PP APPROVAL RECORD

Planning Permission

Survey 136

Vengaivasal

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

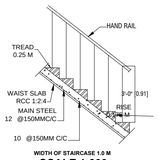
ISSUING AUTHORITY
Rural Panchayat

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

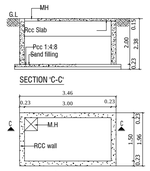
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED DEMOLITION & RE - CONSTRUCTION OF A GROUND , FIRST & SECOND FLOORS RESIDENTIAL BUILDING WITH 2 DWELLING UNITS 10.00 M HEIGHT AT PLOT NOS: H2 & H3 , " THIRUMOOLAR AVENUE " , VENGAIVASAL , COMPRISED IN OLD S.NO: 136 / 4 & 136 / 5 , PATTA NOs. 10941 & 10959 , AS PER PATTA S.NOs: 136 / 20 , 136 / 21 & 136 / 24 , OF VENGAIVASAL VILLAGE PANCHAYAT , TAMBARAMTALUK , CHENGALPATTU DISTRICT, ST. THOMAS MOUNT PANCHAYAT UNION LIMITS.

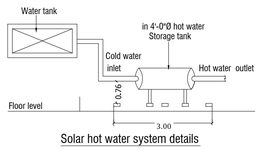
NOTE :
SUB - DIVISION PLAN APPROVED BY VIDE : P.P.NO. 1528 / 2018 , OFFICE LETTER D.Dis.No. 13246 / 2018 , DATED : 10 - 12 - 2018 .



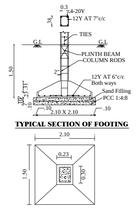
WIDTH OF STAIRCASE 1.0 M
SCALE 1:300



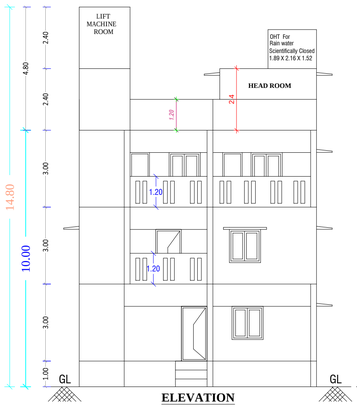
DRINKING WATER SUMP
(Scientifically Closed)



Solar hot water system details



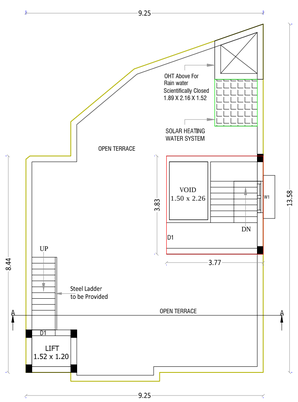
TYPICAL SECTION OF FOOTING
PLAN OF FOUNDATION



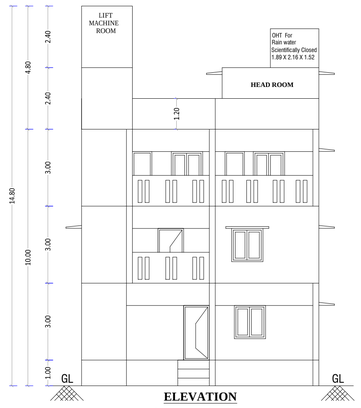
ELEVATION



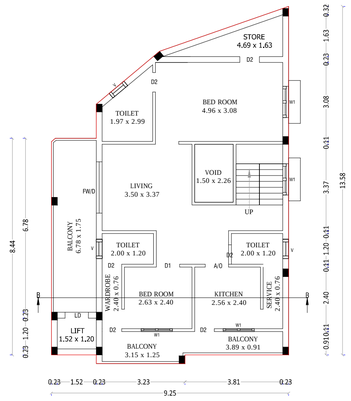
SECTION ON A-A



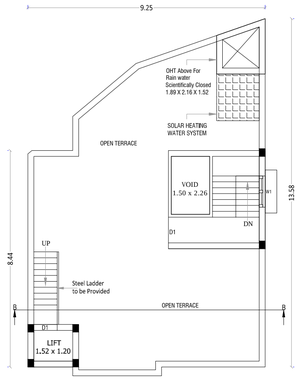
TERRACE FLOOR PLAN (PROPOSED)



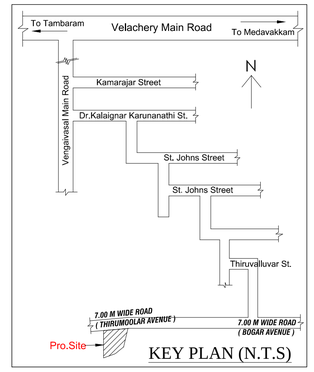
ELEVATION
(TO BE DEMOLISHED)



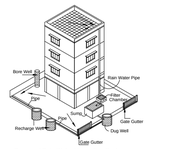
EXG. SECOND FLOOR PLAN (TO BE DEMOLISHED)



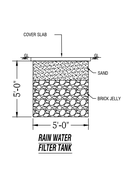
EXG. TERRACE FLOOR PLAN (TO BE DEMOLISHED)



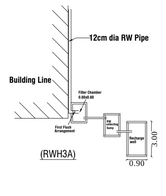
KEY PLAN (N.T.S)



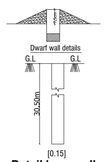
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



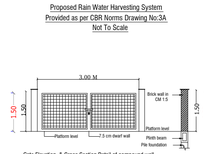
RAIN WATER FILTER TANK



(RWH3A)



Detail bore well



Gate Elevation & Cross Section Detail of compound wall

JOINERY DETAILS		
MD	MAIN DOOR	1.00 x 2.13
LD	LIFT DOOR	0.91 X 2.13
D1	DOOR 1	0.91 X 2.13
D2	DOOR 2	0.76 X 2.13
A/O	ARCH OPENING	0.91 X 2.13
W1	WINDOW 1	1.22 x 1.37
FW	FRENCH WINDOW	2.00 x 2.13
KW	KITCHEN WINDOW	1.22 x 1.00
V	VENTILATOR	0.76 x 0.91

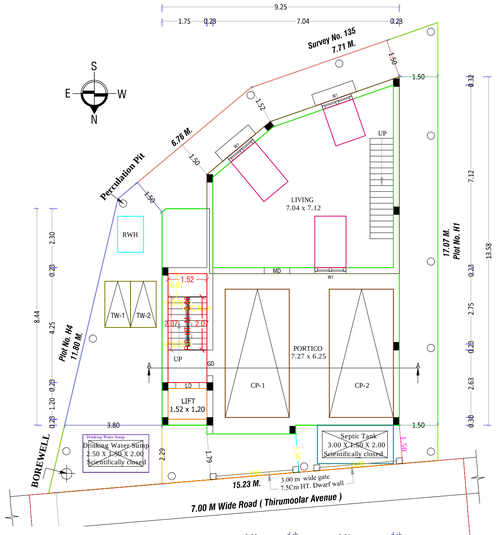
SPECIFICATION :

BRICK WORK : SUPER STRUCTURE WITH MAIN WALL USING CM 1:5 MORTAR PARAPET WALL CM 1:4 MORTAR.
WOOD WORK : MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD
RCC WORK : MINIMUM GRADE OF CONCRETE M25 (1:1:2)
FLOORING : ALL ROOM CERAMICS TILES FLOORING.
PLASTERING WORK : PLASTERING WORK IN C.M. 1:4.
WEATHERINGCOURSE WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M. WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

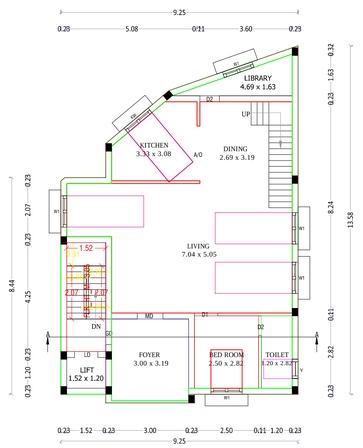
S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTA	228.00 SQ.M
2	AS PER DOCUMENT	228.44 SQ.M
3	AS PER SITE	201.08 SQ.M

FSI AREA DETAILS IN SQ.M		
S.NO.	FLOOR	AREA IN SQ.M
1	GROUND FLOOR AREA	46.02
2	FIRST FLOOR AREA	106.54
3	SECOND FLOOR AREA	103.15
4	TOTAL	255.71
5	FSI	1.272
NON FSI AREA DETAILS IN SQ.M		
1	PORTICO	60.52
2	HEAD ROOM AREA	14.44
3	LIFT MACHINE ROOM	1.82
4	TOTAL NON FSI AREA	76.78
5	TOTAL BUILDUP AREA	332.49
DEMOLITION AREA DETAILS IN SQ.M		
1	GROUND FLOOR AREA	106.54
2	FIRST FLOOR AREA	106.54
3	SECOND FLOOR AREA	106.54
4	TOTAL FLOOR AREA	319.62

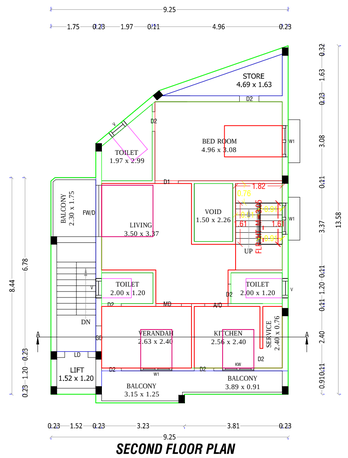
COLOR INDEX		PROPOSED		DEMILITION	
ROAD		BOUNDARY		SCALE 1: 100	



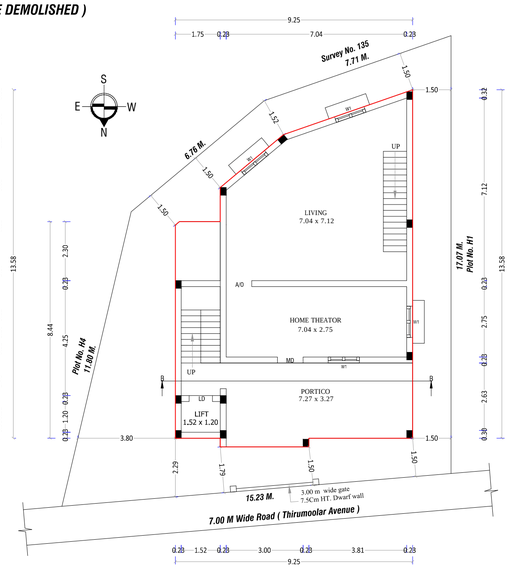
GROUND FLOOR PLAN (PROPOSED)



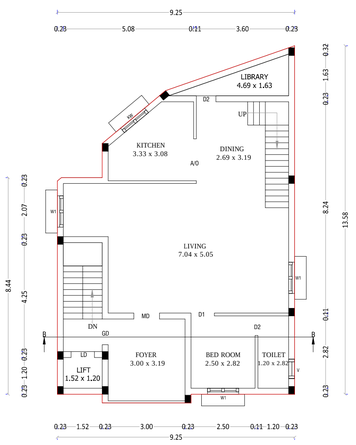
FIRST FLOOR PLAN (PROPOSED)



SECOND FLOOR PLAN (PROPOSED)



SITE CUM EXG - GROUND FLOOR PLAN
(TO BE DEMOLISHED)



EXG. FIRST FLOOR PLAN (TO BE DEMOLISHED)

OWNERS : (Mr. PRABHAKAR R & Mrs. SEETHALAKSHMI P)

D. THIRUMALAI RAJAN, D.C.E., I.T.I.
RE/III/2024/11/0154-CMDA
Off.No.17, Kulakkarai Cross Street,
Gowrivakkam, Chennai - 600 073.
Mobile: 7845413839

REGISTERED 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

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.