

PP

APPROVAL RECORD

Planning Permission

Kayar

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.

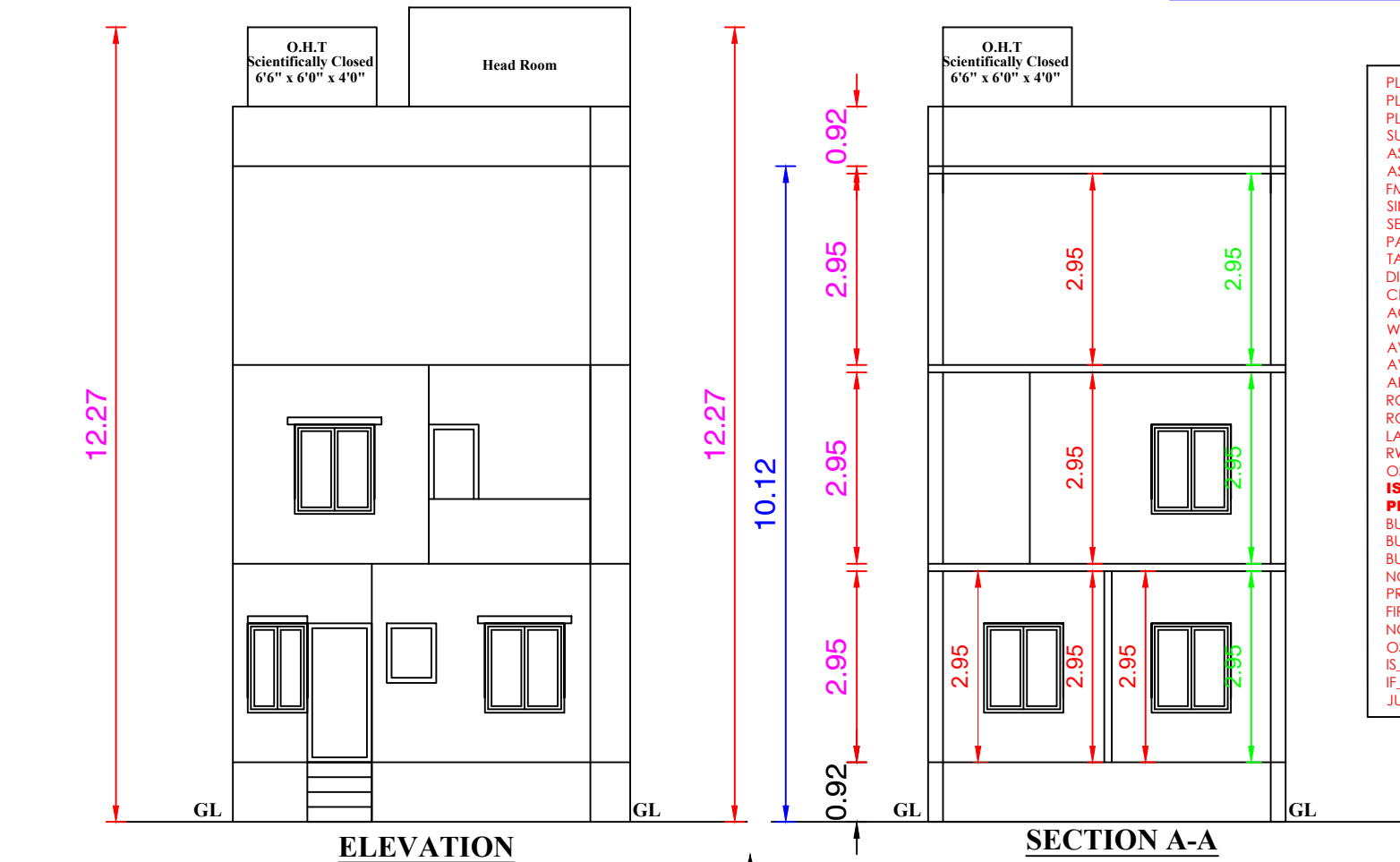
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED CONSTRUCTION OF A RCC ROOF RESIDENTIAL BUILDING IN GROUND , FIRST AND SECOND FLOOR AT PLOT NO:F1," SAI K RAMAN AVENUE" , AS PER PATTa NO:1281, AS PER PATTa S.NO.776/2 IN KAYAR VILLAGE, THIRUPORUR TALUK, CHENGALPATTU DISTRICT..." THIRUPORUR PANCHAYAT UNION LIMITS"

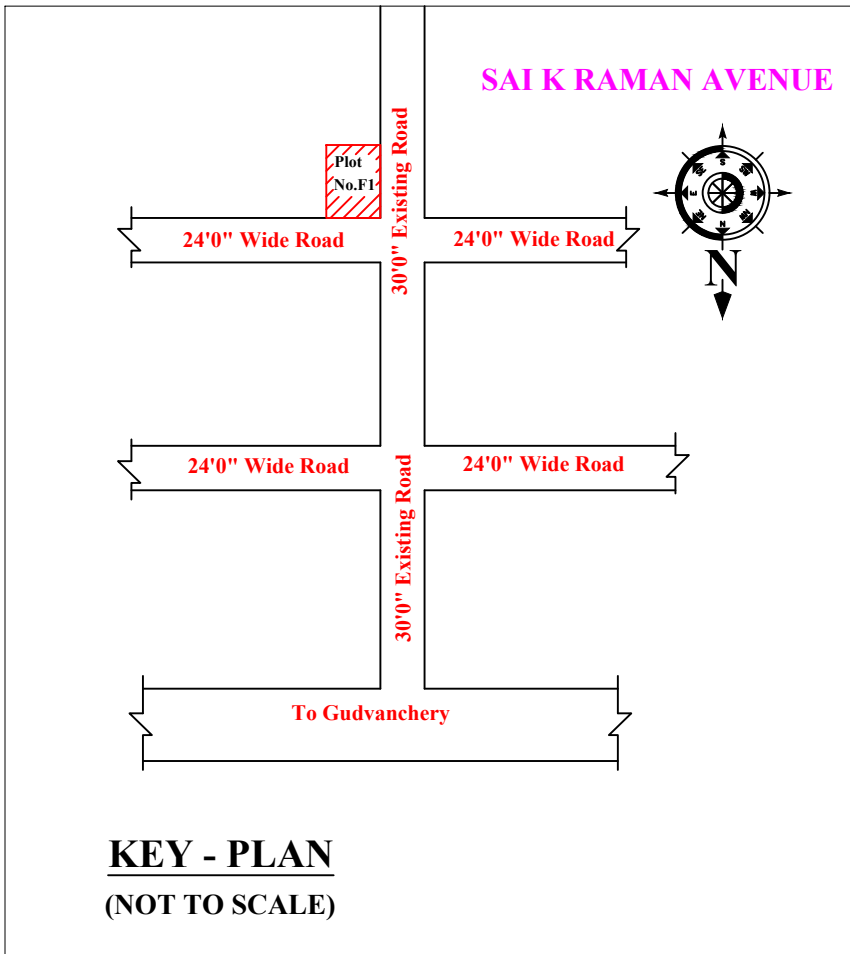
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DTCP.NO.1111-37/2022/AA/1/18/7.2022
TNRERA/REG/1158/2023



PLAN INFO
PLOT_AREA_M2=58.38
PLOT_NO=F1
SURVEY_NO=776/2
AS_PER_DOCUMENT=58.38
AS_AT_SITE=58.38
FMB_OR_PLR=58.38
SINGLE_FAMILY_BLDG=YES
SECURITY_ZONE=YES
PATTa_NO=1281
TALUK=THIRUPORUR
DISTRICT=CHENGALPATTU
CR2=NO
ACCESS_WIDTH_M=6.42
WHETHER_GOVT_OR_AIDED_SCHOOL=NO
AVG_PLOT_DEPTH=9.09
AVG_PLOT_WIDTH=6.42
AREA_TYPE=CBA
ROAD_WIDTH=9.00
ROAD_LENGTH=350
LAND_USE_ZONE=RESIDENTIAL
RWH_DECLARED=YES
OSR_APPLICABLE=NO
IS APPROVED LAYOUT=NO
PREMIUM FSI REQUIRED=NO
BUILDING_NEAR_TO_RIVER=NO
BUILDING_NEAR_MONUMENT=NO
BUILDING_NEAR_GOVT_BLDG=NO
NOC_FOR_CONSTRUCTION_NEAR_MONUMENT=NO
PROVISION_FOR_GREEN_BUILDINGS_AND_SUSTAINABILITY=NO
FIRE_PROTECTION_AND_FIRE_SAFETY_REQUIREMENTS=NO
NOC_FIRE_DEPT=YES
OSR_SURR_BUYBACK_RETAIN=RETAIN
IS_SWIMMING_POOL_EXISTS=NO
IF_HERITAGE_TOWN_LESS_THAN_1KM_RADIUS=NO
JURISDICTION_TYPE= PANCHAYAT



SPECIFICATION SCALE 1: 100

SAND FILLING FOR FOUNDATION AND BASEMENT
P.C.C 1:4:8 FOR FOUNDATION AND BASMENT
9" BRICK WORK WALLS IN C.M. 1:5
4.5" BRICK WORK WALLS IN C.M. 1:3
ALL R.C.C WORKS M 25 GRADE CONCRETE
CEILING PLASTERING IN CEMENT MORTOR 1:3
WEATHERING COURSE USING BRICK JELLY &
LIME CONCRETE IN 1:3 RATIO
CLAY TILES IN TERRACE FLOOR USING CM 1:4
WALLS & CELING WITH CEMENT PAINT
DOORS & WINDOWS WITH ENAMEL PAINT
CERAMIC FLOORING IN CM 1:3

JOINERY DETAILS

TYPE	DESCRIPTION	SIZE	
		FEET	METRE
M.D	MAIN DOOR	3'3" X 7'0"	1.00 X 2.13
D1	DOOR	3'0" X 7'0"	0.91 X 2.13
D2	DOOR	2'6" X 7'0"	0.75 X 2.13
W1	WINDOW	4'6" X 4'0"	1.37 X 1.22
W	WINDOW	6'0" X 4'0"	1.83 X 1.22
V	VENTILATOR	2'0" X 2'0"	0.61 X 0.61

COLOUR INDEX

PROPOSED ROAD
BOUNDARY

AREA STATEMENT

DESCRIPTION	AREA IN SQ.FT	AREA IN SQ.M
PLOT EXTENT	628.00	58.38
PROPOSED DETAILS		
GROUND FLOOR	475.00	44.14
FIRST FLOOR	568.00	52.81
SECOND FLOOR	200.00	18.58
TOTAL	1243.00	115.53

F.S.I --- 1.98

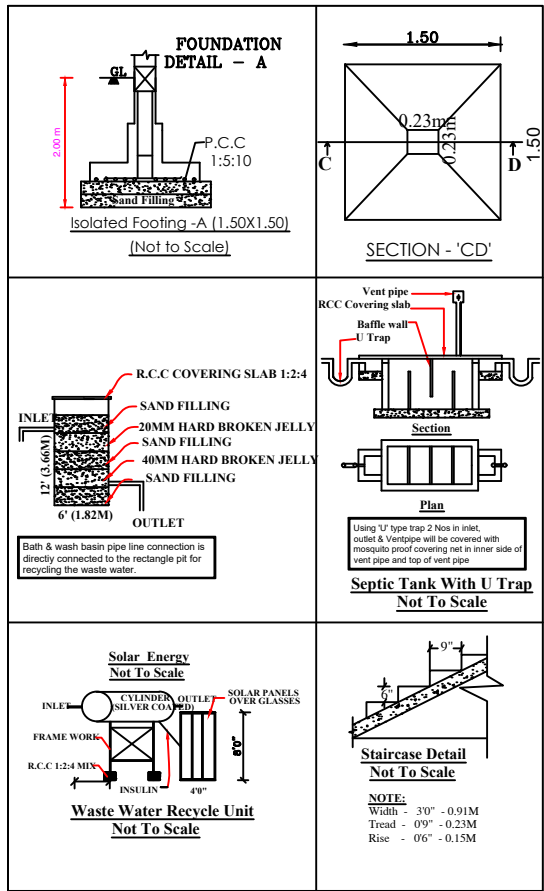
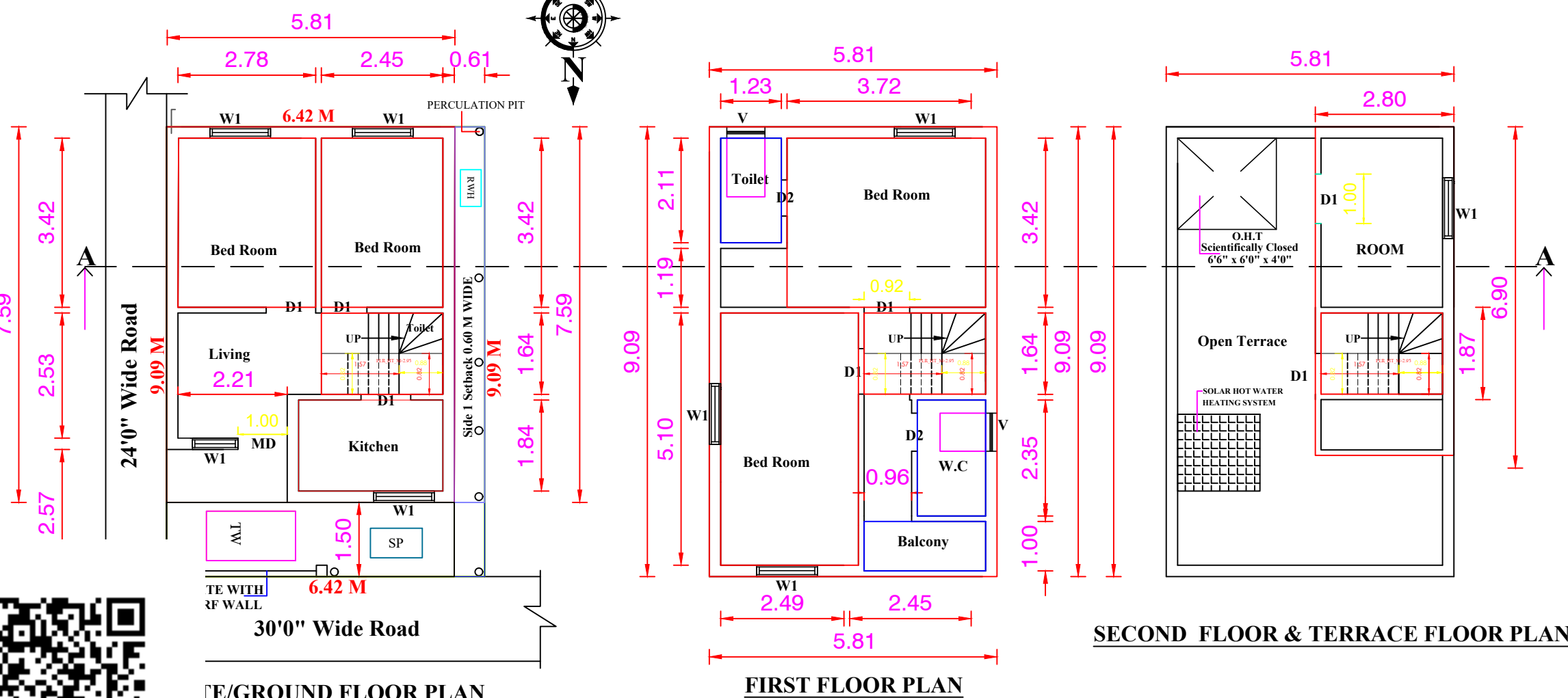
PLOT COVERAGE --- 90.00 %

OWNER : Mr. K.Mothilal

OWNER : Mr. K.Mothilal

K. MUNUSWAMY, B.E.,
Registered Engineer, Licensed Surveyor
No. RE / Gr-1 / 19 / 04 / 004
No. 322, South Street, Perumaleri Village,
Vadakkambadi Post,
Chengalpattu District - 603 104

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.

