PP APPROVAL RECORD

Planning Permission

Survey 4A-2 and 1 more

Pulipakkam, VILLAGE PULIPAKKAM PANCHAYAT CHENGALPATTU 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.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING OF STILT FLOOR+3 FLOORS (3-DWELLING UNIT) AT PLOT NO: 248,SURVEY NO: 4A/2, LAYOUT NAMED "LAKEFRONT ESTATES BY MAHINDRA"RAJAKULIPETTAI VILLAGE, PULIPAKKAM PANCHAYAT. CHENGALPATTU TALUK & DISTRICT, KATTANKOLATHUR PANCHAYAT UNION.

ALL DIMENSION ARE IN Feet & Mtr

COLOUR INDEX

PROPOSED
ROAD
BOUNDARY

JOINERY DETAILS

M D	- DOOR	- 3' 3" X 7' 0" (1.0X2.3)
D	- DOOR	- 3' 0" X 7' 0"(0.9X2.10)
D1	- DOOR	- 2' 6" X 7' 0" (0.76X2.10)
W	- WINDOW	- 6' 0" X 4' 0" (1.8 X1.2)
KW	- WINDOW	- 6' 0" X 3' 0" (1.8 X0.9)
FG	- FIXED WINDOW	- 4' 0" X 7' 0" (1.2 X2.1)
V	- VENTILATOR	- 2' 6" X 2' 0" (0.76 X0.6)

AREA DETAILS (AS PER FSI)

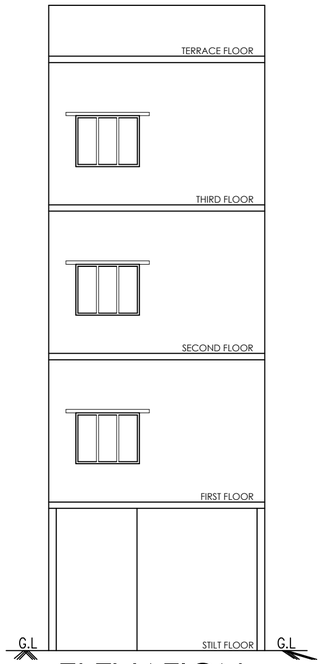
EXTENT		Sq.m	Sq.ft
PLOT AREA	PATTA	65.03	700
	DOCUMENT	65.03	700
	SITE	65.03	700
FIRST FLOOR		43.11	464
SECOND FLOOR		43.11	464
THIRD FLOOR		43.11	464
TOTAL F.S.I AREA		129.33	1392
FSI			1.98
COVERAGE			66.28 %
CAR PARKING (NON-FSI)		43.11	464
HEADROOM (NON-FSI)		7.82	84
TOTAL BUILT UP AREA		180.26	1940

OWNER (JEENA GEORGE):-

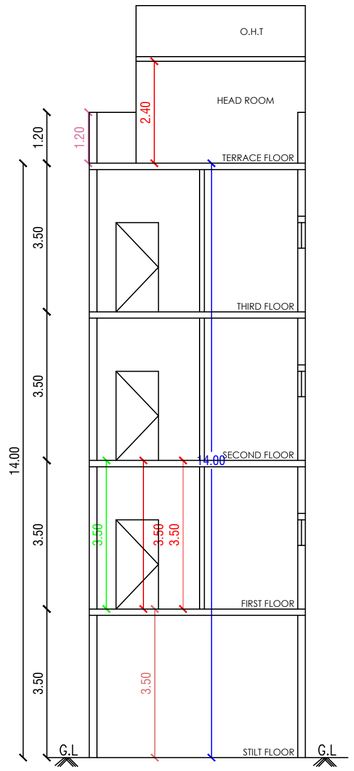
REGISTERED ENGINEER:-

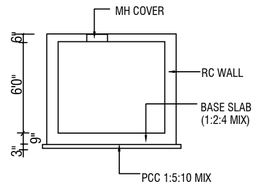
Er.M.KARTHIK BABU, B.E.,B.B.A.,
Registered Engineer (Govt.Authorised)
CMDA-(RE/II/2024/7/0272)
Greater Chennai Corporation-Grade-II(RE/2024062024)
DTCP-(RE/Gr-II/JULY-2026/013)
BALLAST ENGINEERS & CONSULTANTS
No:9,Abirami Nagar,7th Street,Maduravoyal,
CHENNAI,TAMILNADU-600095.
Ph:+91-9092619106, +91-7550104594

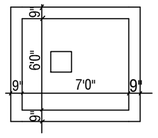
ELEVATION
(PROPOSED)



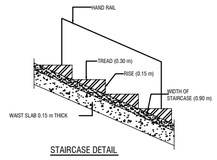
SECTION `X-X'
(PROPOSED)



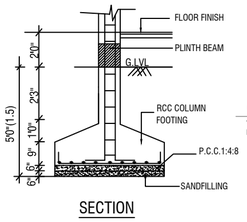




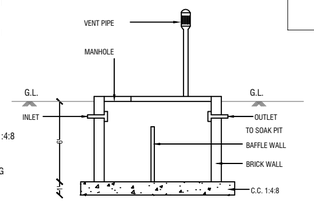
SUMP PLAN
(SCIENTIFICALLY CLOSED)



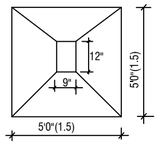
STAIRCASE DETAIL



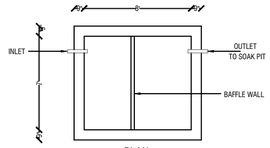
SECTION



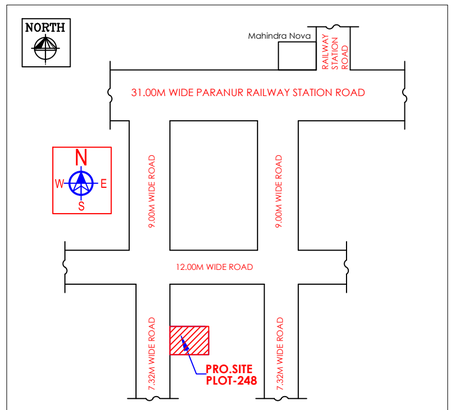
SECTION OF SEP.TANK



PLAN
FOUNDATION DETAIL



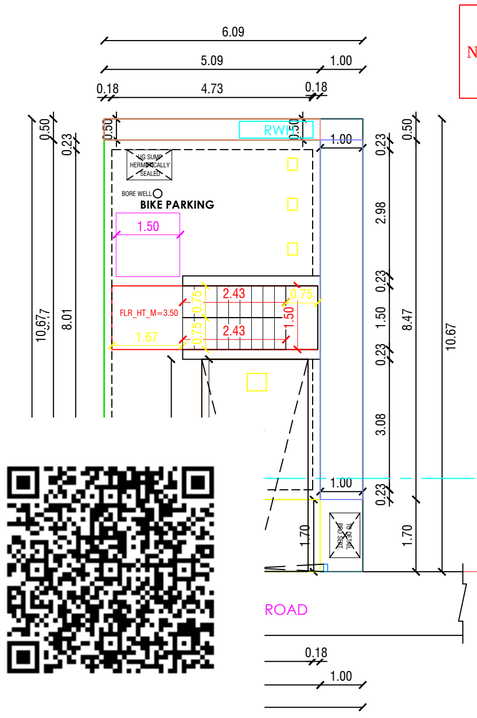
PLAN
SEPTIC. TANK



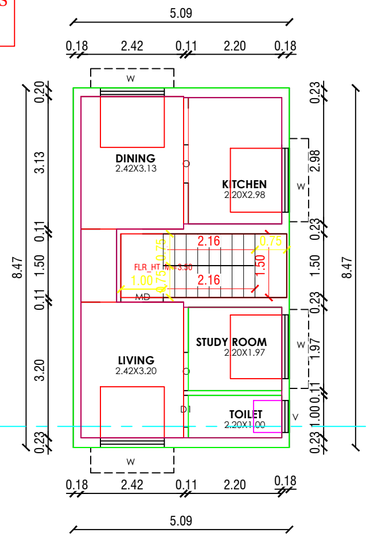
KEY PLAN
(NOT TO SCALE)

SPECIFICATIONS:

* R.C.C FOUNDATION IN C.M 1:5 OVER 6" THICK P.C.C 1:5:10 OVER 6" THICK SAND FILLING.
* BASEMENT WITH BRICK WORK IN C.M 1:5 OVER 6" THICK R.C.C 6" THICK SAND FILLING.
* TILES FLOORING OVER 4" THICK P.C.C 1:5:10 6" THICK SAND FILLING.
* 9" THICK BRICK WALL IN C.M 1:3.
* R.C.C ROOF SLAB 1:2:4 MIX 41/2" THICK.

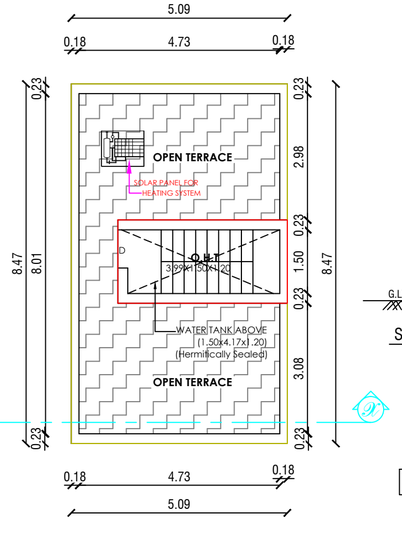


SITE CUM STILT FLOOR PLAN
(PROPOSED)

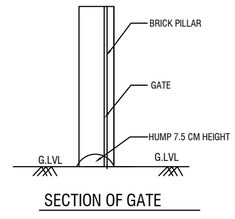


1st, 2nd & 3rd FLOOR PLAN
(PROPOSED)

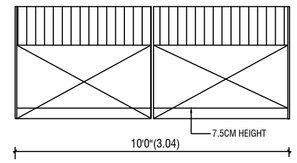
TYPICAL_FLOOR_PLAN=1,2,3



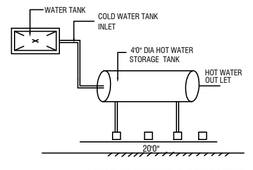
TRERRACE FLOOR PLAN
(PROPOSED)



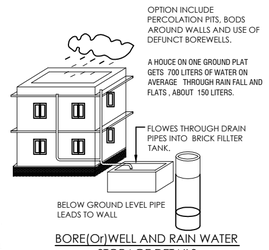
SECTION OF GATE



ELEVATION OF GATE



SOLAR HOT WATER SYSTEM DETAIL



BORE(Or)WELL AND RAIN WATER STORAGE DETAILS

NOTE-1:- THE LAYOUT APPROVED NO: PPD/LO NO: 18/2023 and FILE ROC NO: JA4G64QF/2022/TCP5 DATED ON 10.03.2023

NOTE-2: THE LAYOUT APPROVED WIDE Pa.Mu.NO.-01/2023 dated on 21/04/2023-2024, Given by THE PRESIDENT PULIPAKKAM PANCHAYAT

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.