

PP

APPROVAL RECORD

Planning Permission

Kalvoy
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 FLOOR RESIDENTIAL BUILDING, PLOT No - 5B
COMPRISED IN S.No - 394/3B3, AS PER PATTa No - 6320, NEW SUB-DIVISION S.No - 394/3B3D,
" BHAVATHARINI NAGAR PART-II," KALVOY VILLAGE, VANDALUR TALUK , CHENGALPET DISTRICT,
KALVOY PANCHAYAT and KATTANKOLATHUR PANCHAYT UNION LIMITS.

APPLICANT NAME :Mr.M.SAKTHIVENKATESAN [OWNER]

DTCP APPROVED NO: 241/2018
DATE : 09.03.2018

PLAN INFO
PLOT_NO=5B
PATTa_NO=6320
SURVEY_NO=394/3B3D
TALUK= VANDALUR
DISTRICT=CHENGALPET
AS_PER_DOCUMENT=88.56
AS_AT_SITE=88.55
FMB_OR_PLR=88.55
SINGLE_FAMILY_BLDG=YES
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.6
WHETHER_GOVt_OR_AIDED_SCHOOL=NO
PLOT_AREA_M2=88.56
AVG_PLOT_DEPTH=11.6
AVG_PLOT_WIDTH= 7.6
AREA_TYPE=OTHERS
ROAD_WIDTH=7.6
ROAD_LENGTH=9.0
BLK_1_NON_FSI_AREA=9.62
LAND_USE_ZONE = RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
PREMIUM_FSI_REQUIRED=NO
IF_HERITAGE_TOWN_LESSTHAN_1KM_RADIUS=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

AREA STATEMENT

	SQ.FT	SQ.M
PLOT AREA(AS PER DOCUMENT)	953.00	88.56
PLOT AREA(AS PER PATTa)		88.00
GROUND FLOOR AREA	645.82	60.02
TOTAL AREA	645.82	60.02
HEAD ROOM (NON FSI)	103.51	9.62
PLOT COVERAGE	67.76 %	
FLOOR SPACE INDEX	0.68	

SPECIFICATIONS:

1. R.C.C FOOTINGS FOR FOUNDATION IN M20 MIX
2. R.C.C. COLUMNS IN M20 MIX
3. R.C.C. ROOF SLAB AND BEAMS IN M20 MIX
4. 9" BRICK WORK IN C.M 1:5 IN SUPER STRUCTURE
5. COUNTRY WOOD DOORS WITH FLUSH SHUTTERS
6. COUNTRY WOOD GLAZED WINDOWS
7. INTERNAL PLASTERING IN C.M 1:4
8. EXTERNAL PLASTERING IN CM 1:5
9. WEATHERING COURSE IN BRICK JELLY LIME CONCRETE 1:3 MIX
10. WEATHERING TILES IN 9"X9" BURNT CLAY TILES IN LAID IN 1:3 MIX.

JOINERY DETAILS:

	DESCRIPTION	METER
MD	MAIN DOOR	1.00X2.13
	DOOR	0.91X2.13
	TOILET DOOR	0.76X2.13
	OPEN	0.91X2.13
	WINDOW	1.22X1.22
KW	WINDOW	1.22X1.22
	VENTILATOR	0.76X0.76

COLOUR INDEX:

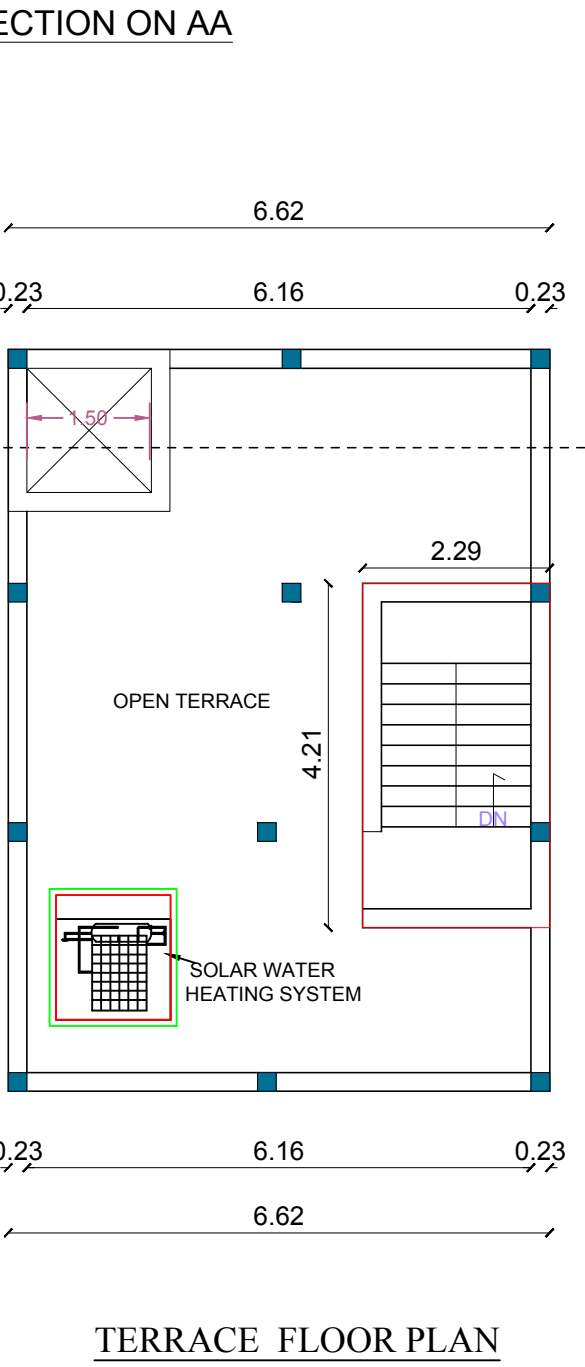
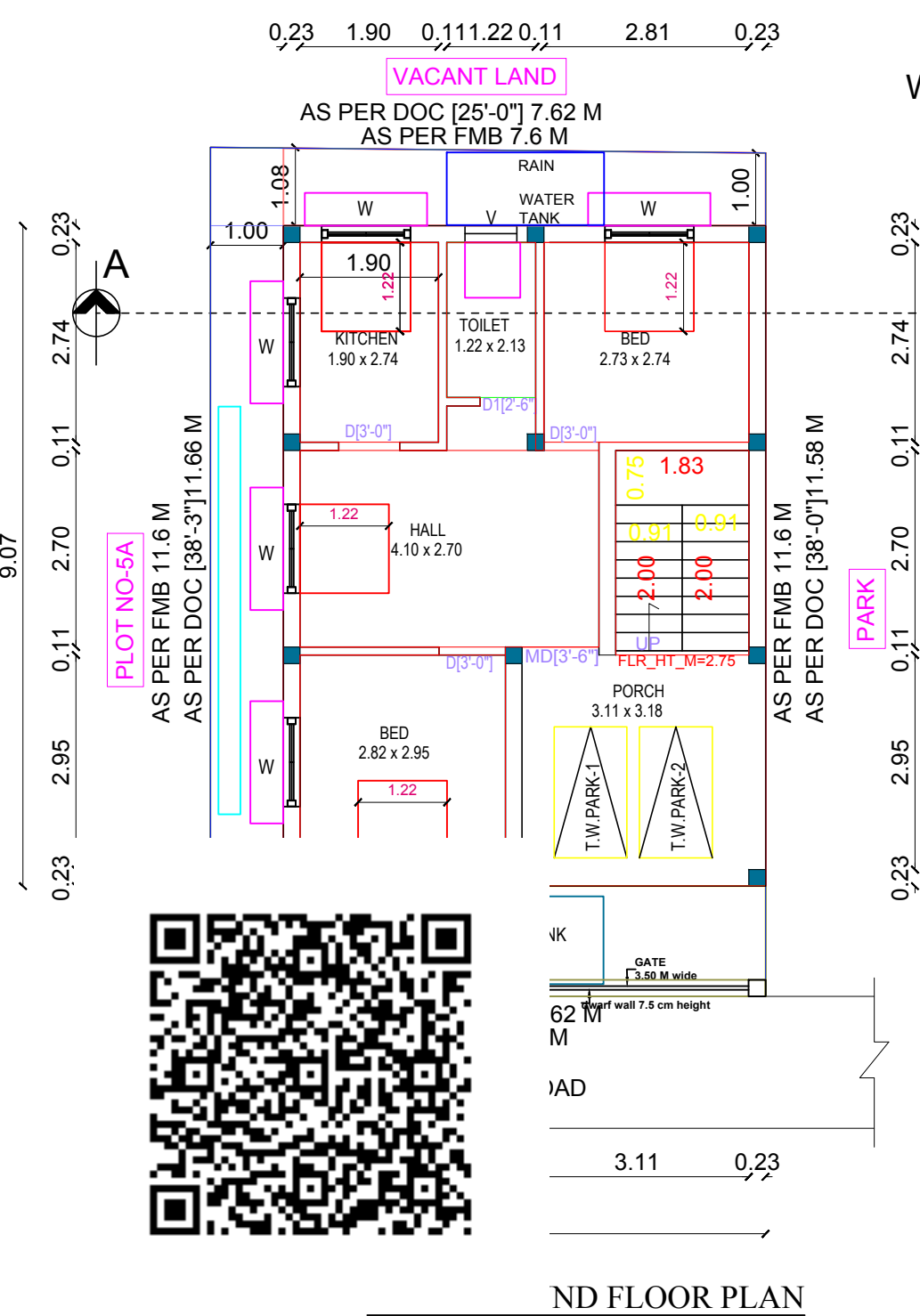
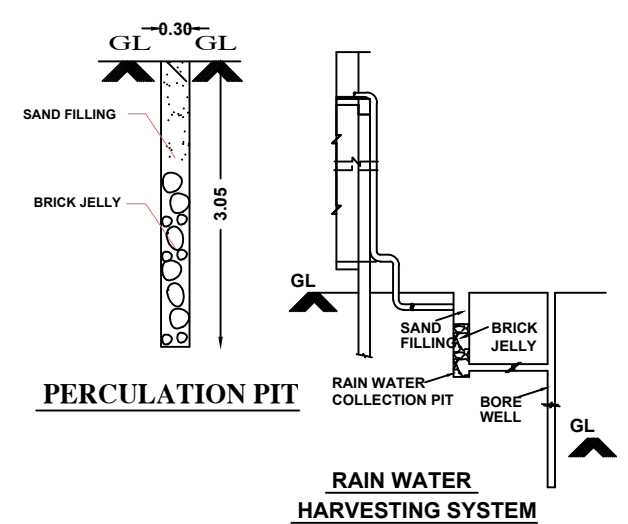
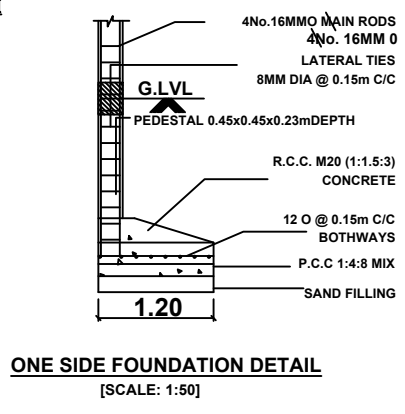
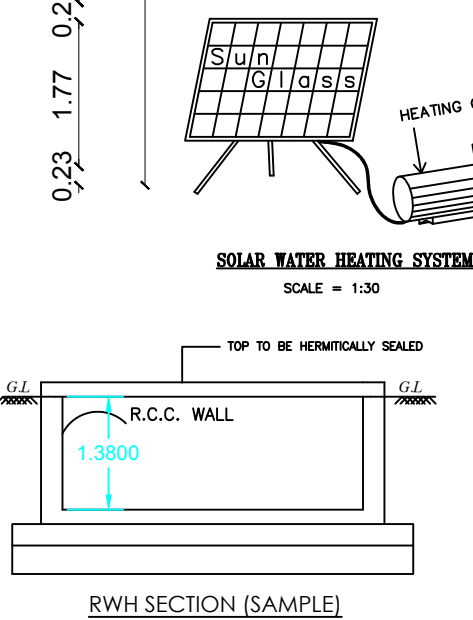
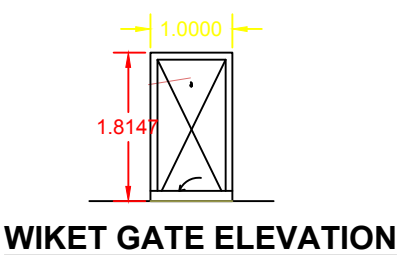
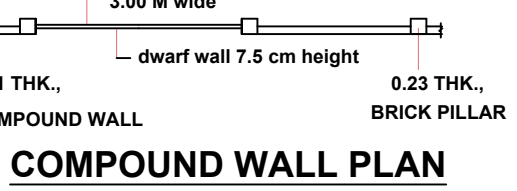
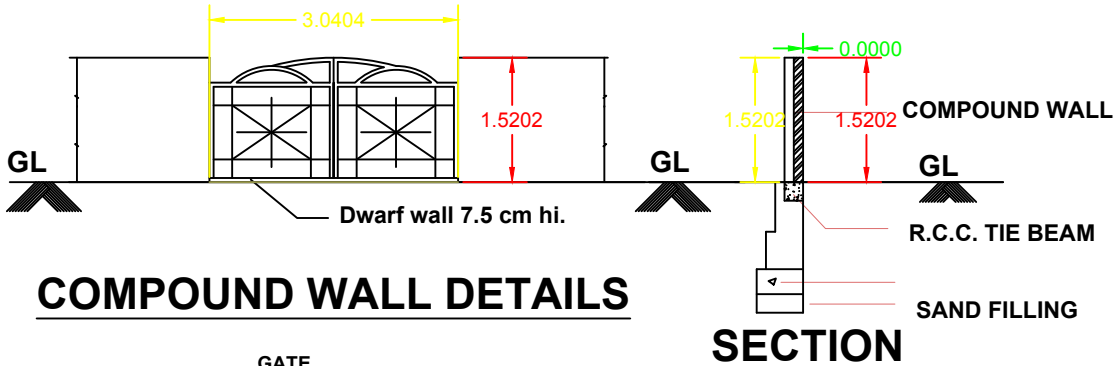
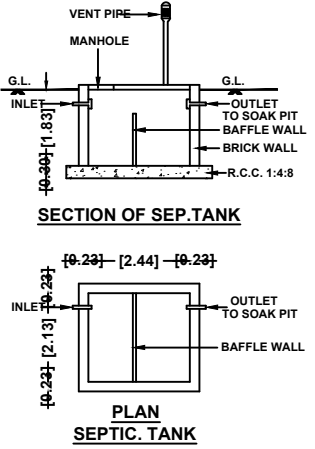
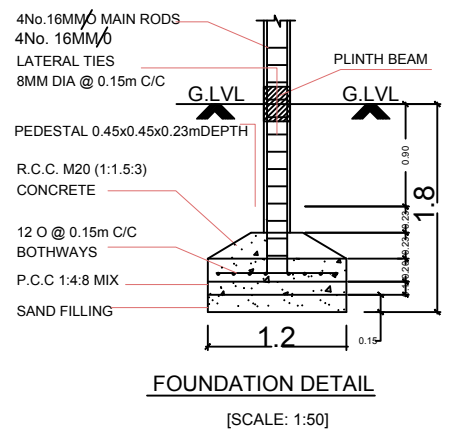
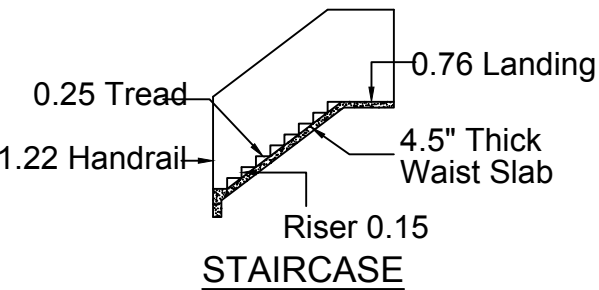
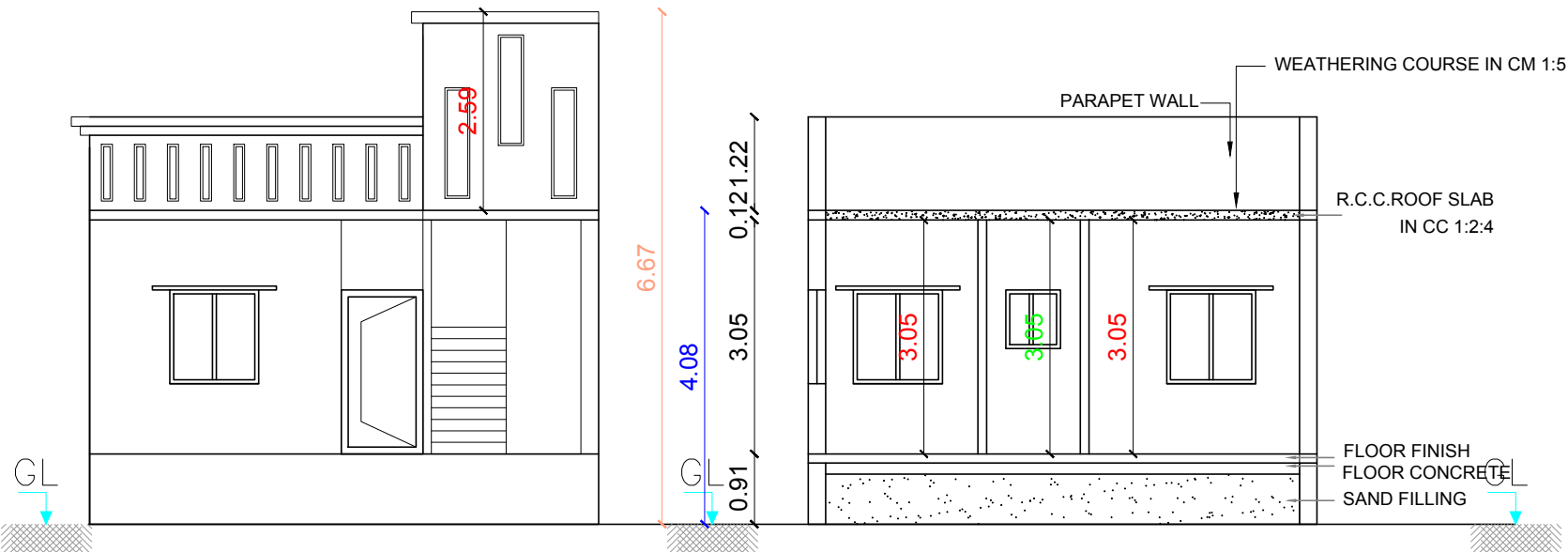
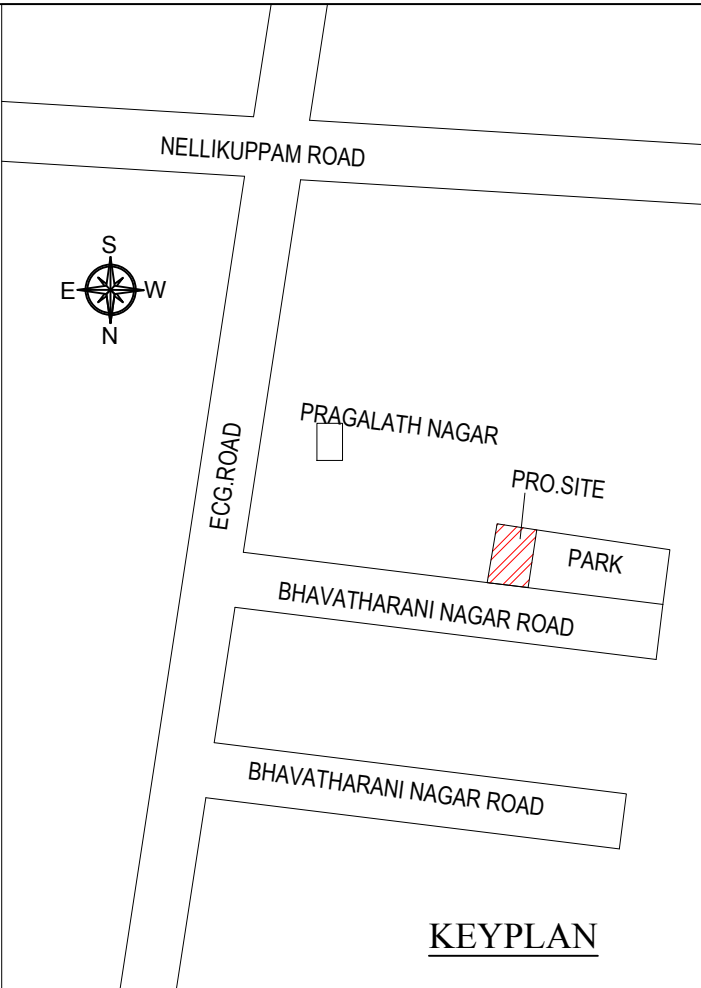
- PROPOSED BUILDING
- EXISTING ROAD
- BOUNDARY LINE

OWNER:

Mr.M.SAKTHIVENKATESAN [OWNER]

REGISTERED ENGINEER

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



RWH_CAPACITY_L=5000LTRS

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.

