PP APPROVAL RECORD

# Planning Permission

## Survey 435

Nedugundram

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™

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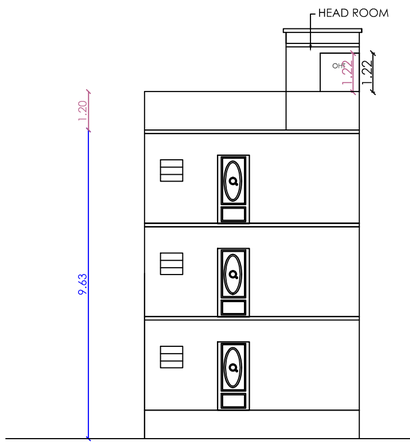
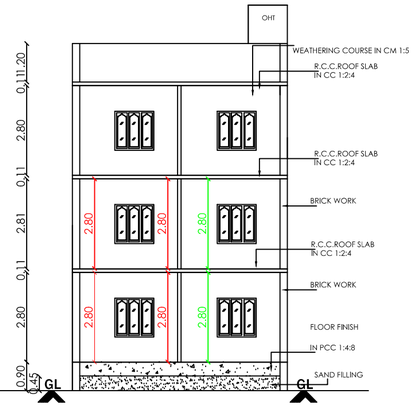
## NOTE

SUB DIVISION APPROVED BY KATTANKOLATHUR PANCHAYAT UNION VIDE PLANNING PERMISSION ISSUED AS PER DELIGATION POWERS GIVEN BY MEMBER SECRETARY CMDA, CHENNAI - 600 008 VIDE PLANNING PERMIT NO 515/2019, VIDE LETTER NO. 3712/2019/A4
DATED 25/11/2019 AND NEDUNGUNDRAM FIRST GRADE PANCHAYAT SPECIAL OFFICER PERMISSION PA. MU. NO. 76/2019-20, DATED 03.12.2019

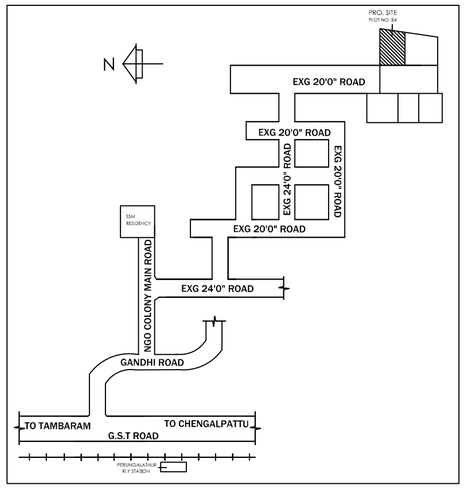
| PLAN INFO | | |
|---|---|---|
| PLOT_NO= B4 | SURVEY_NO=435/73 | PATTA_NO=16806 |
| TALUK=VANDALUR | DISTRICT=CHENGALPATTU | CRZ=NO |
| SINGLE_FAMILY_BLDG=NO | IS_APPROVED_LAYOUT=YES | SECURITY_ZONE=NO |
| AREA_TYPE=OTHERS | OSR_APPLICABLE=NO | FMB_OR_PLR=91.00 |
| PREMIUM_FSI_REQUIRED=NO | LAND_USE_ZONE=PRIMARY RESIDENTIAL | AS_AT_SITE=90.70 |
| AS_PER_DOCUMENT=90.77 | PLOT_AREA_M2=90.77 | AVG_PLOT_WIDTH=8.25M |
| ACCESS_WIDTH_M=8.23 | AVG_PLOT_DEPTH=11.00M | JURISDICTION_TYPE=PANCHAYAT |
| ROAD_WIDTH=6.10 | ROAD_LENGTH=8.23 | |
| RWH_DECLARED=YES | IS_SWIMMING_POOL_EXISTS=NO | |
| WHETHER_GOVT_OR_AIDED_SCHOOL=NO | BUILDING_NEAR_GOVT_BLDG=NO | |
| BUILDING_NEAR_TO_RIVER=NO | IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO | |
| BUILDING_NEAR_MONUMENT=NO | NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO | |



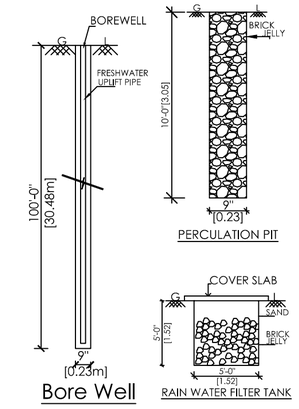

**Front Elevation**




**Section on A-A**




KEY PLAN (N.T.S)



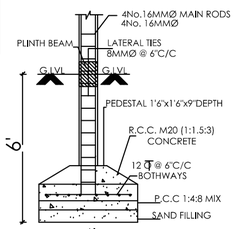

Bore Well



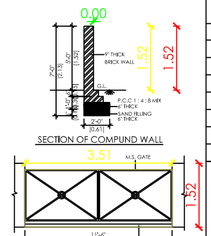

PERCULATION PIT




RAIN WATER FILTER TANK



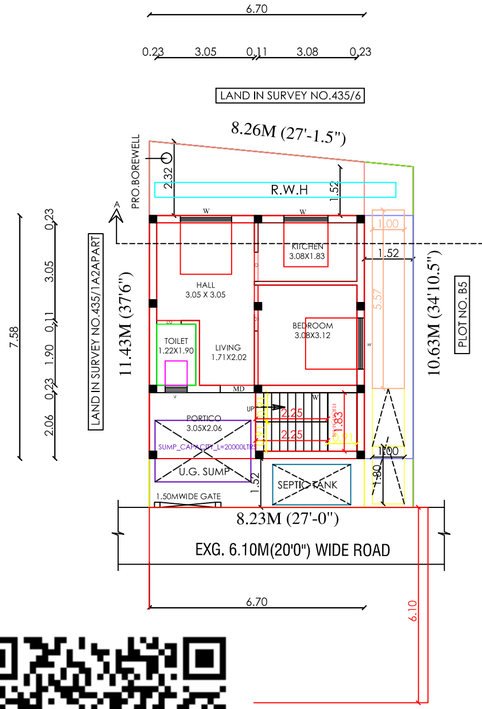

FOUNDATION DETAIL
[SCALE: 1:50]



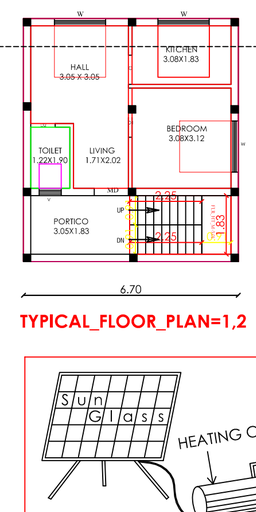

SECTION OF COMPUND WALL



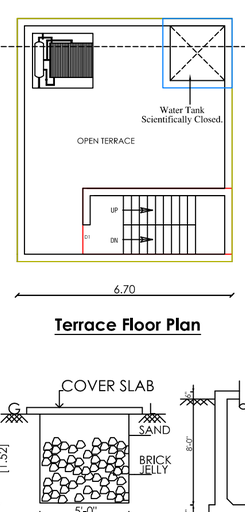

ELEVATION
COMPOUND WALL DETAIL
SCALE = 1:30




**o.Ground Floor Plan**




**TYPICAL_FLOOR_PLAN=1,2**



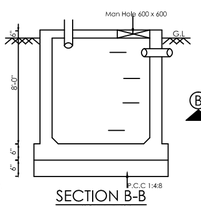

**Terrace Floor Plan**



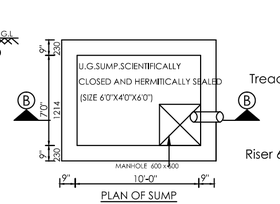

SOLAR WATER HEATING SYSTEM
SCALE-1:30



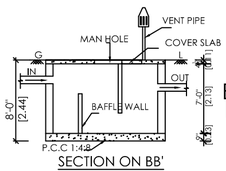

RAIN WATER FILTER TANK



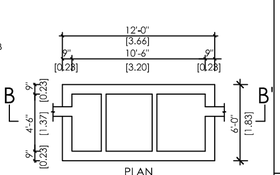

SECTION B-B
(SCALE 1":4'0")



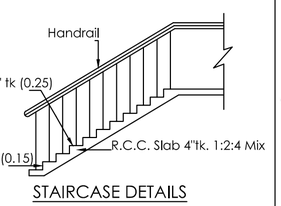

PLAN OF SUMP
(1,2 & 3)




SECTION ON BB'




PLAN
SEPTIC TANK DETAILS




STAIRCASE DETAILS

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR+ FIRST FLOOR & SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO:B4, COMPRISED IN OLD S.NO:435/1A2, PATTA NO.16806 AS PER PATTA NEW S.NO: 435/73,OF NEDUNGUNDRAM VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT, KATTANKOLATHUR PANCHAYAT UNION LIMIT.**

**LAND USE:– PRIMARY RESIDENTIAL**

### 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
6. COUNRTY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN 1:3 MIX.

### AREA STATEMENT

| | SQ.FT | SQ.M |
|---|---|---|
| PLOT AREA (As per Document) | 977.00 | 90.77 |
| PLOT AREA (As per Patta) | 979.55 | 91.00 |
| PRO.GROUND FLOOR AREA | 547.00 | 50.80 |
| PRO.FIRST FLOOR AREA | 547.00 | 50.80 |
| PRO.SECOND FLOOR AREA | 547.00 | 50.80 |
| TOTAL F.S.I AREA | 1641.00 | 152.40 |
| PLOT COVERAGE | 56 % | |
| FLOOR SPACE INDEX | 1.68 | |
| NON- F.S.I AREA : | | |
| HEADROOM AREA | 115.00 | 10.64 |

### JOINERY DETAILS:

| | DESCRIPTION | METER |
|---|---|---|
| MD | MAIN DOOR | 1.00 X 2.13 |
| D1 | DOOR | 0.91 X 2.13 |
| D2 | TOILET DOOR | 0.76 X 2.13 |
| O | OPEN | 0.90 X 2.13 |
| W | WINDOW | 1.37 X 1.22 |
| KW | KITCHEN WINDOW | 1.37 X 0.91 |
| V | VENTILATOR | 0.76 X 0.69 |

### COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

SCALE : (1 : 100)

OWNER:

T. Rani.

REGISTERED ENGINEER

P. Murugan
Er. P. MURUGAN
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG. No. RE/GR-III/19/08/288
GREATER CHENNAI CORPORATION REG. No. RE3032\2019
Shop No. 14, 1st Floor, Municipality New Building Complex
Shanmugam Road, West Tambaram, Chennai-600 045
Mobile No: 9841669914 / 9841669913

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

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# 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.