PP APPROVAL RECORD

# Planning Permission

## Survey 162/85 and 1 more

Saravambakkam

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.

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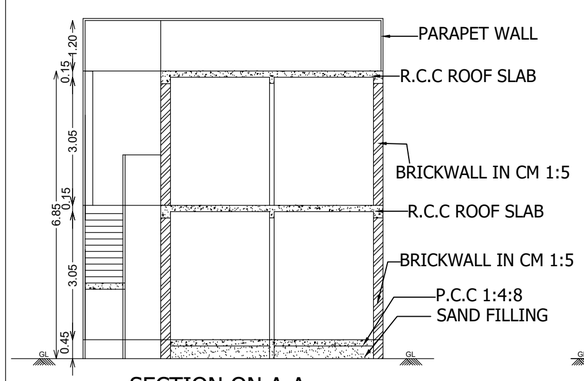
# PLAN SHOWING THE PROPOSED R.C.C CONSTRUCTION OF GROUND & FIRST FLOOR COMMRCIAL BUILDING AT OLD COMPRISED SURVEY NO.162/1A, NEW SURVEY NO.162/85(PATTA NO.2413), AT PERUVELI REVENUE VILLAGE IN V.NO.178, SARAVAMPAKKAM VILLAGE & PANCHAYAT MADURANTAKAM PANCHAYAT UNION & TALUK, CHENGALPATTU DISTRICT.

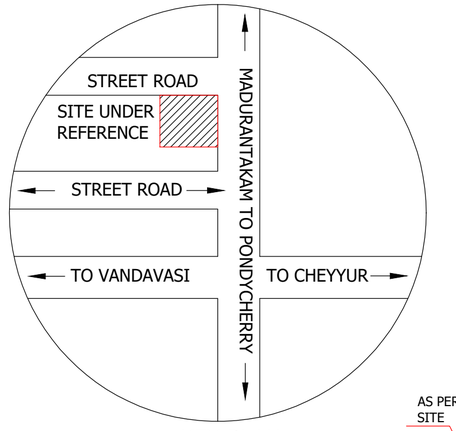
## APPLICANT NAME : Mr.S.PUNNIYAKOTTI S/O SHANMUGAM



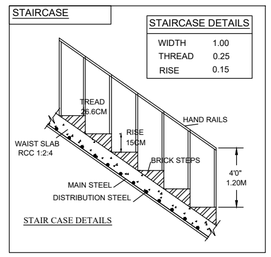

SECTION ON A-A




ELEVATION




KEY PLAN
NOT TO SCALE







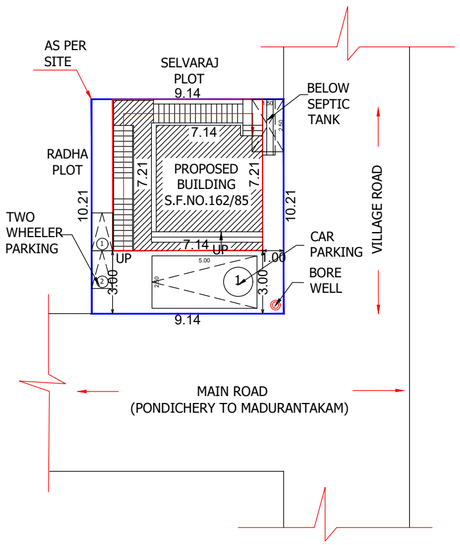
GROUND FLOOR PLAN




FIRST FLOOR PLAN

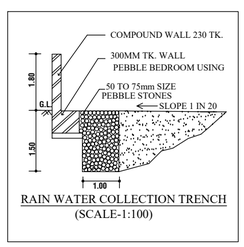



TERRACE PLAN

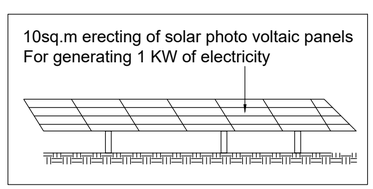


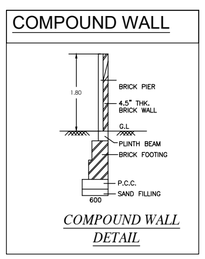

SITE PLAN
SCALE 1:200



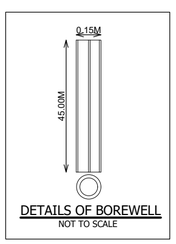



RAIN WATER COLLECTION TRENCH
(SCALE-1:100)




COMPOUND WALL DETAIL




DETAILS OF BOREWELL
NOT TO SCALE

SCALE: SITE PLAN : 1:200 & FLOOR PLAN 1: 100

TITLE : GROUND & FIRST FLOOR PLAN, SECTION, ELEVATION, SITE PLAN & KEY PLAN.

### AREA STATEMENT ( Sq.m)

TOTAL PLOT AREA(AS PER DOCUMENT) : 93.40 Sq.m (Or) 1005.00 Sq.ft

TOTAL PLOT AREA(AS PER PATTA) : 93.00 Sq.m (Or) 1001.05 Sq.ft

| BUILDING NAME | FLOOR NAME | FLOOR AREA (Sq.mt) | FLOOR AREA (Sq.ft) | BUILDING HEIGHT (m) |
|---|---|---|---|---|
| R.C.C COMMERCIAL BUILDING | GROUND FLOOR | 51.51 | 554.45 | 6.85 |
| | FIRST FLOOR | 51.51 | 554.45 | |
| TOTAL BUILDUP AREA = | | 103.02 | 1108.90 | |

F.S.I : TOTAL FSI AREA / PLOT AREA = 103.02 / 93.00 = 1.107

PLOT COVERAGE : GROUND FLOOR COVERED AREA / TOTAL PLOT AREA X100 = 51.51 / 93.00 X100 = 55.38%

GENERAL SPECIFICATIONS :

STRUCTURE: RCC FRAMED STRUCTURE WITH M20 CONCRETE AND FE500 TMT STEEL.

WALLS: 9" OUTER BRICK WALLS AND 4½" INNER PARTITION WALLS WITH CEMENT PLASTERING.

DOORS & WINDOWS: TEAK WOOD MAIN DOOR, FLUSH INNER DOORS, AND UPVC WINDOWS WITH MS GRILLS.

FLOORING & DADO: VITRIFIED TILE FLOORING, GRANITE KITCHEN SLAB, AND 7'0" TOILET WALL TILES.

PLUMBING & ELECTRICAL: CONCEALED CPVC/PVC LINES WITH STANDARD FIXTURES, MODULAR SWITCHES, AND INVERTER PROVISION.

FINISHES & TERRACE: EMULSION PAINTING WITH WALL PUTTY, WEATHER-COAT EXTERIOR PAINT, AND COOLING TILES ON TERRACE.

### JOINERY DETAILS

| TYPES | DESCRIPTION | SIZE |
|---|---|---|
| RS | ROLLING SHUTTER | 1.84 X 2.64 |
| D1 | DOOR 1 | 0.75 X 2.10 |

PARKING DETAILS:-

| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| CAR PARKING | 1 Nos | 1 Nos |
| TWO WHEELER PARKING | 1 Nos | 2 Nos |

Er. P. SAKTHIVEL, D.C.E.,
Registered Engineer Grade-III (RE)
Regn. No : CGLRGN/RE/Gr-III/2020/08/015
Consulting Engineer & Contractor
SAKTHI BUILDERS
No.6, Middle Street, Acharapakkam-603301
Cell : 94441 03574
e-mail:sakthibuilders2@gmail.com.

REGISTERED ENGINEER (SEAL/SIGN)

APPLICANT:

(Mr.S.PUNNIYAKOTTI S/O SHANMUGAM)

(PUNNIYAKOTTI)

OWNER SIGNATURE

SHEET NO - 01/01

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

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# 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.