PP APPROVAL RECORD

Planning Permission

Survey 7

KALAVAKKAM of Thiruporur

Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Town 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

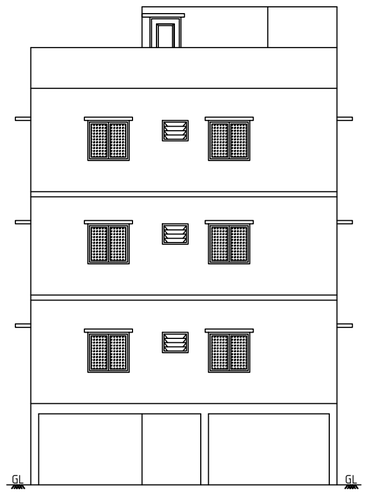
hello@verified.realestate

+91 9996 12 9996

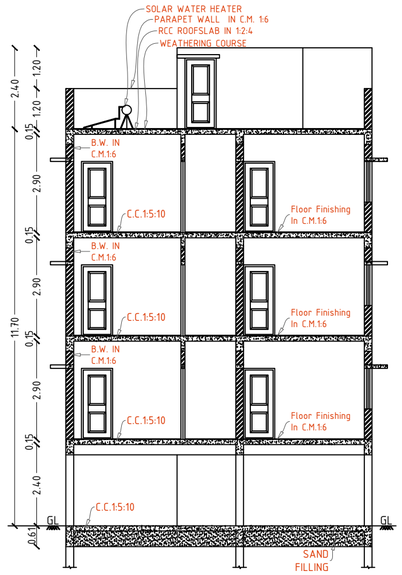
verified.realestate

PLAN SHOWING THE PROPOSED CONSTRUCTION OF R.C.C.ROOF STILT, FIRST , SECOND AND THIRD FLOOR RESIDENTIAL BUILDING IN OLD SF.NO:7/4 AS PER PATTA NO:485; SF.NO:7/4B1B; AT KALAVAKKAM VILLAGE, THIRUPORUR TOWN PANCHAYAT AND THALUK, CHENGALPATTU DISTRICT. SCALE= 1:100

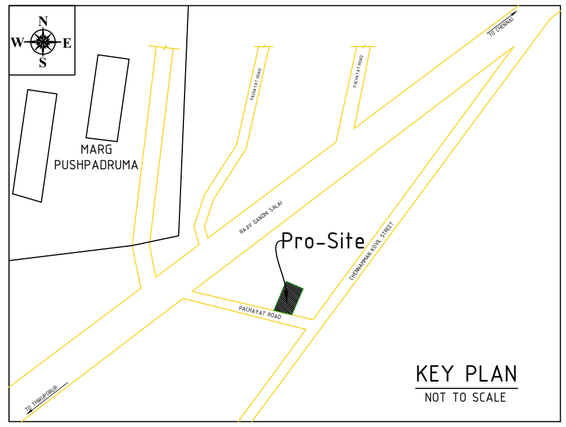
OWNER NAME: MrsC.Hemavathi W/o J. Pranu Chakravarthy

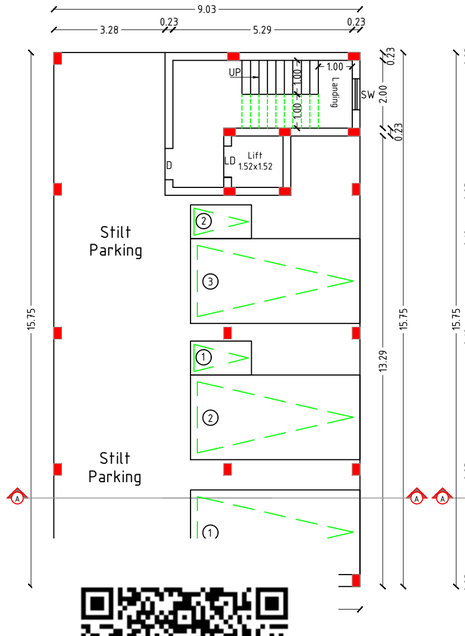


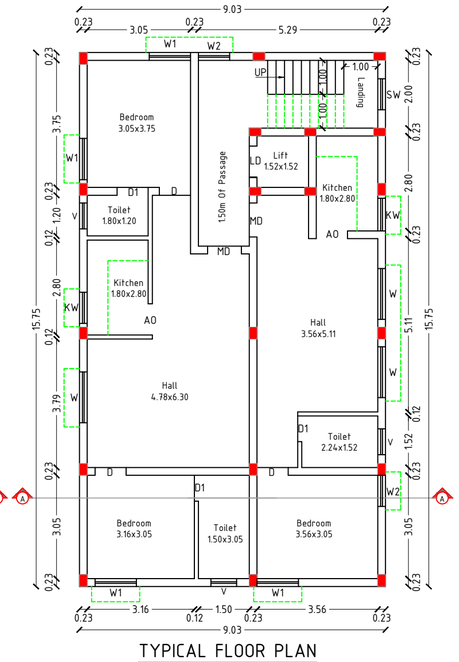
ELEVATION



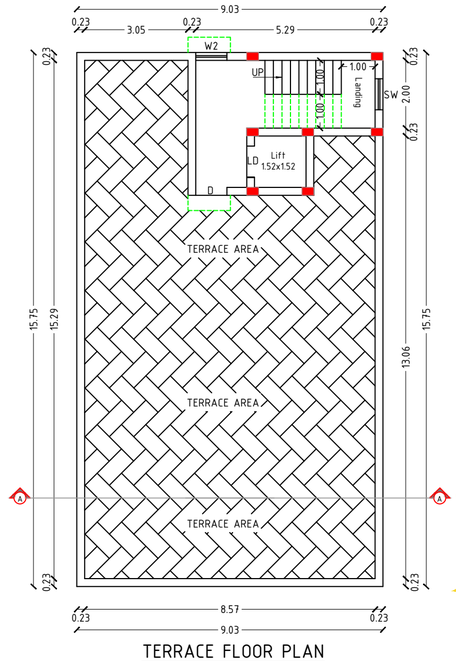
SECTION-A-A



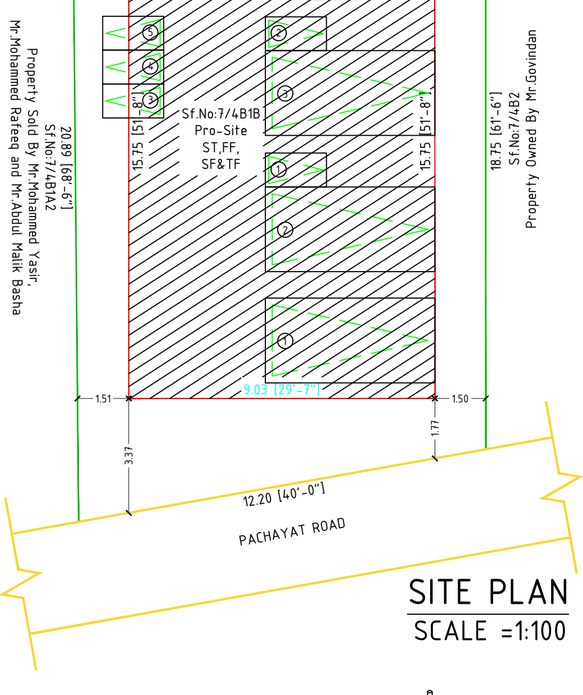




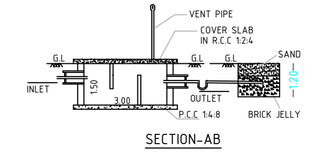
TYPICAL FLOOR PLAN
FIRST,SECOND AND THIRD



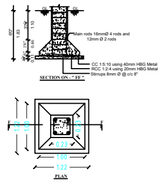
TERRACE FLOOR PLAN

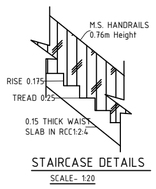


SITE PLAN
SCALE =1:100

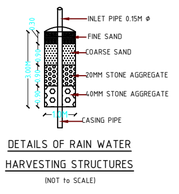


SECTION-AB





STAIRCASE DETAILS
SCALE- 1:20



DETAILS OF RAIN WATER HARVESTING STRUCTURES
(NOT to SCALE)

Parking Requirements			COLOUR INDEX
Description	Stall Size	Provided	SITE BOUNDRY
Car Parking	2.50 x 5.00	3 Nos	PROPOSED BUILDING
Two Wheeler Parking	1.00 x 1.80	8 Nos	EXISTING ROAD

Area Details

Particulars	Sq.mt.	Sq.ft.
Area of the Site As Per Document	239.78	2580.00
Area of the Site As Per Patta	238.00	2561.83
Area of the Site As Per Site	240.02	2583.58

F.S.I Area Details

Description	Total Area in Sq.mt	Total Area in Sq.ft
Area of the Bldg First Floor	142.23	1530.96
Area of the Bldg Second Floor	142.23	1530.96
Area of the Bldg Third Floor	142.23	1530.96
Total F.S.I Area	426.69	4592.89

NON F.S.I AREA

Description	Total Area in Sq.mt	Total Area in Sq.ft
Area of the Bldg Stilt Floor	142.23	1530.96
Area of the Bldg Head Room	20.64	222.17
Total Non-F.S.I Area	162.87	1753.13
Total Builtup Area	589.56	6346.02
OPEN SPACE	97.55	1050.00
PLOT COVERAGE	59.76	
Floor Space Index - (F.S.I)	1.780	

SCHEDULE OF JOINERIES

MAIN DOOR	1.00 X2.10	MD
DOOR	0.92 X2.10	D
DOOR	0.76 X2.10	D1
ARCH OPEN	1.80 X2.10	AO
WINDOW	1.52 X1.50	W
WINDOW	1.22 X1.50	W1
WINDOW	0.92 X1.20	W2
VENTILATOR	0.61 X0.61	V

Applicant

Hemavathi C

MrsC.Hemavathi
W/o J. Pranu Chakravarthy

Engineer

D. PARTHIBAN B.ARCH.,
Registered Architect Grade I
Regn. No. CA/2011/53594
Inspire Architects & Interiors
1/304,Second Floor,
Near Sree Gupta Bhavan,
Navalur,OMR,Chennai-600130.
Mobile : 9790526635

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.