

PP

APPROVAL RECORD

Planning Permission

Padur, THIRUPORUR taluk
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 STILT FLOOR, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR CONSTRUCTION OF RESIDENTIAL BUILDING AT PLOT NO:165, " GLOBUS PALLADIUM " IN OLD S.NO:190/1, SUB-DIVISION S.NO:190/1D, AS PER PATTAN NEW S.NO:190/1D2, PATTAN NO:5142 OF PADUR VILLAGE AND PANCHAYAT, (THIRUPORUR PANCHAYAT UNION), THIRUPORUR TALUK, CHENGALPET DISTRICT.

OWNER'S NAME:Mr.N.POOMANDALAM & Mrs.P.VIJAYAJAYANTHI

LAYOUT WAS APPROVED BY DTCP:

ம.வ/மா.உ.தி.கு(செ.மா)எண்:90/2023

PLAN INFO
PLOT AREA M2=161.00
AS AT SITE=161.48
FMB OR PLR=161.48
AS PER DOCUMENT=161.42
SINGLE FAMILY BLDG=NO
CRZ=NO
SECURITY_ZONE=NO
ACCESS_WIDTH_M=7.20
WHETHER GOVT OR AIDED SCHOOL=NO
ROAD_WIDTH=7.20
ROAD_LENGTH=250
AVG_PLOT_DEPTH= 15.24
AVG_PLOT_WIDTH= 10.67
LAND_USE_ZONE = RESIDENTIAL
PLOT_NO=165
SURVEY_NO=190/1D2
PATTAN_NO= 5142
TALUK=THIRUPORUR
DISTRICT=CHENGALPATTU
RW DECLARED=YES
PREMIUM_FSI_REQUIRED=NO
IS_APPROVED_LAYOUT=YES
BUILDING_NEAR_TO_RIVER=NO
AREA_TYPE=OTHERS
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
PROVISION FOR GREEN BUILDINGS AND SUSTAINABILITY=YES
FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS=YES
NOC FOR CONSTRUCTION_NEAR_MONUMENT=NO
NOC_FIRE_DEPT=YES
OSR_APPLICABLE=NO
BLOCK 1 B.PCO MEMBER COUNT=10
IS_SWIMMING_POOL_EXISTS=NO
JURISDICTION_TYPE=MUNICIPAL
IF_HERITAGE_TOWN_LESS THAN 1KM_RADIUS=NO

SCALE: 1:100 .

JOINERIES		
LIFT DOOR	LD	1.22 X 2.13
GRILL GATE	G.G	1.00 X 2.13
ROLLING SHUTTER	RS	1.52 X 2.13
MAIN DOOR	MD	1.00 X 2.13
ARCH OPEN	A/O	0.91 X 2.13
DOOR	D1	0.91 X 2.13
DOOR	D2	0.76 X 2.13
WINDOW	W	1.52 X 1.22
JOLLY	J	1.52 X 1.22
VENTILATOR	V	0.76 X 0.76

COLOUR INDEX	STAIRCASE	
PROPOSED		
EXG.ROAD		
SITE BOUNDARY		
ALL DIMENSION ARE IN Feet & Mtr		DATE :30/07/2024

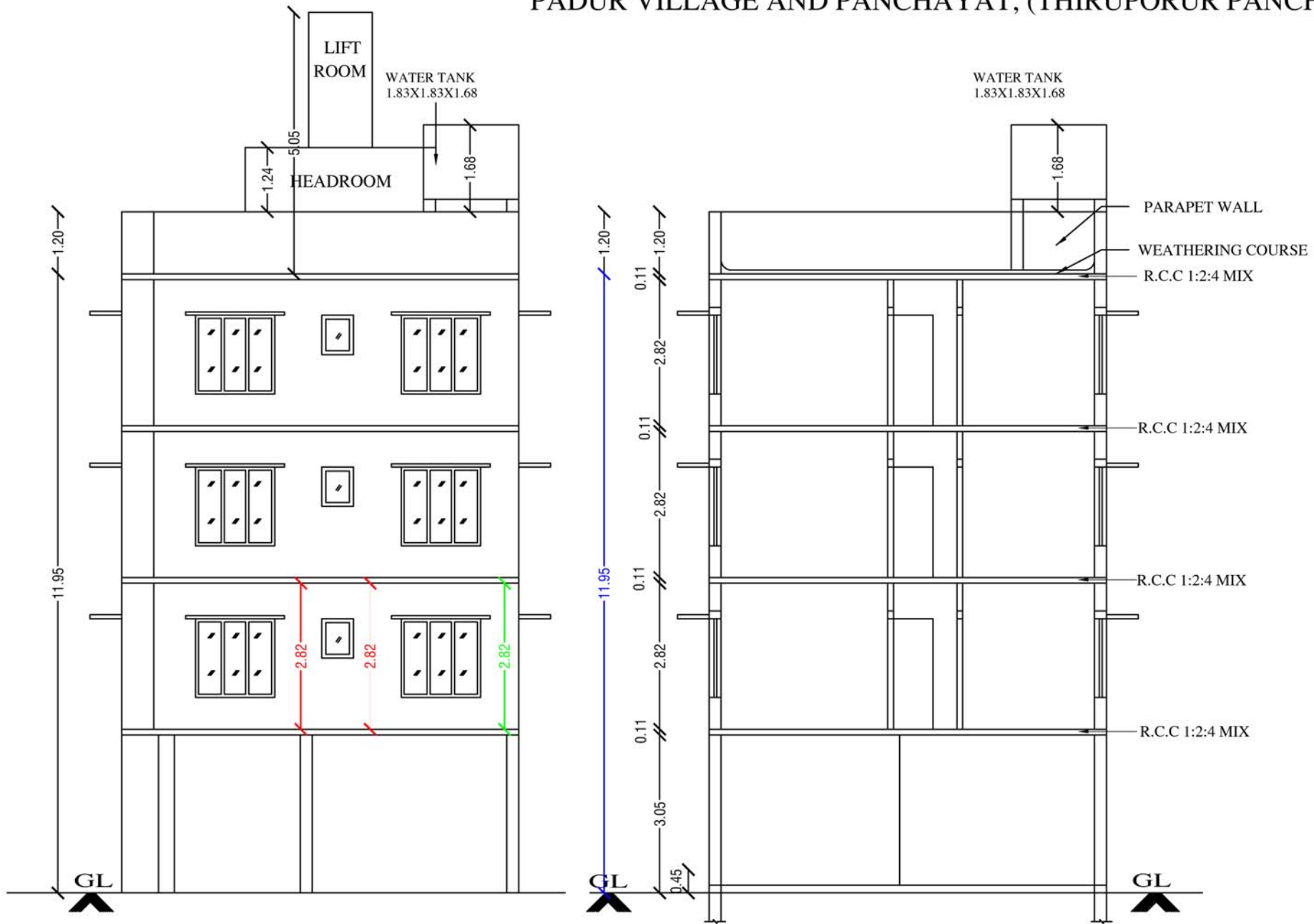
EXTENT	IN	SQFTS	SQMTS
PLOT AREA (AS PER DOCUMENT)		1737.50	161.42
PLOT AREA (AS PER PATTAN)		1733.00	161.00
PLOT AREA (SUPER IMPOSED)		1738.17	161.48
PLINTH AREA OF F.FLOOR		999.98	92.90
PLINTH AREA OF S.FLOOR		999.98	92.90
PLINTH AREA OF T.FLOOR		999.98	92.90
TOTAL AREA		2999.94	278.70
F.S.I		1.73	
COVERAGE		57.70%	

NON-FSI AREA		
STILT FLOOR AREA	999.98	92.90
HEADROOM AREA	211.19	19.62

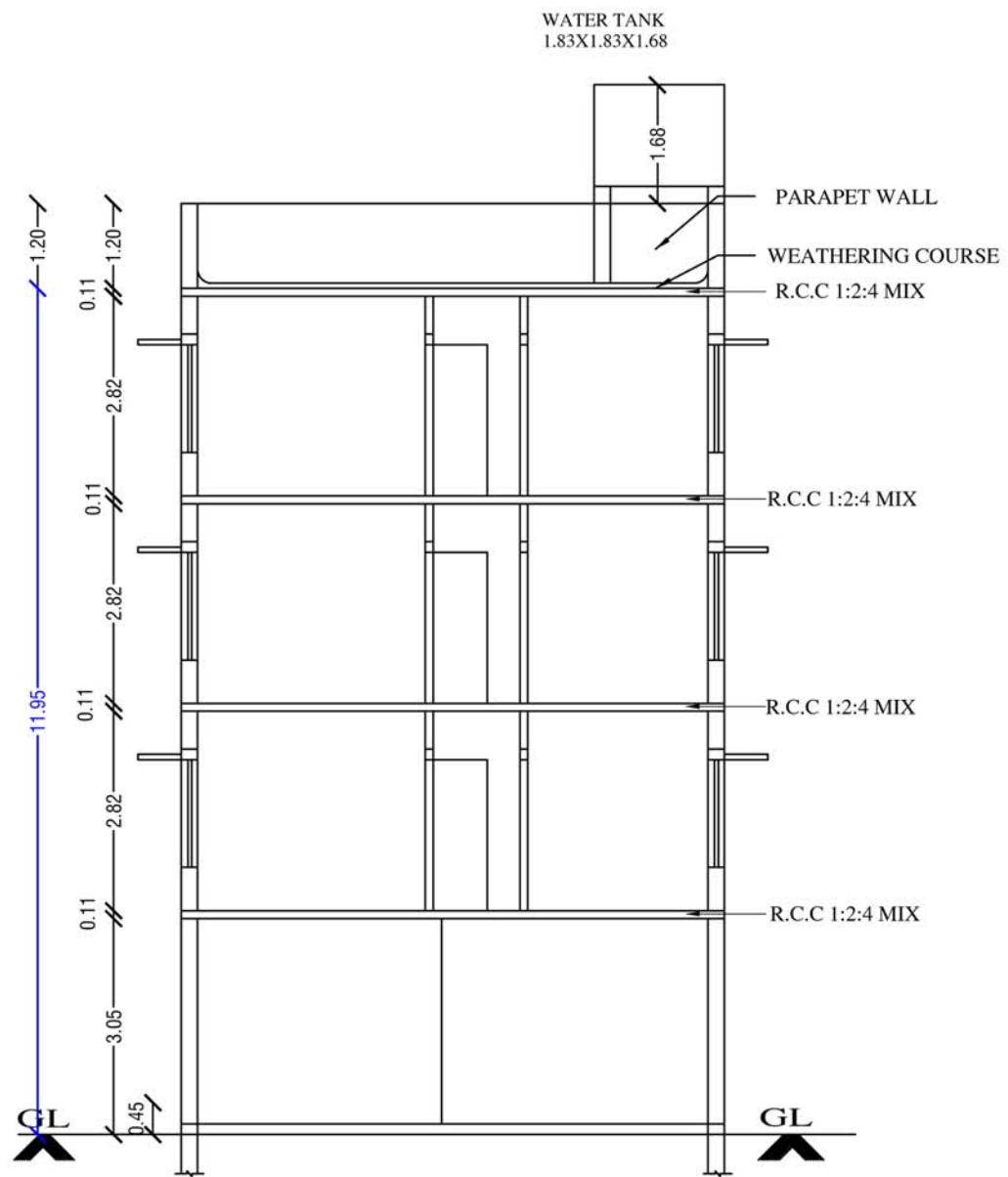
OWNER:

Cell No. 94442 50437
R. GANESAN, B.Tech.,
Registered Engineer
CMDA: RE/GR-II/19/03/007
Structural Engineer
Tambaram City Municipal Corporation
Maraimalai Nagar Municipality
Nandivaram - Guduvanchery Municipality
Kundrathur Municipality
Royal Planners
No. 29/6, Phoenix Towers, Venkatesan Street,
West Tambaram, Chennai - 600 045.
Phone: 044 - 2226 4757, 044 - 2226 4216

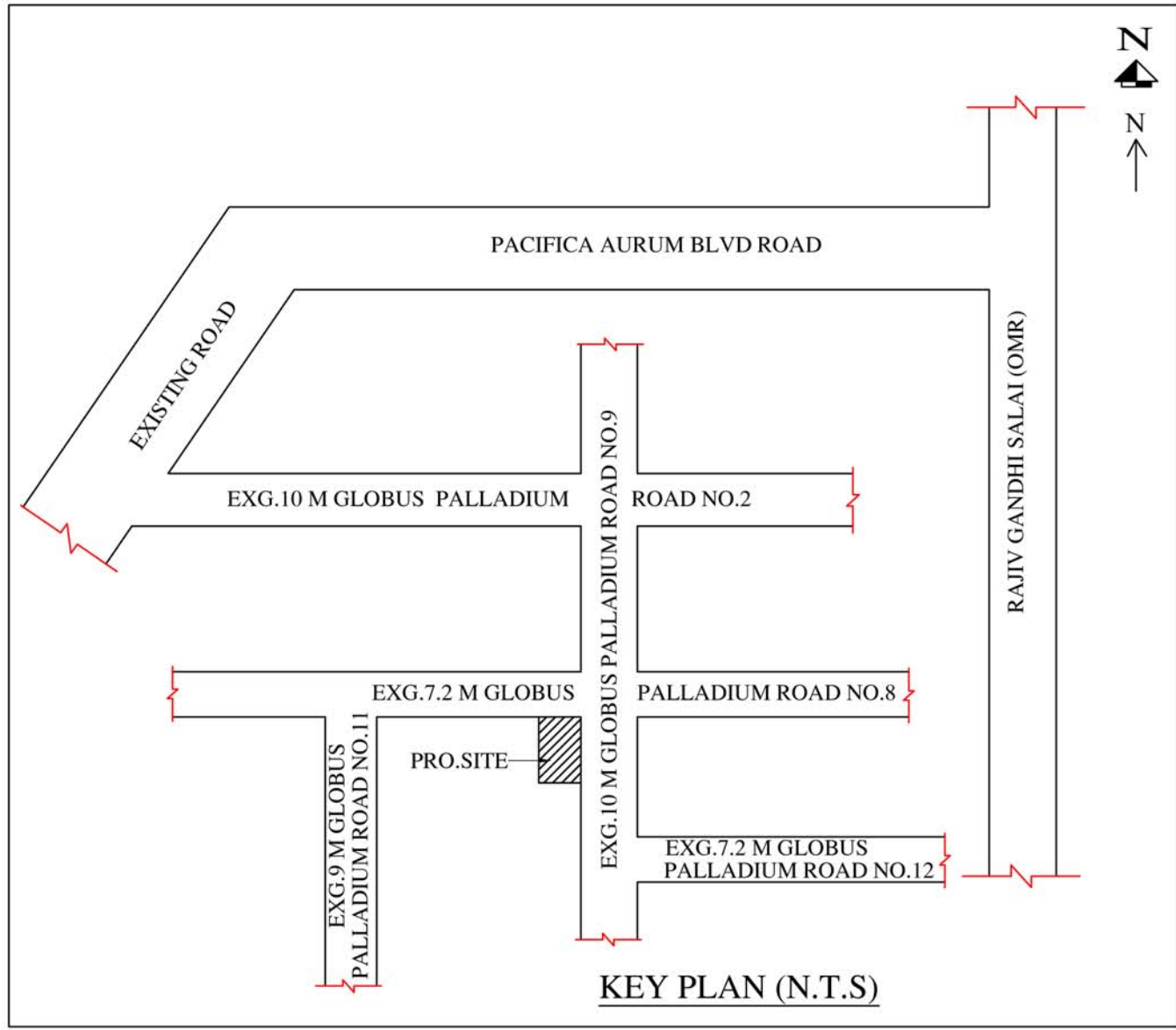
REGISTERED ENGINEER:



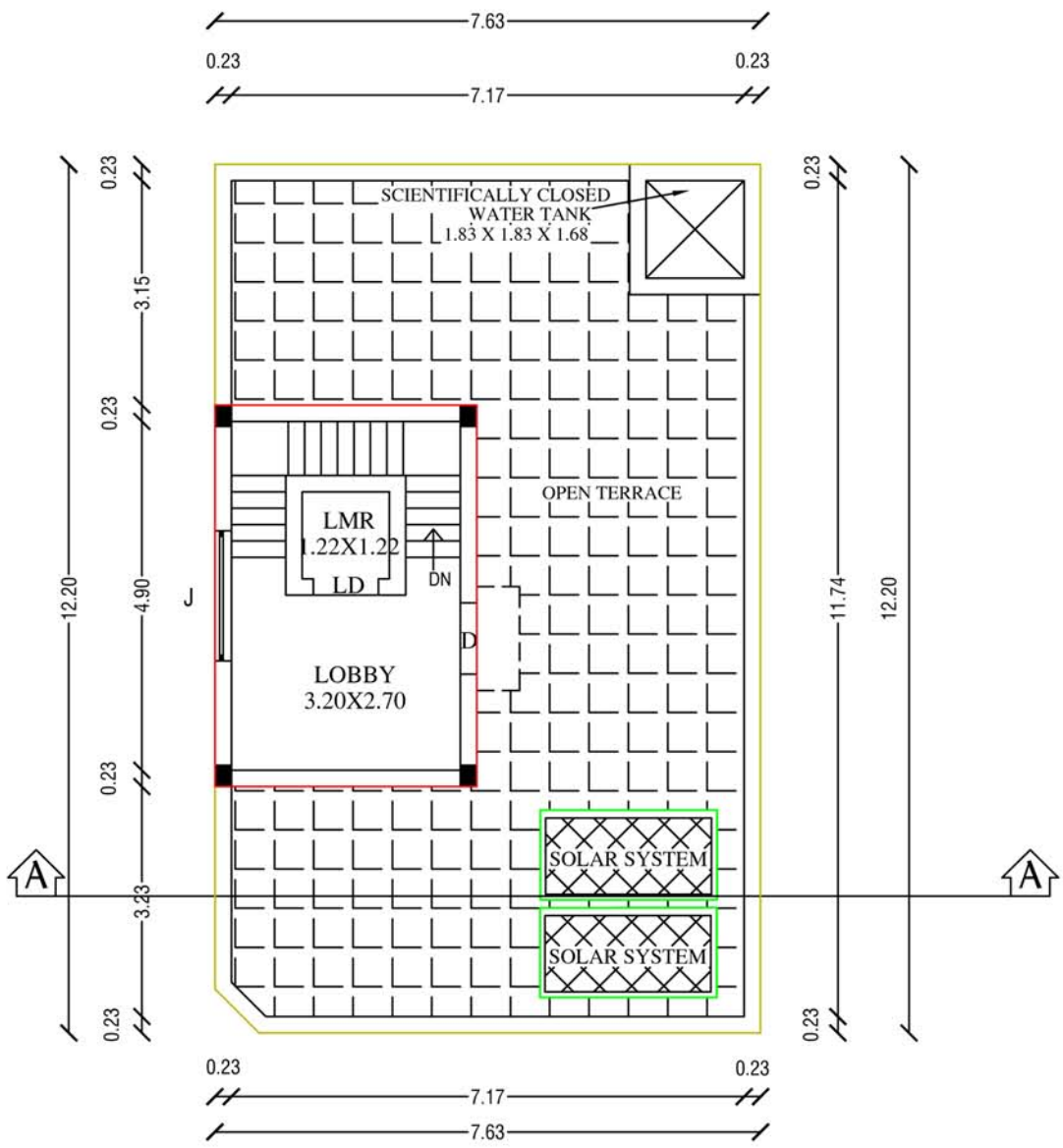
SECTION : "A-A"



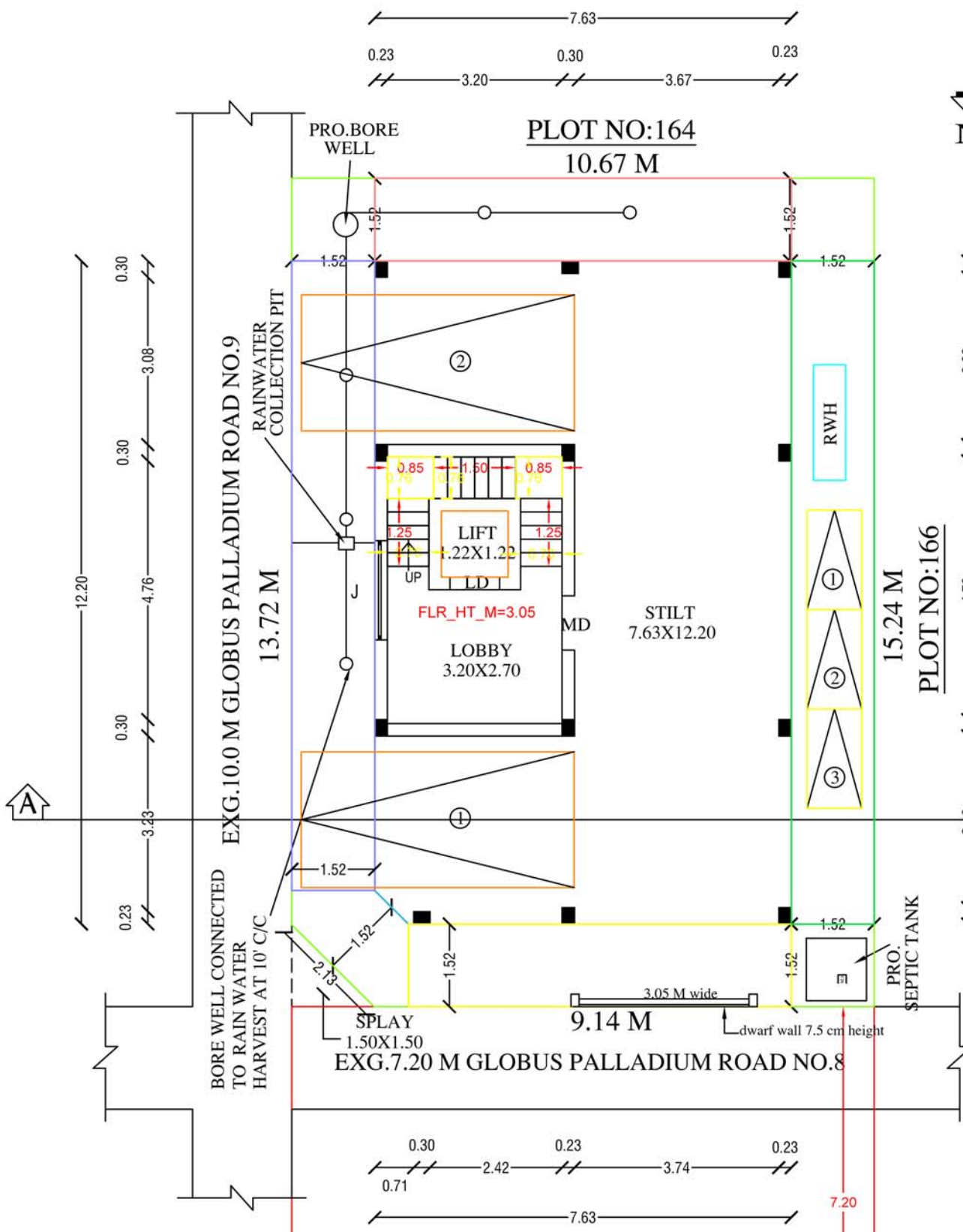
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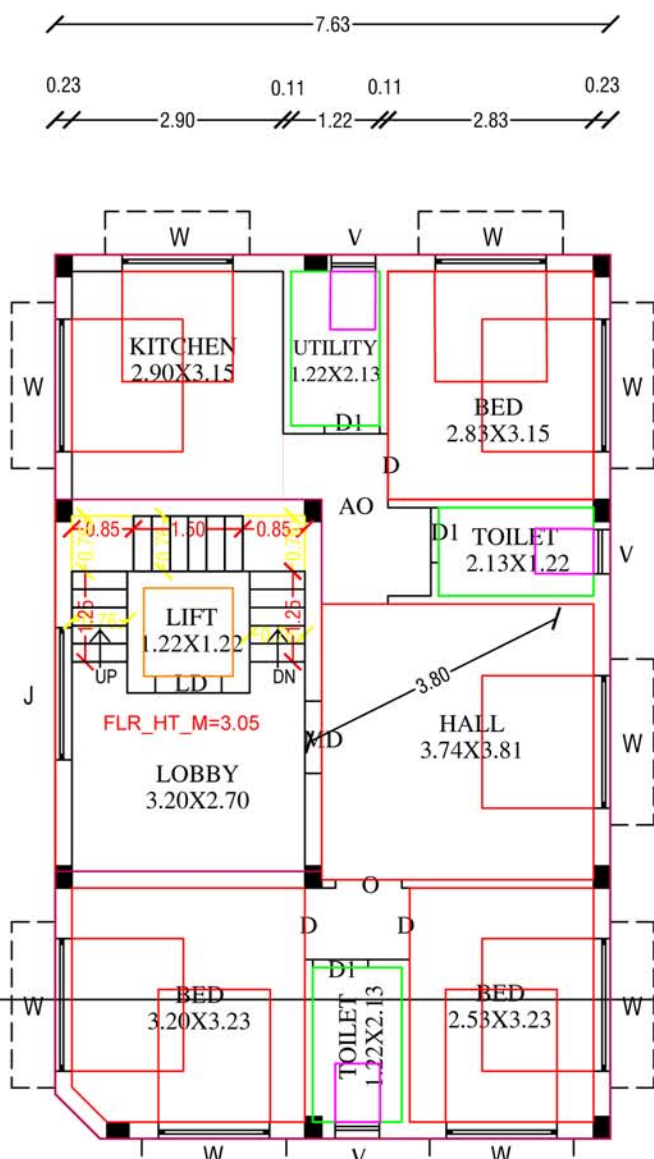
KEY PLAN (N.T.S)



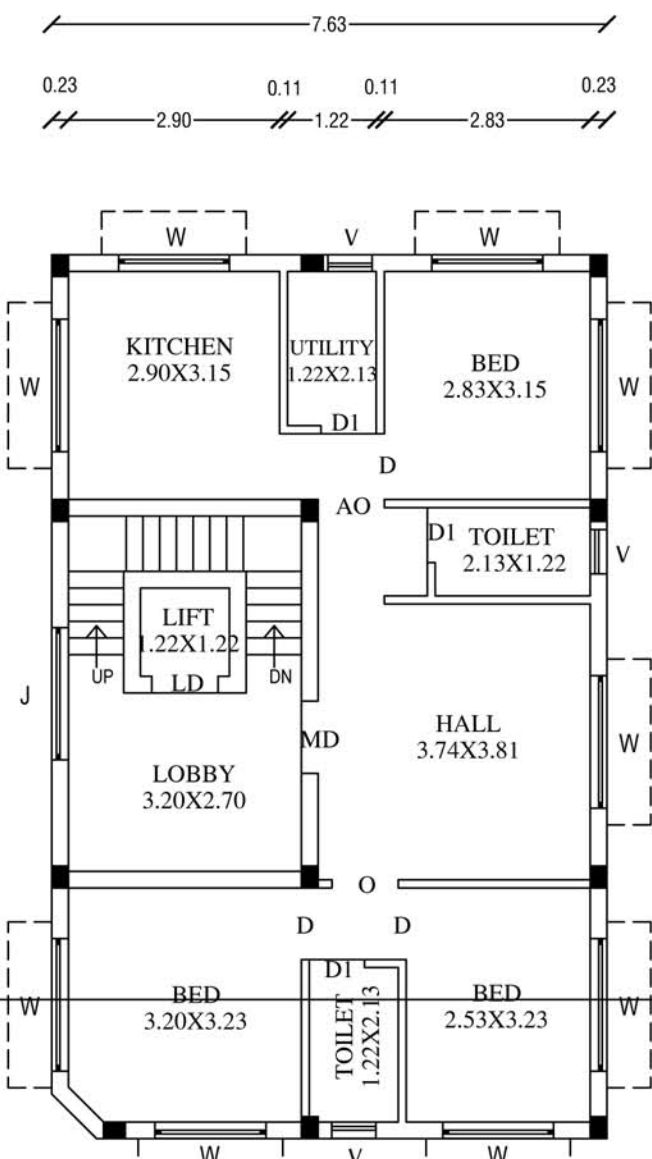
TERRACE FLOOR PLAN



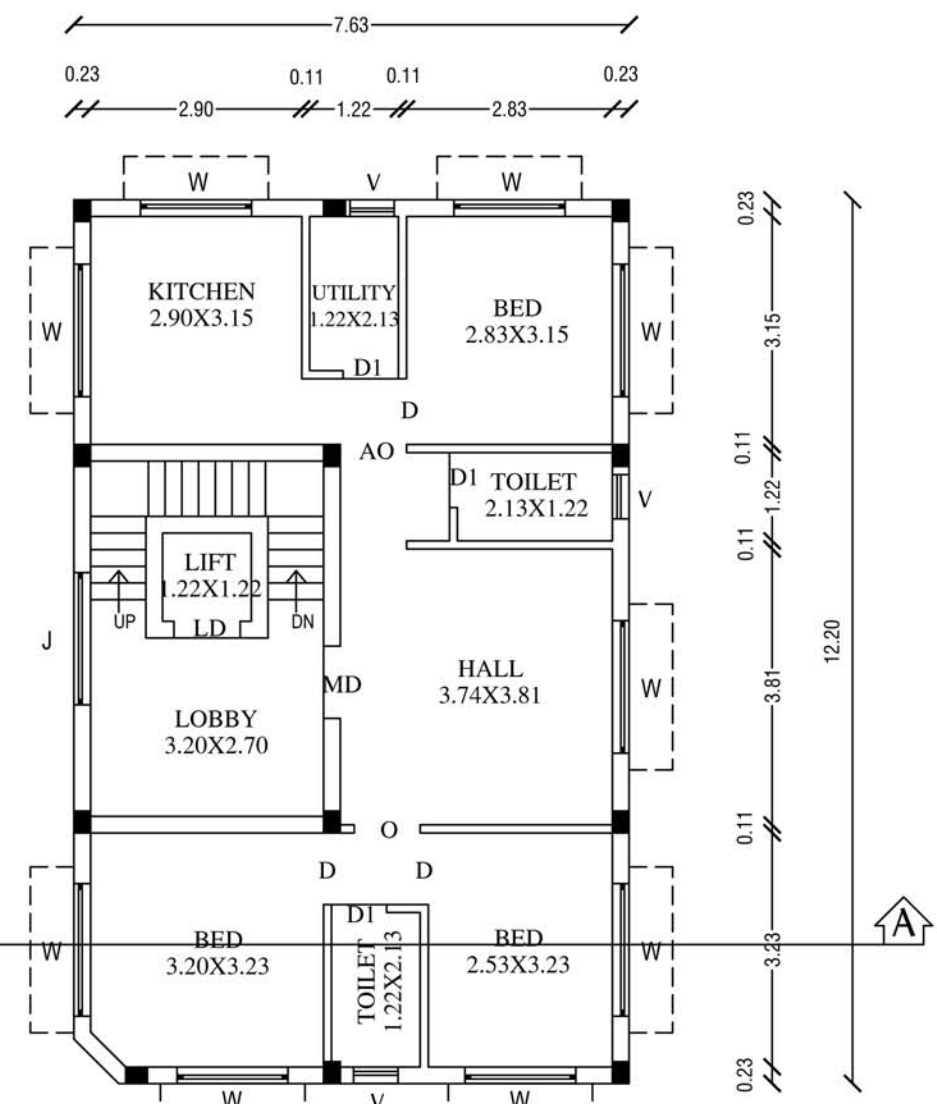
SITE CUM STILT FLOOR PLAN



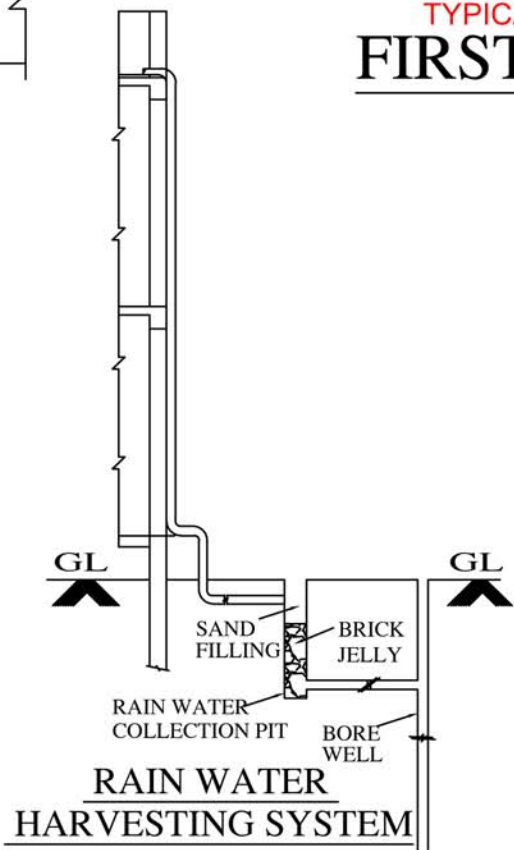
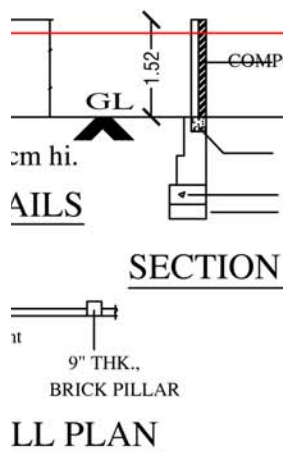
TYPICAL FLOOR PLAN=1,2,3
FIRST FLOOR PLAN



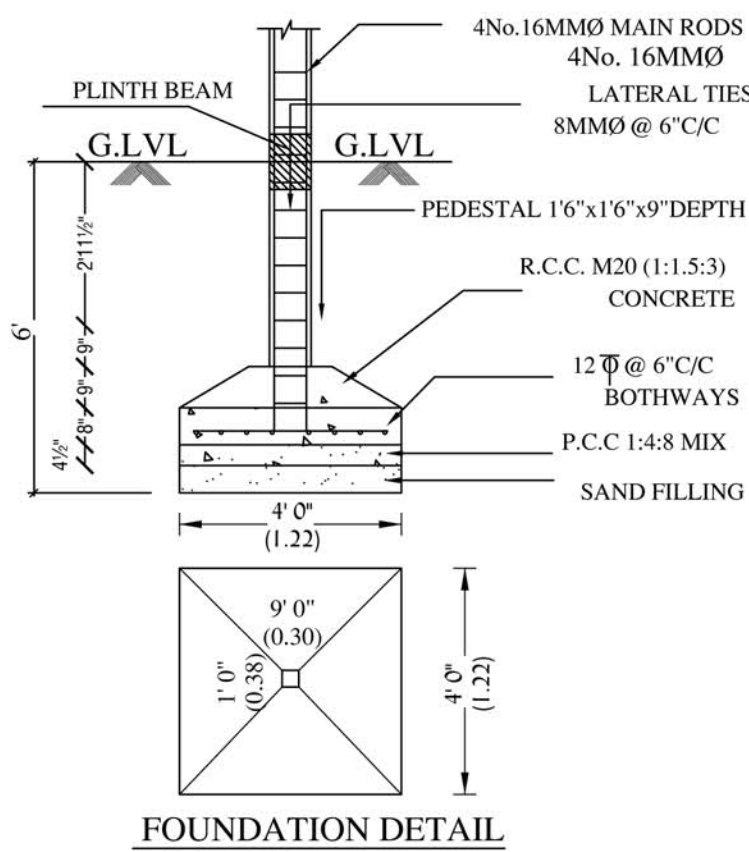
SECOND FLOOR PLAN



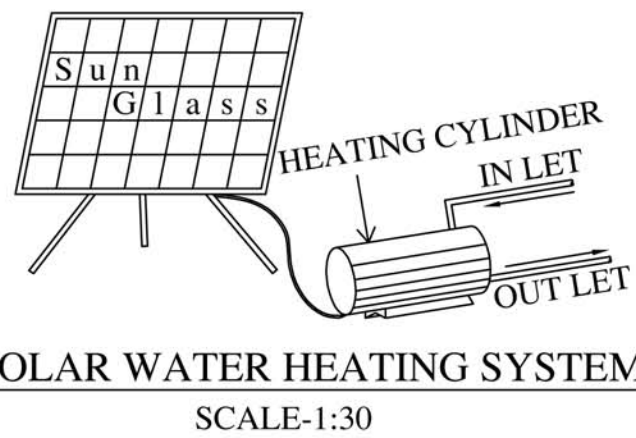
THIRD FLOOR PLAN



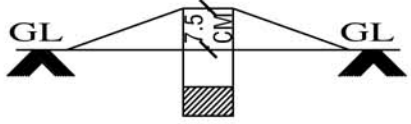
RAIN WATER HARVESTING SYSTEM



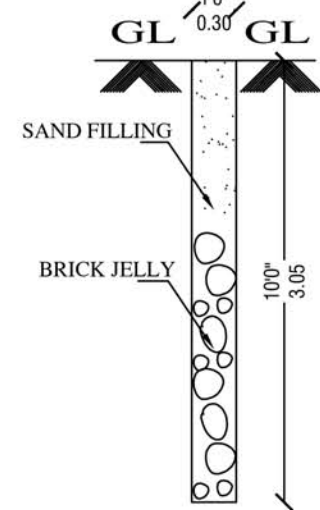
FOUNDATION DETAIL



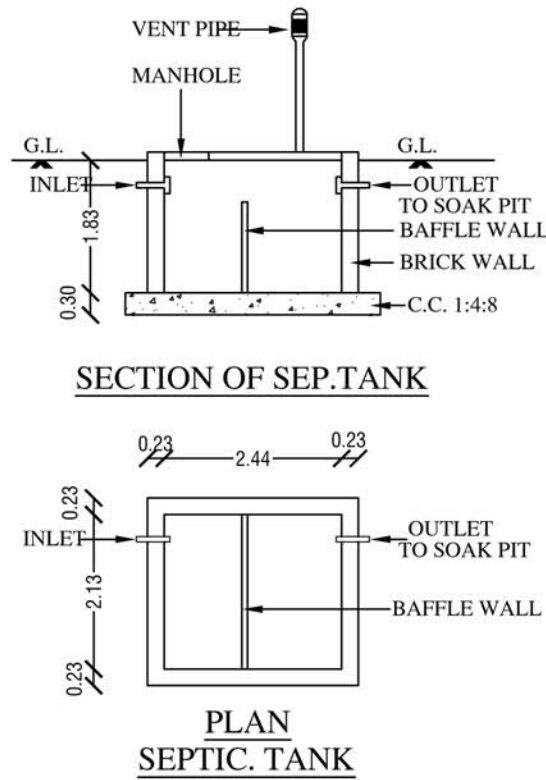
SOLAR WATER HEATING SYSTEM
SCALE:1:30



Dwarf Wall Details



PERCOLATION PIT



SECTION OF SEP.TANK

PLAN
SEPTIC TANK

J309_PADUR VILLAGE_R13

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.

