PP APPROVAL RECORD

Planning Permission

Survey 145

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™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING AT PLOT NO:121, S&P SERENITY WALK, COMPRISED IN S.NO:145/17 AS PER PATTA (PATTA NUMBER:17547) NEDUNGUNDRAM VILLAGE & PANCHAYAT VANDALUR TALUK, CHENGALPATTTU DISTRICT.(KATTANKOLATHUR PANCHAYAT UNION)

APPROVED LAYOUT

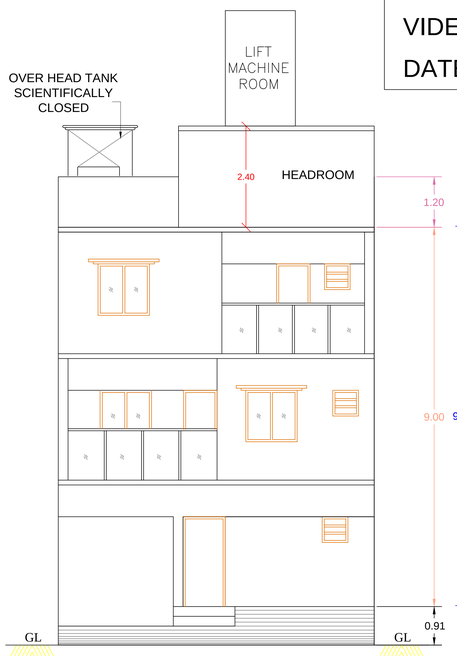
P.P.D/L.O NO : 148/2024

VIDE LETTER NO : LAYOUT -1 / 0245 /2023

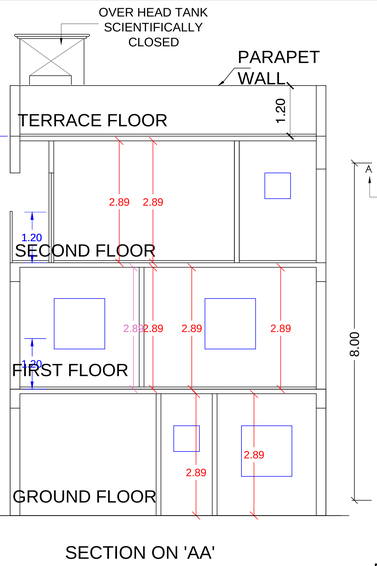
DATED : 10.07.2024

OWNERS NAME : Mr.M.V.Srinivasan
Mrs.Priya Srinivasan

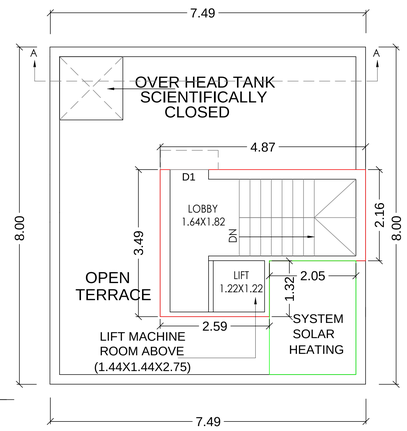
CMDA LAND USE ZONE: RESIDENTIAL. | SCALE; 1:100.



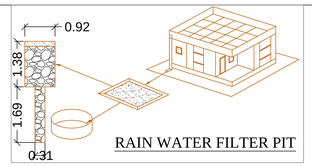
FRONT ELEVATION

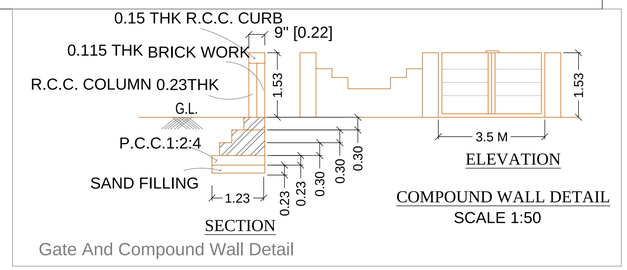


SECTION ON 'AA'

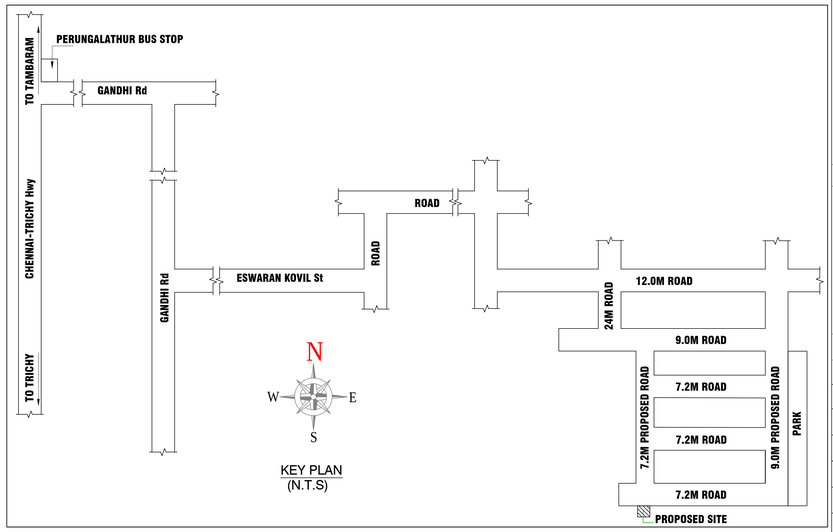


PROPOSED TERRACE FLOOR PLAN





Gate And Compound Wall Detail



KEY PLAN
(N.T.S)

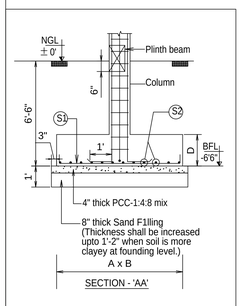
JOINERIES		
MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
SLIDING DOOR	SD	1.83 X 2.13
WINDOW	W	1.83 X 2.13
WINDOW	W1	1.22 X 1.22
VENTILATOR	V	0.76 X 0.76

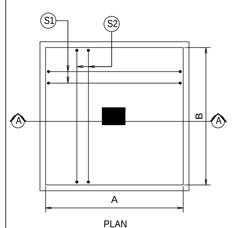
COLOUR INDEX

EXISTING
PROPOSED
ROAD
DEMOLITION
SITE BOUNDARY

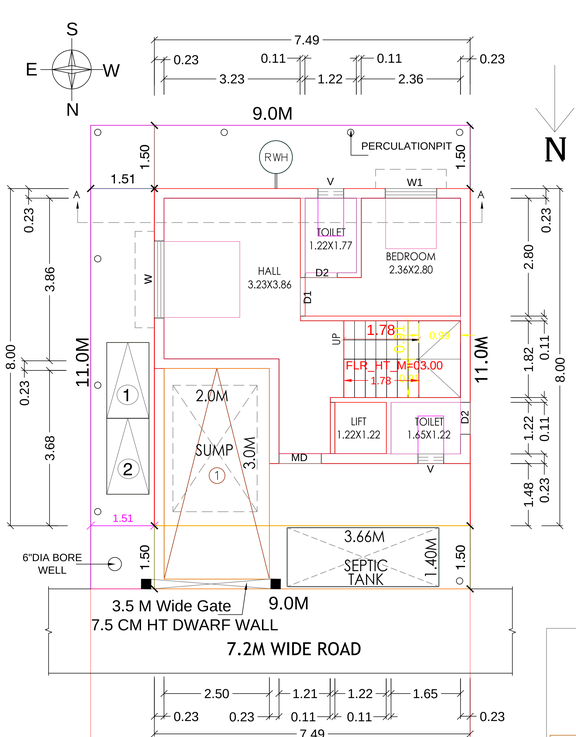
ALL DIMENSION ARE IN Meter

EXTENT IN	SQMT
PLOT AREA (AS PER DOCUMENT)	99.00
PLOT AREA (AS PER PATTA)	99.00
SUPER IMPOSED AREA	99.00
PLINTH AREA OF GROUND FLOOR	41.23
PLINTH AREA OF FIRST FLOOR	58.45
PLINTH AREA OF SECOND FLOOR	58.45
TOTAL PROPOSED FSI AREA	158.13
PLOT COVERAGE	59.04%
CONSUMED F.S.I	1.59
NON F.S.I AREA	
PARKING AREA	18.71
HEADROOM AREA	13.98
TOTAL BUILD UP AREA	190.82

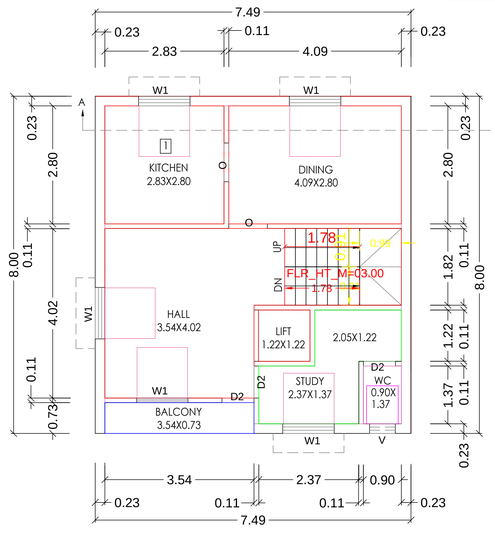




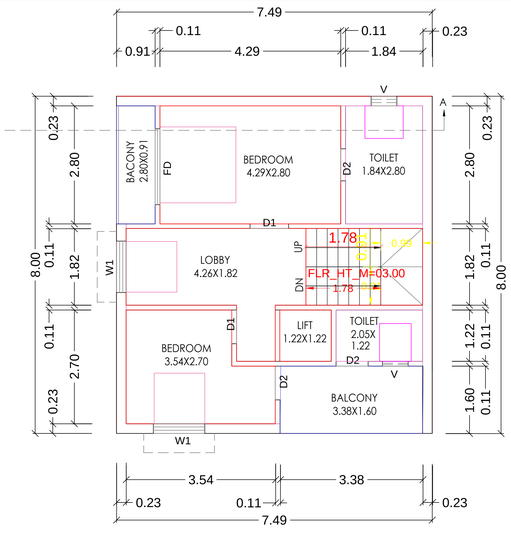
TYPICAL FOOTING DETAIL
TYPE - 1



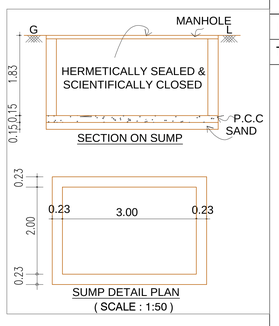
PROPOSED SITE CUM
GROUND FLOOR PLAN



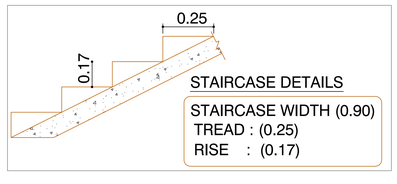
PROPOSED FIRST FLOOR PLAN

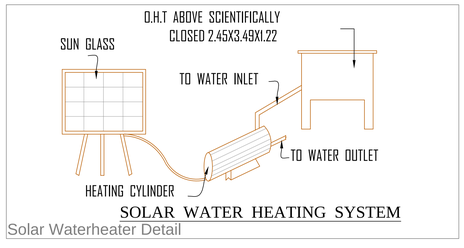


PROPOSED SECOND FLOOR PLAN



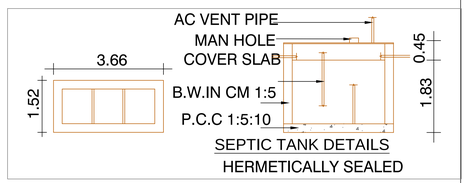
OWNER SIGNATURE:
Mr.M.V.Srinivasan
Mrs.Priya Srinivasan





SOLAR WATER HEATING SYSTEM

Solar Waterheater Detail



T.BHARANITHARAN,M.E.,C.Eng(I).
Registered Civil & Structural Engineer , CMDA
REGD NO: (RE/GR-I/19/05/166) & (SE/GR-II/19/04/036)
KURAL ASSOCIATES
No. 3/1517, Mugalivakkam Main Road,
Madhanandapuram, Porur, Chennai-600125.
Mob: 9791776685 / Tel No: 044-79670563

REGISTER 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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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.