PP APPROVAL RECORD

# Planning Permission

## Survey 184

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,
Chennai 600 097, India

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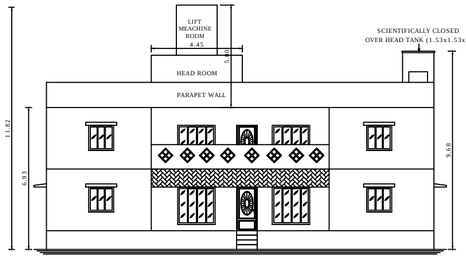
+91 9996 12 9996

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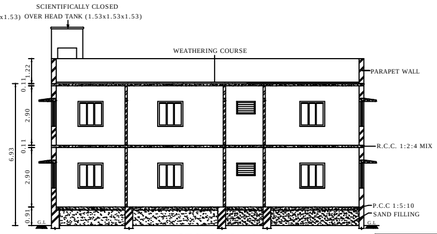
PLAN SHOWING THE ADDITIONAL CONSTRUCTION OF EXISTING GROUND FLOOR AND PROPOSED FIRST FLOOR RESIDENTIAL BUILDING IN OLD SURVEY NOS. 183/1 (PART),183/4 (PART), 184/1 (PART), PATTA NO. 17090, AS PER PATTA NEW SURVEY NOS. 183/1A2, 183/1B, 183/4B, 183/5, 184/1A2 & 184/1B, PLOT NOS. 140, 141, 142, 143, 144 & 145, AT "S&P SERENITY WALK", NEDUNGUNDRAM VILLAGE, VANDALUR TALUK, CHENGALPET DISTRICT. (WITHIN KATTANKOLATHUR PANCHAYAT UNION LIMITS).

SCALE 1" = 8'0" (1:100)

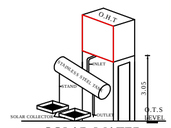
LAYOUT APPROVED NO. PLANNING PERMIT NO. 15865, P.P.D/L.O. NO. 148/2024, Lr. NO. L1/0245/2023, DT: 10-07-2024.




ELEVATION

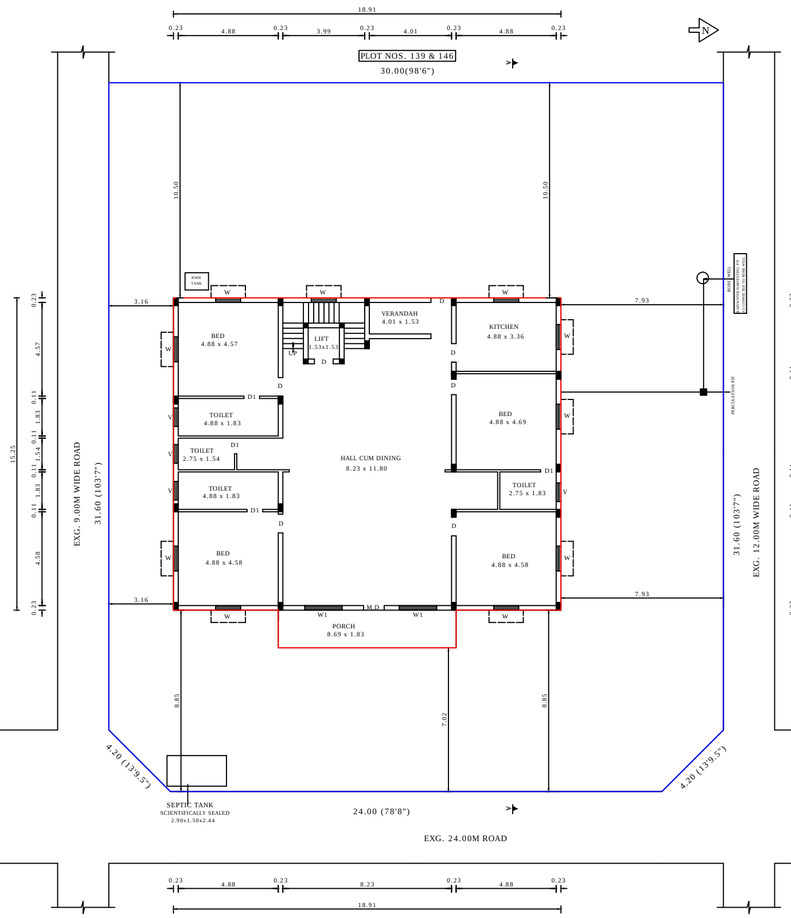



SECTION - AA

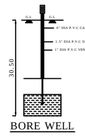



SOLAR WATER HEATING SYSTEM

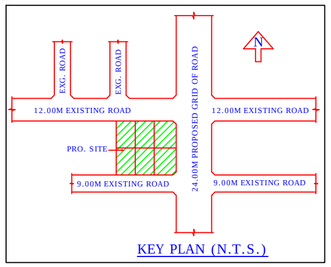
PLAN INFO
PLOT_NO=141,142,143 & 144
SURVEY_NO=183/1B,183/4B & 184/1B
PATTA_NO=17090
TALUK=VANDALUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=759.01
AS_AT_SITE=759.00
FMB_OR_PLR=759.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=24.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=759.01
AVG_PLOT_DEPTH=22.60
AVG_PLOT_WIDTH=24.00
AREA_TYPE=OTHERS
ROAD_WIDTH=24.00
ROAD_LENGTH=24.00
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=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=CORPORATION
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



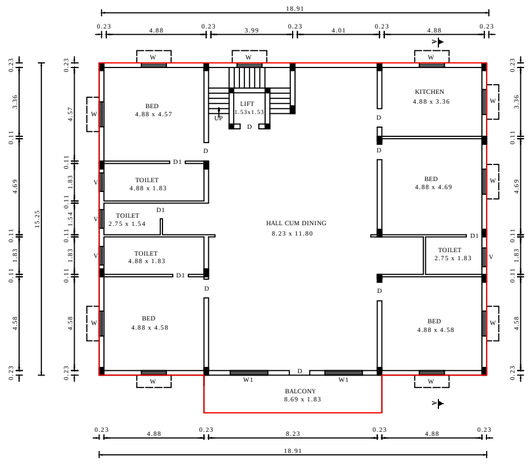

SITE CUM GROUND FLOOR PLAN



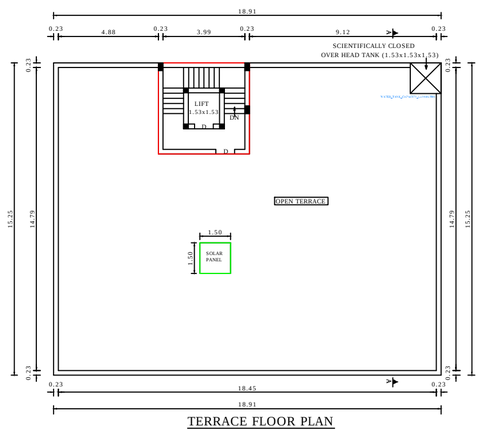

BORE WELL




KEY PLAN (N.T.S.)




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

AREA STATEMENT

| | SQMT | SQFT |
|---|---|---|
| PLOT AREA (AS PER DOCUMENT) | 1028.98 | 11076.00 |
| PLOT AREA (AS PER PATTA) | 1029.00 | 11076.15 |
| SUPER IMPOSED AREA | 1029.00 | 11076.15 |
| EXISTING GROUND FLOOR AREA | 304.28 | 3275.27 |
| PROPOSED FIRST FLOOR AREA | 304.28 | 3275.27 |
| TOTAL AREA | 608.56 | 6550.54 |
| F.S.I = 0.59 | | |
| PLOT COVERAGE = 29.5% | | |

| NON F.S.I AREA | SQMT | SQFT |
|---|---|---|
| HEAD ROOM & LIFT ROOM AREA | 19.80 | 213.13 |

COMPOUND WALL LENGTH - 125.60 M (411'11")

CMDA LANDUSE MAP : PRIMARY RESIDENTIAL

COLOUR INDEX

PROPOSED EXISTING

BOUNDARY ROAD

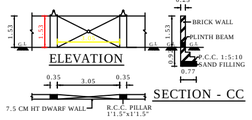
SCHEDULE OF JOINERY

| | | | |
|---|---|---|---|
| M.D. | MAIN DOOR | (100x213) | 3'3"x7'0" |
| D | DOOR | (91x213) | 3'0"x7'0" |
| D1 | DOOR | (76x213) | 2'6"x7'0" |
| W | WINDOW | (122x122) | 4'0"x4'0" |
| W1 | WINDOW | (183x183) | 6'0"x6'0" |
| V | VENTILATOR | (91x61) | 3'0"x2'0" |

NOTE:-
NO. OF FLOOR : GROUND FLOOR + 1
NO. OF DWELLING : 2

OWNER:

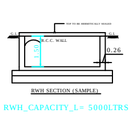





ELEVATION

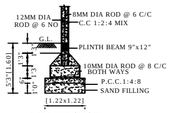
SECTION - CC

COMPOUND WALL PLAN



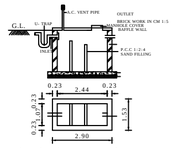

RWH SECTION (SAMPLE)

RWH_CAPACITY_L= 5000LTRS

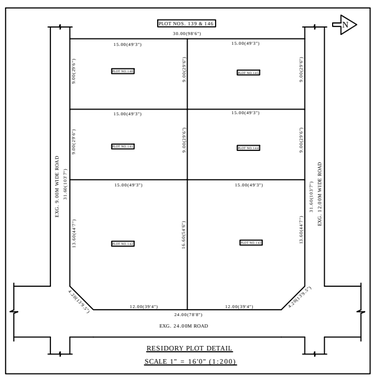



RUN THROUGH COLUMN FOUNDATION

SCALE 1"=4'0" (1:50)

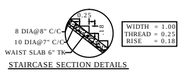



SEPTIC TANK DETAIL



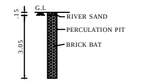

RESIDORY PLOT DETAIL

SCALE 1" = 16'0" (1:200)

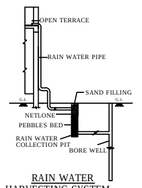



STAIRCASE SECTION DETAILS

SCALE 1"=4'0"(1:50)




PERCULATION PIT




RAIN WATER HARVESTING SYSTEM


K.KALAIVANI, DCE.,D'CAD,
LICENSED SURVEYOR
CMDA-Reg.No.RE/Gr-III/19/04/121
TAMBARAM MUNICIPALITY
No.2/3, Veeraraghavan Street,
Srinivasa nagar,
New Perungalathur, Chennai-63.
Cell:9444162598, 9789825605.


LICENSED SURVEYOR:

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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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.