PP APPROVAL RECORD

Planning Permission

Survey 63

Vengaivasal

Chengalpattu district, Tamil Nadu

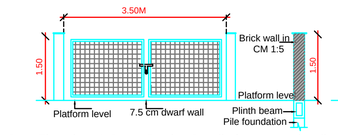
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

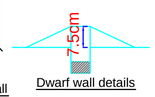
The approval as the planning authority issued it, reproduced in full behind this page.

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

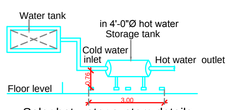
PLAN SHOWING THE PROPOSED GROUND +2 FLOORS 1 DWELLING UNIT (11.00M HEIGHT), CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:1 PART (SOUTHERN PORTION), PARK 2nd CROSS STREET, SANTHOSH PURAM, VENGAIVASAL, CHENNAI - 600 073, COMPRISED IN AS PER PATTA S.No.63/141A, PATTA No.12101 OF VENGAIVASAL VILLAGE, ST.THOMASMOUNT PANCHAYAT UNION, VENGAIVASAL 1st GRADE VILLAGE PANCHAYAT, TAMBARAM TALUK, CHENGALPATTU DISTRICT.



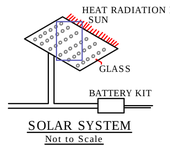
Gate Elevation & Cross Section Detail of compound wall



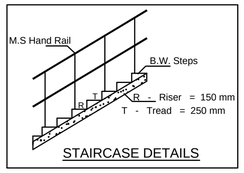
Dwarf wall details



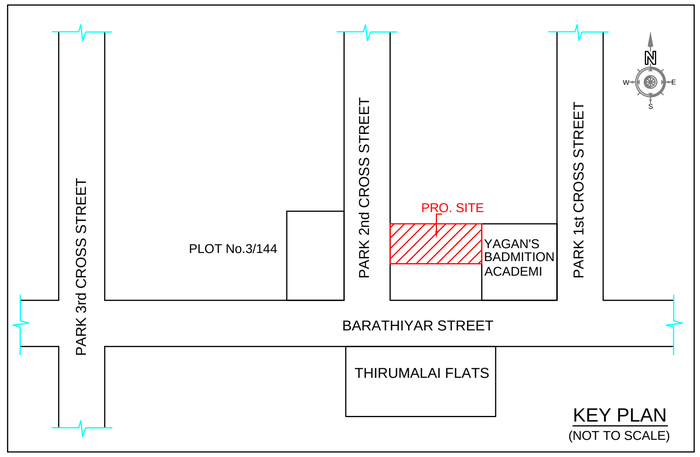
Solar hot water system details



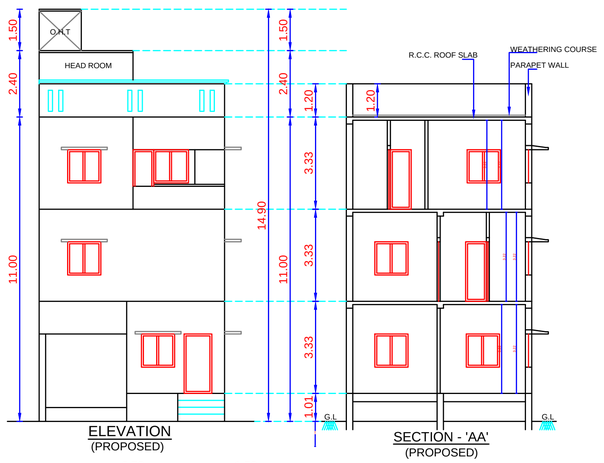
SOLAR SYSTEM
Not to Scale



STAIRCASE DETAILS

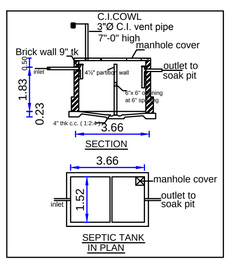


KEY PLAN
(NOT TO SCALE)

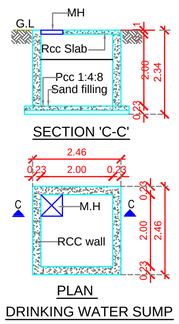


ELEVATION
(PROPOSED)

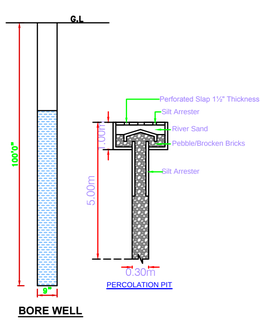
SECTION - 'AA'
(PROPOSED)



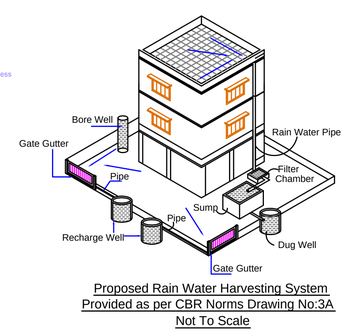
SEPTIC TANK IN PLAN



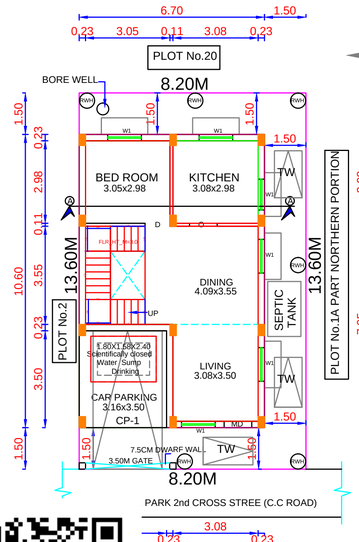
PLAN
DRINKING WATER SUMP
(Scientifically Closed)



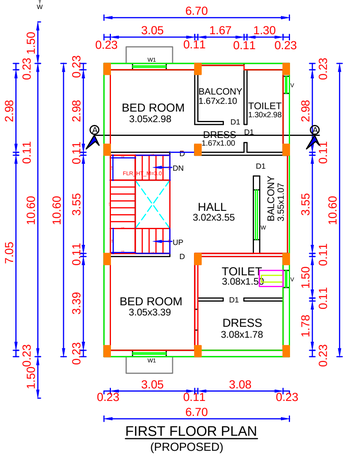
BORE WELL



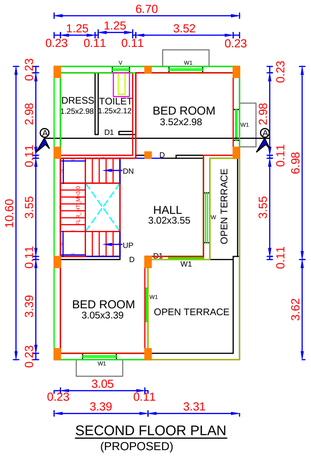
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



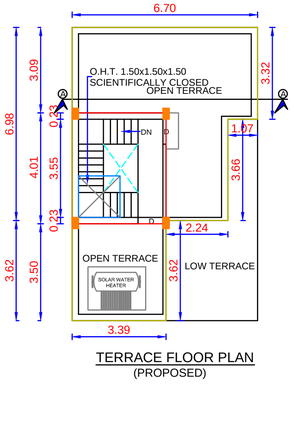
GROUND FLOOR PLAN
(PROPOSED)



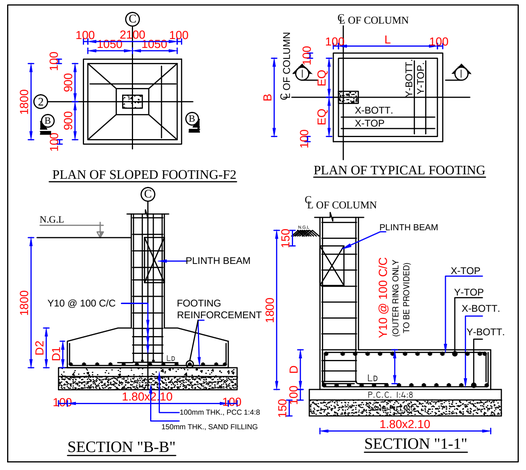
FIRST FLOOR PLAN
(PROPOSED)



SECOND FLOOR PLAN
(PROPOSED)



TERRACE FLOOR PLAN
(PROPOSED)



SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR	1.07x2.10
D1	DOOR	0.92x2.10
D2	DOOR	0.76x2.10
W1	WINDOW	0.92x1.22
W2	WINDOW	0.92x0.92
V	VENTILATOR	0.60x0.60

AREA STATEMENT

DESCRIPTION	AREA (SQ.FT.)	AREA (SQ.M.)
PLOT EXTENT (AS PER DOC)	1215.00	112.87
PLOT EXTENT (AS PER PATTA)	1184.04	110.00
PLOT EXTENT (AS PER SITE)	1200.40	111.52
RESIDENTIAL AREA		
GROUND FLOOR	59.96	
FIRST FLOOR	71.02	
SECOND FLOOR	55.12	
TOTAL FLOOR AREA (FSI.)	186.10	
PLOT COVERAGE - 64.56 %	FSI - 1.69	
NON FSI AREA		
CAR PARKING	11.06	
STAIRCASE HEAD ROOM	13.59	
TOTAL NON FSI. AREA	24.65	
TOTAL BUILTUP AREA	210.75	

COLOUR INDEX

PROPOSED BUILDING

BOUNDARY

ROAD

SCALE - 1 : 100 (or) 1" = 8'0"

SIGNATURE OF OWNER

H Abida

Er. P.S.MURUGAVEL
Registered Engineer GCC: RE2040720 24
CMDA : REII/2024/12/0084
DTCP: TVLR / RE / Gr-II / 2024/09/028
Door No.3, Flat No.3B, Vairam Flats, Janakiraman Colony
1st Cross Street, Arumbakkam, Chennai - 600 106
Ph: 9884029888 Email:dmpromoters02@gmail.com

REGISTERED ENGINEER

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.