PP APPROVAL RECORD

Planning Permission

Survey 147

Agaramthen

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™

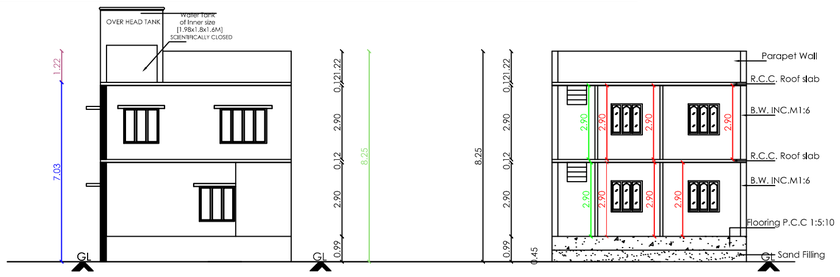
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

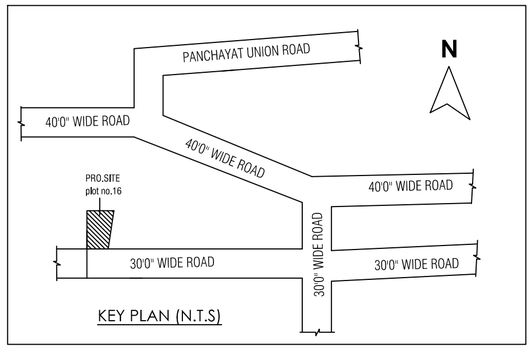
verified.realestate

PLAN SHOWING THE PROPOSED NEW CONSTRUCTION OF GROUND FLOOR & FIRST FLOOR RESIDENTIAL BUILDING (HEIGHT-7.03M) WITH 4 DWELLING UNITS AT PLOT NO: 16, THIRUVANGADAPURAM LAYOUT, COMPRISED IN OLD S.NOS: 147/3A, 147/3B1,147/3B2,147/3B3, PATTA NO.2141, AS PER PATTA NEW S.NO.147/3A7B, OF VENGAMBAKKAM VILLAGE, AGARAMTHEN PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION, TAMBARAM TALUK, CHENGALPATTU DISTRICT,

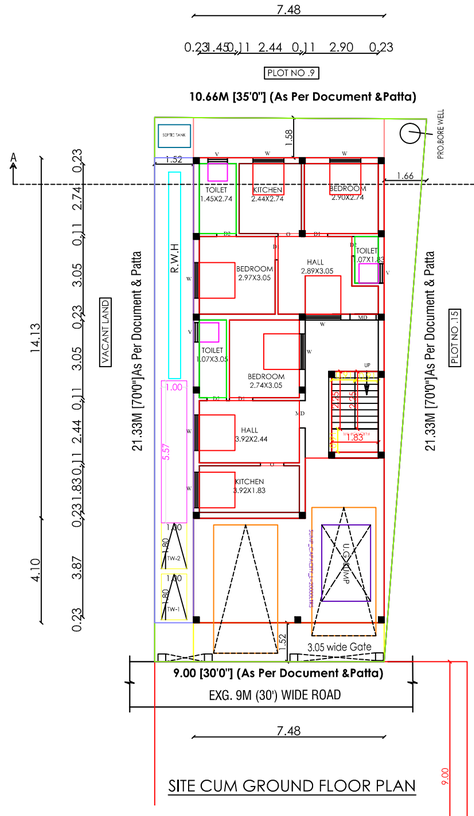


FRONT ELEVATION

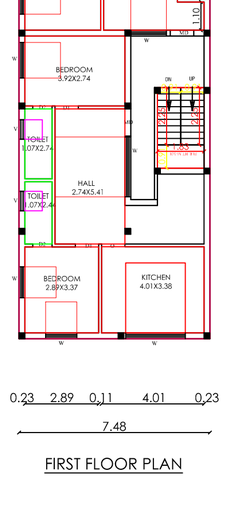
SECTION ON A-A



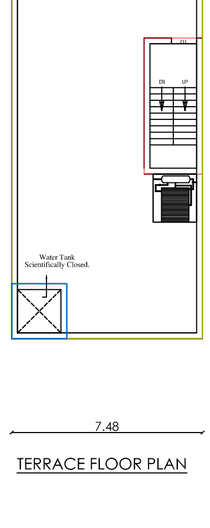
KEY PLAN (N.T.S)



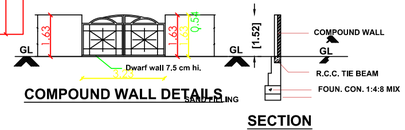
SITE CUM GROUND FLOOR PLAN



FIRST FLOOR PLAN

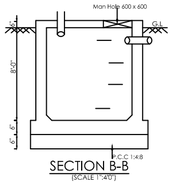


TERRACE FLOOR PLAN

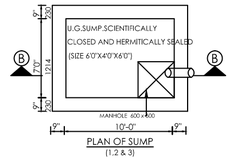


COMPOUND WALL DETAILS

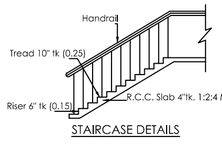
SECTION



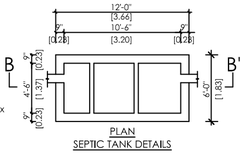
SECTION B-B
[SCALE 1":4'0"]



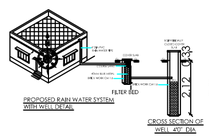
PLAN OF SUMP
(1,2 & 3)



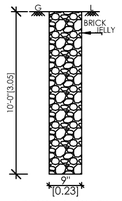
STAIRCASE DETAILS



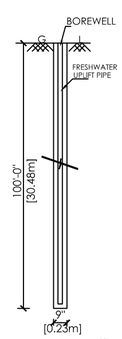
PLAN
SEPTIC TANK DETAILS



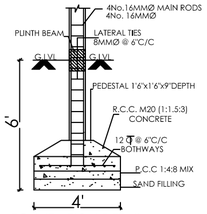
SECTION ON BB'



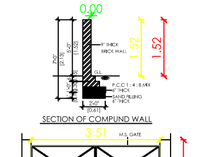
PERCULATION PIT

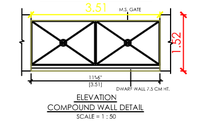


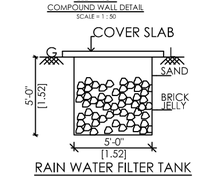
Bore Well



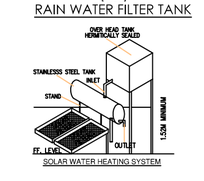
FOUNDATION DETAIL
[SCALE: 1:50]







RAIN WATER FILTER TANK



SOLAR WATER HEATING SYSTEM

PLAN INFO

JURISDICTION_TYPE = PANCHAYAT
PATTA_NO = 2141
PLOT_NO = 16
TALUK= TAMBARAM
SINGLE_FAMILY_BLDG=YES
AREA_TYPE=OTHERS
PREMIUM_FSI_REQUIRED=NO
AS_PER_DOCUMENT=211.25
ACCESS_WIDTH_M=9.00
ROAD_WIDTH=9.00
RWH_DECLARED=YES
CRZ=NO
SECURITY_ZONE=NO
FMB_OR_PLR=200.00
AS_AT_SITE=209.38
AVG_PLOT_WIDTH=9.00M
SURVEY_NO= 147/3A7B
DISTRICT=CHENGALPATTU
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
LAND_USE_ZONE =PRIMARY RESIDENTIAL
PLOT_AREA_M2=211.25
AVG_PLOT_DEPTH=21.33M
ROAD_LENGTH=9.0
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO

NOTE:
LAYOUT APPROVED BY MMDA VIDE APPROVAL NO.PPD/LO/50/84

JOINERIES		
MAIN DOOR	MD	1.07 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.22 X 1.22
OPEN	O	0.91 X 2.13
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX	STAIRCASE
PROPOSED	WIDTH - 0.91M
ROAD	RISER - 0.15M
SITE BOUNDARY	TREAD - 0.25M

ALL DIMENSION ARE IN METERS

EXTENT IN	SQFT	SQMTS
PLOT AREA (AS PER DOCUMENT)	2275.00	211.25
PLOT AREA (AS PER PATTA)	2152.85	200.00
GROUND FLOOR AREA	1058.44	98.33
FIRST FLOOR AREA	1467.49	136.33
TOTAL AREA	2525.93	234.66
F.S.I	1.17	
COVERAGE	68.1 %	
NON F.S.I AREA		
HEAD ROOM AREA	133.26	12.38

OWNER : S. FEROZ MOHAMED YUSUF
M. S. MATHIAM JAMANI

P. Murugan
Er. P. MURUGAN
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG. No. RE/GR-III/19/08/288
GREATER CHENNAI CORPORATION REG. No. RE303212019
Shop No. 14, 1st Floor, Municipality New Building Complex
Shanmugam Road, West Tambaram, Chennai-600 045
Mobile No: 9841669914 / 9841669913

LICENSED SURVEYOR :

MODERN PLANNERS
SHOP NO.14, SHANMUGAM ROAD,
WEST TAMBARAM,
CHENNAI-600045
PH : 9841669914/9884408231

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

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.