PP APPROVAL RECORD

Planning Permission

Survey 187

Nemmeli, at I G Resort Nemmeli village thiruporur taluk

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

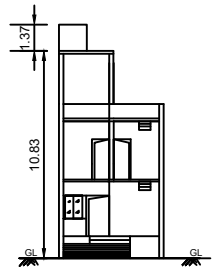
hello@verified.realestate

+91 9996 12 9996

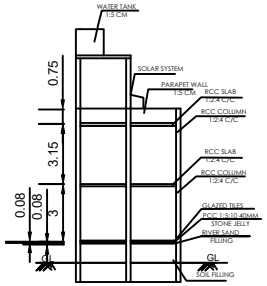
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR&FIRST FLOOR, COMMERCIAL GUST HOUSE R.C.C.BUILDING AT NEMMELI, DTCP ORDER REG. NO.2033/2019/A1, S.NO.187/35 "IG RESORTS " LAYOUT, 30 FEET CROSS ROAD, PLOT NO. 61A NEMMELI VILLAGE AND PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

NAME MANJULA

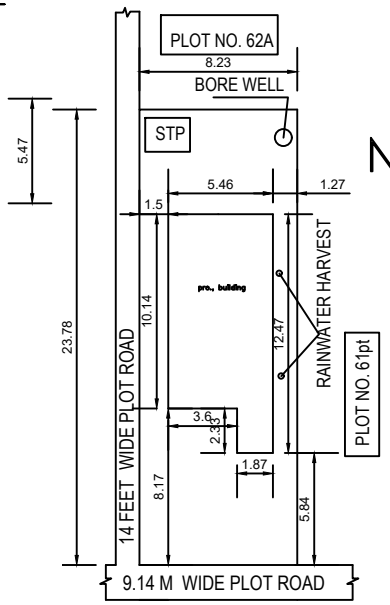


ELEVATION

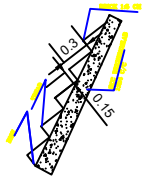


SECIOTION X-X

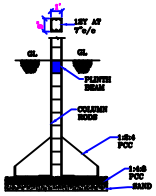




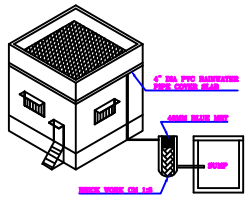
SITE PLAN
SCALE 1:100



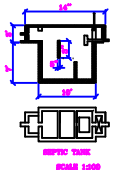
STAIRECASE



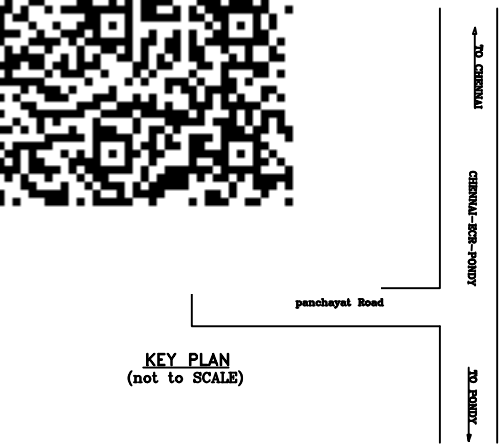
SECTION OF FOOTING



RAIN WATER HARVEST SYSTEM







KEY PLAN
(not to SCALE)

OFFICE USE

SPECIFICATION

1. RCC COLUMN FOOTING AND FOUNDATION
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS
3. MOSAIC FLOORING / SPARTAX FLOORING
4. BRICKWORK IN BASEMENT&SUPER STRUCTURE IN C.M 1:5
5. WALLS ARE PLASTERED BY CEMENT PLASTER
6. ALL R.C.C WORK IN CEMENT CONCRETE 1:2:4
7. WEATHER PROOF LAIDWITH PROPER SLOPEOVER R.C SLAB

AREA DETAILS

PROPOSED SITE AREA	:	2090.5 sq.ft/194.25 Sq.Mt
PRO GROUND/FLOOR AREA	:	642.6 sq.ft/ 59.7 Sq.Mt
PRO FIRST/FLOOR AREA	:	715.56 sq.ft/ 69.83 Sq.Mt
NON FSI STAIRCASE AREA	:	342.29 sq.ft/ 31.8 Sq.Mt
PRO TOTAL/FLOOR AREA	:	1358.16 sq.ft/129.53 Sq.Mt
COVER -UP AREA	:	30.74%
FLOOR SPACE INDEX(FSI)	:	0.65

JOINERY DETAILS

MAIN DOOR	1.2 x 2.1
DOOR D	0.91 x 2.1
DOOR D1	0.79 x 2.1
WINDOW W1	1.52 x 0.91
WINDOW W2	1.2 x 0.91
VENTILATOR	0..76 x 0.49

COLOR INDEX

PROPOSED
ROAD
BOUNDARY

SCALE 1:100

OWNER: NAME -MANJULA

P S- Manjula.

REGISTERD ENGINEER

K. MUNUSWAMY, B.E.,
Registered Engineer, Licensed Surveyor
No. RE / Gr-I / 19 / 04 / 004
No: 322, South Street, Perumaleri Village,
Vadakadambadi Post,
Chengalpattu District - 603 104
Cell : 9789851813 / 9345171401

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.