PP APPROVAL RECORD

Planning Permission

Survey 398

Chembarambakkam

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.

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Chennai 600 097, India

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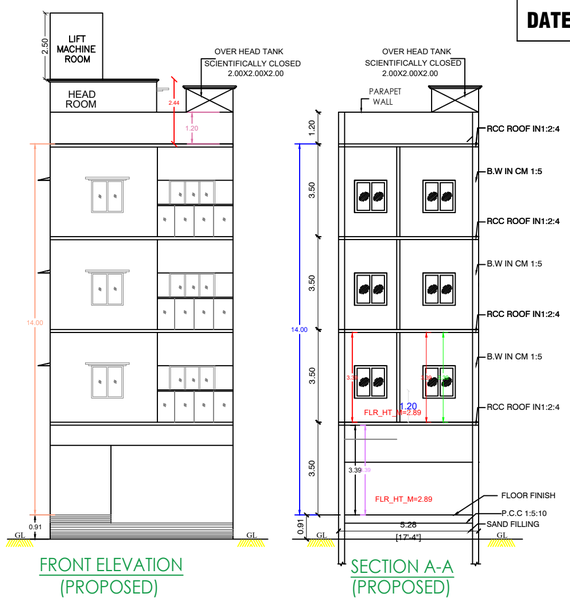
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PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR RESIDENTIAL BUILDING WITH "6" DWELLING UNITS AT **PLOT NO.114** OF JJS THE CREST (S&P THE CREST PHASE - II), COMPRISED IN OLD S.NO 398/1B1A, AS PER PATTA NO.3102 NEW S.NO.398/87, OF PAZHANJUR VILLAGE, CHEMBARAMBAKKAM MEVALOORKUPPAM-B), POONAMALLEE TALUK, THIRUVALLUR DISTRICT, POONAMALLEE PANCHAYAT UNION

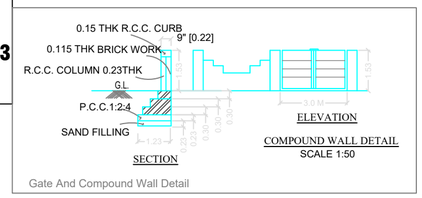
NAME OF THE OWNER: S.XAVIER SWAMYDOSS
J.ANITA MARY

CMDA APPROVED LAYOUT
P.P.D LO.NO: 146/2023
VIDE LETTER NO : LAYOUT -1 / 0048 / 2023
DATED:18/05/2023

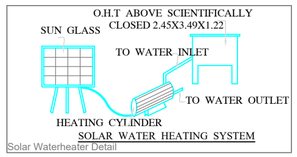


FRONT ELEVATION
(PROPOSED)

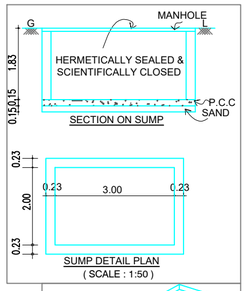
SECTION A-A
(PROPOSED)

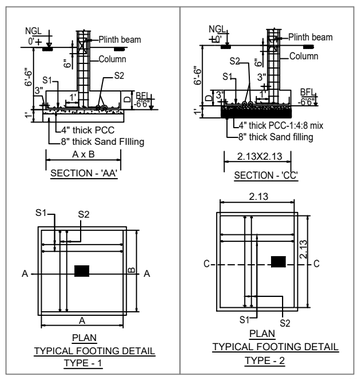


Gate And Compound Wall Detail

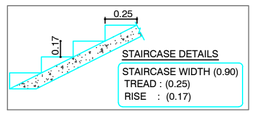


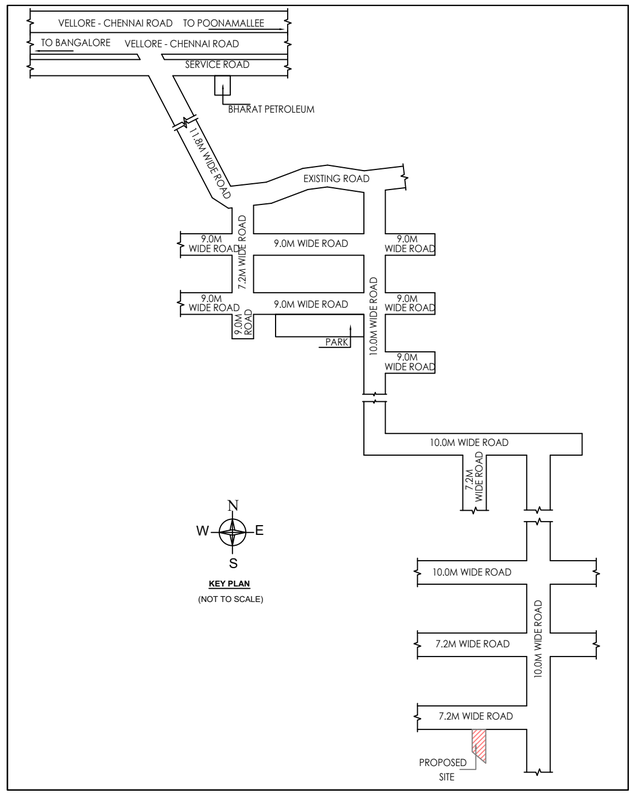
Solar Waterheater Detail

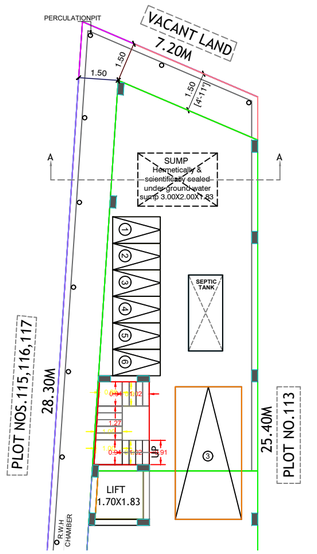




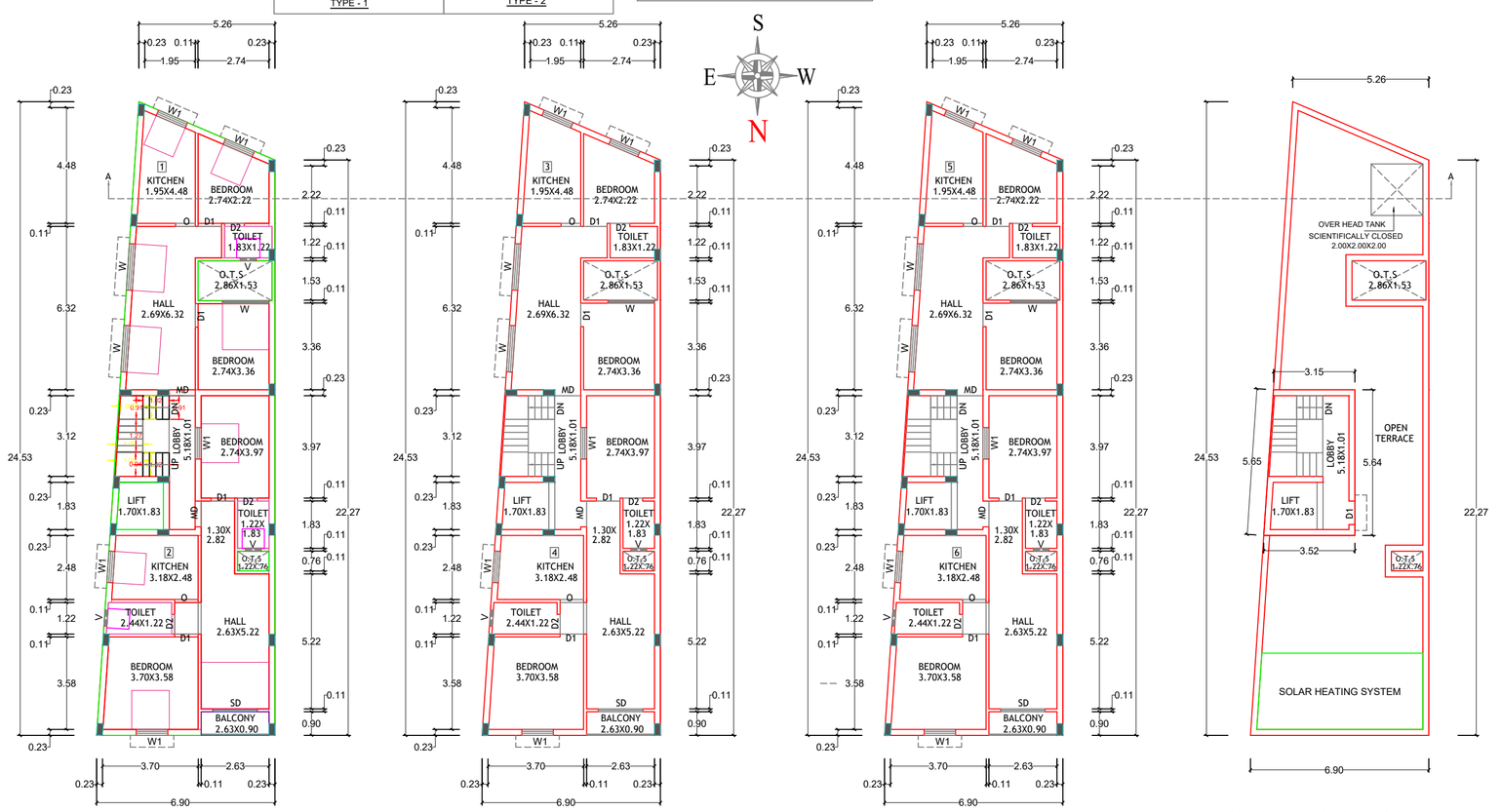








PROPOSED SITE PLAN



PROPOSED FIRST FLOOR PLAN

TYPICAL_FLOOR_PLAN=1,2,3

PROPOSED SECOND FLOOR PLAN

PROPOSED THIRD FLOOR PLAN

PROPOSED TERRACE FLOOR PLAN

AREA DETAILS

S.NO.		SQ.M
1	AS PER DOCUMENT	202.35
2	AS PER PATTA	202.00
3	AS PER SITE	202.35

FSI AREA DETAILS IN SQ.M

S.NO.	FLOOR	F.S.I AREA SQ.M
1	FIRST FLOOR	134.64
2	SECOND FLOOR	134.64
3	THIRD FLOOR	134.64
4	TOTAL F.S.I	403.92
5	F.S.I. ACHIEVED	1.99
6	PLOT COVERAGE	66.65%

NON FSI AREA DETAILS IN SQ.M

S.NO.	FLOOR	F.S.I AREA SQ.M
1	STILT FLOOR	143.20
2	HEAD ROOM	18.82
	TOTAL BUILDUP AREA	565.94

JOINERIES:

MD	MAIN DOOR	1.07X2.13
D	DOOR	0.91X2.13
D1	DOOR	0.76X2.13
O	OPENING	0.91X2.13
SD	SILLDING DOOR	1.80X2.13
W	WINDOW	1.22X1.22
W1	WINDOW	1.80X1.22
W2	WINDOW	0.91X0.91
W3	WINDOW	0.91X1.22
V	VENTILATOR	0.61X0.61

COLOUR INDEX:

PROPOSED
BOUNDARY
ROAD

XAVIER SWAMYDOSS AND ANITA MARY
OWNER SIGNATURE:

Er.SRI RAMACHANDIRAN.M,B.E
Registered Engineer Grade II in GCC
Reg No: RE200412026
SRI MEGA HOMES
5, KUNDRATHUR MAIN ROAD,
Mangadu Chennai-600122
REGISTER 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

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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.