

PP

APPROVAL RECORD

Planning Permission

Thazhambur
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

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 RESIDENTIAL BUILDING AT PLOT NO.5A & 5B "ATHMIKA AVENUE" IN S.NO: 25 / 1A2, AS PER PATT A NO : 1258, AS PER PATT A S.NO : 25/1A2B OF KARANAI VILLAGE, VANDALUR TALUK, CHENGALPATTU DISTRICT. THALAMBUR VILLAGE PANCHAYAT AND THIRUPORUR PANCHAYAT UNION LIMITS.

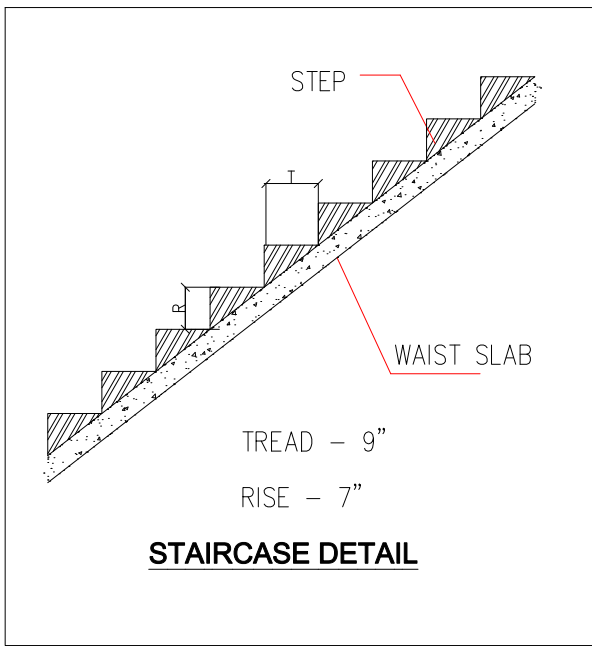
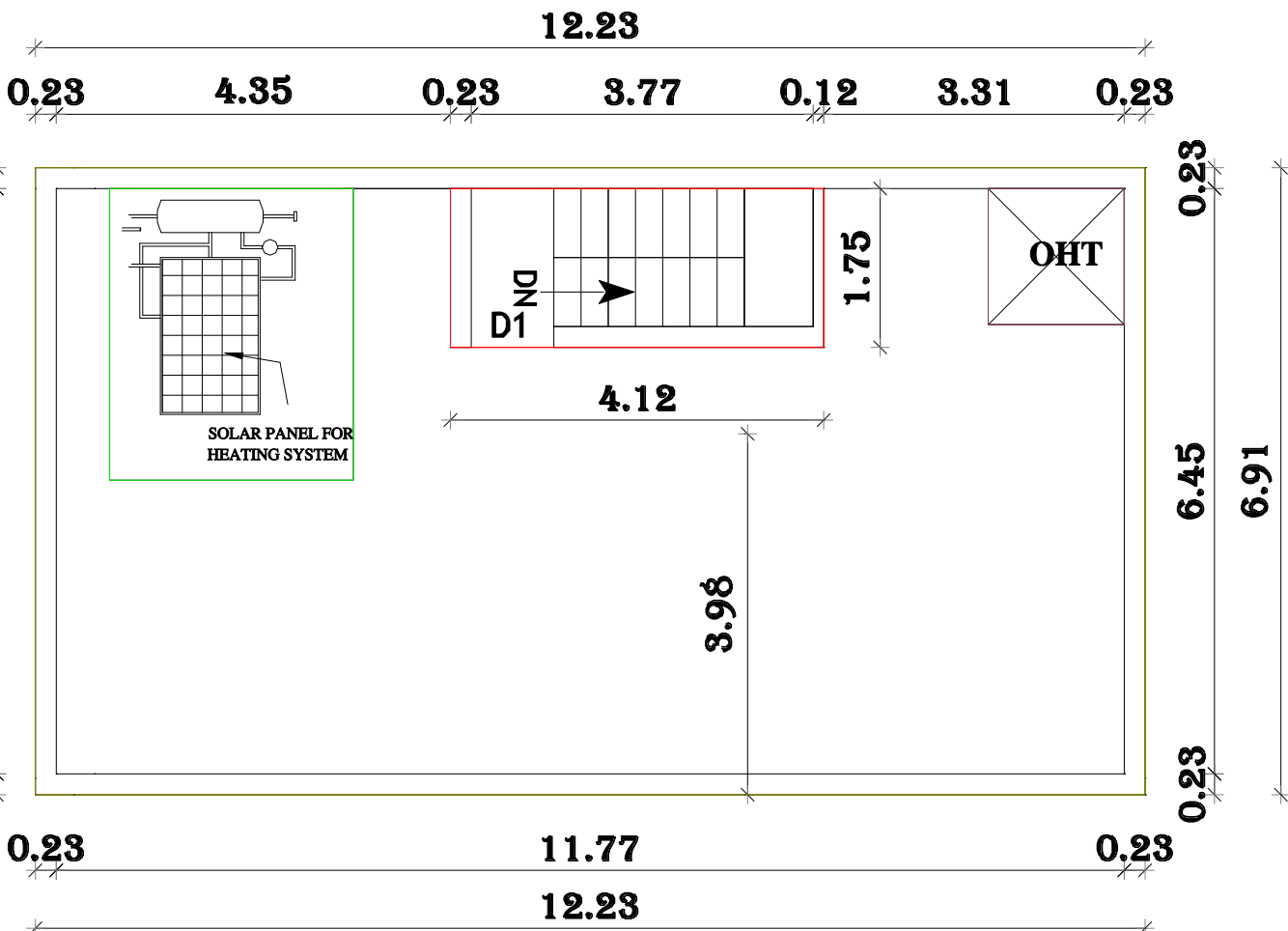
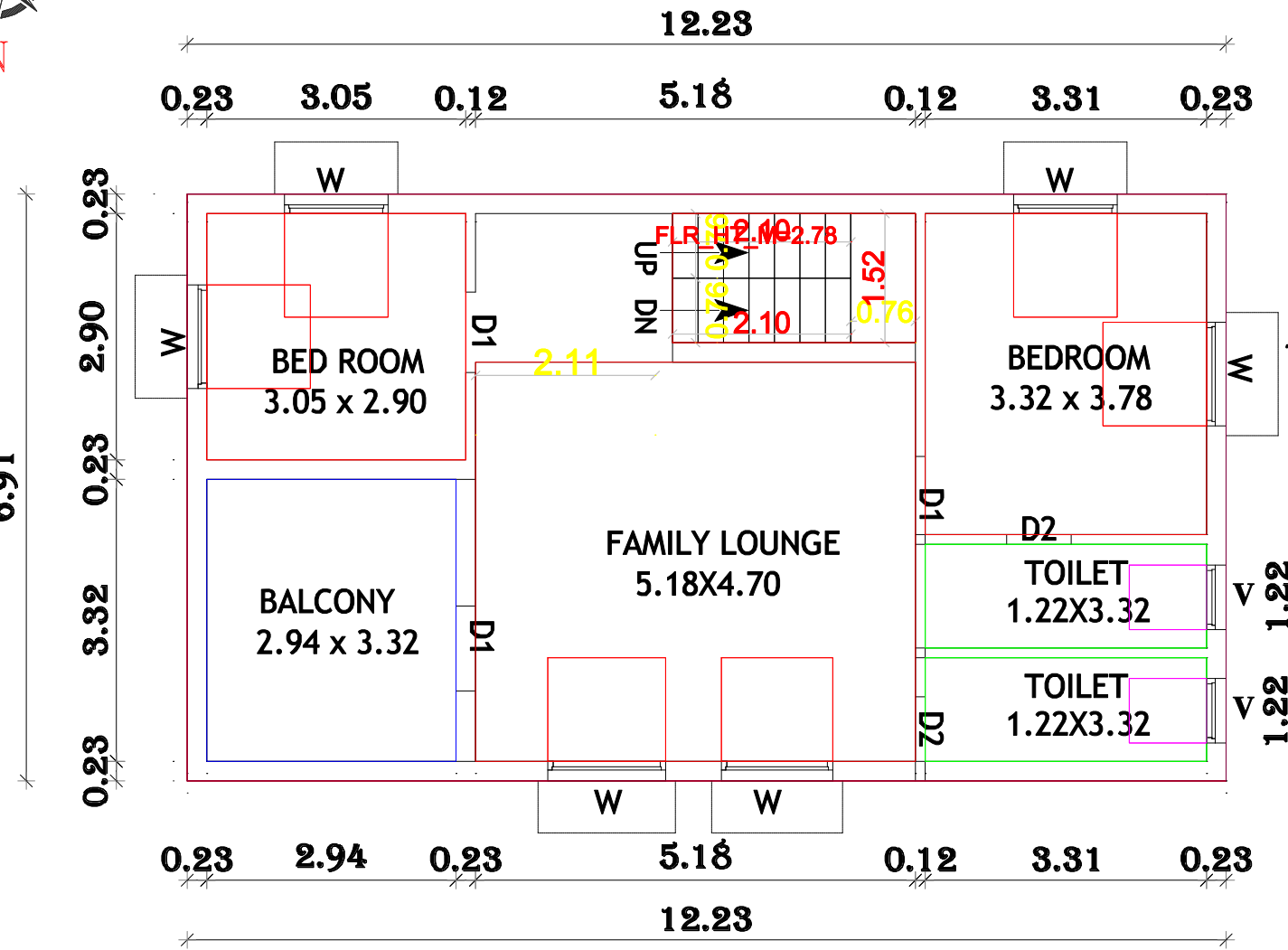
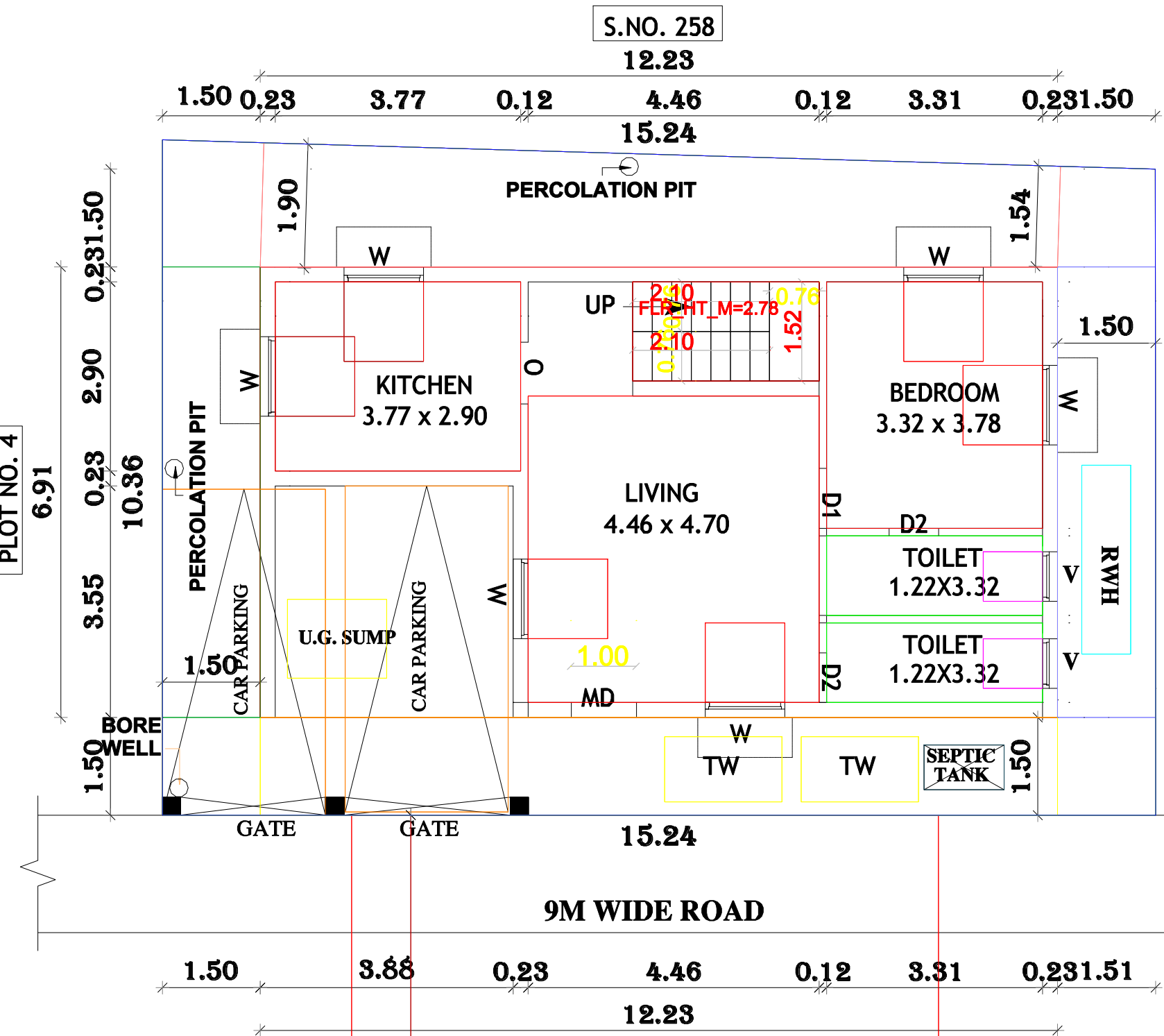
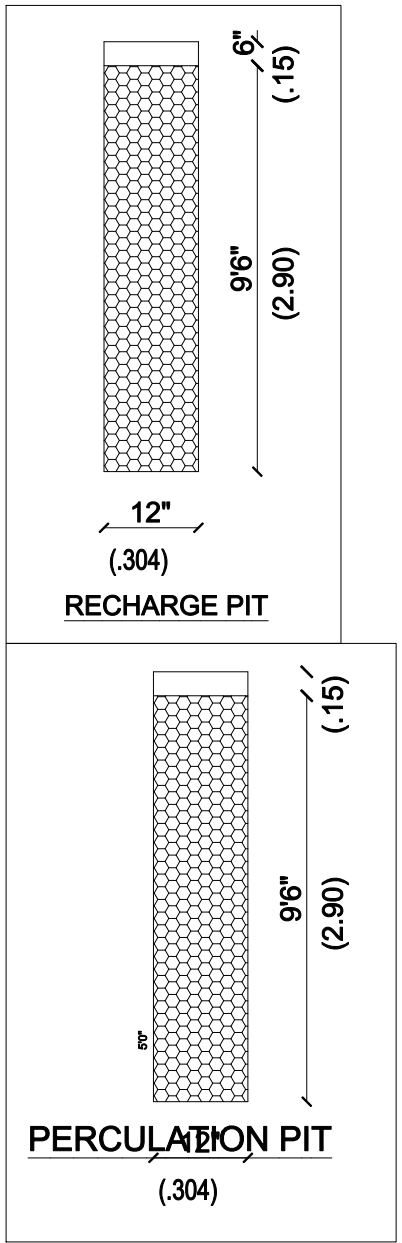
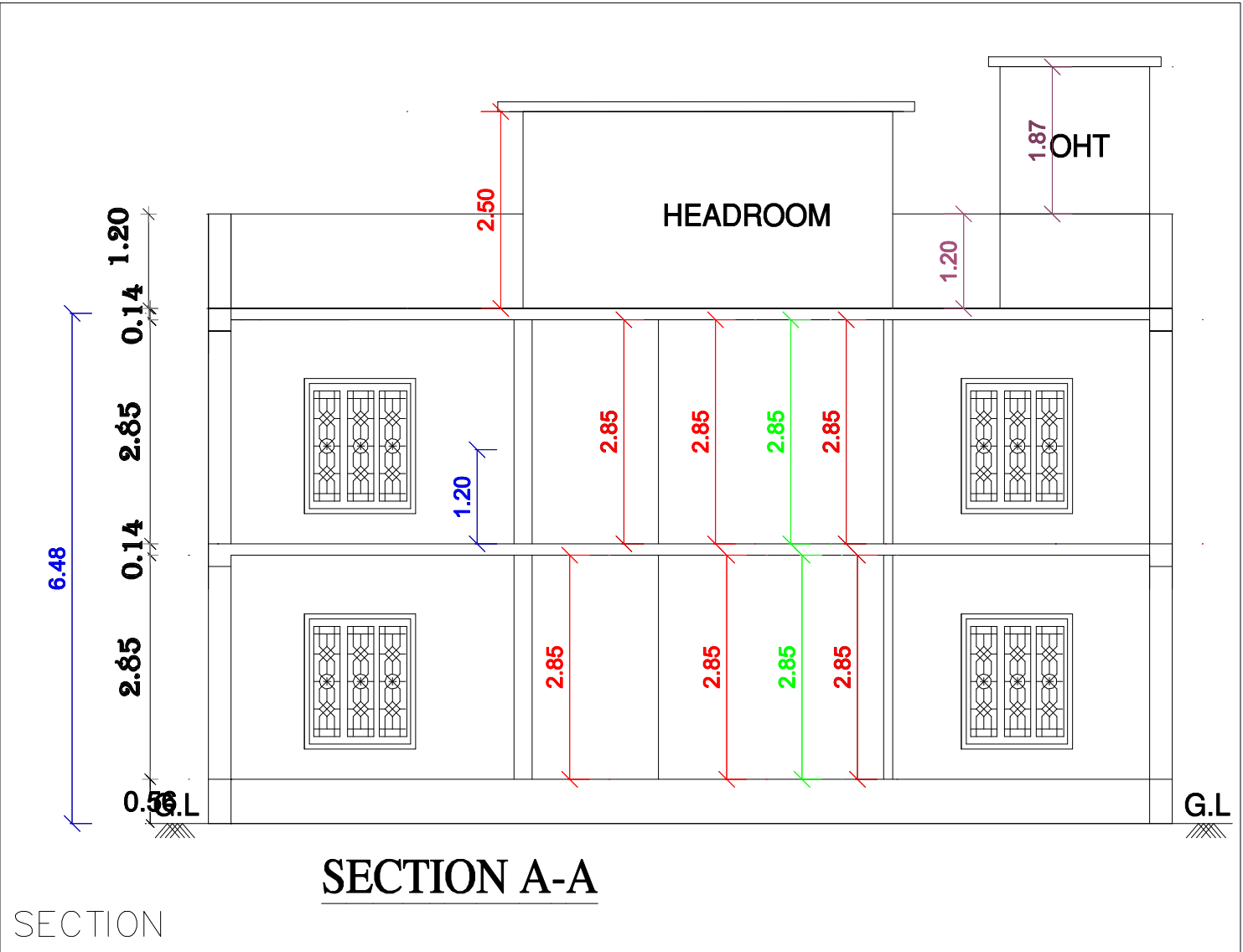
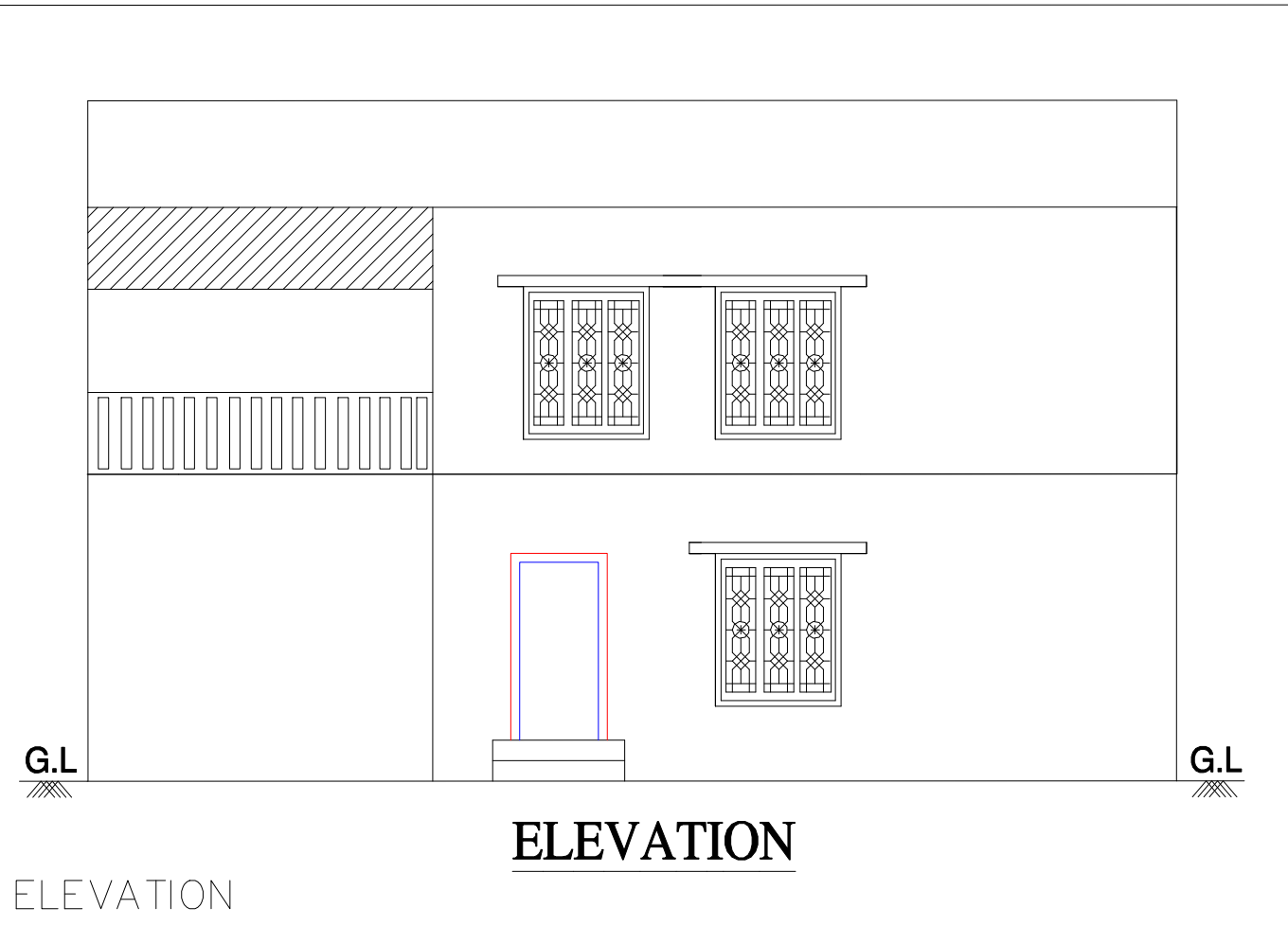
APPROVED DETAILS

LAYOUT APPROVED VIDE NO : D.T.C.P NO : 41 / 2019.

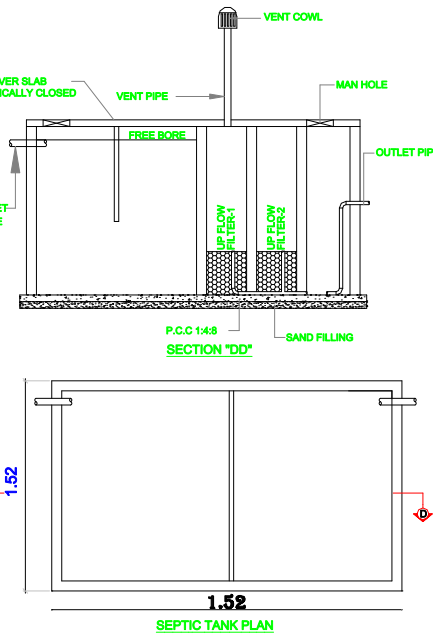
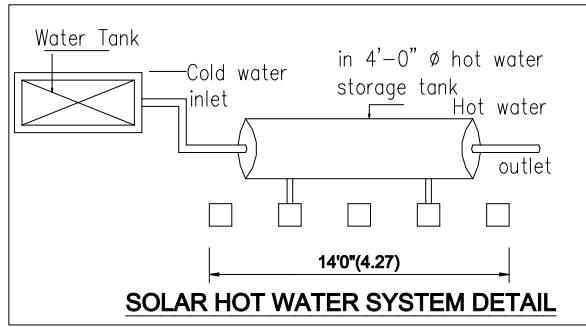
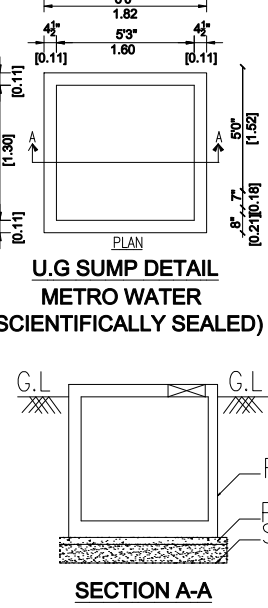
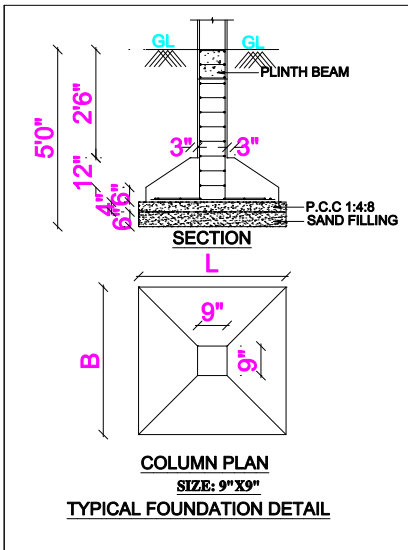
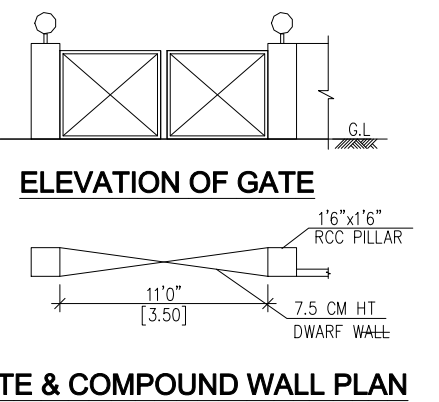
PLOT SUBDIVISION APPROVED VIDE NO. .CH. MU. NA.KA. 2634 / 2020 / A1

DATED : 18 / 11 / 2020.

OWNER NAME: M.GANESHVEL & G.KAMATCHI



FIRST FLOOR PLAN (PROPOSED)



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.)	1663.00	154.49
PLOT EXTENT (as per patta.)	1668.42	155.00
PRO.GROUND FLOOR AREA	909.88	84.53
PRO.GROUND FLOOR AREA	909.88	84.53
TOTAL FSI AREA	1819.76	169.06

NON - FSI AREA		
HEAD ROOM	77.50	7.20
TOTAL BUILDUP AREA	1897.26	176.26
PLOT COVERAGE	55%	
FSI	1.10	
COMPOUND WALL (RM)	50.30	

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		EXISTING BUILDING	
BOUNDARY		ROAD	
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

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

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

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

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.

