PP APPROVAL RECORD

Planning Permission

Survey 21 and 1 more

Vandaloor

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

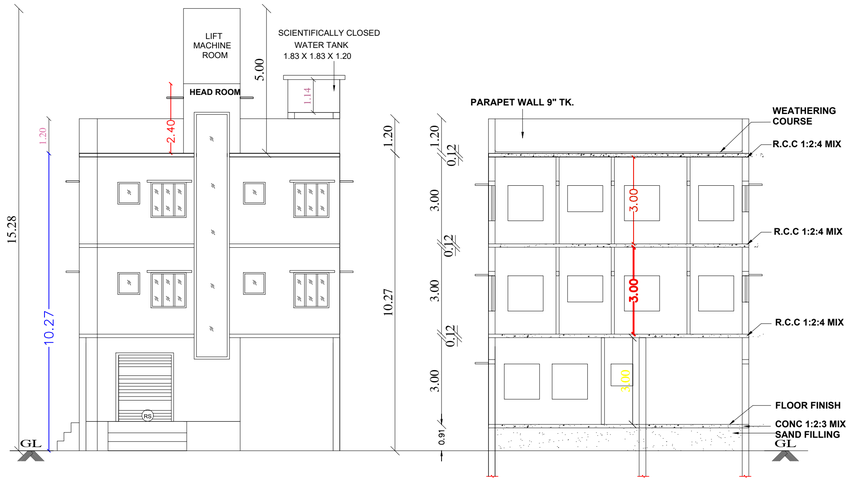
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO: 47 , " AIRA AVENUE ", IN OLD SURVEY NO's : 21 / 1 & 22 / 1A , AS PER PATTA NEW SURVEY NO's: 21 / 19 & 22 / 14 , PATTA NO: 9997 OF VANDALUR VILLAGE, KATTANKULATHUR PANCHAYAT UNION LIMITS, VANDALUR TALUK, CHENGALPET DISTRICT.

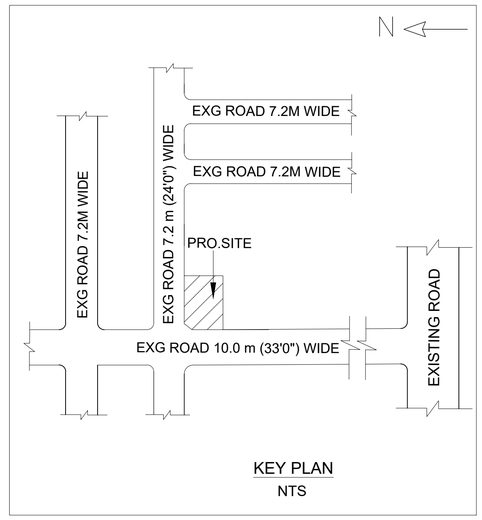
OWNER NAME:

Mrs. SARANYA SUNDARAVEL



FRONT ELEVATION

SECTION :"A-A"



KEY PLAN

NTS

PLAN INFO
PLOT_NO=47
SURVEY_NO=21 / 19 & 22 / 14
PATTA_NO=9997
TALUK=VANDALUR
DISTRICT=CHENGALPET
AS_PER_DOCUMENT=142.93
AS_AT_SITE=144.00
FMB_OR_PLR=143.00
EXISTING_FLOOR_AREA_TO_BE_DEMOLISHED_M2=0
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=10.50
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=142.88
AVG_PLOT_DEPTH=12.00
AVG_PLOT_WIDTH=12.00
AREA_TYPE=PRIMARY RESIDENTIAL
ROAD_WIDTH=10.0
ROAD_LENGTH=250
BLK_1_NON_FSI_AREA=12.07
BLK_1_FLR_0_PARKING_AREA=25.56
BLK_1_FLR_0_BLT_UP_AREA=41.75
BLK_1_FLR_1_BLT_UP_AREA=67.31
BLK_1_FLR_2_BLT_UP_AREA=67.31
LAND_USE_ZONE = COMMERCIAL (B-SHOP) & RESIDENTIAL
BLOCK_1_B-SHOP_MEMBER_COUNT=2
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT

LAYOUT WAS APPROVED BY CMDA

P. P. D / L . O NO: 32 / 2024

CMDA LAND USE ZONE: PRIMARY RESIDENTIAL	SCALE: 1:100.

JOINERIES

MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.22 X 1.22
WINDOW	W1	1.72 X 1.22
KITCHEN WINDOW	KW	1.22 X 0.91
VENTILATOR	V	0.76 X 0.91
JOLLY	J	1.22 X 1.22

COLOUR INDEX

PROPOSED

ROAD

SITE BOUNDARY

SPECIFICATIONS :

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roofs with R.C.C.1:2:4
7. Weathering course with brick jelly lime Concrete
8. Ceramic flooring over a basecourse of C.C.1:5:10

ALL DIMENSION ARE IN Feet & Mtr

EXTENT IN	SQFT	SQMT
PLOT AREA (AS PER DOCUMENT)	1538.00	142.93
PLOT AREA (AS PER PATTA)	1539.00	143.00
SUPER IMPOSED AREA	1537.00	142.88
PLINTH AREA OF GROUND FLOOR (COMMERCIAL)	449.00	41.75
PLINTH AREA OF FIRST FLOOR (RESIDENTIAL)	724.00	67.31
PLINTH AREA OF SECOND FLOOR (RESIDENTIAL)	724.00	67.31
TOTAL AREA	1897.00	176.37
F.S.I	1.23	

NON FSI AREA

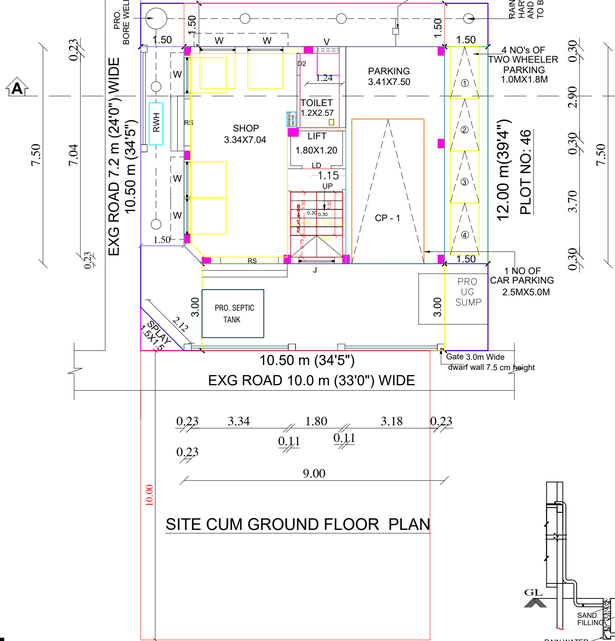
PARKING AREA	275.00	25.56
HEAD ROOM AREA	90.00	8.32
LIFT MACHINE ROOM AREA	40.35	3.75

Mrs. SARANYA SUNDARAVEL

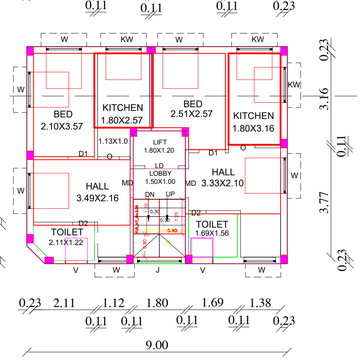
OWNER SIGNATURE:

Er. E.SASIREKHA B.E.,
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade-II)
CMDA Reg No. RE/Gr-II/19/04/052
Greater Chennai Corporation Reg No. RE200982019
Tambaram Corporation Reg No. 009/LS/2019/00007
PLOT No. C, VETRI NAGAR,
MUDICHUR ROAD, W.TAMBARAM,
CHENNAI - 600 045.
CELL : 90030 99383, 044-43111414.

REGISTER ENGINEER



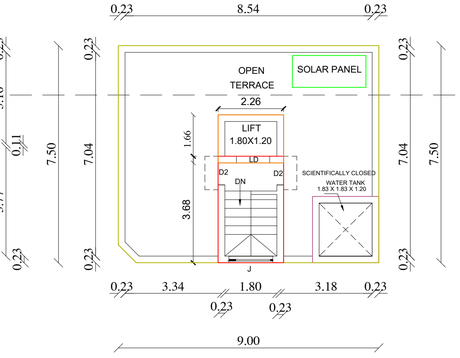
SITE CUM GROUND FLOOR PLAN



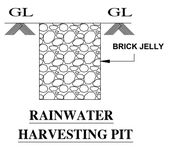
TYPICAL FLOOR PLAN

(FIRST & SECOND FLOOR)

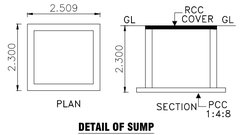
TYPICAL_FLOOR_PLAN=1,2



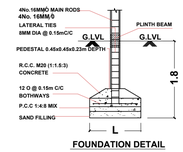
TERRACE FLOOR PLAN



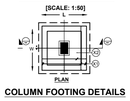
RAINWATER HARVESTING PIT



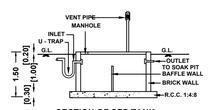
DETAIL OF SUMP



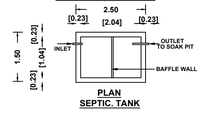
FOUNDATION DETAIL



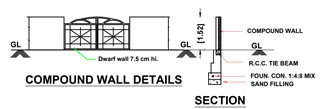
COLUMN FOOTING DETAILS



SECTION OF SEP.TANK

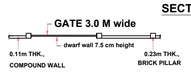


PLAN SEPTIC. TANK

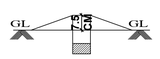


COMPOUND WALL DETAILS

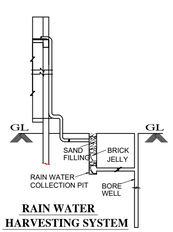
SECTION



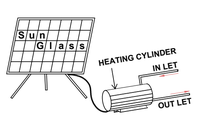
COMPOUND WALL PLAN



Dwarf Wall Details

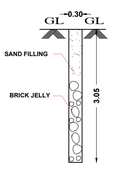


RAIN WATER HARVESTING SYSTEM

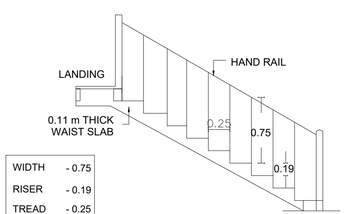


SOLAR WATER HEATING SYSTEM

SCALE-1:30



PERCULATION PIT



WIDTH	- 0.75
RISER	- 0.19
TREAD	- 0.25

STAIRCASE DETAIL

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.