

PP

APPROVAL RECORD

Planning Permission

Navalur
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

PURPOSE
Residential

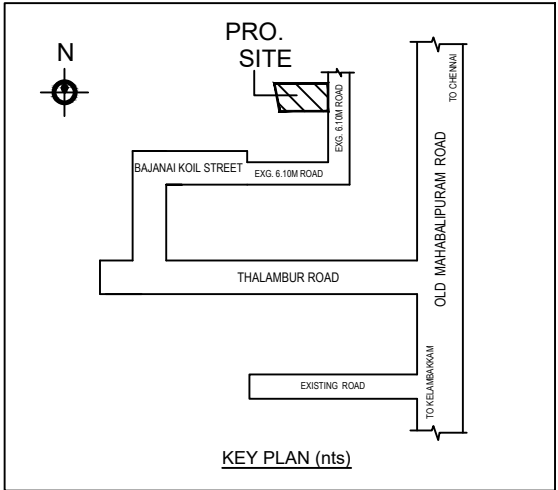
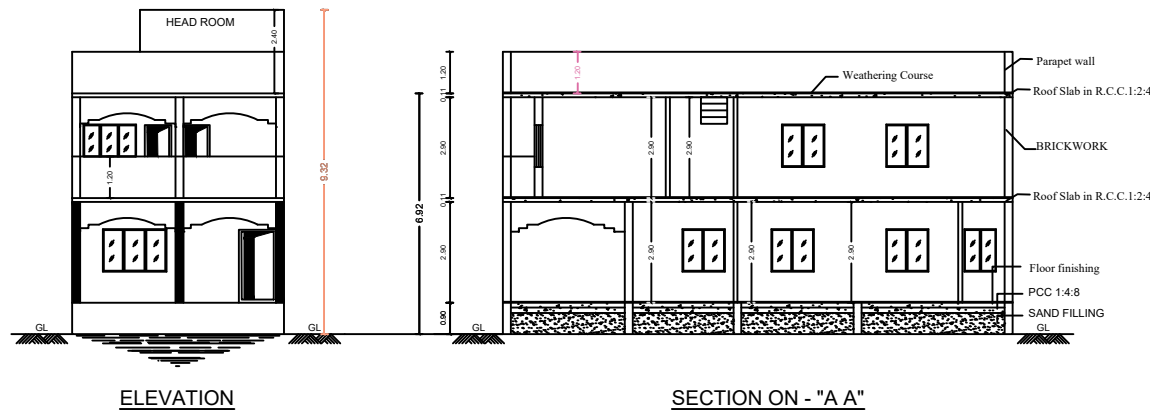
The approval as the planning authority issued it, reproduced in full behind this page.

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

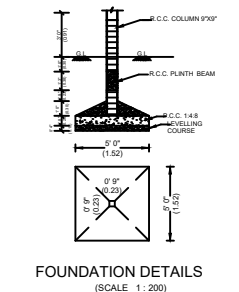
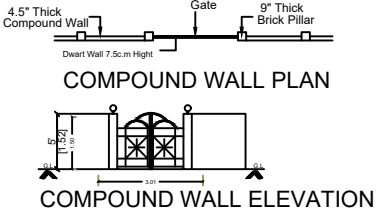
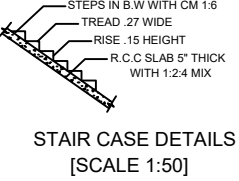
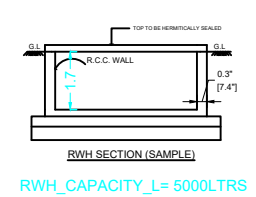
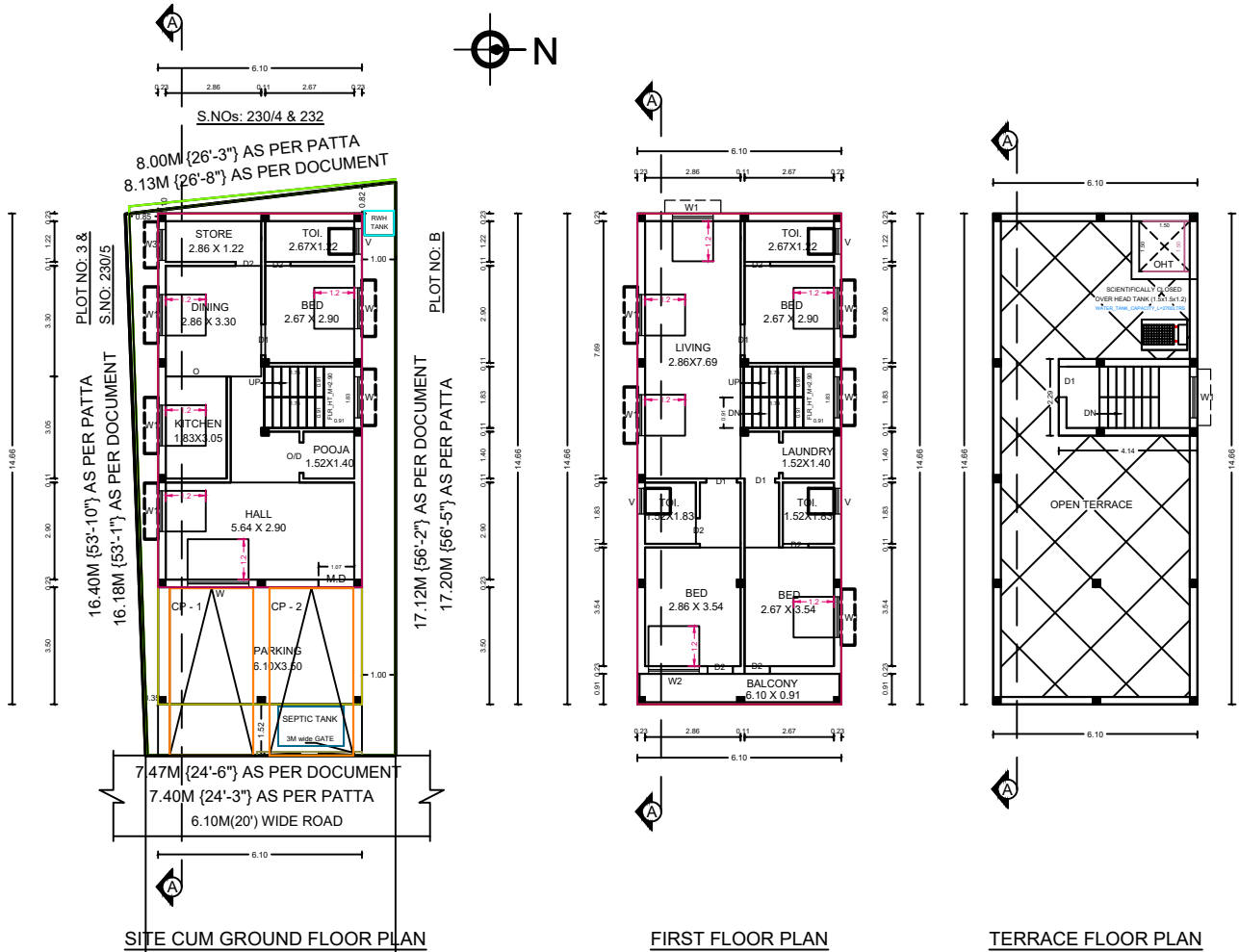
PLAN SHOWING THE PROPOSED CONSTRUCTION OF GROUND AND FIRST FLOOR RESIDENTIAL BUILDING COMPRISED IN OLD S.NOs: 233/1A part & 233/1B part, SUB DIVISION S.NOs: 233/1A5 & 233/1B1E, PATTa NO: 1596, AS PER PATTa

NEW S.NOs: 233/1A5B & 233/1B1E2, OF PLOT NO: A, SUNRISE VILLAS PHASE -II, NAVALUR VILLAGE & PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT, THIRUPORUR PANCHAYAT UNION LIMITS.

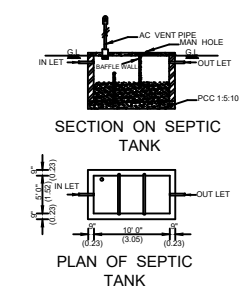
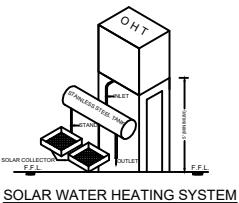
SCALE :1:100



REGULARISATION APPROVED Na.Ka.No: 46-26/2022/B1, DATED : 12-09-2022,
SUB DIVISION APPROVED BY THIRUPORUR PANCHAYAT UNION,
PLANNING PERMIT Na.Ka.No: 2227-24/2022/B1, DATED: 29-09-2022.



PLAN INFO
PLOT_NO=A
SURVEY_NO=S.NOs:233/1A5B & 233/1B1E2
PATTa_NO=1596
TALUK=THIRUPORUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=130.06
AS_AT_SITE=129.47
FMB_OR_PLR=130.00
PLOT_AREA_M2=127.95
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=6.10
WHETHER_GOVt_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=17.12
AVG_PLOT_WIDTH=8.13
AREA_TYPE=OTHERS
ROAD_WIDTH=6.10
ROAD_LENGTH=7.47
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVt_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT
LEASEHOLD_LAND=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESS THAN_1KM_RADIUS=NO



AREA DETAILS	Sq.ft.	Sq.mt.
PLOT AREA (AS PER DOCUMENT)	1400.00	130.06
PLOT AREA (AS PER PATTa)	1399.32	130.00
SUPER IMPOSED AREA	1377.25	127.95
GROUND FLOOR AREA	961.87	89.36
FIRST FLOOR AREA	961.87	89.36
TOTAL AREA	1923.74	178.72
PLOT COVERAGE : 69.84% F.S.I. : 1.396		
PRO. COMPOUND WALL RUNNING METERS : 48.9 m		
HEAD ROOM AREA (NON F.S.I)	101.83	9.46

REFERENCE	STAIRCASE DETAIL
MD - DOOR - 1.00 X 2.13	WIDTH : 0.91 CM
D1 - DOOR - 0.91 X 2.13	TREAD : 0.25 CM
D2 - DOOR - 0.76 X 2.13	RISER : 0.16 CM
O/D - OPEN - 0.91 X 2.13	
W - WINDOW - 1.50 X 1.50	COLOUR INDEX
W1 - WINDOW - 1.20 X 1.20	PROPOSED
W2 - WINDOW - 0.90 X 1.20	ROAD
V-VENTILATOR -0.90 X 0.76	BOUNDARY
	EXG.BUILDING
	TO BE DEMOLISHED

G. Yogalakshmi

OWNER

G. Yogalakshmi
G.YOGALAKSHMI, D.C.
Registered Engineer
Tambaram City Municipal Corporation
Reg.No: 009/LS/21/00002
SKY LINE DESIGN
No.202/253,Chandra Bhavan Complex,
Velachery Main Road,
East Tambaram,Chennai - 600 059.
Cell No : 9841001823

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.

