PP APPROVAL RECORD

Planning Permission

Survey 102

Madurapakkam

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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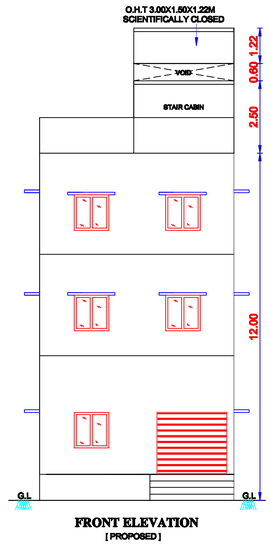
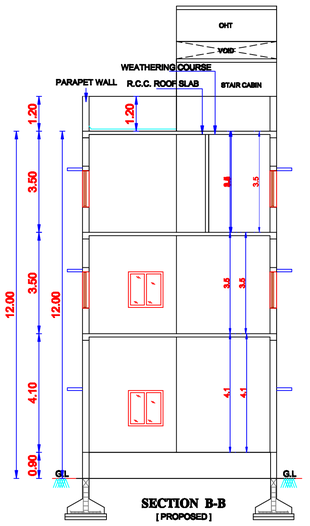
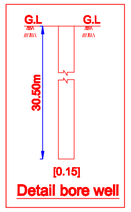
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND + 2FLOORS COMMERCIAL CUM RESIDENTIAL BUILDING (12.0M HEIGHT) AT PLOT No.58, "RAKESH SHARMA NAGAR ",KOVILANCHERY , CHENNAI - 600126. COMPRISED IN S.No.102/8Z (PATTA No.705), KOVILANCHERY VILLAGE, TAMBARAM TALUK , CHENGALPATTU DISTRICT. St. THOMAS MOUNT PANCHAYAT UNION .



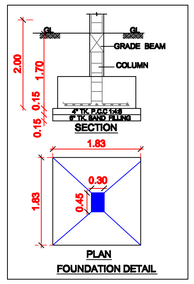
FRONT ELEVATION
[PROPOSED]



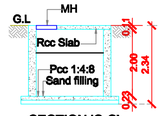
SECTION B-B
[PROPOSED]



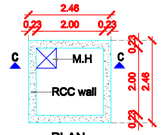
Detail bore well



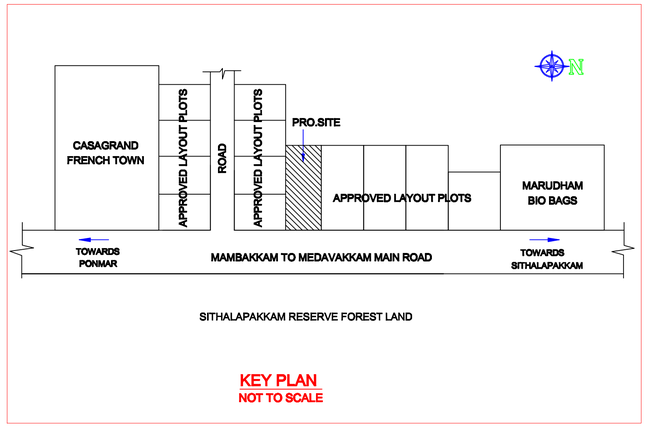
FOUNDATION DETAIL



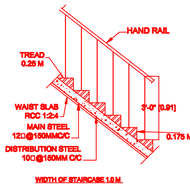
SECTION 'C-C'



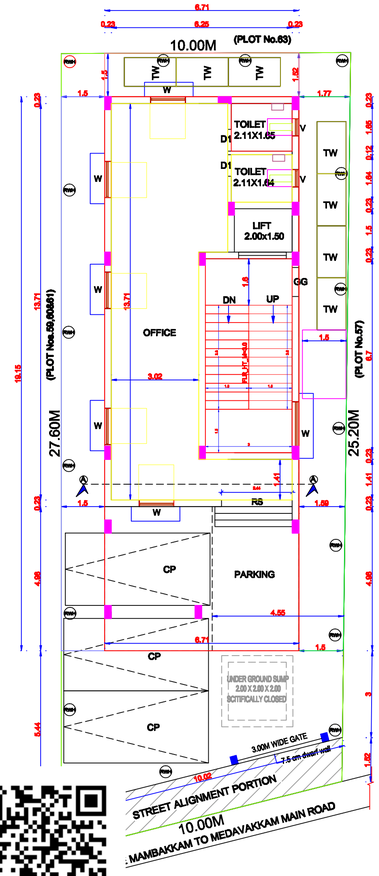
DRINKING WATER SUMP
(Scientifically Closed)



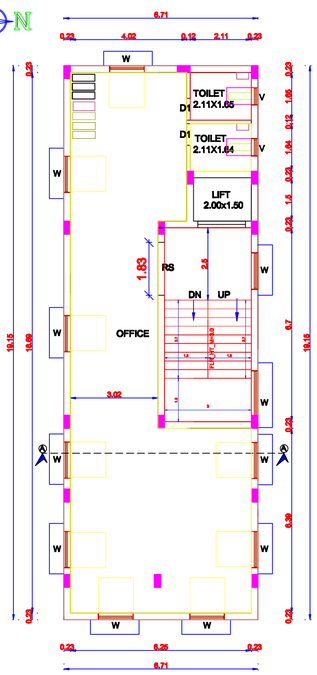
KEY PLAN
NOT TO SCALE



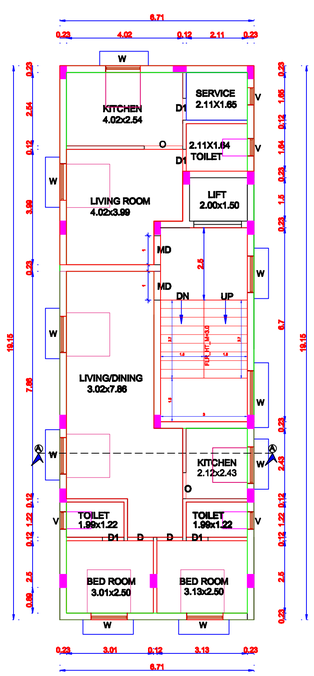
STAIR CASE DETAILS
SCALE 1:300



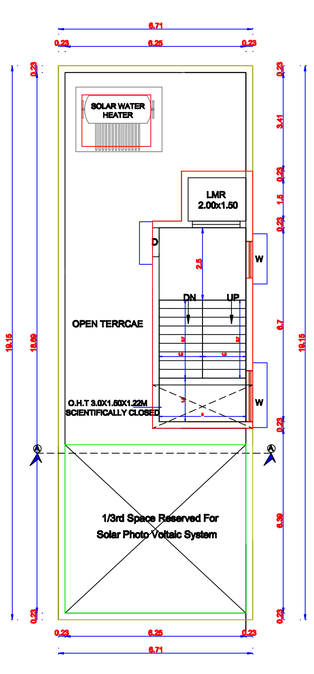
E CUM GROUND FLOOR PLAN
[PROPOSED]



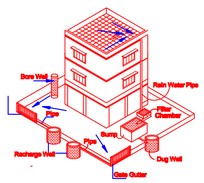
FIRST FLOOR PLAN
[PROPOSED]



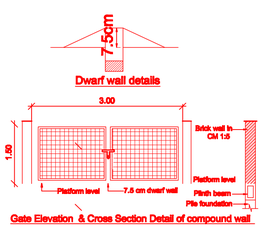
SECOND FLOOR PLAN
[PROPOSED]



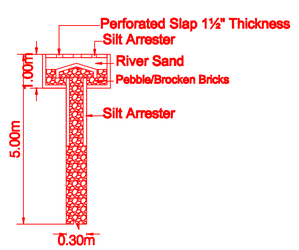
TERRACE FLOOR PLAN
[PROPOSED]



Proposed Rain Water Harvesting System
Provided as per CBR Norme Drawing No:3A
Not To Scale



Gate Elevation & Cross Section Detail of compound wall



PERCOLATION PIT

REFERENCE:

LAYOUT APPROVED BY M.M.D.A VIDE
P.P.D./L.P.No.23/1984.
LETTER No.5116/83/D2,DATED: 12/04/1984.

SPECIFICATION

R.c.c. column foundation in c.c. 1:1.5:3: mix
All r.c.c columns,lintels,plinth beam,roof slab.
and sunshade 1:1.5:2 mix
Block work in C.M. 1:5 mix
with 12mm thick plastering
Teak wood for doors and windows
Tile flooring laid on c.m 1:4 mix
Paving pressed tiles above brick jelly
lime concrete

		Sq.M.
PLOT AREA (AS PER DOC)	:	266.72
PLOT AREA (AS PER PATTA)	:	250.00

AREA STATEMENT		FSI AREA
GROUND FLOOR	:	95.09
FIRST FLOOR	:	128.51
SECOND FLOOR	:	128.51
TOTAL AREA	:	352.11
F.S.I	:	1.40
PARKING	:	33.42
HEAD ROOM	:	29.02

SCHEDULE OF JOINERY:

MD	-	Main Door	-	1.80 x 2.10
D1	-	Door	-	1.00 x 2.10
D2	-	Door	-	0.75 x 2.10
W	-	Window	-	2.40 x 2.10
W2	-	Window	-	1.20 x 1.60
V1	-	Ventilator	-	0.60 x 0.60

COLOUR INDEX

PROPOSED
ROAD
SITE BOUNDARY

SCALE - 1 : 100 | ALL DIMENSION ARE IN METER 'M'

APPLICANT SIGNATURE

Er. G. JAYASANKAR, M.Tech., (Struct.) M.Sc. (Valuation)., M.Sc.,(Geo)., M.Sc.,(P & M)., M.I.E., F.I.V.
Chartered Engineer & Govt. Regd. Valuer
Registered Engineer, Grade-I (RE)
Greater Chennai Corporation Reg. No. RE103742023
C.M.D.A. Reg. No. RE/GR-I / 2022 /10 /396
Competent Person To Issue Stability Certificate For Factory Building & Public Buildings
M-36, First Floor, 10th Street, Anna Nagar East,
Chennai-600 102. Cell: 98400 21164,
E-Mail: jeyemassociates70@gmail.com

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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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+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.