PP APPROVAL RECORD

Planning Permission

Survey 364/38 and 1 more

Kovilambakkam

Chengalpattu district, Tamil Nadu

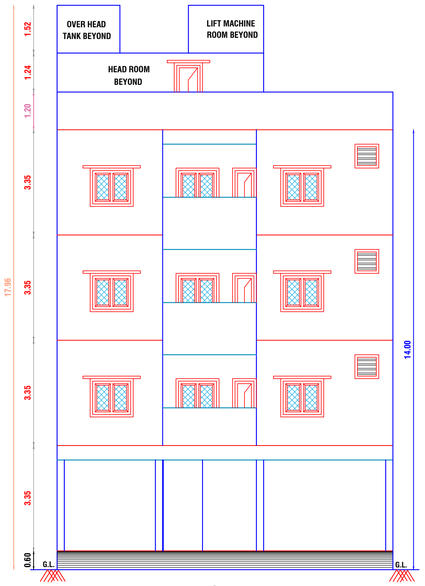
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

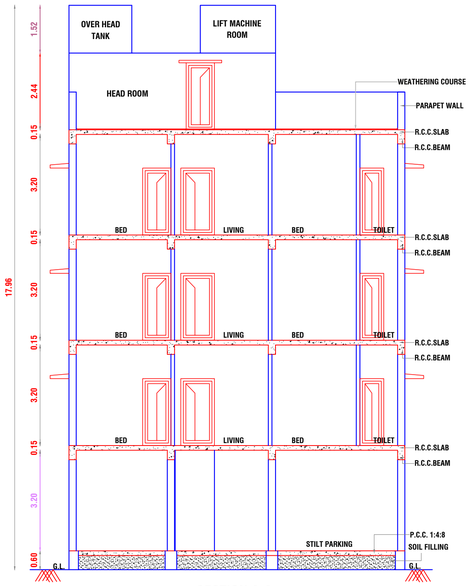
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

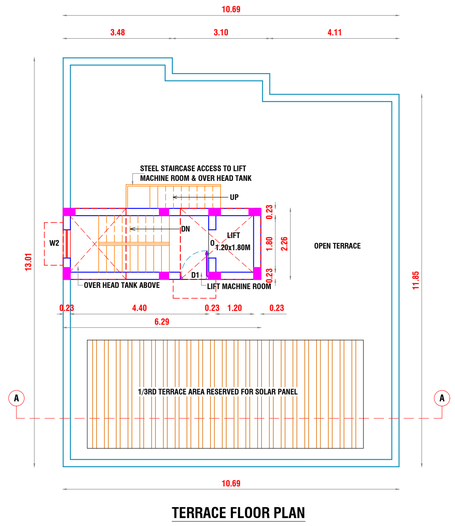
PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT + 3 FLOORS [HEIGHT 14.00 M] RESIDENTIAL BUILDING IN OLD S.NO. 364/4 & 364/5, AS PER PATTA S.NO. 364/38 [PATTA NO. 20557] @ PLOT NO. 19, KRISHNA NAGAR OF S-KOLATHUR [MADIPAKKAM-2] VILLAGE, SHOLINGANALLUR TALUK, CHENNAI DISTRICT. ST. THOMAS MOUNT PANCHAYAT UNION LIMIT.



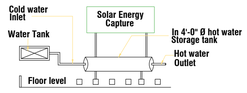
ELEVATION



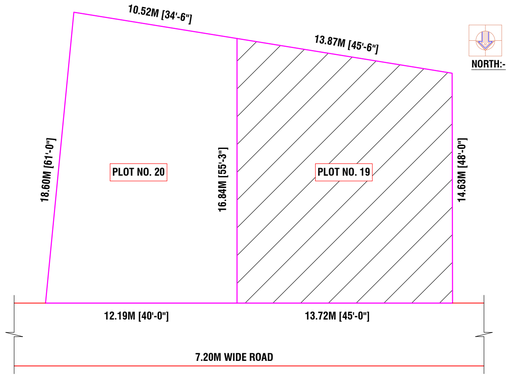
SECTION A-A



TERRACE FLOOR PLAN

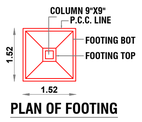


SOLAR HOT WATER SYSTEM DETAIL

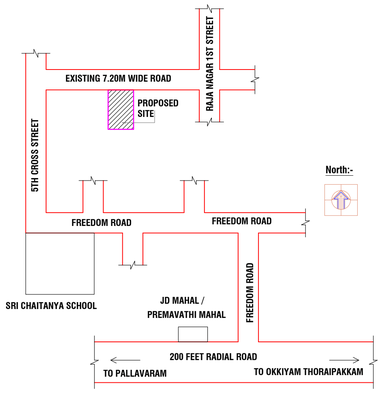


RESIDUAL PLOT DETAILS

SCAL 1: 50

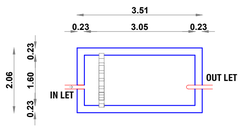


PLAN OF FOOTING



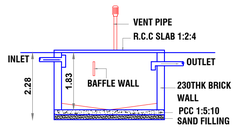
KEY PLAN

NTS

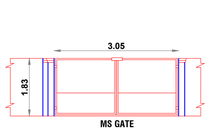


PLAN OF SEPTIC TANK

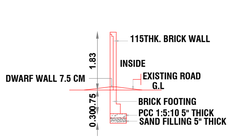
CAPACITY - 8000 LITRES



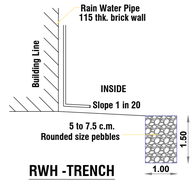
SECTION OF SEPTIC TANK



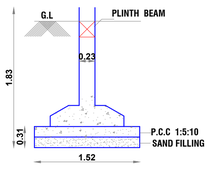
ELEVATON OF COMPOUND WALL



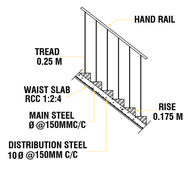
SECTION OF COMPOUND WALL



RWH -TRENCH



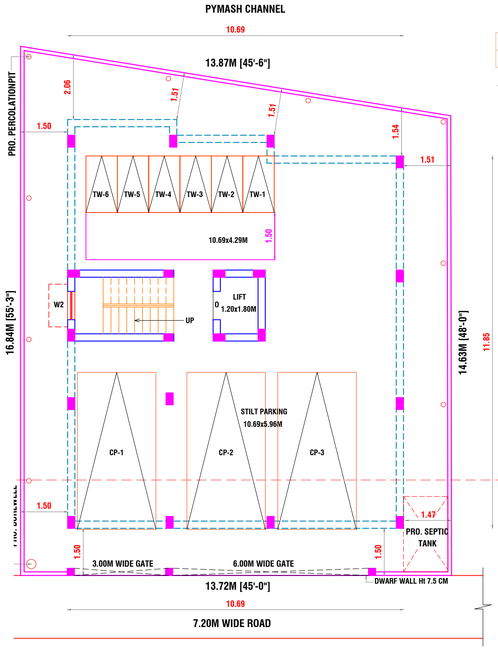
FOUNDATION DETAIL



WIDTH OF STAIRCASE 1.0 M

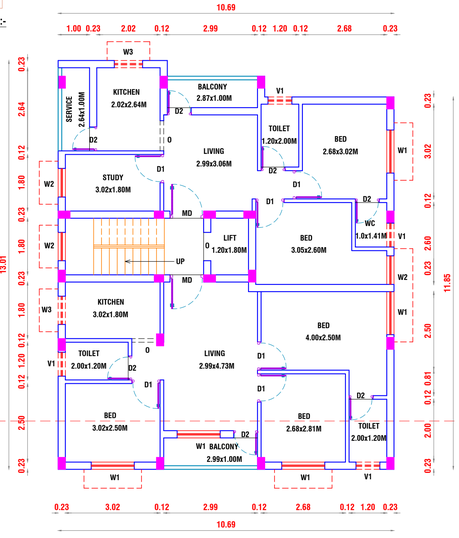
STAIR CASE DETAILS

SCALE 1:300

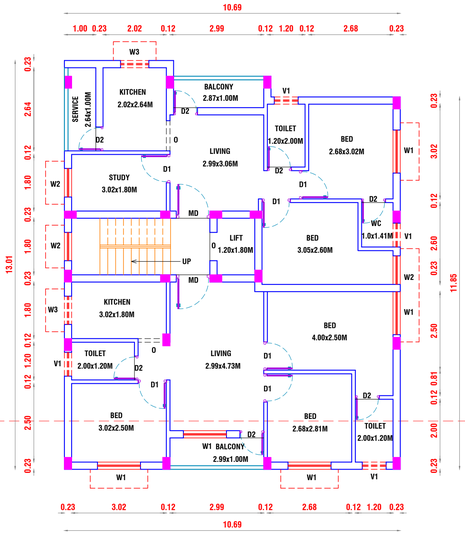


SITE CUM STILT FLOOR PLAN

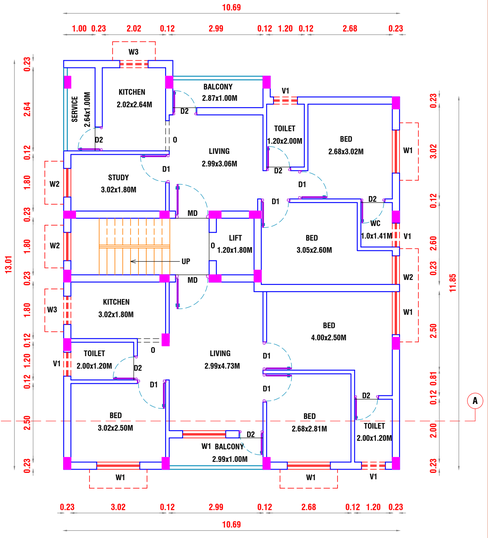
NORTH :-



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD 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)
FW	FRENCH WINDOW	5'-6" (1.72 M)	7'-0" (2.14 M)
W1	WINDOW	4'-6" (1.37 M)	4'-0" (1.22 M)
W2	WINDOW	3'-0" (0.91 M)	5'-0" (1.52 M)
W3	WINDOW	3'-0" (0.91 M)	3'-0" (0.91 M)
W4	WINDOW	2'-6" (0.76 M)	4'-0" (1.22 M)
V1	VENTILATOR	2'-6" (0.76 M)	2'-6" (0.76 M)
V2	VENTILATOR	2'-0" (0.60 M)	2'-0" (0.60 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 DOC]	216.79
PLOT EXTENT [AS PER PATTA]	417.00
FIRST FLOOR	132.75
SECOND FLOOR	132.75
THIRD FLOOR	132.75
TOTAL FLOOR AREA	398.25

F.S.I. : 1.837

NO. OF DWELLING UNITS : 6

AREA STATEMENT [NON FSI]

DESCRIPTION	SQM
STILT FLOOR	132.75
HEAD ROOM	14.86
LIFT MACHINE ROOM	5.78
TOTAL NON FSI AREA	153.39

FOR RK BUILDERS
PROPRIETOR

SIGNATURE OF OWNER / POWER AGENTS

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.
Mobile : 99529 72184
Email : vpoints@rediffmail.com

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
3/350/2 Mettukuppam,
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.