PP APPROVAL RECORD

# Planning Permission

## Survey 28

Medavakkam

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

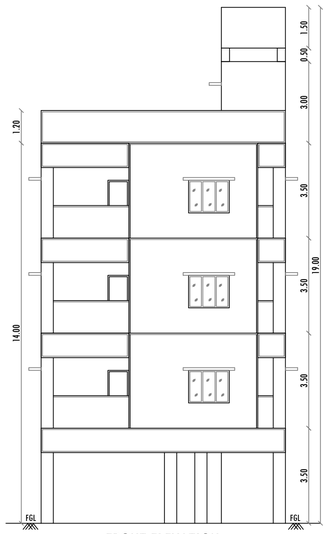
ISSUING AUTHORITY
**Rural Panchayat**

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

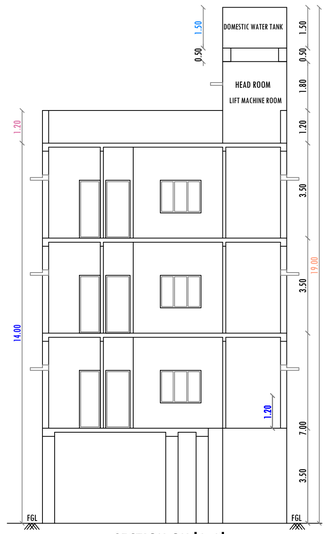
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

# Plan Showing The Proposed Construction Of A Residential Building With 6 Dwelling Units ( Height -14.00M), Stilt + 3 Floors, At Plot No.11, Seetharaman Street, "SELVAGANAPATHY NAGAR", Comprised In Old S.No.28/2 & 28/3, As Per Patta New S.No.28/1L, Patta No:2450 Of Medavakkam Village, Tambaram Taluk, Chengalpattu District. St.Thoma Mount Panchayat Union Limit.

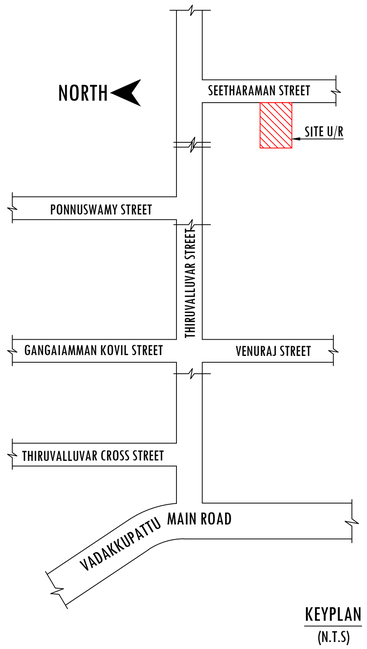
**Note: Approved CMDA Layout Vide PPD/L.O No: 94/2004.**



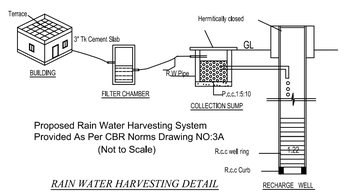

FRONT ELEVATION
(PROPOSED)



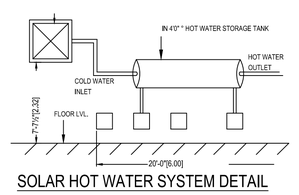

SECTION ON 'A-A'
(PROPOSED)



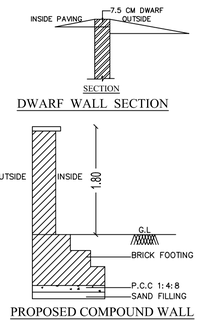

KEYPLAN
(N.T.S)




*RAIN WATER HARVESTING DETAIL*



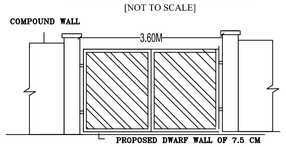

SOLAR HOT WATER SYSTEM DETAIL



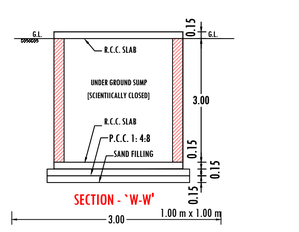

DWARF WALL SECTION



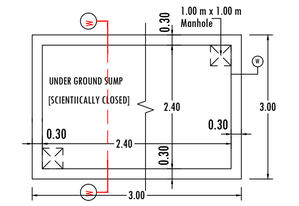

PROPOSED COMPOUND WALL
[NOT TO SCALE]



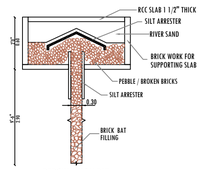

PROPOSED ENTRY & EXIT GATE
[NOT TO SCALE]



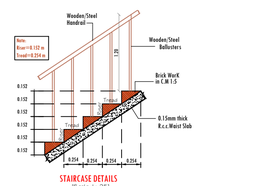

SECTION - `W-W'



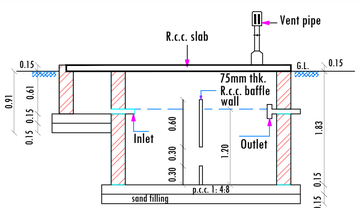

PLAN OF SUMP
(SCALE 1:50)



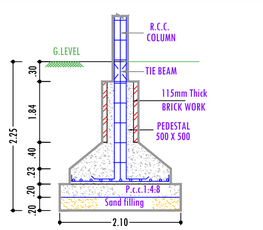

PERCULATION PIT



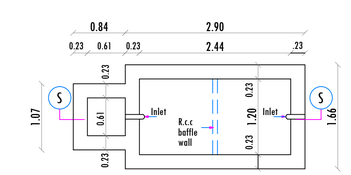

STAIRCASE DETAILS
[Scale 1: 25]



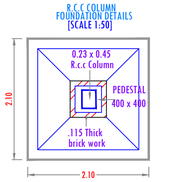

SECTION - `S-S'




R C C COLUMN FOUNDATION DETAILS
[SCALE 1:50]

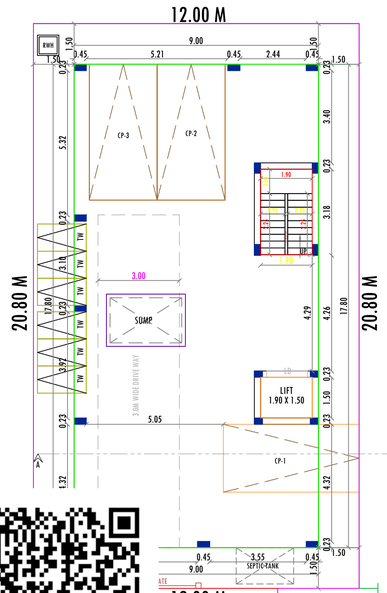



PLAN OF SEPTIC TANK

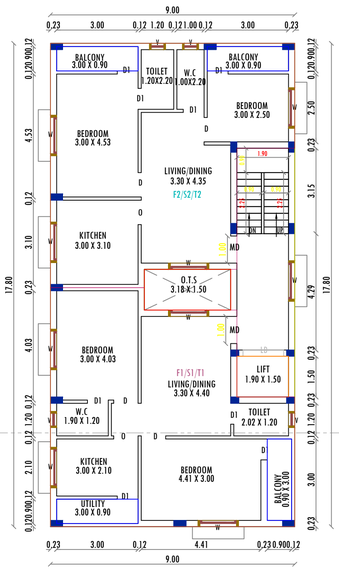



PLAN OF R.C.C COLUMN FOUNDATION DETAILS
[SCALE 1:50]

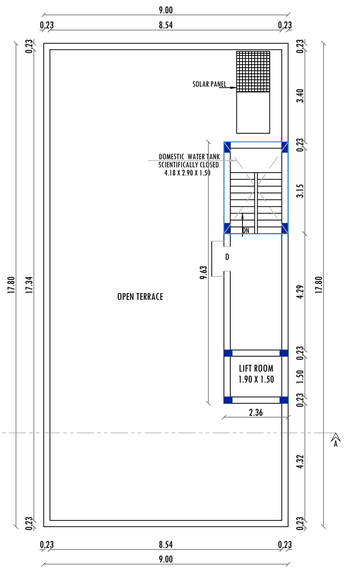
NORTH




M STILT FLOOR PLAN
(PROPOSED)




TYPICAL - FIRST, SECOND & THIRD FLOOR PLAN
(PROPOSED)




TERRACE FLOOR PLAN
(PROPOSED)

## QR CODE

## JOINERY DETAILS

| | | | | |
|---|---|---|---|---|
| MAIN DOOR | - | 1.22 X 2.13 | - | MD |
| DOOR | - | 0.91 X 2.13 | - | D |
| DOOR-1 | - | 0.77 X 2.13 | - | D1 |
| OPENING | - | 0.91 X 2.13 | - | O |
| WINDOW | - | 1.20 X 1.20 | - | W |
| VENTILATOR | - | 0.76 X 0.90 | - | V |

## SPECIFICATION

| | | |
|---|---|---|
| Brick work | : | Super structure with main wall using CM 1:5 mortar<br>Parapet Wall CM 1:4. |
| Wood work | : | Main door teak and other doors kongu wood. |
| R.C.C work | : | Minimum grade of concrete M25. |
| Flooring | : | Vitrified tile & Marble flooring. |
| Earth work | : | All earth work excavation in foundation to be done as per the dimension given in the section drawing. |
| Plastering | : | All exposed concrete shall be plastered in CM 1:3, and all brick surface in CM 1:4 mortar. |
| Weathering | : | Weathering course shall be laid to slope in brick jelly, lime concrete average 115mm thick and finished with single layer of country tiles. |

| S.NO. | DESCRIPTION | AREA |
|---|---|---|
| 1. | PLOT AREA DETAILS | |
| I | AS PER PATTA | 250.00 SQ.M |
| II | AS PER DOCUMENT | 254.08 SQ.M |
| 2. | FSI AREA DETAILS | |
| I | FIRST FLOOR | 155.43 SQ.M |
| II | SECOND FLOOR | 155.43 SQ.M |
| III | THIRD FLOOR | 155.43 SQ.M |
| IV | TOTAL FSI AREA | 466.29 SQ.M |
| 3. | NON FSI AREA DETAILS | |
| I | STILT FLOOR | 160.20 SQ.M |
| II | HEADROOM | 22.71 SQ.M |
| III | TOTAL NON FSI AREA | 182.91 SQ.M |
| 4. | TOTAL BUILT-UP AREA | 649.20 SQ.M |
| 5. | FSI | 1.86 |
| 6. | NO. OF DWELLING UNITS | 06 |

SCALE - 1:100

## APPLICANT SIGNATURE

## REGISTERED ENGINEER SIGNATURE


K.VINOTH KUMAR,B.E
Registered Engineer (GCC) Grade-II
Reg No: RE20339/2023
Image Planners & Designers
No.2A, Kumaran Kudil Apts, Ground Floor,
Sarawathy Street, Madipakkam,
Chennai - 600 091.
Mobile : 98408 99485 / 95512 22122

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**
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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.