

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.

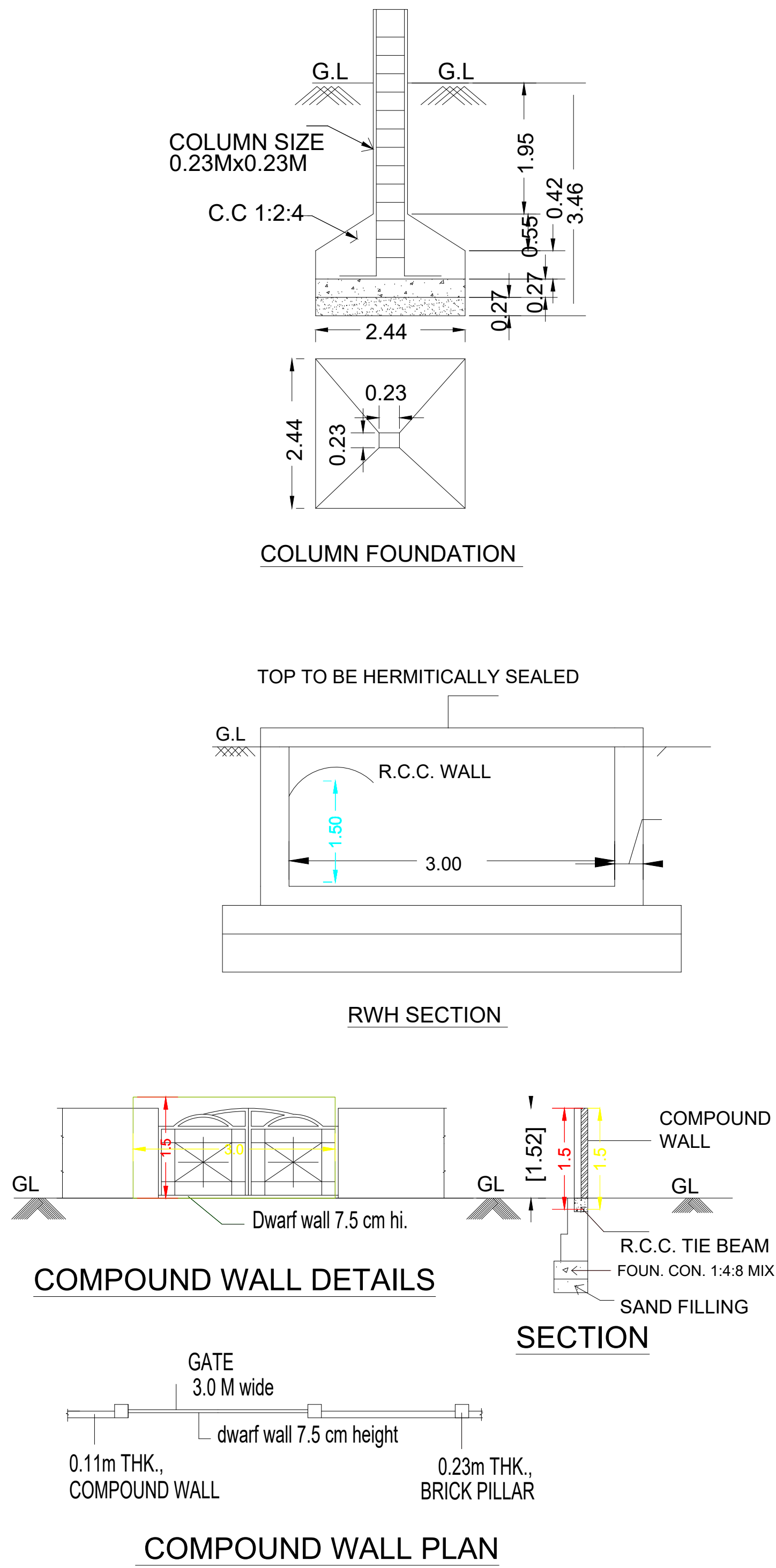
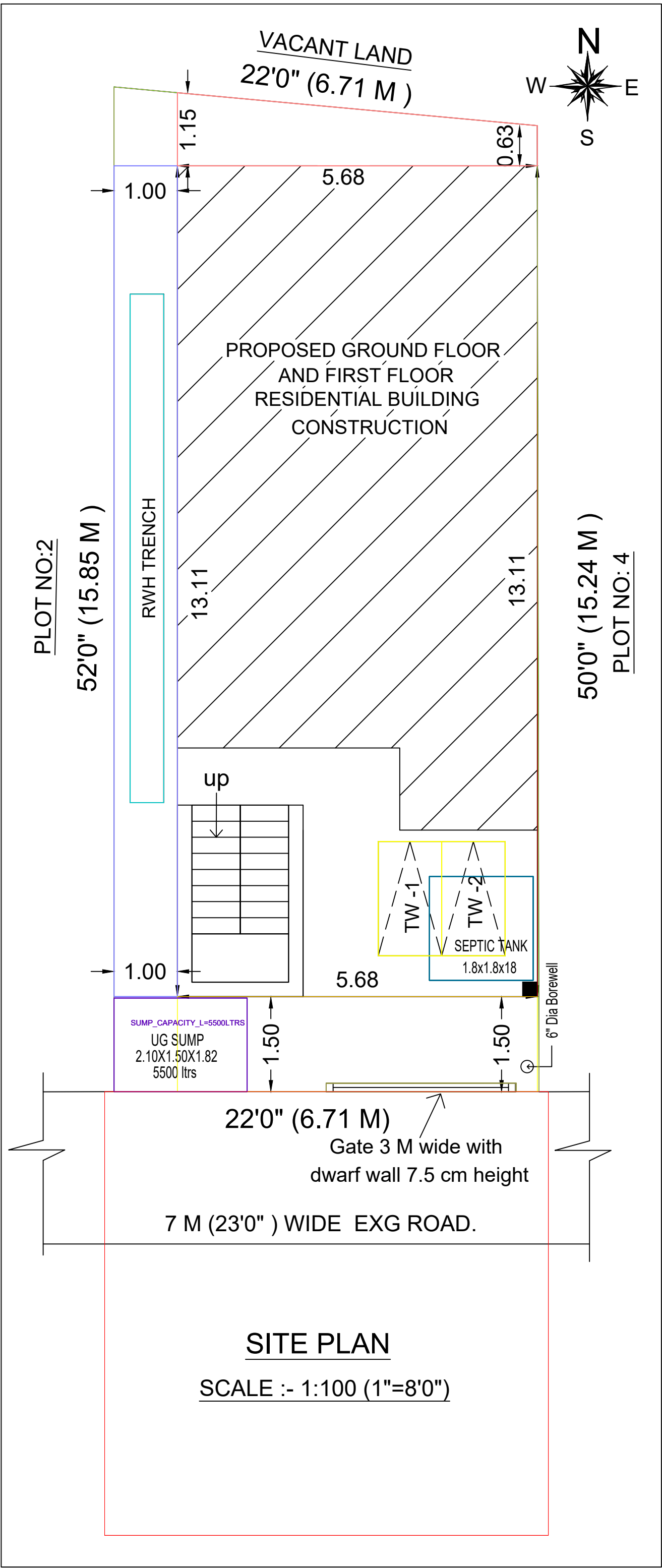
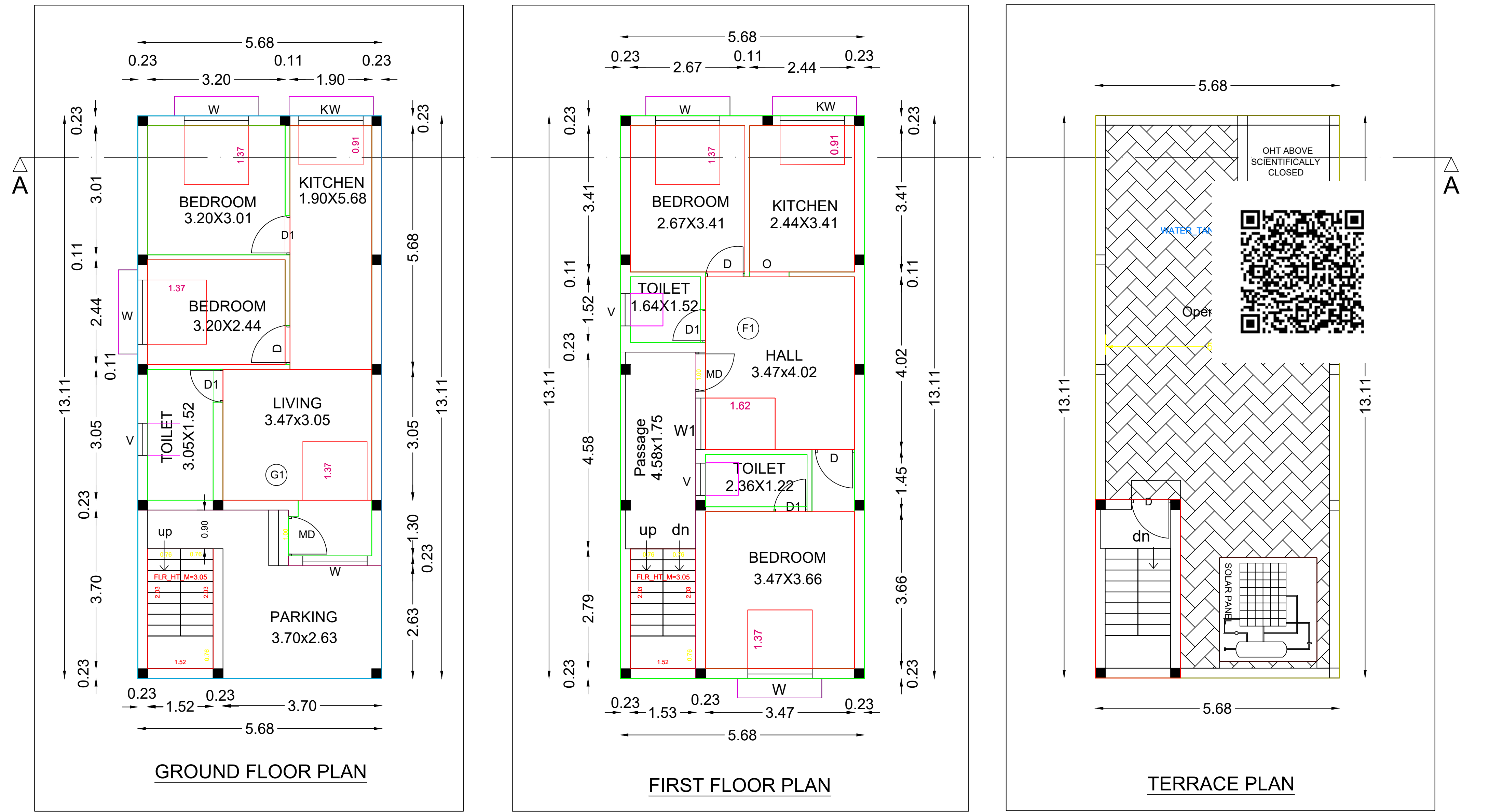
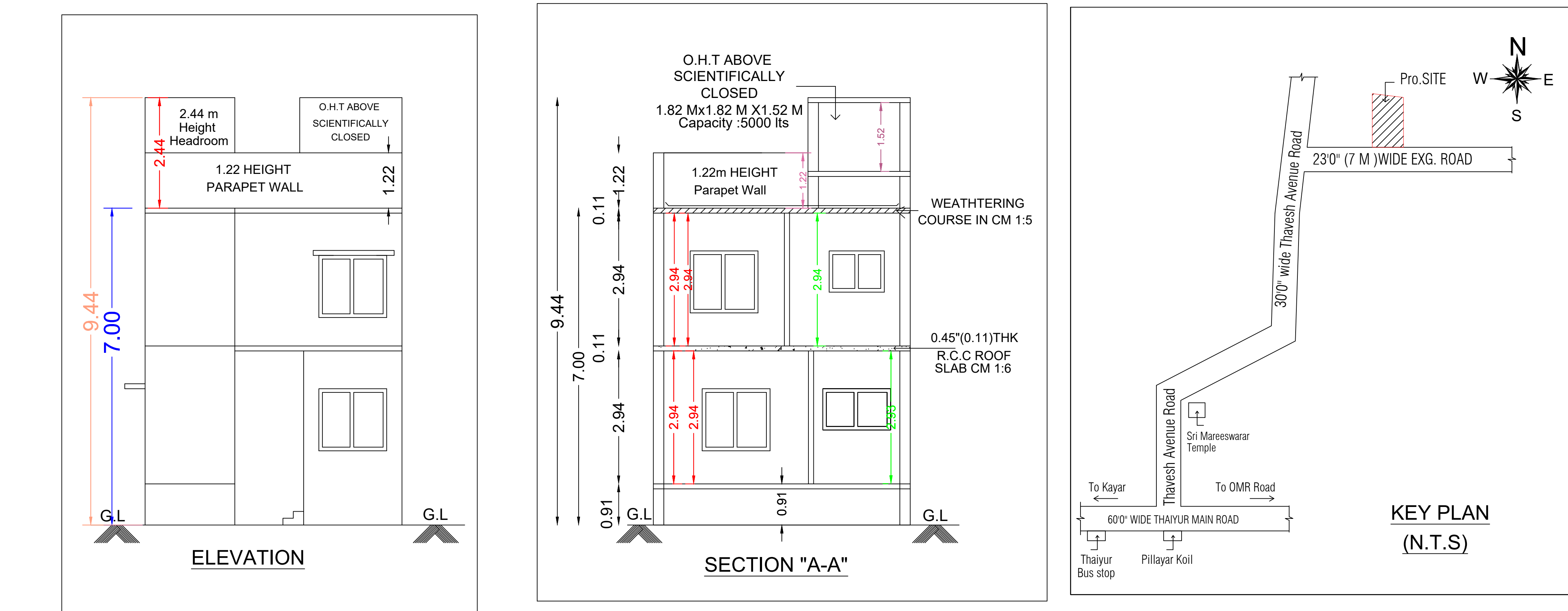
PLAN SHOWING THE PROPOSED GROUND FLOOR AND FIRST FLOOR CONSTRUCTION WITH TWO DWELLING UNITS OF THE RESIDENTIAL BUILDING AT PLOT NO: 3 , METHA AVENUE, COMPRISED IN OLD SURVEY NO: 429/1, NEW SURVEY NO: 429/1B1B, (AS PER PATTa NO: 6543), THAIYUR 'A' VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

WITHIN THIRUPORUR PANCHAYAT UNION LIMITS. SCALE :- 1:100 (1"=8'0"),

Layout Regularised vide (Regularisation - 2017) D.T.C.P No: 62 (R) of 2017, dt: 22/12/2017.

PLAN INFO
PLOT_NO=3, METHA AVENUE
SURVEY_NO=OLD S.No:429/ 1, NEW S.NO:429/1B1B
VILLAGE=THAIYUR
TALUK=THIRUPORUR
DISTRICT=CHENGALPATTU
AS_PER_DOCUMENT=104.98
AS_AT_SITE=104.02
FMB_OR_PLR=104.02
SINGLE_FAMILY_BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.00
PATTa_NO=6543
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=YES
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=NO

WHETHER_GOVt_OR_AIEd_SCHOOL=NO
PLOT_AREA_M2=104.02
AVG_PLOT_DEPTH=15.85
AVG_PLOT_WIDTH=6.71
AREA_TYPE=OTHERS
ROAD_WIDTH=7.00
ROAD_LENGTH=6.71
LAND_USE_ZONE=RESIDENTIAL
RWth_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



SCHEDULE OF JOINERY		
MD	DOOR	1.00x2.13
D	DOOR	0.91x2.13
D1	DOOR	0.76x2.13
O	OPENING	0.91x2.13
W	WINDOW	1.52x1.37
W1	WINDOW	1.22x1.62
KW	WINDOW	1.22x0.91
J	JALI	1.22x1.22
V	VENTILATOR	0.75x0.75

AREA STATEMENT		
	SQ.MT	SQ.FT
PLOT EXTENT (As per Document)	104.98	1130.00
PLOT EXTENT (As per Site)	104.02	1119.66
PLOT EXTENT (Super Imposed)	104.02	1119.66
GROUND FLOOR	74.46	801.48
FIRST FLOOR	74.46	801.48
TOTAL AREA	148.92	1602.96

FSI	1.432		
PLOT COVERAGE	71.58 %		
OPEN SPACE AREA	29.56	318.18	

Non-FSI AREA		
HEADROOM AREA	8.23	88.59

PARKING DETAILS					
DWELLING UNIT NO	DWELLING UNIT AREA(sq.m)	CAR PARKING		TWO PARKING	
		REQ.	PROVIDED	REQ.	PROVIDED
G1	54.95	-	-	1	1
F1	61.09	-	-	1	1
TOTAL		-	-	2	2

COLOUR INDEX	
	PROPOSED
	SITE BOUNDARY
	ROAD

OWNER (M.SAROJINI)

M. RAMAMURTHY, B.E., F.I.V.,
REGISTERED ENGINEER Gr-I
SGLDST / RE / GR-1 / 2024 / 02 / 003
G1-VIJAY NAGAR,
14 KARUMARIAMMAN NAGAR,
WEST TAMBARAM, CHENNAI-600 045
Cell:9884336669.

LICENSED SURVEYOR

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

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



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.

