PP APPROVAL RECORD

Planning Permission

Survey 317

Ayappakkam

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

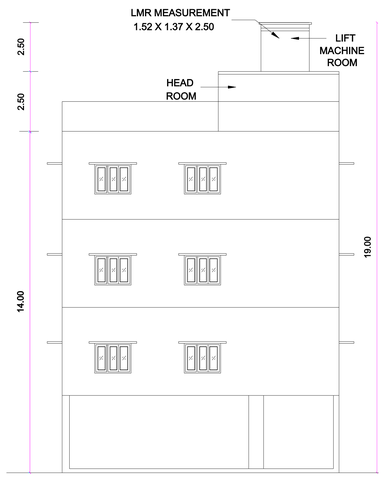
ISSUING AUTHORITY
Rural Panchayat

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

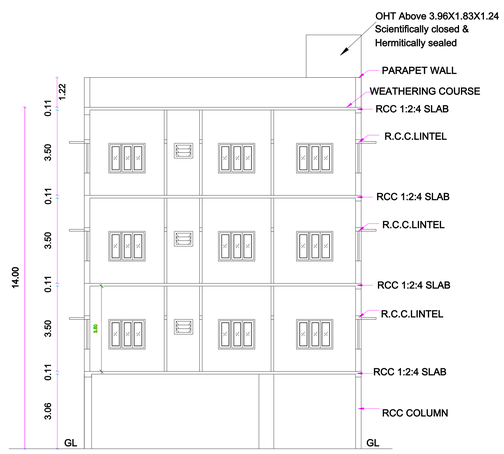
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:- 25, 26, 33 & 34, "GREEN GARDEN", AYAPAKKAM, CHENNAI-600 077. COMPRISED IN S.NO:- 317, AS PER PATTA S.NO:- 317 / 1D, 317 / 1F, 317 / 12, PATTA NO:- 2266, 8508, 8509, OF AYAPAKKAM VILLAGE, AVADI TALUK, THIRUVALLUR DISTRICT.

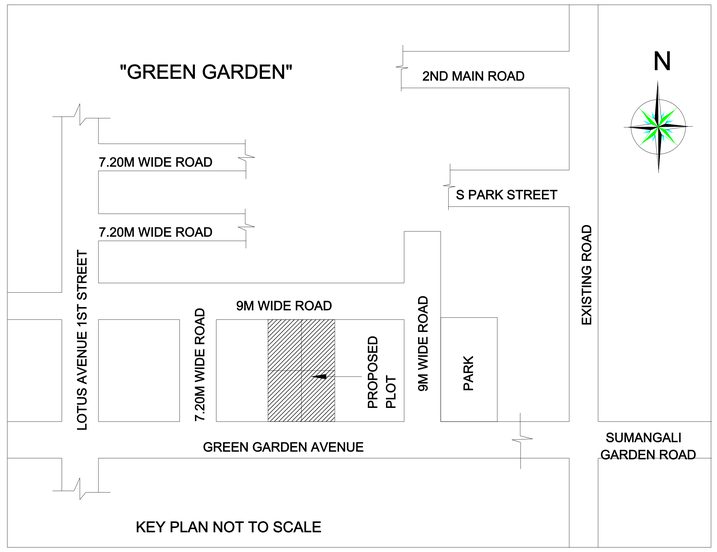
REF:- CMDA APPROVED LAYOUT NO:- P.P.D / L.O.NO:- 109 / 2005, VIDE LETTER NO:- L1 / 17740 / 05, DATE:- 16-11-2005.



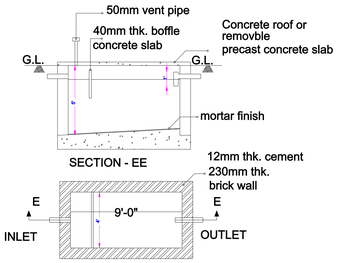
FRONT ELEVATION
(PROPOSED)



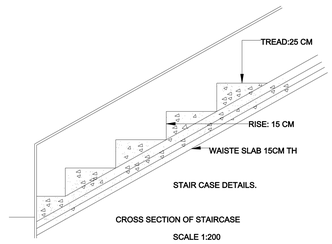
SECTION ON A-A
(PROPOSED)



KEY PLAN NOT TO SCALE



DETAILS OF SEPTIC TANK
Scale:- 1:50



CROSS SECTION OF STAIRCASE
SCALE 1:200

AREA STATEMENT

	SQ.M
PLOT AREA (AS PER PATTA)	445.93
PLOT AREA (AS PER DOCUMENT)	445.93
PLOT AREA (AS PER SITE)	432.01
FIRST FLOOR AREA	285.21
SECOND FLOOR AREA	285.21
THIRD FLOOR AREA	285.21
TOTAL F.S.I. AREA	855.63
F.S.I	1.981
HEAD ROOM AREA (NON F.S.I)	21.12
LIFT AREA (NON F.S.I)	2.08
STILT FLOOR AREA (NON F.S.I)	285.21
TOTAL BUILTUP AREA	1164.04

SPECIFICATIONS

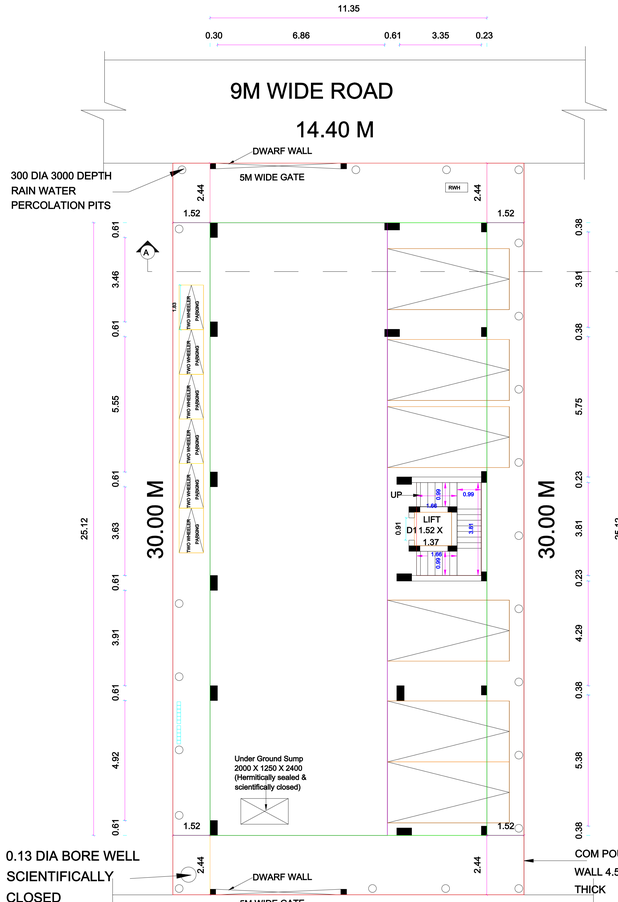
1. R.C.C COLUMN FOOTING AND PILES IN FOUNDATION .
2. COLUMNS AND PILES ARE CONNECTED BY PLINTH BEAMS.
3. MOSAIC FLOORING / SPARTAX FLOORING.
4. BRICK WORK IN BASEMENT AND SUPER STURCTURE IN C.M1:5.
5. WALLS ARE PLASTRED BY CEMENT PLASTER.
6. JOINERY WORK IN TEAK AND COUNTRY WOOD.
7. LINTEL OVER OPENING.
8. ROOF COVERED BY R.C.C SLAB.
9. ALL R.C.C WORK IN CEMENT CONCRETE 1:2:4.
10. WEATHERING COURSE LAIDWITH PRPOER SLOPE OVER RCC SLAB

SCHEDULE OF JOINERY

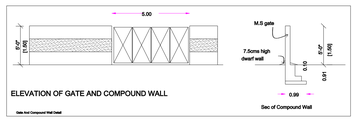
TYPE	DETAIL	SIZE
MD	DOOR	1.00 X 2.13
D1	DOOR	0.91 X 2.13
D2	DOOR	0.76 X 2.13
W	WINDOW	1.83 X 1.22
V	VENTILATOR	0.76 X 0.76

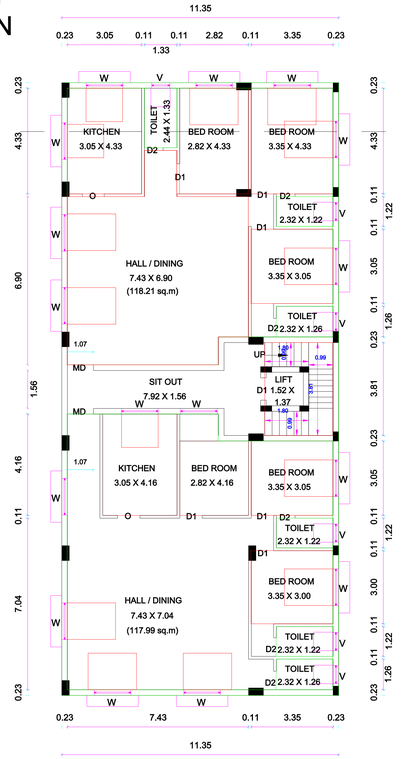
COLOUR INDEX:-	STAIR DETAILS:-
PROPOSED	WIDTH -6'6"(198)
BOUNDARY	RISE -6" (15)
ROAD	TREAD -9" (23)

SCALE 1:100 1"=8'0"

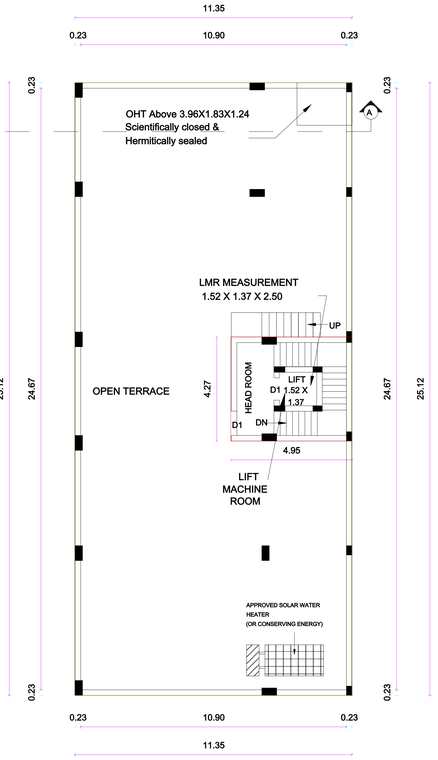


(PROPOSED) SITE CUM STILT FLOOR PLAN

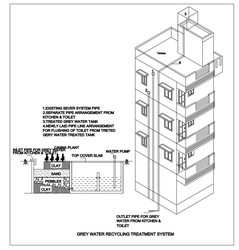


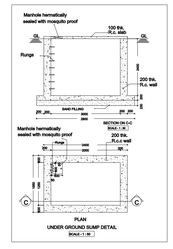


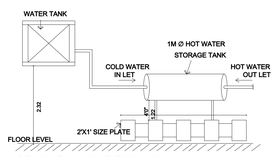
TYPICAL FIRST FLOOR, SECOND FLOOR & THIRD FLOOR PLAN
(PROPOSED)

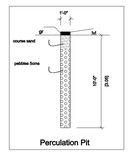


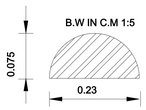
(PROPOSED) TERRACE FLOOR PLAN

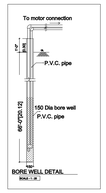


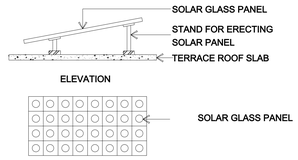


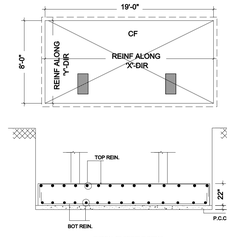












SIGNATURE OF OWNER

G.HEMACHANDER,DCE, AMISE, MICI, MISET
Registered Engineer Grade-III
Greater Chennai Corporation
RGN No: RE300122024
CMDA Reg. No: RE/GR-III/2019/02/006
S.R.PLANNER
S.V. CONSTRUCTION
No. 214, Old M.T.H. Road, Ambattur, Chennai-600 053.

SIGNATURE OF 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
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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.