PP APPROVAL RECORD

Planning Permission

Survey 273

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™

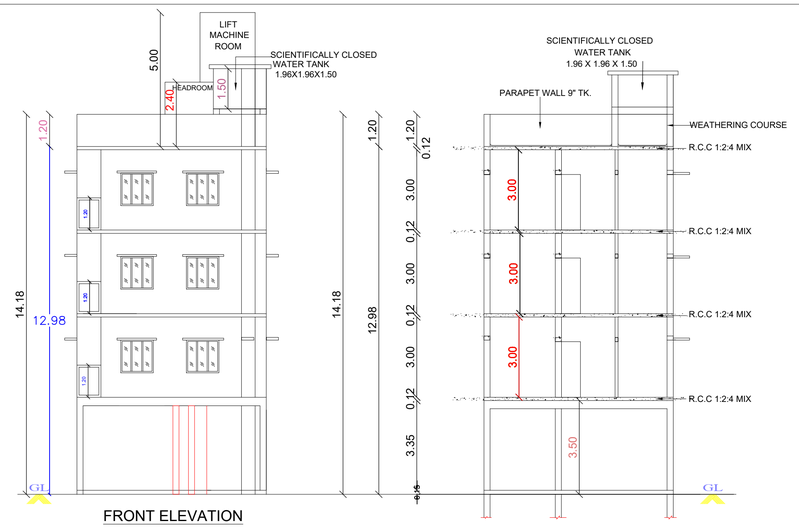
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

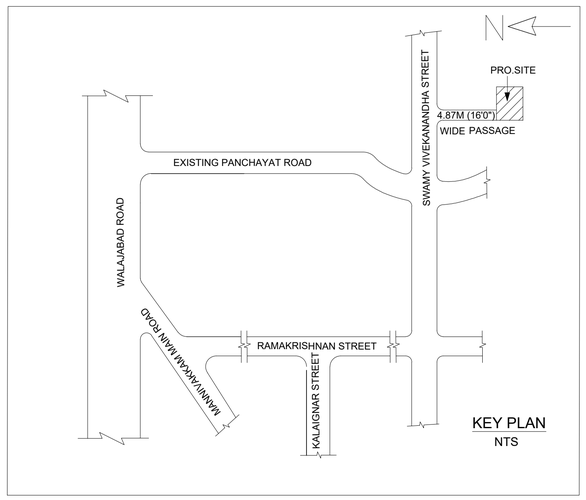
verified.realestate

PLAN SHOWING THE PROPOSED STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO: 12 , " SINDHU NAGAR ", IN OLD SURVEY NO: 273 / 3B, AS PER PATTA NEW SURVEY NO: 273 / 29, PATTA NO: 4347 OF MANNIVAKKAM VILLAGE, KATTANGOLATHUR PANCHAYAT UNION LIMITS, VANDALUR TALUK, CHENGALPET DISTRICT.

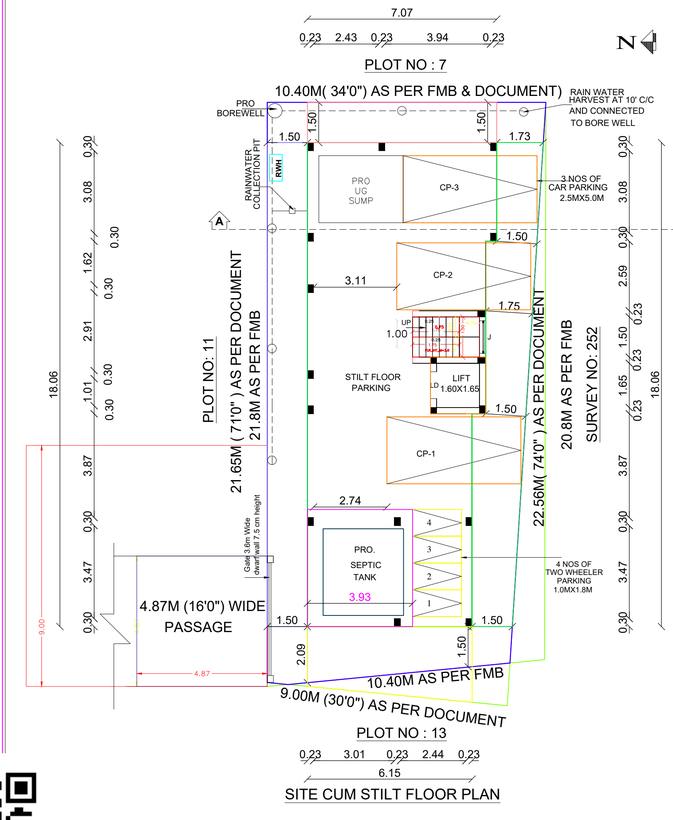


FRONT ELEVATION

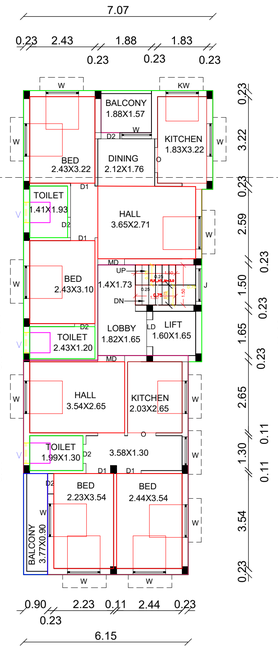
SECTION :"A-A"



PLAN INFO
PLOT__NO=12
SURVEY__NO=273 / 29
PATTA__NO=4347
TALUK=VANDALUR
DISTRICT=CHENGALPET
AS__PER__DOCUMENT=215.61
AS__AT__SITE=207.51
FMB__OR__PLR=210.00
EXISTING__FLOOR__AREA__TO__BE__DEMOLISHED__M2=0
SINGLE__FAMILY__BLDG=NO
CRZ=NO
SECURITY__ZONE=NO
ACCESS__WIDTH__M=21.65
WHETHER__GOVT__OR__AIDED__SCHOOL=NO
PLOT__AREA__M2=207.51
AVG__PLOT__DEPTH=21.225
AVG__PLOT__WIDTH=9.70
AREA__TYPE=PRIMARY RESIDENTIAL
ROAD__WIDTH=4.87
ROAD__LENGTH=150
BLK__1__NON__FSI__AREA=18.60
BLK__1__FLR__0__STILT__AREA=117.70
BLK__1__FLR__1__BLT__UP__AREA=117.70
BLK__1__FLR__2__BLT__UP__AREA=117.70
BLK__1__FLR__3__BLT__UP__AREA=117.70
BLK__1__FLR__0__BLT__UP__AREA__DEDUCT=117.70
IS_PRIVATE_EXCLUSIVE_PASSAGE=YES
LAND__USE__ZONE = RESIDENTIAL
RWH__DECLARED=YES
OSR__APPLICABLE=NO
PREMIUM__FSI__REQUIRED=NO
IF__HERITAGE__TOWN__LESSTHAN__1KM__RADIUS=NO
IS__APPROVED__LAYOUT=YES
IS__SWIMMING__POOL__EXISTS=NO
BUILDING__NEAR__TO__RIVER=NO
BUILDING__NEAR__MONUMENT=NO
BUILDING__NEAR__GOVT__BLDG=NO
NOC__FOR__CONSTRUCTION__NEAR__MONUMENT=NO
JURISDICTION__TYPE=PANCHAYAT



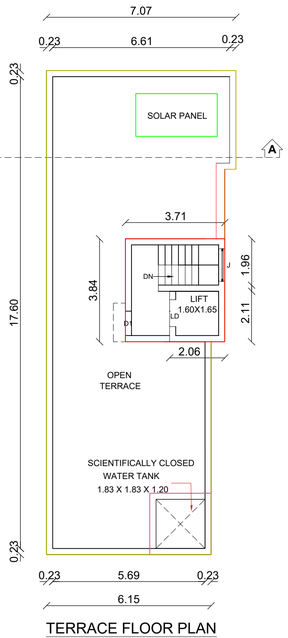
SITE CUM STILT FLOOR PLAN



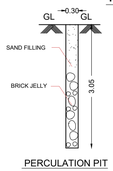
TYPICAL FLOOR PLAN

(FIRST , SECOND & THIRD FLOOR)

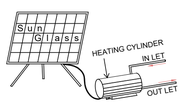
TYPICAL_FLOOR_PLAN=1,2,3



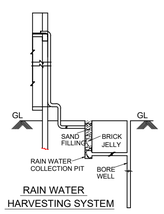
TERRACE FLOOR PLAN



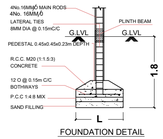
PERCULATION PIT



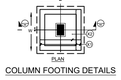
SOLAR WATER HEATING SYSTEM
SCALE-1:30



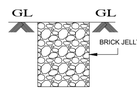
RAIN WATER HARVESTING SYSTEM



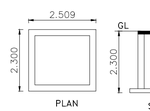
FOUNDATION DETAIL



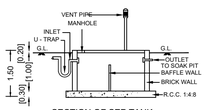
COLUMN FOOTING DETAILS



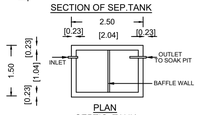
RAINWATER HARVESTING PIT



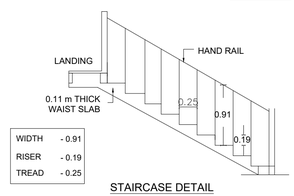
DETAIL OF SUMP



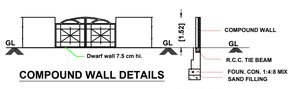
SECTION OF SEP.TANK



PLAN SEPTIC. TANK



STAIRCASE DETAIL

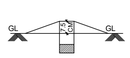


COMPOUND WALL DETAILS

SECTION



COMPOUND WALL PLAN



Dwarf Wall Details

OWNER NAME

1. Mr. PRAKASH DURAI
2. Mrs. SIREESHA. N.P

LAYOUT WAS APPROVED BY CMDA

P. P. D / L.O NO: 285 / 1989

CMDA LAND USE ZONE: PRIMARY RESIDENTIAL | SCALE; 1:100

SPECIFICATIONS :

1. Foundation with R.C.C. footing and columns
2. Plinth beam with R.C.C.1:2:4, 230 x 300 mm
3. Mat concrete for foundation with P.C.C.1:5:10
4. Super structure with brick masonry in c.m.1:6
5. Lintel cum sunshade with R.C.C.1:2:4
6. Roof slab/roof beams with R.C.C.1:2:4
7. Weathering course with brick jelly lime Concrete
8. Ceramic flooring over a basecourse of C.C.1:5:10

JOINERIES

MAIN DOOR	MD	1.00 X 2.13
DOOR	D1	0.90 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.22 X 1.22
WINDOW	W1	1.08 X 1.22
KITCHEN WINDOW	KW	1.22 X 0.91
VENTILATOR	V	0.76 X 0.76
JOLLY	J	1.22 X 1.22

COLOUR INDEX

PROPOSED	
ROAD	
SITE BOUNDARY	

ALL DIMENSION ARE IN Feet & Mtr

EXTENT IN	SQFT	SQMT
PLOT AREA (AS PER DOCUMENT)	2320.00	215.61
PLOT AREA(AS PER PATTA)	2260.00	210.00
SUPER IMPOSED AREA	2233.00	207.51
PLINTH AREA OF FIRST FLOOR	1267.00	117.70
PLINTH AREA OF SECOND FLOOR	1267.00	117.70
PLINTH AREA OF THIRD FLOOR	1267.00	117.70
TOTAL AREA	3801.00	353.10
F.S.I	1.70	

NON FSI AREA

STILT FLOOR AREA	1267.00	117.70
HEAD ROOM AREA	153.00	14.25
LIFT MACHINE ROOM AREA	47.00	4.35

Mr. PRAKASH DURAI

Mrs. SIREESHA. N.P

OWNER NAME & SIGNATURE:

Er. E.SASIREKHA B.E.,
CONSULTING CIVIL ENGINEER
REGISTERED ENGINEER (Grade-II)
CMDA Reg No. RE/Gr-II/19/04/052
Greater Chennai Corporation Reg No. RE200982019
Tambaram Corporation Reg No. 009/LS/2019/00007
PLOT No. C, VETRI NAGAR,
MUDICHUR ROAD, W.TAMBARAM,
CHENNAI - 600 045.
CELL : 90030 99383, 044-43111414.

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

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.