PP APPROVAL RECORD

Planning Permission

Survey 234/6 and 1 more

Pudupattinam Kuppam

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™

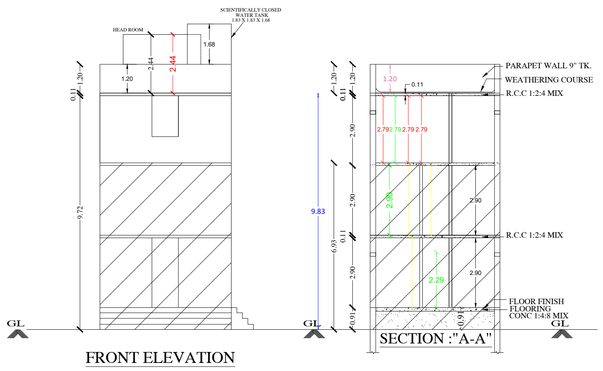
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

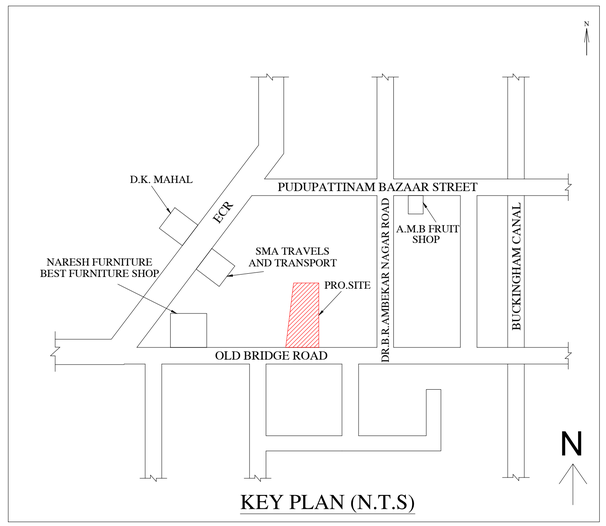
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PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION OF RESIDENTIAL BUILDING OF SECOND FLOOR AT S.NO:234/6, "OLD BRIDGE ROAD" IN OLD S.NO:234/6, AS PER PATTA NEW GRAMA NATHAM S.NO:234/6B, PATTA NO:5124 OF VILLAGE NO. 83 PUDUPATTINAM VILLAGE, PUDUPATTINAM PANCHAYAT, TIRUKALUKUNDRAM TALUK, CHENGALPATTU DISTRICT.

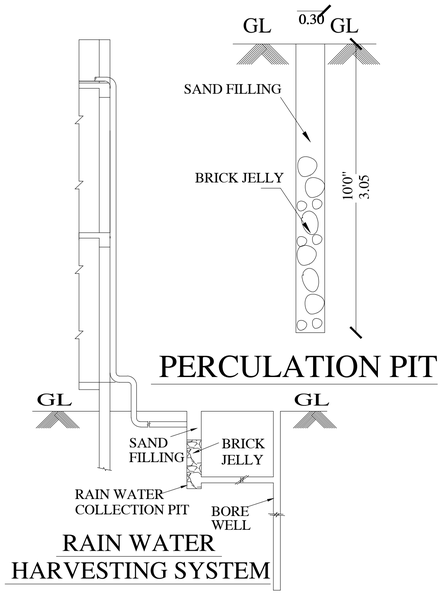


FRONT ELEVATION

SECTION :"A-A"

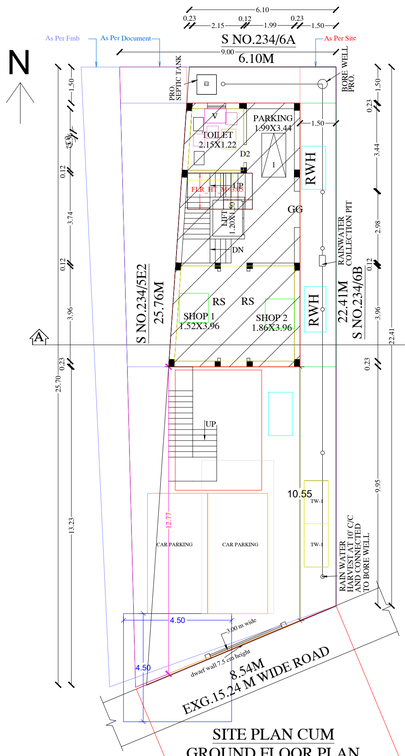


KEY PLAN (N.T.S)

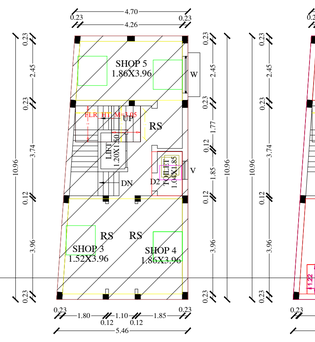


PERCULATION PIT

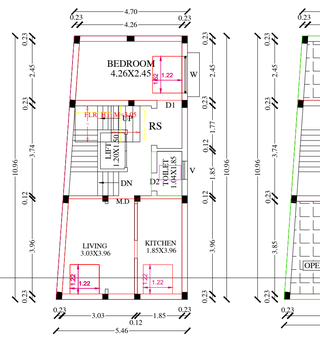
RAIN WATER HARVESTING SYSTEM



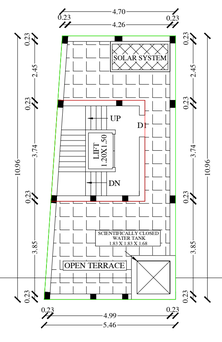
SITE PLAN CUM GROUND FLOOR PLAN COMMERICIAL EXISTING



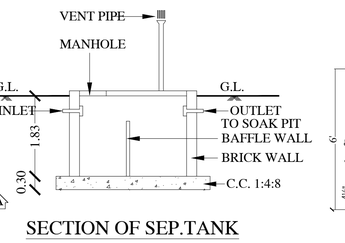
FIRST FLOOR PLAN COMMERICIAL EXISTING



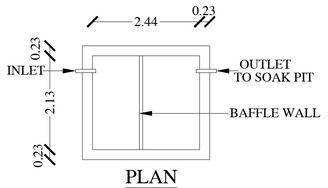
SECOND FLOOR PLAN RESIDENTIAL PROPOSED



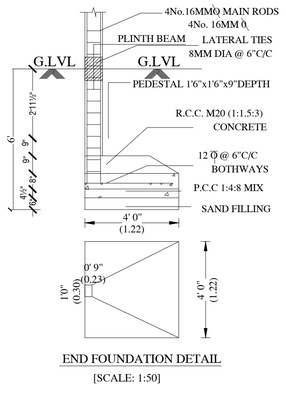
TERRACE FLOOR PLAN PROPOSED



SECTION OF SEP.TANK

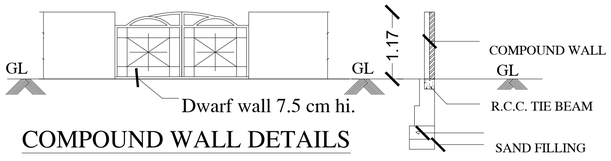


PLAN SEPTIC. TANK



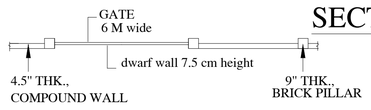
END FOUNDATION DETAIL

[SCALE: 1:50]

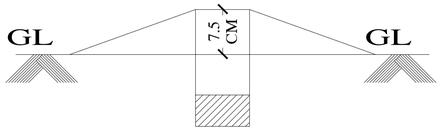


COMPOUND WALL DETAILS

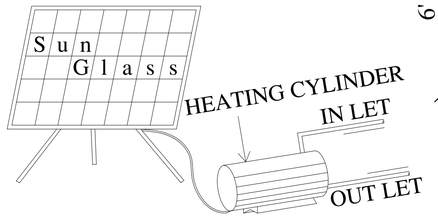
SECTION



COMPOUND WALL PLAN

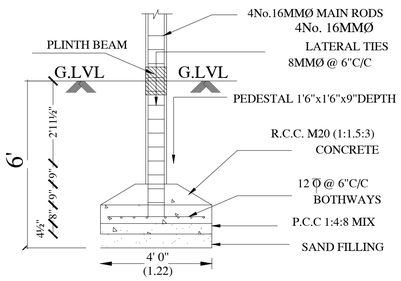


Dwarf Wall Details



SOLAR WATER HEATING SYSTEM

SCALE-1:30



FOUNDATION DETAIL

[SCALE: 1:50]

SPACE FOR APPROVAL

PLAN_INFO
APPLICANT_NAME=Mrs.D.Rajasekar
PLOT_AREA_M2=310.00
AS_AT_SITE=209.43
FMB_OR_PLR=242.00
AS_PER_DOCUMENT=310.00
PLOT_NO=-
TALUK=TIRUKALUKUNDRAM
DISTRICT=CHENGALPATTU
AVG_PLOT_DEPTH=25.76
AVG_PLOT_WIDTH=8.54
AREA_TYPE=OTHERS
ROAD_WIDTH=15.24
ROAD_LENGTH=8.54
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=8.54
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=NO
SURVEY_NO=234/6B
PATTA_NO=5124
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
BLOCK_1_B-SHOP_MEMBER_COUNT=5
JURISDICTION_TYPE=PANCHAYAT

JOINERIES

MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.22
VENTILATOR	V	0.76 X 0.76

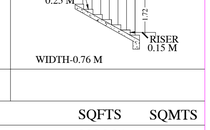
COLOUR INDEX

PROPOSED

EXG.ROAD

SITE BOUNDARY

STAIRCASE



ALL DIMENSION ARE IN Feet & Mtr

EXTENT IN	SQFTS	SQMTS
PLOT AREA (AS PER DOC)	3336.84	310.00
PLOT AREA (AS PER PATTA)	3767.00	350.00
SUPER IMPOSED AREA(AS PER SITE)	2254.30	209.43
EXT. PLINTH AREA OF G.FLOOR (COMM.)	599.88	55.73
EXT. PLINTH AREA OF F.FLOOR (COMM.)	599.88	55.73
PRO. PLINTH AREA OF S.FLOOR (RES.)	599.88	55.73
TOTAL AREA	1799.64	167.19
F.S.I	0.80	
COVERAGE	26.61%	
	NON-FSI AREA	
HEAD ROOM AREA	170.18	15.81
TOTAL BUILT-UP AREA	1969.82	183.00

OWNER NAME:
1.Mr.D.Rajasekar



Er.S.NANDHAKUMAR B.E.,M.C.E.B.Tech(Civil)
REGISTERED ENGINEER
CORPORATION OF CHENNAI, GR-II REG.No:RE204232025
CMDA REG. No:RE/II/2024/6/0168
DTCP REG. No:TVLR/RE/GR-I/2024/09/029
LAKSHANYA HOMES
No:435/8, 1st Cross Street, Kamaraj Nagar,
K.H.Road, Ennore, Chennai-600 057.
Ph: 9551135682, 9486443682

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

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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.