PP APPROVAL RECORD

Planning Permission

Survey 43 and 1 more

Sithalapakkam

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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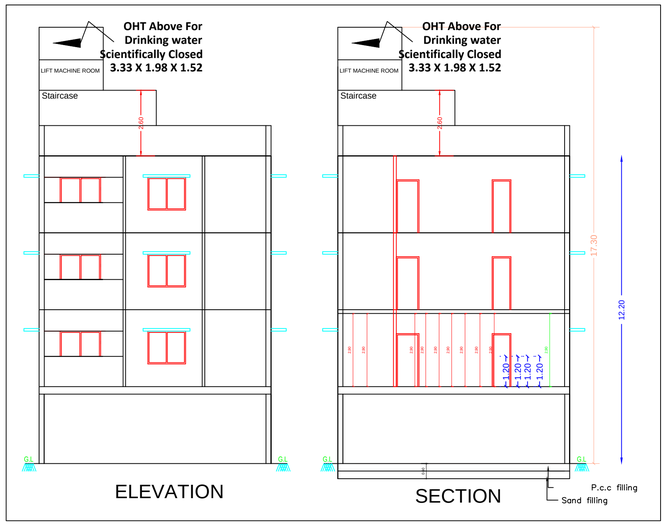
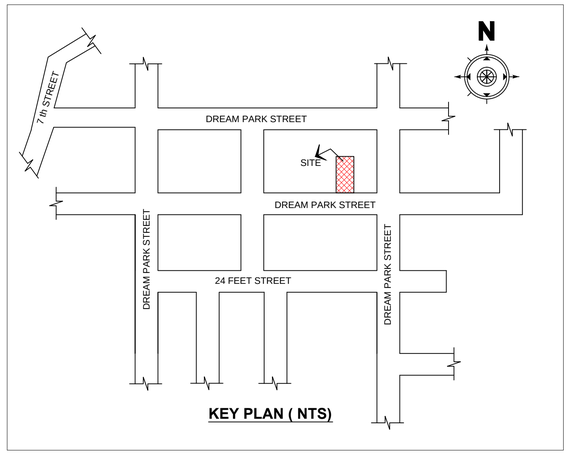
PLAN SHOWING THE PROPOSED STILT + 3 FLOOR WITH 6 DWELLING UNITS CONSTRUCTION OF A RESIDENTIAL BUILDING OF HEIGHT 12.20 M AT PLOT NO:33,"DREAM PARK STREET",SANKARAPURAM, SITHALAPAKKAM, COMPRISED IN OLD S.No: 43/4A & 44/2 AND AS PERPATTA S.NO:44/2A2 AND 43/22 IN SITHALAPAKKAM VILLAGE,TAMBARAM TALUK,CHENGALPET DISTRICT

NOTE:APPROVED LAYOUT BY CMDA VIDE P.P.D./L.O. No.14/2006 Lr.No.L1/11130/2005 DATED:15-02-2006

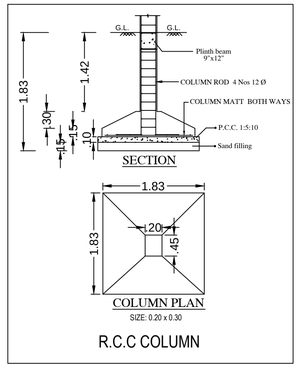


ELEVATION

SECTION



KEY PLAN (NTS)

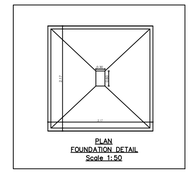


SECTION

COLUMN PLAN

SIZE: 0.20 x 0.30

R.C.C COLUMN



PLAN
FOUNDATION DETAIL
Scale 1:50

SPECIFICATION DETAILS

FOUNDATION CONCRETE USING P.C.C 1:4:8 OVER SAND FILLING BRICK WORCK IN C.M 1:5 FOR 23 C.M WALLS AND IN C.M 1:4 FOR 11C.M WALLS WALL PLASTERING IN C.M 1:4 AND CEILING PLASTERING C.M 1:3 R.C.C FOR ROOF SLAB, PLINTH BEAM, LINTEL, LOFT, SUN SHADE, Etc..IN C.C 1:2:4 FLOORING WITH MOSAIC TILES WEATHERING COURSE USING B.J.C IN LIME MORTAR WALL PAINTING 3 COATS USING CEMENT BASED PAINT PAINTING WOOD WOOD WORK ENAMEL PAINTING OVER ONE COAT OF PRIMER

AREA DETAILS

		SQFT	
PLOT AREA	PATTA	3120.00	
	DOCUMENT	3040.00	
	SITE	3040.00	
FIRST FLOOR		1851.83	
SECOND FLOOR		1851.83	
THIRD FLOOR		1851.83	
TOTAL AREA		5555.49	
PARKING		REQD	PROV.
TWO WHEELER		6	6
FOUR WHEELER		2	3
F.S.I - 1.82	COVERAGE AREA - 60.91%		
HEADROOM & LIFT		137.00	
CAR PARKING		1851.83	

COLOR INDEX:-

PROPOSED ROAD

SHEDULE OF JOINERY:-

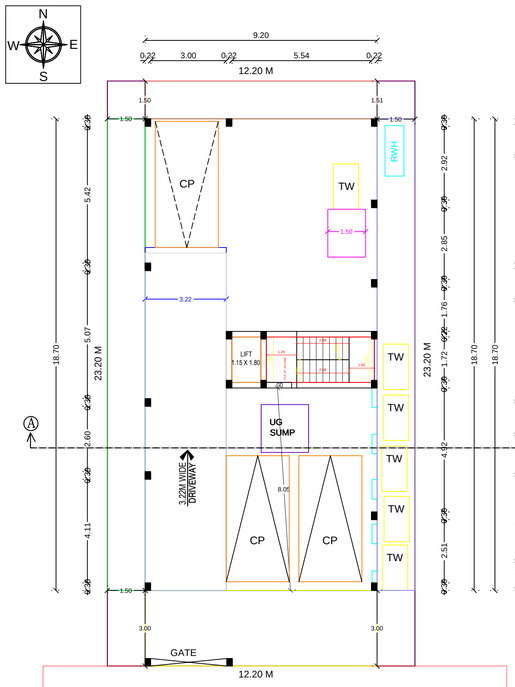
MD MAIN DOOR	3'3" X 7'0" 0.90 X 1.83
D DOOR	3'0" X 7'0" 1.00 X 2.10
D1 DOOR	2'6" X 7'0" 0.90 X 2.10
W WINDOW	4'0" X 4'0" 0.75 X 2.10
W1 WINDOW	3'0" X 4'0" 1.22 X 1.22
W2 WINDOW	3'0" X 3'0" 0.91 X 1.20
V VENTILATOR	3'0" X 2'0" 0.91 X 0.91
FW F.WINDOW	3'0" X 6'0" 0.90 X 0.60

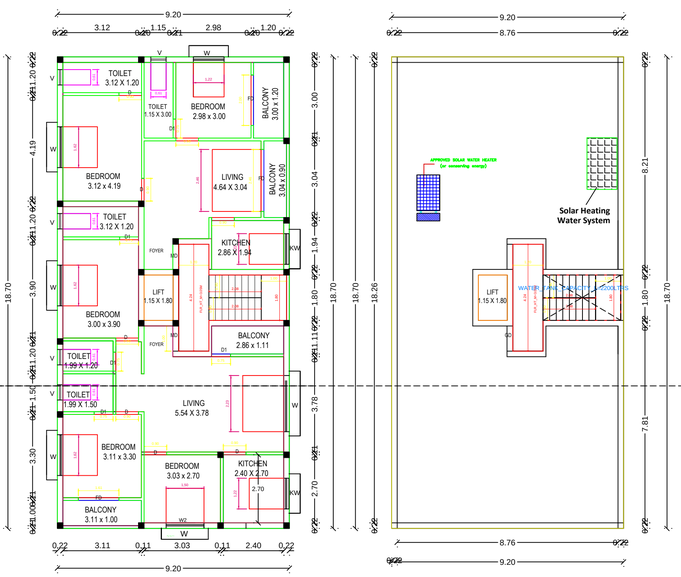
SIGNATURE OF APPLICANT:-

S Unamaheswaran

SIGNATURE OF LICENSED SURVEYOR :-

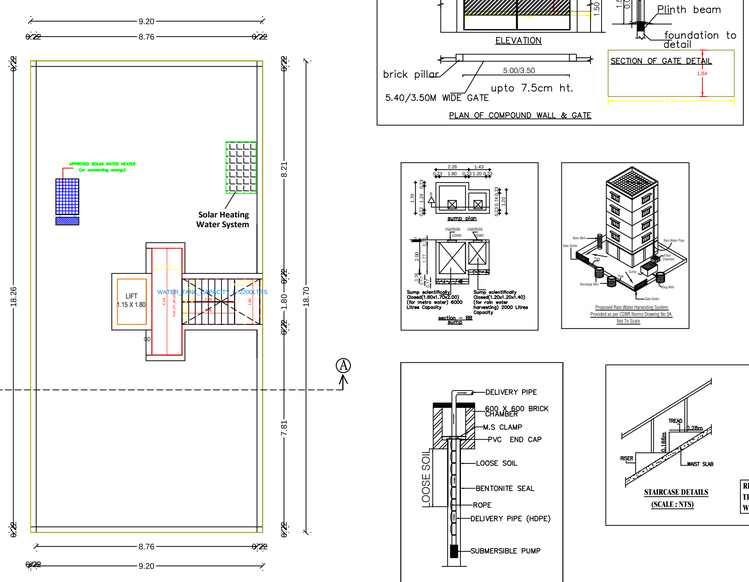
U.NEDUNCHEZHIYAN,D.C.E
REGISTERED ENGINEER GRADE-III(RE)
CMDA (Regd.No.RE/GR-III/19/04/061) &
GREATER CHENNAI CORPORATION (GCC)
(Regd.No.RE301712024)
Off: No.26A, N.S.C. Bose Road, S.I.S.I Colony,
Ullagaram, Chennai - 600 091
Cell: 95410 20345
Email: suncreations1969@gmail.com





TYPICAL 1ST, 2ND AND 3RD FLOOR PLAN

(PROPOSED)



TERRACE FLOOR PLAN

(PROPOSED)

3.20
1.83
1.83
1.83
Sump underGround (Dia=1.80m/1.80m) (Dia=1.80m/1.80m) (Dia=1.80m/1.80m)

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.