PP APPROVAL RECORD

Planning Permission

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.

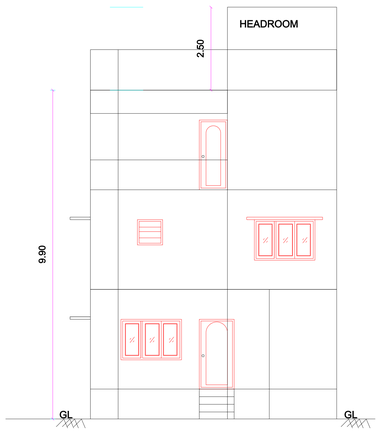
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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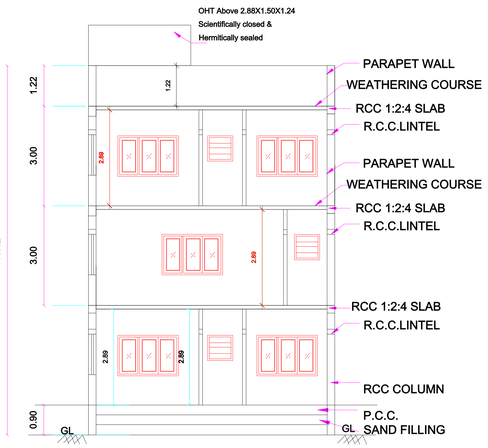
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR ,FIRST FLOOR & SECOND FLOOR RESIDENTIAL BUILDING (TWO DWELLING UNITS) AT PLOT NO: 20, "DREAM VILLA GARDEN", COMPRISED IN OLD S.NO: 81A/4, AS PER PATTA S.NO: 81A / 35, PATTA NO: 489, OF KIZHAKOTTAIYUR VILLAGE, VANDALUR TALUK, CHENGALPET DISTRICT. KATTANKULATHUR PANCHAYAT UNION LIMT. [OWNER NAME: Mr.D.M.DENAX & Mrs. C.S.CHRISTAL JASMINE.]

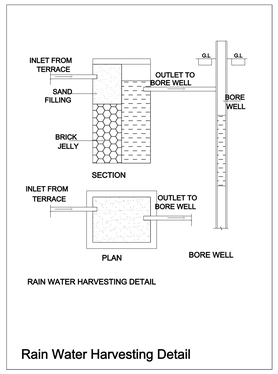
APPROVED BY DTCP vide APPROVAL NO: 171/2020



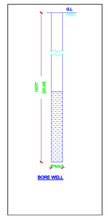
FRONT ELEVATION



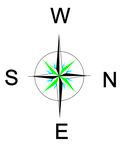
SECTION ON X-X

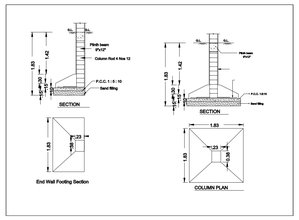


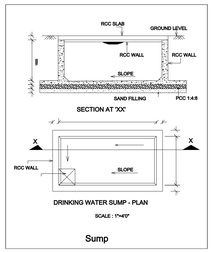
Rain Water Harvesting Detail



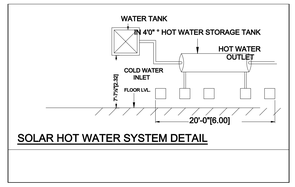




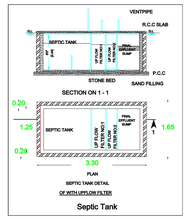




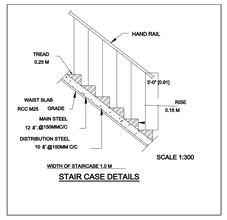
Sump

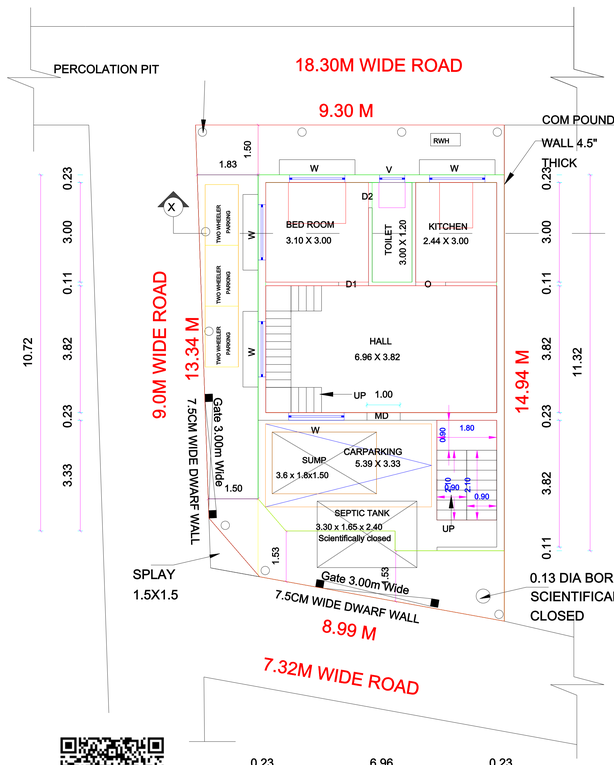


SOLAR HOT WATER SYSTEM DETAIL



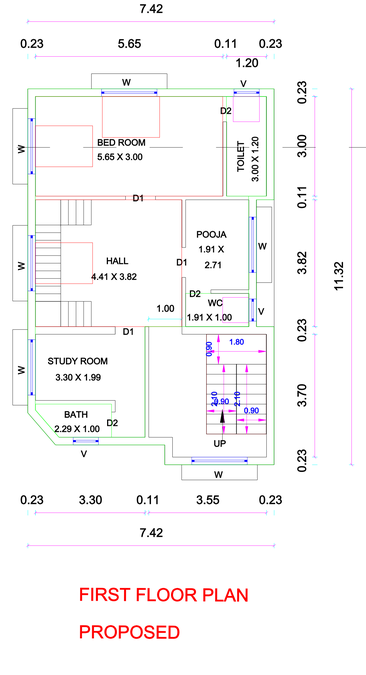
Septic Tank





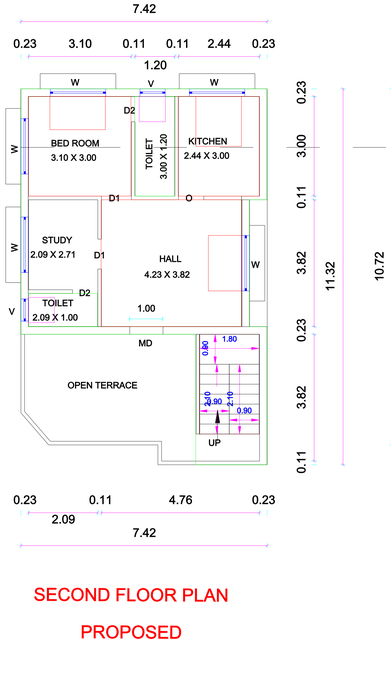
SITE CUM GROUND FLOOR PLAN

PROPOSED



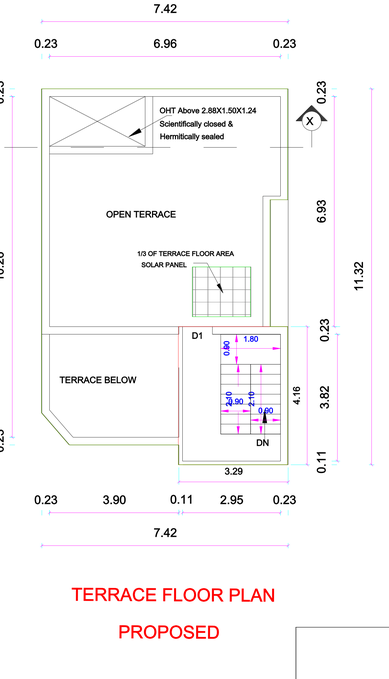
FIRST FLOOR PLAN

PROPOSED



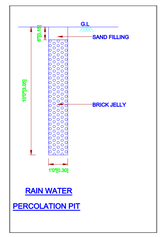
SECOND FLOOR PLAN

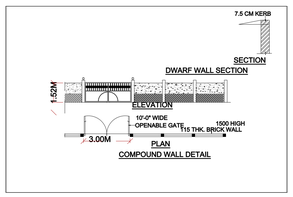
PROPOSED



TERRACE FLOOR PLAN

PROPOSED





AREA STATEMENT	SQ.FT	SQ.M
PLOT EXTENT (AS PER PATTA)	1389.63	129.10
AS PER DOCUMENT	1391.00	129.22
GROUND FLOOR AREA	872.63	81.07
FIRST FLOOR AREA	850.78	79.04
SECOND FLOOR AREA	658.54	61.18
TOTAL AREA	2381.95	221.29
PLOT COVERAGE		62.73%
F.S.I AREA		1.893
HEAD ROOM AREA	147.25	13.68

SPECIFICATIONS

1. R.C.C COLUMN FOOTING AND PILES IN FOUNDATION .
2. COLUMNS AND PILES ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STURCTURE IN C.M1:5.
5. WALLS ARE PLASTRED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE 1:2:4.
10. WEATHERING COURSE LAIDWITH PRPOER SLOPE OVER RCC SLAB

SCHEDULE OF JOINERY

TYPE	DETAIL	SIZE
MD	DOOR	3'-3"X7'-0"
D1	DOOR	3'-0"X7'-0"
D2	DOOR	2'-6"X7'-0"
W	WINDOW	6'-0"X4'-0"
KW	WINDOW	4'-0"X3'-6"
V	VENTILATOR	2'-0"X2'-0"

COLOUR INDEX:-		STAIR DETAILS:-
PROPOSED		WIDTH -6'6"(198)
BOUNDARY		RISE -6" (15)
ROAD		TREAD -9" (23)
DEMOLISHED		

SCALE 1:100 1"=8'0"

SIGNATURE OF OWNER

SIGNATURE OF REGISTERED ENGINEER

C.DHANALAKSHMI. D.C.E.,
Registered Engineer Grade - III (RE)
Greater Chennai Corporation
Reg.No.RE304482025,
No.14/26, Indira Gandhi Nagar, 2nd Street,
Thirumullaivoyal, Chennai - 600062.
Cell : 96000 16965
E-mail: dhanalakshmi.vijay@gmail.com

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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Chennai 600 097, India
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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.