PP APPROVAL RECORD

Planning Permission

Survey 76/16 and 1 more

Kannapalayam, ARK PHASE V MELPAKKAM VILLAGE POONAMALLEE taluk

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

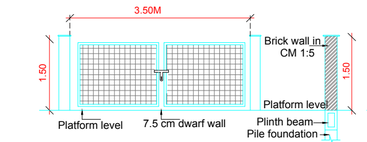
The approval as the planning authority issued it, reproduced in full behind this page.

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

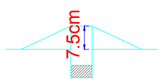
PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RESIDENTIAL BUILDING OF STILT +3 FLOORS OF 3 DWELLING UNITS AT PLOT No.84, VGN WINDSOR PARK PHASE - V, MELPAKKAM, COMPRISED IN S.No.76/1, AS PER PATTA 1512 , S.No.76/16, OF MELPAKKAM VILLAGE,POONAMALLEE TALUK, THIRUVALLUR DISTRICT, POONAMALLEE PANCHAYAT UNION.

OWNER NAME: Mr Raghul

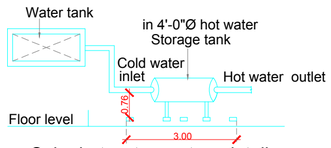
Ref: APPROVED LAYOUT No: 51/2018
Dated 16/08/2018 Vide Letter No: L1/9492/2017
and Planning permit No: 11582.



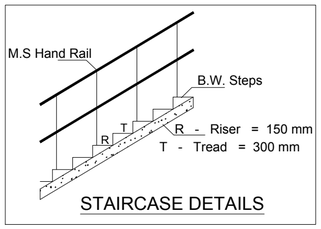
Gate Elevation & Cross Section Detail of compound wall



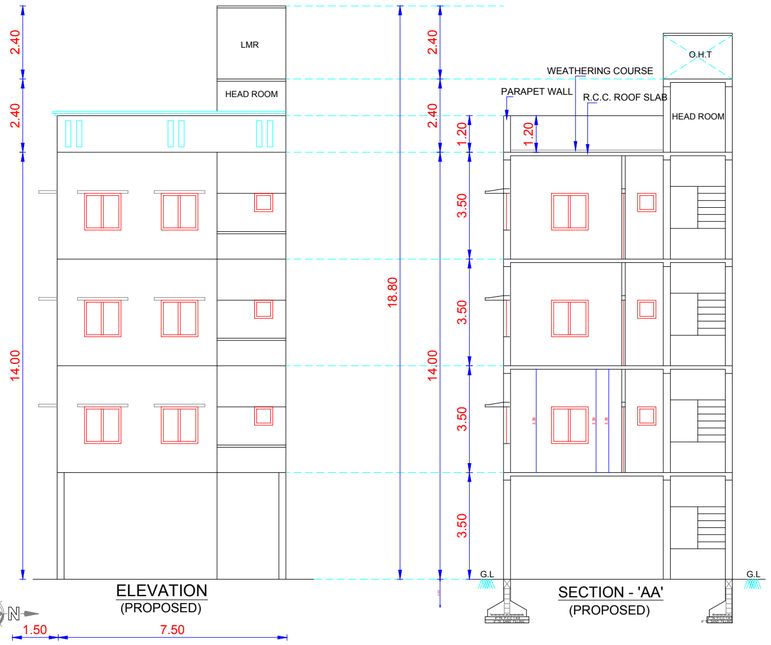
Dwarf wall details



Solar hot water system details

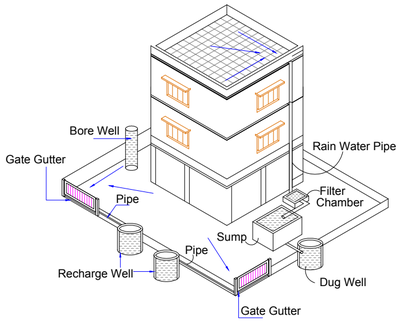


STAIRCASE DETAILS

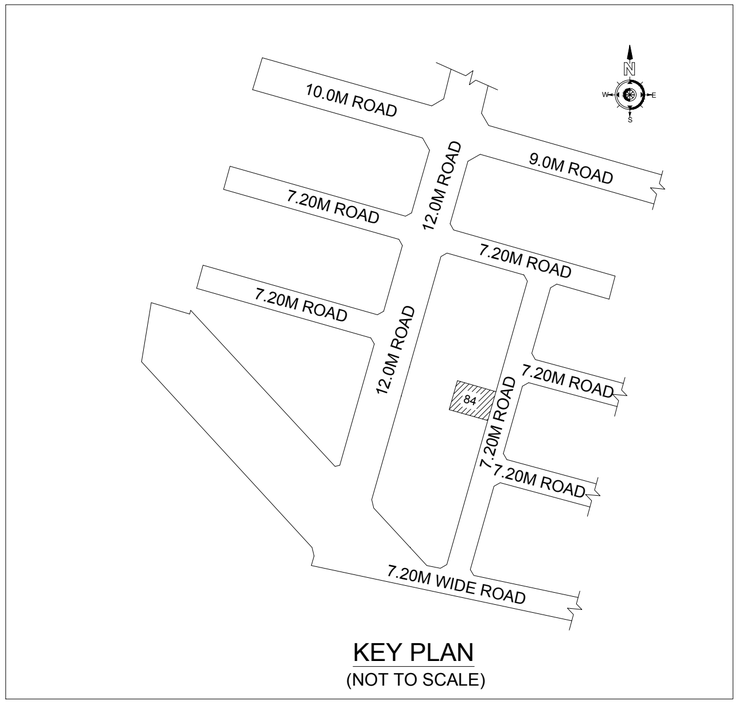


ELEVATION (PROPOSED)

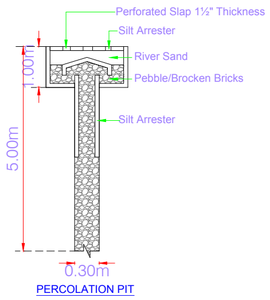
SECTION - 'AA' (PROPOSED)



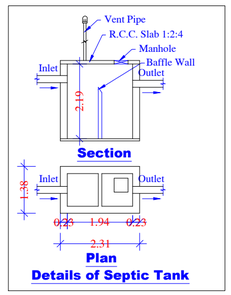
Proposed Rain Water Harvesting System
Provided as per CBR Norms Drawing No:3A
Not To Scale



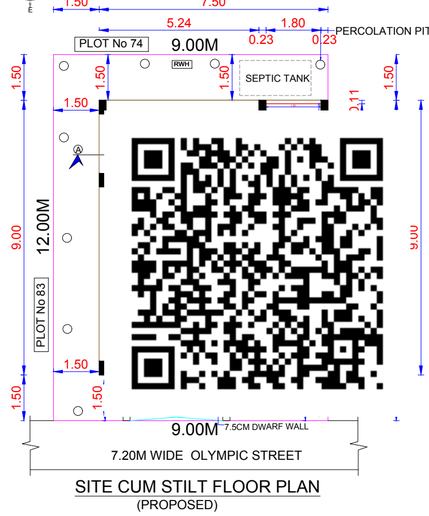
KEY PLAN
(NOT TO SCALE)



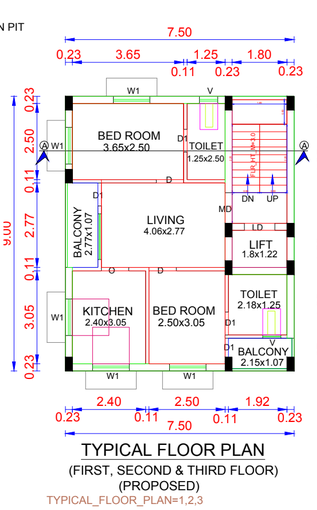
PERCOLATION PIT



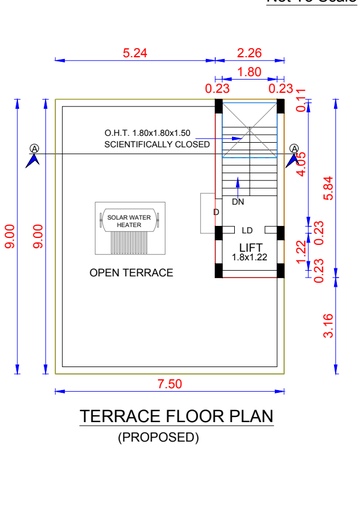
Details of Septic Tank



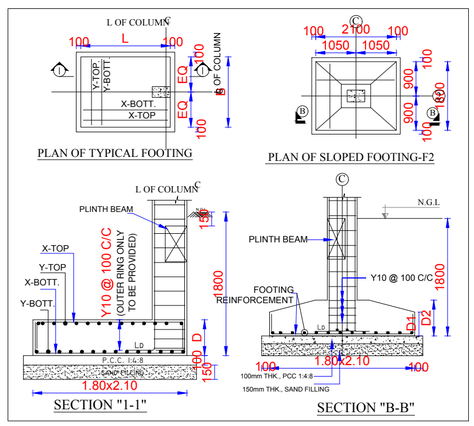
SITE CUM STILT FLOOR PLAN
(PROPOSED)

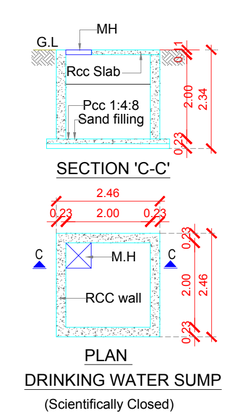


TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD FLOOR)
(PROPOSED)
TYPICAL_FLOOR_PLAN=1,2,3

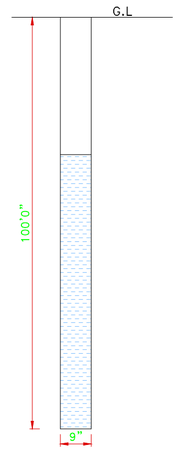


TERRACE FLOOR PLAN
(PROPOSED)





DRINKING WATER SUMP
(Scientifically Closed)



BORE WELL

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)	1162.00	107.95
PLOT EXTENT (AS PER PATTA)	1162.51	108.00
PLOT EXTENT (AS PER SITE)	1162.51	108.00
FIRST FLOOR AREA (FSI.)	67.50	
SECOND FLOOR AREA (FSI.)	67.50	
THIRD FLOOR AREA (FSI.)	67.50	
TOTAL FLOOR AREA (FSI.)	202.50	
PLOT COVERAGE - 62.50 %	FSI - 1.87	

NON FSI AREA

STILT FLOOR AREA	67.50
STAIRCASE HEAD ROOM	13.20
LIFT AREA	2.20
TOTAL NON FSI. AREA	82.90
TOTAL BUILTUP AREA	285.40

COLOUR INDEX

PROPOSED BUILDING	
BOUNDARY	
ROAD	

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

APPLICANT:

Er.J.ALEX CHRISTOPHER M.E.,MBA.,M.Sc.(Val)
REGISTERED ENGINEER No.200282024
GREATER CHENNAI CORPORATION
No.1, Ganapathy Nagar, Kolathur, CH-99.
Mob: 9444943507 / 9498385806

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.