PP APPROVAL RECORD

Planning Permission

Survey 75

Mannivakkam

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

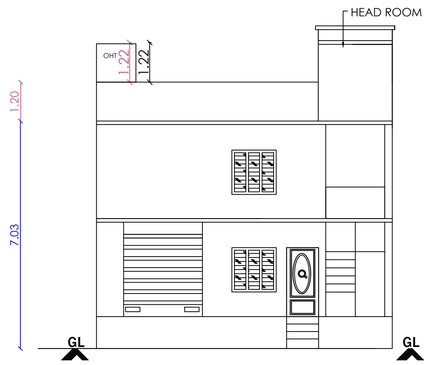
hello@verified.realestate

+91 9996 12 9996

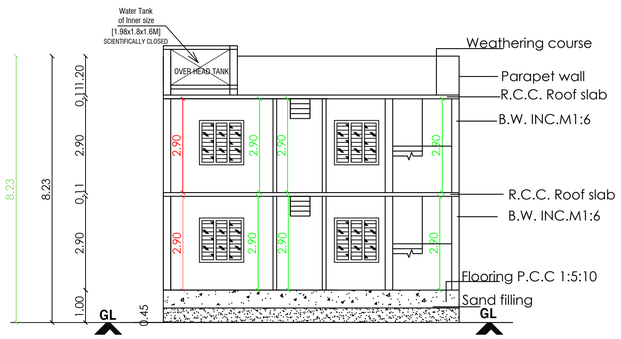
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF COMMERCIAL CUM RESIDENTIAL BUILDING GROUND FLOOR & FIRST FLOOR AT PLOT NO:64 (SOUTHERN PORTION), THIRUMALAI NAGAR LAYOUT, COMPRISED IN OLD S.NO:75/1 & 75/2, PATTA NO.4050 AS PER PATTA NEW S.NO: 75/2A1C OF MANNIVAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK, CHENGALPET DISTRICT, KATTANKOLATHUR PANCHAYAT UNION LIMIT.

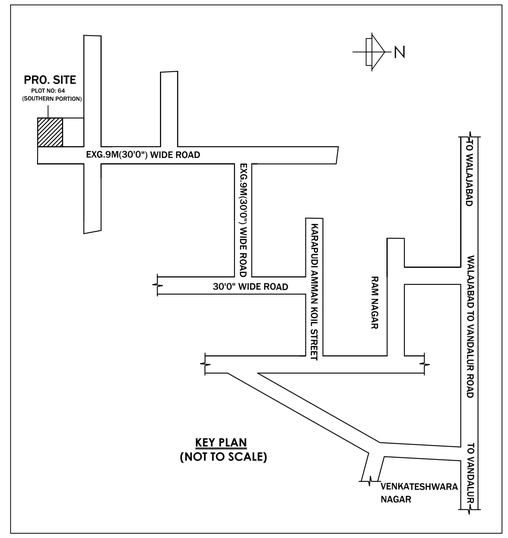
LAND USE:- PRIMARY RESIDENTIAL



FRONT ELEVATION

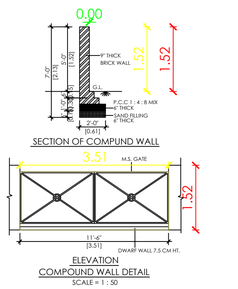


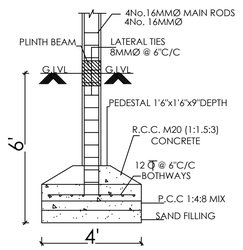
SECTION ON A-A



NOTE

P.P.D/L.O (REGULARISATION -2017) NO.1617/2018, CMDA APPROVED VIDE LETTER NO.RegL/12852/2018





FOUNDATION DETAIL

[SCALE: 1:50]

AREA STATEMENT

EXTENT IN	SQ.FT	SQ.M
PLOT AREA (As per Document)	1200.00	111.48
PLOT AREA (As per Patta)	1076.00	100.00
PRO.GROUND FLOOR AREA	508.83	47.27
PRO.GROUND FLOOR SHOP AREA	91.17	8.47
PRO.FIRST FLOOR AREA	600.00	55.74
TOTAL F.S.I AREA	1200.00	111.48
FLOOR SPACE INDEX	1.11	
PLOT COVERAGE	55.7 %	
NON- F.S.I AREA :		
HEADROOM AREA	108.00	10.04

JOINERY DETAILS:

	DESCRIPTION	METER
MD	MAIN DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	TOILET DOOR	0.76 X 2.13
O	OPEN	0.90 X 2.13
W	WINDOW	1.37 X 1.22
KW	KITCHEN WINDOW	1.37 X 0.91
V	VENTILATOR	0.76 X 0.69

COLOUR INDEX:

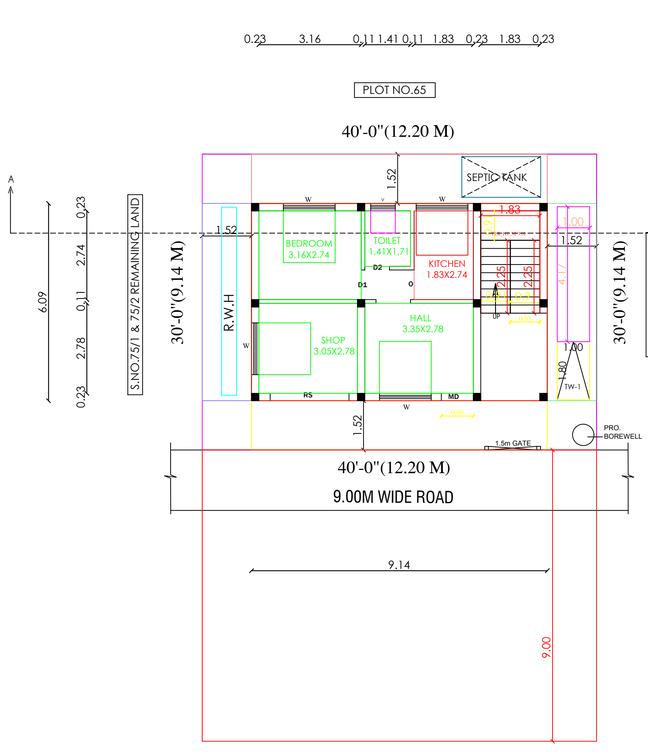
PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

SCALE : (1 : 100)

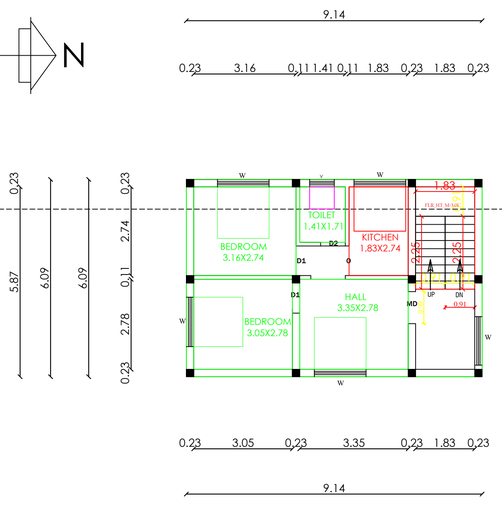
OWNER:

REGISTERED ENGINEER

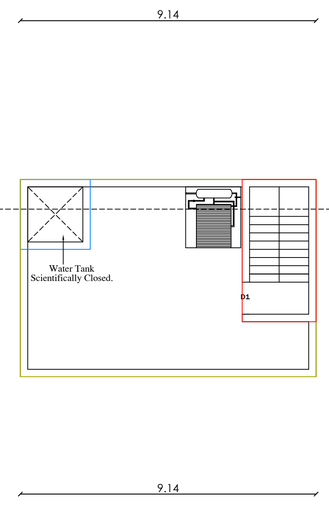
P. Murugan
Er. P MURUGAN
LICENSED SURVEYOR & REGISTERED ENGINEER
CMDA REG. No. RE/GR-III/19/08/288
GREATER CHENNAI CORPORATION REG. No. RE303212019
Shop No. 14, 1st Floor, Municipality New Building Complex
Shanmugam Road, West Tambaram, Chennai-600 045
Mobile No: 9841669914 / 9841669913



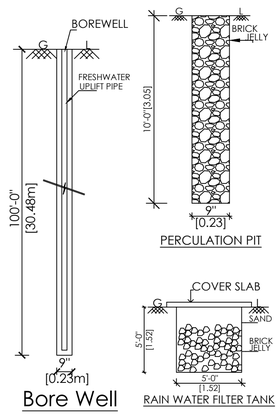
SITE CUM PROPOSED GROUND FLOOR PLAN

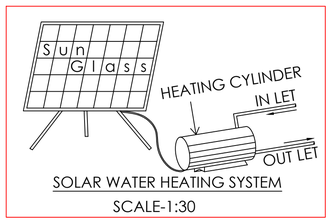


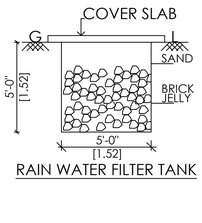
PROPOSED FIRST FLOOR PLAN

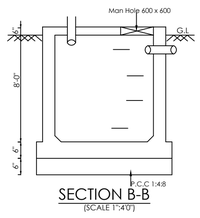


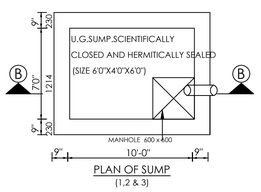
TERRACE FLOOR PLAN

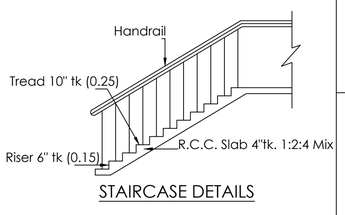


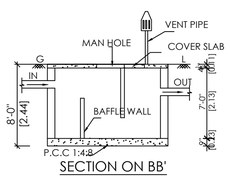


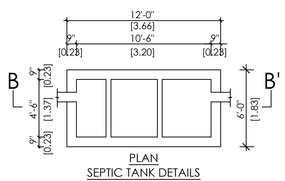












THE LANDLENS SUITE

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.