PP APPROVAL RECORD

# Planning Permission

## Survey 114/15A1 and 1 more

Pallipettai, Madurantakam taluk

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

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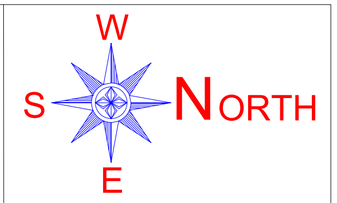
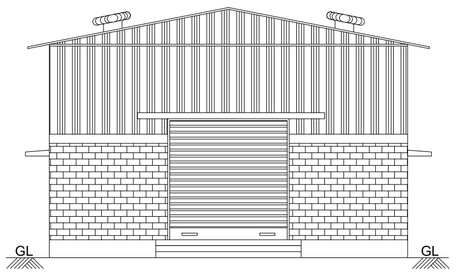
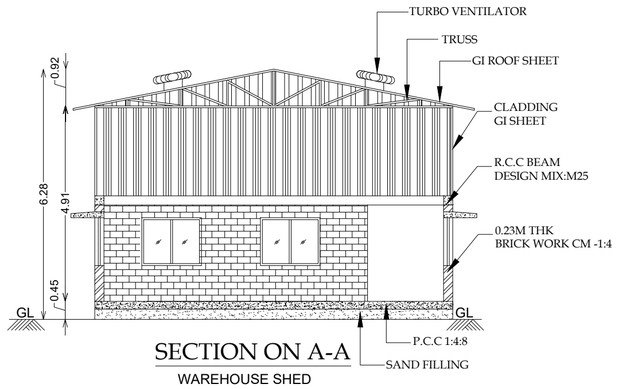
# PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND FLOOR WAREHOUSE SHED IN PLOT NO.11, PRANAV NAGAR LAYOUT, PART OF COMPRISED IN NEW S.F. NO.114/15A1 (PATTA NO.363), VILLAGE NO. 121, PALLIPETTAI VILLAGE & PANCHAYAT, ACHARAPAKKAM PANCHAYAT UNION, MADURANTAKAM TALUK, CHENGALPATTU DISTRICT.

**APPLICANT /OWNER NAME :**Mr.A.SIVAPRAKASAM S/O ARUMUGAM

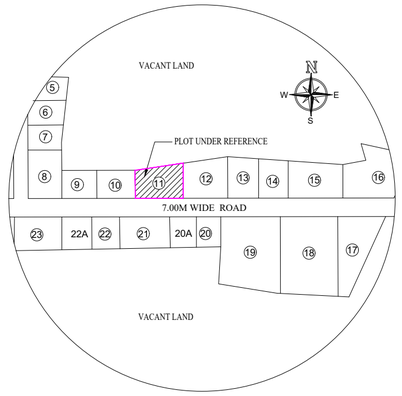


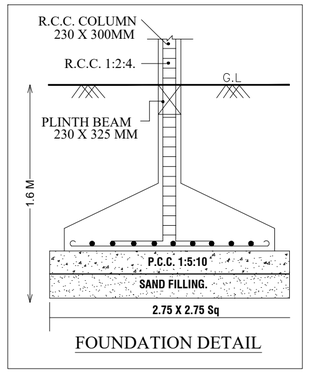

ELEVATION
WAREHOUSE SHED



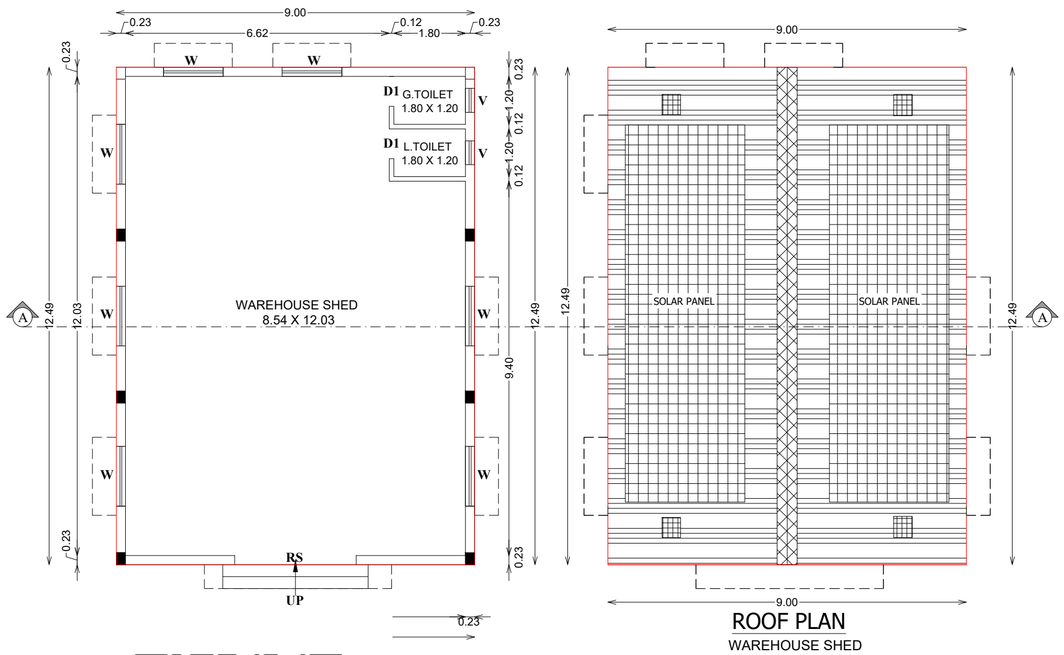

SECTION ON A-A
WAREHOUSE SHED




KEY PLAN
NOT TO SCALE



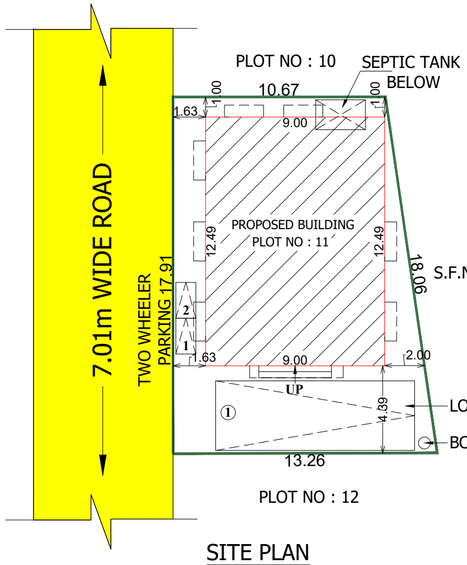

FOUNDATION DETAIL



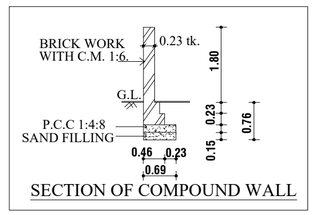




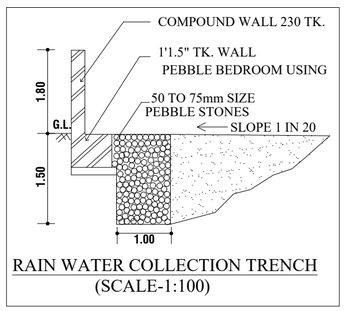
ROOF PLAN
WAREHOUSE SHED



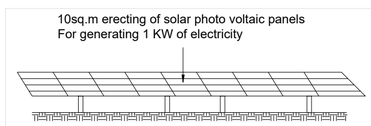

SITE PLAN
SCALE 1:200

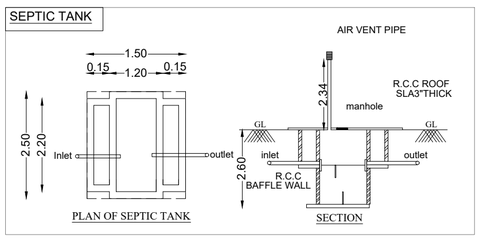


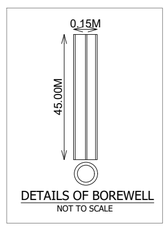

SECTION OF COMPOUND WALL




RAIN WATER COLLECTION TRENCH
(SCALE-1:100)




DETAILS OF BOREWELL
NOT TO SCALE

MECHANICAL VENTILATION AND FIRE PROTECTION SYSTEM PROVIDED FOR ENTIRE BUILDING

FIRE FIGHTING SYSTEM :

- FIRST AID BOX
- FE - CO2 FIRE EXTINGUISHER
- SAND BUCKET
- FE - ABC FIRE EXTINGUISHER

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

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

REGULARISED LAYOUT APPROVAL NO
MA.VA/NA.UU.THU.E(SE.MA) No. 1089(R)/2018

AREA STATEMENT ( Sq.m)

TOTAL IMPOSED PLOT AREA : 206.24 Sq.m (Or) 2220.00 Sq.ft

| BUILDING TYPE | FLOOR DETAILS | FLOOR AREA (Sq.mt) | FLOOR AREA (Sq.ft) | BUILDING HEIGHT (m) |
|---|---|---|---|---|
| WAREHOUSE SHED | GROUND FLOOR | 112.37 | 1209.55 | 6.28m |
| TOTAL FSI AREA | | 112.37 | 1209.55 | |
| TOTAL BUILDUP AREA | | 112.37 | 1209.55 | |

F.S.I : TOTAL FSI AREA / TOTAL PLOT AREA = 112.37 / 206.24 = 0.545

PLOT COVERAGE(%) : TOTAL COVERED AREA X 100 / TOTAL PLOT AREA = 112.37 / 206.24 = 0.545 = 54.50 %

JOINERY DETAILS

| TYPES | DESCRIPTION | SIZE |
|---|---|---|
| RS | ROOLING SHUTTER | 3.05 X 3.05 |
| D1 | TOILET DOOR | 0.76 X 2.10 |
| V | VENTILATOR | 0.60 X 0.60 |

PARKING DETAILS:-

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

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.

COLOUR REFERENCE

| | | | |
|---|---|---|---|
| APPROACH ROAD | | PROPOSED BUILDING | |
| SITE BOUNDARY | | PROPOSED SITE | |


E:R.JANAGIRAMAN.M.E.,(Ph).M.Sc.,(REV).A.I.V.,
LICENSED SURVEYOR & CHARTERED ENGINEER
REG.No.RSE/GR.I/VD/OCTOBER-2024/022
No.2, RAMA COMPLEX, ESWARAN KOIL STREET,
TINDIVANAM-604 001. Cell: 8056560242, 8825418068


REGISTERED ENGINEER (SEAL/SIGN)

APPLICANT:
(Mr.A.SIVAPRAKASAM S/O ARUMUGAM)

(A.Sivaprakasam)

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.