PP APPROVAL RECORD

Planning Permission

Padur

Chengalpattu district, Tamil Nadu

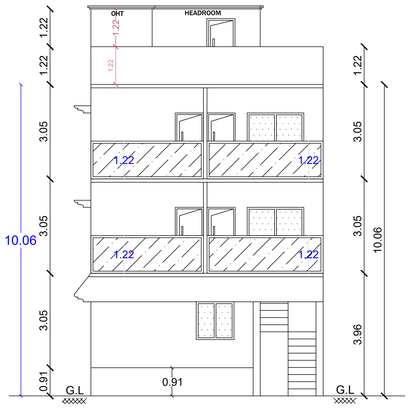
APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

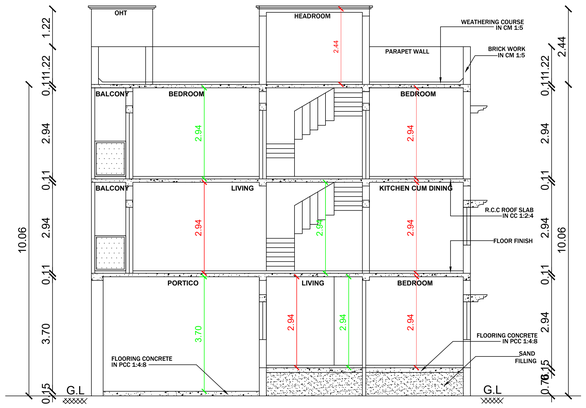
PURPOSE
Residential

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

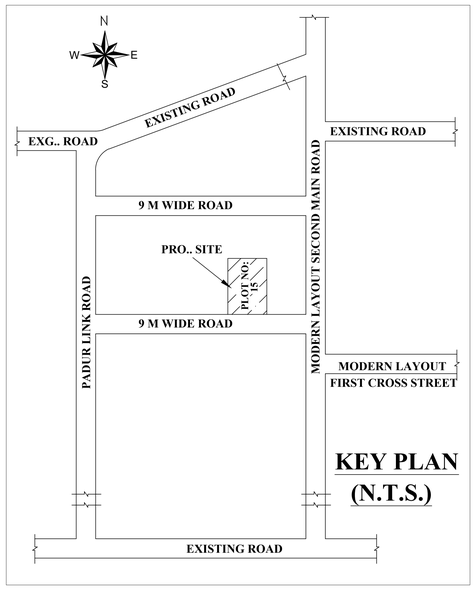
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



ELEVATION

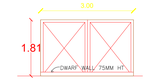


SECTION ON "AB"

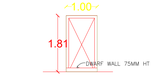


KEY PLAN (N.T.S.)

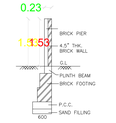
PLAN_INFO
SURVEY_NO=S.NO:361/21
PATTA_NO=4109
TALUK=THIRUPORUR
DISTRICT=CHENGALPATTU
SINGLE_FAMILY_BLDG=NO
CRZ=NO
PLOT_NO=15
PLOT_AREA_M2=138.23
AS_AT_SITE=138.23
FMB_OR_PLR=139.00
AS_PER_DOCUMENT=139.35
AREA_TYPE=OTHERS
AVG_PLOT_DEPTH=15.24
AVG_PLOT_WIDTH=9.00
ROAD_WIDTH=9.00
OCCUPANCY_TYPE=RESIDENTIAL
ROAD_LENGTH=250.00
RWH_DECLARED=YES
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_TO_MOUNMENT=NO
LAND_USE_ZONE=PRIMARY RESIDENTIAL
JURISDICTION_TYPE=PANCHAYAT
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=NO
IS_SWIMMING_POOL_EXISTS=NO
NOC_FOR_CONSTRUCTION_NEAR_MOUNMENT=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO



MAIN GATE ELEVATION



WIKET GATE ELEVATION



COMPOUND WALL DETAIL

PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND, FIRST & SECOND FLOOR RESIDENTIAL BUILDING AT "TAMI RESIDENCY", PLOT NO: 15, COMPRISED IN OLD S.NO: 360, 361, 365/1, 365/2, PATTA NO: 4109, AS PER PATTA S.NO: 361/21, OF PADUR VILLAGE, PADUR PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT THIRUPORUR PANCHAYAT UNION LIMIT

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD / UPVC / ALUMINIUM GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX

ALL DIMENSIONS ARE IN METER

AREA STATEMENT	SQ.M
PLOT AREA (As Per Patta)	139.00
PLOT AREA (As Per Document)	139.35
Super Imposed Plot Boundary	138.23
FSI AREA	
PRO.. GROUND FLOOR AREA	44.41
PRO.. FIRST FLOOR AREA	87.74
PRO.. SECOND FLOOR AREA	87.74
TOTAL FSI AREA	219.89
PLOT COVERAGE	63.47 %
FLOOR SPACE INDEX	1.59
NON-FSI AREA	
PRO.. PORTICO AREA	47.39
PRO.. HEADROOM AREA	19.47
TOTAL NON-FSI AREA	66.86

JOINERY DETAILS:

	DESCRIPTION	METER
MD	MAIN DOOR	1.00X2.13
D	DOOR	0.91X2.13
D1	TOILET DOOR	0.76X2.13
W	WINDOW	1.83X1.22
W1	WINDOW	1.22X1.22
V	VENTILATOR	0.91X0.76

COLOUR INDEX:

PROPOSED BUILDING
EXISTING ROAD
BOUNDARY LINE

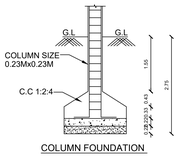
SCALE : (1 : 100)
DRAWN BY: V.T.S.K
DATE: 06-03-2024

OWNER:

Er. S. SATHISH KUMAR, M.E..
CONSULTING CIVIL ENGINEER & CONTRACTORS
LICENSED SURVEYOR / REGISTERED ENGINEER
STRUCTURAL ENGINEER
PALLAVAPURAM, ANAKAPUTHUR
TAMBARAM, PAMMAL, MARAIMALAI NAGAR MUNICIPALITY
GREATER CHENNAI CORPORATION. RE305372020
"THILAGAM CONSTRUCTION & PLANNERS"
No.15, 2nd MAIN ROAD, NEW COLONY,
CHROMEPET, CHENNAI-600 044.
Cell: 99417 21078, 8610758689
E-Mail: sathish.msec@gmail.com

RGN NO: RE/GR-1/007/LS/2019/00003/47310
RGN NO: RE305372020
REGISTERED ENGINEER

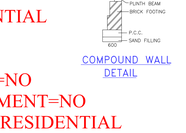
Designed & Drafted by:
THILAGAM CONSTRUCTION & PLANNERS
NO:15, 2ND MAIN ROAD, NEW COLONY, CHROMEPET-600044. 9941721078, 8610758689



COLUMN FOUNDATION

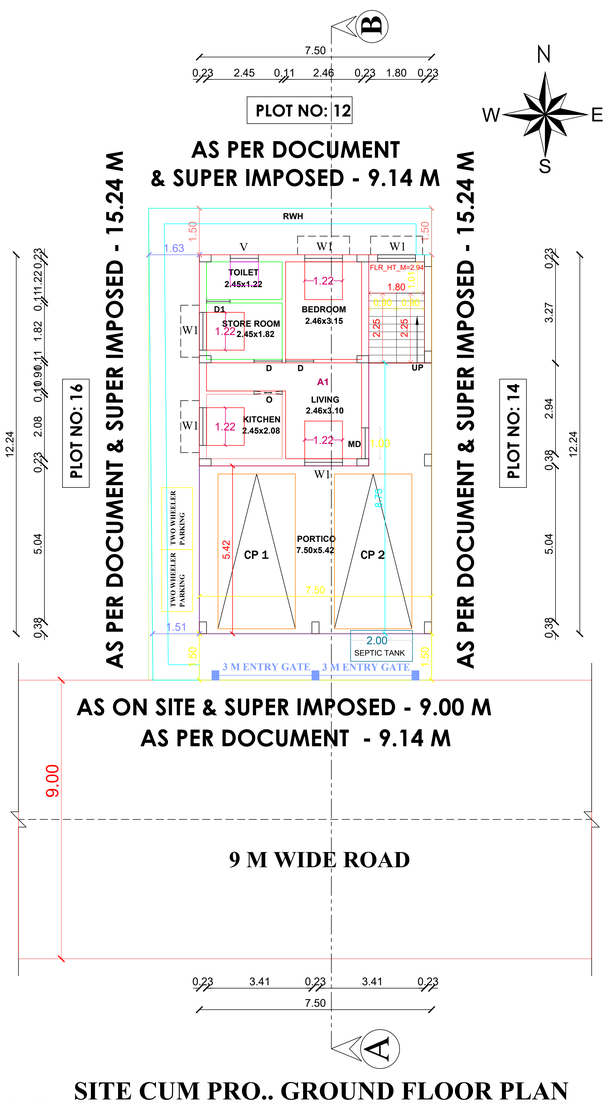


PERCOLATION PIT

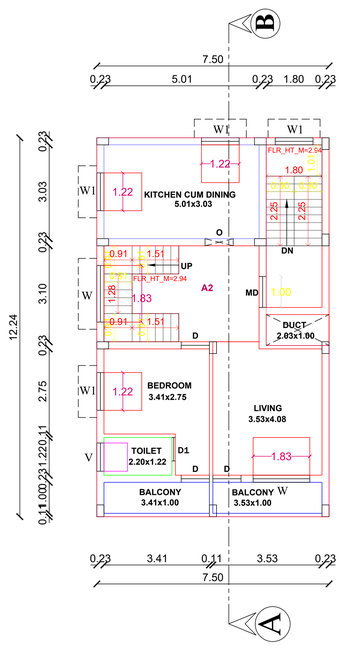


SECTION E,F
SEPTIC TANK DETAIL

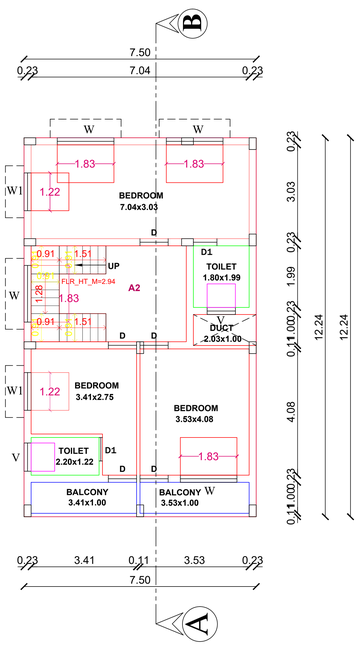
LAYOUT APPROVED DETAILS
LP/MLPA NO: 2/2005



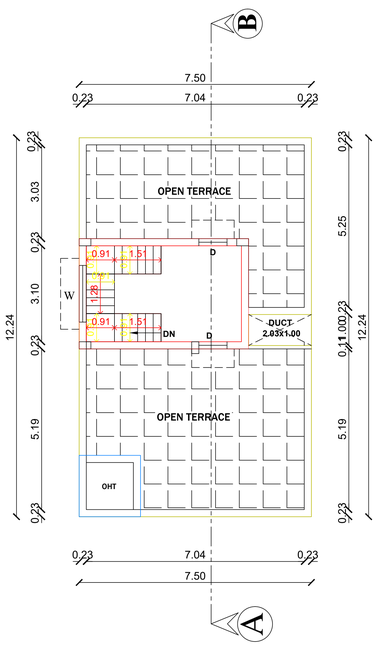
SITE CUM PRO.. GROUND FLOOR PLAN



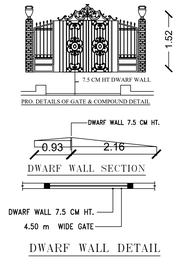
PRO.. FIRST FLOOR PLAN



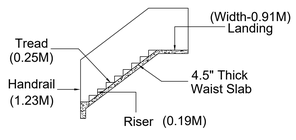
PRO.. SECOND FLOOR PLAN



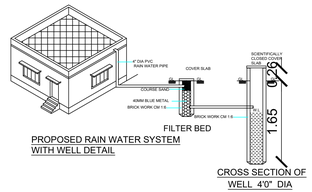
PRO.. TERRACE FLOOR PLAN



DWARF WALL DETAIL

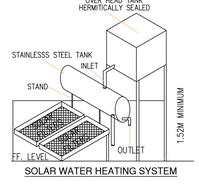


STAIRCASE DETAIL



PROPOSED RAIN WATER SYSTEM WITH WELL DETAIL

CROSS SECTION OF WELL 4'0" DIA



SOLAR WATER HEATING SYSTEM



PLAN
PLAN OF SEPTIC TANK

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.