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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PLAN SHOWING THE PROPOSED CONSTRUCTION OF G+1 FLOOR RESIDENTIAL BUILDING WITH THE HEIGHT OF 7.17 M AT PLOT NO: B6, IN OLD S.NO.62/2B1, AS PER PATTA NEW S.NO: 62/2B1C, PATTA NO: 13063 OF POZHICHALUR VILLAGE & PANCHAYAT, ST.THOMAS MOUNT PANCHAYAT UNION, PALLAVARAM TALUK, CHENGALPET DISTRICT.

OWNER NAME: Mr.R.PRAVIN

SCALE: 1:100.

SUBDIVISION PLAN APPROVED BY CMDA

PLANING PERMIT NO.1225/2021 ,

OFFICE LETTER D.DIS. NO: 5184/2021/, DATED: 22/10/2021

JOINERIES

MAIN DOOR	MD	1.00 X 2.13
DOOR	D	0.91 X 2.13
DOOR	D1	0.75 X 2.13
WINDOW	W	1.22 X 1.22
KITCHEN WINDOW	KW	1.22 X 0.91
FRENCH WINDOW	FW	1.22 X 1.62
VENTILATOR	V	0.91 X 0.75

COLOUR INDEX

PROPOSED

ROAD

DEMOLISION

SITE BOUNDARY

ALL DIMENSION ARE IN FEET & MTR

EXTENT IN	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)	1012.00	94.01
PLOT AREA (AS PER FMB)	-	95.15
PLOT AREA (AS PER PATTA)	-	94.00
SUPER IMPOSED AREA	-	95.15
PLINTH AREA OF GROUND FLOOR	522.16	48.51
PLINTH AREA OF FIRST FLOOR	626.14	58.17
TOTAL AREA	1148.30	106.68
HEAD ROOM	101.82	9.46
F.S.I	1.12	
COVERAGE	51 %	

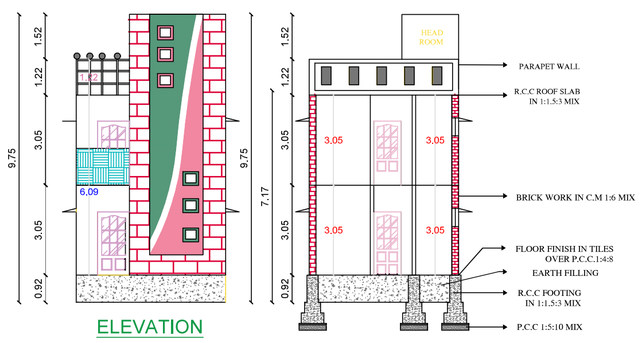
NON FSI AREA

HEAD ROOM	80.62	7.49
PARKING	134.55	12.50

COMPOUND WALL (RM) 73.15 M

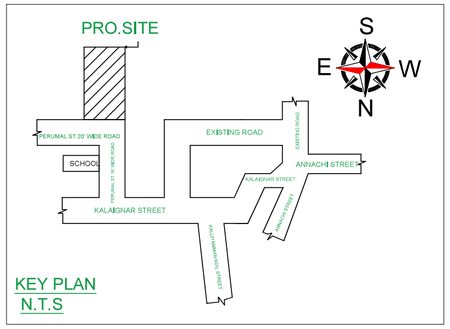
OWNER NAME: Mr.R.PRAVIN

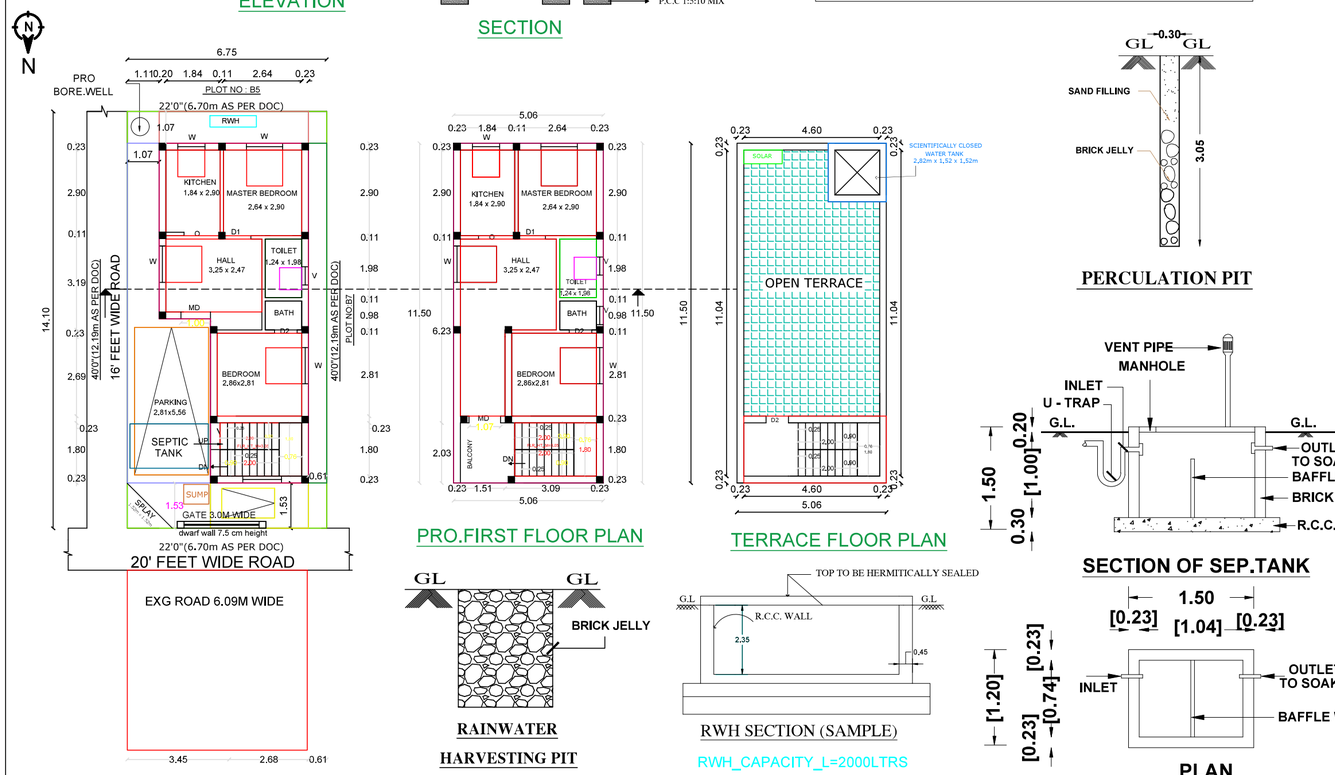
REGISTER ENGINEER:-



ELEVATION

SECTION





SITE CUM PRO.GROUND FLOOR PLAN

PRO.FIRST FLOOR PLAN

TERRACE FLOOR PLAN

PERCULATION PIT

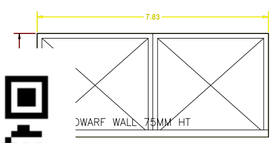
SECTION OF SEP.TANK

PLAN
SEPTIC. TANK

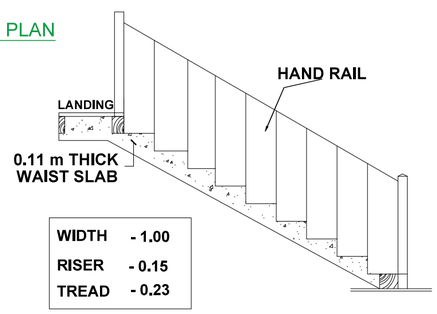
RAINWATER
HARVESTING PIT

RWH SECTION (SAMPLE)

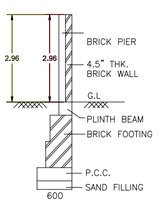
RWH_CAPACITY_L=2000LTRS



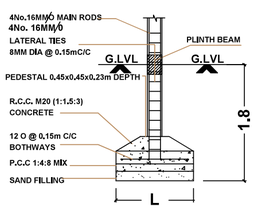
GATE ELEVATION



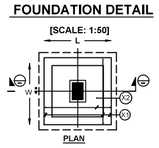
STAIRCASE DETAIL



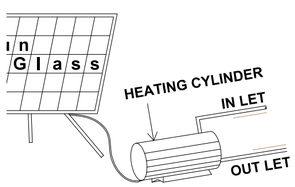
COMPOUND WALL DETAIL



FOUNDATION DETAIL



COLUMN FOOTING DETAILS



SOLAR WATER HEATING SYSTEM
SCALE-1:30

M. KADIRVELU, M.E., M.Sc (V)., F.I.V, M.I.E., LL.B., LL.M., Cr &FS IBBI (Valuer)
CMDA Regd. Structural Engineer No. SE/GR-II/19/05/077
Chartered Engineer No. M-145101-9 (INDIA)
Greater Chennai Corp., Licence of Surveyor RE / 100442019.
Tambaram City Municipal Corporation, Licence of Surveyor.

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.