PP APPROVAL RECORD

Planning Permission

Survey 459

Nedugundram

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

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+91 9996 12 9996

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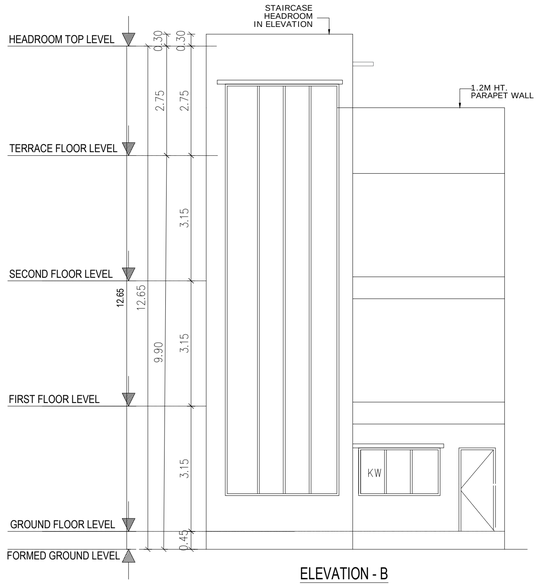
PLAN INFO
AS_AT_SITE=103.50
FMB_OR_PLR=103.50
AS_PER_DOCUMENT=103.50
PLOT_AREA_M2=103.50
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=5.00
ROAD_WIDTH=7.20
BUILDING_NEAR_GOVT_BLDG=NO
PLOT_NO=123

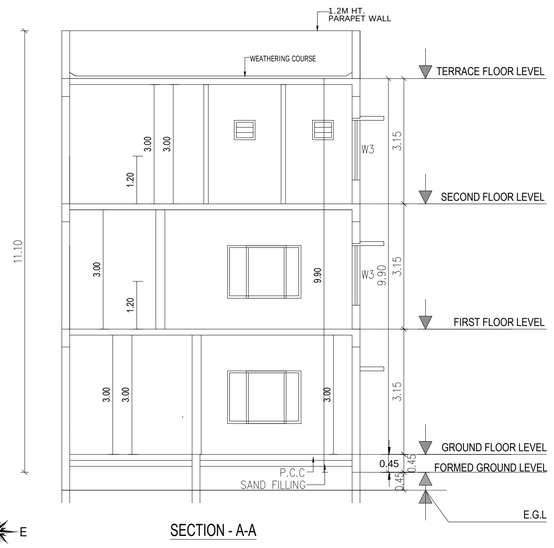
ROAD_LENGTH=250.00
AVG_PLOT_DEPTH=11.50
AVG_PLOT_WIDTH=9.00
LAND_USE_ZONE =RESIDENTIAL
DISTRICT=CHENGALPATTU
TALUK=VANDALUR
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
PATTA_NO=17103
SURVEY_NO=459/1B

PREMIUM_FSI_REQUIRED=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=YES
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=NO
JURISDICTION_TYPE=PANCHAYAT
IS_APPROVED_LAYOUT=YES
OSR_APPLICABLE=NO
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO
SETBACK_CALCULATOR=90

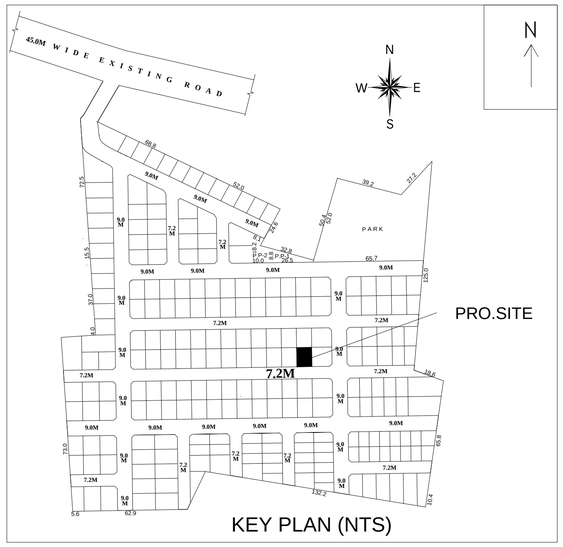
CMDA APPROVED LAYOUT
NO.118/2022
PP. NO. 15125/2022
DATED : 05/09/2022
NEDUGUNDRAM PACHAYAT
UNION APPROVAL NO 01/2022-23
DATED : 09.09.2022



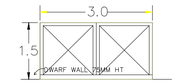
ELEVATION - B



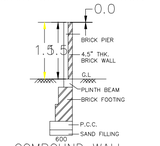
SECTION - A-A



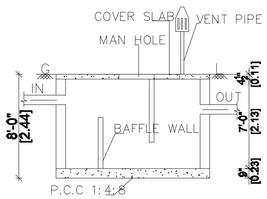
KEY PLAN (NTS)



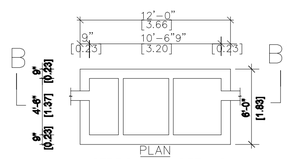
MAIN GATE ELEVATION



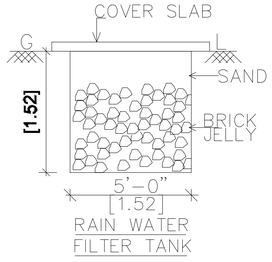
COMPOUND WALL DETAIL



SECTION ON BB'



PLAN
SEPTIC TANK DETAILS



RAIN WATER FILTER TANK

SHEET TITLE

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR RESIDENTIAL BUILDING AT PLOT NO.123 ,OLD SURVEY NO.-459/1, AS PER PATTA NEW SURVEY NO .459/1B , "AURIS NAGAR " NEDUGUNDRAM VILLAGE, VANDALUR TALUK , CHENGALPATTU DISTRICT,

NOTE : ALL DIMENSIONS ARE IN METRE

AREA STATEMENT DETAILS

PLOT AREA (AS PER PATTA) : 104.0 Sq.M OR 1119.45 Sq.Ft

PLOT AREA (AS PER DOCUMENT) : 103.50 Sq.M OR 1114.07 Sq.Ft

PROPOSED RESIDENTIAL BUILDING AREA DETAILS :

S.NO	DESCRIPTION	FSI (SQ.M)	NON-FSI (SQ.M)	TOTAL (SQ.M)
01	GROUND FLOOR	63.75		63.75
	FIRST FLOOR	62.38		62.38
	SECOND FLOOR	62.38		62.38
	TERRACE FLOOR			
	TOTAL AREA	188.51		188.51

FLOOR SPACE INDEX = 1.81

JOINERY SCHEDULE

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.00X2.13
D1	DOOR	0.91X2.13
D2	DOOR	0.76X2.13
W1	WINDOW	1.52X1.52
KW	KITCHEN WINDOW	1.52X0.91
V	VENTILATOR	0.91X0.61

INDEX :

REFERENCE :

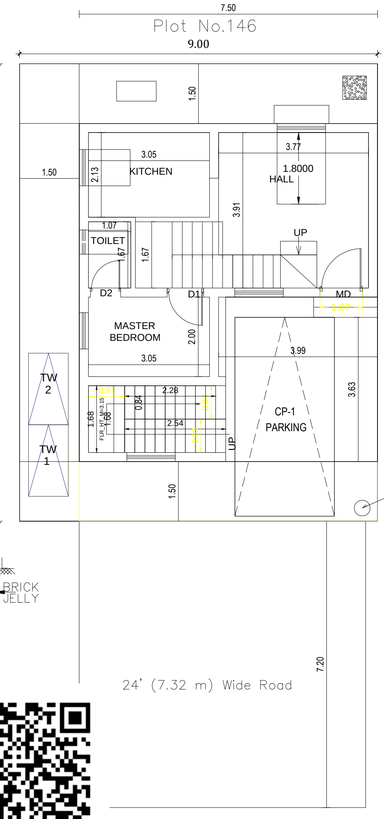
SCALE :

DATE :

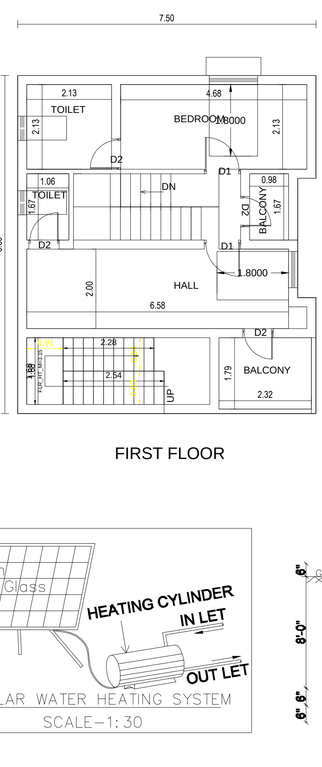
N W E S

ARCHITECT / REGISTERED ENGINEER :

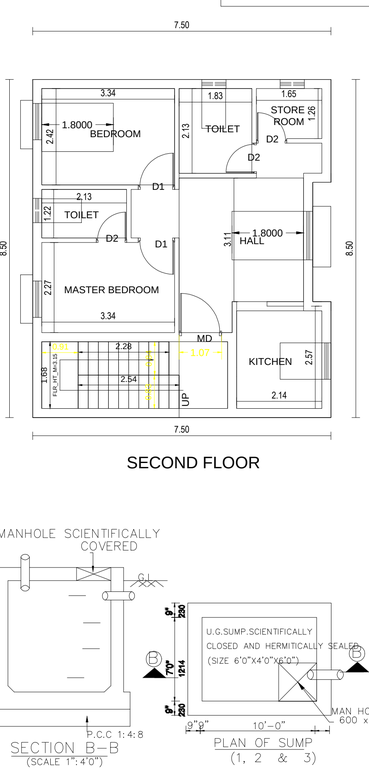
APPLICANT :



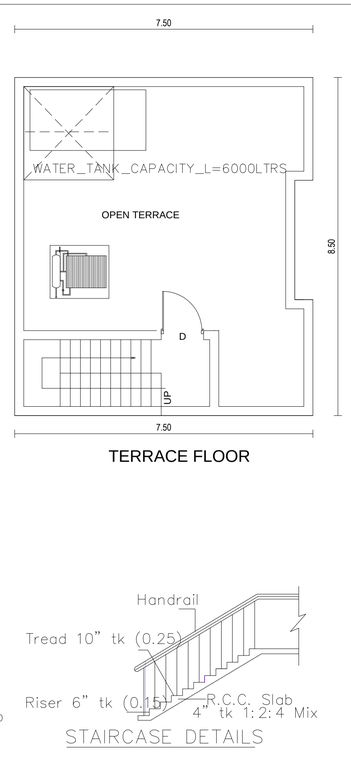
SITECUM GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



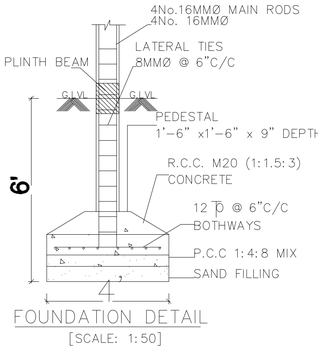
TERRACE FLOOR

SOLAR WATER HEATING SYSTEM
SCALE-1:30

SECTION B-B (SCALE 1":4'0")

PLAN OF SUMP (1, 2 & 3)

STAIRCASE DETAILS



FOUNDATION DETAIL
[SCALE: 1:50]

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.