRUCTION

OF A COMMERCIAL CUM RESIDENTIAL BUILDING

AT PLOT NO.69, " SAI LAKSHMI NAGAR PART - I

ANNEXE " COMPRISED IN OLD S.NO.51/4D &

51/4E, AS PER PATTA S.NO.51/50,

PATTA NO.2129, OF THUNJAM VILLAGE ,

THIRUKAZHUKUNDRAM TALUK ,

CHENGALPATTU DISTRICT. NENMELI PANCHAYAT,

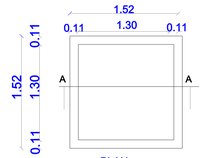
THIRUKAZHUKUNDRAM PANCHAYAT UNION.

DTCP APPROVAL NO. 777 (R) 2018.

AREA STATEMENT	SQ.FT	SQ.MT
PLOT AREA (AS PER DOCUMENT)	1800.00	167.22
PLOT AREA (AS PER PATTA)	1797.58	167.00
PLOT AREA (AS PER SITE)	1787.37	166.05
FSI AREA		
GROUND FLOOR AREA (COMMERCIAL)	403.32	37.47
FIRST FLOOR AREA (COMMERCIAL)	1134.09	105.36
SECOND FLOOR AREA (RESIDENTIAL)	1134.09	105.36
TOTAL FSI AREA	2671.50	248.19
NON FSI AREA		
PARKING AREA	730.77	67.89
HEAD ROOM AREA	185.67	17.25
TOTAL BUILT UP AREA	3587.94	333.33

PLOT COVERAGE : 63.45 %

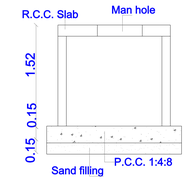
FLOOR SPACE INDEX : 1.49



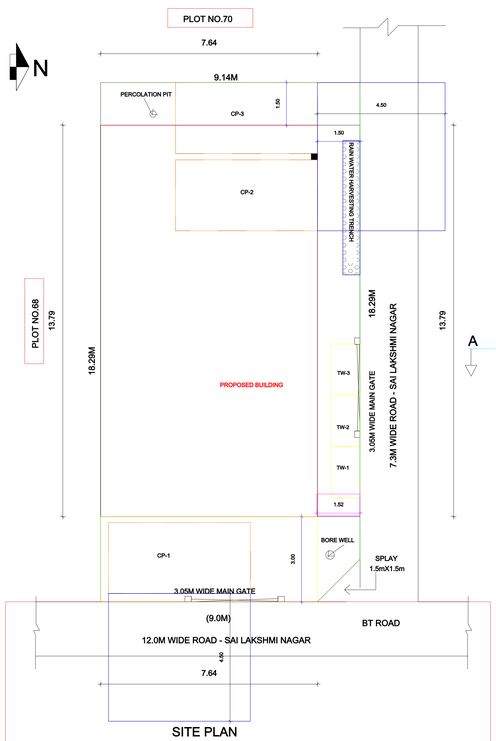
PLAN

DETAILS OF PRO

U.G. SUMP

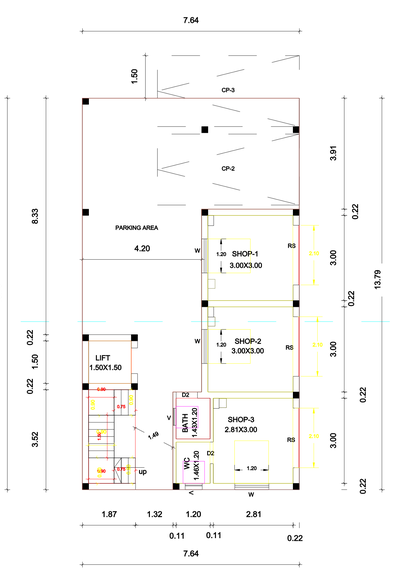


JOINERY DETAILS:		
	DESCRIPTION	IN METER
RS	ROLLING SHUTTER	2.10X2.13
MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	TOILET DOOR	0.76X2.13
O	OPENING	0.91X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.83X0.91
W2	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.61



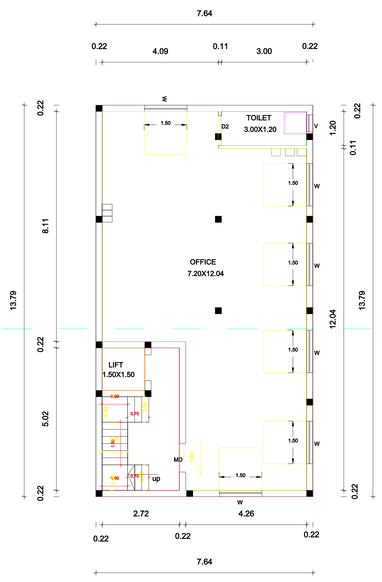
SITE PLAN

(PROPOSED)



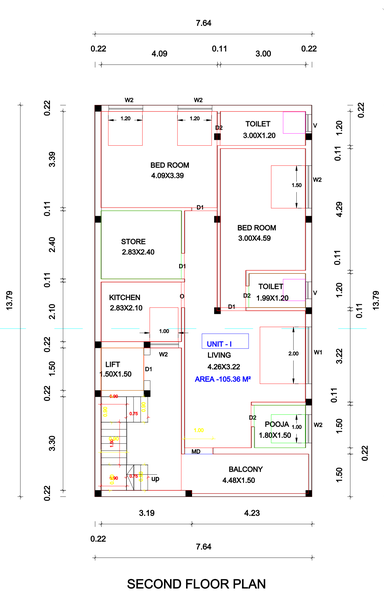
GROUND AND PARKING FLOOR PLAN

(PROPOSED)



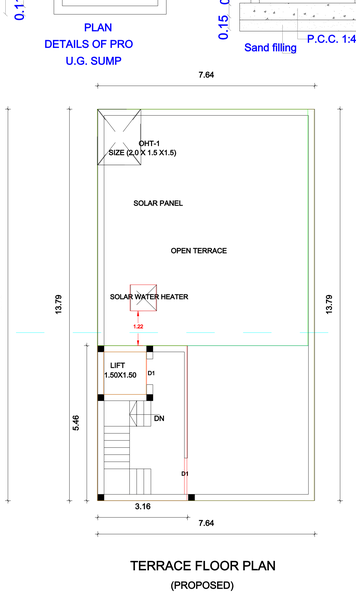
FIRST FLOOR PLAN

(PROPOSED)



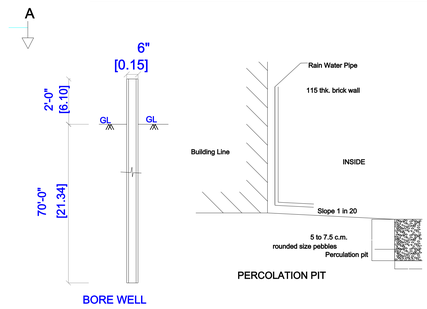
SECOND FLOOR PLAN

(PROPOSED)



TERRACE FLOOR PLAN

(PROPOSED)



PERCOLATION PIT

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS

(D WINDOWS

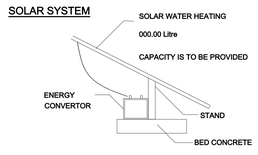
N C.M 1:4

IN CM 1:5

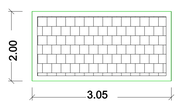
N BRICK JELLY LIME CONCRETE 1:3 MIX

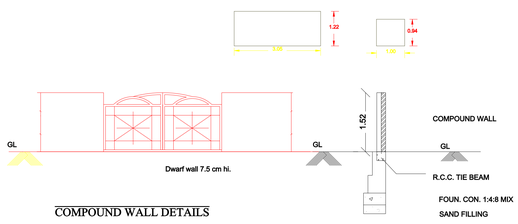
10 X9" BURNT CLAY TILES IN LAID IN1:3 MIX

SOLAR SYSTEM



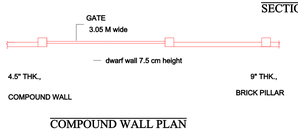
LONGITUDINAL SECTION





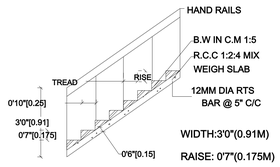
COMPOUND WALL DETAILS

SECTION

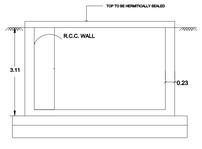


COMPOUND WALL PLAN

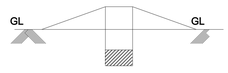
STAIR CASE DETAILS:-



RAIN WATER HARVESTING:

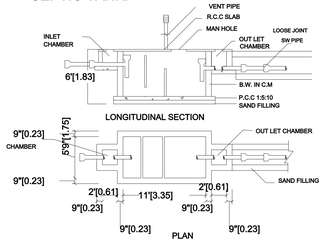


RWH_CAPACITY_L=5000LTRS



Dwarf Wall Details

SEPTIC TANK:



COLOUR INDEX:	
PROPOSED BUILDING	
EXISTING ROAD	
BOUNDARY LINE	
DEMOLITION	

N

OWNER NAME:

Er. E. KESAVAN, D.C.E.
G.K. Planners & Builders
Consulting civil Engineer
Licensed Surveyor, Registered Engineer,
Regn. No : RE303072019
No : 59, Gandhi Main Road, (Near Jain Koil),
Puzhal, Chennai - 600 066.
Mob. No : 9962449273 / 8072606011

REGISTERED ENGINEER.

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.