PP APPROVAL RECORD

Planning Permission

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

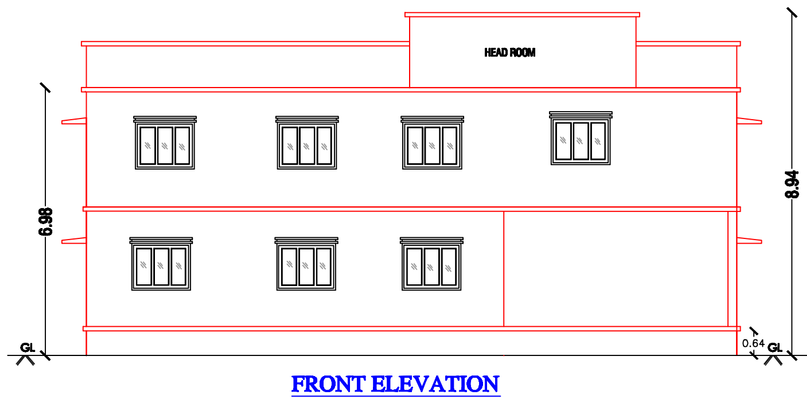
The approval as the planning authority issued it, reproduced in full behind this page.

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

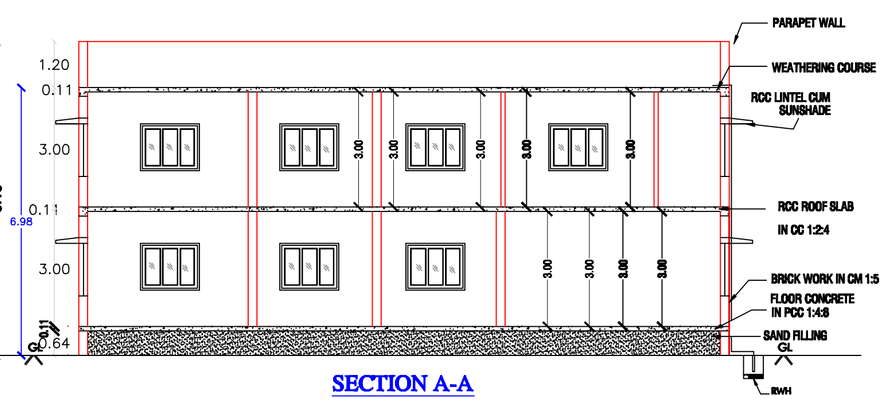
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

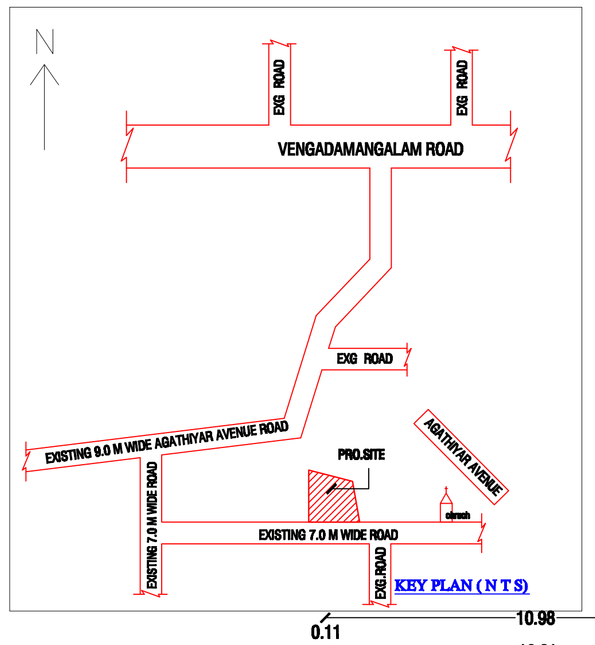
PLAN SHOWING THE PROPOSED CONSTRUCTION OF G+1 FLOORS RESIDENTIAL BUILDING AT PLOT NO:145 & 146 , IN OLD S.NO. 46/2 , AS PER PATTA NEW SURVEY NO:46/22 , PATTA NO.5712 , "AGATHIYAR AVENUE" , KATTANKOLATHUR PANCHAYAT UNION , VENKADAMANGALAM VILLAGE & PANCHAYAT , VANDALUR TALUK , CHENGALPATTU DISTRICT.



FRONT ELEVATION



SECTION A-A



KEY PLAN (N T S)

PLAN_INFO
PLOT_AREA_M2= 315.00
AS_AT_SITE= 286.64
FMB_OR_PLR= 300.00
AS_PER_DOCUMENT= 315.00
PLOT_NO= 145 & 146
TALUK=VANDALUR
DISTRICT=CHENGALPET
AVG_PLOT_DEPTH= 18.28
AVG_PLOT_WIDTH= 21.64
AREA_TYPE=OTHERS
ROAD_WIDTH= 7.00
ROAD_LENGTH= 500.00
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M= 7.00
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENTS=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE= PANCHAYAT
SURVEY_NO= 46 / 22
PATTA_NO=5712
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS= NO

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN 1:3 MIX.

SCHEDULE OF JOINERY Scale : 1:100 (1"= 8')

JOINERIES		FEET	METER
MAIN DOOR	MD	3'3"x7'0"	1.00x2.13
DOOR	D1	3'0"x7'0"	0.91x2.13
DOOR	D2	2'6"x7'0"	0.76x2.13
WINDOW	W	5'0"x4'0"	1.52x1.22
WINDOW	W2	4'0"x3'0"	1.22x0.91
VENTILATOR	V	3'0"x2'0"	0.91x0.61

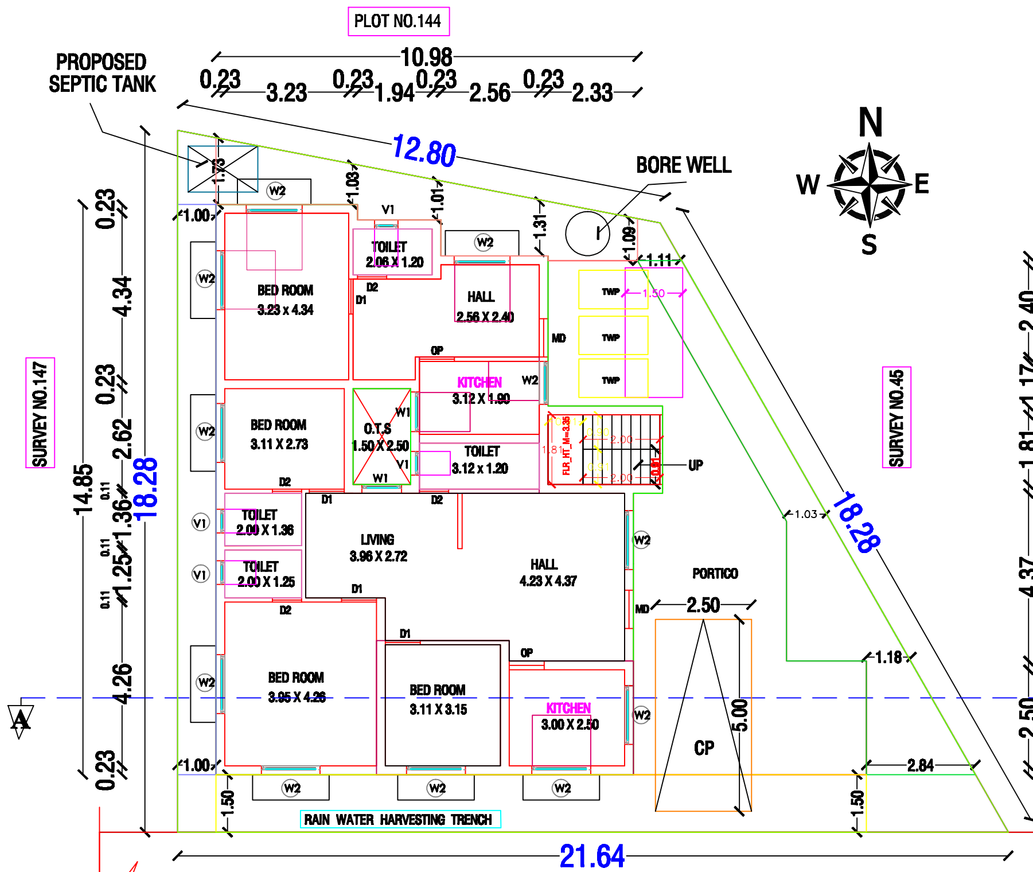
AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.M
PLOT AREA (AS PER DOCUMENT)	3390.00	315.00
PLOT AREA (AS PER T.S.L.R)	3229.20	300.00
GROUND FLOOR AREA	2112.10	196.22
FIRST FLOOR AREA	2112.10	196.22
TOTAL FSI AREA	4224.20	392.44
PLOT COVERAGE - 67 %	F.S.I. - 1.30	
HEAD ROOM NON FSI	131.53	12.22
O.T.S AREA NON FSI	80.72	7.50
TOTAL AREA (NON FSI)	212.25	19.72

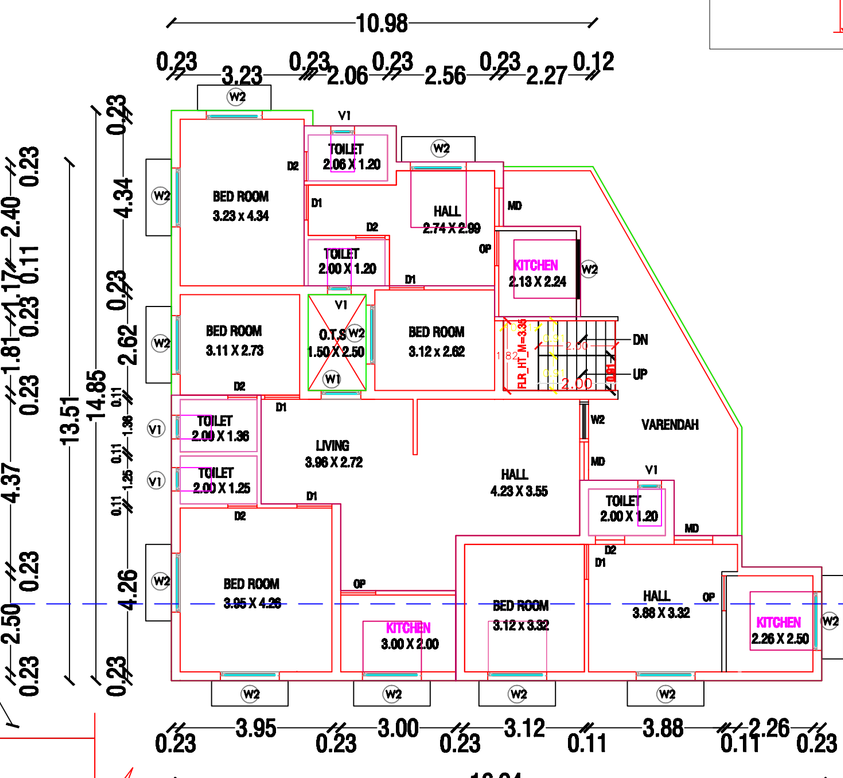
COLOUR INDEX.

DEMOLITION PROPOSED

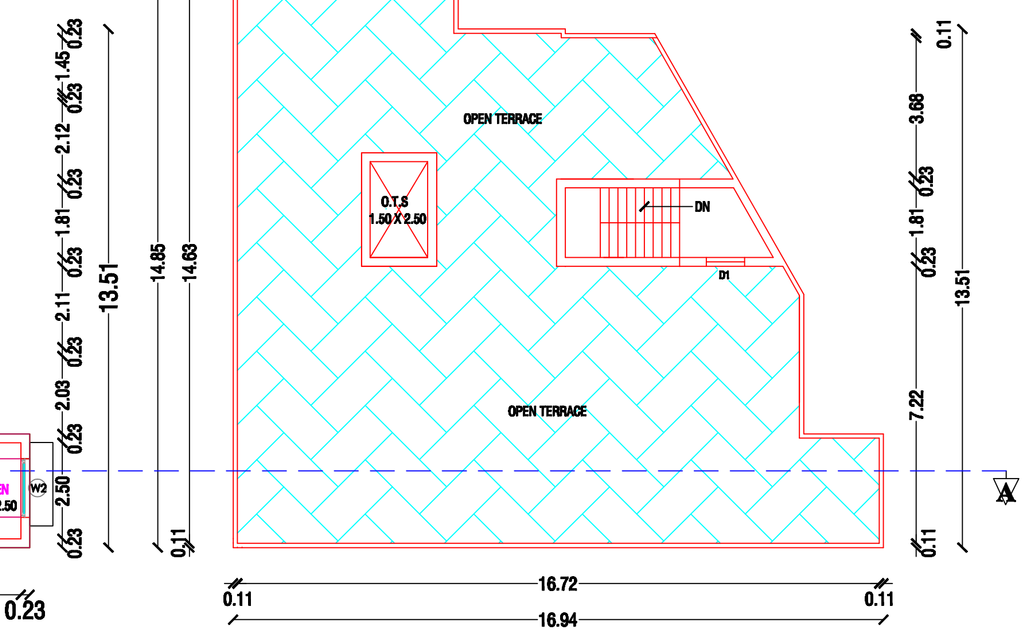
ROAD BOUNDARY



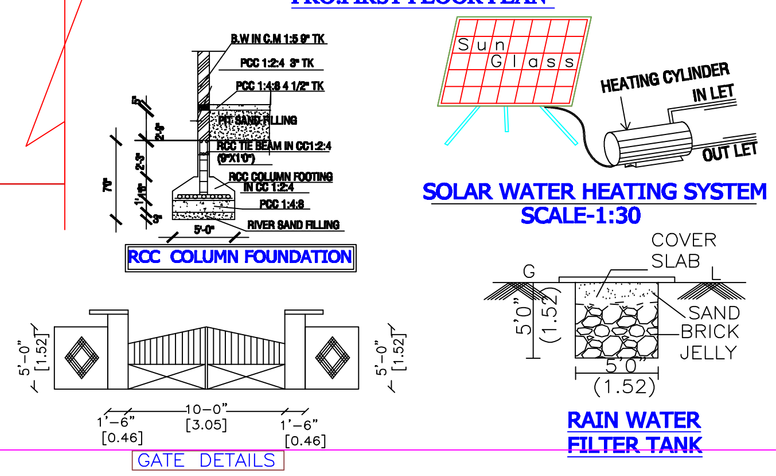
PROPOSED GROUND FLOOR PLAN
CUM SITE PLAN [1:100]

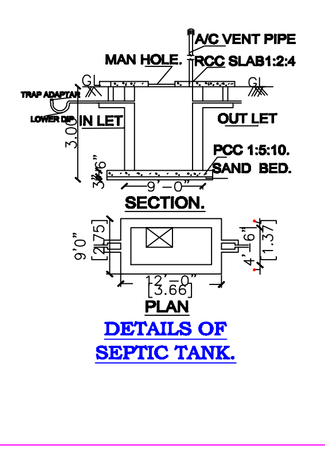


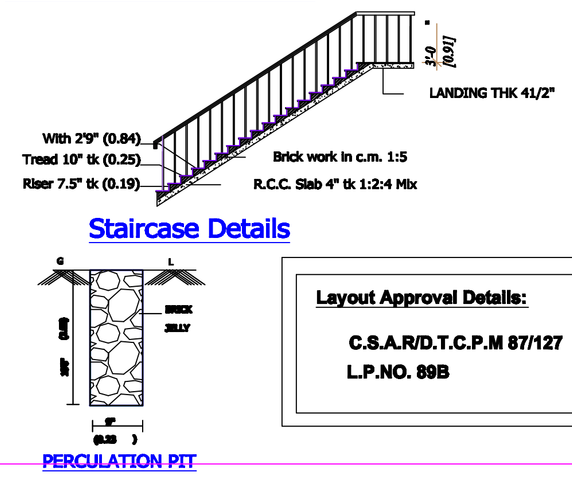
PRO.FIRST FLOOR PLAN



PRO.TERRACE FLOOR PLAN







Layout Approval Details:

C.S.A.R/D.T.C.P.M 87/127
L.P.NO. 89B

OWNER :GANESH.S

Er. V . SABARISH , B.E.(Civil),
Registered Engineer, Gr-II (CMDA)
Reg. No.RE / Gr-II / 2024 / 3 / 0046
No.154/4 ...agar,
Chennai
Email: s...

REGISTER

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.