

PP

APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

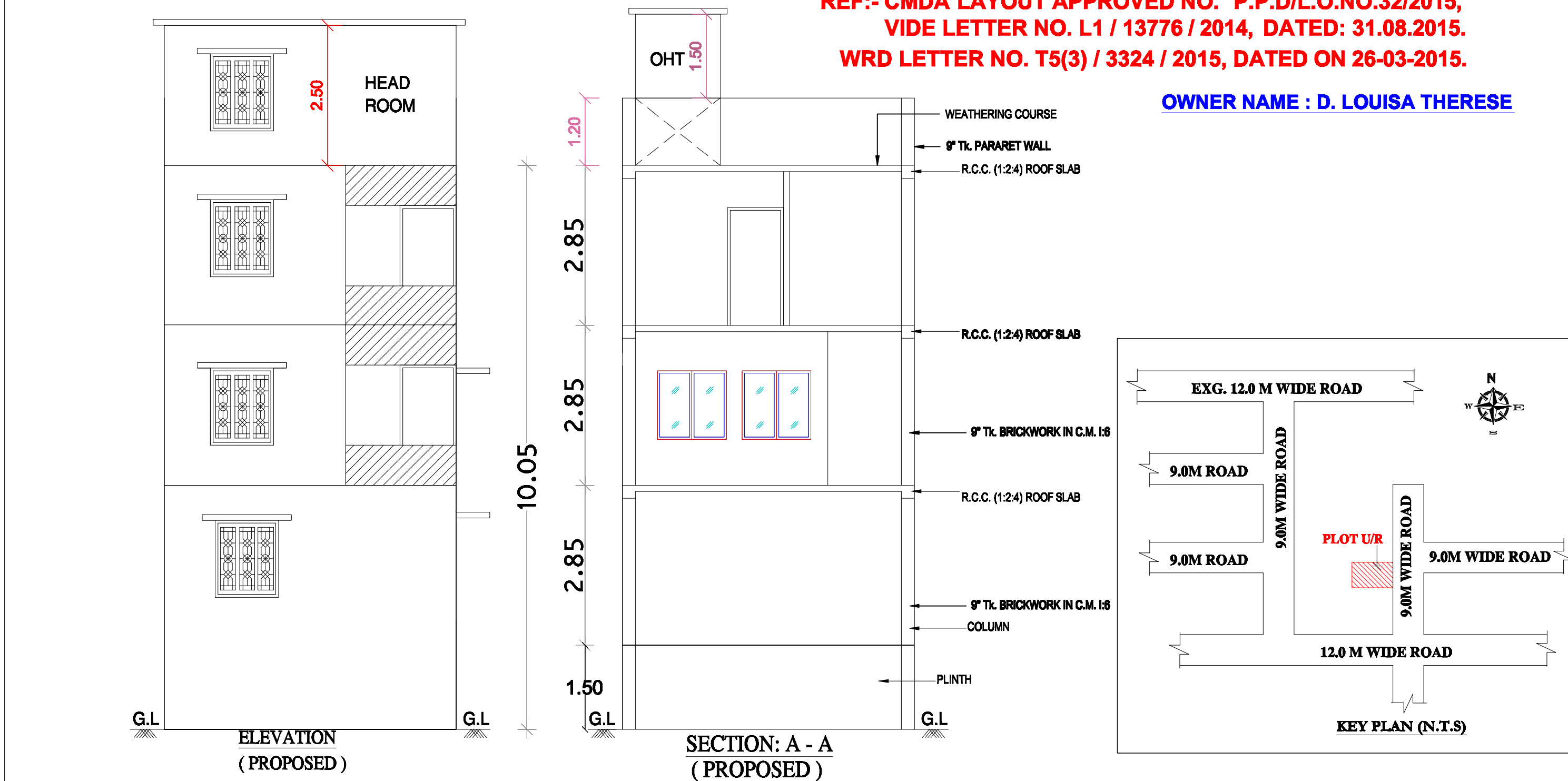
The approval as the planning authority issued it, reproduced in full behind this page.

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

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR OF COMMERCIAL & RESIDENTIAL BUILDING IN ONE DWELLING UNIT AT PLOT NO. 133, "K V T SMAR CITY PHASE - I", COMPRISED IN PATT A S.NO. 81 / 1A1B & 81 / 4 , PATT A NO. 432, OLD S.NO. 81 / 1 PART & 81 / 2 PART OF SEMBULIVARAM VILLAGE, PONNERI TALUK, THIRUVALLUR DISTRICT. SHOLAVARAM PANCHAYAT UNION.

**REF:- CMDA LAYOUT APPROVED NO. P.P.D/L.O.NO.32/2015,
VIDE LETTER NO. L1 / 13776 / 2014, DATED: 31.08.2015.
WRD LETTER NO. T5(3) / 3324 / 2015, DATED ON 26-03-2015.**

OWNER NAME : D. LOUISA THERESE



Based on the site inspection and observations as above and based on the recommendations of the Superintending Engineer, WRD., Palar Basin Circle, Chennai-5 Technical opinion on inundation point of view and NOC for the construction of RCC Box type culverts as earmarked in the sketch is given for this proposal of planning permission to M/s. K.V.T Builders and developer private limited subject to following terms and conditions, besides any other mandatory clearance or statutory permission from any other organization or department is considered for giving planning permission by Chennai Metropolitan Development Authority.

CONDITIONS:

1. The process of earth filling and compaction should be done in layers of not more than 0.30m depth of achieved required degree of compaction.
2. The superstructure of the proposed buildings shall be constructed above the road level of (+) 15.130m to avert the possible inundation threats in the near future.
3. The promoter should pay annual track rent of Rs. 78512/- (Rupees Seventy Eight Thousand Five Hundred and Twelve only) in the form of Demand draft drawn in favour of the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur*.
4. The lease rent should be paid in one Lumpsum for three years in advance. Rs. 78,513/- x 3 = Rs. 2,35,539/-
5. The lease rent is subjected to revision from time to time.
6. The Caution deposit of Rs.1,00,000/-(Rupees one lakh only) as to be deposited in favour of the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur* at the time of signing of agreement. The Caution deposit will be refunded only after the completion of the work, the damaged portion of the Channel, structure, etc if any should be set right and restored to the original conditions.
7. The promoter should enter into an agreement with the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur and subsequent renewal of lease agreement should be obtained by applying two months in advance before the expiry of the lease agreement.
8. The width of the Field Channel earmarked in the Sketch should be maintained without encroaching as per revenue records.
9. There should not be any hindrance at any time to the free flow of water through the existing channel to the downstream side command area.
10. The Channel should be well preserved by the promoter by means of periodical resectioning works within his boundary.
11. The promoter should not carry out any other cross masonry structures across the Field Channel without prior permission from WRD.
12. The promoter should strictly adhere to maintain the hydraulic particulars of the Channel.
13. The proposed culvert shall be made of RCC Box type of required size with in the boundary.
14. The proposed culvert shall be constructed only in S.No.s 65,76, 84 and 116 of field channel earmarked in the sketch.
15. The sill level of the proposed RCC Box Type Culvert shall be maintained (+) 12.200m (+) 12.250m (+) 12.300m with respect of MSL and should be got executed only in the presence of PWD officials.
16. The promoter should be done proper soil test and suitable foundation should selected depends upon the soil as per the soil condition and the structural design should be obtained from the Structural Engineer.
17. The design and drawing to the RCC Box Type Culvert should be communicated to the Executive Engineer, WRD, Kosasthalaiyar Basin Division, Thiruvallur for approval and the work schedule should also be informed to him for monitoring prior to commenced of the work.
18. The promoter should construct the RCC Box Type Culvert at his own cost and he is solely responsible for the structural safety and stability of the proposed structures.
19. After the completion of the work, the damaged portion of the Channel, structure, etc if any should be set right and restored to the original conditions.
20. The promoter should provide adequate rain water harvesting arrangements at the above site at his own cost.
21. The promoter should allow the WRD Officials for inspecting the Field Channel as and when required even after completion of work for periodical inspection.
22. The promoter should abide by the rules and regulation of WRD from time to time.
23. The permission granted is liable to be revoked. If breach of any of the above conditions and in the event of such revocation, the applicant shall not be eligible for any compensation what so ever

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	METRE
MD	MAIN DOOR	1.00 x 2.10
D	DOOR	0.90 x 2.10
D1	DOOR	0.75 x 2.10
W	WINDOW	1.52 x 1.52
O	OPEN	0.90 x 2.10
V	VENTILATOR	0.90 X 0.60

AREA STATEMENT

DESCRIPTION	SQ.FT	SQ.MT
PLOT EXTENT (as per doc.)	1197.17	111.22
PLOT EXTENT (as per patta.)	1194.80	111.00
PRO. FIRST FLOOR AREA	581.90	54.06
PRO. SECOND FLOOR AREA	581.90	54.06
TOTAL AREA	1163.80	108.12
PLOT COVERAGE	48.60%	
FSI	0.97	

NON - FSI AREA

STILT FLOOR AREA	581.90	54.06
HEAD ROOM	124.11	11.53
TOTAL BUILTUP AREA	1869.81	173.71

COMPOUND WALL (RM)

NOTES

1. ALL DOORS AND WINDOWS ARE OPEN OUTWARDS
2. SILL LEVEL OF WINDOW IS BELOW 1.00m
3. DISTANCE BETWEEN M.C AND JOINERY IS 0.60m
4. ALL DIMENSIONS ARE IN "METER"

SCALE : 1:100

COLOUR INDEX

PROPOSED BUILDING		ROAD	
BOUNDARY			
SITE UNDER REF			

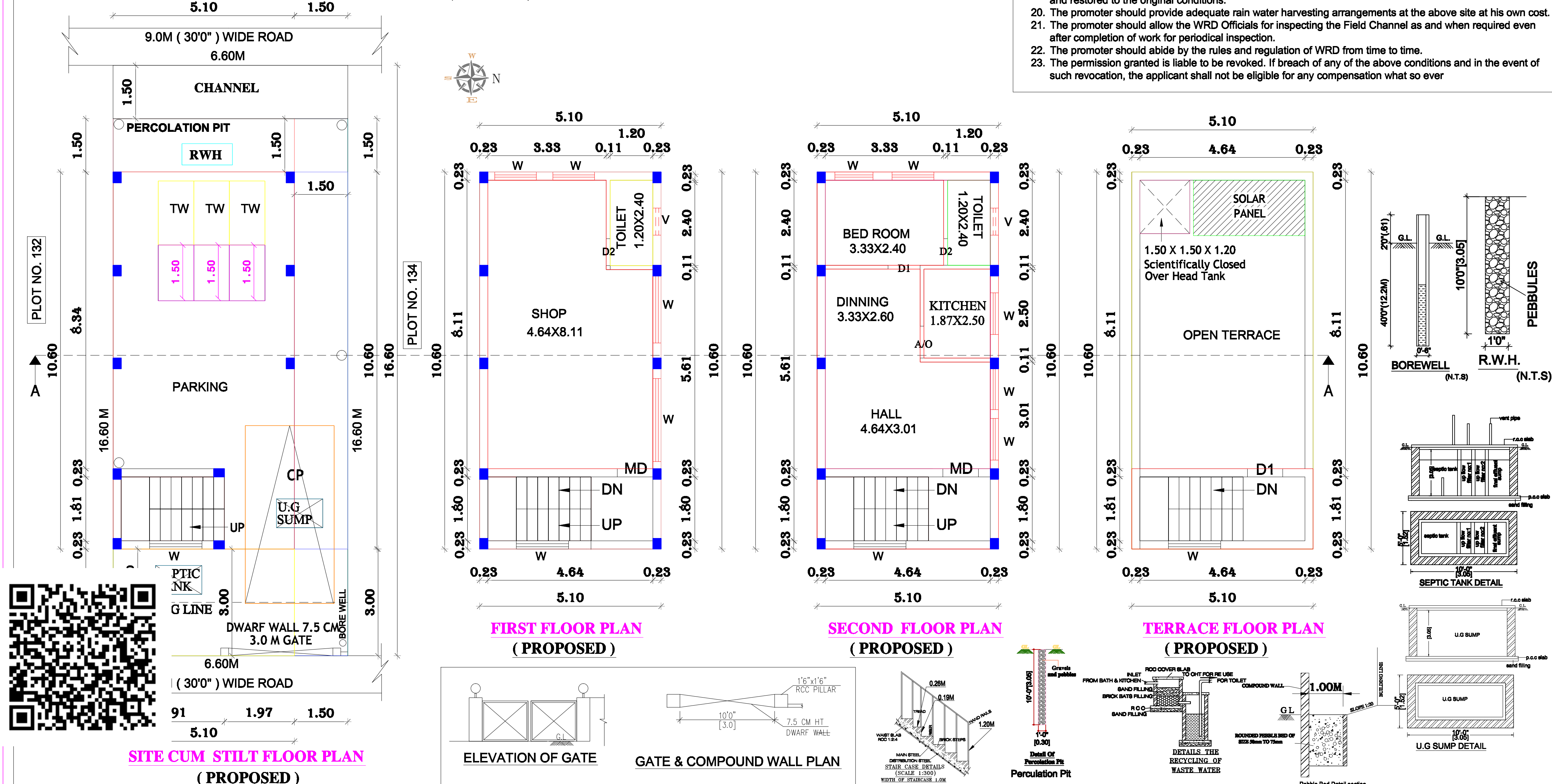
SPECIFICATION

- 1) SAND FILLING FOR FOUNDATION AND BASEMENT
- 2) P.C.C 1:4:8 FOR FOUNDATION AND BASMENT
- 3) 9" BRICK WORK WALLS IN C.M. 1:5
- 4) 4.5" BRICK WORK WALLS IN C.M. 1:3
- 5) ALL COLUMN, BEAMS & SLABS ARE IN CC 1:2:4
- 6) CELING PLASTERING IN CEMENT MORTOR 1:3
- 7) WEATHERING COURSE USING BRICK JELLY &
- 8) LIME CONCRETE IN 1:3 RATIO
- 9) CLAY TILES IN TERRACE FLOOR USING CM 1:4
- 10) WALLS & CEILING WITH CEMENT PAINT
- 11) DOORS & WINDOWS WITH ENAMEL PAINT
- 12) ACC SHEET WITH FINISH FOR MAIN SHED

OWNER SIGN

K. SAHUL HAMEED, D.C.E.,
REGISTERED ENGINEER
CMDA - RE/GR-III/2024/3/0024,
GCC - RE/GR-III/RE307322022
No. 19/39, B.B. ROAD, 2nd Street,
Triplicane, Chennai - 600 005.

REGISTERED ENGINEER



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](#)



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



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.

