PP APPROVAL RECORD

Planning Permission

Survey 40

Thiruvancheri

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.

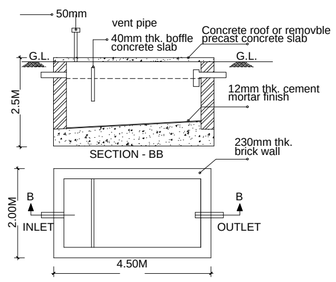
Verified RealEstate™

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

hello@verified.realestate

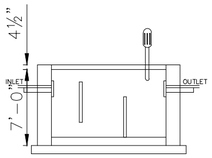
+91 9996 12 9996

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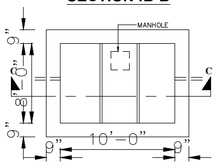


PLAN

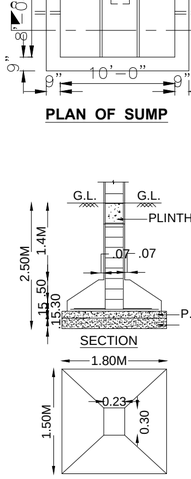
DETAILS OF SEPTIC TANK



SECTION :B-B



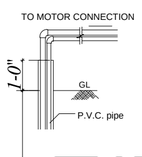
PLAN OF SUMP



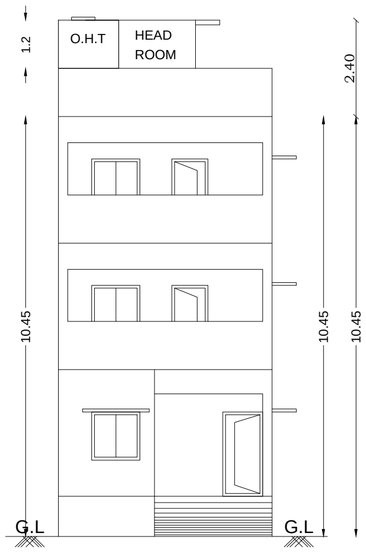
COLUMN PLAN

(C1)SIZE: 0.23X0.30

TYPICAL FOUNDATION DETAIL

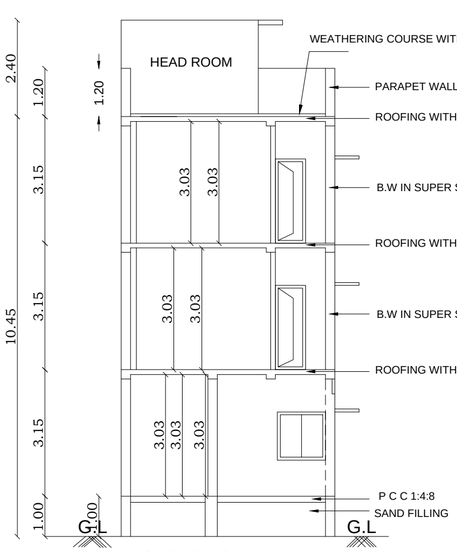


BO



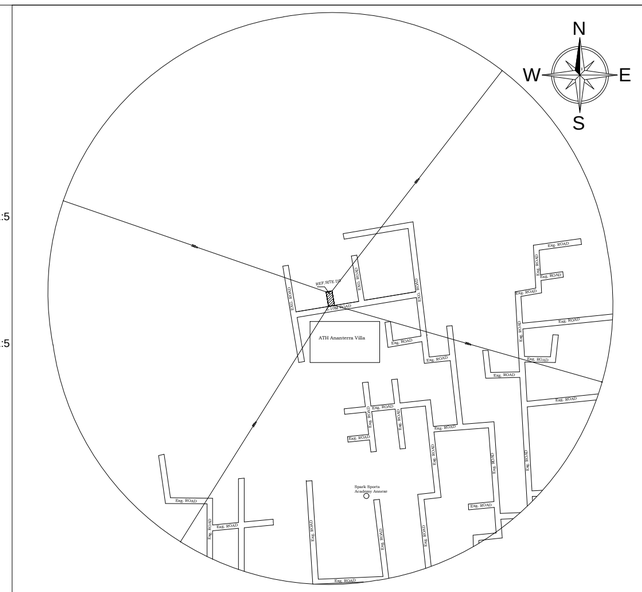
FRONT ELEVATION

(PROPOSED)

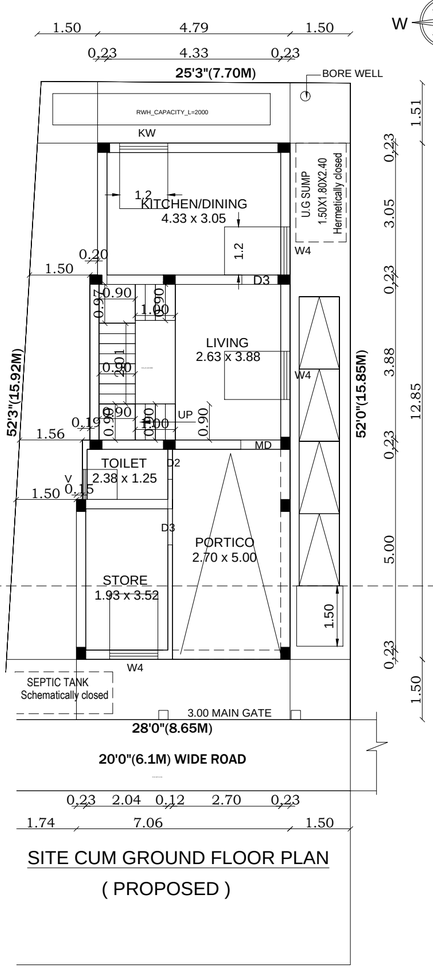


SECTION ON A-A

(PROPOSED)

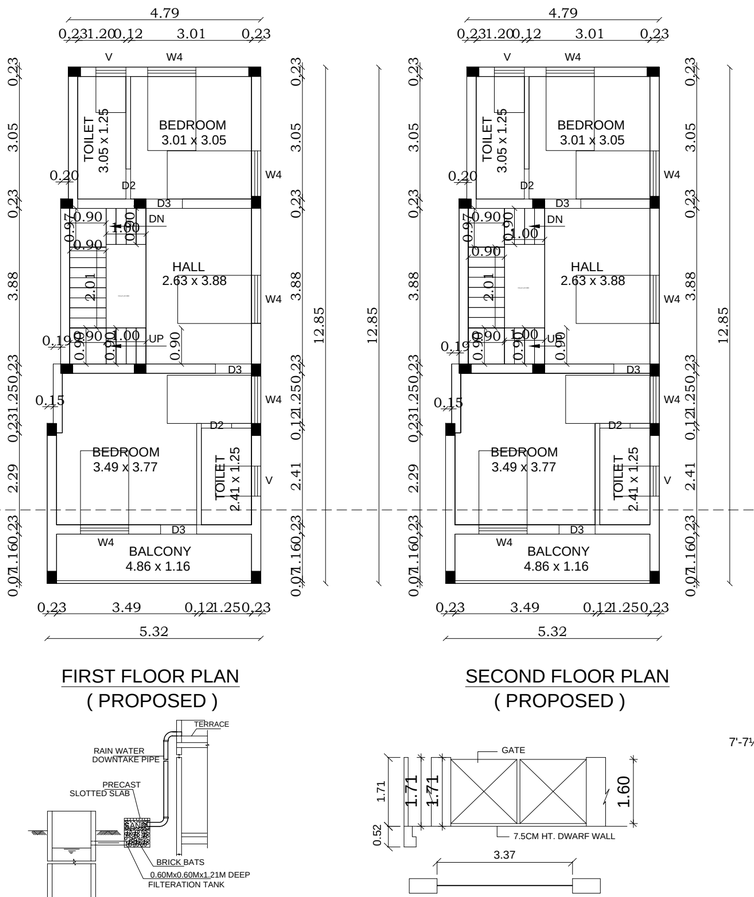






SITE CUM GROUND FLOOR PLAN

(PROPOSED)



FIRST FLOOR PLAN

(PROPOSED)

SECOND FLOOR PLAN

(PROPOSED)

TERRACE FLOOR PLAN

(PROPOSED)

RAIN WATER

HARVESTING SYSTEM

COMPOUND WALL WITH

DWARF WALL DETAILS

SOLAR HOT WATER SYSTEM DETAIL

PLAN SHOWING PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING 10.45M HEIGHT, G+2 FLOORS WITH 1 DWELLING UNIT,

AT PLOT No.D5, IN OLD S.No.40/2,
SUB. DIV.S.No.40/2A1A1A1A,PATTA No.2568,
AS PER PATTA NEW S.No.40/54,
OF THIRUVANCHERY VILLAGE,
TAMBARAM TALUK,CHENGALPATTU DISTRICT.

NOTE:-

THE SUBDIVISION PLANNING PERMIT No.1909/2024,

OFFICE LETTER D.Dis. No.3065/2024,Dated:-17.12.2024,

MEMBER SECRETARY,CMDA, SUBDIVISION PERMIT No.48,

Dated:- 03.01.2025,

TNRERA APPROVAL No.(TN/35/REGULARIZATION LAYOUT/ 0040/2025) Dated:-24.01.2025.

GENERAL SPECIFICATION

* RCC M25 COLOUMN FOOTING IN FOUNDATION OVER 6" THICK PCC 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 15" THICK RCC BEAM WITH M25 MIX.
* FLOORING WITH CERAMIC TILES OVER 4" THICK PCC 1:5:10 6" T SAND FILLING.
* SUPER STRUCTURE WITH 9" THICK BRICK WALL IN C.M. 1:3.
* ROOF SLAB WITH RCC M25 MIX 41/2" THICK.

AREA DETAILS		Sq Mt
PLOT AREA	As Per Patta	130.00
	As Per Document	129.87
	As Per Site	129.75
GROUND FLOOR		49.70
FIRST FLOOR PLAN		65.02
SECOND FLOOR PLAN		65.02
TOTAL F.S.I AREA		179.74
PORTICO	[NON FSI]	15.32
Head Room	[NON FSI]	13.74
TOTAL NON F.S.I AREA		29.06
TOTAL BUILTUP AREA		208.80
Floor Space Index		1.385

S. Lalith

OWNER SIGNATURE

A. LENIN, M.Arch
Regd. Architect
Reg.No: RA003352022 / Dt. 16.09.2022
GREATER CORPORATION OF CHENNAI
22, Thirumangalam Road, Kambar Colony,
Anna Nagar West, Chennai - 600 040.
Email: leninarchitects@gmail.com
Mob: 9841332153

REGISTERED ENGINEER

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
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+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.