PP APPROVAL RECORD

Planning Permission

Survey 429

Perumbakkam

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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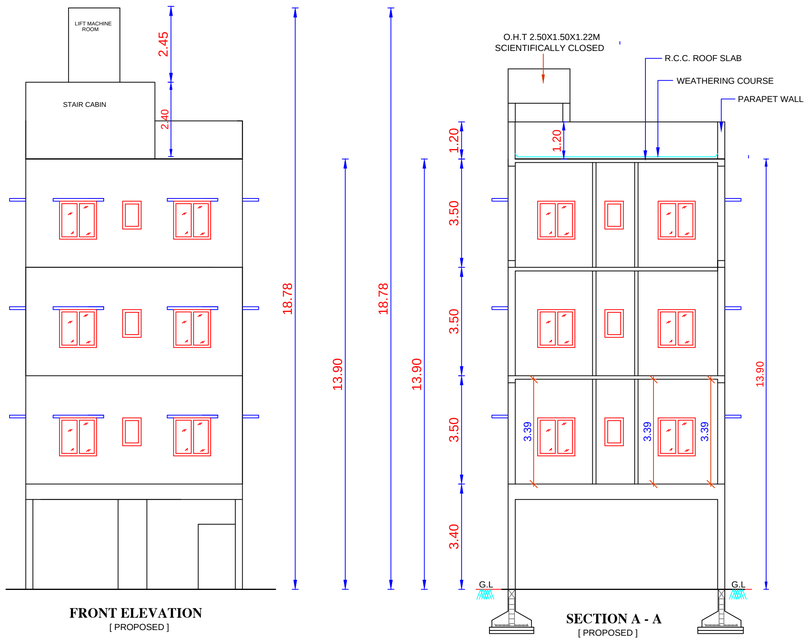
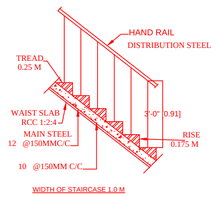
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS 6 DWELLING UNITS (13.90M HIGH) RESIDENTIAL BUILDING AT PLOT NO : 4 , GAJENDREN NAGAR 5th STREET, PERUMBAKKAM, CHENNAI - 600 100. COMPRISED IN S.NO : 429/2L1A2 [PART], AS PER PATTA S.NO : 429/2L1A2E OF PERUMBAKKAM VILLAGE, PATTA NO : 20841 , TAMBARAM TALUK , CHENGALPATTU DISTRICT. ST . THOMAS PANCHAYAT UNION.

LAYOUT APPROVED VIDE PPD / LO NO : 16/95

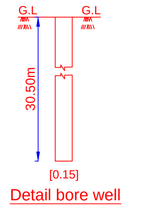


FRONT ELEVATION
[PROPOSED]

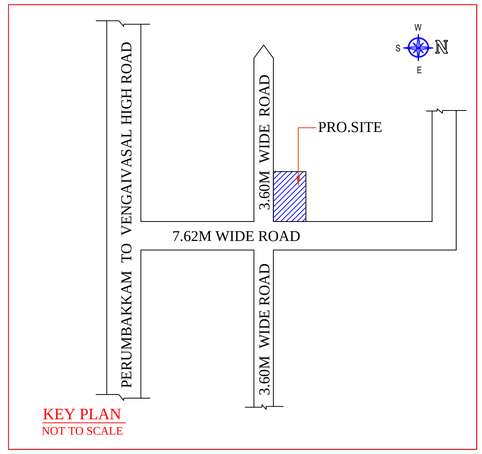
SECTION A - A
[PROPOSED]



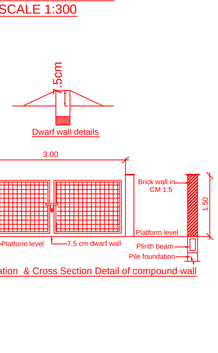
STAIR CASE DETAILS
SCALE 1:300



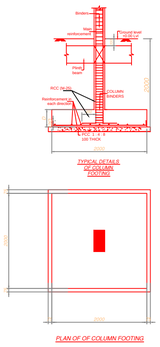
Detail bore well

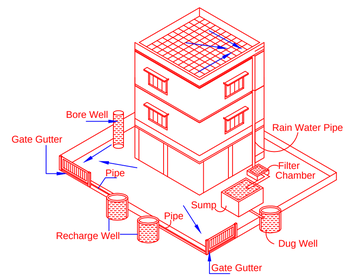


KEY PLAN
NOT TO SCALE

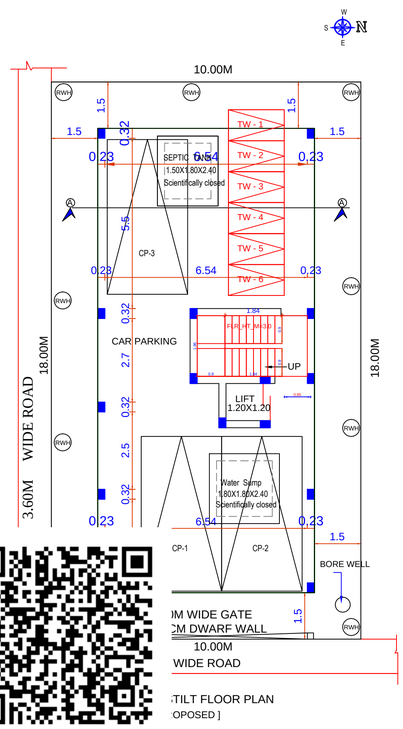


Gate Elevation & Cross Section Detail of compound wall

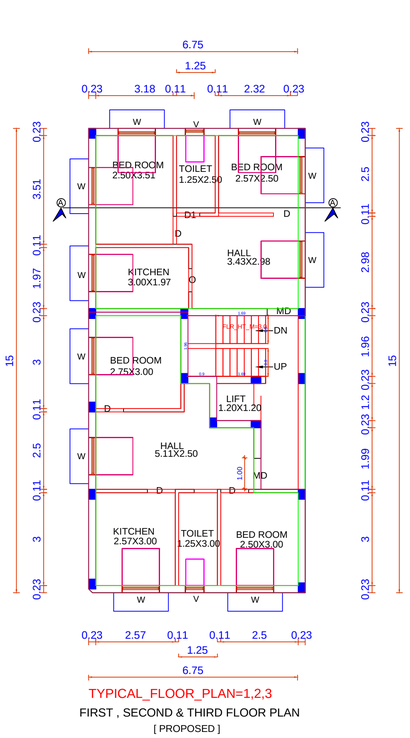




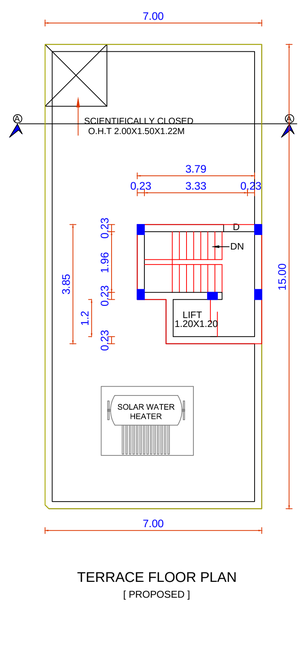
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A



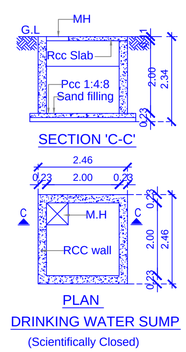
TILT FLOOR PLAN
OPOSED]



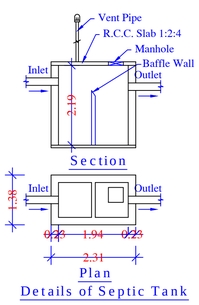
TYPICAL_FLOOR_PLAN=1,2,3
FIRST , SECOND & THIRD FLOOR PLAN
[PROPOSED]



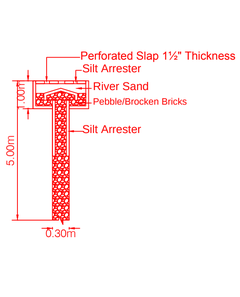
TERRACE FLOOR PLAN
[PROPOSED]



DRINKING WATER SUMP
(Scientifically Closed)



Details of Septic Tank



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 STATEMENT

LAND AREA

	SQ. M.
PLOT AREA (AS PER DOCUMENT)	183.95
PLOT AREA (AS PER PATTA)	183.00
PLOT AREA (AS PER SITE)	180.00

FLOOR AREA - NON - FSI

FLOOR	SQ.M.
PRO. PARKING AREA	104.99
HEAD ROOM	14.15
TOTAL NON FSI AREA	119.14

FLOOR AREA - FSI

FLOOR	RESIDENTIAL SQ.M.
PRO. FIRST FLOOR	104.99
PRO. SECOND FLOOR	104.99
PRO. THIRD FLOOR	104.99
TOTAL	314.97

TOTAL FSI AREA 314.97

F.S.I - 1.749

PLOT COVERAGE - 58 %

TOTAL BUILTUP AREA

FLOOR	SQ.M.
NON FSI AREA	119.14
FSI FLOOR AREA	314.97
TOTAL BUILTUP AREA	434.11

COLOUR INDEX

PROPOSED	
ROAD	
SITE BOUNDARY	
DEMOLITION	

SIGNATURE OF OWNER

R.KARTHIKEYAN

REGISTERED ENGINEER

A. RAMALINGAM, B.E., M.I.S.T.E.,
Grade - I, Registered Civil Engineer,
Greater Chennai Corporation
Registration Nr:RE100142026
Mobile: 98419589

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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+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.