PP APPROVAL RECORD

Planning Permission

Survey 297

Nanmangalam

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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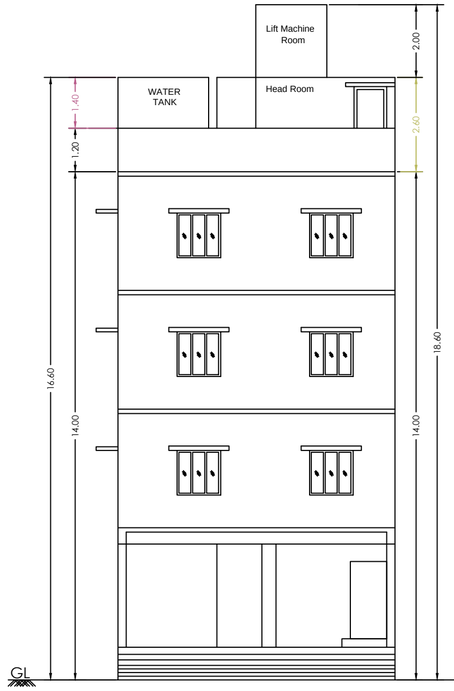
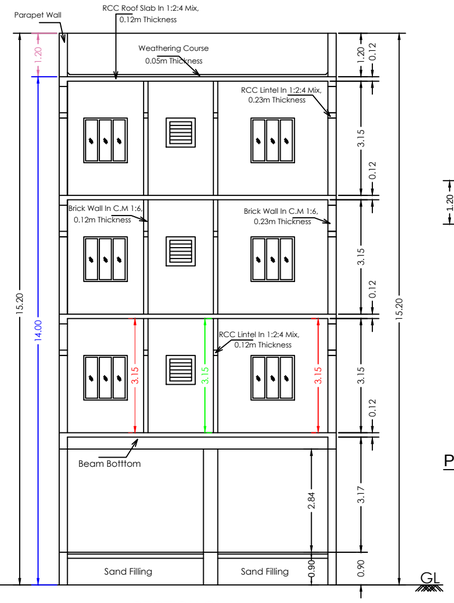
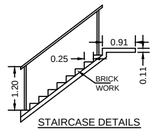
PLAN SHOWING THE PROPOSED DEMOLITION & RECONSTRUCTION OF STILT + 3 FLOORS WITH 6 DWELLING UNITS RESIDENTIAL BUILDING AT PLOT No.22, COMPRISED IN OLD S.No.297/2, AS PER PATTA NEW S.No.297/2A1B, PATTA No.14731, OF NANMANGALAM VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION, TAMBARAM TALUK, CHENGALPATTU DISTRICT.



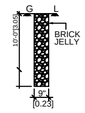
FRONT ELEVATION.



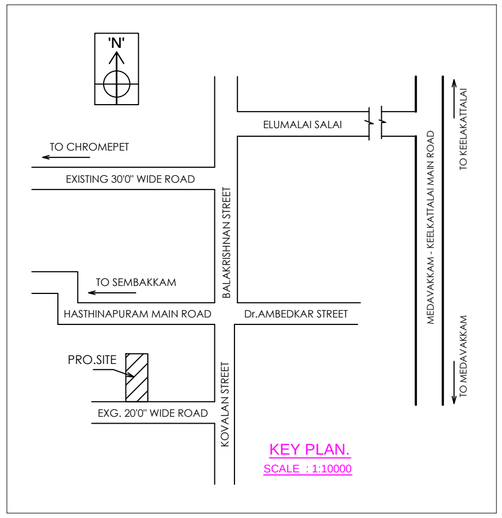
SECTION ON 'A-A'



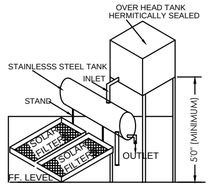
STAIRCASE DETAILS



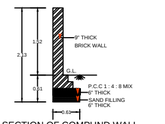
PERCULATION PIT



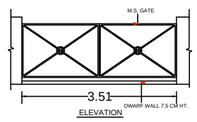
KEY PLAN.
SCALE : 1:10000



SOLAR WATER HEATING SYSTEM

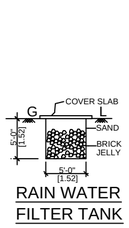


SECTION OF COMPUND WALL



ELEVATION

COMPOUND WALL DETAIL
SCALE = 1 : 50



RAIN WATER FILTER TANK

SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6" THICK R.C.C TIE BEAM 1:2:4.
* TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
* 9" THICK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAB 1:2:4 MIX 41/2" THICK.

AREA DETAILS:	SQ.FT	SQ.M
PLOT AREA		
AS PER DOCUMENT	1815.00	168.61
AS PER PATTA		200.00
FIRST FLOOR	1206.64	112.10
SECOND FLOOR	1206.64	112.10
THIRD FLOOR	1206.64	112.10
TOTAL	3619.92	336.30
STILT FLOOR	1251.63	116.28
HEAD ROOM	186.22	17.30
PLOT COVERAGE	68.96 %	
F.S.I	1.994	
NUMBER OF DWELINGS	6 Nos	
DEMOLITION AREA DETAILS:		
GROUND FLOOR	960.00	89.18

SCHEDULE OF JOINERY:

MD	——	MAIN DOOR	——	1.00m X 2.10m
D1	——	DOOR	——	0.90m X 2.10m
D2	——	DOOR	——	0.75m X 2.10m
OP	——	OPENING	——	0.90m X 2.10m
W	——	WINDOW	——	1.20m X 1.20m
W1	——	WINDOW-1	——	1.20m X 2.00m
J	——	JOLLY	——	1.20m X 1.20m
V	——	VENTILATOR	——	0.80m X 0.80m

COLOUR INDEX:

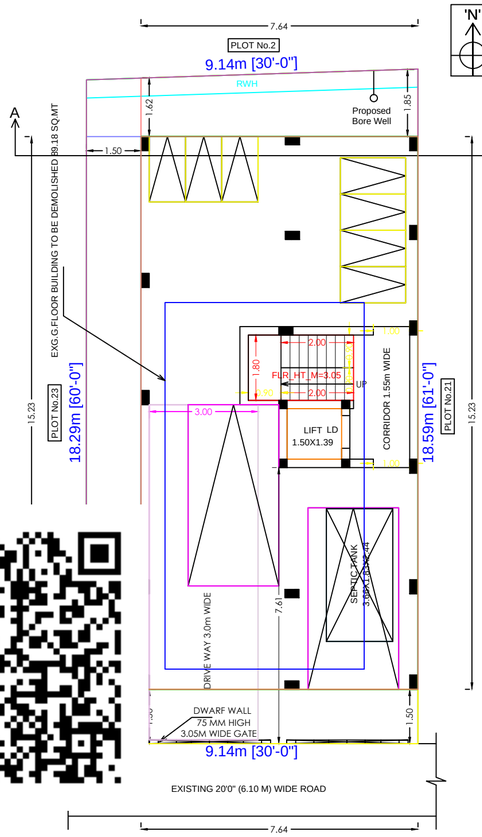
PROPOSED BUILDING
EXISTING ROAD
PROPOSED DEMOLITION
SITE BOUNDARY LINE

SCALE : 1"-8'.0" (1: 100)

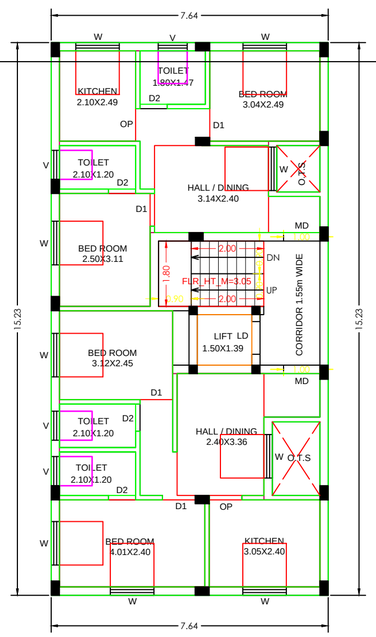
OWNER / POWER OF ATTORNEY SIGNATURE:

REGISTERED ENGINEER:

M.SRINIVASAN.,ME.,
REGISTERED ENGINEER
TAMBARAM CITY MUNICIPAL CORPORATION
009/LS/2019/00024
SRINIVASA ARCHITECTS
#60, HASTHINAPURAM MAIN ROAD,
NEHRU NAGAR, CHROMPET, CHENNAI-44.
sriarchs@gmail.com, 95664 49560.

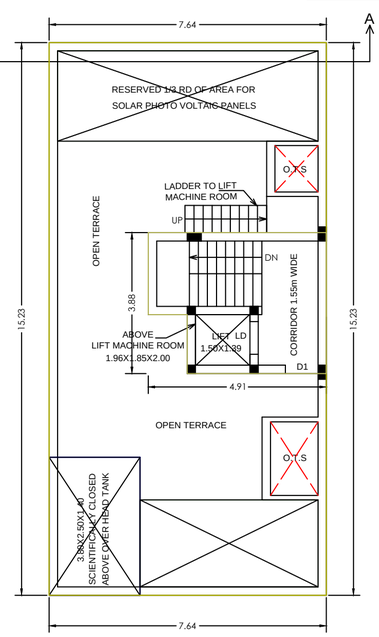


SITE / STILT FLOOR PLAN.

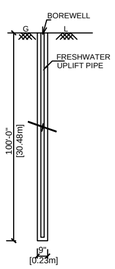


TYPICAL_FLOOR_PLAN=1,2,3

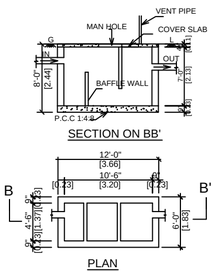
TYPICAL_FLOOR_PLAN=1,2,3



TERRACE FLOOR PLAN.

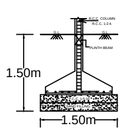


Bore Well

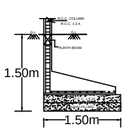


SECTION ON BB'

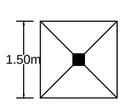
PLAN
SEPTIC TANK DETAILS



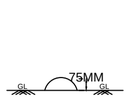
FOUNDATION DETAIL



FOUNDATION DETAIL



PLAN OF COLUMN FOUNDATION



DWARF WALL DETAIL

VISTA DESIGNSS - 3726 - 200526

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.