

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.

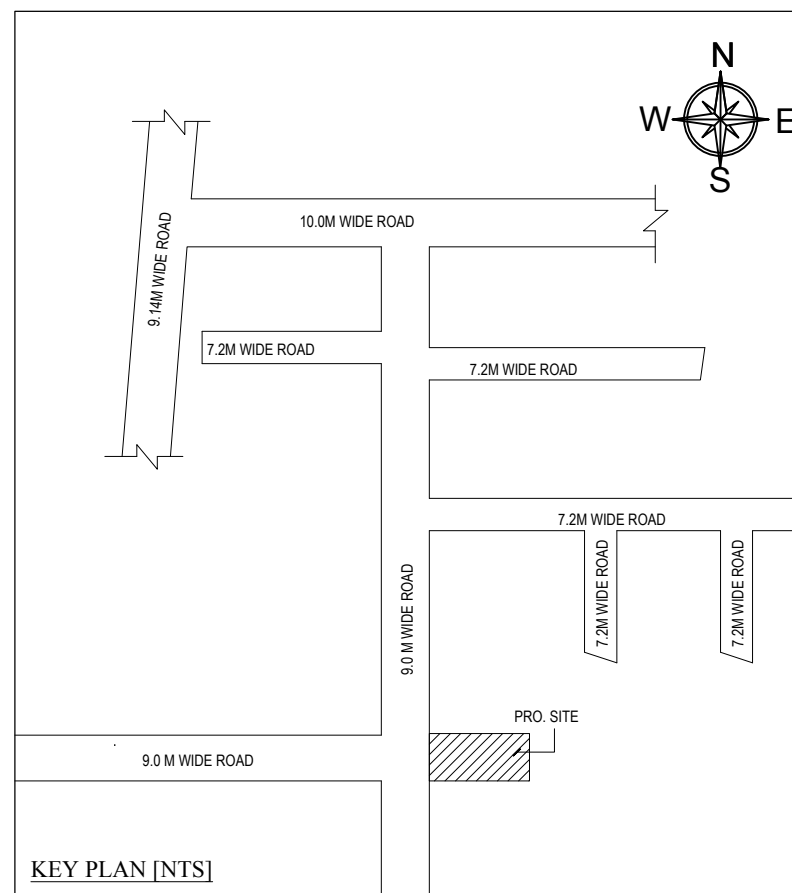
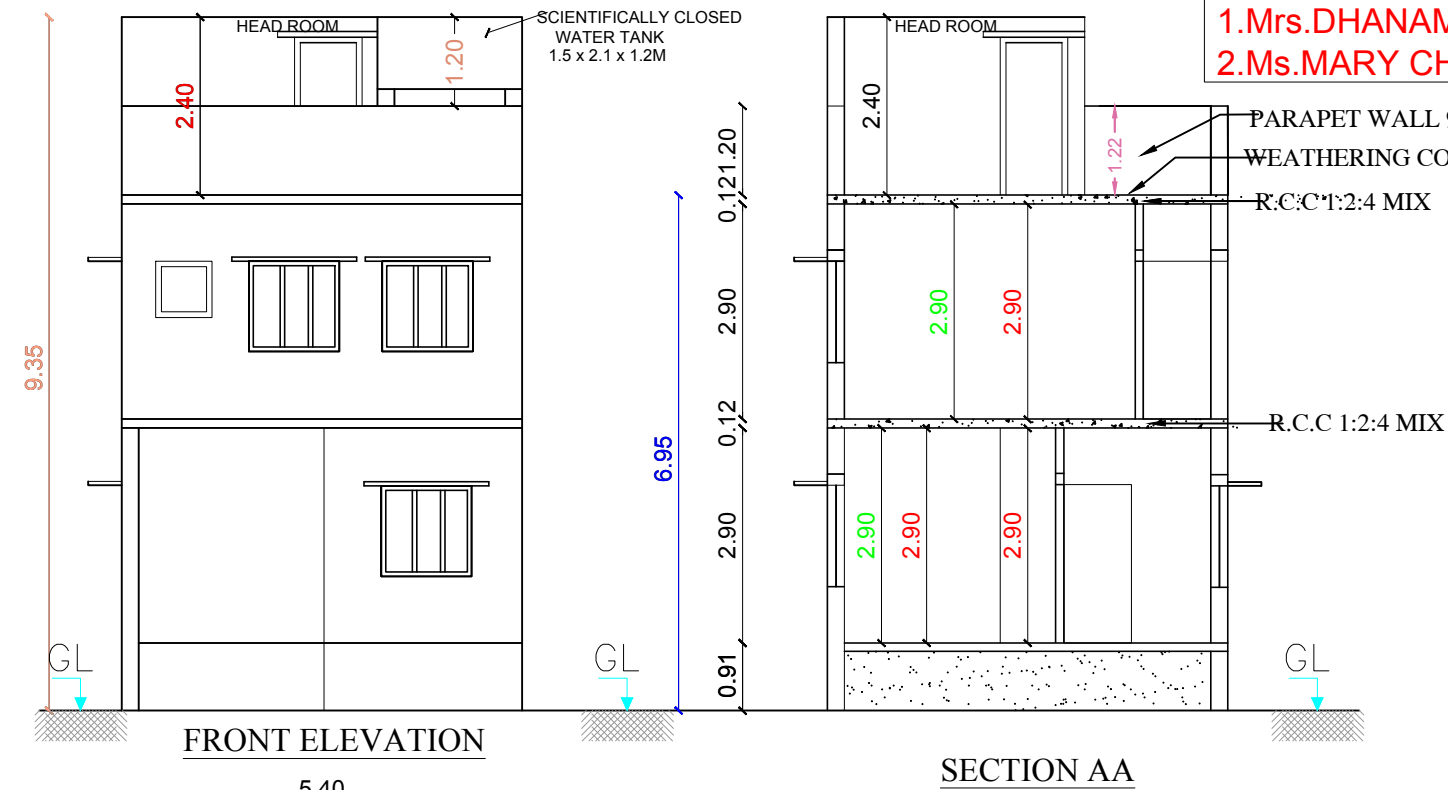
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF G + 1 RESIDENTIAL BUILDING, AT PLOT No - 80, COMPRISED IN S.No - 290/1C, AS PER PATTa NEW S.No - 290/1C1B , PATTa No - 6971, " SHOBHA ENCLAVE " THAIYUR 'A' VILLAGE, THIRUPORUR TALUK , CHENGALPET DISTRICT, THAIYUR PANCHAYAT, THIRUPORUR PANCHAYAT UNION LIMITS.

APPROVED LAYOUT  
MA.VU.THI.KU(CHE.MAA)No - 104/2022  
DATE - 25/08/2022.



LAND OWNER NAME :  
1.Mrs.DHANAMMAL.R  
2.Ms.MARY CHRISTINA SHEESA.S



PLAN INFO  
PLOT\_NO=80  
SURVEY\_NO=290/1C1B  
PATTa\_NO=6971  
TALUK=THIRUPORUR  
DISTRICT=CHENGALPET  
AS\_PER\_DOCUMENT=114.22  
AS\_AT\_SITE=114.28  
FMB\_OR\_PLR=114.28  
SINGLE\_FAMILY\_BLDG=YES  
CRZ=NO  
SECURITY\_ZONE=NO  
ACCESS\_WIDTH\_M=6.40  
WHETHER\_GOV'T\_OR\_AIDED\_SCHOOL=NO  
PLOT\_AREA\_M2=114.22  
AVG\_PLOT\_DEPTH=17.00  
AVG\_PLOT\_WIDTH=6.40  
AREA\_TYPE=OTHERS  
ROAD\_WIDTH=6.40  
ROAD\_LENGTH=9.00  
BLK\_1\_NON\_FSI\_AREA=11.12  
LAND\_USE\_ZONE=PRIMARY RESIDENTIAL  
RW 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\_GOV'T\_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

ALL DIMENSIONS ARE IN METER

| AREA STATEMENT    | SFT     | SQM    |
|-------------------|---------|--------|
| PLOT EXTENT:      |         |        |
| AS PER DOC        | 1229.00 | 114.22 |
| AS PER PATTa      |         | 114.00 |
| GROUND FLOOR AREA | 859.94  | 79.92  |
| FIRST FLOOR AREA  | 558.44  | 51.90  |
| TOTAL FLOOR AREA  | 1418.38 | 131.82 |
| PLOT COVERAGE     | 70%     |        |
| F.S.I             | 1.15    |        |
| NON - F.S.I AREA  |         |        |
| HEAD ROOM AREA    | 119.65  | 11.12  |

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     | 4'0"x4'0" 1.22x1.22 |
| W1 WINDOW    | 5'0"x4'0" 1.52x1.22 |
| V VENTILATOR | 2'6"x2'6" 0.75x0.75 |
| J JALLY      | 4'0"x4'0" 1.22x1.22 |

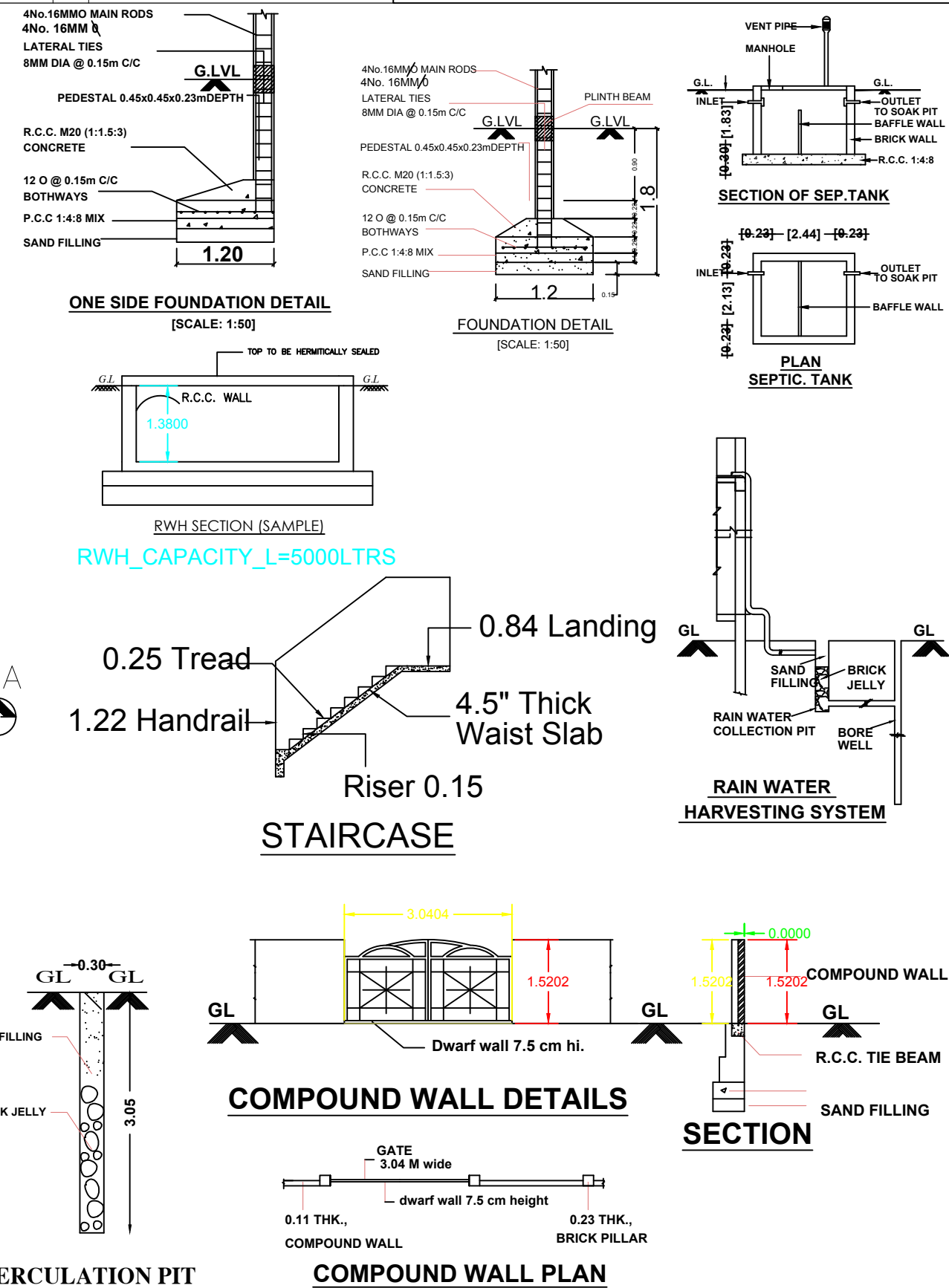
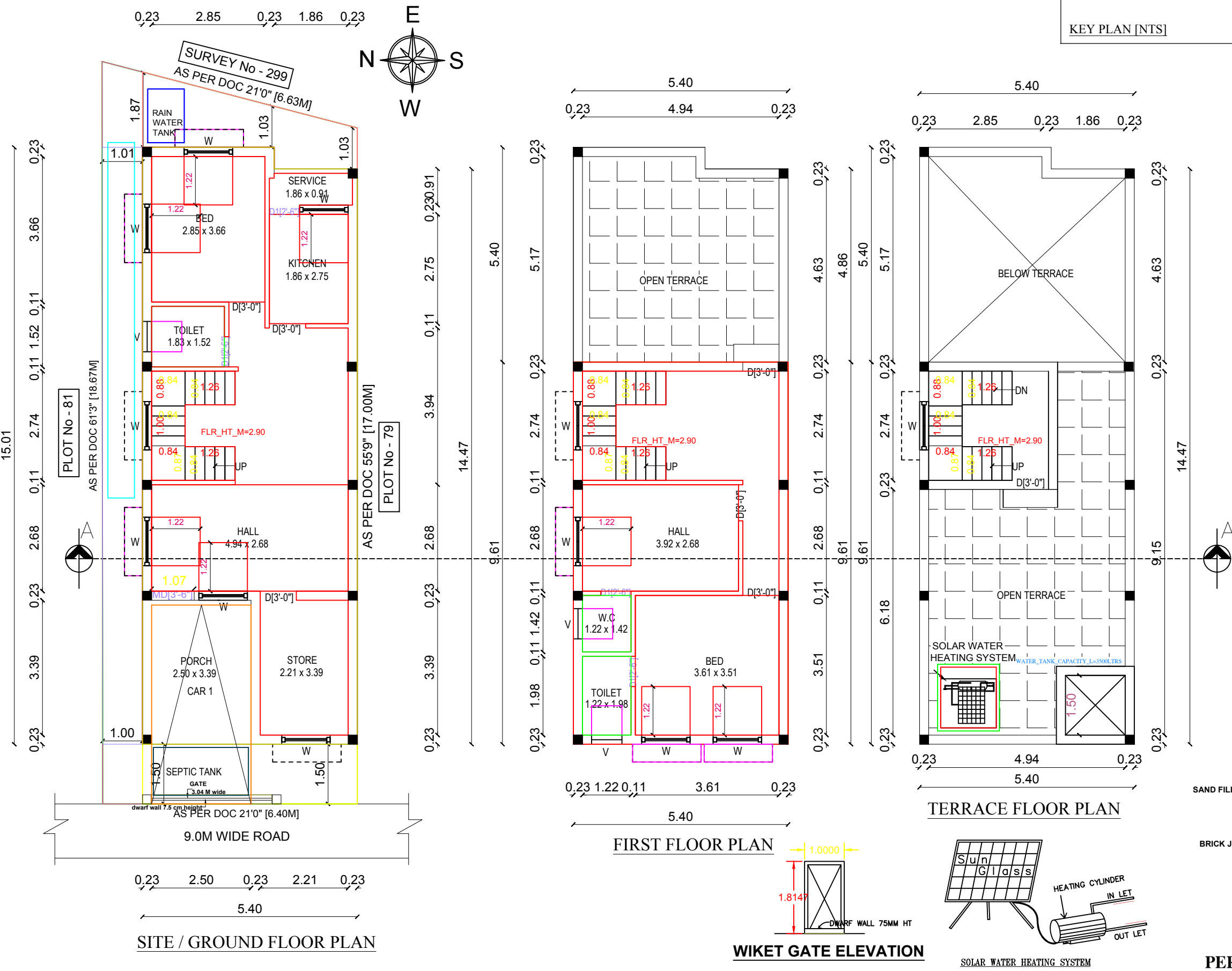
|            |         |
|------------|---------|
| PROPOSED   | SCALE   |
| ROAD       | (1:100) |
| BOUNDRY    |         |
| DEMOLITION |         |

APPLICANT:

1.Mrs.DHANAMMAL.R  
2.Ms.MARY CHRISTINA SHEESA.S

LICENSED SURVEYOR:

V. SAKTHIVEL, D.ARCH.,  
Registered Architect  
Tambaram City Municipal Corporation  
Reg No. 009/LS/2022/00024  
SB PLANNER & ARCHITECT  
Plot No.86, CTO Colony 3rd Street,  
Tambaram, Chennai-600 045.  
Cell : 7338811697



# 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

