

PP

APPROVAL RECORD

Planning Permission

Kayarambedu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

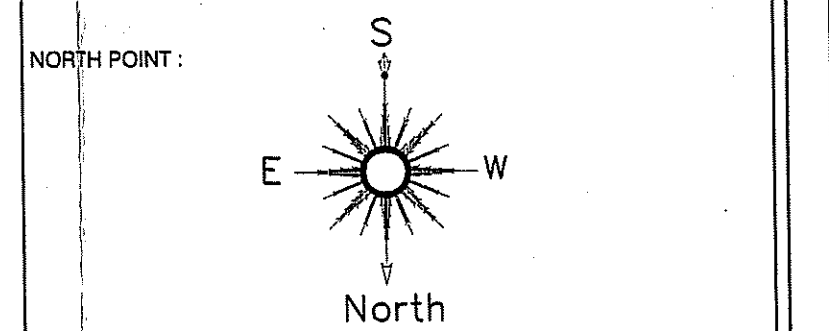
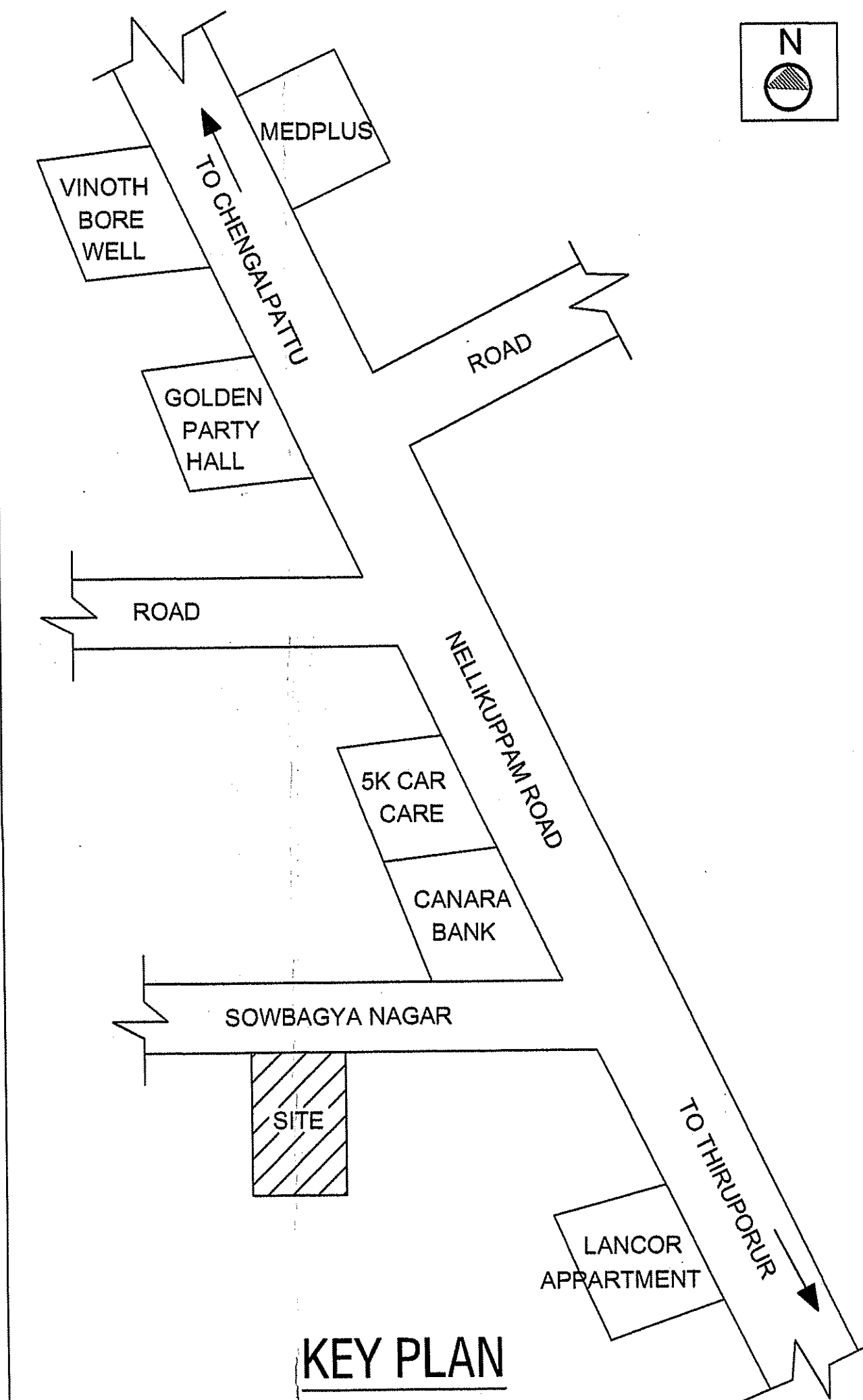
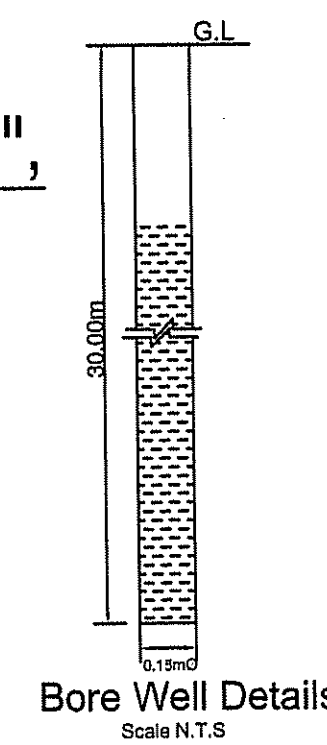
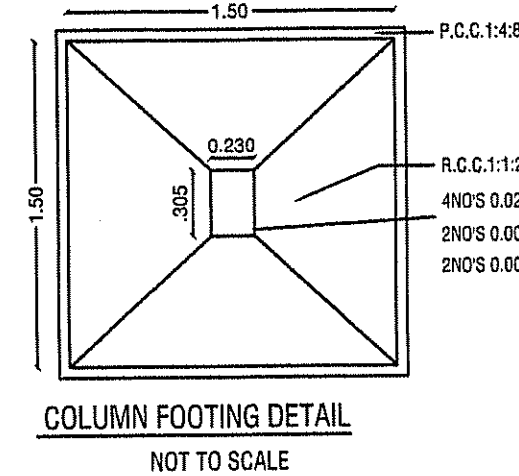
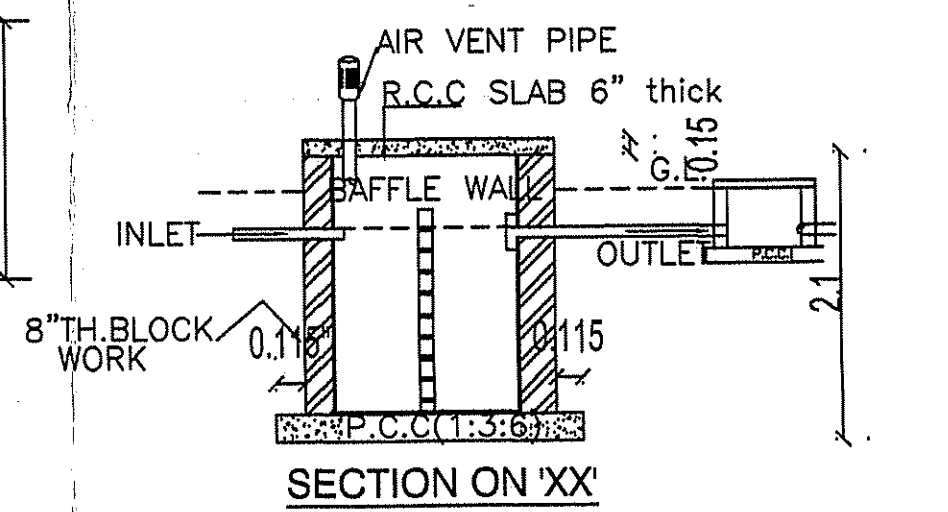
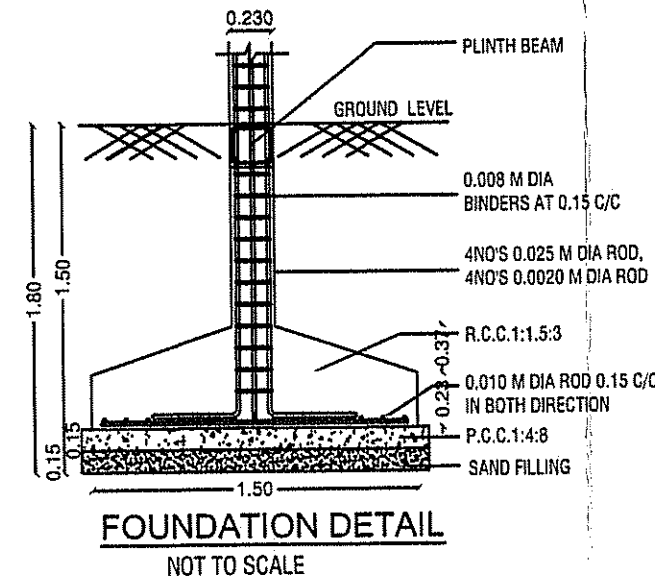
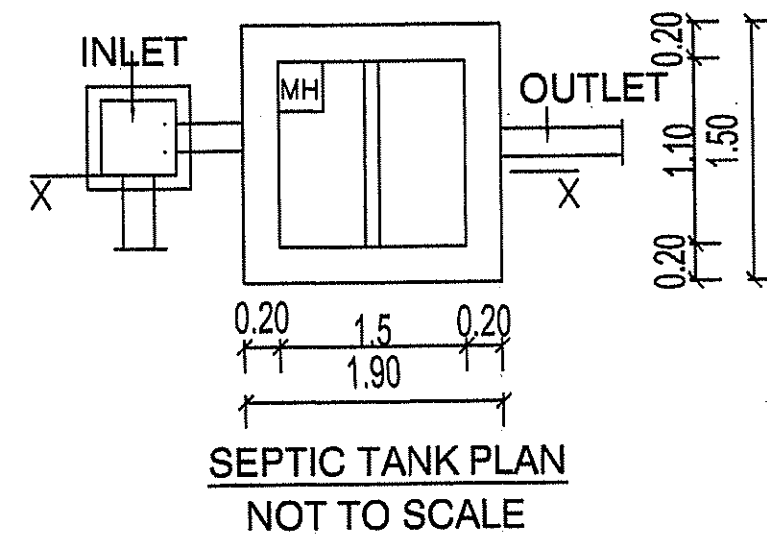
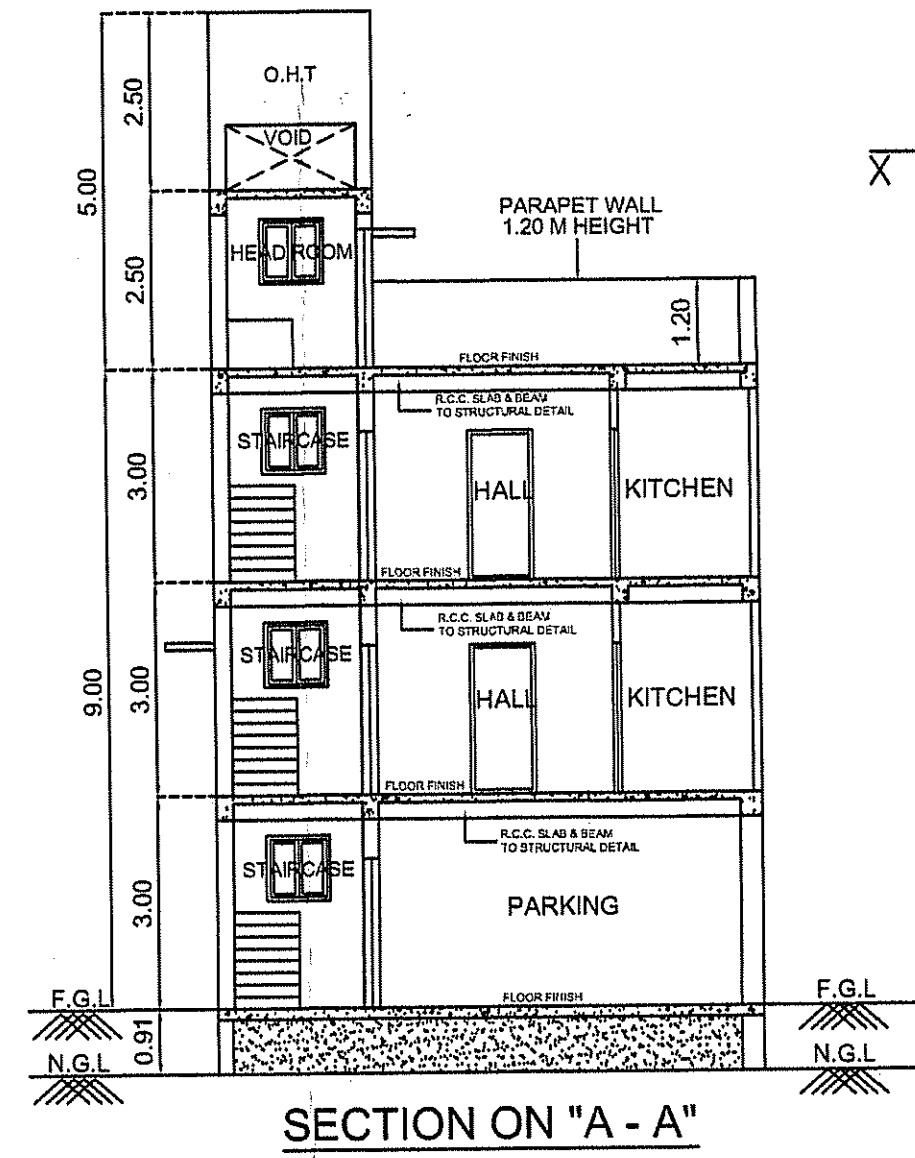
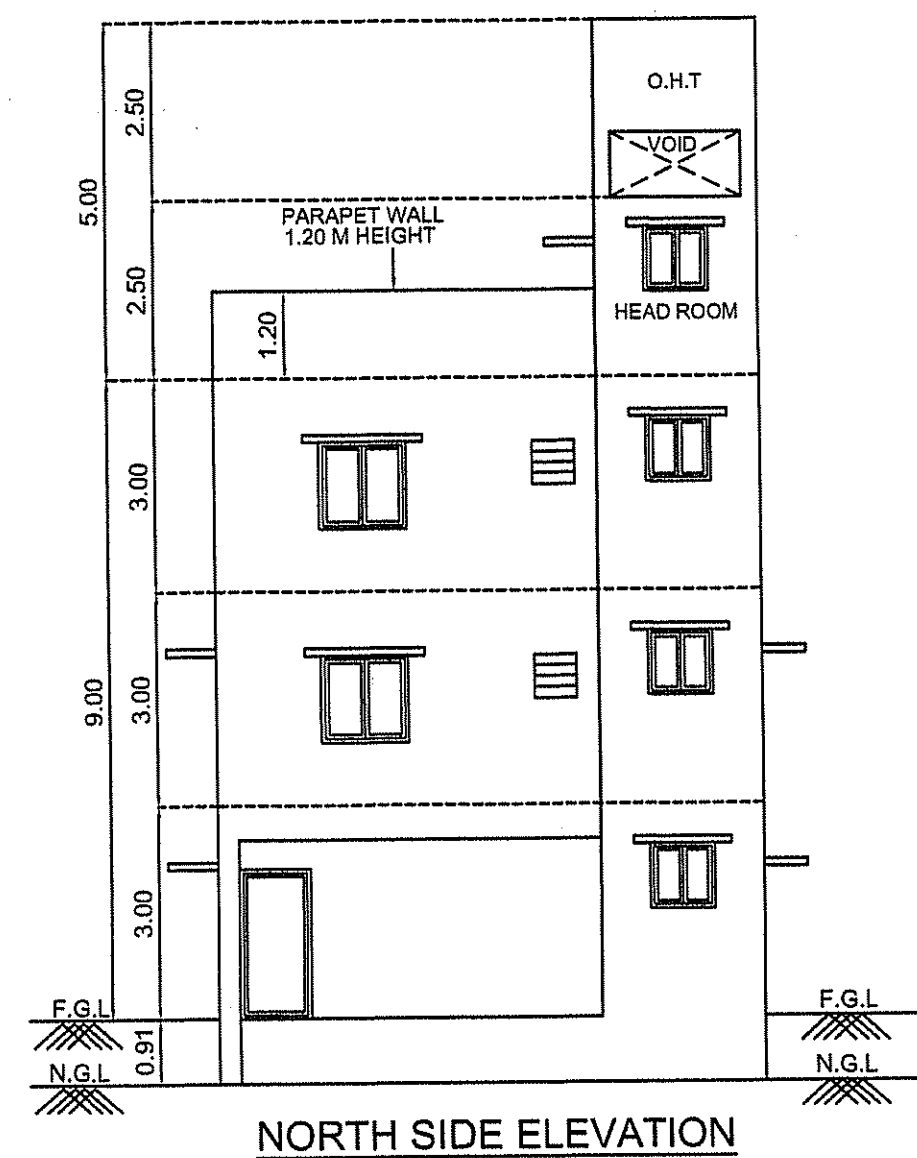
PURPOSE
Residential

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 STILT FLOOR PART, GROUND FLOOR PART +
SECOND FLOOR PART, COMMERCIAL CUM RESIDENTIAL BUILDING AT PLOT NO : 25, "SOWBAGYA NAGAR",
KAYARAMBEDU - 603 202, COMPRISED IN OLD S.NO : 17/2E, AS PER PATT
NEW S.NO : 17/2A7, KAYARAMBEDU VILLAGE, CHENGALPATTU TALUK,
CHENGALPATTU DISTRICT, KATTANKOLATHUR PANCHAYAT UNION LIMIT.**

NOTE - APPROVED LAYOUT UNDER (DTCP) APPROVAL NO : LP/DTCP NO : 91/89



SPECIFICATIONS:

FOUNDATION:
R.C.C. PILE FOUNDATION OVER A BED OF 1:4:8 SAND FILLING.
R.C.C. COLUMN FOUNDATION AND 16 PLINTH BEAMS
OVER A BED OF P.C.C. 1:4:8 SAND CURBINGS.

SUPERSTRUCTURE:
100mm THK. INTERNAL & 150mm THK. EXTERNAL WALLS
IN 1:4:8 MIX WITH PLASTER IN 1:3
R.C.C. WORKS
R.C.C. COLUMNS, BEAMS, SLABS, LINTELS, AND SUNSHADES
IN 1:2:4 MIX ADEQUATELY REINFORCED.

FLOORING:
CERAMIC FLOORING.

WEATHERING COURSE:
ONE SET OF BRICK/JELLY LIME CONCRETE MIXED WITH
CRUDE OIL. POINTED AND LAID TO SLOPE.

NOTE:
UNDER GROUND SUMP AND OVER HEAD WATER TANK ARE
SCIENTIFICALLY CLOSED.

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	Main Door	1.00 x 2.10
D	Door	0.91 x 2.10
D1	Door	0.76 x 2.10
W1	Window	0.91 x 0.91
W2	Window	1.52 x 1.22
W3	Window	1.22 x 1.22
KW	Kitchen Window	1.22 x 0.91
V1	Ventilator	0.61 x 0.61

AREA STATEMENT (FSI AREA IN SQ.M)

PLOT EXTENT : 2240.00 SQ.FT / 208.10 SQ.M
AS PER DOCUMENT

PLOT EXTENT : 2152.80 SQ.FT / 200.00 SQ.M
AS PER PATT

FLOORS	SQ.FT	SQ.M
GROUND FLOOR AREA [COMMERCIAL]	530.88	49.32
FIRST FLOOR AREA [COMMERCIAL]	758.97	70.51
TOTAL COMMERCIAL FSI AREA	1289.85	119.83

FIRST FLOOR AREA [RESIDENTIAL]	517.53	48.08
SECOND FLOOR AREA [RESIDENTIAL]	522.27	48.52
TOTAL RESIDENTIAL F.S.I. AREA	1039.80	96.60
TOTAL COMMERCIAL & RESIDENTIAL F.S.I. AREA	2329.65	216.43

F.S.I. - 1.08

PLOT COVERAGE : 62.31 %

NON F.S.I. AREA

STILT FLOOR PARKING & STAIRCASE AREA	810.64	75.31
HEAD ROOM AREA	156.29	14.52
TOTAL BUILTUP AREA	3296.58	306.26

ALL DIMENSION ARE IN METRE

COLOR INDEX	PROPOSED	BOUNDARY	ROAD
PROPOSED	■	■	■
BOUNDARY	■	■	■
ROAD	■	■	■

GPA / OWNER SIGNATURE

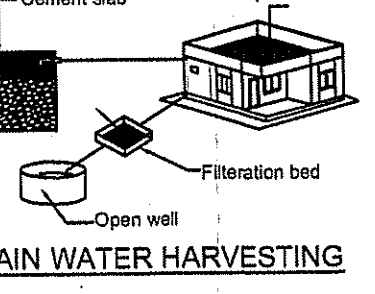
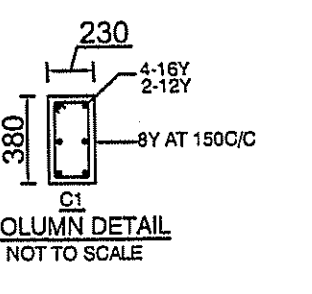
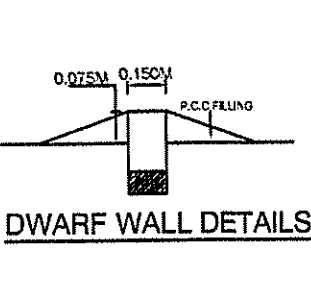
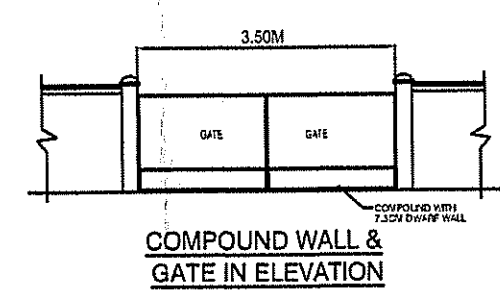
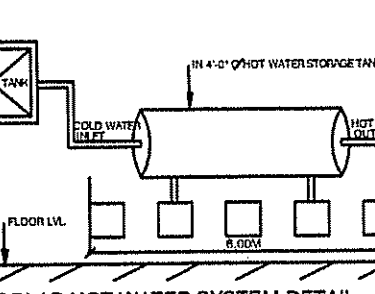
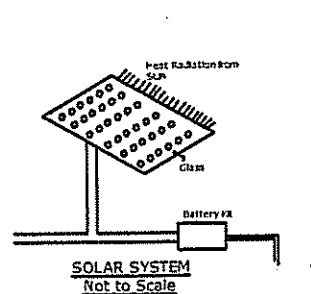
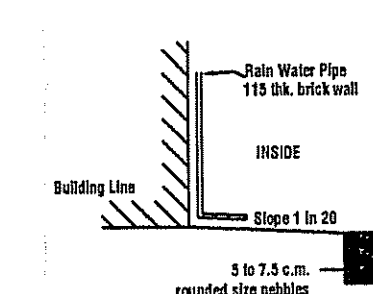
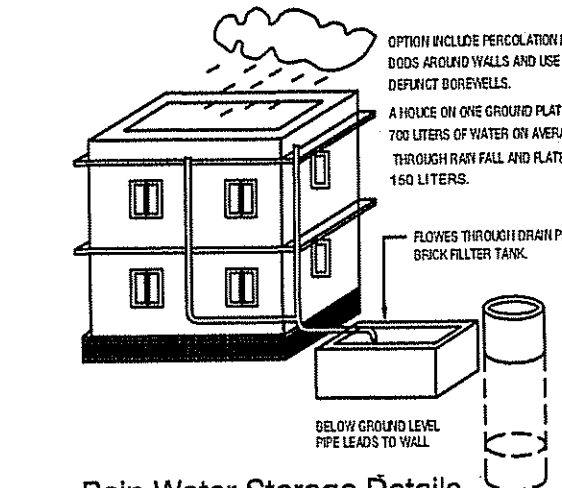
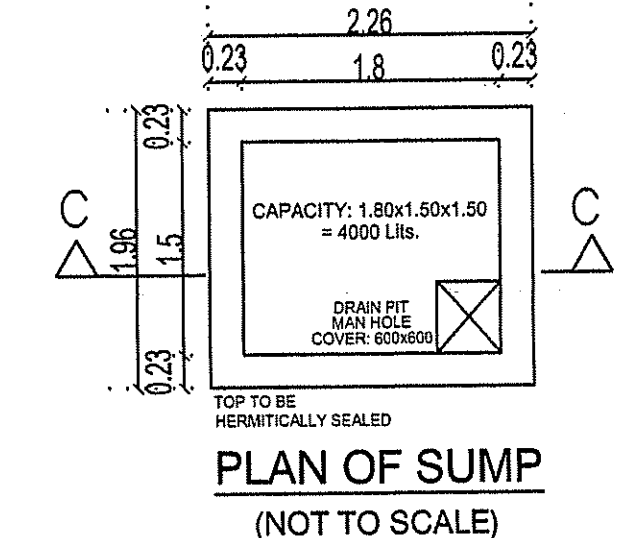
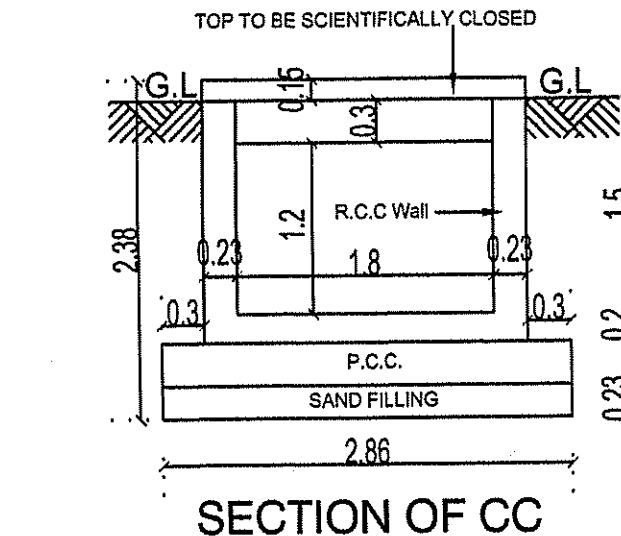
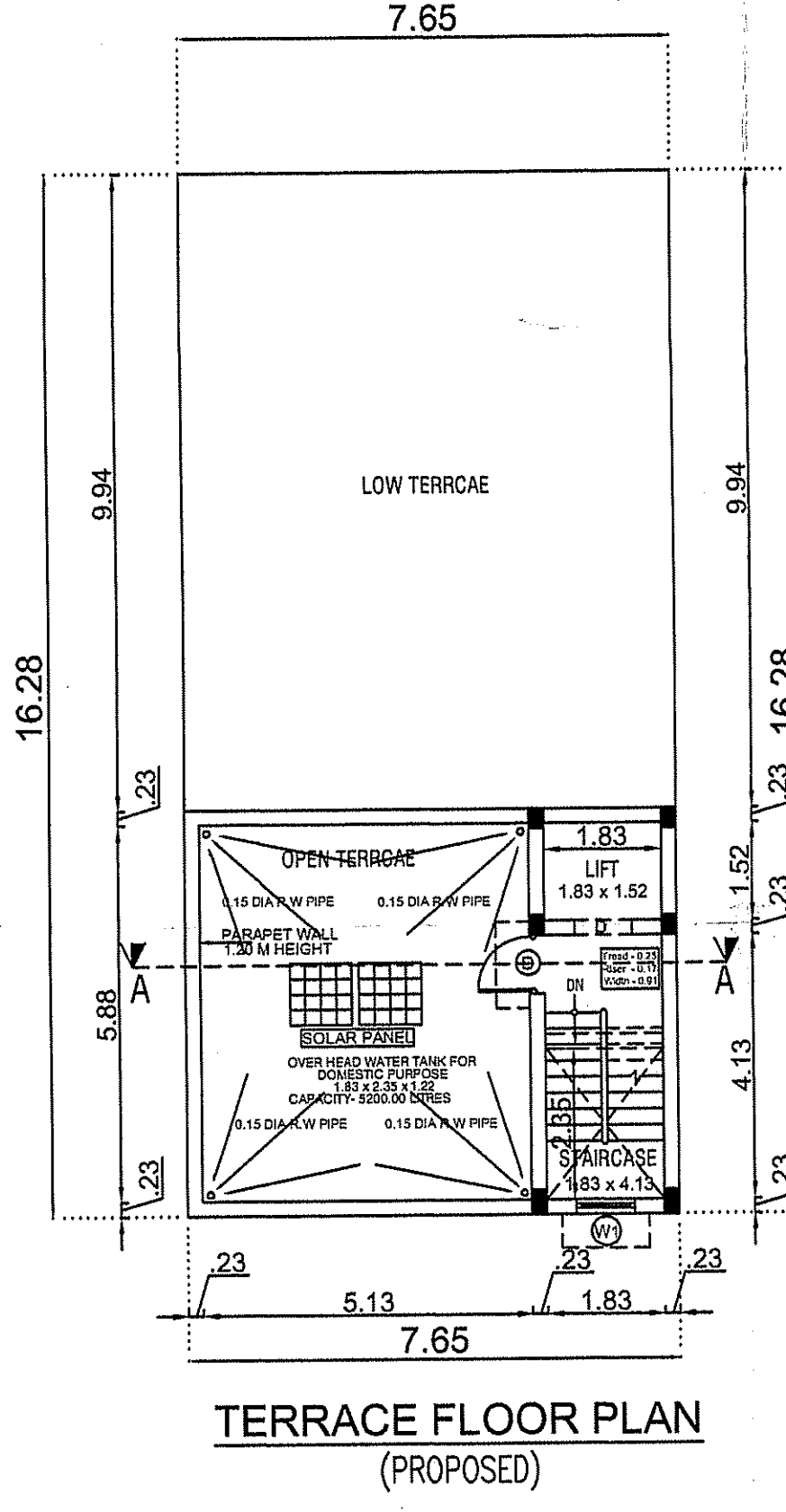
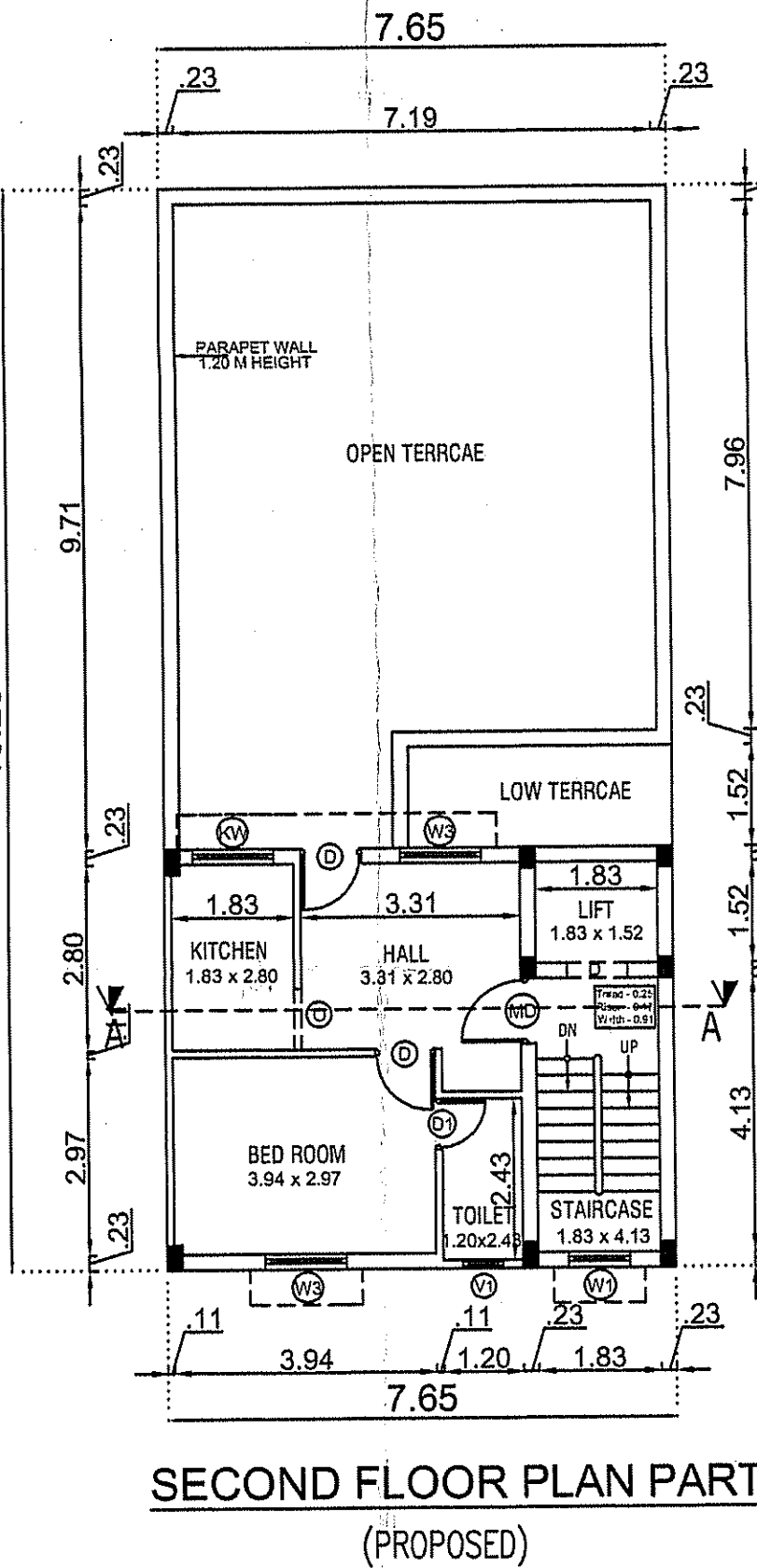
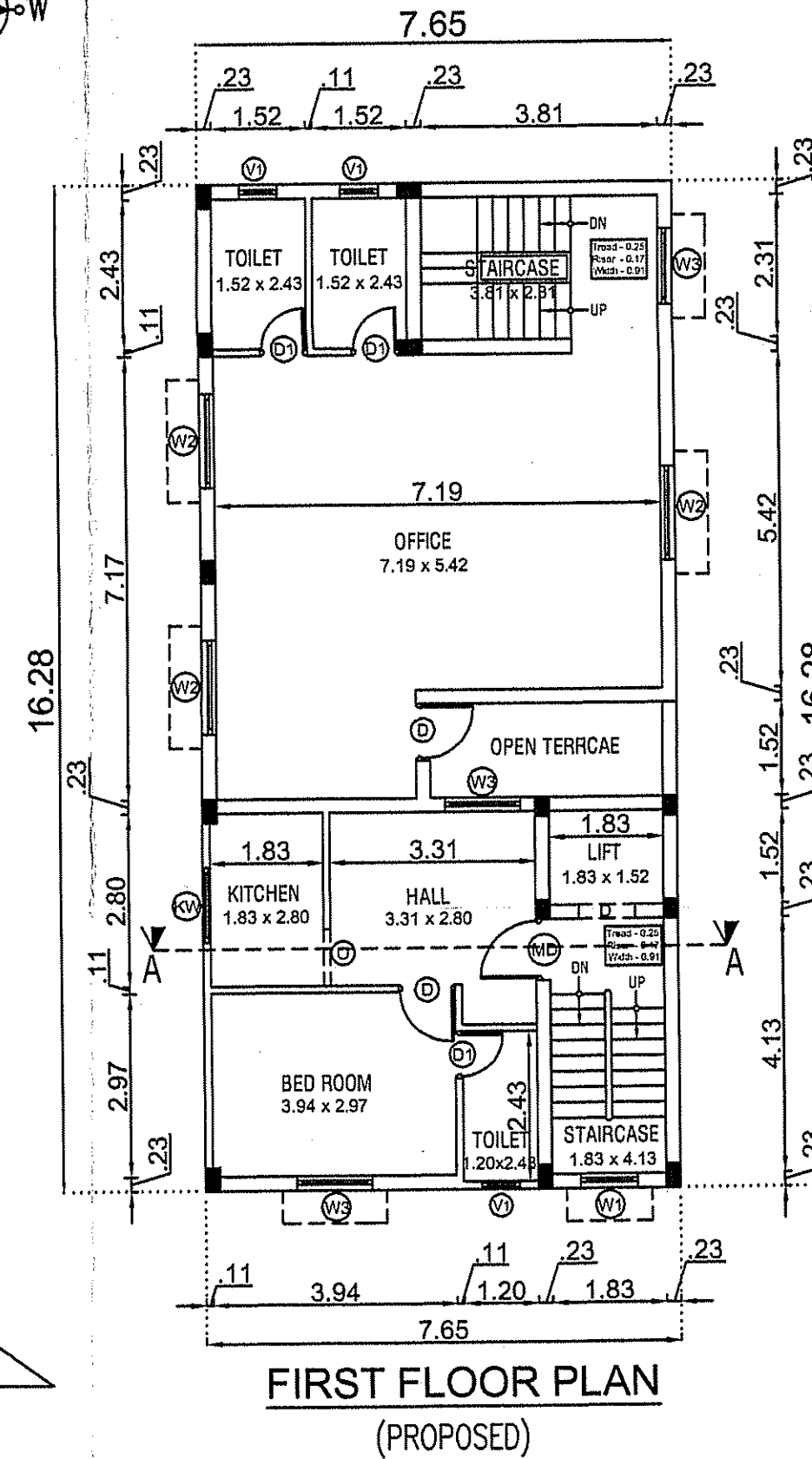
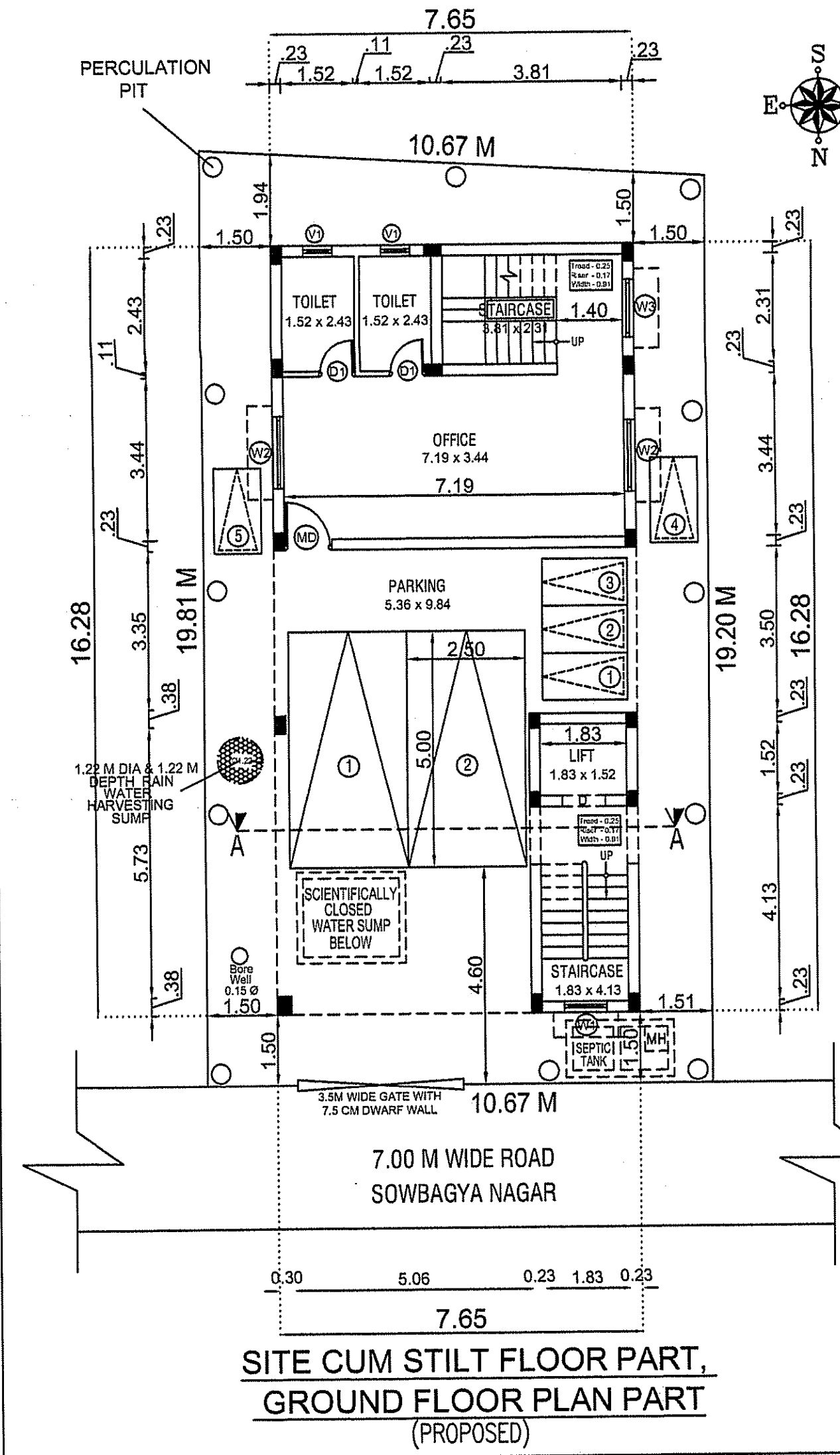
S.R. Sridhar .K

REGISTERED ENGINEER / ARCHITECT

ER. SRIDHAR .K
DTCP Reg. No. CGDIST/REG-11/2022/10018
CMDA Reg. No. REG-11/15/04/068
No.63/B, Katta Bomman Street,
Tharamani, Chennai - 600 113,
Mob: 94455 57022 / 85672 97137

DRAWING TITLE
SITE CUM STILT FLOOR PART,
GROUND FLOOR PLAN PART,
FIRST FLOOR PLAN, SECOND FLOOR PLAN PART,
TERRACE FLOOR PLAN,
NORTH SIDE ELEVATION & SECTION ON "A-A"

DRAWN : E.P. CHECKED : S.P.
SCALE : 1:100 / 1"=8'0" DATE : 03.08.2024



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.

