PP APPROVAL RECORD

Planning Permission

Survey 284

Ottiambakkam

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,
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOOR RESIDENTIAL BUILDING WITH 3 NOS OF DWELLING UNIT AT PLOT NO.34,

TELLUS AVENUE PHASE - 2, OTTIYAMBAKKAM VILLAGE, CHENNAI-600130. COMPRISED IN S.NO. 284/2, PRESENT S.NO.284/2A1A,

PATTA NO. 9800, AS PER PATTA S.NO. 284/85,TAMBARAM TALUK, CHENGALPATTU DISTRICT.

ST.THOMAS MOUNT PANCHAYAT UNION LIMIT.

NOTE :-

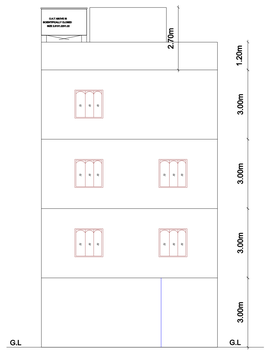
CMDA APPROVED NO:- P P D / Lo.No.62/2019

VIDE PLANNING PREMIT FILE NO.L1/23220/2018 DATED 24-05-2019

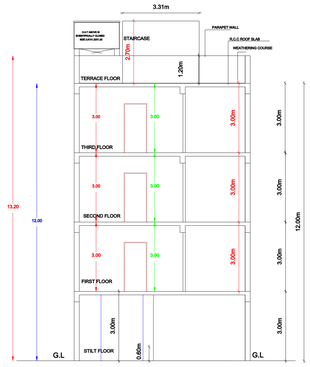
RERA APPROVED NO. TN/0102/2019

SPECIFICATION		
		DESCRIPTIONS
1.	FOUNDATION	R.C.C COLUMN WITH CONCRETE FOOTING
2.	WALLS	BRICK IN CEMENT MORTAR 1:5
3.	LINTELS,ROOF &SUNSHADE	R.C.C 1:2:4
4.	FLOORING	R.C.C 1:5:10 FINISHED WITH MOSAIC
5.	WEATHERING COURSE	LIME BRICK JELLY CONCRETE FINISHED WITH PRESSED TILES
6.	JOINERY	DOORS AND WINDOWS IN TEAK COUNTRY WOOD
7.	FINISHES	CEMENT PAINTING INSIDE & OUTSIDE

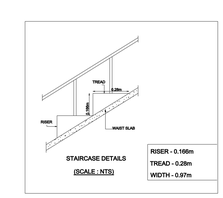
QR Code



FRONT ELEVATION
(PROPOSED)

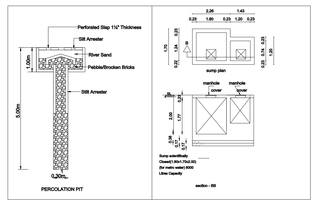


SECTION ON "AA"
(PROPOSED)

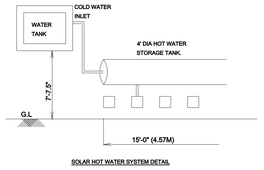


STAIRCASE DETAILS
(SCALE : NTS)

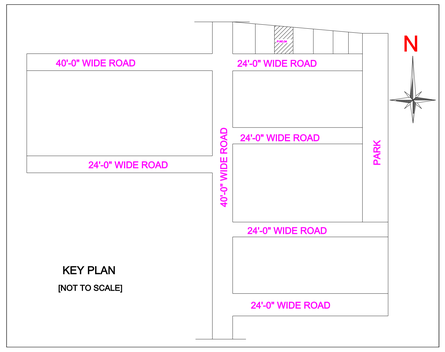
RISER - 0.166m
TREAD - 0.28m
WIDTH - 0.97m



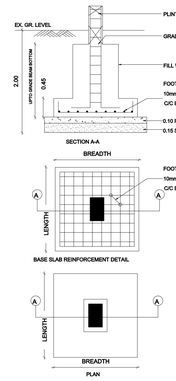
PERCOLATION PIT



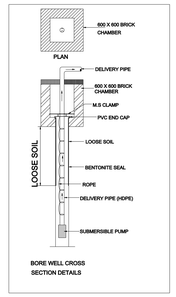
SOLAR HOT WATER SYSTEM DETAIL



KEY PLAN
[NOT TO SCALE]



TYPICAL FOOTING DETAILS



SCHEDULE OF JOINERY				
S.NO.	TYPE	DESCRIPTION	DIMENSION	
1	GG	GRILL GATE	4'0" X 7'0"	1.22 X 2.13
2	MD	DOOR	3'3" X 7'0"	0.99 X 2.13
3	D1	DOOR	3'0" X 7'0"	0.91 X 2.13
4	D2	DOOR	2'6" X 7'0"	0.61 X 2.13
5	FW	FRENCH WINDOW	5'0" X 7'0"	1.52 X 2.13
6	W1	WINDOW	4'7" X 4'6"	1.46 X 1.37
7	W2	WINDOW	4'0" X 4'6"	1.22 X 1.37
8	V	VENTILATOR	2'0" X 2'0"	0.61 X 0.61

AREA STATEMENT		
LAND EXTENT (AS PER DOCUMENT)	-	130.29 Sq.m
LAND EXTENT (AS PER PATTA)	-	130.29 Sq.m
LAND EXTENT (AS PER SITE)	-	128.24 Sq.m
PROPOSED		
FIRST FLOOR AREA (FSI)	-	80.64 Sq.m.
SECOND FLOOR AREA (FSI)	-	80.64 Sq.m.
THIRD FLOOR AREA (FSI)	-	46.75 Sq.m.
TOTAL F.S.I.FLOOR AREA	-	208.03 Sq.m
STILT FLOOR AREA (NON FSI)	-	80.64 Sq.m.
HEADROOM AREA (NON FSI) - 9.55 Sq.m.		
TOTAL NON FSI AREA	-	90.19 Sq.m.
TOTAL BUILTUP AREA	-	298.22 Sq.m
PLOT COVERAGE	-	62.88%
F.S.I.	-	1.62

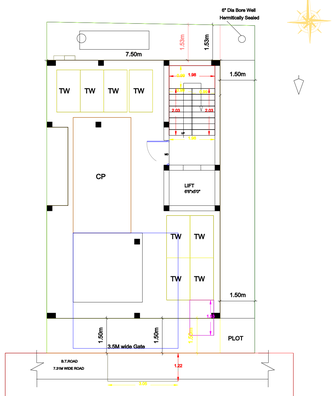
COLOUR INDEX

DEMOLITION | BOUNDARY

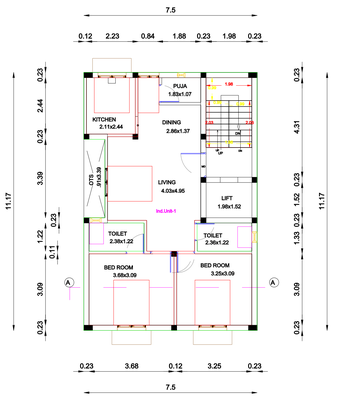
PROPOSED | ROAD

SCALE:
1:100 (1"=8'0")

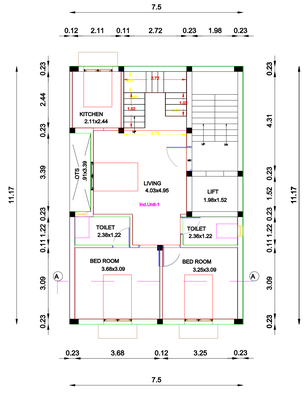
N



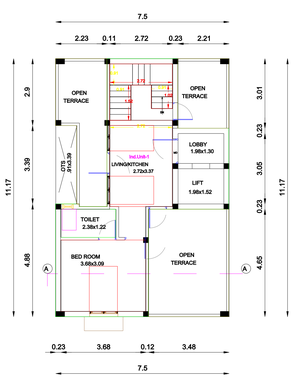
SITE PLAN CUM STILT FLOOR PLAN
(PROPOSED)



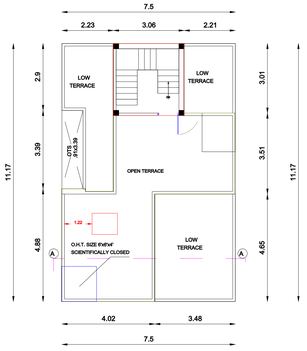
FIRST FLOOR PLAN
(PROPOSED)



SECOND FLOOR PLAN
(PROPOSED)



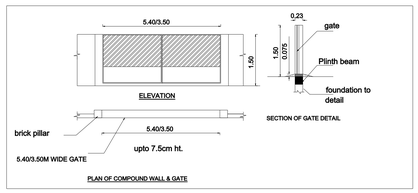
THIRD FLOOR PLAN
(PROPOSED)



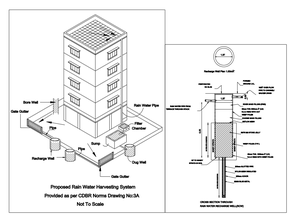
TERRACE FLOOR PLAN
(PROPOSED)

SCHEDULE OF FOOTING AND PEDESTAL DETAIL

TYPE	FOOTING DETAILS						PEDESTAL DETAILS				BENT UP LENGTH FOR DEVELOPMENT	
	FOOTING PLAN	H	L	B	d	MAT ROD		L1	B1	d1	FOOTING ROD	PEDESTAL ROD
F1	1.50 / 1.50	DEPTH OF EXCAVATION 2.00 M	1.50	1.50	0.45	0.60	~0.60~ / 0.60	0.80	0.60			0.30 / 0.30
CF2	3.20 / 1.50	DEPTH OF EXCAVATION 2.00 M	1.50	3.20	0.45		~0.60~ / 0.60	0.60	0.60			0.30 / 0.30



PLAN OF COMPOUND WALL & GATE



AEE SIGNATURE

APPLICANT SIGNATURE

EE SIGNATURE

REGISTERED ARCHITECT / ENGINEER SIGNATURE

A. NASICINI
Consulting Civil Engineer
Licensed Surveyor CMDA
Regn. No. RE/III/2025/2/0145
96, Dhanalakshmi Nagar,
Vadakaral, Grantloyn,
Redhills, Chennai - 600 052.
Cell: 7299917994, 9789946370

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.