PP APPROVAL RECORD

# Planning Permission

## Survey 379/10A1 and 1 more

Medavakkam

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

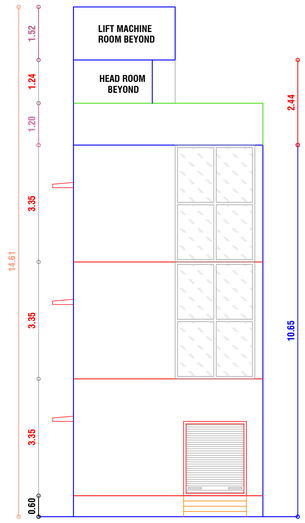
hello@verified.realestate

+91 9996 12 9996

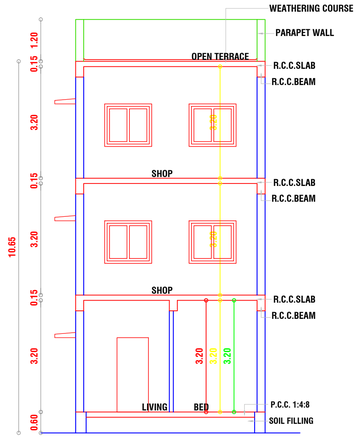
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# PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND + 2 FLOORS [HEIGHT 10.65] COMMERCIAL CUM RESIDENTIAL BUILDING IN OLD S.NO. 379/10A, AS PER PATTA S.NO. 379/10A1 [ PATTA NO. 6277 ] @ PLOT NO. A, VELACHERY MAIN ROAD OF MEDAVAKKAM VILLAGE, TAMBARAM TALUK, CHENGALPATTU DISTRICT. ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.

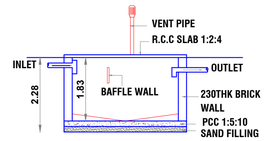
**NOTE : SUB-DIVISION PLANNING PERMIT NO. 116/2026 VIDE D.DIS NO. 636/2026 DATED ON 15.06.2026.**



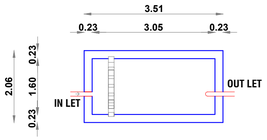

ELEVATION



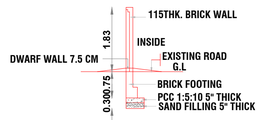

SECTION A-A



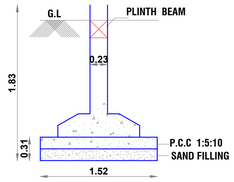

SECTION OF SEPTIC TANK



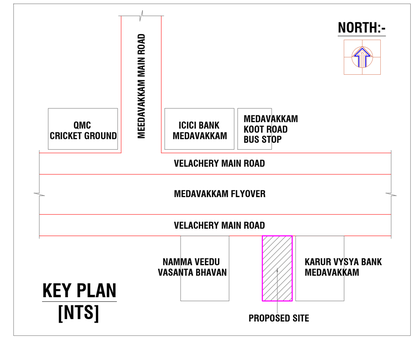

PLAN OF SEPTIC TANK
CAPACITY - 8000 LITRES



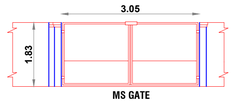

SECTION OF COMPOUND WALL



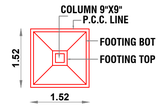

FOUNDATION DETAIL



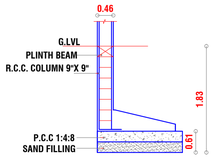

KEY PLAN
[NTS]



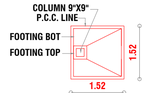

ELEVATON OF COMPOUND WALL



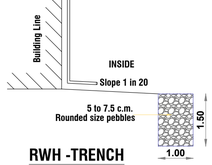

PLAN OF FOOTING



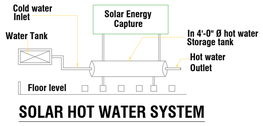

END FOOTING DETAILS



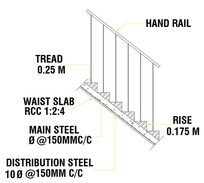

PLAN OF FOOTING




RWH -TRENCH

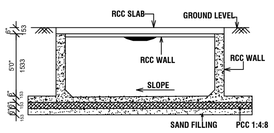



SOLAR HOT WATER SYSTEM

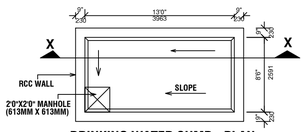



WIDTH OF STAIRCASE 1.0 M

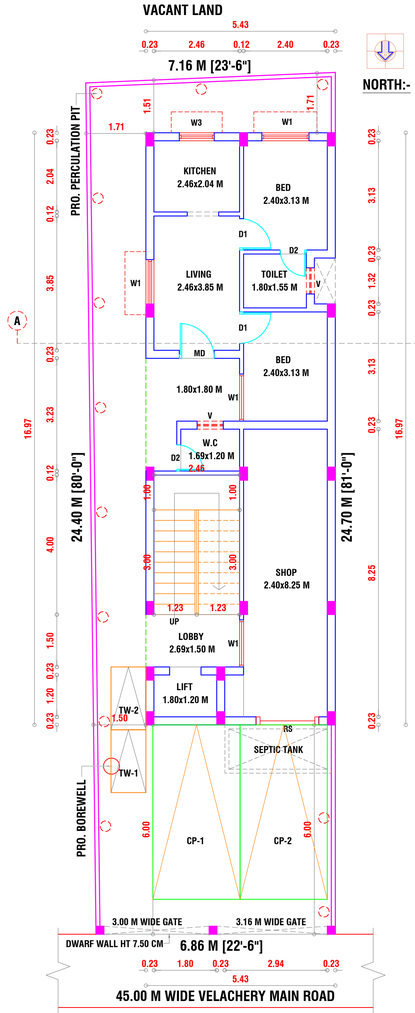
STAIR CASE DETAILS
SCALE 1:300



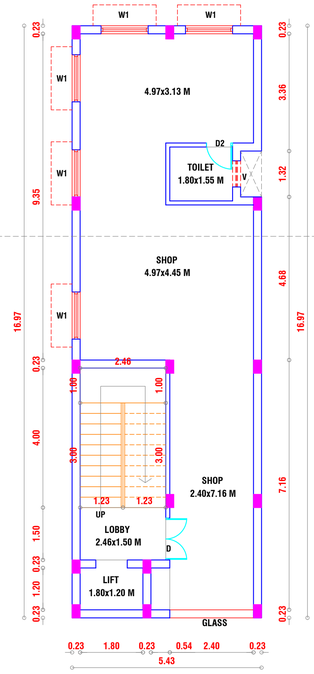

SECTION AT 'XX'



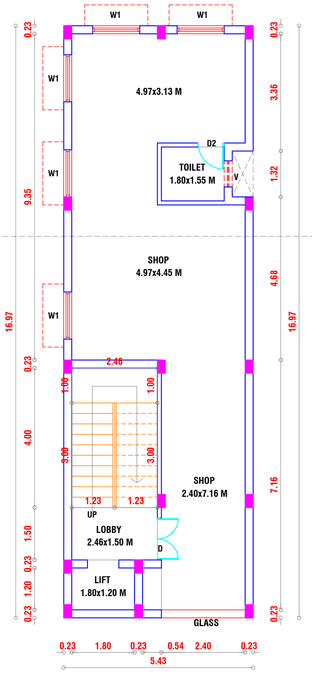

DRINKING WATER SUMP - PLAN
SCALE : 1"=4'0"



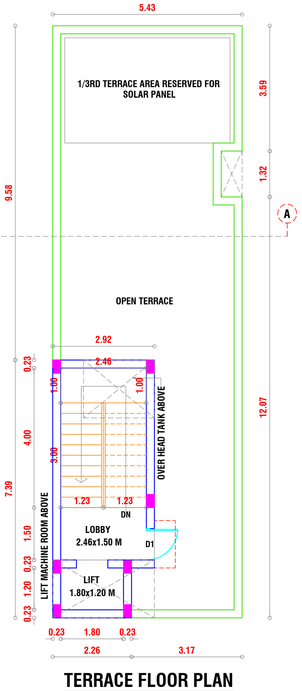

SITE CUM GROUND FLOOR PLAN




FIRST FLOOR PLAN




SECOND FLOOR PLAN




TERRACE FLOOR PLAN

## SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | WIDTH FEET (METER) | HEIGHT FEET (METER) |
|---|---|---|---|
| MD | MAIN DOOR | 3'-6" (1.07 M) | 7'-0" (2.14 M) |
| D1 | DOOR | 3'-0" (0.91 M) | 7'-0" (2.14 M) |
| D2 | DOOR | 2'-6" (0.76 M) | 7'-0" (2.14 M) |
| W | WINDOW | 4'-6" (1.37 M) | 6'-0" (1.83 M) |
| W1 | WINDOW | 4'-6" (1.37 M) | 4'-0" (1.21 M) |
| G | GLASS | 7'-6" (2.29 M) | 9'-0" (2.75 M) |
| W3 | WINDOW | 3'-3" (1.00 M) | 3'-0" (0.91 M) |
| V1 | VENTILATOR | 2'-6" (0.75 M) | 2'-6" (0.75 M) |

## SPECIFICATIONS

| | | |
|---|---|---|
| FOUNDATION | : | R.C.C FRAMED STRUCTURE |
| SUPERSTRUCTURE | : | 9"&4 1/2" THICK B.W IN C.M 1:5 (1 OF CEMENT AND 5 OF SAND). |
| R.C.C. WORK | : | R.C.C. 1:2:4 (1 CEMENT : 2 SAND : 4 AGGREGATE). |
| DOORS & WINDOWS | : | WOOD FRAME & SHUTTER FOR DOORS WOOD FRAME & GLAZED FOR WINDOWS. |
| PLASTERING | : | CEILING AND BEAMS IN C.M. 1:3 INTERIOR AND EXTERIOR IN C.M. 1:4. |
| FLOORING | : | VITRIFIED TILES FLOORING & CERAMIC TILE FLOORING FOR TOILETS. |
| WEATHERING COURSE | : | 12MM THICK PRESSED LAY OVER LIME CONCRETE 1:3 LAID TO SLOPE NECESSARY C.M. 1:3 |
| WATER TANK | : | WATER TANK SCIENTIFICALLY CLOSED. |
| SEPTIC TANK | : | SEPTIC TANK HERMITICALLY CLOSED. |

## AREA STATEMENT [FSI]

| DESCRIPTION | SQM |
|---|---|
| PLOT EXTENT [AS PER SUB-DIVISION] | 172.05 |
| PLOT EXTENT [AS PER PATTA] | 195.00 |
| GROUND FLOOR [RESIDENTIAL] | 68.57 |
| GROUND FLOOR [COMMERCIAL] | 23.58 |
| FIRST FLOOR [COMMERCIAL] | 92.15 |
| SECOND FLOOR [COMMERCIAL] | 92.15 |
| TOTAL FLOOR AREA | 276.45 |

F.S.I. : 1.606
NO. OF DWELLING UNIT : 1
NO. OF COMMERCIAL UNITS : 3

## AREA STATEMENT [NON FSI]

| DESCRIPTION | SQM |
|---|---|
| HEAD ROOM | 20.60 |
| LIFT MACHINE ROOM | 4.83 |
| TOTAL NON FSI AREA | 25.43 |

SCALE - 1:100

SIGNATURE OF OWNER / POWER AGENT

P. RAMKUMAR, B.E.,
Registered Engineer
CMDA Grade - II RE / 19 / 04 / 039
GCC Grade - I RE / 104092024
VIEW POINTS
No.10, Ponniamman Kovil 1st Street,
Pallavaram, Chennai - 600 043.

SIGNATURE OF REGISTERED ENGINEER

VIEW POINTS
Consulting Engineers & Licensed Surveyors
No.10, Ponniyamman Kovil 1st Street,
Pallavaram, Chennai - 600 043.
Ph: 044-2264 2184, Telefax: 044-2264 4252
Mob: 98842 11274.
Email: vpoints@rediffmail.com

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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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.