PP APPROVAL RECORD

Planning Permission

Survey 53

Urapakkam

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™

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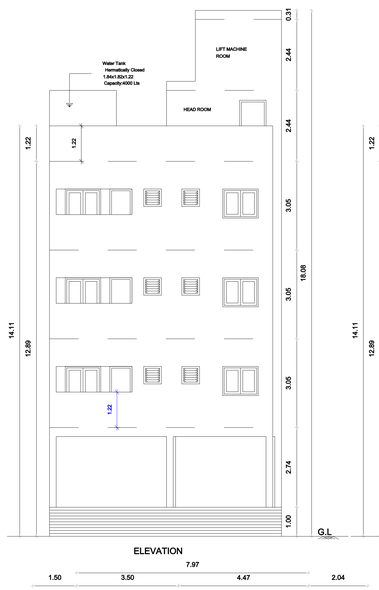
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR STILT CAR PARKING, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR RESIDENTIAL BUILDING AT PLOT NO : 5, PATTA NO. 6412, AS PER PATTA NEW SURVEY NO. 53/26, JEGADEESH NAGAR, URAPAKKAM VILLAGE & PANCHAYAT, VANDALUR TALUK & CHENGALPATTU DISTRICT, KATTANKULATHUR PANCHAYAT UNION.

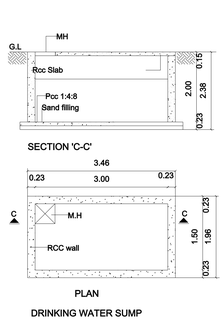
APPROVED LAYOUT VIDE NO:CSAR/DTP-M-87-295/LP-221



ELEVATION

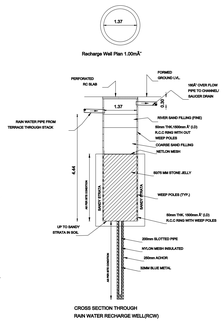


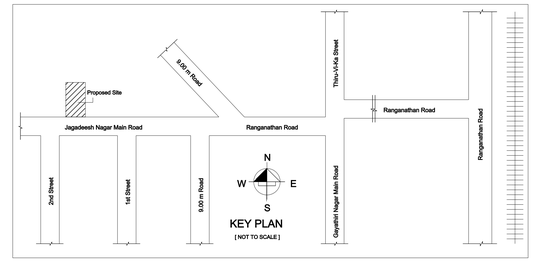
SECTION X-X

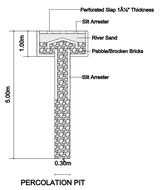


DRINKING WATER SUMP

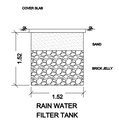
(Scientifically Closed)



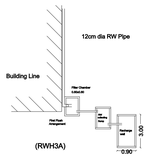




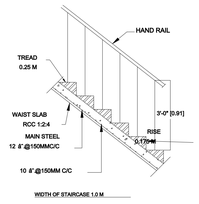
PERCOLATION PIT



RAIN WATER FILTER TANK



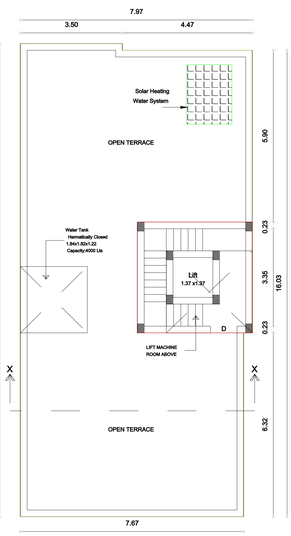
(RWH3A)

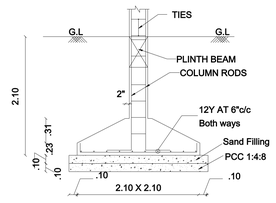


SCALE 1:300

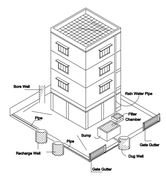




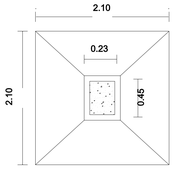




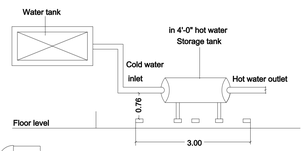
TYPICAL SECTION OF FOOTING



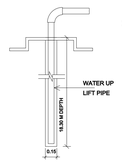
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



PLAN OF FOUNDATION

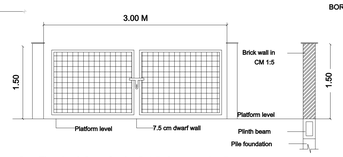


Solar hot water system details



BORE WELL DETAIL

(NOT TO SCALE)



Gate Elevation & Cross Section Detail of compound wall

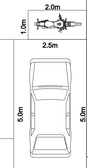
PARKING CALULATION:-

NO OF CAR & BIKE STALL TO BE PROVIDED

CAR PARKING STALL : 3 NOS

TWO WHEELER PARKING STALL : 8 NOS

DWELLING UNIT - ABOVE 50 SQ.M BELOW 75 SQ.M
1 car space(stall) for every 2 dwelling units and
2 Two Wheeler space(stall) for every dwelling unit



JOINERY DETAILS		
GD	GRILL DOOR	1.00 x 2.13
MD	MAIN DOOR	1.00 x 2.13
D	DOOR	0.91 X 2.13
D1	DOOR	0.76 X 2.13
W	WINDOW	1.52 x 1.37
W1	WINDOW	1.22 x 1.37
KW	KITCHEN WINDOW	1.22 x 1.00
V	VENTILATOR	0.61 x 0.61

SPECIFICATION :

BRICK WORK SUPER STRUCTURE WITH MAIN WALL USING CM 1:5
MORTAR PARAPET WALL CM 1:4 MORTAR.

WOOD WORK MAIN DOOR TEAK, AND OTHER DOORS KONGU WOOD

RCC WORK MINIMUM GRADE OF CONCRETE M25 (1:1:2)

FLOORING ALL ROOM CERAMICS TILES FLOORING.

PLASTERING WORK PLASTERING WORK IN C.M. 1:4.

WEATHERINGCOURSE WEATHERING COURSE IN BRICK JELLY CONCRETEINC.M.
WITH TWO COURSES OF FLAT TILES LAID TO DETAIL

S.NO.	PLOT AREA DETAILS IN SQ.M	
1	AS PER PATTA	220.00 SQ.M
2	AS PER DOCUMENT	217.47 SQ.M
3	AS PER SUPER SITE	216.78 SQ.M

FSI AREA DETAILS IN SQ.M

S.NO.	FLOOR	AREA IN SQ.M
1	STILT FLOOR AREA	—
2	FIRST FLOOR AREA	126.77
3	SECOND FLOOR AREA	126.77
4	THIRD FLOOR AREA	126.77
5	TOTAL FSI AREA	380.31
6	FSI	1.754

NON FSI AREA DETAILS IN SQ.M

1	CAR PARKING	126.77
2	HEAD ROOM	15.05
3	LIFT MACHINE ROOM	8.35
4	TOTAL NON FSI AREA	150.17
5	TOTAL BUILDUP AREA	538.48

COLOR INDEX			
ROAD		PROPOSED	SCALE 1: 100
		BOUNDARY	
		DEMOLITION	

POWER AGENT NAME :

Mr. A.B. BARANIDHARAN

APPLICANT/POWER AGENT SIGNATURE :

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

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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.