

PP

APPROVAL RECORD

Planning Permission

Thaiyur
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 G + 1 RESIDENTIAL BUILDING , AT PLOT Nos - 1 & 2, COMPRISED IN S.No - 1268/2, PATTa No - 5358 , AS PATTa NEW S.No -1268/2A2, " RAJ AVENUE ", THAIYUR 'B' VILLAGE ,THIRUPORUR TALUK, CHENGALPET DISTRICT, THAIYUR VILLAGE PANCHAYAT & THIRUPORUR PANCHAYAT UNION LIMITS.

APPLICANT NAME : Mrs.K.SUGANYA & Mr.V.ILLYA VENKAT [OWNER]

APPROVED LAYOUT BY
DTCP.No : 13/2022

PLAN INFO
PLOT_NOS=1 & 2
PATTa_NO=5358
SURVEY_NO=1268/2A2
TALUK=THIRUPORUR
AS_PER_DOCUMENT= 200.18
AS_AT_SITE=200.28
FMB_OR_PLR=200.28
DISTRICT=CHENGALPET
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=12.19
WHETHER_GOV'T_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=200.18
AVG_PLOT_DEPTH= 16.43
AVG_PLOT_WIDTH=12.19
AREA_TYPE=OTHERS
ROAD_WIDTH=10.00
ROAD_LENGTH=12.19
BLK_1_NON_FSI_AREA=13.00
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
IS_APPROVED_LAYOUT=YES
IS_SWIMMING_POOL_EXISTS=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOV'T_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
JURISDICTION_TYPE=PANCHAYAT



DR

SQM

PLOT EXTENT:		
AS PER DOC	2154.00	200.18
AS PER PATTa		200.00
GROUND FLOOR AREA	1345.00	125.00
FIRST FLOOR AREA	1345.00	125.00
TOTAL FLOOR AREA	2690.00	250.00
PLOT COVERAGE	62%	
F.S.I	1.25	
NON-FSI AREA		
HEAD ROOM AREA	140.00	13.00

SPECIFICATIONS

- Foundation with R.C.C. footing and columns
- Plinth beam with R.C.C.1:2:4, 230 x 300 mm
- Mat concrete for foundation with P.C.C.1:5:10
- Super structure with brick masonry in c.m.1:6
- Lintel cum sunshade with R.C.C.1:2:4
- Roof slab/roof beams with R.C.C.1:2:4
- Weathering course with brick jelly lime concrete
- Ceramic flooring over a basecourse of c.c.1:5:10

SCHEDULE OF THE JOINERY

MD DOOR	3'6"x7'0" 1.07x2.13
D DOOR	3'0"x7'0" 0.91x2.13
D1 DOOR	2'6"x7'0" 0.76x2.13
W WINDOW	5'0"x4'0" 1.50x1.22
W1 WINDOW	6'0"x4'0" 1.83x1.22
V VENTILATOR	3'0"x2'6" 0.91x0.75
J JALLY	4'0"x4'0" 1.22x1.22

	PROPOSED	SCALE (1:100)
	ROAD	
	BOUNDRY	
	DEMOLITION	

APPLICANT:

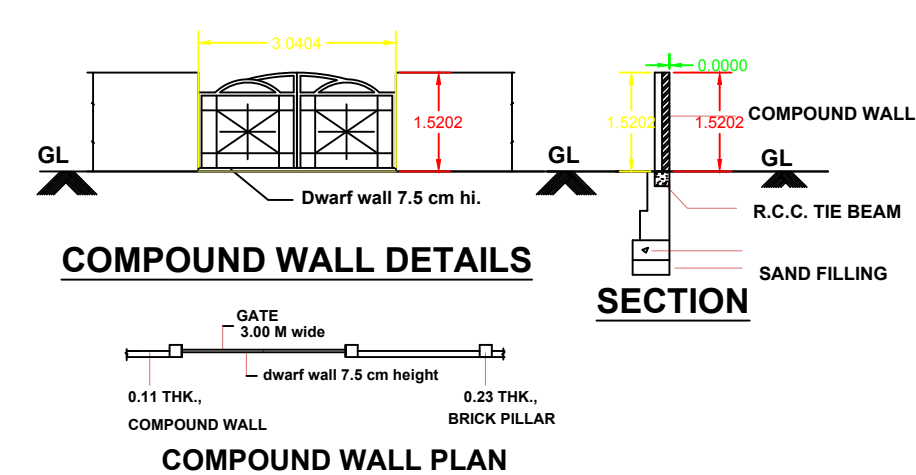
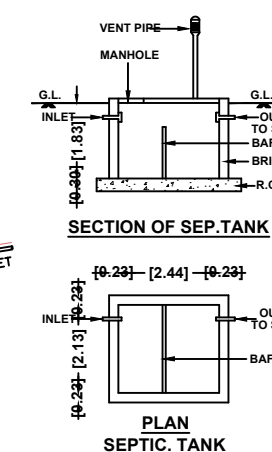
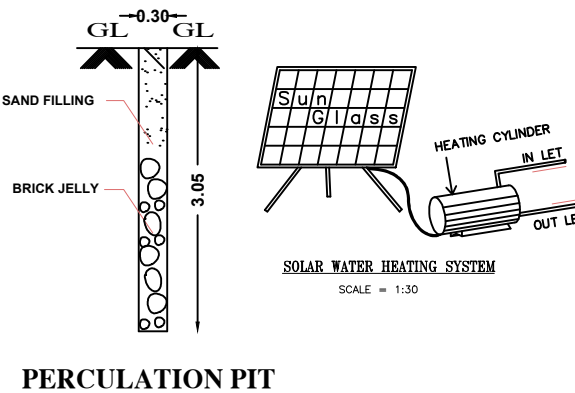
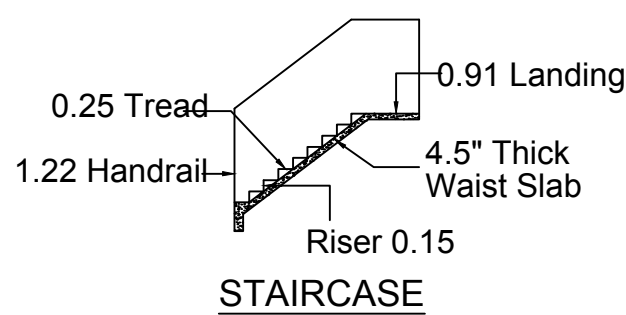
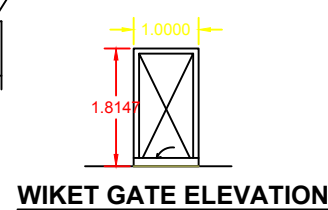
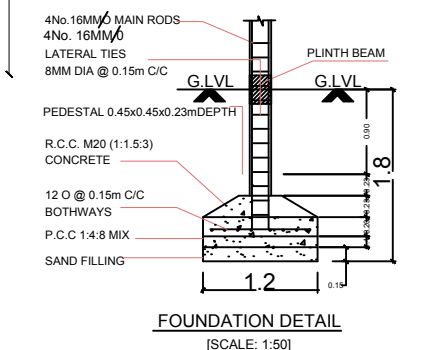
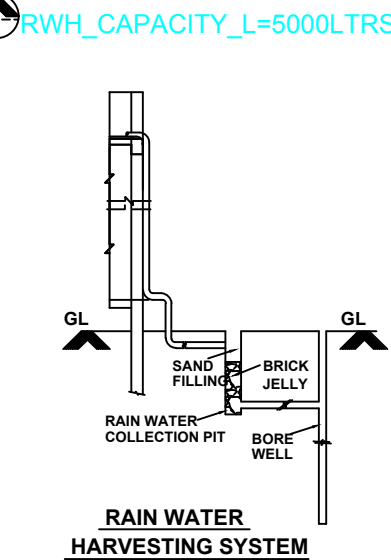
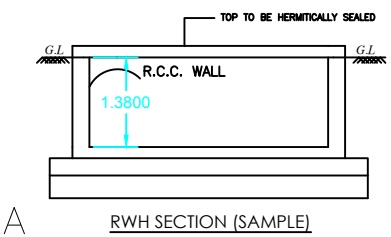
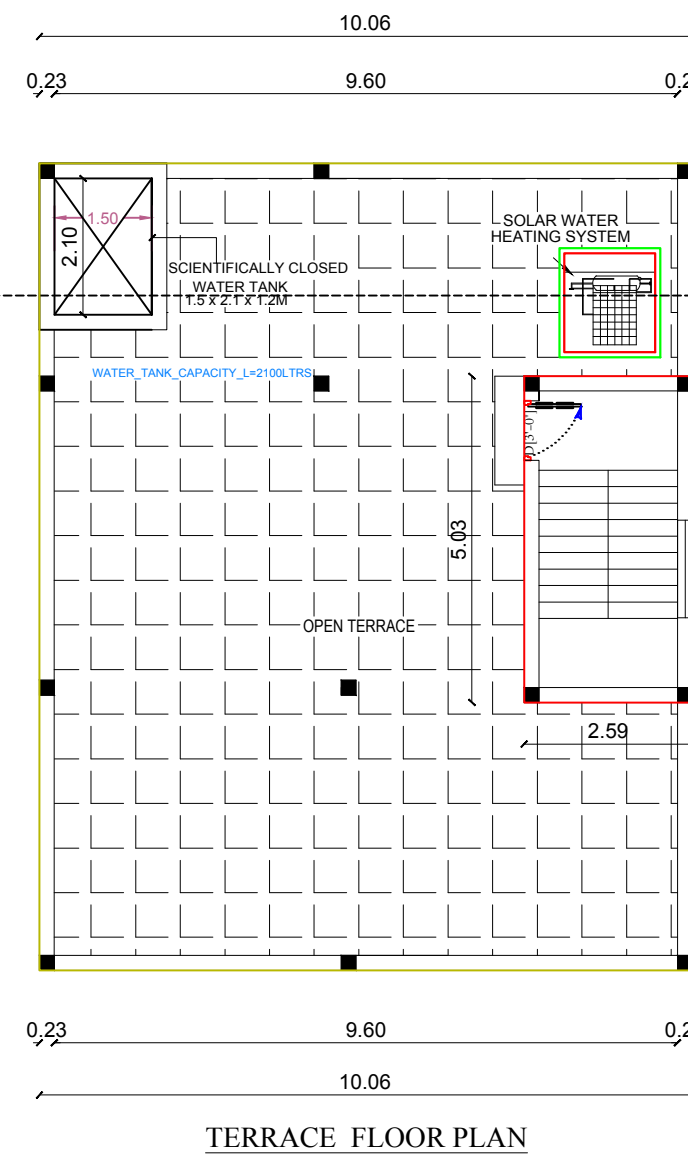
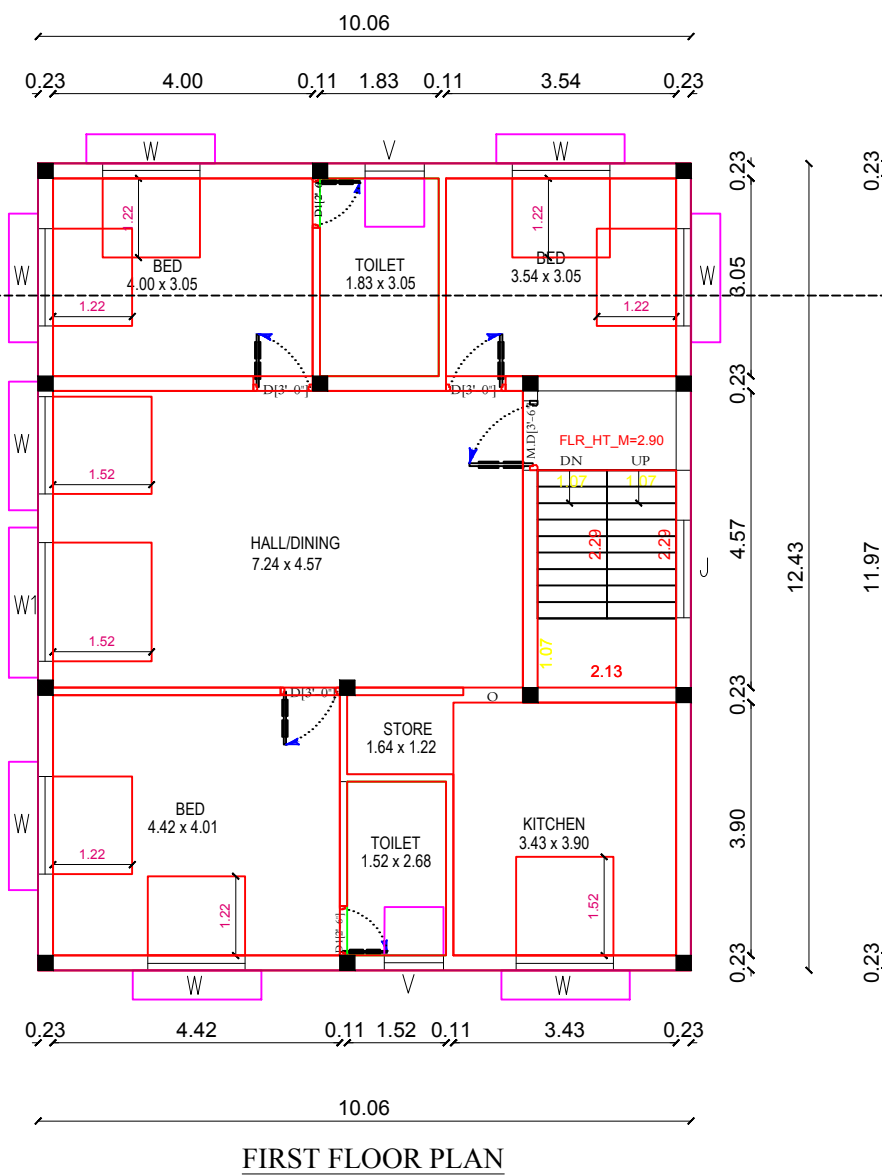
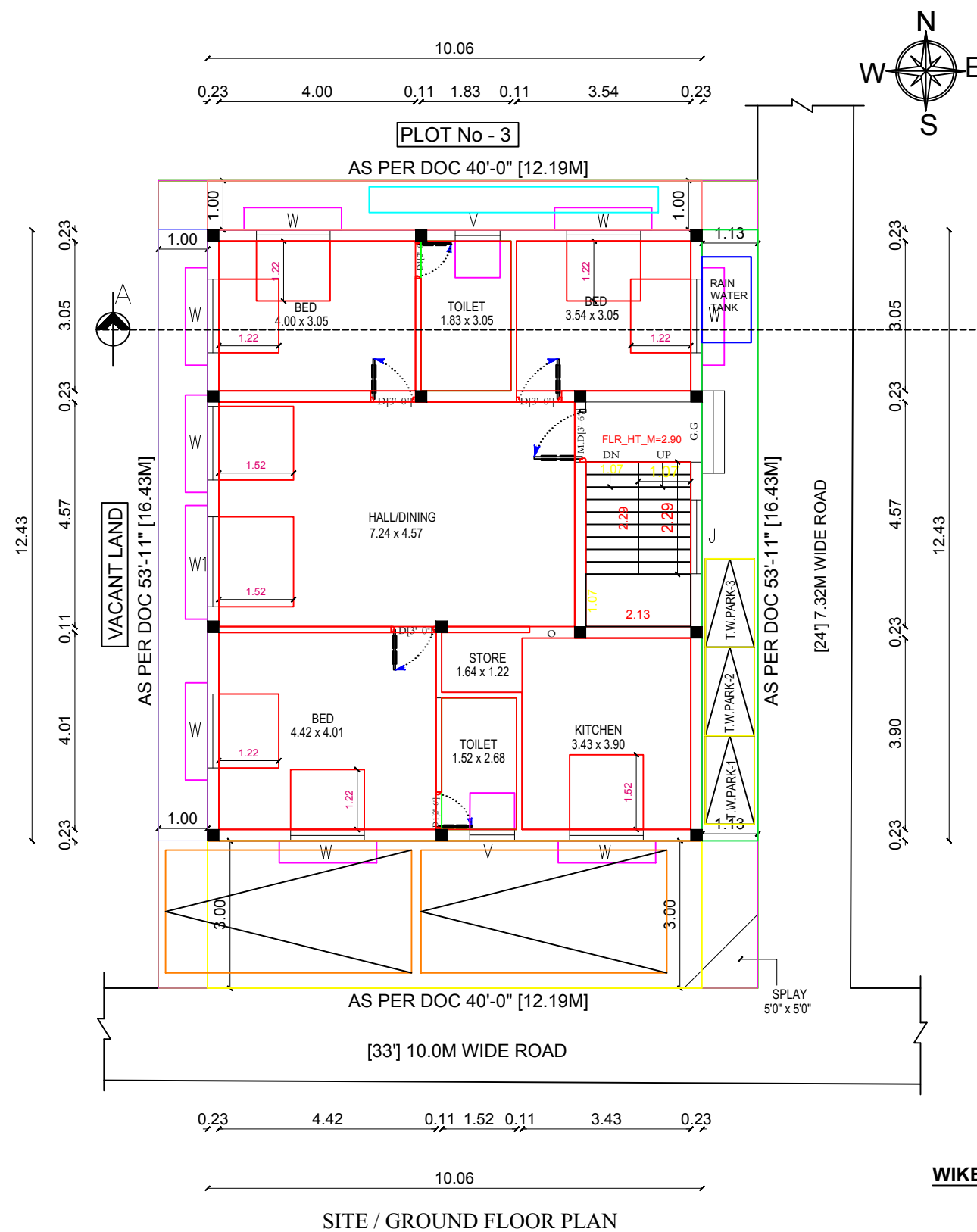
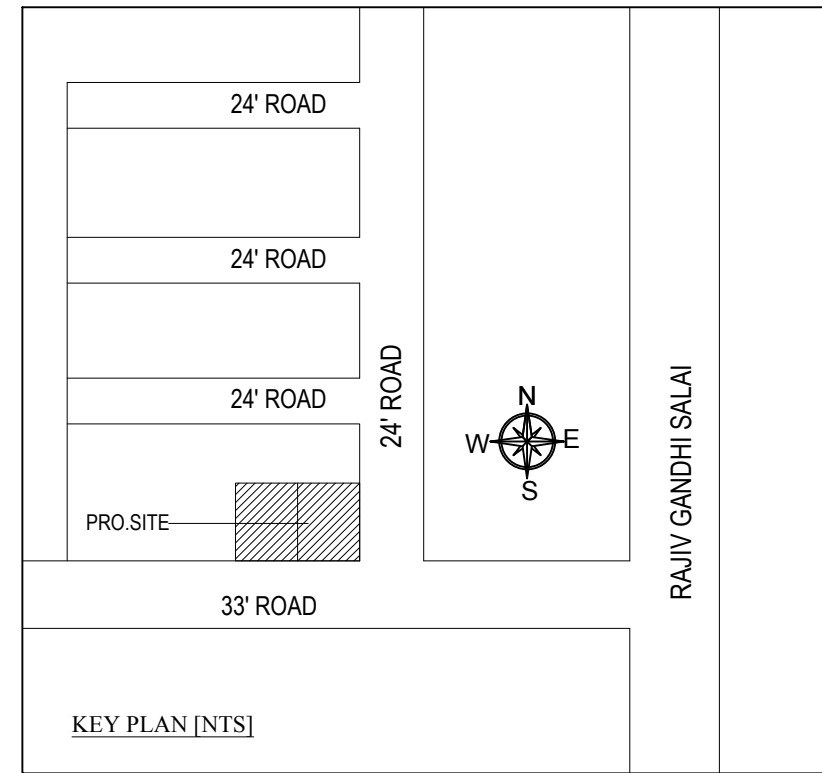
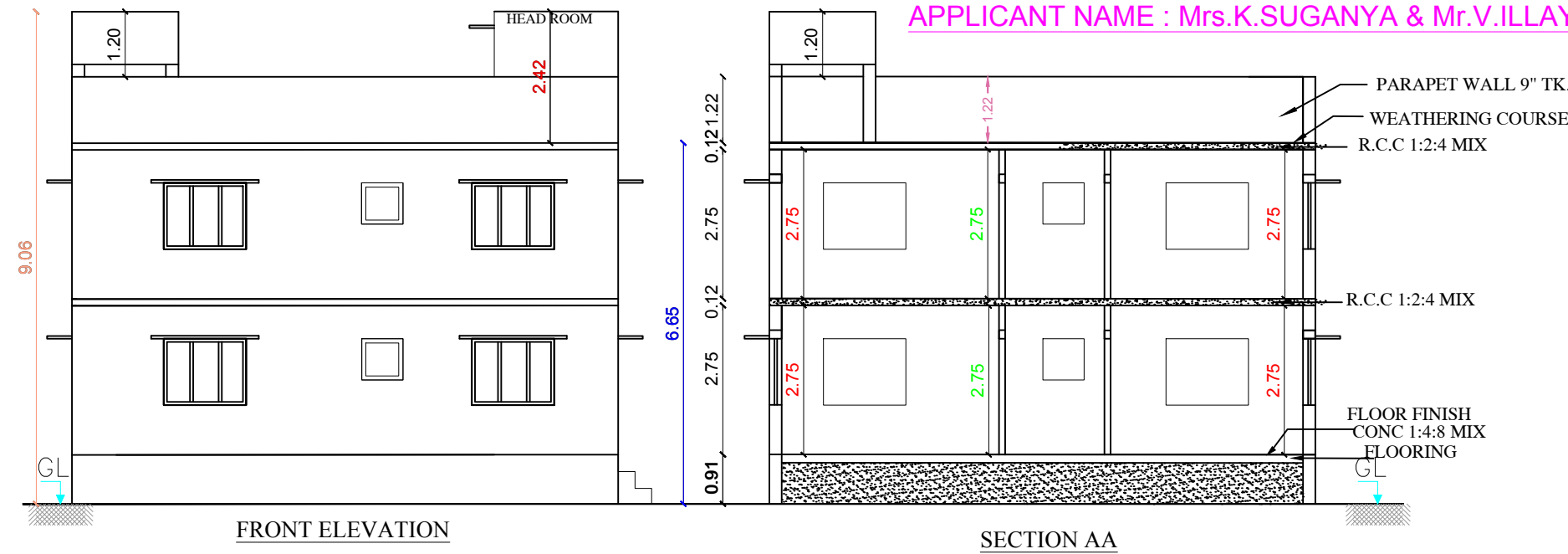
Mrs.K.SUGANYA & Mr.V.ILLYA VENKAT [OWNER]

LICENSED SURVEYOR:

B . FAZIL HUSSAIN B.E.,
Registered Engineer
Tambaram City Municipal Corporation
Reg. No. 009/ LS/ 2019 / 00021
22/ 68, Venkatesan Street
Tambaram , Chennai - 600 045.
Mobile : 9790874661

DRAWN BY:

DESIGN ENGINEERS,TAMBARAM
PH: 044 - 42 03 42 19



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.

