

PP

APPROVAL RECORD

Planning Permission

Paiyanur

Chengalpattu district, Tamil Nadu

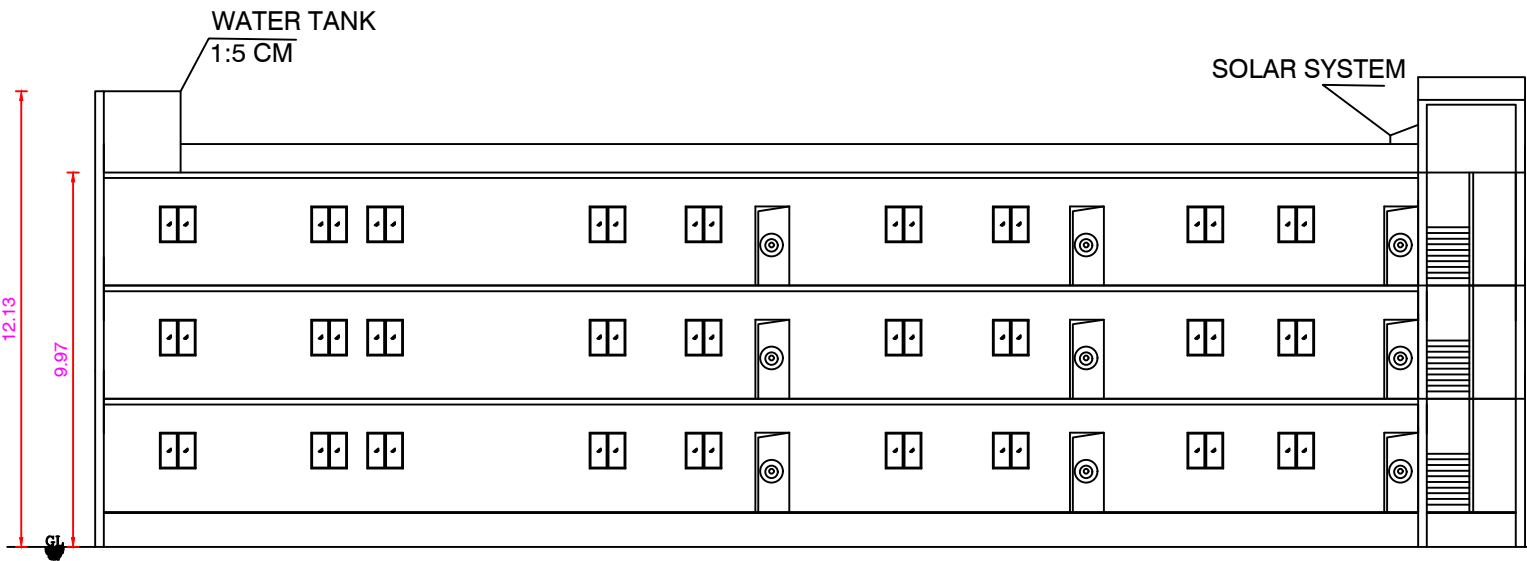
APPROVAL TYPE
Building PlanISSUING AUTHORITY
Rural PanchayatPURPOSE
Residential

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

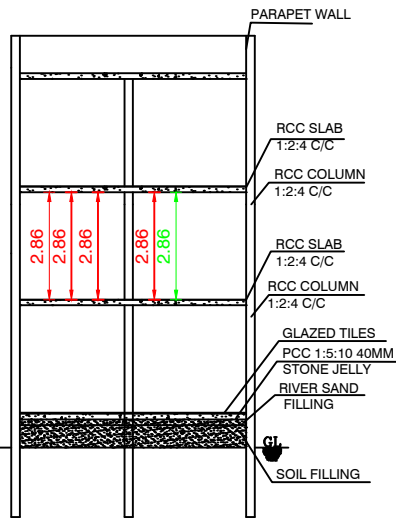
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE EXISTING CONSTRUCTION OF GROUND FLOOR APPROVAL NO.47 ,DATE 16/11/2023,
PROPOSED CONSTRUCTION FIRST FLOOR AND SECOND RESIDENTIAL R.C.C.BUILDING AT PAIYANUR,
GRAMANATHAM S.NO. 517/17, SIVAN KOIL SREET, PAIYANUR VILLAGE & PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.

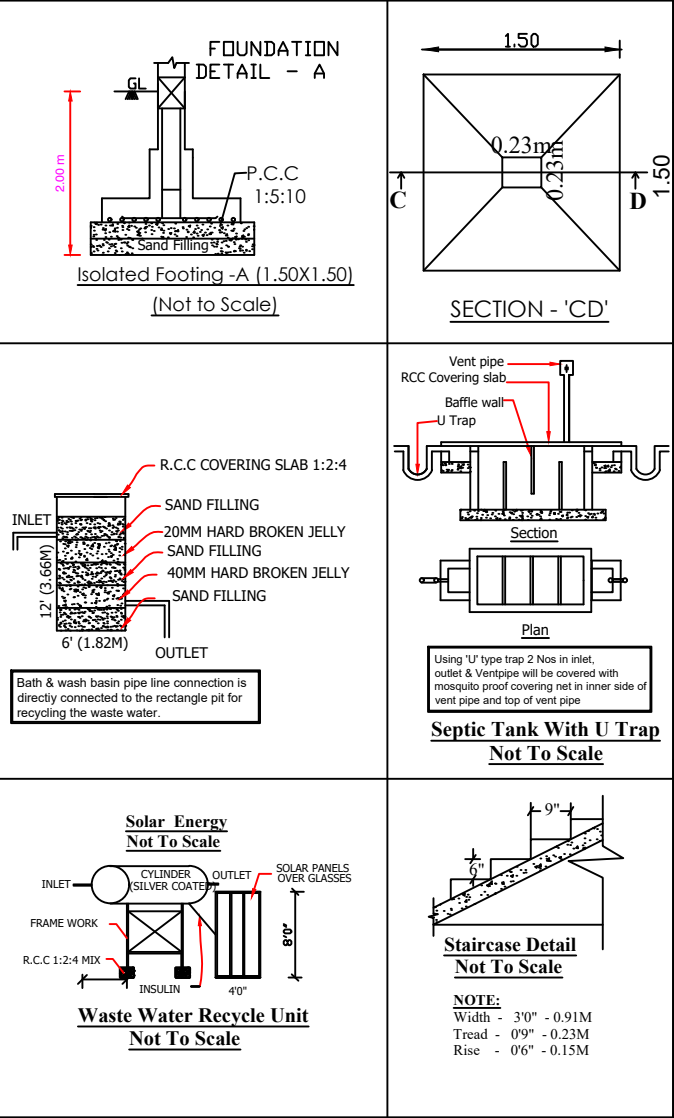
OFFICE USE:



ELEVATION NOTH SPACE



SECTIONAL VIEW X-X



SPECIFICATION

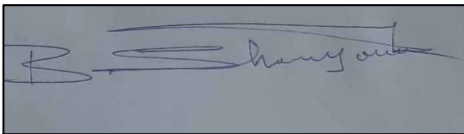
1. RCC COLUMN FOOTING AND FOUNDATION
2. COLUMNS ARE CONNECTED BY PLINTH BEAMS
3. MOSAIC FLOORING / SPARTAX FLOORING
4. BRICKWORK IN BASEMENT&SUPER STRUCTURE IN C.M 1:5
5. WALLS ARE PLASTERED BY CEMENT PLASTER
6. ALL R.C.C WORK IN CEMENT CONCRETE 1:2:4
7. WEATHER PROOF LAIDWITH PROPER SLOPEOVER R.C SLAB

AREA DETAILS

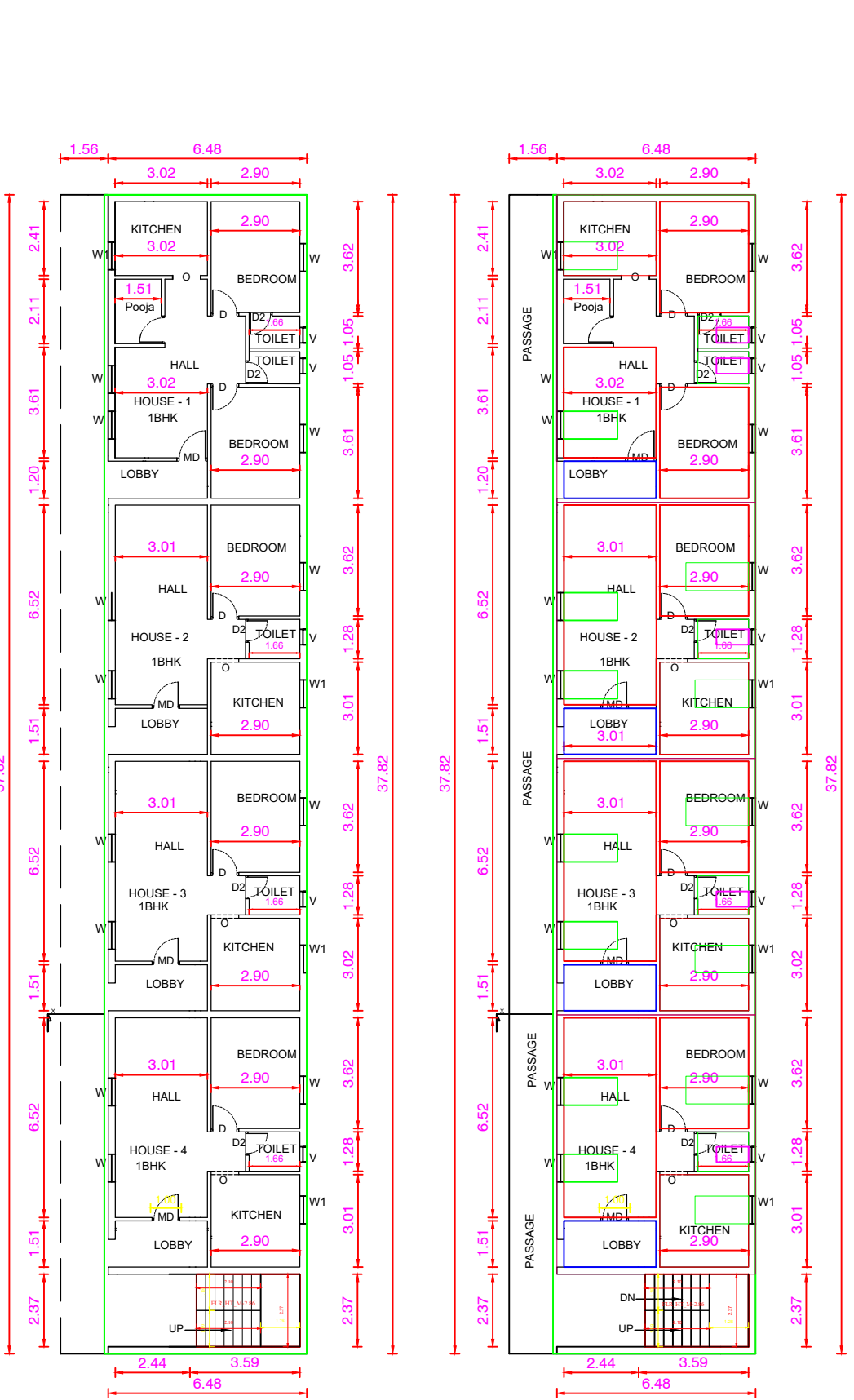
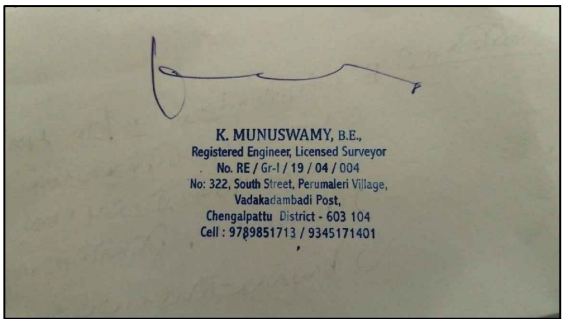
PROPOSED SITE AREA	: 5392.76 Sq.ft / 501.00 Sq.mt
EXISTING GROUND/FLOOR	: 2691.00 Sq.ft / 250.00 Sq.mt
PRO PROPOSED FIRST/FLOOR	: 2691.00 Sq.ft / 250.00 Sq.mt
PRO PROPOSED SECOND/FLOOR	: 2691.00 Sq.ft / 250.00 Sq.mt
PRO TOTAL/FLOOR	: 5382.00 Sq.ft / 500.00 Sq.mt
PLOT COVERAGE	: 50%
FLOOR SPACE INDEX (FSI)	: 0.99

JOINERY DETAILS		COLOR INDEX	
ROLLING SHUTTER	2.44 x 2.6	PROPOSED	
MAIN DOOR	1.06 x 2.1	ROAD	
DOOR D	0.91 x 2.1	BOUNDARY	
DOOR D1	0.79 x 2.1	SCALE 1:100	
WINDOW W	0.91 x 1.22		
WINDOW W1	0.91 x 1.22		
WINDOW W2	0.91 x 0.91		
VENTILATOR	0.61 x 0.49		

OWNER : Mr.B.SHANMUGANANTHAN



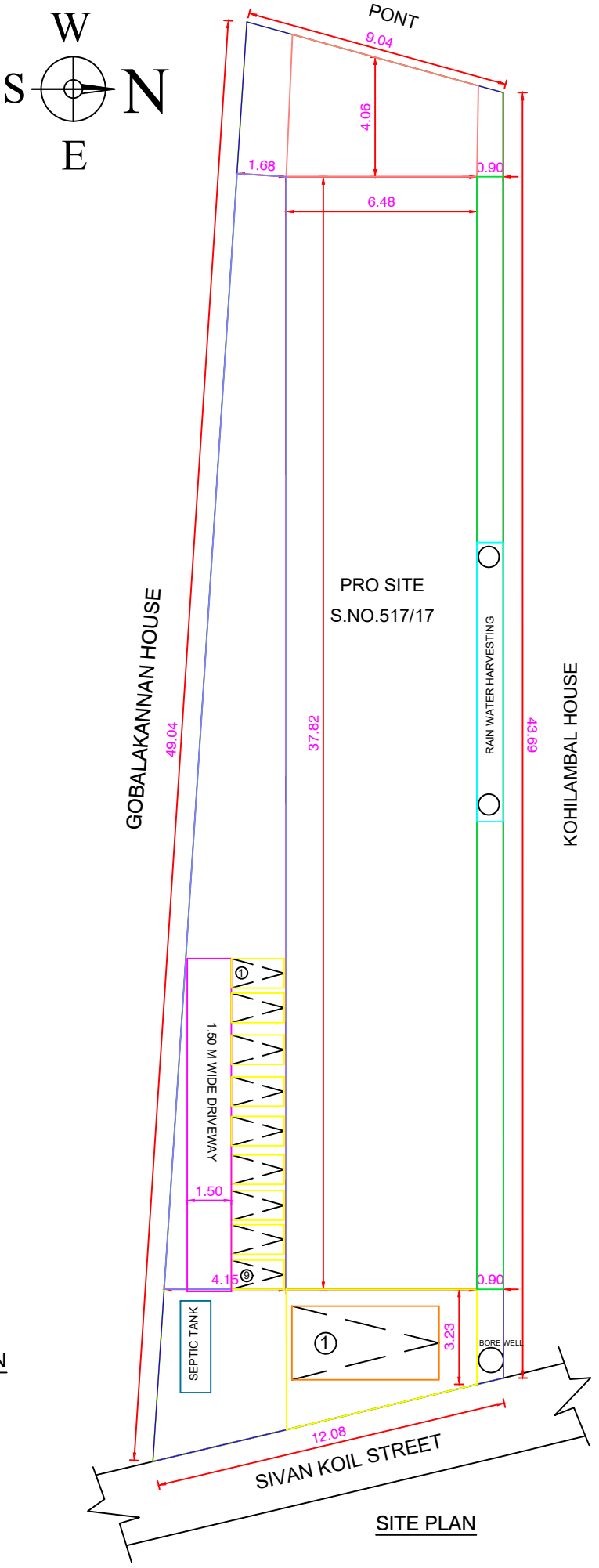
REGISTERED ENGINEER



EXG.GROUND FLOOR PLAN

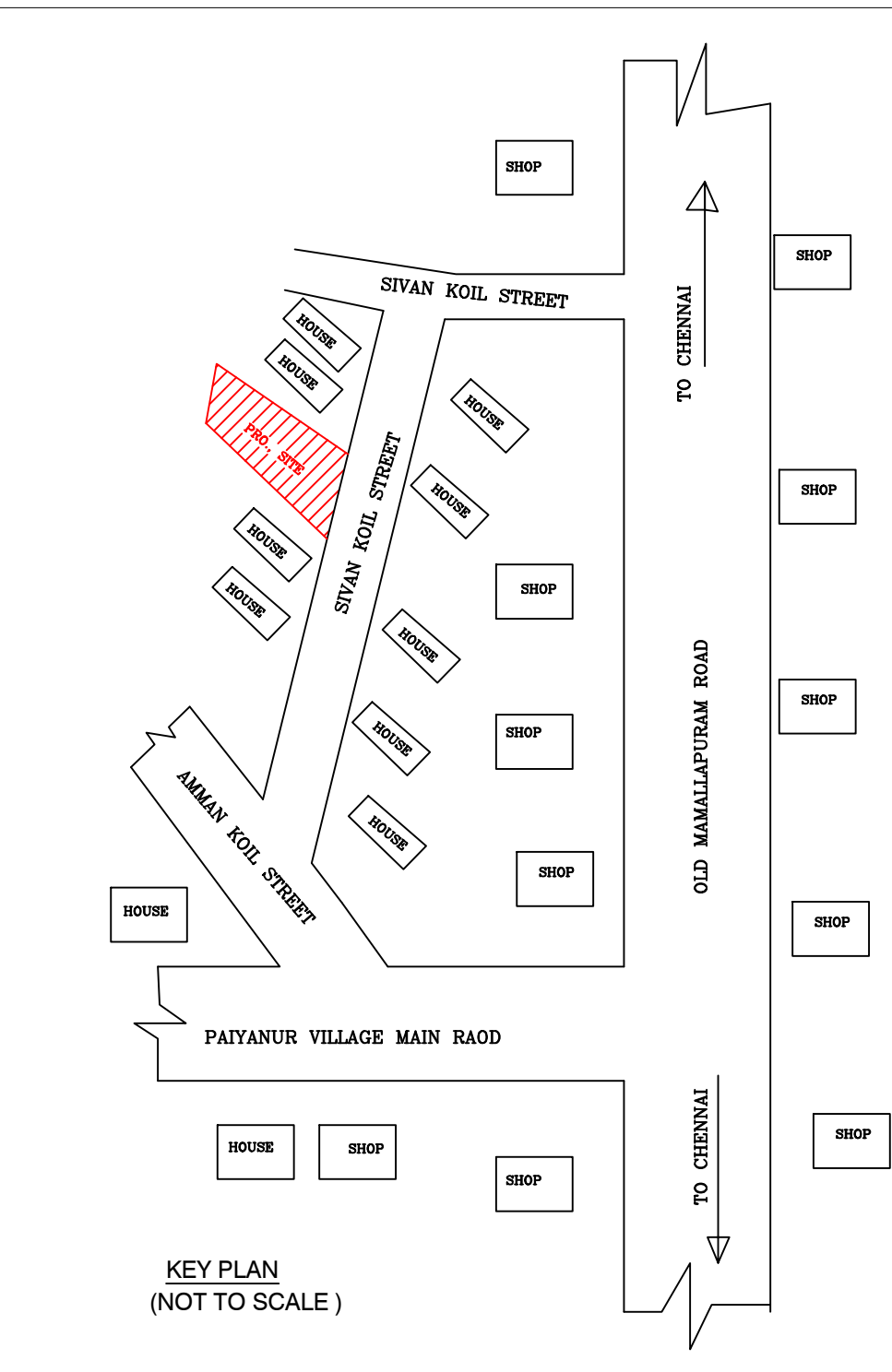
TYPICAL FIRST & SECOND FLOOR PLAN

TYPICAL_FLOOR_PLAN=1,2



SITE PLAN

PLAN INFO
PLOT AREA: 501.00
PLOT NO: 47
SURVEY NO: 517/17
AS PER DOCUMENT: 501.00
AS AT SITE: 477.53
FMB OR FMB: 501.00
SINGLE FAMILY BLDG: NO
SECURITY ZONE: YES
PATA: NO: 371
SALLA: THIRUPORUR
DISTRICT: CHENGALPATTU
CRZ: NO
ACCESS: WIDTH: 6.00
WHETHER GOVT OR AIDED SCHOOL: NO
AVG. PLOT DEPTH: 43.69
AVG. PLOT WIDTH: 12.00
AREA: TYPE: CA
ROAD WIDTH: 4.00
ROAD LENGTH: 50.00
LAND USE ZONE: RESIDENTIAL
RWH DECLARED: YES
OR: APPLICABLE: NO
IS APPROVED LAYOUT: YES
PREMIUM FSI REQUIRED: NO
BUILDING NEAR TO RIVER: NO
BUILDING NEAR TO JUNCTION: NO
BUILDING NEAR GOVT BLDG: NO
HCC FOR CONSTRUCTION: NEAR JUNCTION: NO
PROVISION FOR GREEN BUILDING AND SUSTAINABILITY: NO
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS: YES
HCC FIRE DEPT: YES
OR: SURR. BUYBACK, RETAIN: RETAIN
IS SWIMMING POOL EXIST: NO
IF HERITAGE TOWN, LESS THAN 1KM, RADIUS: NO
JURISDICTION: TYPE: RURAL PANCHAYAT



KEY PLAN
(NOT TO SCALE)

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.

